

MEMORANDUM

TO: City of Johns Creek, Department of Community Development
FROM: J. Alexander Brock, P.E. Smith, Gambrell & Russell, LLP (GA P.E. 031209)
DATE: August 4, 2025
RE: Environmental Site Analysis – 11300 Johns Creek Parkway

1) CONFORMANCE WITH THE COMPREHENSIVE PLAN.

The Applicant, JWG, Inc., seeks to rezone the Subject Property from Industrial Park District (M-1A) to Office Institutional District (O-I) to allow a college tenant in the existing office building. The Applicant is not proposing any modifications to the site or exterior of the building. The Connect Johns Creek Comprehensive Plan 2018-2028 (“Comp Plan”) identifies the property as being within the Technology Park (“Tech Park”) Community Area and the future land use as Commercial - Office. The Comp Plan’s vision for Tech Park is to “redevelop this suburban office park into a live-work-play destination for business owners who want to live in a premier residential community, have a short commute to their offices, and have an amenity-rich park at their business’ front door.” The Comp Plan also recognizes that the Tech Park office complex “has lost favor with younger employees and corporations that currently seek walkable environments...” The Tech Park area was originally developed in the 1980’s and 1990’s with the vision of creating a mix of office and light industrial uses. Hence, the prominence of the M-1A zoning district throughout the area. The area has grown considerably since that time and the M-1A zoning is becoming less fitting with recent development trends, including the rise of mixed-use. The proposed O-I district will align the Subject Property with the development trends by revitalizing a struggling office with a higher-education use that is not currently found in the Tech Park area. It is also anticipated that VUIM and Ivy College’s students and faculty may choose to live in the Medley residences and walk to classes, furthering the walkable options in the area. Thus, the Applicant’s proposal for an O-I zoning will allow a college use that is aligned with the current development trends and the City of Johns Creek’s long-term vision for Tech Park.

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2) ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.

a) Wetlands

There are no wetlands on or adjacent to the Subject Property as indicated by the U. S. Fish and Wildlife Service, National Wetlands Inventory Maps. The Proposed Development will have no impacts to any wetlands.



Figure 1. National Wetlands Inventory Map

b) Floodplain

No portion of the Subject Property lies within or adjacent to a floodplain as designated on the FEMA FIRM Map, Panel number 13121C0091G, effective September 18, 2013. The Proposed Development will not encroach into any portion of a floodplain.

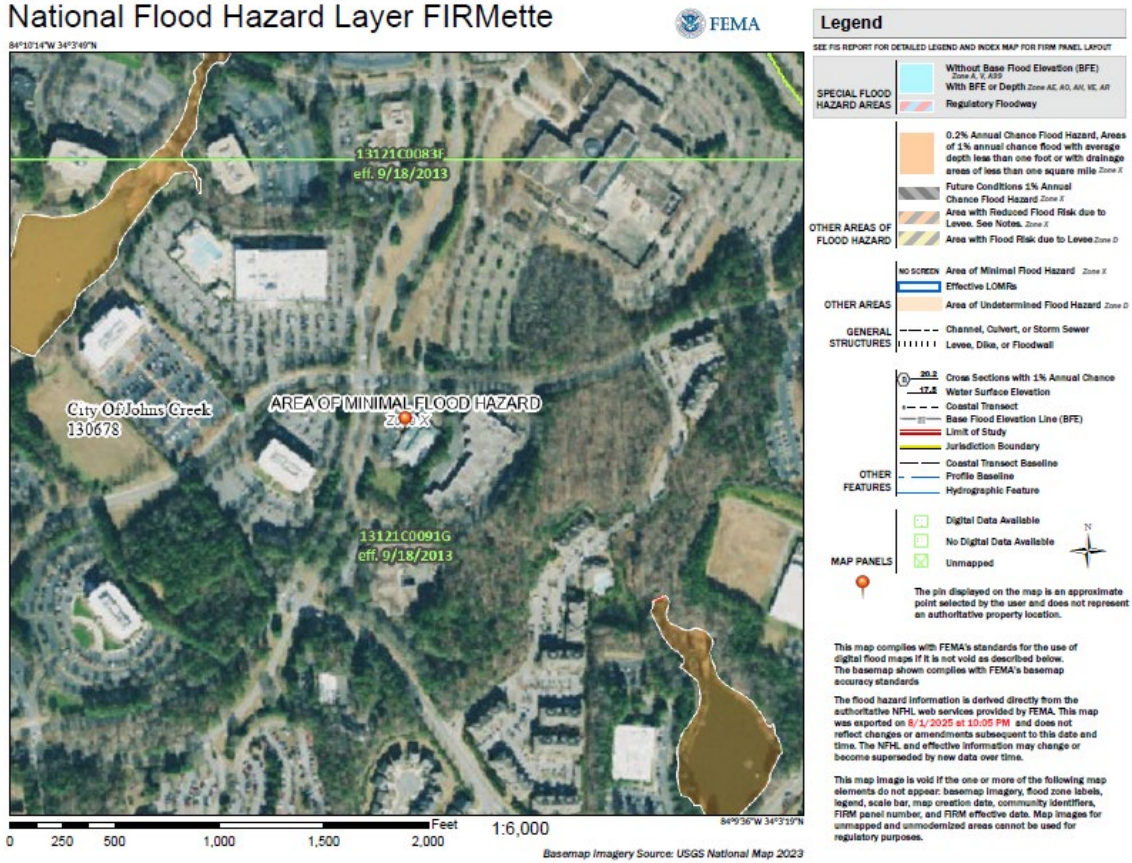


Figure 2. FEMA FIRM Panel

c) Streams/stream buffers

There are no state waters present on the Subject Property based upon site observations. Also, the Subject Property is not within 2,000 feet of the bank of the Chattahoochee River.

d) Slopes exceeding 25 percent over a 10-foot rise in elevation.

Based on topographic information obtained from the Johns Creek GIS and site observation there are no slopes in excess of 25% over a 10-feet in rise on the Subject Property.

e) Vegetation

The project site is almost entirely developed with an office building, parking lot and maintained landscaping. An IPaC Trust Resource Report was generated from the U.S. Fish and Wildlife Service. The report revealed that there are no endangered plants listed for the region.

f) Wildlife Species (including fish)

An IPaC Trust Resource Report was generated from the U.S. Fish and Wildlife Service. The report revealed that there are three endangered species native to the region including Tricolored Bat, Whooping Crane, and Monarch Butterfly. None were found to be present or nesting at the project location during the site visit on August 1, 2025.

g) Archeological/Historical Sites

According to Georgia's Natural, Archaeological and Historic Resources GIS (GNAHRGIS) maps, the project site is not on a historic or archaeological registry. The site is currently developed with an office building and associated parking.

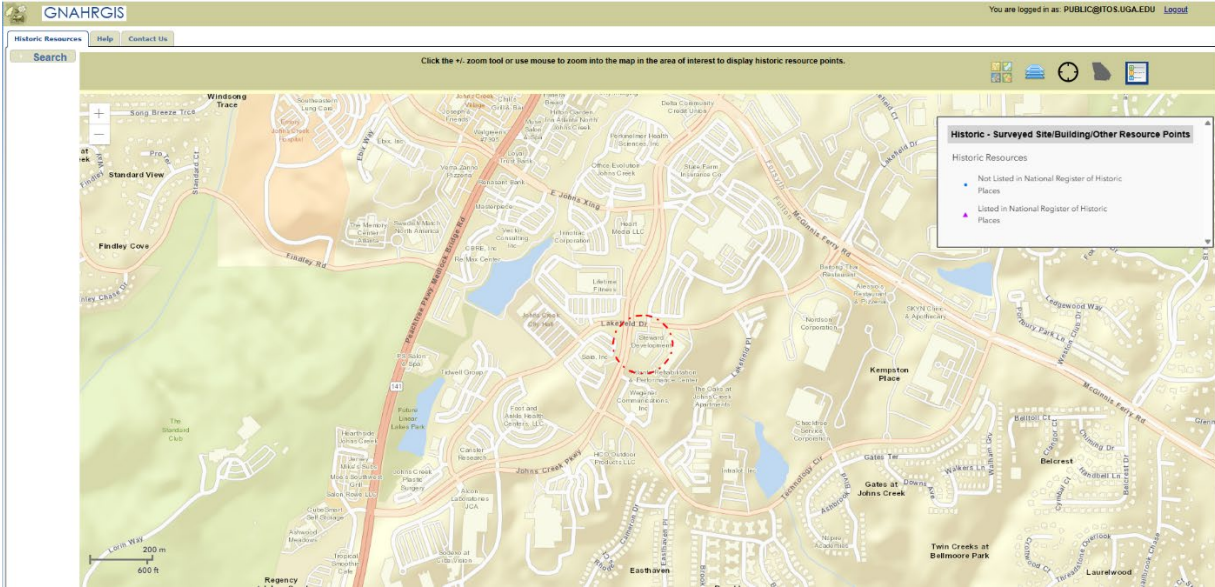


Figure 3. GNAHRGIS Map

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3) **PROJECT IMPLEMENTATION MEASURES.**

a) Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors.

There are no environmentally sensitive areas located on the Subject Property.

b) Protection of water quality

The existing office building was developed with a stormwater detention pond that will treat stormwater for pollutants prior to discharge from the site. The proposed development will not add any additional impervious surface and will not increase stormwater runoff. There will be no overall impact to the downstream stormwater infrastructure and the development will maintain existing conditions.

c) Minimization of negative impacts on existing infrastructure

The Proposed Development has access to existing utilities to support the proposed use. The proposed use is not anticipated to overly burden existing utilities.

d) Minimization on archeological/historically significant areas

No archeological/historically significant areas were identified on or adjacent to the site and as a result no impacts are anticipated.

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.

There are no environmentally adverse conditions (waste treatment facilities, airports, landfills, etc.) and therefore, the Subject Property is not in an environmentally stressed area.

f) Creation and preservation of green space and open space

The proposed development will maintain the existing open space areas.

g) Protection of citizens from the negative impacts of noise and lighting

The proposed noise and lighting will be similar to what has existed on site for the last 19 years and is not anticipated to have negative impacts on the surrounding properties.

h) Protection of parks and recreational green space

No existing parks will be impacted.

i) Minimization of impacts to wildlife habitats

No sensitive wildlife areas were observed during the August 1, 2025 site visit and as a result no impacts are anticipated.