

2/14/2024

Re: **Zoning Impact Analysis – CUP Rezoning
Reynold’s Farm – 37.79 acres
PEC+ Project No. 23197.00**

Received
February 14, 2024
RZ-24-0001
VC-24-0001
Planning & Zoning

Dear Community Development officials,

Please see below the responses to the Standards Governing the Exercise of the Zoning Power:

The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the official zoning map:

A. Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property:

The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The proposal includes 31 single-family homes, which is a use compatible with the surrounding uses, including single family homes on small and medium lots. The proposed development would also leave nearly 30% of the site area for open space—both recreational, natural, and landscaped. Therefore, the proposed change would allow for a use that is suitable in view of the use and development of adjacent and nearby property.

B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property:

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. Many of the nearby properties are already developed or are unable to be developed due to existing natural and hydrological features that prevent land disturbance. The proposed use includes significant natural area and deeper-than-required lots to which will protect adjacent parcels from negative externalities associated with development and land disturbance. The proposed new use would be in harmony with the use and usability of existing properties.

C. Whether the property to be affected by the proposed rezoning has a reasonable economic use as currently zoned:

The proposal does not have a reasonable use as zoned. Due to the location and size of this parcel, in addition to the existing hydrological features, the subject property does not have a reasonable use under the AG-1 designation. This site cannot be feasibly be used as farmland, though the existing stables will remain for recreation. The best and highest use of it would be a subdivision similar to others in the area. This proposal, however, would ensure that the natural area on the site remains intact to the extent possible, while still maintaining a reasonable economic use.

D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

The proposed rezoning will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The proposed project will attract a variety of buyers, and will not overwhelm existing utilities or facilities in any one particular way. Additionally, the emerging suburban character area is designated as those areas of the county which can support new areas of growth due to the presence of existing utilities and capacity.

E. Whether the proposed rezoning is in conformity with the policy and intent of the land use plan:

The proposed rezoning could be in conformity with the policy and intent of the comprehensive plan. This subject property has a future land use designation of Agricultural. However, nearly all of the surrounding properties, barring the Standard Club to the east have a future land use designation of Residential, between 2 and 3 units per acre. As such, the proposed CUP zoning with a proposed density of less than 1 unit per acre is compatible with the neighboring developments, and should be reconsidered in these terms for a future land use designation to match.

F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning:

The site area has never been used for agriculture, and it can almost be guaranteed that it will not be used for agriculture moving toward the mid-21st century. The metro area has tremendous pressures for growth, and this development is suitable in ensuring the goals of the comprehensive plan are met by steering that growth toward quality with an emphasis on good design.

G. 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 proposal would not permit a use that can be considered environmentally adverse to the natural resources, environment and citizens of the City of Johns Creek. The proposed CUP rezoning would leave much of the site dedicated to open space. The site plan takes great lengths to protect environmentally sensitive areas such as stream buffers, wetlands and floodplains by planning smaller lots on the periphery of the site, to leave these areas as much space as possible. The proposed use is no more intense than the surrounding neighborhoods, and is contextually sensitive to the existing area of Johns Creek.

The applicant and owner respectfully request that the Johns Creek City Council, Planning Commission and Planning Staff approve and support the Applicant's request to rezone the subject property from AG-1 to CUP for the purposes of creating a new, high-quality, single-family detached development. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.