

AN ORDINANCE TO AMEND THE CITY OF JOHNS CREEK ZONING MAP FOR ZONING CONDITIONS OF LAND LOT(S) 359 & 372 OF THE 1ST DISTRICT, 1ST SECTION (6.3 Acres) IN CONSIDERATION OF RZ-15-013 FROM C-1 (Community Business) CONDITIONAL and O-I (Office- Institutional District) Conditional TO C-1 (Community Business) CONDITIONAL TO ALLOW FOR A 140-UNIT ACTIVE ADULT DEVELOPMENT and CONCURRENT VARIANCE 15-013-01 and CONCURRENT VARIANCE 15-013-02

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 20, 2016;

NOW THEREFORE, the Mayor and City Council of the City of Johns Creek while in Regular Session on June 20, 2016 hereby ordains and approves Land Use Petition RZ-15-013 from C-1 (Community Business) Conditional And O-I (Office- Institutional District) Conditional To C-1 (Community Business) Conditional to Allow for a 140-Unit Active Adult Development and Concurrent Variances 15-013-01 to eliminate the 40-foot landscape strip along Medlock Bridge Road and Concurrent Variance 15-013-02 to eliminate the 25-foot landscape strip along Bell Road subject to the following conditions:

1. All previous zoning conditions shall no longer apply to the property.
2. The three parcels shall be consolidated thorough the City of Johns Creek Minor Plat process prior to issuance of a Land Disturbance Permit.
3. Allow the subject property to include:
 - a. Active adult apartments and accessory uses and structures in an age-restricted community regulated by the Fair Housing Act of 1968 and Housing for Older Persons Act of 1995 (HOPA)
 - b. No more than 140 total residential units
 - c. Service commercial uses totaling no more than 2,500 square feet
 - d. A maximum of 255,000 heated square feet.
4. The site shall be developed in general accordance with the site plan received by the City of Johns Creek Community Development Department dated June 20, 2016, with minor modifications to meet zoning conditions, zoning regulations, and development regulations.
5. Building elevations shall be in general accordance with elevations submitted to the Community Development Department dated June 20, 2016.
6. Owner/Developer shall provide documentation from Georgia Power detailing allowable planting in the easement along Medlock Bridge Road and shall provide the maximum amount of vegetation allowable within the easement. A

planting plan shall be subject to the approval of the Community Development Director prior to the issuance of a Land Disturbance Permit.

7. The reduction of the landscape strip along Bell Road shall be limited to 10 linear feet.
8. The applicant shall provide a 20-foot-wide dedicated sanitary sewer easement between the proposed project and an existing Fulton County-maintained sanitary sewer manhole. The proposed sanitary sewer connection must be a gravity-run line between the property boundary of the proposed project and an existing Fulton County maintained sanitary sewer manhole.
9. Owner/Developer shall provide no more than one (1) full access driveway from Bell Road. The curb cut location shall meet the minimum requirements for spacing and sight distance and is subject to approval by the City of Johns Creek Director of Public Works.
10. No vehicular access will be allowed from the site onto Medlock Bridge Road.
11. Owner/Developer shall dedicate at no cost to the City of Johns Creek along the entire frontage of Medlock Bridge Road such sufficient right-of-way as may be required to provide an eleven foot (11') wide right turn lane onto Bell Road, and such additional right-of-way to provide at least eleven feet (11') of right-of-way from back of curb or one foot (1') from edge of sidewalk whichever is greater, prior to the issuance of a Land Development Permit and as approved by the City of Johns Creek Director of Public Works.
12. Owner/Developer shall dedicate at no cost to the City of Johns Creek along the entire frontage of Bell Road such sufficient right-of-way as may be required for the following improvements on Bell Road:
 - an eleven foot (11') wide deceleration lane into the site
 - one eastbound thru lane
 - two left turn lanes and one combined thru/right turn lane on the westbound approach
 - a five foot (5') wide sidewalkSaid right-of-way shall be dedicated prior to the issuance of a Land Disturbance Permit and as approved by the City of Johns Creek Director of Public Works.
13. Owner/Developer shall construct a 100' deceleration lane with a 50' taper at the project entrance on Bell Road or as may be required by the City of Johns Creek Director of Public Works, or provide the funding for such improvement to the City of Johns Creek as part of a larger Medlock Bridge Road intersection improvement as determined by the City of Johns Creek Director of Public Works.
14. Owner/Developer shall construct a minimum five foot (5') wide sidewalk along the entire frontage of Medlock Bridge Road and along the entire frontage of Bell Road, or as may be required by the City of Johns Creek Director of Public Works. Said sidewalk along Medlock Bridge Road may be within the existing Georgia Power Company easement.

15. Owner/Developer shall relocate/replace guardrail along the entire frontage of Medlock Bridge Road in accordance with the GDOT Flex Lane project, or as may be required by the City of Johns Creek Director of Public Works.

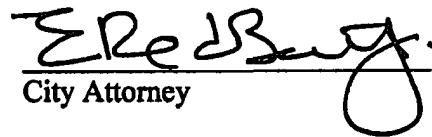
So effective this 20th day of June, 2016.

Approved by:



Michael E. Bodker, Mayor

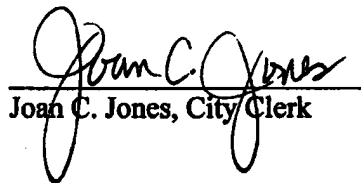
Approved as to Form and Content



City Attorney

So signed and witnessed this 29 day of June, 2016

Attest:



Joan C. Jones, City Clerk

