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June 4, 2013

Mayor and City Council
City of Roswell
City Hall
38 Hill Street, Suite G-30
Roswell, GA 30075

Re: RZ06-05 (MPMUD) Site plan modification – Letter of Intent

Dear Mayor and Council:

I represent JW Homes, LLC, applicant for site plan amendment on the zoning case referenced above. The property is 27.9 acres on Holcomb Bridge Road at Scott Road. We are pleased to submit for your approval the enclosed site plan modification to RZ06-05. This modification request is an improvement compared to the current approved plan. There will be less retail use and fewer residential units under the site plan we are submitting.

The proposed development is a combination of retail, restaurant, daycare facility, attached townhomes and detached single family homes. The parcels will have pedestrian access and will function as a mixed use development.

We are concurrently seeking a variance to the 30% open space requirement. Our proposed site plan currently includes 25% open space. However the detached single family will provide an open feel as intended by the ordinance.

The existing detention facility onsite will be expanded for storm water management for the site. Additionally, we intend to use proprietary water quality devices to enhance water quality onsite. The uses proposed at the densities proposed in this application are permissible under the MPMUP ordinance. Applicant asserts its constitutional rights to a reasonable economic use of the property under due process and equal protection theories. There is no benefit to the City in denying this application, while the property owner would suffer from denial of the intended use.

Thank you for your consideration of this site plan modification. Applicant requests approval of this application.

Sincerely,



Donald A. Rolader,
Attorney for Applicant

