

## 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 (~.580 acre) outparcel development in a major retail corridor in the City. The surrounding uses are 100% commercial/retail.

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

The redevelopment of this site with a new Scooter's Coffee will have a positive effect on the surrounding properties and will provide additional landscaping in a current parking lot.

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

The Property is currently an underutilized parking lot that lacks reasonable economic use as currently zoned for surface parking.

**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 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) supports approval of this request. The approval of this application will also enhance the pedestrian connectivity from the State Bridge Road sidewalk into the retail center.

**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 to an otherwise impervious area. There are no environmentally adverse aspects to this request.

**RECEIVED**

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PLANNING & ZONING