

11354 Technology Circle – TR-Townhome
City of Johns Creek
Georgia



Zoning Impact Analysis Form

Applicant: Planners and Engineers Collaborative, Inc.

1. Does the zoning proposal permit a use that is suitable in a view of the use and development of adjacent and nearby property?
 - a. Yes. The Property is adjacent to residential apartments, existing industrial, and across the street from industrial and residential. The proposal for the land to be townhomes will be compatible with surrounding properties, most are residential in use. The site is a natural transition from industrial to higher density residential. In addition, the site location and its proximity to the new downtown area for the future of the city is within walking distance.
2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?
 - a. No. The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties as it will introduce a compatible use complementing the other uses on adjacent and nearby properties. The use compliments the surrounding uses. The style of this development is to provide for sale townhomes that will support the existing business surrounding the area. The use will also support the future city center area by putting residents within walking distance. The property to the east is a existing multi-family community. The townhomes is a great transition to the commercial and industrial site from a land use and density standpoint.
3. Does the property to be rezoned have a reasonable economic use as currently zoned?
 - a. No. The Owner also owns the contiguous office building with the same M-1A zoning to the west that has been actively for sale since 2008 with no offers. In addition, the subject property has not had any offers for the property utilizing the existing M-1A zoning evidencing a lack of reasonable economic use for the Property as currently zoned.
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. This zoning proposal will not result in a use that could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools. The proposal is not high density which will not provide for a large amount of traffic or school impact. The transportation facilities designed years ago as part of the Oaks of Johns Creek will be used as designed for this future development. There was a public right of way portion of the entrance drive that was designed so that when this site came on board the land would already be established with access rights so as to not have to create a new street network. With the addition of the red light near the site, this has helped traffic flow through the area.
5. Is the zoning proposal in conformity with the policies and intent of the land use plan?

Yes. The Property falls under the Technology Park Character Area, which has been determined as the City's "predominant economic engine", containing a mixture of residential, office and commercial uses. This development will provide an additional housing option for nearby businesses. While the Comprehensive plan does not expressly suggest conformity the adjacent and nearby uses compliment this use. The site and its area has a good balance for the area to provide this type of residential housing type.

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. As noted in Criteria 3 above, the market for office development as the Property is currently zoned has proven not to be feasible and this fact confirms existing conditions which support the approval of this zoning application. The site is a natural transition of density from industrial and multi-family high density. The location is near the future city center and has good access to the trails and walkability to the restaurants. The site topography works best for townhomes being able to step down the grades and deal with stormwater concerns. The topography would not be very viable for industrial use.

The fact that the city has purchased the lakes nearby and having discussions to show how this area can be developed with attractions, makes this site with walkable design be the perfect approach.

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?

- a. The residential development will not adversely affect the natural resources, environment and citizens of the City of Johns Creek. There are no streams or wetlands on the site. In addition, there is no wetlands that exists on the site. From our studies we have not found the site to have any endangered species on it.