

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. The proposed zoning permit use is suitable in the view of the use and development of adjacent and nearby properties. We are located at the front entrance of the Tech Park, within a three-mile radius of this park there are 2,558 businesses with 26,434 daytime employees. Therefore, there is a great need for a retail and restaurant lifestyle shopping center. We will be filling this need by providing daytime lifestyle amenities and services not only for the Tech Park, but the surrounding community.
2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?
No. Our lifestyle shopping center development will only benefit the neighboring office buildings by providing additional amenities and services to the employees and residents of surrounding properties.
3. Does the property to be rezoned have a reasonable economic use as currently zoned?
No. The current zoning is site plan specific for Daycare. The daycare company is experiencing financial hardship and will no longer be entering the Atlanta market.
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?
Both access points to the property on McGinnis Ferry Rd and Johns Creek Pkwy have been upgraded with deceleration lanes which eliminates any excessive or burdensome traffic and use of the streets.
5. Is the zoning proposal in conformity with the policies and intent of the land use plan?
Yes.
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?
Our lifestyle shopping center development supports approval of the zoning proposal by adding additional amenities and services encouraging the future growth of the Tech Park.
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. Our lifestyle shopping center development will only enhance the natural environment and experience for the employees and citizens of the Johns Creek community.