

|   | Hearthside at Johns Creek | Ashwood Meadows             | The Hammocks at East Cobb<br>(Existing PDG Conversion Development) | The Hammocks at John's Creek<br>(Proposed Development) |
|---|---------------------------|-----------------------------|--|--|
| Address   | 11340 Medlock Bridge Rd   | 11190 Medlock Bridge Rd     | 1551 Johnson Ferry Rd. Marietta,<br>GA 30062                       | 2950 Old Alabama Road                                  |
| IL Apartment Unit Count on Original Zoning Proposal | 193                       | 126                         | 71   | 82   |
| Total Parking Spaces                                | 75                        | 75                          | 58 (Proposed)  | 83 (Proposed)  |
| Parking Spaces Per Unit                             | 0.39                      | 0.60                        | 0.82   | 1.01   |
| Zoning  | MIX                       | MIX with Amended Conditions | O/I  | A-L  |
| Parcel Size   | 30 Acres                  | 5 Acres                     | 3.722 Acres  | 6.389 Acres  |
| PIN   | 11 099003560215           | 11 099003570263             | 16083000510  | 12 303008410824  |

RECEIVED

November 5, 2012

NOV 06 2012

City of Johns Creek  
Planning & Zoning

The Billmore  
Suite 601  
817 West Peachtree Street, N.W.  
Atlanta, Georgia  
30308

Justin Kirouac  
Planning & Zoning  
City of Johns Creek  
12000 Findley Road, Suite 400  
Johns Creek, GA 30097

Re: Project Name: Johns Creek Retirement Residence: 12-014  
 Submittal Date: November 6, 2012  
 Project Address: 11190 Medlock Bridge Road  
 Parcel ID: 11 099003570263  
 River Corridor: OUT  
 Zoning Case #: RZ-10-008 and RZ-07-002

Dear Justin:

In 2007, the City of Johns Creek reviewed and approved a rezone application for the 30.18 acre Johns Creek Walk, Phase II Mixed-Use Development, located on Medlock Bridge Road at Johns Creek Parkway. In 2010, a land use change was reviewed and approved by the City for this same project. Since approval of the original rezone and approval of the land use change in 2010, several tracts of the 30.18 acres have been fully developed or are under development and for those tracts that have not been developed, the tracts have been mass graded under the previously approved rezoning and land disturbance permits.

Our Client, Hawthorn Development, LLC, wishes to develop a 124 unit retirement residence on one of the tracts (Tract 10, a 5.197 acre tract) within the previously approved 30.18 acre Johns Creek Walk, Phase II Mixed-Use Development. Although the current zoning (MIX) allows for senior multi-family housing development within the 30.18 acre Johns Creek Walk, Phase II Mixed-Use Development, the previously approved conditions for this specific tract specify an extended stay hotel. Thus, in order to develop this 5.197 acre tract, the land use for this tract must be changed from a previously approved 114 room hotel to a 126 unit retirement residence.



VIA: HAND DELIVERY

September 7, 2010

Mr. Justin Kirouac  
Department of Community Development  
City of Johns Creek  
12000 Findley Road  
Suite 400  
Johns Creek, GA 30097

Re: Letter of Intent for Pre-Application for Zoning Modification to modify the Conditions of MIX Zoning for Johns Creek Walk, Phase II on Behalf of Medlock Bridge Realty Partners, LLC and Chestnut Street Properties II, L.P. (the "Applicant") for 30.18 Acres Located at 11330 Medlock Bridge Road, Parcel I.D. 11-0990-0356-009-0 & 11-1000-0358-024-3 (the "Subject Property")

Dear Justin:

On behalf of Medlock Bridge Realty Partners, LLC and Chestnut Street Properties II, L.P., I respectfully submit this Letter of Intent for the Pre-Application meeting in conjunction with the following proposed modifications to the existing zoning conditions on the Subject property:

- To amend the conditions of MIX zoning to allow 193 attached residential units vs. 191 as currently zoned;
- To amend the conditions of MIX zoning to allow no more than 15 three-bedroom units vs. 13 as currently zoned;
- To amend the conditions of MIX zoning to require that only the main residential building containing 101 of the proposed 193 units and all the amenity and management facilities be required to have an elevator;
- To request a concurrent variance to Section 4.3.2 of the Zoning Ordinance to allow the dwelling units to be utilized for sales offices and/or model homes even after two and/or more dwelling units in the development have undergone an initial sale or lease by the builder;
- To amend the conditions of MIX zoning to require that the project achieve certification through the National Green Building Standard program of the National Association of Home Builders (NAHB) and International Code Council (ICC).

Under the current plan, the Applicant has designed two permanent model units adjacent to the leasing office to market to prospective residents. Limiting the models to these two units (a one-bedroom unit and a two-bedroom unit) does not allow the property management team to react to future changes in demand for various unit types. If Applicant were allowed to move the models to other unit types, the success of the project could be significantly increased over the long-term. Additionally, Applicant could sell or lease these two units depending on future market conditions. Therefore, Applicant requests that the number of residential units be increased from 191 to 193.

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



