

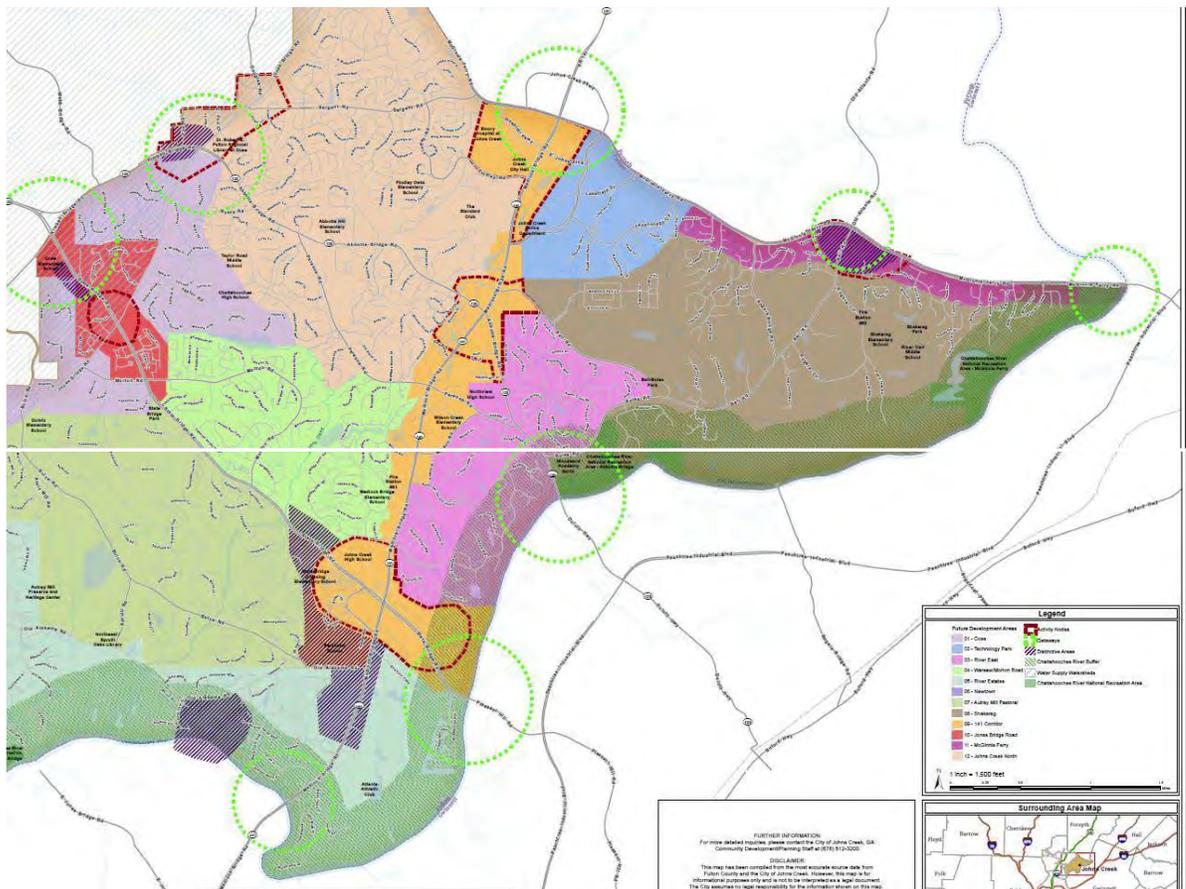
Medlock Bridge Road south of Findley Road – TR – Townhome Residential  
City of Johns Creek  
Georgia

**Zoning Impact Analysis Form**

Applicant: Planners and Engineers Collaborative, Inc.

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

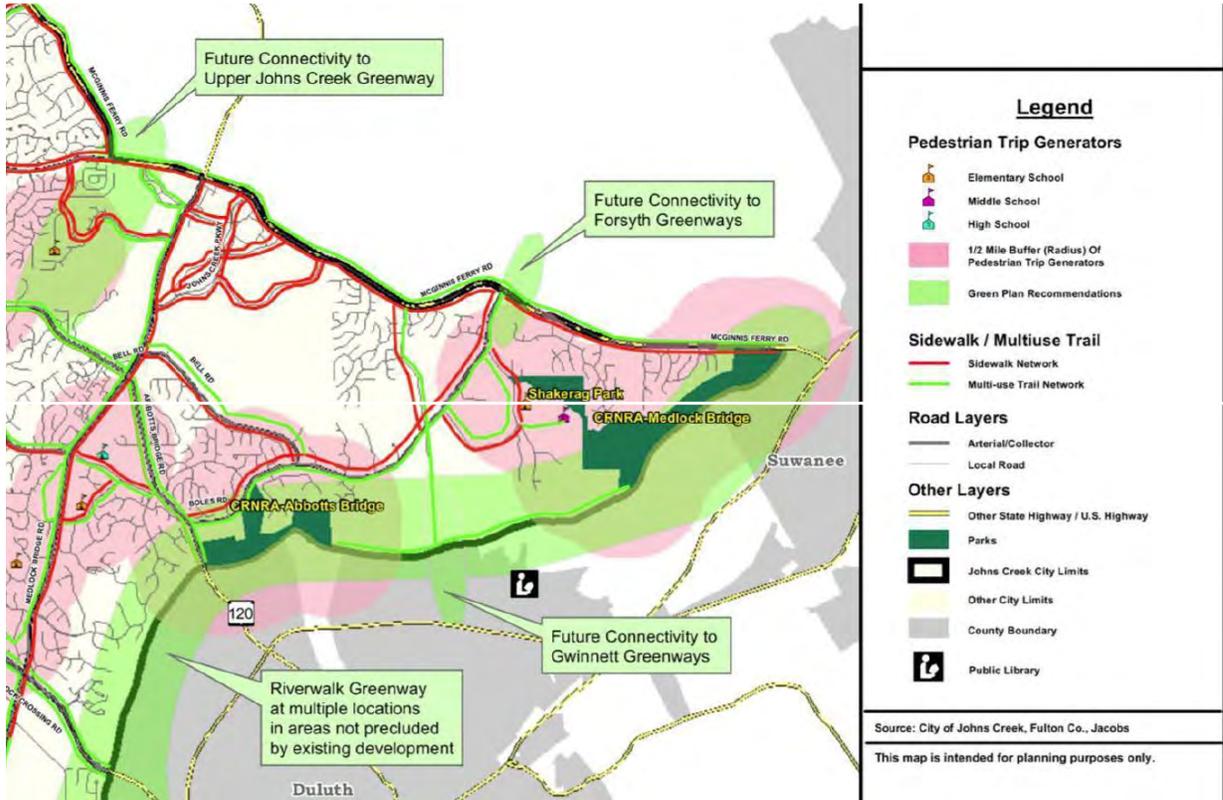
a. Yes, see the city of John's Creek future land use that follows. The TR – Townhome Residential is the exact designation the site needs and should be provided. You can see from aerial view, surrounding zoning proposals recently approved or that exist, and the future land use map that we are surrounded by mixed use developments with the vision of the city. The site is described in the future land use as a distinctive area. The property immediately south, east across Medlock Bridge Road and north of us is designated as mixed use. The adjoining zoned MIX property has apartments, senior housing, retail and commercial. We are proposing neighborhood uses that are single family fee simple detached homes and townhomes. The character for this area has been determined by the city in the developments that surround us to be a mixture of uses. Our only immediate neighbors The Standard Club and mixed use so we will not provide any stress or change for this immediate neighbor.



In addition to the land use map, the site sets up well for access for residents to use the future trails and sidewalk system in the city. See below the trails and sidewalk map showing great connectivity to further support the approval of a TR – Townhome Residential zoning on this site and for this area.

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

a. No, the surrounding properties are similar uses including the property that is zoned directly to the South is zoned the same TR – Townhome Residential. From the below aerial you can see that this use would only support what has been set in motion and would not adversely affect any of the uses. We are proposing residential uses and uses to compliment the adjacent and surrounding area.



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

a. No, the site is zoned AG-1 Agricultural and is on a major corridor and Connector roadway and pedestrian system. The site as AG-1 does not have a reasonable use and the site should be zoned as the adjacent site is zoned for per the land use map, the future land use map, and good planning principles for this location.

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?

a. No, the project is situated on a major intersection where large road improvements have been made over the years. The roadways and signals have been upgraded and improved. The existing utilities are available all directly to the site. All sanitary, water, gas, power, telecommunications, and storm is all available adjacent to the site. The schools will not be overburdened by this development that is one of the main reasons for making the site mixed with neighborhood uses. The density is more of a medium density residential plan with a mix of attached and detached single-family homes.

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

a. Yes, as discussed in the first question, the policy and intent as shown on the land use plan is does the project fit within the existing fabric of the neighborhood and what has been zoned. It also has the intent for consistency and tying into surrounding properties and not harming them. Our proposal does all of these. The site is surrounded by the Standard Club and the mixed-use to the south, so there is no immediate neighbor that is an occupied use. Across Medlock Bridge Road are office, senior residential and commercial uses that

further complement our residents and the walkability of the community. It can be seen from the Future land use map calling out distinctive site, the land use map as next to MIX, and the trails map seeing how this site is to be connected to the trail system, thus, the site is in full conformity with the policies and intent of the city.

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?

a. The site immediately to the south is zoned for mixed use with residential and commercial that would this site could compliment. That site was zoned because of its proximity to Medlock Bridge Road and the commercial corridor where these types of developments are most fitting. Our site meets all the same criteria. We do not have any neighbors that occupy land surrounding us, except for the Standard Club and the adjacent MIX. Across each Medlock Bridge Road and north and south of the site are similar commercial or mixed uses. The similar uses of the surrounding area is the best argument for approval of this property to the TR category with a mixture of residential uses.

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?

a. No, the site is located at one of the busier streets in John's Creek along Medlock Bridge Road with each adjacent and nearby being developed as office, senior residential, commercial or mixed use. There will not be an impact to citizens in John's Creek other than a positive impact for new homes with walkability to adjacent and nearby uses