

## 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 building in Johns Creek.
2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?  
No, the proposal will revitalize an older office building and provide destination locations for the local residents and will not adversely impact adjacent properties and/or uses.
3. Does the property to be rezoned have a reasonable economic use as currently zoned?  
No, it has been on a steady decline. The proposal will improve the property's economic viability in the near 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 non-combustible motorized vehicle improvements.
5. Is the zoning proposal in conformity with the policies and intent of the land use plan?  
Yes, this land use conforms with current policies regarding usage.
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, this proposal would fill a need for an event center and other market needs in the Johns Creek area.
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 revitalization of an aging commercial property that include major interior upgrades only.

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