

ZONING IMPACT ANALYSIS

1. Does the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?

Yes, this is a request to change conditions for this commercial – office property. The adjacent uses are 100% commercial/retail (bank and medical office).

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

The development of this site will not adversely affect the nearby properties and will provide an office building development substantially in conformance with previously approved zoning plan.

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

No, the current zoning conditions must be modified to allow for development of the Property.

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, the use of the Property for a small office building will not cause an impact on streets, facilities, utilities or schools.

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

Yes, Property is designated for commercial – office in the Newton area.

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, this is a minimal request to change two conditions to allow for the development of an office building as anticipated with the previous zoning in 2013.

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, there are no environmentally adverse aspects to this request.

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