

**AN ORDINANCE TO AMEND THE CITY OF JOHNS CREEK ZONING
MAP FOR ZONING CONDITIONS OF LAND LOT(S) 232 and 233 OF THE 1ST
DISTRICT, 1ST SECTION (7.90 Acres) IN CONSIDERATION OF RZ-15-007 FROM NUP
(Neighborhood Unit Plan District) CONDITIONAL TO TR (Neighborhood Unit Plan
District) CONDITIONAL and CONCURRENT VARIANCE(S) VC-15-007-01; VC-15-007-
02; VC-15-007-03 as Revised and to DENY CONCURRENT VARIANCE VC15-007-04**

WHEREAS: Notice to the public regarding said modification to conditions of zoning has been duly published in the Johns Creek Herald, the Official News Organ of Johns Creek; and

WHEREAS: A Public Hearing was held by the Mayor and City Council of Johns Creek on June 15, 2015;

NOW THEREFORE, the Mayor and City Council of the City of Johns Creek while in Regular Session on June 15, 2015 hereby ordains and approves Land Use Petition RZ-15-007 from NUP (Neighborhood Unit Plan District) Conditional to TR (Neighborhood Unit Plan District) Conditional to allow for the construction of a 49-Unit Attached Townhome Subdivision and to approve Concurrent Variance VC15-007-01-to reduce the south side perimeter setback from 30 feet to 20 feet; Concurrent Variance VC15-007-02-to reduce the interior front building setback from 20 feet to 10 feet; deny Concurrent Variance VC15-007-04; and revise Concurrent Variance VC15-007-03 to reduce the north side zoning buffer from 25ft to 15 feet to include the following conditions:

- 1. Submit a site plan to the City of Johns Creek Community Development Department that conforms to the requirements of the TR zoning district and conditions found herein. The site plan shall be submitted to the Community Development Department for approval prior to application for a Land Disturbance Permit. Said site plan shall contain a maximum of 49 attached townhome units.*
- 2. Dwellings shall have a minimum heated floor area of 1,900 square feet.*
- 3. Owner/Developer shall provide no more than one (1) full access driveway from Douglas Road. The location is subject to the approval of the City of Johns Creek Director of Public Works.*
- 4. Owner/Developer shall dedicate at no cost to the City of Johns Creek along the entire frontage of Douglas Road a minimum of thirty feet (30ft) from the centerline of the road and dedicate such additional right-of-way as may be required to provide at least 11 feet of right-of-way from back of curb or 1 foot from edge of sidewalk, whichever is greater, prior to the issuance of a Land Disturbance Permit as approved by the City of Johns Creek Director of Public Works.*
- 5. Owner/Developer shall provide a left turn lane into the project entrance on Douglas Road, or as may be required by the City of Johns Creek Director of Public Works.*
- 6. Owner/Developer shall provide a deceleration lane with a 100-foot storage length and 50-foot taper length at the project entrance on Douglas Road, or as may be required by the City of Johns Creek Director of Public Works.*

7. Owner/Developer shall install a five-foot (5ft) wide sidewalk on one side of all internal streets.

8. All front entry units shall have a minimum of 18 feet from the back of curb to the front face of structure where sidewalk is not required, or a minimum of 18 feet from the back of sidewalk to the front face of structure where sidewalk is required.

9. Owner/Developer shall provide a minimum of twelve (12) shared parking spaces.

10. Concurrent Variance VC-15-007-03 is approved subject to the condition that units 14 and 15 be limited to two stories on a basement; units 16 through 28 be no more than two stories on a slab and that the fifteen-foot (15ft) buffer be planted as a complete visual barrier.

11. Units 9 through 13 shall be limited to two stories on a basement.

So effective this 15th day of June, 2015.

Approved by:



Michael E. Bodker, Mayor

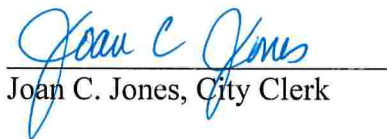
Approved as to Form and Content



City Attorney

So signed and witnessed this 25th day of June, 2015

Attest:



Joan C. Jones, City Clerk

