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R2-21-008
City of Johns Creek
Community Development

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 proposed zoning and use is suitable with the adjacent and nearby properties.

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

No, the proposed zoning does not adversely affect the existing use or usability of adjacent and nearby properties.

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

No, current zoning conditions prohibits access to the only road the property fronts, Wilson Road.

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 scope of the proposed zoning will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools

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

The comprehensive plan/land use plan calls for two residential per acre. Our request is 2.632 residential units per acre. Our request meets the intention of the land use plan and is slightly more than policies of the land use plan.

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?

The current zoning conditions prohibits access to the only road the property fronts, Wilson Road. This condition denies this property from being buildable/developable. This existing condition supports approving proposed zoning request.

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, the zoning proposal does not permit a use that can be considered environmentally adverse to the natural resources, environment, and citizens of the City of Johns Creek.
