

ZONING IMPACT ANALYSIS

1. Does the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?

Yes, this is a small (~.77 acre) outparcel development in a major retail corridor in the City. The surrounding uses are almost all commercial/retail.

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

The redevelopment of this site to incorporate will have a positive effect on the surrounding properties and will provide additional landscaping and a pocket park in a current parking lot.

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

The Property currently has an underutilized parking lot that lacks reasonable economic use and is zoned for a RaceTrac convenience store that will not be developed so lacks any economic use.

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 use of the small portion of the parking lot will not cause an excessive or burdensome impact on streets, facilities, utilities or schools.

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

Yes, Property is designated for retail and shopping centers.

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, the current conditions (underutilized surface parking lot) and the City's comprehensive plan support approval of this request.

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 application seeks to enhance an existing surface parking lot to add additional landscaping and pocket park to an otherwise impervious area. There are no environmentally adverse aspects to this request.