



Received
July 2, 2024
RZ-24-0006
& VC-24-0004
Planning & Zoning



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ENVIRONMENTAL SITE ANALYSIS (ESA) FORM

- 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 a 0.869 acre cleared lot on Abbotts Bridge Road with an abandoned driveway. This driveway previously served the demolished house. There is a lot of debris on the land and a dilapidated fence around the property. The site is surrounded by residential homes.

North of the property is Cortland Johns Creek multi-family neighborhood. East of the property is Abbotts Cove single-family residential development. The site is neighbored by residential developments. The two proposed residential lots will conform with the comprehensive plan for the City of Johns Creek for single family residential development. The lot sizes are also consistent with the adjacent residential neighborhoods.

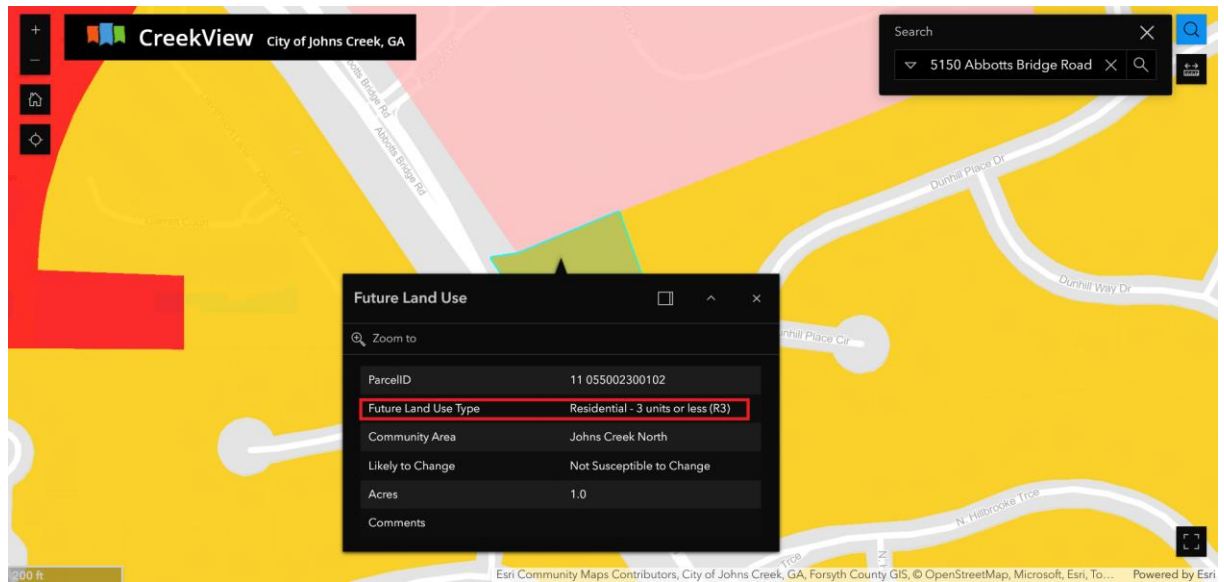
Future land use for this parcel is designated for residential development 3-units or less. We are requesting 2-units for this parcel which adheres to the future land use plan.

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 proposed project will be to split the current 0.869 acre lot into two lots approximately 0.43 acres each under the R-4 zoning. Two single-family homes will be built on each of the lots. There will be a shared driveway with one access from Abbotts Bridge Road. All utilities will be underground. There will be a 40ft front landscape strip setback on Abbotts Bridge Road. The rear, side, and front setbacks will be maintained to minimize any impact to the neighboring properties under the R-4 zoning.

Rezoning to R-4 conforms with the city of John's Creek comprehensive plan and future land use type (refer to the land use map below). The two residential lots will be similar in size to the adjacent neighborhood at Abbotts Cove.

Community area guidelines for this parcel are designated for single-family detached units up to three units/acre and three stories in height. This rezoning request for two single-family detached units does conform with the community area guidelines.



1. ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.

- A. **WETLANDS:** NONE, per U.S. Fish and Wildlife Service National Wetlands Inventory online map.
- B. **FLOODPLAINS:** NONE, according to FEMA.
- C. **STREAMS/STREAM BUFFERS:** NONE, there are no streams within 100ft of the property boundary.
- D. **SLOPE EXCEEDING 25% OVER A 10-FT RISE IN ELEVATION:** Yes, there are some areas of the site that have this elevation difference. This elevation difference is ideal for a house with a basement which is what we are proposing for these two lots. The slope elevation will be filled, graded and stabilized during development.
- E. **VEGETATION:** The area was cleared by the previous owner and does not currently have much vegetation on the buildable area. See site plan/survey.
- F. **WILDLIFE SPECIES (INCLUDING FISH).** There are no streams and most of the trees have been cut down by the previous owner. The previous structure has also been demolished. The current site conditions will not have any major impact on wildlife species (including fish).
- G. **ARCHEOLOGICAL/HISTORICAL SITES:** NONE



2. **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.**

The slope exceeding 25% is at the west side of the site (Towards Abbotts Bridge Road). We will import fill and grade this area to a gentle slope which will terminate at the basement foundation wall of the house. There will be erosion control measures in place towards the back and the side of the property to control sediment runoff during development.
 - b. **Protection of water quality.**

The proposed development will adhere to the city of Johns Creek runoff reduction and water quality regulations.
 - c. **Minimization of negative impacts on existing infrastructure.**

None present on site.
 - 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 present on site.
 - f. **Creation and preservation of green space and open space.**

We are requested variance to eliminate the 10% common open space requirement for these two lots. The large side, rear, and front yards will provide ample open space for each lot.
 - g. **Protection of citizens from the negative impacts of noise and lighting:**

The proposed development will adhere to the city of Johns Creek noise and construction work hour ordinances.
 - h. **Protection of parks and recreational green space:**

No existing public parks on or near site.
 - i. **Minimization of impacts to wildlife habitats:**

No Sensitive wildlife on site.