

**SITE DEVELOPMENT SUMMARY**

**SITE SUMMARY:**

CURRENT ZONING:	O-I: OFFICE INSTITUTIONAL*
PROPOSED ZONING:	A-L: APARTMENT LIMITED
SITE AREA:	6.389 ACRES
BUILDABLE AREA:	4.00 ACRES
UNBUILDABLE AREA:	2.39 ACRES
REQUIRED OPEN SPACE:	1.60 ACRES (25.0%)
PROVIDED OPEN SPACE:	1.73 ACRES (27.0%)**
RECREATIONAL AREA:	0.64 ACRES (10.0%)

**BUILDING SETBACK:**

FRONT:	40 FT
ADJACENT INTERIOR SIDE:	20 FT
BACK:	20 FT

**ZONING BUFFERS:**

FRONT (WEST):	25 FT + 10 FT IMPROVEMENT SETBACK
BACK:	50 FT + 10 FT IMPROVEMENT SETBACK

**LANDSCAPE STRIP:**

FRONT (OLD ALABAMA RD):	40 FT
SIDE (EAST):	10 FT

**REQUIRED LAND USES & DENSITIES:**

MINIMUM MULTIFAMILY UNIT SF:	700 SF
3 BEDROOM APARTMENT:	600 SF
2 BEDROOM APARTMENT:	500 SF
1 BEDROOM APARTMENT:	400 SF
EFFICIENCY/STUDIO APARTMENT:	400 SF

**PROPOSED LAND USES & DENSITIES:**

ACTIVE ADULT APARTMENTS:	82 UNITS
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**PARKING SUMMARY:**

REQUIRED PARKING:	103 SPACES (TOTAL)
1.25 SPACES/UNIT	

**EXISTING PARKING:**

STANDARD PARKING SPACES:	28 SPACES (TOTAL)
HANDICAP:	3

**PROPOSED PARKING:**

EX. PARKING TO REMAIN:	83 SPACES (TOTAL)
STANDARD:	23 SPACES
HANDICAP:	3 SPACES

\* CURRENT ZONING, SUP. AND CONCURRENT CASE NUMBERS:  
 2-98-028, 1-98-019, VC-98-029  
 \*\* REFER TO THE OPEN SPACE AREA EXHIBIT FOR MORE DETAIL  
 \*\*\* ADDITIONAL 10 SPACES AVAILABLE TO PARK VIA SHARED PARKING AGREEMENT WITH ADJOINING PROPERTY.

- SITE NOTES**
- EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY ROCHESTER, DATED 12/20/2023.
  - EXISTING TOPOGRAPHY DATA WAS DOWNLOADED FROM FULTON COUNTY GIS.
  - ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
  - ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.

**SITE LEGEND**

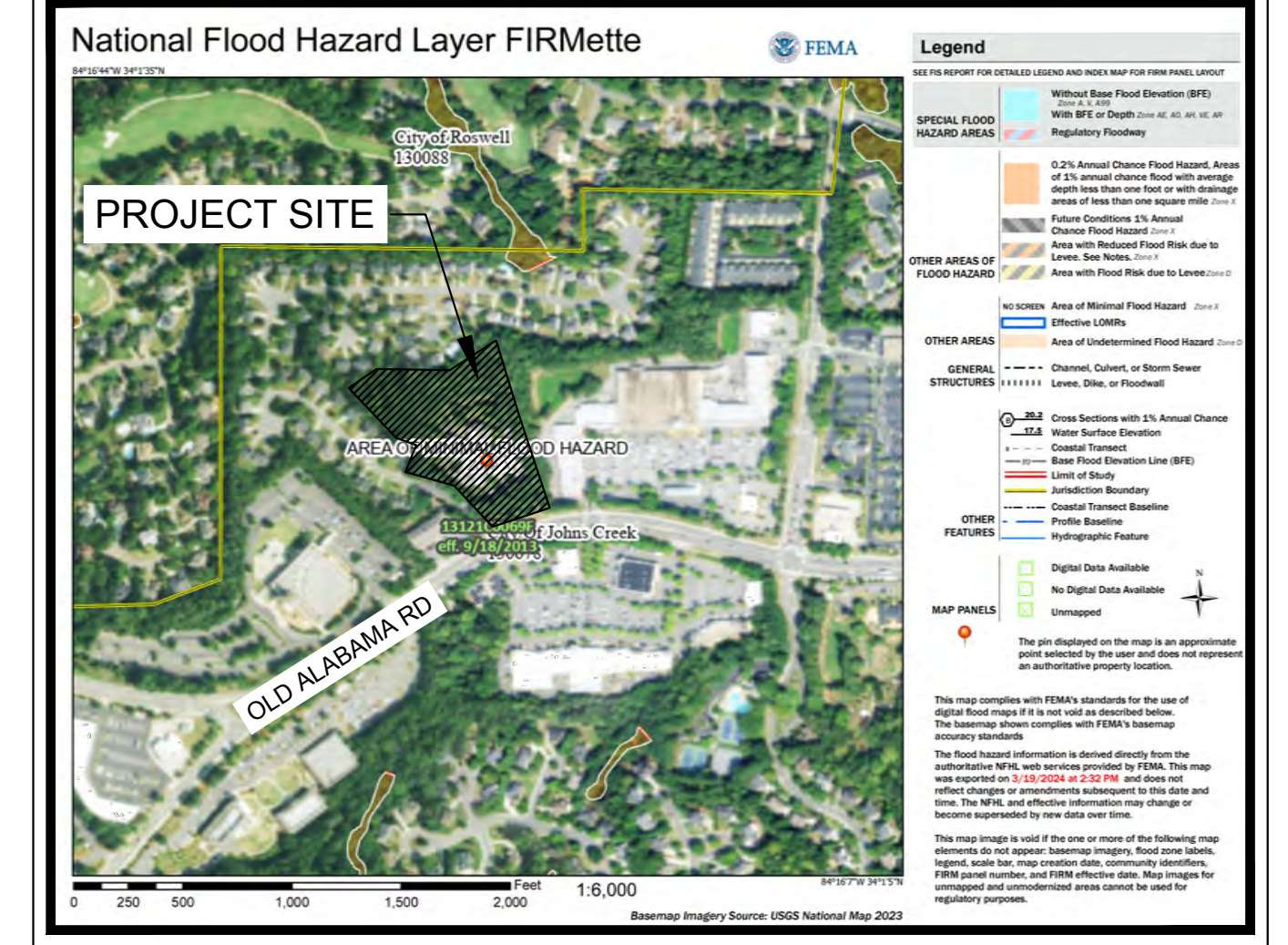
	PROPERTY LINE
	R/W LINE
	BUILDING SETBACK LINE
	BUFFER LINE
	10' IMPROVEMENT SETBACK LINE
	LANDSCAPE STRIP SETBACK LINE
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	PARKING COUNT

- VARIANCE REQUESTS**
- REDUCTION TO THE REQUIRED PARKING SPACES

Received  
 April 2, 2024  
 RZ-24-0004 &  
 VC-24-0003  
 Planning & Zoning



**VICINITY MAP**  
NOT TO SCALE



**FEMA MAP**  
THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13121C0069F DATED 09/18/2013.

**PARTNERS DEVELOPMENT GROUP LLC**

NO.	REVISION DESCRIPTIONS	DATE	BY

11720 AMBER PARK DRIVE  
 PARKWAY 400, SUITE 600  
 ALPHARETTA, GEORGIA 30009  
 PHONE 678.781.8234  
 WWW.KIMLEY-HORN.COM

16850 GRANBERRY RD  
 ROSWELL, GA 30075  
 PHONE 678.781.8234

THE HAMMOCKS AT  
 JOHN'S CREEK

LAND LOT 841  
 1ST DISTRICT, SECTION 2

PROJECT

2650 OLD ALABAMA RD  
 ALPHARETTA, GA 30022

GSVCC CERT. LEVEL III  
 0000095764

DRAWN BY TDG

DESIGNED BY TDG

REVIEWED BY KHP

DATE 04/02/2024

PROJECT NO. 017660000

TITLE

REZONING SITE PLAN

SHEET NUMBER

PRELIMINARY - NOT FOR CONSTRUCTION

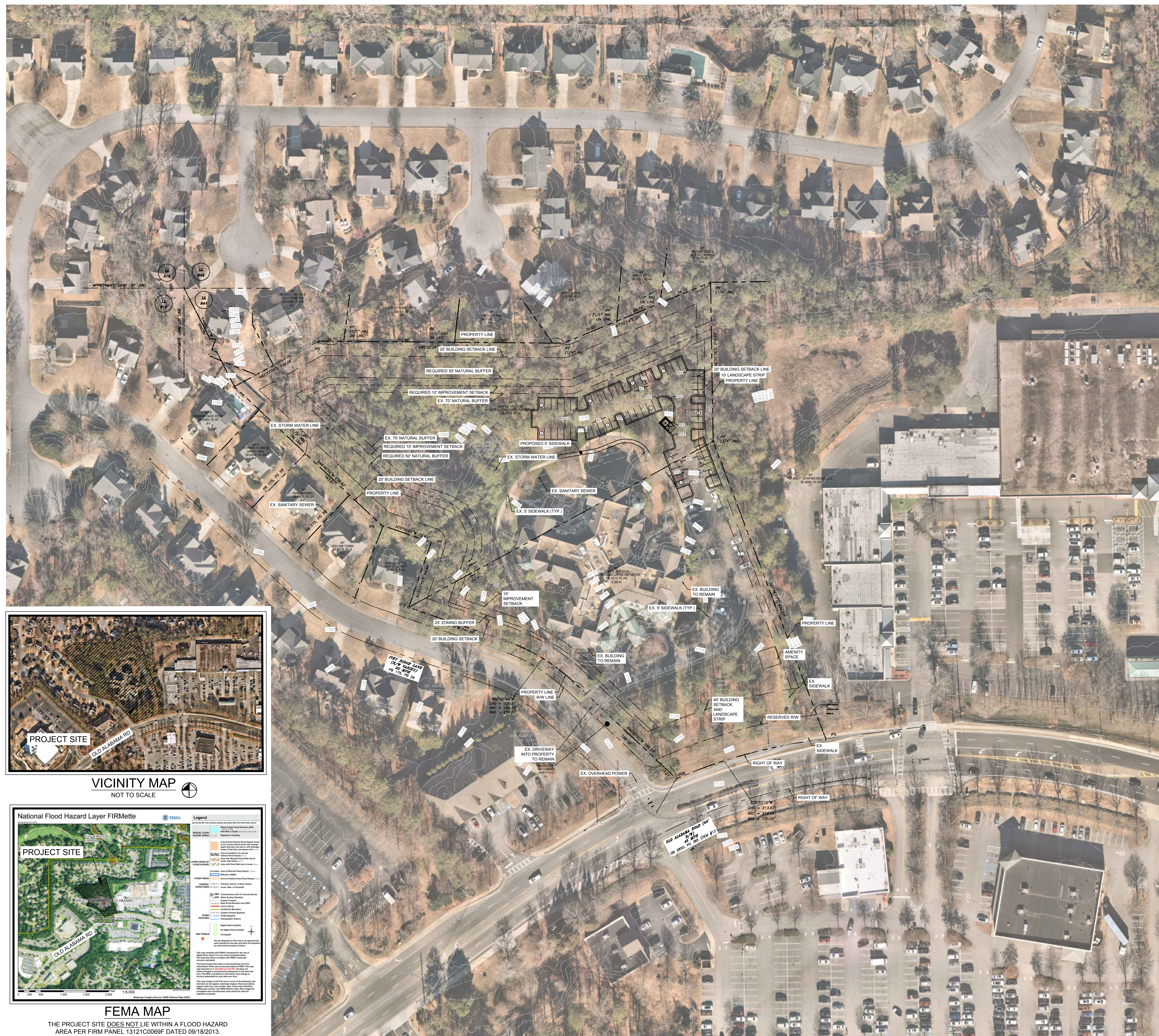
ZP

Drawing name: K:\ALP-PRJ\017660000\_FPD\Johns Creek\CAD\Planners\ZP-ZONING PLAN.dwg 2P-ZONING PLAN Apr 02, 2024 4:12pm by: kush.patel

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Drawing name: K:\ALP\_PRJ\01766000\_FPG\Johns Creek\Zoning\Zoning Plan.dwg ZONING SITE PLAN WITH AERIAL Apr 02, 2024 4:15pm by kash.patel



**SITE DEVELOPMENT SUMMARY**

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CURRENT ZONING:	O-I: OFFICE INSTITUTIONAL
PROPOSED ZONING:	A-L: APARTMENT LIMITED
SITE AREA:	6.389 ACRES
BUILDABLE AREA:	4.20 ACRES
UNBUILDABLE AREA:	2.19 ACRES
REQUIRED OPEN SPACE:	1.60 ACRES (25.0%)
PROVIDED OPEN SPACE:	2.23 ACRES (35.0%)
RECREATIONAL AREA:	0.64 ACRES (10.0%)

**BUILDING SETBACK:**

FRONT:	40 FT
ADJACENT INTERIOR SIDE:	20 FT
ADJACENT STREET SIDE:	40 FT
BACK:	25 FT

**ZONING BUFFERS:**

FRONT:	40 FT
SIDE:	25 FT
BACK:	70 FT
IMPROVEMENT SETBACK:	10 FT

**LANDSCAPE STRIP:**

FRONT (OLD ALABAMA RD):	40 FT
SIDE (IVEY RIDGE LN):	25 FT
BACK:	10 FT

**PROPOSED LAND USES & DENSITIES:**

ACTIVE ADULT APARTMENTS	82 UNITS
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**PARKING SUMMARY:**

REQUIRED PARKING:	103 SPACES (TOTAL)
1.25 SPACES/UNIT	

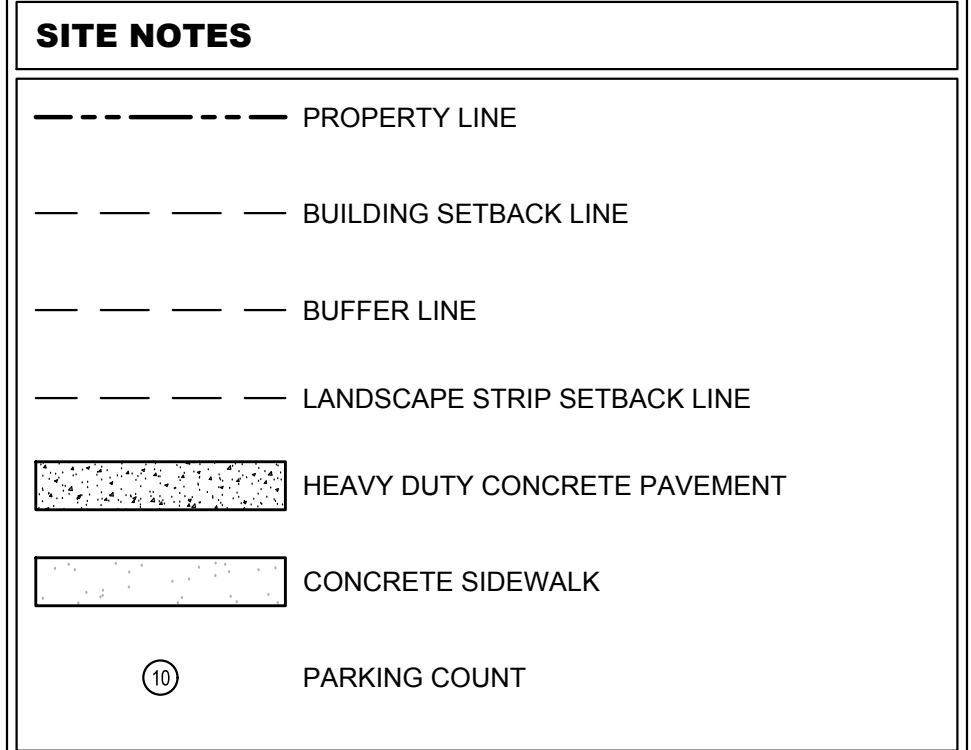
**EXISTING PARKING:**

STANDARD PARKING SPACES	25 SPACES
HANDICAP	3
<b>EXISTING TOTAL</b>	<b>28 SPACES (TOTAL)</b>

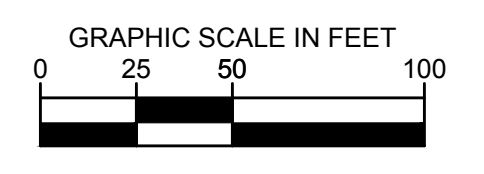
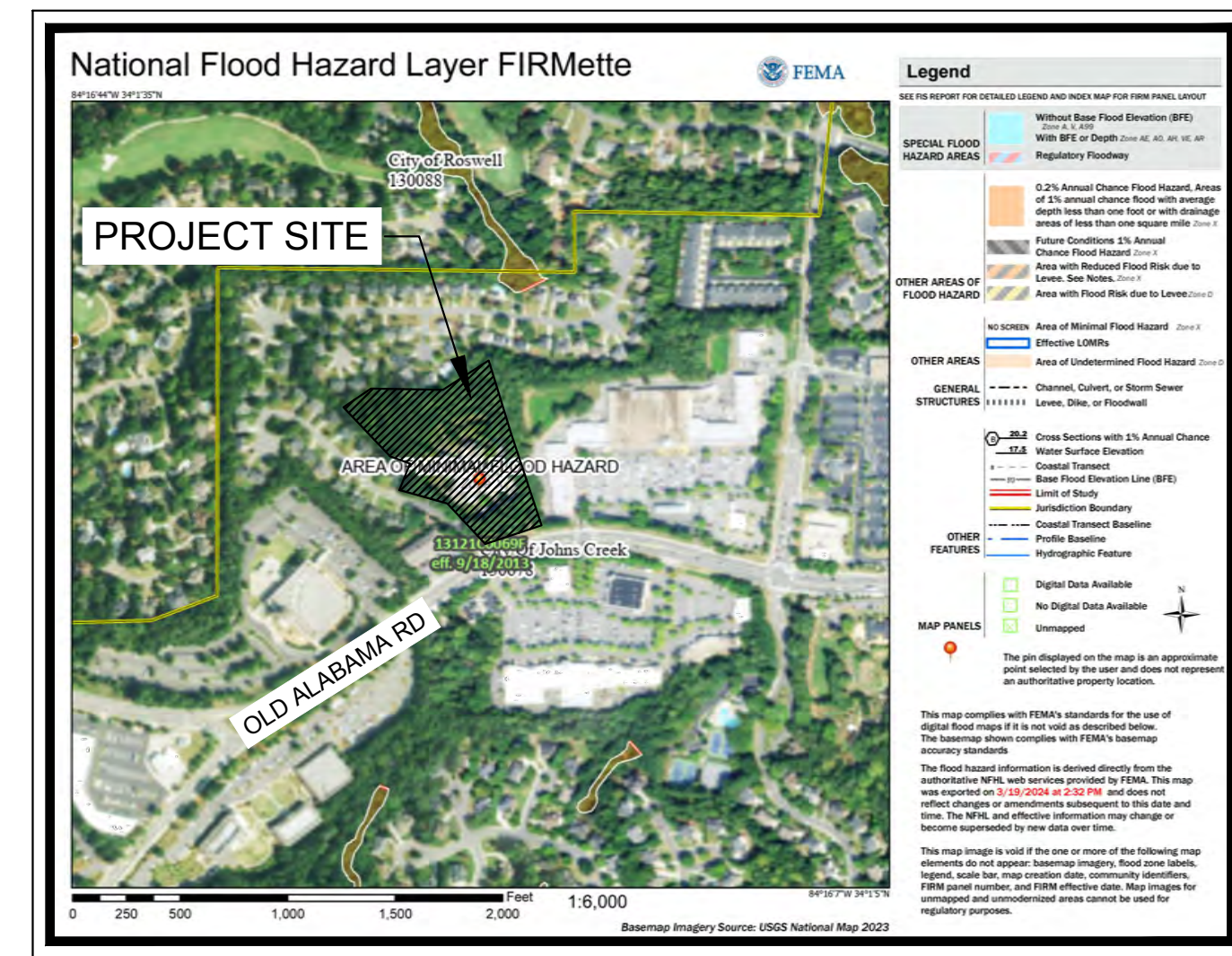
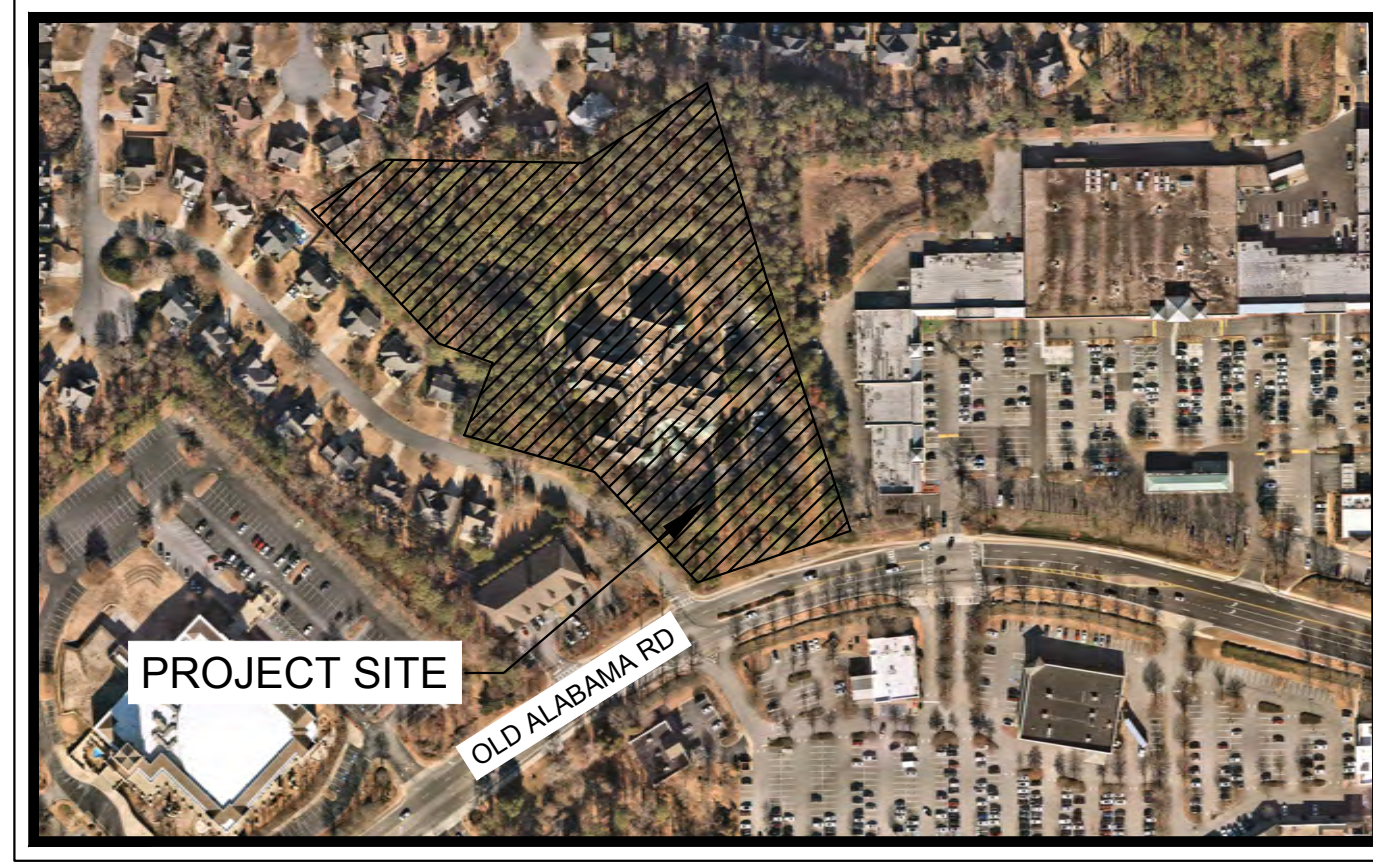
**PROPOSED PARKING:**

EX. PARKING TO REMAIN	23 SPACES
STANDARD	57 SPACES
COMPACT	0 SPACES
HANDICAP	3 SPACES
<b>PROPOSED TOTAL</b>	<b>83 SPACES (TOTAL)</b>

- SITE NOTES**
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Received  
April 2, 2024  
RZ-24-0004 & VC-24-0003  
Planning & Zoning



**Kimley Horn**  
11720 AMBER PARK DRIVE  
PARKWAY 400, SUITE 600  
ALPHARETTA, GEORGIA 30009  
PHONE 770.619.4280  
WWW.KIMLEY-HORN.COM  
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**PARTNERS DEVELOPMENT GROUP LLC**

**THE HAMMOCKS AT JOHNS CREEK**  
2650 OLD ALABAMA RD  
ALPHARETTA, GA 30022

**REZONING SITE PLAN**

**ZP**

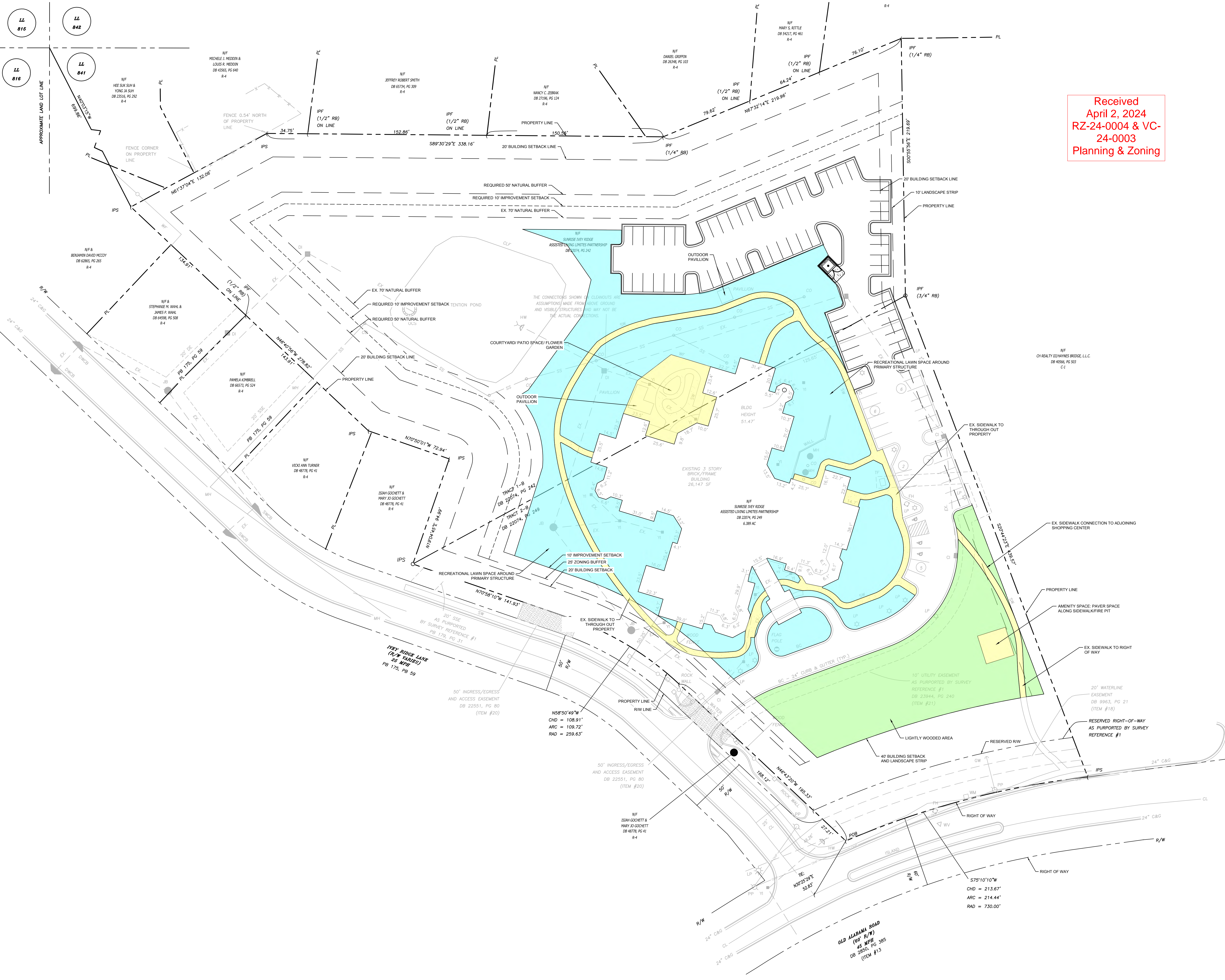
**PRELIMINARY - NOT FOR CONSTRUCTION**

PROJECT	LAND LOT 841 1ST DISTRICT, SECTION 2
DATE	04/02/2024
BY	TDG
REVISION DESCRIPTIONS	
No.	

GSWCC CERT. LEVEL III: 0000095764  
DRAWN BY: TDG  
DESIGNED BY: TDG  
REVIEWED BY: KHP  
DATE: 04/02/2024  
PROJECT NO.: 017660000  
SHEET NUMBER: ZP

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Received  
 April 2, 2024  
 RZ-24-004 & VC-  
 24-003  
 Planning & Zoning

SITE LEGEND	
	PROPERTY LINE
	R/W LINE
	BUILDING SETBACK LINE
	BUFFER LINE
	10' IMPROVEMENT SETBACK LINE
	LANDSCAPE STRIP SETBACK LINE
	ACTIVE OPEN SPACE
	LANDSCAPE OPEN SPACE
	NATURAL OPEN SPACE

OPEN SPACE SUMMARY	
SITE SUMMARY:	
TOTAL SITE AREA:	6.389 ACRES
REQUIRED OPEN SPACE:	1.60 ACRES (25.0%)
PROVIDED OPEN SPACE:	1.73 ACRES (27.0%)
ACTIVE OPEN SPACE:	0.26 ACRES (4.16%)
LANDSCAPE OPEN SPACE:	1.06 ACRES (16.6%)
NATURAL OPEN SPACE:	0.41 ACRES (6.42%)

