

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 adjoining property is used for a variety of retail and restaurant uses consistent with the existing commercial zoning. The proposed site plan modification is compatible with these uses and the development of adjacent and nearby property for commercial/retail uses.

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

The zoning proposal would have no adverse effect on the existing use or usability of adjacent or nearby property in that the use is compatible with such uses and, in fact, would complement the existing mix of retail establishments on the subject property and on adjacent properties, all of which are commercially zoned, consistent with the City's Comprehensive Land Use Plan

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

The portion of the property proposed for use as the Discount Tire retail store is currently a portion of an underutilized surface parking lot and thus does not have a reasonable 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 proposed use will not cause an excessive burden on such public facilities as the proposed Discount Tire store generates limited traffic over the course of the day, does not require excessive utility capacity, and will not impact schools.

5. Is the zoning proposal in conformity with the policies and intent of the land use plan?

Yes, the newly-adopted land use plan, as articulated in the "Medlock" portion of the plan, designates the future land use of the subject property as "Commercial - Retail/Shopping Center," which is entirely consistent with the zoning proposal.

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?

Overall, the existing shopping center parking area is underutilized in light of the current tenant mix, making the redevelopment of a portion of this surface parking field a reasonable use that is consistent with current plans and the existing zoning classification.

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?

The zoning proposal will have no adverse impact on the natural resources, environment, or citizens of Johns Creek. It will transform surface parking into an attractive, well-landscaped retail location that will serve the needs of area residents.

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