

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 proposal is to add additional commercial uses to a long-established shopping center. The property is located on a state highway and is surrounded by other commercial uses.
2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?
No. The proposal will revitalize an older shopping center, provide new Class A office space, and provide dining and shopping amenities for residents of nearby neighborhoods.
3. Does the property to be rezoned have a reasonable economic use as currently zoned?
It does presently have a reasonable economic use, but has been in decline. The proposal will significantly improve the property's economic viability in the future.
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 proposal represents a minor increase in the amount of activity on the site. Any increase in traffic will be mitigated by pedestrian and nonmotorized vehicle improvements.
5. Is the zoning proposal in conformity with the policies and intent of the land use plan?
Yes. The future land use plan explicitly states that this property should be remade into a walkable, mixed-use village center. The proposal is aimed at carrying out this vision.
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?
Johns Creek has a strong need for a walkable village center offering quality dining options. This proposal would fill the market need and set a template for remaking other older centers.
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. This is a redevelopment of an aging commercial property that includes major upgrades to stormwater facilities, a reduction in impervious surface, and more open space.

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Community Development