

**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?  
The site plan modification to redevelop a tired shopping center into a new convenience store is suitable with the use and development of adjacent property
2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?  
The adjacent uses are retail shopping centers and apartment complexes. The proposed site plan modification does not adversely affect these uses.
3. Does the property to be rezoned have a reasonable economic use as currently zoned?  
The existing 20,000 square foot shopping center is under utilized and looking very tired and dated. The redevelopment will be positive for the area.
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?  
The proposed convenience store with fuel sales will not overburden the existing roads because the use relies upon the existing traffic in the area.
5. Is the zoning proposal in conformity with the policies and intent of the land use plan?  
The proposed use is in conformity with the land use plan which has the area listed as a commercial activity center.
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 existing shopping center has a lot of vacancies and redevelopment to another use will be helpful for the area.
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?  
The existing development has no water quality features and a high percentage of impervious. The revised site plan will add water quality and decrease impervious coverage.