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City of Johns Creek
Community Development

RZ-19-004
VC-19-004-01, VC-19-004-02 & VC-19-004-03

ENVIRONMENTAL SITE ANALYSIS (ESA) FORM

Analyze the impact of the proposed rezoning and provide a written point-by-point response to Points 1 through 3:

1. CONFORMANCE WITH THE COMPREHENSIVE PLAN. Describe the proposed project and the existing environmental conditions on the site. Describe adjacent properties. Include a site plan that depicts the proposed project.

The subject property is currently zoned CUP, and is 0.99 Acres, located at 3565 Old Alabama Road. The proposal is to re-zone the property to O&I with concurrent variances, to allow for the construction of a new neighborhood dental office of approximately 4400 SF, to open a medical practice onto the site. The proposed medical office would allow for 6 exam rooms with consultation, business office, waiting, and staff areas, and parking for 18 vehicles to accommodate one patient and one staff per chair. See attached proposed site plan.

The site is very similar to the zoning of the pediatric dental office across the street, and adjoins the Kinder Care facility next door that shares the same O&I zoning. Substantial landscape buffers are required and provided between the proposed dental site and the adjoining CUP parcels behind and adjacent on the other sides of the property.

The surrounding uses are as follows:

North: Old Alabama Road

East: Zoned AG-1 / Mary Higgins Neel Residence

South: Creek / Preston oaks subdivision back side

West: Preston oaks Subdivision- Zoned R4

The Comprehensive Land Use Plan proposes that the site be a Residential lot, however it is very unlikely that a homeowner would pay what the property is worth, and build a home commensurate with that land value, and yet have that home fronting on a busy corridor like Old Alabama Road, next door to Kinder Care, and across from other commercial and medical office buildings. The highest and best use of the property is for an O&I development like I propose, and the high quality and warm construction style proposed, will be a complement to the community.

2. ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT. For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site.

Information on environmental site features may be obtained from the

Wildlife Service, National Wetlands Inventory
(<http://wetlands.fws.gov/downloads.htm>)

- Georgia Geologic Survey (404-656-3214)
- Field observation and subsequent wetlands delineation/survey if applicable

There are no wetlands on the subject property.

b. Floodplain

- Federal Emergency Management Agency (<http://www.fema.org>)
- Field observation and verification

There is no floodplain on the subject property.

c. Streams/stream buffers

- Field observation and verification

There are no streams or stream buffers on the subject property.

d. Slopes exceeding 25 percent over a 10-foot rise in elevation

- United States Geologic Survey Topographic Quadrangle Map
- Field observation and verification

There are no slopes exceeding 25 percent on the subject property.

e. Vegetation

- United States Department of Agriculture, Nature Resource Conservation Service
- Field observation

Approximately half of the site will remain as it is naturally vegetated currently, and all required re-vegetation measures in approved landscape areas will be met.

f. Wildlife Species (including fish)

- United States Fish and Wildlife Service
- Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program
- Field observation

There are no fish or fish habitats on the subject property, and much of the habitat for existing small woodland creatures will remain existing as-is in the buffer areas.

g. Archeological/Historical Sites

- Historic Resources Survey
- Georgia Department of Natural Resources, Historic Preservation Division
- Field observation and verification

There are archeological, historical, or natural preservation requirements on the subject property.

3. PROJECT IMPLEMENTATION MEASURES. Describe how the project implements each of the measures listed below as applicable. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.

a. Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors.

N/A

b. Protection of water quality

All water quality measures required per code will be implemented in conjunction with the proposed underground storm water detention system, prior to allowing any storm water to leave the subject property after construction is complete.

c. Minimization of negative impacts on existing infrastructure

The proposal is a relatively small professional building, and will implement minimal impact on existing roads and utilities.

d. Minimization on archeological/historically significant areas

N/A

e. Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (e.g., solid waste and wastewater treatment facilities, utilities, airports, and railroads) and industrial (e.g., landfills, quarries and manufacturing facilities) uses.

N/A

f. Creation and preservation of green space and open space

Nearly more than half of the 0.99 acre site will remain green space in the form of buffers and landscape areas.

g. Protection of citizens from the negative impacts of noise and lighting

A medical office is relatively noise free, and maintains daytime business hours. Night noise will be non-existent, and night lighting will be minimal, non-invasive, and only such as required to maintain safety and security. Lighting will be in compliance with code and will not negatively impact the neighboring properties.

h. Protection of parks and recreational green space

N/A

i. Minimization of impacts to wildlife habitats

See item F in Section 2 above.