

## 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 zoning and uses are complimentary to the adjacent properties.  
The proposed zoning will match the adjacent Long Indian Creek Subdivision.
2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?  
No, the proposed zoning will match the adjacent Long Indian Creek Subdivision.
3. Does the property to be rezoned have a reasonable economic use as currently zoned?  
No, because of the stream buffer and GDOT maintenance easement, there is not enough usable area to provide parking for a commercial development.
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, it is not anticipated that any traffic or transportation infrastructure would be adversely impacted.
5. Is the zoning proposal in conformity with the policies and intent of the land use plan?  
Yes, the land use plan designates this area as a mix of commercial and residential.  
Infill housing is in conformance with Ocee Community Area 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?  
No, there aren't any known changing conditions.
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, rezoning from commercial to single-family residential will decrease the potential for adverse environmental impacts. Existing stream buffers will be maintained.

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