

## 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 zoning proposal permit is consistent with the current zoning of the property as well as the property directly to the east.  

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2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?  
No. The proposed zoning will not adversely affect the adjacent or nearby properties.  

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3. Does the property to be rezoned have a reasonable economic use as currently zoned?  
Yes. The proposed zoning will not change the zoning of the current property. The request is to amend the current zoning condition, so it will only change the site plan that has been approved for the zoning. Thus, the zoning will remain economically useful.  

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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?  
There will be an increase in trip volume as shown in the attached Peak-Hour Trip Generation Count Memo. The increase will be minor and will not cause an excessive burden on the transportation facilities.  

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5. Is the zoning proposal in conformity with the policies and intent of the land use plan?  
Yes. The Newtown Community Area Comprehensive Land Use Plan has the parcel to be zoned as Commercial - Office. The proposed use will be a dental/medical office building zoned O-I (Office Institutional), so it conforms with the land use plan.  

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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?  
None  

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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  

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