

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, access would match the other surrounding residential developments
2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?
No, the surrounding properties have similar residential uses and will not negatively impact them.
3. Does the property to be rezoned have a reasonable economic use as currently zoned?
The current rezoning proposal will not affect the current 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?
The rezoning proposal will have minimal impact on existing streets.
5. Is the zoning proposal in conformity with the policies and intent of the land use plan?
Yes
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?
Residents are unable to legally travel Southwest on Jones Bridge Rd. or enter the community while traveling Southwest on Jones Bridge Rd. without adding significant commute times.
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. Proposed rezoning changes will not adversely affect the natural resources environment, and citizens of the City of Johns Creek.

RECEIVED

NOV 07 2022

RZ-22-0009

PLANNING & ZONING