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DEC 05 2018

City of Johns Creek
Community Development

R2-18-002

Zoning Impact Analysis Form

1. The zoning proposal permits a use that is suitable in view of the use and development of adjacent and nearby property. The site is surrounded by a school to the north, residential single family homes to the south and west and the Chattahoochee River to the east.
2. No. The CUP designation will be a logical use as a transition between the institutional/public land use of the school to the north, and the low-density single family homes of the Nellie Brook subdivision to the south. The applicant's proposed density of 1.3 units per acre falls well within the stated comprehensive plan for assumed growth.
3. The property does have a reasonable economic use as currently zoned.
4. No. The CUP designation, and it's proposed density of 1.3 units per acre are well within the stated growth goals articulated in the City's Comprehensive Plan. A full traffic analysis will be submitted with the application, examining the impact of the proposed development on the submarket.
5. Yes.
6. The proposed rezoning contemplates multiple areas for open/green spaces, walking trails and overall pedestrian connectivity throughout the property.
7. No, the proposed use will not present an environmentally adverse condition to the natural resources, environment or the citizens of Johns Creek.

Environmental Site Analysis (ESA) -Ashton Woods Homes – Embry Parcel

The subject property is located within the Shakerag Character Area, which has established growth goals of encouraging planned development residential developments having 1 to 3 units per acre. The proposed CUP plan facilitates the objectives of the comprehensive plan in that it will provide high-quality planned residential living, at under 2 units per acre, with provisions for open spaces, and pedestrian connectivity.

Wetlands

Floodplain

Streams/Stream Buffers

Slopes Exceeding 25 feet over a 10 foot rise in elevation

Vegetation

Wildlife Species

Archelological/Historic Sites

Project Implementation Measures

- a. Protection of Environmentally Sensitive Areas – The project will observe all applicable regulations regarding stream, slopes, and floodplain.
- b. Protection of water quality - The project will prevent pollution of streams through the implementation of an integrated stormwater management plan.
- c. Minimizing negative impacts to infrastructure – As sanitary sewage is available for the development, the proposed development will have no impact on sanitary sewer for the area. The project will not significantly impact public roads, water, or natural gas utilities.

- d. The site is not planned on a historically significant site.
- e. N/A
- f. The development will encourage ample areas of green/common areas throughout the development. While the design is not finalized, approximately 25% of the site will remain either as open and or green space once the development is complete.
- g. The proposed development will comply with the City of Johns Creek regarding standard lighting height, luminescence and light spillage.
- h. The development plans for multiple open spaces/green spaces.
- i. The proposed development will have minimal impact on wildlife habitats.