



March 04, 2024

City of Johns Creek Planning and Zoning
11360 Lakefield Drive
Johns Creek, GA 30097

Received
March 19, 2024
RZ-24-0003
& VC-24-0002
Planning & Zoning

Re: Letter of Intent - Rezoning
11085 State Bridge Road
Johns Creek, GA 30022
Parcel ID #11 037001540086

To Whom It May Concern,

Please allow this letter to serve as a request for the rezoning of the property at 11085 State Bridge Road in Johns Creek, GA from C-1 (Community Business) to R-4A (Single Family Dwelling). The proposed development for the 2.886-acre site is a low-density residential subdivision with three two-story single-family residential units. The estimated heated floor area of each home is approximately 3,500 square feet. Each lot has an individual driveway connected to a new private road with access to State Bridge Road. The development installs sidewalks throughout the subdivision and common open space to conform with the City of Johns Creek Zoning Code and Comprehensive Plan. All necessary stormwater management measures will be designed and installed in accordance with the City of Johns Creek regulations. All necessary buffers will be maintained minimizing any impact to the neighboring properties or Long Indian Creek. No concurrent variances are expected for the proposed single-family residential development.

The owner of the property is motivated to move forward with the proposed project once the property is rezoned. A developer has not been selected at the time of this application; however, every effort is being made to have one in place prior to the Planning Commission and City Council public hearing. The current site is an abandoned lot with one existing primary structure, a paved driveway, and two small auxiliary sheds. The most recent use for the property was an antiques store, however it was closed a while ago and the site is no longer in use. The property is made up of mostly wooded land with the primary structure and paved area located near the State Bridge Road Right-Of-Way. The rest of the site is natural vegetation with Long Indian Creek running along the southeastern boundary.

Although this property is zoned commercial and the Comprehensive Land Use Plan designates it for commercial use, much of the site is consumed by the stream buffers and GDOT maintenance easement. Also, the shape of the site tapers in the rear to a width that is too narrow for buildings or circulation infrastructure. There is not enough usable area to provide the amount of parking required for a commercial development, rendering the entire property unusable for said use. A low-density residential development would maintain the intent of the comprehensive land use plan by incorporating more of the

same residential zoning (R-4A) as surrounding properties and conform with the Ocee Community Area guidelines which states, "new infill housing developments should be limited to single-family detached units up to three units/acre and three stories in height."

Much of the site's open green space (1.334 acres - 46% of the total site area) is attributed to stream buffers and the GDOT maintenance easement and cannot be counted towards the City's 10% open common space requirement for subdivisions. Every effort has been made to design the site for as much open common space as possible while maximizing the residential lots' size and orientation relative to the site constraints. The resulting proposed open common space is 6,596 square feet (5.2% of the site area). Therefore, a variance will be required in conjunction with this rezoning petition.

By rezoning this property for residential use, it may once again serve the City of Johns Creek instead of sitting idle and inviting potential blight to the otherwise vibrant community. Thank you for your consideration. Please contact Ingenium Enterprises at 770-437-8850 or permitting@ingeniumenterprises.com with any questions.

Sincerely,



Project Engineer
Ingenium Enterprises, Inc.

