

REZONING/SUP/CHANGE IN CONDITIONS APPLICATION

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Partners Development Group LLC</u>	NAME: <u>SZR Ivey Ridge Assisted Living Limited Partnership</u>
ADDRESS: <u>10882 Crabapple Rd</u>	<u>c/o Ventas, Inc. (Attn: Asset Management)</u> ADDRESS: <u>353 North Clark Street, Suite 3300</u>
CITY: <u>Roswell</u>	CITY: <u>Chicago</u>
STATE: <u>GA</u> ZIP: <u>30075</u>	STATE: <u>Illinois</u> ZIP: <u>60654</u>
PHONE: <u>618-781-8234</u>	PHONE: <u>646-969-2059</u>
CONTACT PERSON: <u>Dan Marinko</u> PHONE: <u>618-781-8234</u>	
CONTACT'S E-MAIL: <u>dan@pdgllc.com</u>	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input type="checkbox"/> PROPERTY OWNER
<input checked="" type="checkbox"/> CONTRACT PURCHASER	
PRESENT ZONING DISTRICTS(S): <u>O/I</u> REQUESTED ZONING DISTRICT: <u>A-L</u>	
DISTRICT/SECTION: _____ LAND LOT(S): <u>12-0841</u> ACREAGE: <u>6.389</u>	
ADDRESS OF PROPERTY: <u>2950 Old Alabama Rd.</u>	
PROPOSED DEVELOPMENT: <u>Interior Building Renovation - Rebranded "The Hammocks at John's Creek"</u>	
CONCURRENT VARIANCES: <u>Parking count, 25' zoning buffer / 10' improvement setback off Ivey Ridge Lane (to allow what is currently the existing building location and footprint)</u>	

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: <u>82*</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>Avg. size ~590 SF</u>	Total Building Sq. Ft. _____
Density: <u>12.83 units / acre</u>	Density: _____

* Current use operates with 85 total units

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 April 2, 2024
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 VC-24-0003
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PUBLIC PARTICIPATION PLAN

1. The city of Johns Creek will notify all property owners within a quarter mile of the site. What other groups do you intend to contact?

Partners Development Group will place advertisements as required by the city of John's Creek at required locations. PDG will share our rezoning plan with local senior residents through Phoenix Senior Living's contacts as a major operator in the region.

2. How do plan to contact any interested parties, either before making application or after the city Public Participation Meeting, regarding the rezoning/use permit application?

PDG will contact parties via email and phone calls. Should parties respond being interested to meet to learn more about the proposed rezoning and project at hand, we will accommodate meetings to help answer questions and raise general awareness.

3. In addition to the City of Johns Creek Public Participation Meeting, do you plan to provide any other opportunities for discussion with interested parties before the PC and M&CC hearings?

We will schedule and attend meetings with interested parties as requested. No formal public meetings outside of the required public participation meeting will be scheduled.

4. What is your schedule for completing the Public Participation Plan?

PDG will submit all documents to the city of Johns Creek planning and zoning department as required by 4/2 in order to set the public participation meeting on 5/2/24. We plan to have a pre-application meeting with the city of Johns Creek the week of 3/18 from which we will abide by processes required to ensure public awareness is delivered. After submittal of the application by 4/2 – we will begin to contact interest groups and take individual meetings ahead of the 5/2 public participation meeting as requested.

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APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW STATES UNDER OATH THAT THEY ARE AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE CITY COUNCIL.

D. Marinko

3/6/24

Signature of Applicant

Date

Dan Marinko VP of Operations | Partners Development Group

Type or Print Name and Title

Teri Seckington

3/6/2024

Signature of Notary Public

Date

Notary Seal

Teri Seckington
NOTARY PUBLIC
Cobb County, GEORGIA
My Commission Expires
02/22/2026

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PROPERTY OWNER'S CERTIFICATION

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Land Use Petition before the City of Johns Creek, Georgia. As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Rezoning, Use Permit, & Concurrent Variance in request of the items indicated below.

I, SZR Ivey Ridge Assisted Living Limited Partnership, authorize, Partners Development Group LLC,
(Property Owner) (Applicant)

to file for RZ, at 2950 Old Alabama Road
(RZ, SUP, CV) (Address)

on this date March, 26, 2024
(Month) (Day)

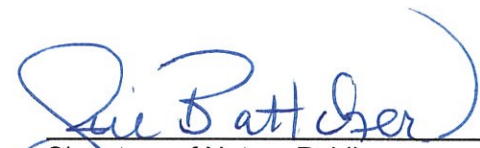
- I understand that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the City Council.
- I understand that failure to supply all required information (per the relevant Applicant Checklists and requirements of the Johns Creek Zoning Ordinance) will result in REJECTION OF THE APPLICATION.
- I understand that preliminary approval of my design plan does not authorize final approval of my zoning or signage request. I agree to arrange sign permitting separately, after approval is obtained.
- I understand that representation associated with this application on behalf of the property owner, project coordinator, potential property owner, agent or such other representative shall be binding.

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Signature of Property Owner

Date

Christian N. Cummings, President SZR Second Assisted Living Holdings, LLC
Type or Print Name and Title


Signature of Notary Public
ID# 587015

3-26-24
Date

Notary Seal

DISCLOSURE REPORT FORM

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL.

CIRCLE ONE: **YES** (if YES, complete points 1 through 4); **NO** (if NO, complete only point 4)

1. **CIRCLE ONE:** **Party to Petition** (If party to petition, complete sections 2, 3 and 4 below)
 In Opposition to Petition (If in opposition, proceed to sections 3 and 4 below)

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition:
- | | | |
|----|----|--|
| 1. | 5. | Received
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| 2. | 6. | |
| 3. | 7. | |
| 4. | 8. | |
| | | |

3. **CAMPAIGN CONTRIBUTIONS:**

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) Dan Marinko

Signature: *D. Marinko* Date: 3/6/24