

## 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 proposed hospital and medical office facilities are consistent with the hospital campus use and the institutional uses permitted in the Office-Institutional zoning district.
2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?  
The proposed hospital and medical office facilities will not impact the usability of adjacent or nearby properties. The proposed hospital facilities are appropriate to the hospital campus environment.
3. Does the property to be rezoned have a reasonable economic use as currently zoned?  
The existing conditions of zoning placed on the property limit Emory Johns Creek Hospital's ability to effectively expand to accommodate increasing demand for hospital services and facilities.
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?  
The proposed hospital and medical office facilities will not cause an excessive or burdensome impact to streets and transportation facilities.  
The site is designed to adequately accommodate patient, visitor, and staff transportation needs. The proposal will have no impact on schools.
5. Is the zoning proposal in conformity with the policies and intent of the land use plan?  
The proposed hospital and medical office facilities are consistent with the employment center and commercial/office policies provided in the Tech Park and Commercial-Office character areas contemplated in the City's Comprehensive Plan.
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 demand for hospital and medical services in and around Johns Creek is rapidly increasing. The zoning proposal seeks to accommodate such growing demand for care and services.
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 proposed hospital and medical office use is not environmentally adverse. To the contrary, such facilities will benefit and serve the citizens of Johns Creek.

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