

Received  
March 5, 2024  
RZ-24-0003  
Planning & Zoning

ENVIRONMENTAL SITE ANALYSIS FORM – 11085 State Bridge Road

Analyze the impact of the proposed rezoning and provide a written point-by-point response to Points 1 through 3:

1. CONFORMANCE WITH THE COMPREHENSIVE PLAN. Describe the proposed project and the existing environmental conditions on the site. Describe adjacent properties. Include a site plan that depicts the proposed project.

The current site is an abandoned lot with an existing structure and paved driveway. The most recent use for the property was an antique store. The store, however, has been closed for some time and the site is no longer in use. The site is made up of mostly buffered wooded area. The existing structure and paved area are located near the right-of-way, and the rest of the site behind it is natural vegetation with Long Indian Creek designating the southeastern boundary.

The site is surrounded by mostly residential properties. The closest being homes within the Long Indian Creek Subdivision just the west of the property. This subdivision is zoned R-4A. There are townhomes and apartments across State Bridge Road, to the north and northeast. Across Long Indian Creek, to the southeast, there are more town homes and one property zoned O-I (Office – Institutional), the building on which has most recently been used by Hub Family Resource Center, a non-profit organization.

The proposed project will construct three single-family homes with individual driveways connected to a new private road. The development will install a sidewalk and common open space to conform with the vision of the Ocee Community Area, while also providing the necessary runoff reduction to comply with all stormwater design requirements. All necessary buffers will be maintained minimizing any impact to the neighboring properties and Long Indian Creek.

Describe how the project conforms to the Comprehensive Land Use Plan. Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan. Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies.

The Comprehensive Land Use Plan designates this property for commercial use – retail/shopping centers. However, because of the stream buffer and GDOT maintenance easement, there is not enough usable area to provide the amount of parking required for a commercial development. A low-density residential development similar to the adjacent subdivision would maintain the intent of the comprehensive land use plan. The proposed development is in conformance with the Ocee Community Area guidelines

which states, "new infill housing developments should be limited to single-family detached units up to three units/acre and three stories in height."

2. ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT. For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site feature. Information on environmental site features may be obtained from the indicated source(s).
  - a. Wetlands  
None, per U.S. Fish and Wildlife Services National Wetlands Inventory online map
  - b. Floodplain  
A portion of the property lies within the 100-year flood plain and Zone "AE" according to FEMA FIRM Panel Number 13121C0086F, effective date of 09/18/2013. The remaining portion of the property lies in Zone "X", Area of Minimal Flood Hazard.
  - c. Streams/stream buffers  
Long Indian Creek is located at the southeastern boundary of the site. All stream buffers will be maintained such that there will be no adverse impacts to the stream or surrounding protected area due to the proposed development.
  - d. Slopes exceeding 25 percent over a 10-foot rise in elevation  
Yes. There are areas of the site, particularly in the northwest and southwest corners of the site, that have elevations differences of 10' or more with steeper slopes. These will be stabilized during construction with matting and blanketing.
  - e. Vegetation  
See Survey
  - f. Wildlife Species (including fish)  
Any wildlife inhabiting Long Island Creek will not be impacted by this development as the undisturbed city and state buffers will be maintained.
  - g. Archeological/Historical Sites  
None
3. PROJECT IMPLEMENTATION MEASURES. Describe how the project implements each of the measures listed below as applicable. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.

- a. Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors.  
In areas of any steeper slopes, ESPC BMP's will be implemented to ensure stabilization during construction. Permanent measures will also be put in place where necessary.
- b. Protection of water quality  
The proposed development will adhere to the City of Johns Creek runoff reduction and water quality regulations. Final stormwater BMP design and implementation will be coordinated with the City at the time of design.
- c. Minimization of negative impacts on existing infrastructure  
No impacts to the existing infrastructure are anticipated.
- d. Minimization on archeological/historically significant areas  
None present on site.
- e. Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (e.g., solid waste and wastewater treatment facilities, utilities, airports, and railroads) and industrial (e.g., landfills, quarries and manufacturing facilities) uses.  
None; N/A.
- f. Creation and preservation of green space and open space  
It is the intent of the project to preserve green space, large trees, etc. where practical. At least 10% common open space will be provided on site per city regulations.
- g. Protection of citizens from the negative impacts of noise and lighting  
The proposed development is the same use as the adjacent residential subdivision which will decrease the potential for negative impacts of noise and lighting from a commercial development.
- h. Protection of parks and recreational green space  
No existing public parks on or near site; N/A.
- i. Minimization of impacts to wildlife habitats  
No sensitive wildlife on site; N/A.



March 4, 2024

**Wetlands**

- |  |   |  |
|--|---|--|
|  Estuarine and Marine Deepwater |  Freshwater Emergent Wetland       |  Lake     |
|  Estuarine and Marine Wetland   |  Freshwater Forested/Shrub Wetland |  Other    |
|  |  Freshwater Pond                   |  Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.