

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?

Adjacent Property: No. Nearby Property: Yes. At the intersection of McGinnis Ferry Road and Bell Road to the west is a mixed use development and directly to the north of the Property on McGinnis Ferry Road in Forsyth County is a Master Plan District with retail uses.

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

No due to the low intensity use of the Property as a dental office with limited in and out access.

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

No. The condition of the existing residence on the Property is not in stable and ready to occupy condition.

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. See the Trip Generation Report which has been filed simultaneously with the Application which confirms a limited amount of traffic in and out of the Property.

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

The zoning proposal does not fit the suggestion of the Land Use Plan for residential development at a density of 1 unit or less per acre but it does comply with the Resolution adopted by the Mayor and City Council in February, 2018 known as "iHeart Johns Creek" which focuses on healthcare innovation and wellness.

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?

Yes. As referenced above, compliance with the IHeart Johns Creek Resolution together with the mixed use development at the intersection of McGinnis Ferry Road and Bell Road and the Forsyth County directly to the north of the Property give supporting grounds for approval.

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. The proposed medical use of the Property is a low intensity use of the Property.

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Community Development