

## ENVIRONMENTAL SITE ANALYSIS (ESA) FORM

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 proposed project at Ivey Ridge is to convert this existing senior living facility into a more independent style living facility for seniors. This will involve mostly interior work reconfiguring the layout of the building to accommodate improved units. The main impact for the exterior and site of the property will be increasing the parking to conform with local parking requirements. The existing site is 6.389 acres with a total of 36 parking spaces on site. The proposed parking includes a total of 82 parking spaces. There is an existing detention pond on the northwest corner of the property that will remain in use. The adjacent parcels to the north and west are mostly residential parcels. The property on the eastern boundary line is a large shopping center complex that fronts Old Alabama Road.**

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 vision for the Comprehensive Land Use Plan of Newtown centers around making the community attractive for developers to bring more mixed use projects to the area. Our project at Ivey Ridge will help this endeavor by changing the mix of residents at this building from seniors who are largely not able to leave the facility and spend dollars out in the community to a slightly younger more independent segment of seniors who may be more apt to visit surrounding restaurant / retail to positively affect the City of John's Creek. This will help bolster revenue at surrounding businesses along Old Alabama Road which is an area of focus for the future vision for Newtown.**

Received  
April 2, 2024  
RZ-24-0004 &  
VC-24-0003  
Planning & Zoning

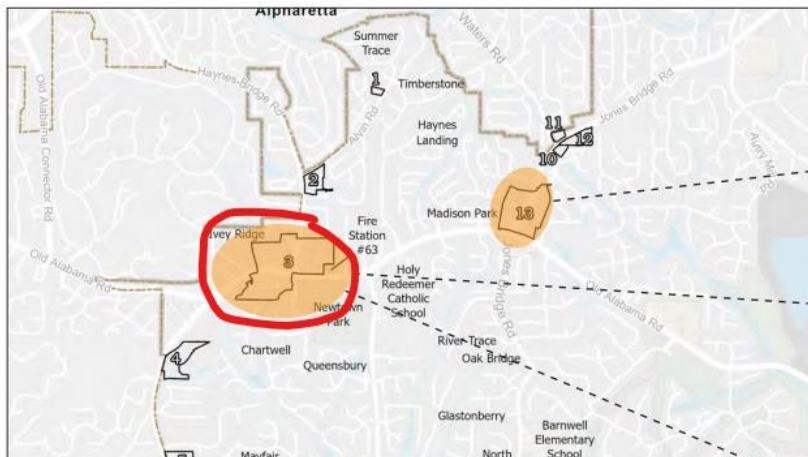
## VISION

The vision for the Newtown Community Area is to remain a premier residential community by enhancing the quality of the public infrastructure and roadways, and by rezoning existing shopping centers along Old Alabama Road (at both Haynes Bridge and Jones Bridge Roads) to mixed-use, to attract private investment to transform this area into a traditional village with low-intensity mixed uses. It is also envisioned that the suburban shopping center located along Holcomb Bridge Road will be rezoned to mixed-use, to attract private investors willing to transform the shopping center into a walkable, low-intensity mixed-use area with local retail, office, residential, and public spaces that would showcase this southern gateway into the City from Roswell and GA 400. A local area study should be conducted to plan for the redevelopment of at least one existing shopping center. The plan would guide the private sector in the amenities desired by the community, as well as the City's design standards.



**The vision for the Ivey Ridge area shown below is to transition away from shopping centers and into mixed use “traditional villages”. In order for this to be achievable there will need to be residents occupying nearby properties in order to help attract private investment. The current use of this building does not support that as the seniors living there are mostly unable to leave the facility either by walking or by vehicle. The proposed use would better fit the vision for this area of Newtown.**

## BUILD-OUT ANALYSIS



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**

U. S. Fish and Wildlife Service, National Wetlands Inventory

(<http://wetlands.fws.gov/downloads.htm>)

Georgia Geologic Survey (404-656-3214)

Field observation and subsequent wetlands delineation/survey if applicable

b. Floodplain - **None**

Federal Emergency Management Agency (<http://www.fema.org>)

Field observation and verification

c. Streams/stream buffers - **None**

Field observation and verification

d. Slopes exceeding 25 percent over a 10-foot rise in elevation - **None**

United States Geologic Survey Topographic Quadrangle Map

Field observation and verification

e. Vegetation – **The site has a large amount of tree cover on the north half of the property.**

United States Department of Agriculture, Nature Resource Conservation Service

Field observation

f. Wildlife Species (including fish) - **None**

United States Fish and Wildlife Service

Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program

Field observation

g. Archeological/Historical Sites - **None**

Historic Resources Survey

Georgia Department of Natural Resources, Historic Preservation Division

Field observation and verification

ENVIRONMENTAL SITE ANALYSIS (ESA) FORM (CONTINUED)

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. – **No floodplains, slopes, or rivers will be affected by this project.**

b. Protection of water quality – **We will ensure the onsite water retention pond is kept up to standard code.**

c. Minimization of negative impacts on existing infrastructure – **This project will not negatively impact infrastructure.**

d. Minimization on archeological/historically significant areas - **None**

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. – **This project will not include environmentally stressed communities.**

f. Creation and preservation of green space and open space – **Very little green space will be impacted by this project. The parking lot will be expanded on the north side of the building to accommodate zoning requirements but the existing walking paths and lawn space will be kept between parking and the building. Open space requirement of 25% of the lot will be maintained according to John's Creek code of ordinances.**

g. Protection of citizens from the negative impacts of noise and lighting – **The lighting for the property will be largely unchanged. Some minor parking lot lighting per John's Creek code will be added for the parking lot but 70' natural buffer on the north side of the property will not be encroached on.**

h. Protection of parks and recreational green space – **N/A**

i. Minimization of impacts to wildlife habitats - **Very little green space will be impacted by this project. The parking will be expanded on the north side of the building but 70' natural buffer on the north side of the property will not be encroached on.**

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