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RZ-22-0010

PLANNING & ZONING

LAND USE PETITION APPLICATION PAGE 5 UPDATED 12/19/2019

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 property is currently zoned C-1 and will maintain the C-1 zoning. The property is located on State Bridge Road. This section of State Bridge Road includes a commercial center, automotive service shops, and residential communities. The proposed use is a coffee house which will service both the commercial and residential communities in the area.

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

The proposed development for the property is consistent with the City's Comprehensive Plan. Approval of this application will not affect the use or usability of the adjacent properties. The site is currently zoned C-1 and allows a 4,800-sf building to be constructed on-site. The proposed rezoning maintains the C-1 zoning and decreases the building size to 1,610-sf.

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

The property is presently under-utilized due to limitations created by the approved site plan.

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, the proposed use will not cause an excessive or burdensome use on existing streets, transportation facilities, utilities or schools.

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

Yes, the property is currently zoned C-1 and will maintain this zoning. The rezoning is due to revisions to the site plans.

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?

Yes, the property is currently not being used and has been zoned with the current site plan for 7 years. Approval of this application and revision to the site plan will provide opportunity for the applicant to make use of the property.

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, the site is currently undeveloped, however, it has been cleared for development. The proposed development will be designed in accordance with the regulations of Johns Creek and will not result in a condition that is environmentally adverse to the natural resources, environment or citizens of Johns Creek.