



City of Johns Creek Comprehensive Plan

Community Agenda Overview

Presentation

to the

Planning Commission on June 10, 2008

Community Vision

Johns Creek is a residential sanctuary with abundant educational and cultural opportunity positioned in a prime geographic location with diverse demographics. The City is a corporate and service industry magnet. Johns Creek is prepared to enhance a multi-modal transportation network. The City promotes active and passive recreation through acquisition and preservation of greenspace. As the City evolves, the community is ready to embrace a town center and is a community focused on redevelopment, business retention and economic stabilization. Johns Creek is a community attuned to environmental best practices.

“Johns Creek is a community where all citizens’ voices are heard.”

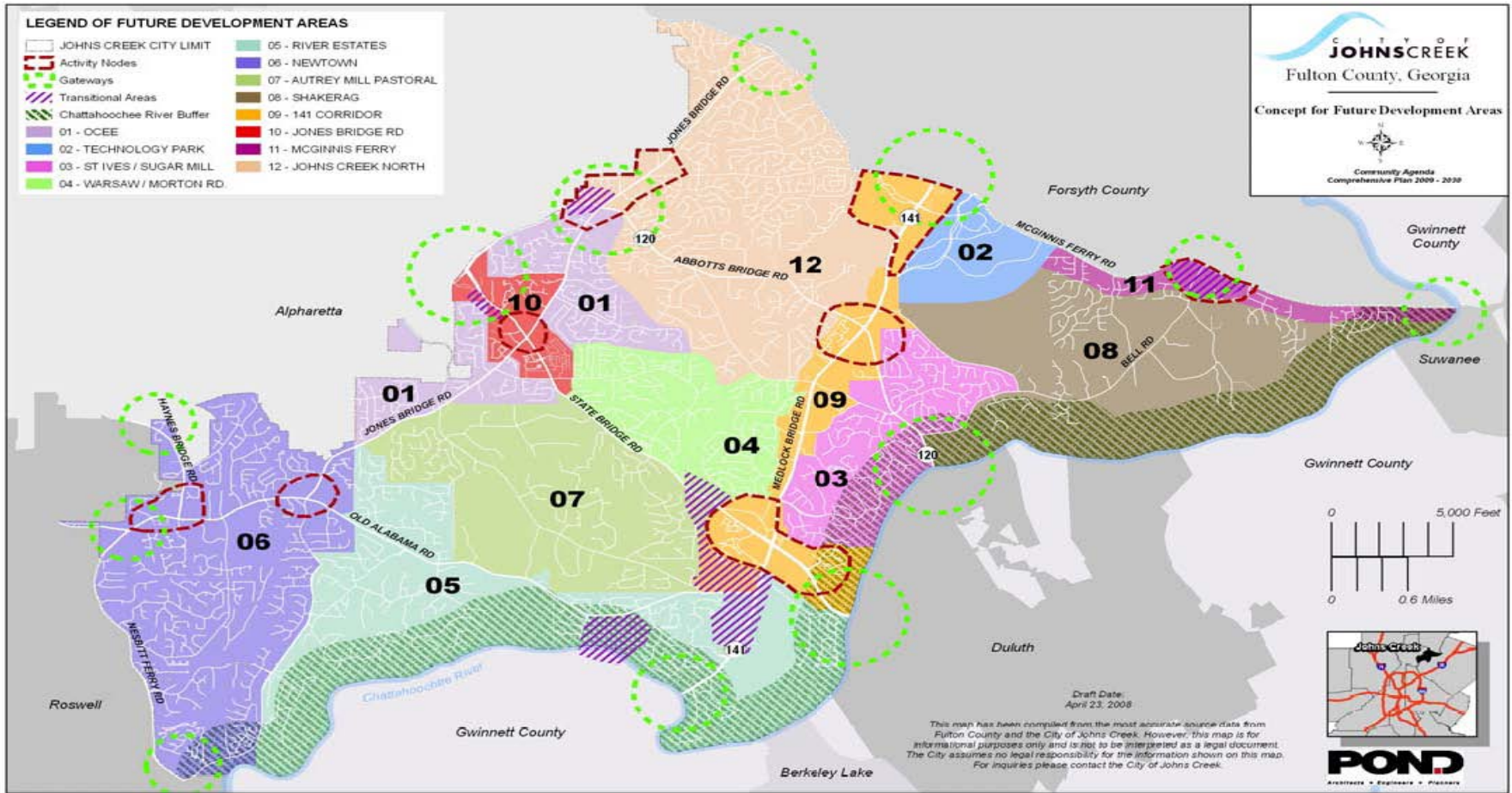


Community Agenda: Implementation and Quality Community Objectives

- **Implementation Matrix:** A list of action items and long term goals were developed for the City as a whole and for specific character areas. Those to be completed in the next five years are listed on the Short Term Work Program.
- **Quality Community Objectives:** List of fifteen objectives that DCA and ARC have put forth for communities to strive for. Each character area was reviewed based on this criteria.



Future Development Map



Community Assessment and Formulation of Community Agenda

- Character Areas:

- Community developed thirteen character areas

Future Development Map:

- CAC developed twelve character areas

ADD: McGinnis Ferry Corridor

Johns Creek North (Originally Seven Oaks, portions of Ocee)

Gateways



Community Assessment and Formulation of Community Agenda

- Future Development Map (cont'd):

Altered:

- Technology Park
- Medlock Bridge
- Jones Bridge
- Activity Node at Abbotts Bridge and State Bridge Road
- Activity Node at Medlock Bridge Road and State Bridge Road
- Shakerag
- Warsaw/ Morton Rd. and Autrey Mill Pastoral
- River Estates



Future Development Map VS. Future Land Use Map

- **The Future Development Map (FDM)** delineates the boundaries of the city's major development areas. It is a visual representation of the City's future development policy and will replace the former future land use map to guide officials in land use decisions. A Supporting Narrative provides both the policy intent for each Development Character Area as well as a written and graphic description of the types, forms, styles and patterns of development that the city will encourage in each area delineated on the FDM. The FDM establishes twelve (12) Development Character Areas, including a set of commercial activity nodes.



Character Areas

Supporting Narrative Structure:

- Intent: Description of each Character Area
- Appropriate Uses and Scale
- Goals
- Design and Transportation Concerns



Character Areas

Ocee (01):

Remain Residential in Established Areas

Scale: 1-3 Units/Acre

Mixed-Use Commercial in Activity Nodes

Scale: 3-4 Story Maximum

Technology Park (02):

Commercial Uses: Offices, Services

Scale: Heights around 4 -6 stories. Beyond 2015 the City envisions mid-rise up to 6-8 stories for unique developments with varied topography or a main corporate/employment draw. The City may consider this for projects with identified tenants.



Character Areas

St.Ives/Sugarmill (03):

Retain Residential Size and Scale: 1-2 units/acre

Scale: 2-3 stories (Compatible with existing housing stock)

Warsaw/Morton Road (04):

Retain Residential Size and Scale: 1-3 units/acre

Scale: 2-3 stories (Compatible with existing housing stock)

Transitional Area: North and south sides of State Bridge Road from Activity Node to the Doublegate common area to the south and Medlock Subdivision to the north



Character Areas

River Estates (05):

Retain Residential Size and Scale: 1 unit/acre

Scale: 2-3 stories (Compatible with existing housing stock)

Transitional areas: Dean Gardens Estate and 141 Corridor

Newtown (06):

Village Style: Neighborhood serving commercial at activity nodes

Emphasis on pedestrian connectivity and possible civic and cultural uses

Scale: 2-3 stories

Retain Residential Size and Scale: 1-3 units/acre

Scale 2-3 stories (Compatible with existing housing stock)



Character Areas

Autrey Mill Pastoral (07):

Retain existing single family development pattern: 1 unit/acre

Scale: 2-3 stories (Compatible with existing housing stock)

Transitional Area: North and south sides of States Bridge Road from Activity Node to the Doublegate common area to the south and Medlock Subdivision to the north

Shakerag (08):

Retain existing single family development pattern: 1-3 units/ acre

Scale: 2-3 stories (Compatible with existing housing stock)



Character Areas

141 Corridor (Medlock Bridge Road 09) :

Nodes:

1. State Bridge Road at Medlock Bridge Road

Mixed-use Development: 5-12 units/acre

Scale: 3-4 story

2. Abbots Bridge Road at Medlock Bridge Road

Mixed-use Development: 5-12 units/acre

Scale: 4-6 stories (increasing to the maximum of 6 stories approaching the adjoining activity node, beginning at Bell Road).



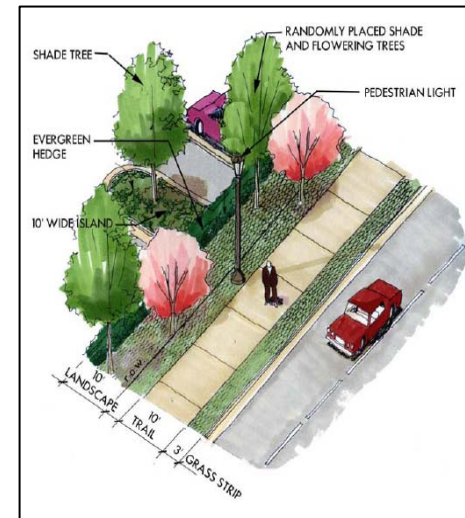
Character Areas

141 Corridor (Medlock Bridge Road 09) continued:

3. Medlock Bridge Road (SR141)/McGinnis Ferry Road

Mixed-use/Commercial Uses 5-20 units/acre

Scale: 4-6 stories (increasing to the maximum of 6 stories from Bell Road north to McGinnis Ferry Road).



Character Areas

Jones Bridge (10)

Commercial Uses/Residential 5-8 units/acre

Scale: 3-4 Story maximum

McGinnis Ferry (11)

Commerical/Mixed Use- At Activity Node

Predominantly Residential

Scale: 3-4 Story maximum

*McGinnis Ferry has been identified as a corridor.



Character Areas

Johns Creek North (12)

Retain single family residential

2-4 units/acre

Commercial/Mixed Use at Activity Node

Scale: 3-4 story maximum



Issues and Opportunities

Population

Economic Development and Land Use

Natural and Cultural Resources

Community Facilities and Services

Housing

Parks and Facilities

Intergovernmental Coordination

Transportation



Community Agenda: Comprehensive Plan Policies

Population

- Promote active citizen participation in all aspects of running the City.
- Establish and follow defined criteria for the location of density as depicted by the Future Development Map and associated narrative to responsibly manage growth.
- Encourage the community to consider outreach programs which support the positive development and well being of all citizens.
- Review annual population estimates.
- Maintain an internal process to review annual permitting data to accurately project population numbers.
- Develop active adult housing and services (community center, YMCA, housing) which will allow residents to age-in-place and provide a stable constituency and institutional memory often lost in other suburban communities.
- Celebrate Johns Creek's diversity with programs which appeal to people across all ages, ethnicities and race groups.
- Utilize available educational and monetary resources in the City to establish employment training programs.



Community Agenda: Policies

Land Use

- Enforce existing sidewalk regulations and support additional measures to accommodate pedestrians (Citywide).
- Investigate possible incentives for large lot land holders to preserve parcels.
- Enhance Design Guidelines (Citywide and Development Area Specific).
- Preserve character of existing residential neighborhoods.
- Ensure infill residential development is compatible and sensitive to existing development.



Community Agenda: Policies

Land Use (cont'd)

- Promote roadside beautification.
- Determine possible locations and uses for a Town Center, City Center or City Hall.
- Pursue a master plan for the redevelopment or development of a Town Center, City Center or City Hall.
- Commit to redeveloping and enhancing existing commercial development along major roads and activity nodes.
- Encourage mixed-use development and design standards that are more human-scaled and less auto-oriented along main corridors and in activity nodes.
- Consider increased density to preserve greenspace in other parts of the City.
- Utilize landscaping, lighting, signage, underground utilities, and building design to add value to the community.



Community Agenda: Policies

Land Use (cont'd)

- Establish gateways and corridors to create a "sense of place".
- Promote walkability, interaction among businesses, clear visibility of entry-ways and centralized open space.
- Afford protection for properties located in a transitional area; compatible height, building placement, densities, massing and scale, buffers, tree protection and other associated site related conditions.
- Promote walkability between homes, schools, shopping, civic uses and open space.



Community Agenda: Policies

Economic Development

- Promote a “Sense of Place” for the City.
- Support programs for retention, expansion and creation of businesses that enhance economic well-being.
- Advance economic, civic, educational, and cultural growth.
- Promote redevelopment.
- Encourage sustainable development.
- Support development and enhancement of the health care industry
- Consider enhancement of multi-modal transportation.
- Investigate marketing options to capitalize on pass-through traffic.



Community Agenda: Policies

Housing

- Provide for a variety of residential types and densities.
- Promote walkable, safe neighborhoods.
- Provide accessible public gathering places.
- Encourage common open space, walking paths, and bicycle lanes that are easily accessible.
- Encourage parks and community facilities to be located as focal points.
- Investigate mixed income communities in mixed use areas to create more housing options for those earning at or below average income.
- Encourage “cross generational” communities that allow people to age in place.



Community Agenda: Policies

Natural & Cultural Resources

- Utilize proposed trails (bicycle/pedestrian) to connect National Park areas and City Park Areas.
- Ensure adequate supplies of quality water through protection of ground and surface water sources.
- Incorporate the connection and enhancement of greenspace.
- Encourage new development in suitable locations in order to protect natural resources.
- Preserve and enhance historic and archeological resources.
- Preserve and enhance historic cemeteries.



Community Agenda: Policies

Natural & Cultural Resources (cont'd)

- Support historic preservation grants, as available, to develop historic preservation efforts.
- Promote tree bank/tree credits to maintain and protect the community's resource.
- Beautify the greenways and major roads with street trees, landscaped medians, and landscaped entrances to the City.



Community Agenda: Policies

Intergovernmental Coordination

- Establish formal, active coordination mechanisms with adjacent local governments to provide for exchanges of information.
- Establish coordination mechanisms with adjacent local governments to provide for potential trail/pedestrian, greenway and bike connections.
- Support existing educational institutions and encourage development of new opportunities to educate citizens.
- Coordinate with Pedestrians Educating Drivers on Safety (PEDS) to coordinate a "Safe Routes to School" program and other pedestrian programs.



Community Agenda: Policies

Intergovernmental Coordination (cont'd)

- Coordinate with Fulton County to ensure future sewer capacity.
- Coordinate with Metropolitan Atlanta Rapid Transit Authority (MARTA), Georgia Regional Transportation Authority (GRTA) and Atlanta Regional Commission (ARC) to ensure existing and future bus routes and stops are appropriately planned for and are incorporated into the regional transportation networks and land use plan.
- Coordinate with the North Georgia Metropolitan Water Planning District Board and ARC to ensure adequate drinking water.



Community Agenda: Policies

Intergovernmental Coordination (cont'd)

- Coordinate with the Fulton County Board of Education to establish joint-use agreements.
- Collaborate with the National Park Service to maximize greenway connectivity. Evaluate a diversity program with the Fulton County Board of Education.



Community Agenda: Policies

Facilities and Services

- Maximize the use of existing facilities and services.
- Protect existing infrastructure investments (i.e. already paid for) by encouraging infill, redevelopment, and compact development.
- Investigate the most convenient locations for a new recycling center in Johns Creek.
- Investigate the creation of a single-stream recycling program.
- Create a city Solid Waste Management Plan (SWMP).
- Create new soccer/lacrosse/football fields to serve each of the three Planning Sub-Areas of the City.



Community Agenda: Transportation Policies

- Transportation Policies will be reviewed in the next Presentation.



Community Agenda: Green Plan Policies

PARKS:

- Establish three small, scenic parks with picnic areas on the Chattahoochee River to provide access to the river for people in all Planning Sub-Areas of the City.
- Create one community park (of 25 acres or more) in Planning Sub-area 2 of the City, which has at present no city parks. Over the longer term, create a second community park located in Planning Sub-Area 2 of the city.
- Set a target to double the amount of parkland per 1,000 residents to 6.0 acres per 1,000.
- Develop a network of smaller sized (10 to 20 acre) neighborhood parks throughout the City.



Community Agenda: Green Plan Policies

RECREATION FACILITIES:

- Create three new soccer/lacrosse/football fields at parks to serve all three Planning Sub-areas of the City.
- Create three new baseball/softball fields at parks to serve all three Planning Sub-areas of the City.
- Develop Shakerag Park with playing fields and recreation programs.
- Construct a combination or free-standing community center and natatorium with a gymnasium, meeting rooms, and facilities.
- Coordinate with the Fulton County Board of Education to establish joint-use facility agreements.



Community Agenda: Green Plan Policies

CONSERVATION:

- Prohibit residential, commercial, and industrial development in the 100-year floodplain.
- Support and enforce the Metropolitan River Protection Act (MRPA) within the city limits of Johns Creek.
- Investigate the creation of a non-profit land trust to solicit and hold conservation easements for land in and near the City. .
- Expand the Autrey Mill Nature Preserve to available, adjacent land.
- Create a conservation subdivision ordinance.



Community Agenda: Green Plan Policies

GREENWAY:

- Connect all current and future parks as well as develop a continuous greenbelt network throughout all new development.
- Establish a new greenway along upper Johns Creek where not precluded by existing development.
- Extend the greenway system along the Chattahoochee River where not precluded by existing development.
- Collaborate with the National Park Service to maximize greenway connectivity.
- Coordinate with adjacent jurisdictions for interconnected greenways.
- Beautify the greenways and major roads with street trees, landscaped medians, and landscaped entrances to the City.



Short Term Work Program

- Action Item/Implementation Schedule
- First 5-Year STWP (2009-2013)
- Prioritized by Year
- Responsible Party
- Estimated Cost (Figures rounded)
- Potential Funding Sources



Schedule of Activities: Important Next Steps

- July 14, 2008-City Council Public Hearing
- Transmit to ARC/DCA:
 - Community Agenda (Part II)
 - Community Assessment and Public Participation Plan (Part 1) were transmitted January 14, 2008
- **November 10, 2008-City Council Public Hearing-Final Adoption**
City of Johns Creek Comprehensive Plan 2030
(Plan includes the Comprehensive Land Use Plan, Transportation Master Plan, Green Plan and the 5 Year Short Term Work Program).

