

January 14, 2020

Abbotts Bridge Station
10820 Abbotts Bridge Road
Johns Creek, Georgia 30097

JAN 14 2020

City of Johns Creek
Community Development

Zoning Impact Analysis Form

1. Does the zoning proposal permit use that is suitable in view of the use and development of adjacent and nearby property?
The proposed development is consistent with the existing use of the tract and adjacent properties. The tract is currently developed as a commercial shopping center. The land to the north of the property is developed as a service station and two restaurant buildings which is integrated with this tract. Other adjacent land is developed as office, retail, restaurant, and townhomes.
2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?
No. The existing use and usability of adjacent and nearby property will not be negatively impacted by the proposed zoning proposal.
3. Does the property to be rezoned have a reasonable economic use as currently rezoned?
The zoning proposal will increase the economic viability of the development and provide increased economic sustainability for the future of the property.
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?
Existing utility infrastructure is in place to serve the development and the location of the center at two major thoroughfares provides sufficient transportation opportunities to support the development.
5. Is the zoning proposal in conformity with the policies and intent of the land use plan?
The zoning proposal consistent with the current and future land use plan designation for the tract, Commercial Retail/Shopping Center.
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 zoning proposal supports the additional development and improvement of the existing shopping center to create a more pedestrian friendly development with increased open space.
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?
The zoning proposal does not modify the uses currently allowed for the property. No negative environmental impacts are anticipated.