

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 property is surrounded by mostly R-4 residential developments and is outlined in the Ocee section of the Comprehensive Plan, which permits up 3units/acre
2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?
No, the surrounding properties have the same or similar zoning and will not negatively affect them
3. Does the property to be rezoned have a reasonable economic use as currently zoned?
No. The property is currently zoned AG-1 with three aging and decaying homes.
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 zoning would be consistant with the existing land use. Entrance would also be located in front of existing traffic light. The proposed zoning would have minimal impact on the schools and streets. Adequate capacity is available with respect to the utilites.
5. Is the zoning proposal in conformity with the policies and intent of the land use plan?
Yes. Consistant with current and future land use
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?
No. The AG-1 zoning is no longer compatible with surrounding properties.
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?
No. It would greatly improve the area and value of surrounding homes and will not adversely affect the natural resources, environment nor citizens of Johns Creek.

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