

11354 Technology Circle – TR-Townhome  
City of Johns Creek  
Georgia

01/22/2019

**ENVIRONMENTAL SITE ANALYSIS (ESA)  
FORM – A**



APPLICANT: Planners and Engineers Collaborative, Inc.

1. **CONFORMANCE WITH THE COMPREHENSIVE PLAN.** Describe the proposed project and the existing environmental conditions on the site. Describe adjacent properties. Include a site plan that depicts the proposed project.

Describe how the project conforms to the Comprehensive Land Use Plan. Include the portion of the Comprehensive Plan Land Use Map, which supports the project's conformity to the Plan. Evaluate the proposed project to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies.

**RESPONSE:**

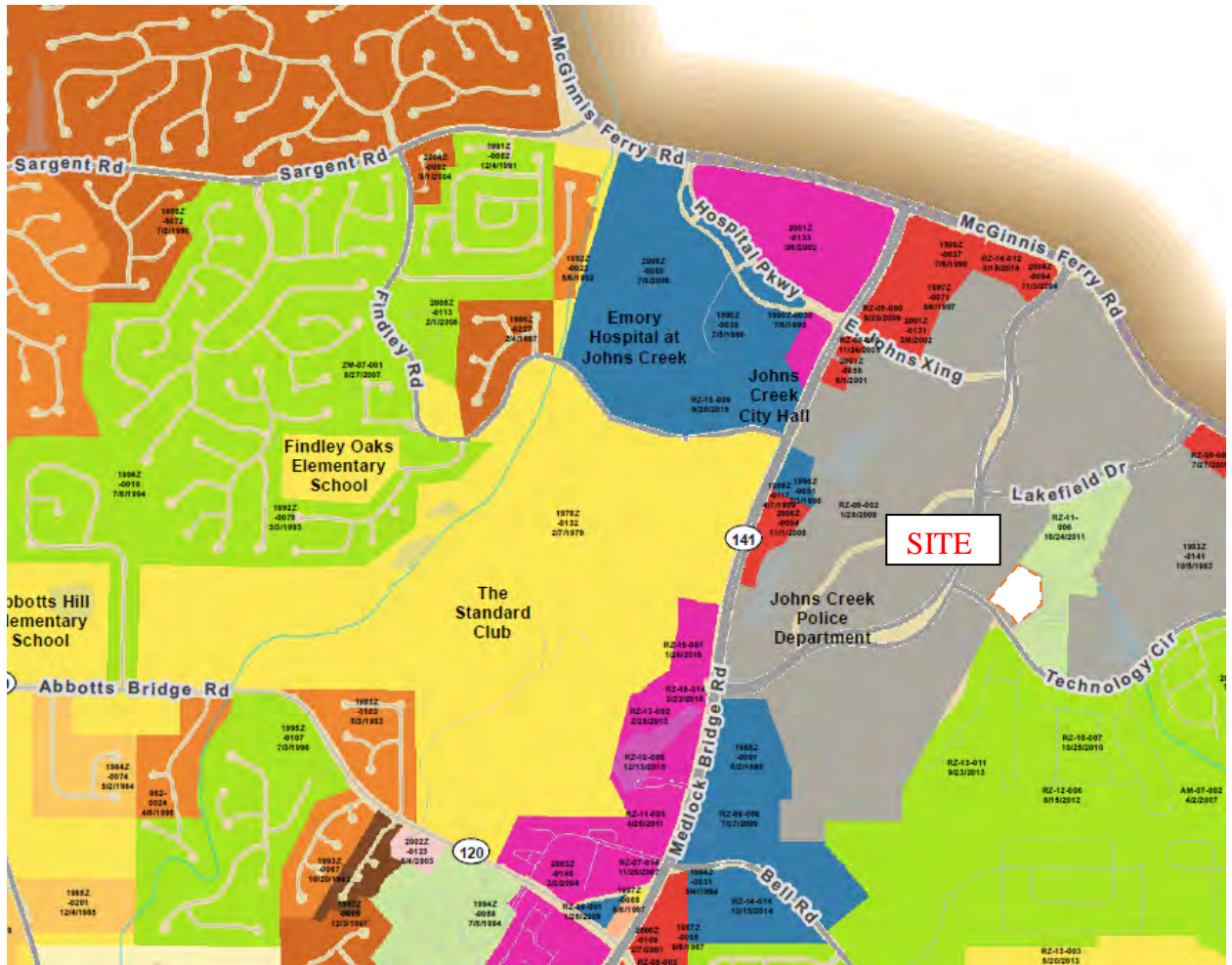
The proposed project is a 4.421 acre tract of land that is currently zoned for M1-A (Industrial Park). The tract is bordered by Technology Circle to the south. The surrounding uses are as follows:

- East: Apartments.
- West: Office development.
- North: Apartments.
- South: Technology Circle.


























The proposal of the site is to rezone to the TR zoning category. The proposed project is a residential development with 37 proposed townhome units. The rezoning site plan is provided following the ESA to demonstrate how the buildings and uses are connected and relate to the roadways and each other. The site is located along Technology Circle which has a mix of office and residential uses along its stretch. There are many commercial uses within walking distance of the townhome development which further provides reason this transitional site needs are for residents that can further help the existing commercial uses in the surrounding corridor.

**Environmental:** The site has no known contamination or old leaks that have been located through our analysis of the site through a Phase I study. The site has been owned by the Standard Club for quite a long time. There are no known environmental issues related to the site. The site has mild to moderate topography.

Below is the City of Johns Creek comprehensive zoning and land use plan for this site and its surrounding areas. In addition, below is a Fulton County GIS map showing the topography for this area. The proposal is to construct 37, rear loaded townhomes on the property. The TR residential district zoning was determined by the applicant and the staff to be the best suited for the proposed development. The TR residential district allows for townhome zoning within the site and it is located in the Technology Circle corridor near higher density residential and commercial uses, both of which support this type of zoning. The area has a good mix of commercial, office, and residential homes all in the same area. As you can see from clippings from the City land use and zoning map the site today is zoned M1-A and is directly surrounded office uses to the west and apartments to the north and east. Our parcel is adjacent to Technology Circle, a corridor that feels and looks mixed-use with office and several housing types. The site as shown on the map fits directly in with the vision for this corridor.



Land Use Current Zoning Map

 R-1 (Single Family Dwelling)	 A-L (Apartment Limited Dwelling)	 River Corridor
 R-2 (Single Family Dwelling)	 AG-1 (Agricultural)	 City Limits
 R-2A (Single Family Dwelling)	 C-1 (Community Business)	 Counties
 R-3 (Single Family Dwelling)	 C-2 (Commercial)	
 R-3A (Single Family Dwelling)	 CUP (Community Unit Plan)	
 R-4 (Single Family Dwelling)	 MIX (Mixed Use)	
 R-4A (Single Family Dwelling)	 M-1A (Industrial Park)	
 R-5 (Single Family Dwelling)	 M-1 (Light Industrial)	
 R-5A (Single Family Dwelling)	 NUP (Neighborhood Unit Plan)	
 R-6 (Single Family Dwelling)	 O-I (Office - Institutional)	
 A (Medium Density Apartment)	 TR (Townhouse Residential)	

Legend

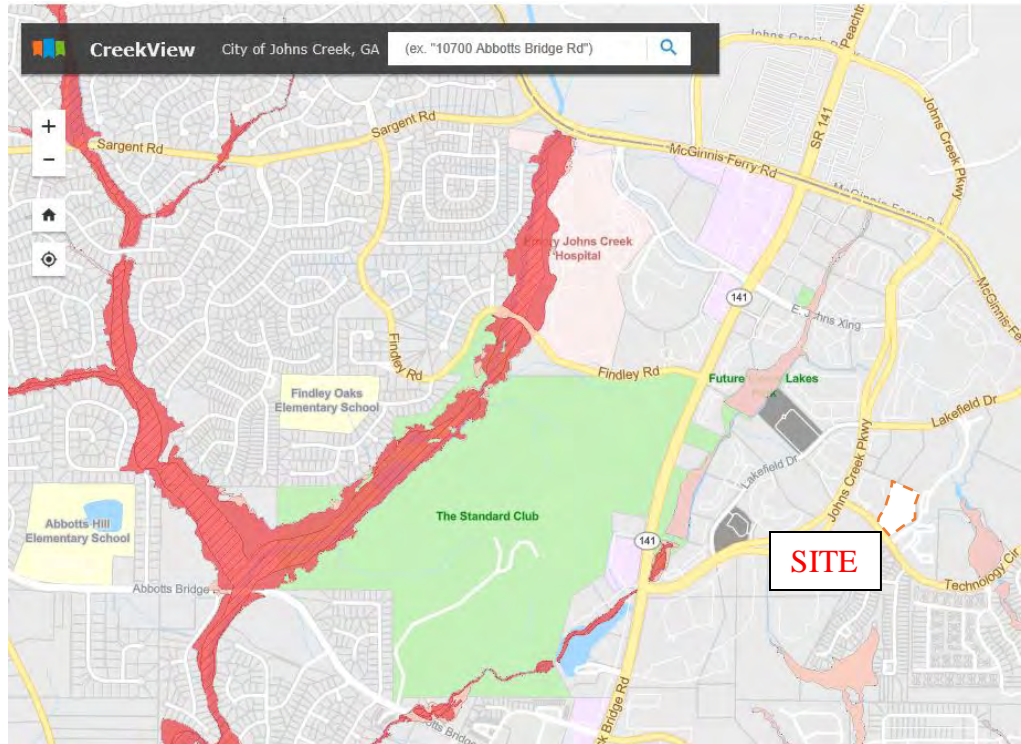
2. **ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.** For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect and environmental site feature. Information on environmental site features may be obtained from the indicated source(s).

a. **Wetlands:**

There are no known wetlands that are present on the site.

b. **FloodPlain:**

From the two maps below you can see that the City of Johns Creek does not list any flood as part of the subject property or within close limits to the site.



As can be seen above, the city regulated flood is not in close proximity of our site.



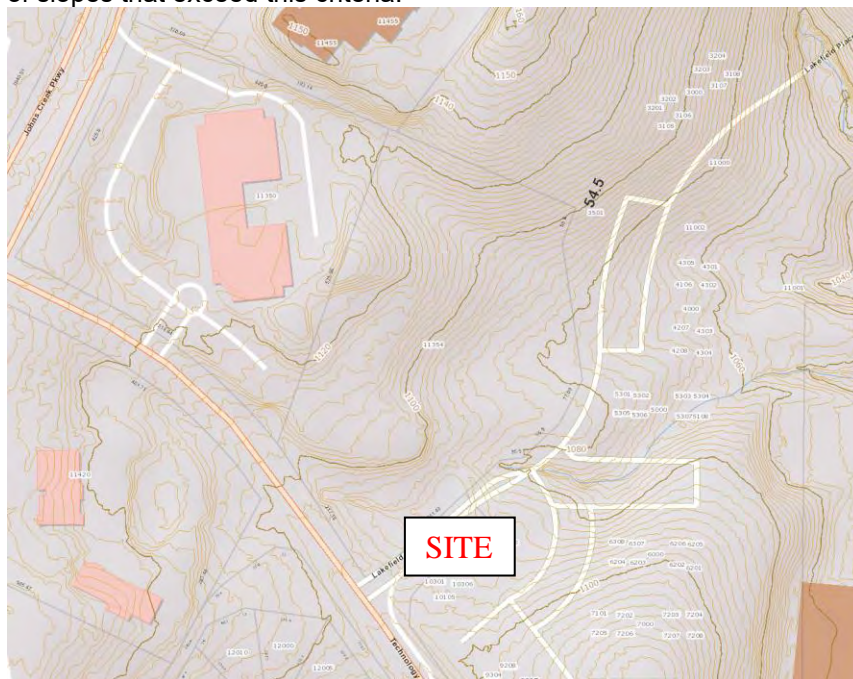
**c. Streams / Stream Buffers:**

There are not any streams on the site or within 200 feet of the site as shown on the plan and the map above or below.



**d. Slopes exceeding 25 percent over 10 ft. vertically:**

From walking the site and from the GIS topography provided, there not any sections of slopes that exceed this criteria.



- e. **Vegetation:**  
The site currently has moderate vegetation on the site with some good trees and also smaller wooded trees.
  - f. **Wildlife species:**  
There are no known protected species on the site that are known and was not observed from the site visit. The site is similar to surrounding developments that did not find any issues on them as well.
  - g. **Archeological / Historic Site:**  
There are no historic structures on the site as the applicant is aware.
3. **PROJECT IMPLEMENTATION MEASURES.** Describe how the project implements each of the measures listed below as applicable. Indicate specific implementation measures required to protect environmental site features that may be impacted.
- a. **Environmentally sensitive areas:**  
The property does not have sensitive areas as it is on a major commercial/residential mix corridor. There are not any streams and wetlands on the property. There are no known Phase I environmental contamination or endangered species registered to this site. The site does not have excessively steep slopes to work grade.
  - b. **Protection of Water Quality:**  
The site will be designed to protect water quality. It will have water quality measures to infiltrate stormwater and potential other measures to treat the first 1.2" that enters the site from rainfall. These measures will help ensure that the proposed development will achieve the water quality needed for the project and surrounding area. Our intention is to infiltrate through the soil and percolate as much of the runoff as possible and discharge from the site the least amount of rainfall. This helps to recharge the existing groundwater and soil.
  - c. **Minimize impacts on existing infrastructure:**  
The proposal is to utilize the existing utilities in the area. There is already existing sanitary sewer and water service available to the site because of the development and infrastructure available to this area. There are no known capacity issues with this area and its infrastructure for utilities. Gas, power, telecommunications are also all available through the right of way of the site. Transportation impacts should be minimal; this site has only a few residential units and is surrounded by a MIX of uses, so from a master plan standpoint, the site is within a mix area which townhomes help to support. It also has one shared access point to Technology Circle. Many road improvements to the surrounding roadways have been constructed recently and in good condition.
  - d. **Minimize archeological / historical areas:**  
The site does not have significant historical features.
  - e. **Minimize environmentally stressed communities;**  
The site is being designed to do just this. The site is to be in compliance with all the surrounding developments, therefore minimizing stress on communities by complying with the adjacent uses. The residential uses of this proposal are within walking distance of services and commercial needs limiting automobile uses and increasing walkability. From looking at the aerial below you can visually see the integration of uses within the local area. This site provides a different type of residential use from the high density rental units by adding the for-sale townhomes. The site minimizes the stress and follows the maps and land uses called out by the city and those maps are created to minimize stress on communities.



- f. Creation and preservation of green space and open space.**  
The development will provide improved landscape and open space pockets on the site. The residential homes will be setback from Technology Circle with a proposed 25 foot landscape strip and 40 foot building setback.
- g. Protection of Citizens from negative impacts on lighting and noise:**  
Lighting and noise will not be an issue on the site since the proposal is for residential uses interior to the site and neighborhood commercial/office at the pin corner. The proposed lighting is to be environmentally sensitive lighting and will have covers to keep the light from bleeding onto adjacent properties. In addition and most importantly our neighbor property is zoned a compatible use and our other neighbor to the west and north is the existing golf course that will keep a buffer and only compliment the homes. Our job on this site will actually be to make sure we do great job with plantings and interesting landscaping and hardscapes to make the Technology Circle corridor feel vibrant and inviting.

**h. Protection of Parks and Rec Green Space:**

The site will provide additional residence to help protect green space and add residents to utilize the parks and recreation areas nearby. This site is providing a mixture of residential uses all for sale that will compliment parks and green space initiatives. Residents can walk to nearby uses and green space. All of the proposed uses will also pay taxes into the city park funds.

**i. Minimization of Impacts to Wildlife habitats:**

The site does not have known wildlife species on the site that are protected or in abundance for this site. The site is in compliance with the surrounding uses, making it similar to the habits found in those neighborhoods.