

# 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?

YES.

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

NO.

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

Fronting on Old Alabama Road, across from other O&I property. this property is not most economically suitable AS AG-I OR RESIDENTIAL

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?

NO.

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

in general yes, but master plan shows residential intent for this property; which is not a likely suitable use

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?

with O&I across the street and <sup>the</sup> high traffic of Old Alabama Road at this location, a neighborhood primary care office is the best use

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?

NO