

MAR 10 2020

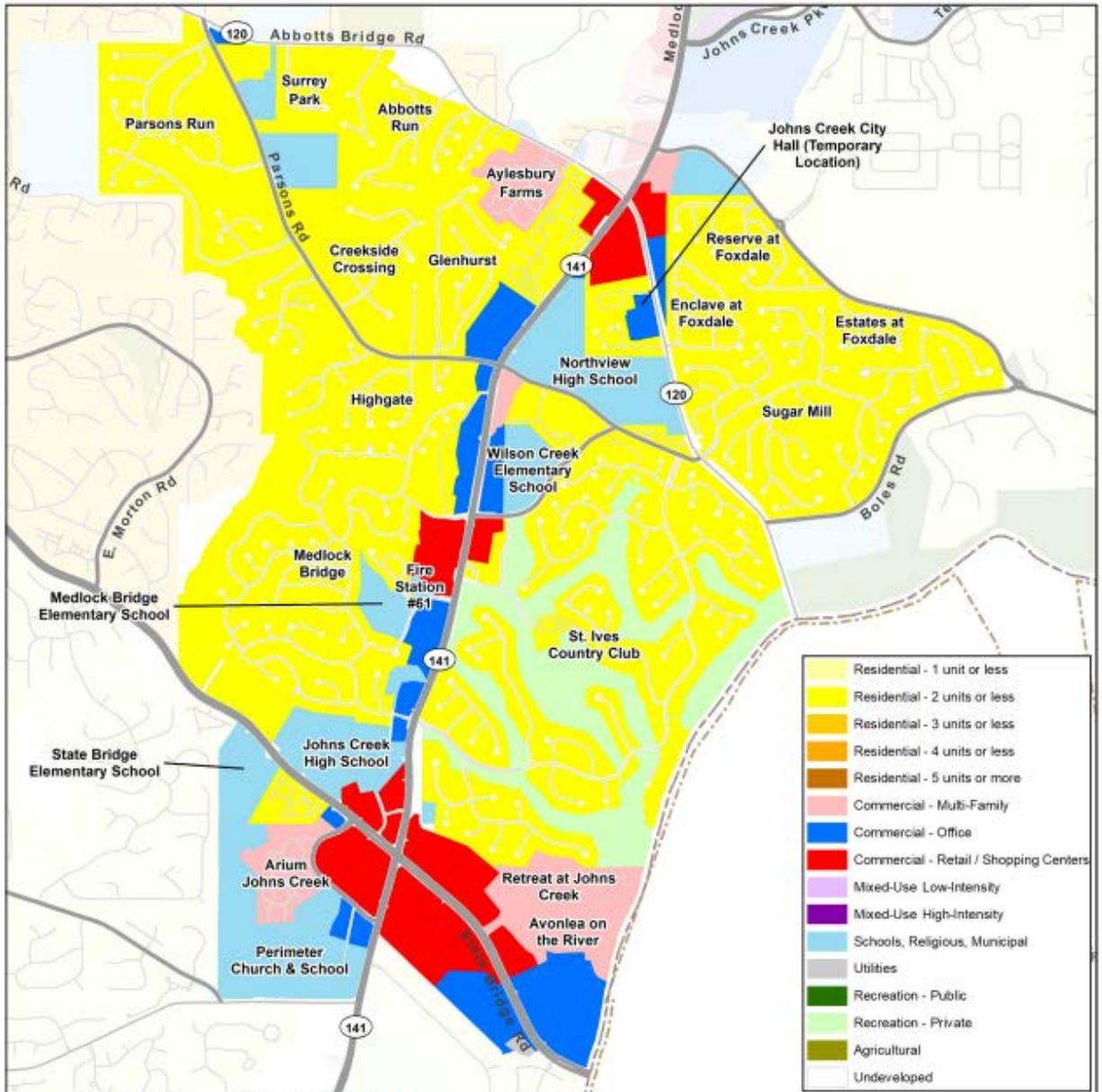
City of Johns Creek  
Community Development

## ENVIRONMENTAL SITE ANALYSIS (ESA) FORM

### 1. Conformance with the Comprehensive Plan

This Property is the existing Target retail store shopping center and parking lot. The adjacent properties are used and developed as commercial/retail shopping centers and outparcels.

The Property is located in the Medlock and identified for Commercial- Retail/ Shopping Centers as shown on the map below:



Map 38: Future Land Use in Medlock

The Comprehensive Plan envisions the future land use will match the current use. By developing this small out-parcel, there will be additional landscaping which is consistent with the desire to see enhancement of some of the shopping centers in the area. The proposed use is consistent with the Comprehensive Plan.

## **2. Environmental Impacts of the Proposed Project**

As set forth in this application, the proposed development is a out-parcel of the parking lot. The current conditions is an under-utilized asphalt parking area that lacks any of the environmental sensitive attributes listed below. In fact, the development will replace approximately 10,500 square feet of pavement and replace with grassed and landscaped areas. Thus, this development will reduce the currently existing impervious area by approximately 20%.

**a. Wetlands**

None

**b. Floodplain**

None

**c. Streams/stream buffers**

None.

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

None.

**e. Vegetation**

None.

**f. Wildlife Species (including fish)**

None.

**g. Archeological/Historical Sites**

None.

### **3. Project Implementation Measures**

Given the fact this development is an outparcel of an existing parking lot, there are no adverse environmental issues. The development will increase pervious areas on the site and overall enhance the Property.

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

None on site.

**b. Protection of water quality.**

Measures will be taken to ensure water quality meets or exceeds the City's requirements.

**c. Minimization of negative impacts on existing infrastructure**

Due to the nature of this small development, negative impacts on existing infrastructure will not occur. Where existing infrastructure is removed, it will be replaced in like kind in area to implement proposed improvements.

**d. Minimization of archeological/historically significant areas**

None on site.

**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.**

Not applicable. This area is not an environmentally stressed community, but rather the commercial corridor in the City.

**f. Creation and preservation of green space and open space**

Open space will meet the City's requirements and the development will remove approximate 20% of the existing impervious surface.

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

No negative impact from light or noise is anticipated as this is an existing parking lot to be developed for a bank branch location of only ~ 1,500 square feet.

**h. Protection of parks and recreational green space**

As this is a parking lot, there are no parks or recreational green space to protect.

**i. Minimization of impacts to wildlife habitats**

None on site.

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VC-20-005-01  
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