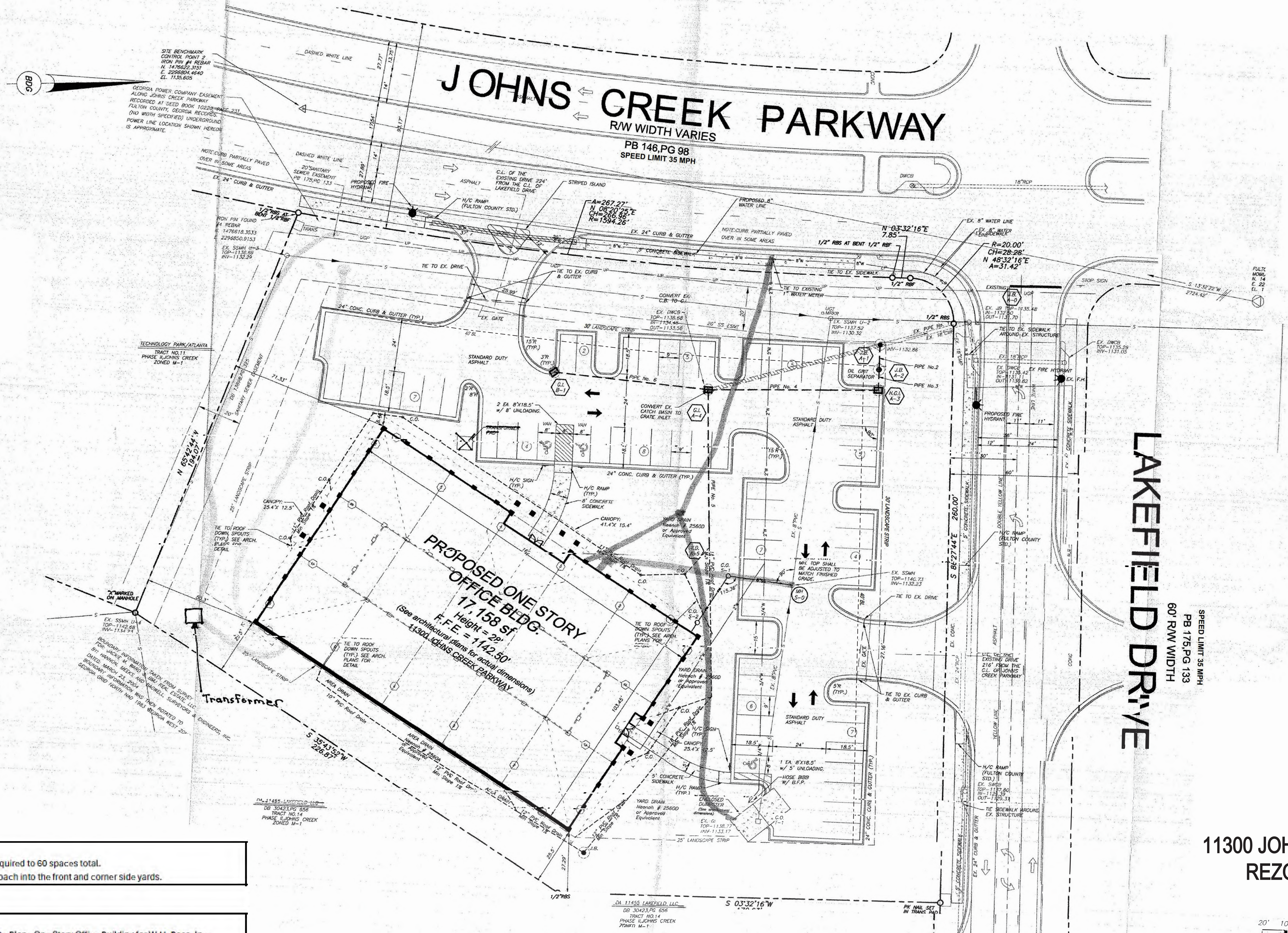
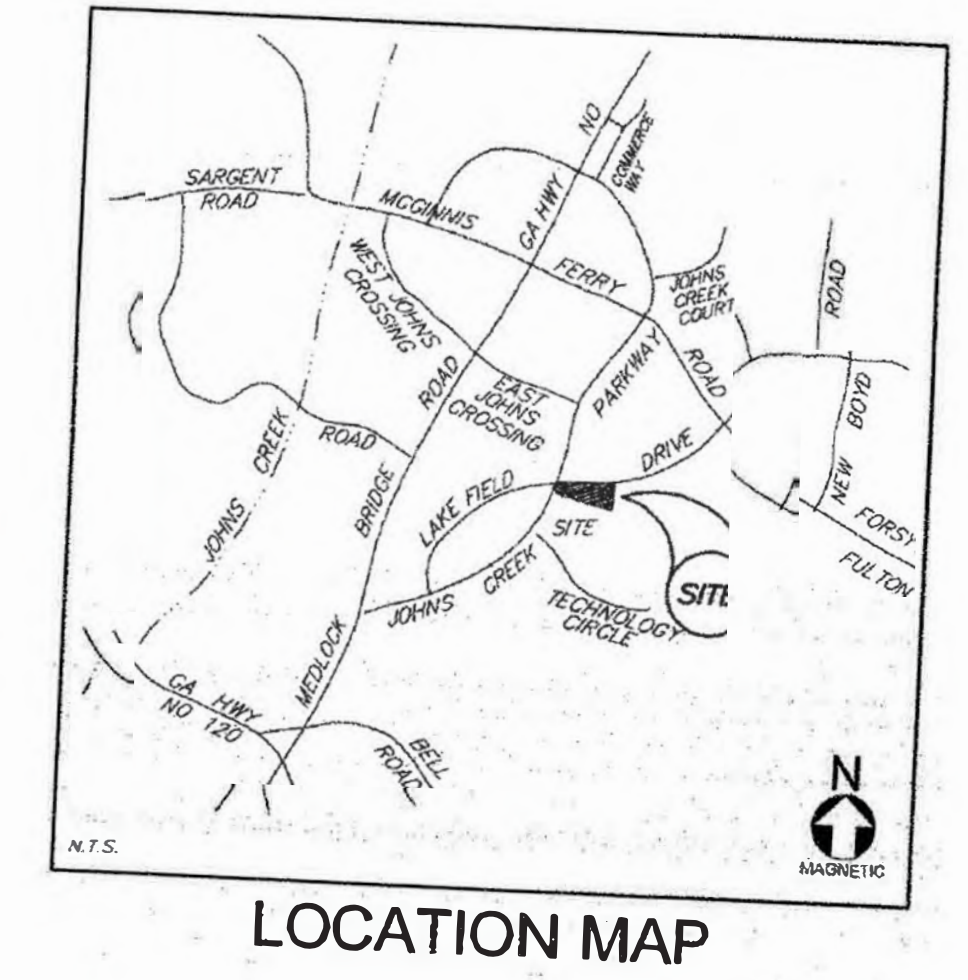


Received
 August 5, 2025
 RZ-25-0001,
 VC-25-0010 & VC-25-0011
 City of Johns Creek
 Planning & Zoning



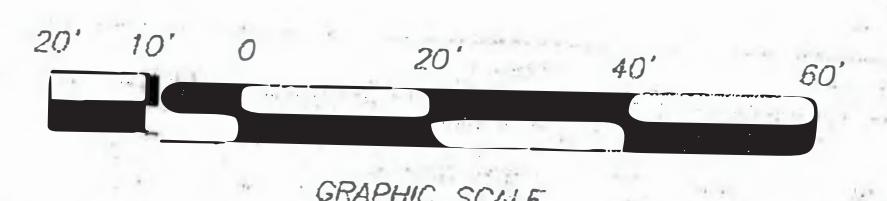
SITE DIMENSIONAL TABLE	
Owner:	JWG, Inc.
Property Address:	11300 Johns Creek Parkway Johns Creek, GA 30097
Parcel ID:	11 107003980109
Zoning:	Existing: M-1A Proposed: O-I
Height Regulations:	Required: 60 feet or 4 stories Proposed: 1.5 story (existing)
Setbacks:	
Front	Required: 40 feet Proposed: 30 feet (Variance for existing)
Side (Street)	Required: 40 feet Proposed: 30 feet (Variance for existing)
Side (Interior)	Required: 20 feet Proposed: 25 feet
Rear	Required: 25 feet Proposed: 25 feet
Maximum Lot Coverage:	Required: 70% (building and parking) Proposed: 46.50%
Landscape Strip	Required: 25 feet Proposed: 30 feet (existing)
Parking:	
Existing/Proposed:	60 spaces
Required:	
Office	14 spaces
College	64 spaces*
Total	79 spaces**
*Includes Suites 100,300 & 400 as a college use	
**Variance Requested	

NOTE: THE PROPERTY IS NOT WITHIN A FLOODPLAIN PER FRIM PANEL 13121C0091G, EFFECTIVE DATE 09/18/2013.

Variations Requested
 1) Johns Creek Code §18.2 to reduce parking from 77 required to 60 spaces total.
 2) Johns Creek Code § 18.3.1.D to allow parking to encroach into the front and corner side yards.

NOTE:
 Existing site data taken from a site plan titled As-Built Site Plan - One Story Office Building for W.H. Bass, Inc., prepared by Brock Design Group, dated 11/30/05. No site improvements are proposed.

11300 JOHNS CREEK PARKWAY
 REZONING SITE PLAN
 08/04/2025



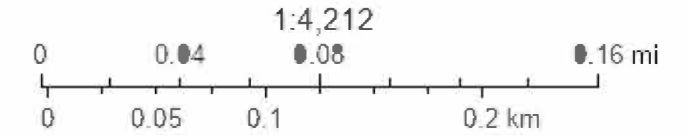
CreekView Topo & Building Height Plan



8/1/2025, 6:25:34 PM

- Parcels
- Regular Contour
- Green: Band_2
- Topo/Contour 2ft
- City Hall Drone - 20250606
- Blue: Band_3
- Index Contour
- Red: Band_1

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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community