

Received
April 2, 2024
RZ-24-0004 &
VC-24-0003
Planning & Zoning

ZONING IMPACT ANALYSIS FORM

Analyze the impact of the proposed rezoning and provide a written point-by-point response to the following questions:

1. Does the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?

Yes. The new use of the property will be very similar to the current use with respect to unit count, housing type (seniors), and general exterior property features.

2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

No. The new use of the property will be very similar to the current use. Rezoning is only required due to removing the licensure component from the building. Minimal to no impact on surrounding property will result from the proposed rezoning.

3. Does the property to be rezoned have a reasonable economic use as currently zoned?

The property in its current state is not performing at a sustainable level as a licensed assisted living facility. The use itself being seniors housing is optimal for the market, but the new use will not require the licensure component as currently operated.

4. Will the zoning proposal result in a use that could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?

No. The rezoning of this property will be similar enough to the current zoning/use and will not cause a drastic strain to any public amenities. An age restriction for seniors' housing will be put in place and tied to the property. It will function no different than any independent living property in the local area.

5. Is the zoning proposal in conformity with the policies and intent of the land use plan?

Yes. The zoning falls within the policies and intent of the land use plan as the population being served aligns with existing use. No major change to use exists.

6. Are there existing or changing conditions that affect the use and development of the property which support either approval or denial of the zoning proposal?

The main existing condition that supports approval of the zoning proposal is the fact that the current use is very similar to the proposed use. The property is currently a senior living facility and will be changing to independent living light senior living units with slightly less amenities and staff allowing the building to continue to function and perform as a senior housing property. The approval of this project will allow us to provide an affordable senior housing option which is much needed within the city of Johns Creek limits. No major land disturbances are planned outside of the expansion of the existing parking lot to accommodate city of John's Creek proposed parking requirements.

7. Does the zoning proposal permit a use that can be considered environmentally adverse to the natural resources, environment and citizens of the City of Johns Creek?

This new zoning will not affect the environment or citizens. No major change in existing use is being requested. Property will maintain integrity of senior housing and protect the local area from the potential threat of adverse effect to citizens, environment, and natural resources that may come with another use.