

MEMORANDUM

To: Mayor and City Council

From: Steve Foote, AICP
Community Development Director

Date: February 8, 2016

Subject: **SLUP 16-021:** CQ Dunwoody Village Court, LLC, owner of 1530 and 1536 Dunwoody Village Parkway, Dunwoody, GA 30338, by Marian Adeimy, attorney for contract purchaser, seeks a Special Land Use Permit to waive the requirement for a development to come into full compliance with the Dunwoody Village Overlay District regulations to allow for reduction in sidewalk width from 12 ft. to 6 ft. The property consists of two tax parcels: 18 366 06 061 located at 1530 Dunwoody Village Parkway, Dunwoody, GA 30338, and 18 366 06 065 located at 1536 Dunwoody Village Parkway, Dunwoody, GA 30338.



BACKGROUND

The site is located on the east side of Dunwoody Village Parkway, north of its intersection with Mount Vernon Road. The property consists of two parcels of approximately 8.34 acres. The applicant seeks approval of a Special Land Use Permit to waive the requirement for a development to come into full compliance with the Dunwoody Village Overlay District regulations to allow for reduction in sidewalk width from 12 ft. to 6 ft. for construction of a townhome development.

This application has the following companion applications: RZ 16-021 which seeks to rezone from Office-Institution (O-I) to Single-dwelling residential-100 (RM-100), and CP 16-021, which seeks a Comprehensive Plan Land Use Map amendment for 1536 Dunwoody Village Parkway from Small-Scale Office to For-Sale Residential (deferred indefinitely at the January 12, 2016 Planning Commission Meeting). The Future Land Use Map in the updated Comprehensive Plan identifies the entire site as "Multi-dwelling Residential, Other". On January 7, 2016 the Zoning Board of Appeals approved the following variances:

- Variance from Ch. 27 Sec. 27-142 to reduce the rear to rear building separation for certain units from 60 feet to 30 feet,
- Variance from Ch. 27 Sec. 27-142 to reduce the rear to side building separation for certain units from 40 feet to 35 feet,
- Variance from Ch. 27 Sec. 27-208 to reduce the minimum driveway length for all units to 18 feet,
- Variance from Ch. 16 Sec. 16-78 to encroach the City's 75-foot stream buffer with conditions.

ANALYSIS

Site Plan Analysis

According to the site plan dated January 21, 2016, the developer proposes to construct 14 multi-unit buildings, containing a total of 79 units at a density of 9.4 units per acre. The site plan calls for eighteen rear-loaded units that front Dunwoody Village Parkway and 61 front-loaded units elsewhere on the site.

The applicant has proposed to build in accordance with all Dunwoody Village Overlay regulations except Section 27-97(i) which requires a minimum twelve foot wide sidewalk adjoining a six foot wide landscape strip along Dunwoody Village Parkway. The landscape strip and an existing six foot wide sidewalk have been installed by the City. The applicant is required to provide the additional six feet necessary to achieve the twelve foot sidewalk.

The applicant has met all applicant-initiated neighborhood meeting requirements and held additional meetings.

Direction	Zoning	Use	Current Land Use
N	O-I	Office-Institution	Office/Commercial
S	O-I	Office-Institution	Office/Commercial
E	R-100	Residential	Single-dwelling Residential
W	O-I	Office-Institution	Office/Commercial



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Zoning Ordinance Analysis

The proposed development is subject to the base zoning district regulations of Chapter 27, Article II, Division 1. - Residential Zoning Districts, and to the Dunwoody Village Overlay (DVO) regulations found in Chapter 27, Sec. 27-97. When overlay district regulations conflict with underlying base zoning district regulations, the regulations of the overlay district govern.

The DVO was adopted primarily to implement the policies and objectives of the Comprehensive Plan and the Dunwoody Village Master Plan (DVMP) and to help accomplish the following:

- (1) Maintain and enhance the identity and image of the Dunwoody Village area;
- (2) Accommodate and promote walkable, development patterns containing a complementary mix of land uses;
- (3) Create new opportunities for public open spaces and gathering spaces in the commercial core of Dunwoody;
- (4) Ensure that new development and substantial additions to existing buildings are compatible with the pre-1900 Mid Atlantic American Colonial Architecture that is characteristic of the district;
- (5) Support efforts to create a vibrant shopping and entertainment area in which merchants and businesses thrive and grow, thereby helping to maintain property values and keeping vacancy rates low; and
- (6) Maintain and enhance the area's role as a place for civic activities and public gatherings within well-designed open spaces.

The applicant is asking for a SLUP from Section 27-97 of the Zoning Ordinance. Neither the sub-area master plan, nor the Zoning Ordinance makes a distinction in the sidewalk width requirement based on land use. This standard is required for all properties, regardless of the intended use. Section 27-97 is inserted below.

Section 27-97. - DVO, Dunwoody Village Overlay.

(i) Streetscape and pedestrian amenities.

- (1) A minimum six-foot wide landscape area must be established abutting the back of the curb along abutting streets. This landscape area must adjoin a minimum 12-foot wide sidewalk. Buildings must abut the sidewalk or be located within ten feet of the sidewalk...

...

(7) Sidewalks must conform to the following:

- a. Sidewalks must be paved using concrete or alternative pervious material as approved by city staff.
- b. Where a sidewalk exists conforming to the standards of this ordinance except for the width, the developer must supplement the existing sidewalk width, adding width to create a 12-foot sidewalk.
- c. Streetscaping performed as a function of city-initiated redevelopment must provide a landscape area at least six feet in depth.

(Ord. No. 2013-10-15, § 1(Exh. A § 27-7.20), 10-14-2013)



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Comprehensive Plan Analysis

Portions of the Comprehensive Plan and its addendum the Dunwoody Village Master Plan, are attached for consideration with applicable portions highlighted.

The Comprehensive Plan serves as the City's guiding policy document for land use decisions and divides the City into context-specific "character areas." The subject property is located in the "Dunwoody Village Character Area" of the Comprehensive Plan. The Dunwoody Village Character Area places a focus on pedestrian and bicycle amenities, functional open public space, creating a multi-modal transportation environment, architectural controls, connectivity, and place making.

The subject property is further allocated to the "Village Transition" sub-area in the Dunwoody Village Master Plan (DVMP). The DVMP specifically addresses the desired character of the district as a walkable, mixed use district, and seeks to accomplish the following:

- Create a central community gathering space within the Village
- Encourage high-quality redevelopment of underutilized areas, primarily the east, "back" side of the Dunwoody Village Shopping Center and underutilized surface parking areas
- Foster greater connectivity and accessibility by creating an internal street grid within the superblock
- Create a more walkable, vibrant Village Center with area appropriate goods and services.
- Provide an opportunity for a modest number of high-end residential units to foster greater livability, activity during evening and weekend hours, and security (more "eyes on the street")

The DVMP describes an opportunity for redevelopment to transform, on a parcel-by-parcel level, Dunwoody Village Parkway into a walkable, "storefront" character, comprising potential new storefront retail/office, residential, and high quality design/materials (compatible with the Village aesthetic). Any new development should enhance the area's walkability and improve its circulation and access.

Substantial investments have been and are being made (by both the City and private entities) to catalyze redevelopment in the Village. The street has been reconfigured to formally organize the buildings around it, establishing a built environment conducive to a vibrant, walkable downtown. As more properties redevelop along the Parkway as a result of those investments and a strengthening real estate market, the subject site design and streetscape as proposed will be out of context with other properties that are required to comply with the DVO. Adopted in 2013, the DVMP specifically calls for "6 foot wide sidewalks in the short-term with the potential to widen to 12-feet as part of future improvements and/or redevelopment." The DVO requirement that mandates private properties add 6 feet to the existing 6 foot sidewalk was adopted to implement this very portion of the DVMP.

The sidewalk path is envisioned to connect Chamblee Dunwoody and Mount Vernon Roads with a main street corridor with residential, retail and restaurant uses fronting the Parkway. The sidewalk width is necessary to accommodate vibrant activity along the path, while preserving space for circulation along the Parkway. The path widening is applicable to all redevelopment; commercial and residential.



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REVIEW AND APPROVAL CRITERIA

Chapter 27, Section 27-359 identifies the following criteria to be applied by the department of planning, the planning commission, and the city council in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the city council unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application:

1. Whether the proposed use is consistent with the policies of the comprehensive plan;
As discussed herein, the proposal to omit the additional six (6) feet of sidewalk is inconsistent with the recommendations in the Comprehensive Plan and the Dunwoody Village Master Plan.

Allowing a single property owner the ability to reduce the sidewalk width would be inconsistent with the vision for Dunwoody Village and with the remainder of the properties that are required to accommodate that width in their development plans. Developing this property at a deficient sidewalk width would be short-sighted and adversely impact the development goals for this area.

2. Whether the proposed use complies with the requirements of this zoning ordinance;
The six (6) foot sidewalk proposed does not comply with the requirements of the zoning ordinance. A twelve (12) foot sidewalk is supported by the master planning efforts and regulated in the Dunwoody Village Overlay section of Zoning Ordinance.

The applicant recently received variances to bring the plan into compliance in all areas where it was deficient, other than the sidewalk, and proposes to be in compliance with all base zoning and Overlay regulations.

3. Whether the proposed site provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the subject zoning district;
The proposed site does provide adequate land area for the proposed use, including required open space, off-street parking and all other applicable requirements. The applicant proposes to provide 1.68 acres of open space, which is the required 20%. The site provides the required 158 off-street parking spaces, and the and more than the 10 required guest parking spaces. Due to the topography and configuration of the lot, the applicant was approved a variance to encroach the City's 75 foot stream buffer, to place rear-to-rear and rear-to-side building elevations closer together than allowed, and to reduce driveway depth by two feet, giving the applicant the adequate area for the proposed use.
4. Whether the proposed use is compatible with adjacent properties and land uses, including consideration of:
 - a. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration generated by the proposed use;
The proposed use will not create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration generated.

- b. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;
The proposed use will not create adverse impacts upon any adjoining land use by reason of the hours of operation. The site plan calls for two rows of evergreen plantings for screening, and three rows behind units 62-65. The plan provides the 50 foot buffer required between the development and the single-dwelling residential district to the east.
 - c. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;
The proposed use may not create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed townhome use, however, granting relief from the streetscape and pedestrian amenities standards that envision and require a twelve foot wide sidewalk will impact the character of the Village immediately, and continue to do so as properties with other uses begin to redevelop in accordance with the Overlay requirements.
 - d. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated by the proposed use;
The proposed use will not create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated. The proposed townhouse use will create lower levels of traffic during peak hours than the current office use, particularly if walkability enhancements are incorporated into the site design. Without the required twelve foot (12') sidewalk, the area will be less walkable and more vehicle-centric.
 - e. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings; and
The size, scale and massing of proposed buildings are appropriate in relation to the size, scale and massing of adjacent and nearby lots and buildings as they exist today.
 - f. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.
The proposed plan will not have an impact on any historic buildings, sites, districts, or archaeological resources. The area on the site, which the applicant proposes to develop, is already built upon.
5. Whether public services, public facilities and utilities—including motorized and non-motorized transportation facilities—are adequate to serve the proposed use;
Public services, facilities and utilities are sufficient to the serve the proposed use; however the DVO calls for 12 foot wide sidewalks for public use.
6. Whether adequate means of ingress and egress are proposed, with particular reference to non-motorized and motorized traffic safety and convenience, traffic flow and control and emergency vehicle access;



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Vehicular means of ingress and egress are proposed to be sufficient. Emergency vehicle access and refuse collection is sufficient. The 12 foot wide one-way alley does not pose an issue for safety, traffic flow and control, or emergency vehicle access, as the units along the Parkway can be accessed from the Parkway, and the units on the other side of the alley can be accessed from the private drive.

Pedestrian flow, if the SLUP is granted, will be insufficient in terms of the Dunwoody Village Master Plan's vision for this area, particularly under the scenario where the properties adjacent to the subject property and up and down the Parkway are redeveloped and 12 foot wide sidewalks are installed.

7. Whether adequate provision has been made for refuse and service areas; and
Provisions for refuse and services are proposed to be adequate.
8. Whether the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building.
The proposed buildings as a result of their proposed height will not create a negative shadow impact on any adjoining lot or building.

RECOMMENDATION

Planning Commission Recommendation

The Planning Commission heard the applicant's request at their regular January 2016 meeting. After much discussion with the applicant and staff, the Commission recommended approval of the request for a SLUP (5 – 0) with the following conditions:

1. The planting strip along Dunwoody Village Parkway shall remain six (6) feet in width.
2. The sidewalk shall be a minimum of six (6) feet in width.

The Planning Commission motion clearly stated that the sidewalk was to be a minimum of six (6) feet wide, with the final width to be worked out with staff. Staff and the applicant have not come to a consensus on the acceptable sidewalk width. Staff is preparing cross-sections illustrating different sidewalk width scenarios for Council review.

Staff Recommendation

The application fails to comply with the review and approval criteria of Section 27-359 for granting a Special Land Use Permit; therefore, staff recommends the application be **denied**.

Attachments

- ZBA and PC Meeting Draft Minutes
- Comprehensive Plan Excerpt
- Dunwoody Village Master Plan Excerpt
- Section 27-97(i) Excerpt
- Location Map, Zoning Map
- Application Packet
- Site Plans dated 1-21-16

STATE OF GEORGIA
CITY OF DUNWOODY

ORDINANCE 2016-XX-XX

**AN ORDINANCE TO AMEND THE CITY OF DUNWOODY ZONING
MAP FOR ZONING CONDITIONS OF LOT PARCEL NUMBERS 18 366 06 061
AND 18 366 06 065 IN CONSIDERATION OF SPECIAL LAND USE PERMIT
SLUP 16-021 (1530 and 1536 Dunwoody Village Parkway)**

WHEREAS: Notice to the public regarding said modification to conditions of zoning has been duly published in The Dunwoody Crier, the Official News Organ of the City of Dunwoody, Georgia; and

WHEREAS, the Special Land Use Permit 16-021 is requested to waive the requirements of full compliance with the Dunwoody Village Overlay District regulations as it concerns sidewalk width, to allow a reduction of the required 12 foot sidewalk width to 6 feet; and

WHEREAS: this Special Land Use Permit application is requested concurrent with Rezoning Application RZ 16-021 and part of the conditions of said Rezoning Application depend on the decision herein.

NOW THEREFORE, The Mayor and City Council of the City of Dunwoody hereby ordains and approves the Special Land Use Permit 16-021 of this said property to allow a reduction of the required 12 foot sidewalk width in the Dunwoody Village Overlay District to 6 feet as conditioned below:

1. The Planting Strip along Dunwoody Village Parkway shall remain six (6) feet in width.
2. The sidewalk shall be a minimum of six (6) feet in width.

SO ORDAINED AND EFFECTIVE, this ____ day of _____, 2016.

Approved by:

Dennis Shortal, Mayor

Attest:

Approved as to Form and Content

Sharon Lowery, City Clerk

City Attorney

SEAL

**CITY OF DUNWOODY
JANUARY 12, 2016
PLANNING COMMISSION MINUTES**

The Planning Commission of the City of Dunwoody held a Meeting on January 12, 2016 at 7:00 PM. The meeting was held in the City of Dunwoody City Hall, 41 Perimeter Center East, Dunwoody, Georgia 30346. Present for the meeting were the following:

Voting Members: Kirk Anders, Commission Member
Bill Grossman, Vice-Chair
Richard Grove, Commission Member
Renate Herod, Commission Member
Paul Player, Commission Member

Also Present: Steve Foote, Community Development Director
Rebecca Keefer, City Planner
Andrew Russell, Planning Coordinator
Ronnie Kurtz, Planning Technician

A. CALL TO ORDER

B. ROLL CALL

All members were present except Bob Dallas and Heyward Wescott.

C. MINUTES

1. Approval of Meeting Minutes from September 8, 2015 Planning Commission Meeting

Paul Player motioned to approve. Renate Herod seconded.

The motion was voted on and passed (4 - 0) (Richard Grove abstained)

D. ORGANIZATIONAL AND PROCEDURAL ITEMS

1. Election of Planning Commission Chair and Vice-chair

Richard Grove nominated Paul Player as Chair. Renate Herod seconded.

The motion was voted on and passed (5 - 0)

Richard Grove motioned to nominate Heyward Wescott as Vice-Chair. Kirk Anders seconded.

The motion was voted on and passed (5 - 0)

2. Staff Comments

Steve Foote introduced new Member Richard Grove and welcomed him to the Planning Commission.

Steve discussed the Planning Commission doing a trial run of holding meetings at 6:00 pm over the next six months.

E. UNFINISHED BUSINESS

F. NEW BUSINESS

1. RZ 16-021: CQ Dunwoody Village Court, LLC, owner of 1530 and 1536 Dunwoody Village Parkway, Dunwoody, GA 30338, by Marian Adeimy, attorney for contract purchaser, seeks to rezone property currently zoned Office-Institution (O-I) District to Multi-dwelling Residential-100 (RM-100) District to allow for construction of a 79-unit townhome development. The tax parcels are 18 366 06 060 and 18 366 06 065 respectively.

Paul Player introduced the item and opened the public hearing.

Rebecca Keefer presented on behalf of staff. Rebecca explained the current site plan has some inconsistencies with plans previously received by the applicant that will need to be addressed by the applicant. Rebecca recommended approval with conditions and read staff's conditions into the record.

Marian Adeimy, applicant, presented on behalf of the application. Marian provided a copy of the most recent site plan to Commission members, a copy of which was retrieved for the record. Marian described changes that were made to the site plan as a result of the outcome of the variance requests. Marian asked for a change to the conditions related to the location of the pedestrian easement. Regarding the floor plan design to accommodate elevators, Marian explained the elevator shaft would be extra storage space that could be converted. Marian stated the units will be fee-simple townhomes. The applicant stated the developer proposes to let the market decide where the master on main units are located on the property. Marian clarified there is one developer and builder, and that they have worked together on projects in the past.

Woody Snell, developer with Lynwood Development, addressed Commission questions over phasing. Woody stated the first phase will be removing and grading the southern part of the property, and the second phase will involve the area where the northern-most existing office building exists today. Woody stated the empty space to the north of unit 31 will hold an underground stormwater detention device.

Robert Wittenstein, 1146 Bordeaux Court, spoke as representative of the Dunwoody Homeowner's Association, in favor of the application.

Richard Krohn, 1422 Mockwell Court, spoke in favor of the application.

Richard Hedlund, 1742 Mount Vernon Road, President of the Dunwoody Commons Office Condo Association, adjacent to the subject property, spoke in opposition with concerns over the effect it will have on the functionality of the adjacent office condos on Mount Vernon Road, and the

existence of easements between the two properties.

Robert Miller, 1332 Martina Drive, spoke in opposition to the application. Robert spoke over his concerns that the application does not meet the requirements for an age-targeted development. Robert recommended the Commission defer the application.

James Langford, 2480 Glenbonnie Drive, spoke in opposition to the application over concerns that it does not meet the Comprehensive Plan or Zoning Ordinance.

Steve Foote explained the process of an application for Future Land Use Map Amendment being heard in less than 24 months after denial of the same request for the property.

The Commission discussed and asked questions of the applicant, staff, and the public. The Commission asked the applicant questions over master on main living options, garbage collection, the layout of the front of the units along Dunwoody Village Parkway and the conflicting drawings depicting the front of those units, the number of steps in front of those units, room for landscaping, creating a more interactive front, the layout of the sidewalk and landscaping along Dunwoody Village Parkway, ADA access and wheel chair ramps, the adjacent office condo building along Mount Vernon Road, phasing.

Marian stated the applicant is proposing to reduce the landscape strip in front of the site along Dunwoody Village Parkway from 6 feet to 4 feet, put that 2 feet of landscaping on the residential side of an 8 foot sidewalk.

Michael Smith, City of Dunwoody Public Works Director, responded to the Commission's questions regarding the applicant's proposed plan for the streetscape and sidewalk. Michael stated the City has spent a lot of money, blood, sweat and tears doing the Dunwoody Village Parkway. Michael stated it is very clear in the Overlay section of the Code that for new developments if the City has provided a 6 foot sidewalk then the developer is required to install the additional 6 feet. Michael stated the City has not seen the applicant has demonstrated a hardship or physical reason as to why that cannot be done. Michael stated the City would like to keep the 6 foot landscape strip. Michael stated reducing the landscape strip to add sidewalk width would put pedestrians closer to the roadway, and would put the sidewalk too close to the trunk of the trees for them to grow larger and healthy. Michael stated downtown mainstreet type development, 10 feet is really the minimum to have room for people to walk.

Bill Grossman motioned to approve the rezoning from O-I to RM-100 with Staff's conditions, for the number of units to be determined, and with the additional conditions:

- 1.) The minimum quantity of units with master on main shall be 28.
2. Units that front Dunwoody Village Parkway shall have a maximum of

four (4) steps from finished floor elevation to grade.

3.) There shall be no vehicular gates on the property.

Renate Herod seconded.

The motion was voted on and passed (5 - 0)

2. SLUP 16-021: CQ Dunwoody Village Court, LLC, owner of 1530 and 1536 Dunwoody Village Parkway, Dunwoody, GA 30338, by Marian Adeimy, attorney for contract purchaser, seeks a Special Land Use Permit to waive the requirement for a development to come into full compliance with the Dunwoody Village Overlay District regulations to allow for reduction in sidewalk width from 12 ft. to 6 ft. The property consists of two tax parcels: 18-366-06-061 located at 1530 Dunwoody Village Parkway, Dunwoody, GA 30338, and 18-366-06-065 located at 1536 Dunwoody Village Parkway, Dunwoody, GA 30338.

Paul Player introduced the item and opened the public hearing.

Rebecca Keefer presented on behalf of staff and recommended denial.

Marian Adeimy, applicant, presented on behalf of the application. Marian passed a three page handout out to Commission Members. A copy of which was retrieved for the record. Marian presented an alternative streetscape design that has 4 foot landscape strip along the Parkway and 8 feet of sidewalk.

The Commission discussed and asked questions of the applicant and staff.

Bill Grossman motioned to approve the SLUP application with the following conditions:

- 1. The planting strip along Dunwoody Village Parkway shall remain six (6) feet in width.**
- 2. The sidewalk shall be a minimum of six (6) feet in width.**

Richard Grove seconded.

The motion was voted on and passed (5 - 0)

3. CP 16-021: CQ Dunwoody Village Court, LLC, owner of 1536 Dunwoody Village Parkway, Dunwoody, GA 30338, by Marian Adeimy, attorney for contract purchaser, seeks an amendment to the Dunwoody Village Master Plan Future Land Use Map from Small-Scale Office to For-Sale Residential to allow for construction of a 79-unit townhome development. The tax parcel is 18 366 06 065.

Paul player introduced the item and opened the public hearing.

Rebecca Keefer presented on behalf of staff and recommended deferral

until after the time when the City Council decides on the rezoning application.

Richard Grove motioned to defer to the regularly scheduled February meeting. Bill Grossman seconded.

Discussion was had and the motion died without a vote.

Richard Grove motioned to defer indefinitely. Kirk Anders seconded.

The motion was voted on and passed (4 - 1). (Paul Player dissented)

4. RZ 16-022: Kathryn B. Zickert, applicant, on behalf of Hines Atlanta Associates Limited Partnership, owner of 4453 Ashford Dunwoody Road, Dunwoody, GA 30346, seeks permission to rezone property currently zoned Office-Institution conditional (O-1c) District to Local Commercial conditional (C-1c) District to allow for development of a restaurant with drive-through. The tax parcel is 18 347 01 033.

Paul Player introduced the item and opened the public hearing.

Rebecca Keefer presented on behalf of staff and recommended approval with conditions.

Den Webb, representative of the application, presented. Den stated the application has been taken to the Dunwoody Homeowners Association (DHA) twice. Den stated the proposal will not go through without the drive-through.

Vikram Mehra, representative of owner, Hines Ravinia, spoke and gave a visual presentation. Vikram clarified that the tenant would be occupying the space under a ground-lease.

Robert Wittenstein, 1146 Bordeaux Court, representative of the DHA spoke in opposition to the application on the grounds that it has a drive-through.

The Commission discussed and asked questions of the applicant and staff over drive-through car stacking, consistency with the Comprehensive Plan, and alternate uses for the site.

Steve Foote responded to questions from the Commission.

Bill Grossman motioned to deny. Renate Herod seconded.

The motion was voted on and passed (5 - 0)

G. OTHER BUSINESS

H. PUBLIC COMMENT

Mayor Denny Shortal thanked the Commission and Staff for their service to the City.

I. COMMISSION COMMENT

Paul Player stated he is opposed to the change to a 6:00 pm meeting time, but is willing to test it out during a trial period.

Kirk Anders asked staff questions regarding the methodology and personnel involved in the reports DeKalb County School District provides on the school impacts of developments.

J. ADJOURN

DRAFT

**CITY OF DUNWOODY
JANUARY 7, 2016
ZONING BOARD OF APPEALS MINUTES**

The Zoning Board of Appeals of the City of Dunwoody held a Meeting on January 7, 2016 at 6:00 PM. The meeting was held in the City of Dunwoody City Hall, 41 Perimeter Center East, Dunwoody, Georgia 30346. Present for the meeting were the following:

Voting Members: Ardy Bastien, Chair
Claire Botsch, Board Member
Stacey Harris, Board Member
Bill McCahan, Board Member
Gerri Penn, Board Member
Joe Tuttle, Board Member

Also Present: Steve Foote, Community Development Director
Rebecca Keefer, City Planner
Andrew Russell, Planning Coordinator
Ronnie Kurtz, Planning Technician
Rich Edinger, City Engineer
Joseph E. Leonard, Legal Counsel

A. CALL TO ORDER

B. ROLL CALL

Kristen Wescott was absent

C. MINUTES

1. Approval of Meeting Minutes from December 3, 2015 Zoning Board of Appeals Meeting.

Bill McCahan motioned to approve with corrections. Claire Botsch seconded.

The motion was voted on and passed (5 - 0) (Joe Tuttle abstained because he was not present at the December meeting.)

D. ORGANIZATIONAL AND PROCEDURAL ITEMS

1. Election of Zoning Board of Appeals Chair and Vice-chair

Gerri Penn motioned to approve Ardy Bastien as Chair and Kristen Wescott as Vice-Chair. Joe Tuttle seconded.

The motion was voted on and passed (6 - 0).

E. UNFINISHED BUSINESS

F. NEW BUSINESS

1. ZBA 16-011: David Mahl, owner of 5314 Manhasset Cove, Dunwoody, GA 30338,

seeks a variance from Chapter 27, Section 27-58, to encroach the rear yard setback for the construction of a deck. The tax parcel number is 18 375 02 035.

- *Open Public Hearing:* Ardy Bastien introduced the item and opened the public hearing.
- *Presentation by staff:* Rebecca Keefer presented on behalf of staff and recommend approval with conditions. Rebecca stated that the existing deck was built entirely within the 40' rear setback.
- *Presentation by Applicant:* David Mahl, applicant and owner of 5314 Manhasset Cove, presented on behalf of the application. David stated construction began before a permit was applied for because he was initially unaware that a permit was required.
- *Public Comments Open:*
Opposed: None spoke opposed to the application.
In Favor: None spoke in favor of the application.

The Board discussed with the applicant and staff.

Bill McCahan motioned to approve with the following conditions:

1. Construction must be in substantial compliance with the site plan accepted by the Community Development Department on October 26, 2015 (dated October 7, 2015).
2. No more than 100 square feet of disturbance may encroach into the State's 25-foot stream buffer.

Claire Botsch seconded.

The motion was voted on and passed (6 - 0).

2. ZBA 16-012: Michael Seeley, owner of 4994 Oak Trail Drive, Dunwoody, GA 30338, seeks a variance from Chapter 27, Section 27-58, to encroach the street yard setback for the construction of a covered porch and stoop. The tax parcel number is 18 363 01 060.

- *Open Public Hearing:* Ardy Bastien introduced the item and opened the public hearing.
- *Presentation by staff:* Rebecca Keefer presented on behalf of staff and recommended denial of the application.
- *Presentation by Applicant:* Michael Seeley, applicant and owner of 4994 Oak Trail Drive, presented on behalf of the application. Michael provided a handout to the Board and Staff, a copy of which was received for the record. Michael stated the dimensions of the porch will be 6 feet x 6 feet. Michael stated the structure would be nearly entirely within the street setback.
- *Public Comments Open:*
Opposed: None spoke opposed to the application.

In Favor: None spoke in favor of the application.

The Board discussed with the applicant and staff.

Joe Tuttle motioned to approve with the following condition.

- 1.) Development shall be consistent with the site plan and elevations contained in the application packet received by the Community Development Department on October 27, 2015.

Bill McCahan seconded.

The motion was voted on and passed (6 - 0).

3. ZBA 16-013: Uwe Haarhoff, owner of 1308 Valley View Road, Dunwoody, GA 30338, seeks the following: A variance from Chapter 16, Sec. 16-78 to encroach the City's 75 foot stream buffer; A variance from Section 27-147 to reduce the contextual setback, related to the construction of a new house. The tax parcel number is 18 365 10 022.

- *Open Public Hearing:* Ardy Bastien introduced the item and opened the public hearing.
- *Presentation by staff:* Rebecca Keefer presented on behalf of staff and recommended approval of the request for a variance from the contextual setback regulations with conditions, and recommended deferral of the request for a variance from the City's 75 foot stream buffer. Rebecca stated that at the time packets were sent to the Board, Staff felt the applicant's responses to the stream buffer criteria were insufficient, that the applicant has since addressed those criteria further, and is prepared to provide that information.
- *Presentation by Applicant:* Ron Gudger, principal at Site Works Engineering, presented on behalf of the application. Ron stated a storm water management plan, stream back stabilization system, and all the BMPs necessary to protect the buffer and the stream and prevent erosion, will be produced subsequent to the variance process if the variances are approved. Ron produced a list of 18 signatures signed by neighbors of the subject lot. The list was not presented to the Board or Staff. Ron stated the site plan would have no impact on the flood plain.
- *Public Comments Open:*
Opposed: Bernard Williams, 4798 Valley View Court, whose property adjoins the subject property to the rear, was concerned construction on the lot could have on the stream backing up onto his property.

Robert Wittenstein, 1146 Bordeaux Court, stated that he is opposed to the application, and that the stream buffer was intended to prevent this type of construction. Robert clarified that he was not speaking as a representative of the DHA.

Nancy Sellers Williams, 4798 Valley View Court, stated she has seen the stream flood many times over 35 years, and is opposed to the application.

In Favor: Ly Bui, 1320 Valley View Road, stated she in favor of any development that will make the neighborhood better and improve property values, and that she is not opposed or in favor of the application, but hopes the council will consider improvements that can be done to the property. Jean Paul Belmont, no address provided, spoke in favor of the application. Jean Paul provided information on the history of the property, stated that a building permit was approved for the property by DeKalb County in the past, and that the property owner had successfully sued DeKalb County for erosion damage done to the property and another property along the stream in the area.

The Board discussed with the applicant and staff.

Ron Gudger stated BMPs, including SD3, would be used to trap sediment. As to the sloping to the street, he stated there will be underground management systems in place to catch runoff before water from downspouts enters the street and ultimately the stream. Ron stated if the variance is granted that buffering of flood flows will be addressed in a study, but disturbance would not intrude into flood flow storage volume.

The Board stated concern over approving the request without additional information.

Gerri Penn stated concerns over the effects construction could have on the stream. Gerri asked City Engineer, Rich Edinger, to go through the stream buffer approval criteria with the Board.

Rich Edinger stated sloping the driveway towards the street will ultimately cause the runoff to enter the stream and would not provide mitigation of the water quality issue. Rich stated the applicant will need to deploy BMPs for sediment control, and address non-point runoff sources. Rich Edinger stated that the culvert will be the predominant hydrology control. Rich stated the applicant will need to map the headwater.

Stacey Harris stated she would like to see the site plan revised to show the placement of wing walls and retaining walls.

Uwe Haarhoff, owner of the subject property, stated the area has only flooded once, which was after construction of the apartments to the north, and was due in part to tree limbs and other debris blocking stream flow.

Gerri Penn motioned to defer both variance requests to the February 4, 2016 ZBA meeting with the following conditions:

- 1.) The applicant will submit the stream protection practices they are proposing for staff to review before the next meeting; and the applicant will submit a hydrology study; and a site plan that shows the location of proposed retaining walls and wing walls for staff to review before the next meeting.

Bill McCahan seconded.

The motion was voted on and passed (6 - 0)

4. ZBA 16-014: CQ Dunwoody Village Court, LLC, owner of 1530 and 1536 Dunwoody Village Parkway, Dunwoody, GA 30338 by Marian Adeimy, attorney for contract purchaser, seeks the following variances for the construction of a 79-unit townhome development:

a.) Variance from Ch. 27 Sec. 27-142 to reduce the rear to front building separation,
b.) Variance from Ch. 27 Sec. 27-142 to reduce the rear to rear building separation,
c.) Variance from Ch. 27 Sec. 27-142 to reduce the rear to side building separation,
d.) Variance from Ch. 27 Sec. 27-208 to reduce the minimum driveway length,
e.) Variance from Ch. 16 Sec. 16-78 to encroach the City's 75-foot stream buffer
The tax parcel numbers are 18 366 06 061 and 18 366 06 065.

- *Open Public Hearing:* Ardy Bastien introduced the item and opened the public hearing.
- *Presentation by Staff:* Rebecca Keefer presented on behalf of staff. Rebecca stated the applicant will be requesting withdrawal of variance a.) for rear-to-face building separation. Rebecca recommended approval of variance requests b.) and c.), denial of variance request d.), and approval of variance request e.)

Presentation by Applicant: Marian Adeimy, applicant, presented on behalf of the application. Marian presented a handout to Board members and staff which included a colored rendering of the site plan and a copy of the developer's agreement and conditions entered into with the Dunwoody Homeowners Association (DHA), a copy of which was received for the record. Marian stated the site is particularly difficult to develop due to the stream and 75 foot stream buffer, the narrowness of the lot, and the concerns of neighbors adjacent to the property. Marian stated the project is critical to making Dunwoody successful. Marian stated that garage parking and an alley is critical for the units along Dunwoody Village Parkway to create an urban feel, and to build within the narrowness of the lot. Other than the units that front Dunwoody Village Parkway, all other units will have driveways with a minimum depth of 18 feet deep. Marian stated Dunwoody Green and Minerva all have 10 foot to 12 foot deep driveways. Marian stated 20 foot driveways are for suburban projects, and not appropriate for this site. Time expired and Marian asked for 3:00 additional minutes for each side. The Chair granted 3 additional minutes to each side.

- *Public Comments Open:*
Opposed:

In Favor:

Robert Wittenstein, 1146 Bordeaux Court presented on behalf of the DHA, and stated DHA is in favor of the project and the requested variances.

Richard Krohn, 1422 Mockwell Court, spoke in favor of the application. Richard stated the application will be good for property values.

Robert Wayne Radloff, 1437 Vernon Village Court, spoke in favor of the application

for what the project will do for the area.

Thomas Anderson, 1354 Vernon North Drive, spoke in favor of the application.

Richard Hedlund, representative of the office condos at 1742 Mount Vernon Road, voiced concerns

Harold Schroeder, 1421 Mockwell Court, spoke in favor of the application. Harold stated the application will add something to the community.

Marian read a letter from Tara Targovnik, 1314 Vernon North Drive, into the record, in support of the application. Marian read a letter from Lisa Victory, 1311 Vernon North Drive, into the record in support of the application, and handed a copy of both letters to staff for the record.

The Board discussed variance requests b.) and c.).

Gerri Penn showed the audience a picture she took of Avery Park in Doraville in which a sedan parked in a driveway sticks out into the street, and expressed concern over driveways 10 feet to 12 feet in depth. Gerri expressed concern over the possibility of residents using their garage for storage and parking their cars in the short driveway.

Gerri Penn asked whether the area of the private street is being used to increase density. Gerri Penn stated the way to lengthen the 10 foot driveways may be to reduce density. Gerri Penn asked staff questions related to cross-parking, and whether lack of vehicle parking would cause an overflow of parking on adjacent properties, that may be of a different zoning classification.

Marian replied that the reason there is a street, not an alley is because originally there was an alley behind the back townhomes closest to the neighborhood, and that Vernon North residents desired the alley to be relocated to the front of the back townhomes. Marian stated the covenants will enforce a restriction that requires owners of units with 10 foot driveways to park their vehicles in the garage, and not in their driveways.

The Board expressed concerns over adequate guest parking if 21 units will not be permitted to have vehicles parked in the driveways.

Marian stated parking could be provided near some of the back units, and units 30-36 on the current site plan. Marian stated driveway depths could be made shorter than 10 feet if that will make the Board more comfortable in being ensured that vehicles are not parked in those driveways.

Joe Tuttle stated concerns over accessibility of units with 10 foot driveways. Joe stated it may be that the choice to buy a unit with an unusable, shorter driveway is up to the buyer who is willing to agree to the covenant.

Steve Foote addressed the issue of reduction of driveway depth and stated Staff

does not support that variance request, but does support a townhome project being developed on the site.

Marian stated a way to lengthen the driveways would be to eliminate the landscape buffer, but that that would upset the neighbors in those houses. Marian stated there is no alternative to the site plan, and that it may make the deal unworkable. In response to questions by the Board, Marian stated the townhomes are 50' in length, that enforcement of parking would be recorded in the covenants, that the property would have a manager who would handle a number of responsibilities on the property including inspections and would provide enforcement, and that residents would also report enforcement issues.

Gerri expressed concern over occupants of rental units abiding by the covenant restricting driveway parking for the units with 10' driveways.

The applicant withdrew the request for variance a.) without prejudice.

Bill McCahan motioned to approve variance request b.) with the following condition:

- 1.) The variance shall apply to the building separations for which the variance is being requested only, as indicated on the site plan dated December 8, 2015.

Claire Botsch seconded.

The motion was voted on and passed (6 - 0).

Bill McCahan motioned to approve variance request c.) with the following condition:

- 1.) The variance shall apply to the building separations for which the variance is being requested only, as indicated on the site plan dated December 8, 2015.

Gerri Penn seconded.

The motion was voted on and passed (6 - 0).

Stacey Harris motioned to approve variance request d.) to reduce driveway lengths down to 18' minimum for all front entry units. Claire Botsch seconded.

The motion was voted on and passed (6 - 0).

Claire Botsch motioned to deny variance request d.) to reduce driveway lengths down to 10' minimum for all rear entry units.

(There was discussion amongst the Board and between the Board and the applicant. The applicant asked the Board to consider reducing the driveway depth for rear entry units to 18 feet.)

The motion was voted on without a second and failed (0 - 6).

Stacey Harris motioned to approve variance request d.) to reduce driveway lengths down to 18' minimum for all rear entry units. Bill McCahan seconded.

The motion was voted on and passed (6 - 0).

Joe Tuttle motioned to approve variance request e.) with the following conditions:

- 1.) The proposed amount of impervious surfaces in the stream buffer shall be no greater than 44% of the stream buffer.
 - 2.) An engineer will evaluate the integrity of the retaining wall. Repairs shall be conducted as designed by an engineer and approved by the City Engineer prior to demolition of any paved surfaces within the stream buffer.
 - 3.) Stream bank restoration will be performed by the applicant on the applicant's property.
 - 4.) An arborist will evaluate the trees inside the stream buffer on the applicant's property.
 - 5.) The applicant will clean out the debris that has been dumped in the stream buffer on the applicant's property.
- Gerri Penn seconded.

The motion was voted on and passed (6 - 0).

G. OTHER BUSINESS

H. PUBLIC COMMENT

Robert Wittenstein thanked the Board for their service and stated that by the action taken on variance request d.) the Board put into danger a development that is really important to the City.

Addressing Robert Wittenstein, Bill McCahan stated there is always a plan B.

Carla Masecar, 4570 Kings Down Way, stated that as a senior citizen, she still wants her children to be able to come and visit her and park in the driveway, and praised the recommendation of staff and the action taken by the Board.

I. BOARD COMMENT

Joe Tuttle presented the issue of moving the April ZBA meeting due to it being during DeKalb County Schools Spring Break. No action was taken by the Board.

The Board and Staff discussed the meeting times of ZBA and Planning Commission meetings.

Gerri Penn asked staff to look into IT issues she has been having with her iPad text highlighting feature.

J. ADJOURN

CHAPTER 27 - ZONING ORDINANCE^[1]

ARTICLE II. - ZONING DISTRICTS

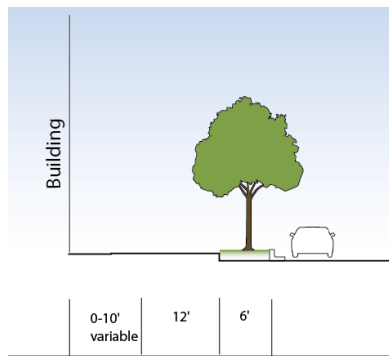
DIVISION 4. - OVERLAY ZONING DISTRICTS

Sec. 27-97. - DVO, Dunwoody Village Overlay.

...

(i) Streetscape and pedestrian amenities.

- (1) A minimum six-foot wide landscape area must be established abutting the back of the curb along abutting streets. This landscape area must adjoin a minimum 12-foot wide sidewalk. Buildings must abut the sidewalk or be located within ten feet of the sidewalk. If buildings are set back from the edge of the required 12-foot sidewalk, the setback area must include features such as outdoor dining and seating areas, plazas and landscaped open spaces that provide a safe, comfortable and active environment for pedestrians.



...

(Ord. No. 2013-10-15, § 1(Exh. A § 27-7.20), 10-14-2013; Ord. No. 2015-01-05, § 1, 1-26-2015)

DUNWOODY VILLAGE

Vision/Intent

Dunwoody Village has historically been the “heart” of Dunwoody. A master planning process established a detailed vision for this center of the community, focused on pedestrian and bicycle amenities, functional public open space, a multi-modal transportation environment, architectural controls, connectivity and place making. A sense of history will add to the charm and sense of place. This area envisions a “village green” with civic activities and amenities, and redevelopment will draw community members to shopping, dining and entertainment. Furthermore, redevelopment should have a residential component for day and evening activity to foster community. The design should embody the unique character of Dunwoody.

Future Development

Form: Master planned design, high quality building materials, civic amenities, integrated open space and appropriate transitions from greater to less intense uses. The periphery of the character area will include a large transitional area to adequately protect single-family residential and other residential homes in the area.

Use (see Future Land Use Map): Mixed-Use (containing a mix of office, retail and residential, including both either vertical or horizontal mixed-use through the district), townhomes, other owner-occupied housing, live-work units, civic institutional, community retail (not greater than 50,000 square feet per tenant space), local and unique business, boutique retail, public assembly and entertainment.



FIGURE 6: Dunwoody Village Character Area Map



▲ Food Market in Dunwoody Village



▲ Local Shops

Action Items

- Create an active community center with public places to gather, following a master planning process that potentially supports a redevelopment investment program.
- Establish way-finding or landmark features that unify the Village and can be used across the City, if a way-finding or gateway plan does not already exist for the greater City as a whole.
- Regularly review the Dunwoody Village Overlay to ensure enforcement meets intent of Overlay and Character Area vision.
- Creatively address the parking and congestion that new local activity may generate.
- Identify solutions for structural parking.
- Establish bicycle network for new connectivity throughout the City so that “all roads lead to the Village.”
- Establish infrastructure thresholds that new development must meet.
- Complete site location evaluation and financing plan locating City Hall, Police and other civic functions, including options for joint public-private partnership. Note that the Georgetown area is also being considered as a possible location of City Hall.
- Create venues for cultural events like music and create programs for public uses of City Hall and library.
- For detailed circulation and open space recommendations concerning the Dunwoody Village character area, see the Dunwoody Village Master Plan.
- Pursue the creation of a central green space and alternatives for acquiring that space.

REDEVELOPMENT WITH OPEN SPACE

Several regional examples of redevelopment with open space were referenced during Community Meeting discussions about Dunwoody Village. The City of Smyrna allows higher buildings adjacent to the plaza at the Market Village. The City of Dunwoody envisions similar development and rules whereby densities may increase, contingent upon the provision of amenities (open space, plazas, etc.) or development features.



FIGURE 7: Dunwoody Village Master Plan

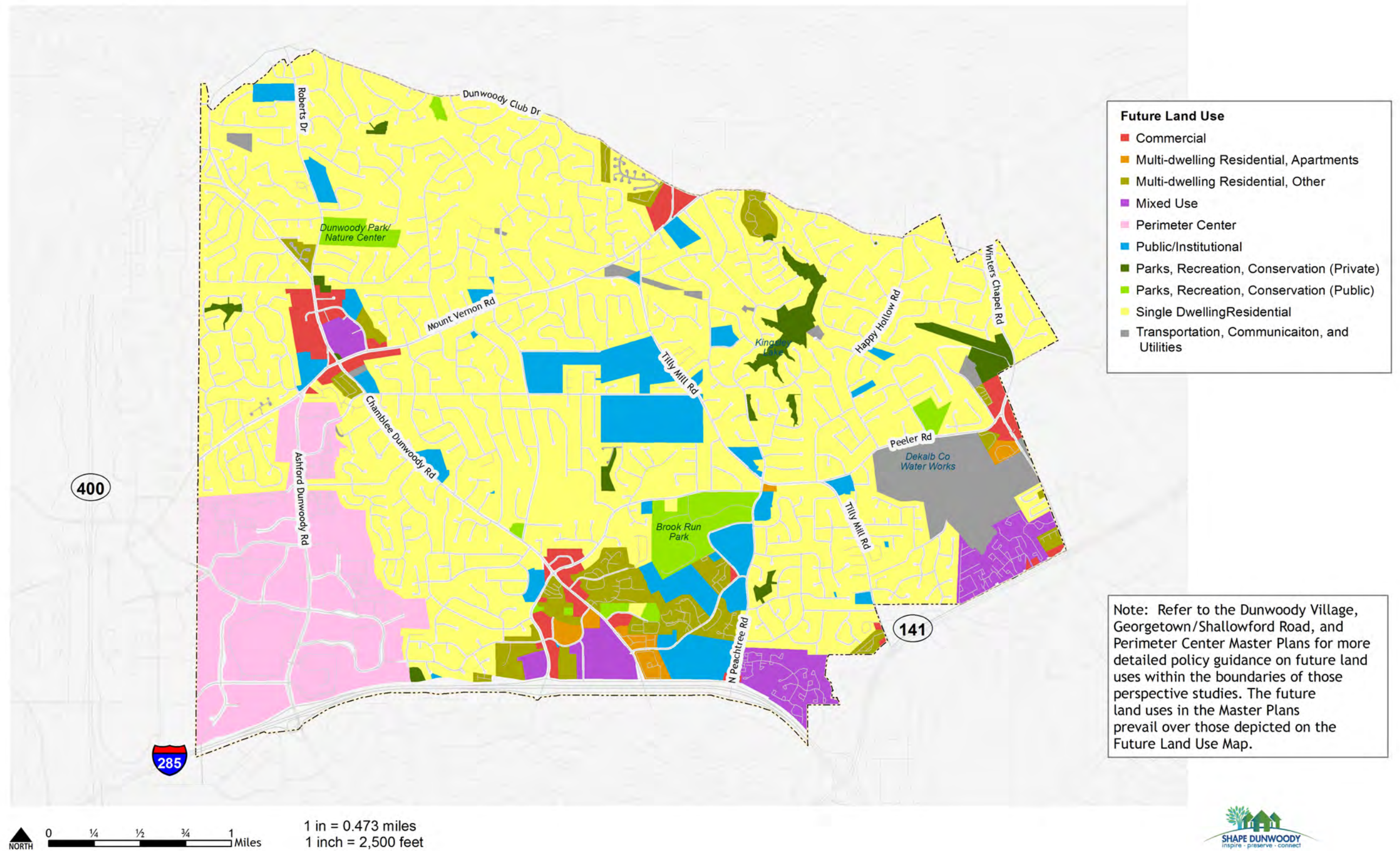


FIGURE 17: Future Land Use Map



LAND USE FRAMEWORK PLAN

The Land Use Framework Plan is intended to guide future redevelopment and community improvements within the Master Plan area over the next 10-20 years. The Dunwoody Village encompasses over 150 acres of property. Based upon current real estate market conditions and the significant amount of existing retail and office space within the Dunwoody Village, it is unlikely that large portions of the Village could experience redevelopment in the short-term (next 3-5 years).

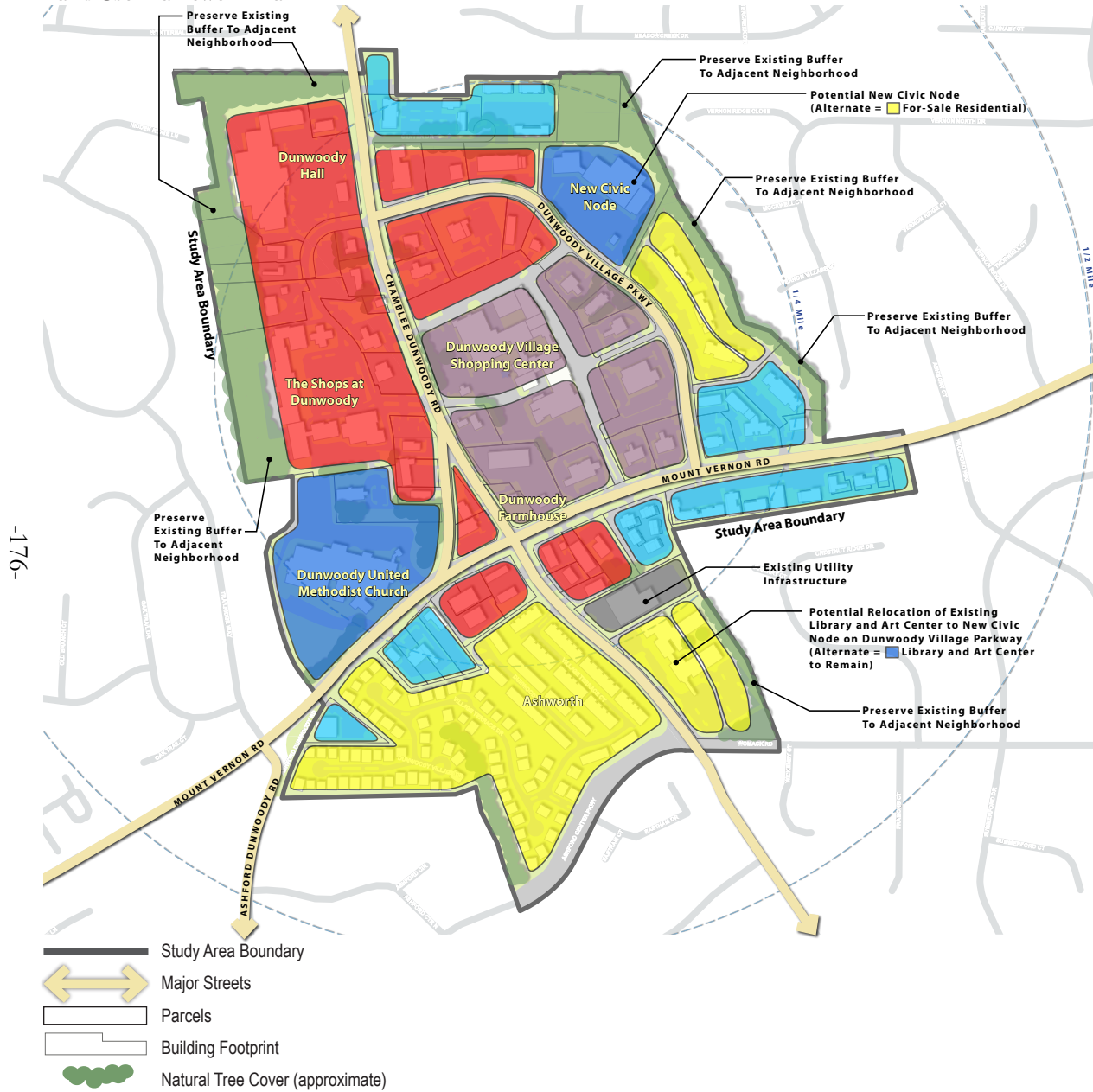
Additionally, a number of properties have multiple owners (office condominiums), are stable institutions or are higher performing retail properties and are unlikely to change in the short- to mid-term. These properties include the Ashworth neighborhood, Dunwoody United Methodist Church, The Shops at Dunwoody, Dunwoody Hall, and a series of office condos on the north side of the study area and along Mount Vernon Road. While some of these properties may need some upkeep and improvement, other areas within the Village exhibit lower levels of activity, rents, and occupancies. These areas are outlined in previous sections of this report related to Activity and Redevelopment Potential.

The land use framework plan seeks to create a 20-year vision for community improvement and redevelopment in areas that are most likely or most susceptible to change. Consistent with the community consensus points the Land Use Framework Plan seeks to:

- Create a more vibrant Village Center including a focal point community green space
- Encourage more compact development forms that promote walkability, but are appropriately sized and scaled to maintain and enhance the area's unique character and identity
- Maintain and enhance convenience retail centers that provide daily goods and services for nearby residents
- "Prune" lower performing retail and office sites over time to improve the area's market fundamentals and visual appeal of the Village
- Allow for modest residential development to enhance walkability and enliven the Village, but in doing so, encourage high-quality, owner-occupied units targeted at empty nesters and active adults

The following sections outline key strategies and recommendations for various districts within the Dunwoody Village Land Use Framework Plan.

Land Use Framework Plan



DUNWOODY VILLAGE DISTRICTS

- NEIGHBORHOOD & CONVENIENCE RETAIL:**
- Primarily existing retail/commercial
 - Limited professional office
 - Limited opportunity for new development
 - Facade / tenant upgrades over time
 - Internal landscape / pedestrian / site improvements over time (private)
 - Generally 1-2 story development
- SMALL-SCALE OFFICE:**
- Existing office space
 - Limited opportunity for new development
 - Facade / tenant upgrades over time
 - Internal landscape / pedestrian / site improvements over time (private)
 - Primarily 1-2 story development (third level of occupied space in some existing buildings)
- CIVIC / INSTITUTIONAL:**
- Existing civic / institutional uses (Dunwoody United Methodist Church)
 - Opportunity for new Civic Node
 - New "town green / plaza" (0.5-1.0 acres)
 - Potential new Municipal Complex
 - Potential relocation of existing Library & Arts Center (from Chamblee Dunwoody Road)
 - Potential new civic uses
 - 1-3 story development
 - Potential supporting retail / office (small-scale 1-2 stories)
 - NOTE: See separate detailed site concept
- FOR-SALE RESIDENTIAL:**
- Existing townhomes and small-lot single-family (Ashworth)
 - Opportunity for new development (Chamblee Dunwoody Road site & Dunwoody Village Parkway site)
 - 10 to 12 units per acre
 - 2 to 3 stories with private garages
 - Age-targeted (empty nesters)
 - Large units (greater than 2,000 sq. ft.)
 - For-sale product
 - Preserve existing buffers
 - High-quality design / materials
- VILLAGE CENTER MIXED-USE:**
- Existing Village commercial
 - Preservation of Cheek-Spruill Farmhouse
 - Preservation of Fresh Market and Walgreens
 - Significant opportunity for redevelopment (multiple sites)
 - New "town green" (1.5-2.0 acres)
 - New internal street grid
 - "Walkable" storefront character
 - Potential new storefront retail / office
 - Potential for-sale loft housing over ground-floor commercial (40-80 units)
 - Age-targeted housing (empty nesters)
 - Large units (greater than 2,000 sq. ft.)
 - Generally for-sale product
 - Primarily 2-3 story development
 - High-quality design / materials (compatible with Village aesthetic)
 - NOTE: See separate detailed site concepts



Potential short-, mid-, and long-term Dunwoody Village build-out



VILLAGE CENTER

The proposed Dunwoody Village Center incorporates a significant public open space surrounded by a mix of uses in keeping with Dunwoody Village's traditional architectural style. The Village Center is proposed for the southern portion of the superblock bounded by Chamblee Dunwoody Road, Mount Vernon Road, and Dunwoody Village Parkway. The area today is occupied by a collection of commercial properties including the Dunwoody Village Shopping Center and several outparcels (banks, US Post Office, real estate offices, and others), and the Farmhouse at the corner of Chamblee Dunwoody Road and Mount Vernon Road. The Farmhouse is intended to remain as an important community icon, but be re-integrated into the surrounding area through landscaping and pedestrian walkways.

The primary focus of the Village Center is to:

- Create a central community gathering space within the Village
- Encourage high-quality redevelopment of underutilized areas, primarily the east, "back" side of the Dunwoody Village Shopping Center and underutilized surface parking areas
- Foster greater connectivity and accessibility by creating an internal street grid within the superblock
- Create a more walkable, vibrant Village Center with area appropriate goods and services
- Provide an opportunity for a modest number of high-end residential units to foster greater livability, activity during evening and weekend hours, and security (more "eyes on the street")

A central green space should be the key organizing element of the Village Center. Dunwoody Village has long been the social and historical center of the Dunwoody community. However, gathering spaces for community events have been limited to area parking lots and closing area roadways due to the lack of a central park or plaza. Creating significant, useable green space within the Village is one of the highest priorities voice by community residents. The Planning Team recommends that a village green of 1.5 to 2.0 acres or more should be developed within the core of the Village.

The green space should be visible from one or more main roadways (Mount Vernon Road, Dunwoody Village Parkway, and Chamblee Dunwoody Road). However, 1.5 and 2 acres in size, the green space should not feel “exposed” to a major roadway where area traffic and noise could limit the gathering space’s functionality and use. The community space should include a combination of green (grass and landscaping) and hardscape (pavers, plazas, etc.) to accommodate a variety of uses and events. Positioning the green space along or within the proposed internal street grid will enhance the area’s flexibility to accommodate larger community gatherings by temporarily closing internal streets and expanding events into those areas. The green space should also be linked to the Farmhouse through a pedestrian path, sidewalks, and enhanced landscaping.



The central green space should be surrounded by high-quality, multi-story redevelopment. While there are community concerns regarding the impact of multi-story buildings on the Village's traditional character, it is necessary to have the area surrounding the green space of sufficient height and uses to create a focal point of activity, enhance the area's walkability, and provide the proper proportion to visually frame the green space. While multi-story, these new buildings should be designed in keeping with the Village's traditional architectural style and should be largely red brick.

Based upon the local real estate market fundamentals, the most likely uses for buildings surrounding the central green space are retail and professional office on the ground floor with residential units above. A limited number of buildings surrounding the green space could be commercial with retail on the ground floor and office space above. However, some existing office facilities within the Village would need to be eliminated to provide a market for new office space to be leased.



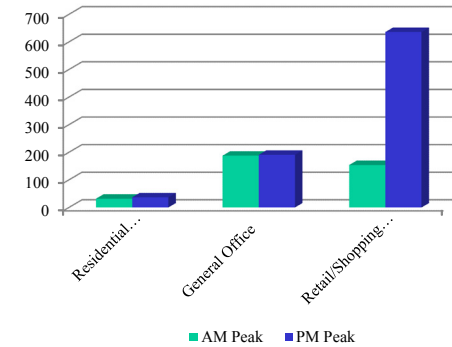
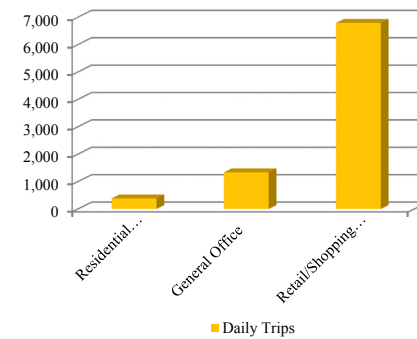


There is significant concern from some area residents regarding the integration of residential units into the Dunwoody Village. Future residential units within the Village are intended to reinforce and add to the traditional character of the Village and are not intended to be high density (over 12 units/acre) or apartment uses. The greatest opportunity to meet community needs and goals and promote “lifelong community” principles is to incorporate a variety of residential units within the Village (residential over retail (flats and stacked units), townhomes, and nearby single-family homes). Residential uses should focus on aging residents and empty nesters that are looking for lower-maintenance residences within a walkable environment and easy access to restaurants, local goods, and area services. Multi-story units should consider elevators to meet the needs to this market and reinforce “lifelong community” principles. Within the Dunwoody Village, residential products should focus on for-sale units, larger than 2,000 square feet, and constructed of high-quality building materials in keeping with the Village’s traditional architectural style.

Integrating residential units in the Dunwoody Village would help foster a multi-modal transportation network and minimize traffic generation within the district. Residential uses generate lower daily trips compared to office and retail uses and significantly lower trips during AM and PM peak periods. Residential uses in close proximity to commercial areas also allow residents and visitors to walk or utilize other modes of transportation limiting the number of necessary vehicular trips. For additional information regarding residential uses, please see “Residential” at the conclusion of this section.

Traffic Generation by Land Use

Land Use Category	Example Intensity		Daily Trips	AM Peak Hour	PM Peak Hour
Residential Condo/Townhouse	55	d.u. (assumed 1,800 s.f./d.u = 100,000 s.f.)	382	32	37
General Office	100,000	s.f.	1,334	188	191
Retail/Shopping Center	100,000	s.f. gross leasable area	6,791	154	636





To meet these and other area circulation and access needs, an internal street grid should be instituted within the superblock of Mount Vernon Road, Chamblee Dunwoody Road, and Dunwoody Village Parkway as opportunities allow. Ideally, two new east-west routes would be provided and one new north-south roadway. East-west roadways would link the traffic signal at Chamblee Dunwoody Road and The Shops at Dunwoody to Dunwoody Village Parkway, and the main entry of Dunwoody Plaza shopping center on Dunwoody Village Parkway to Chamblee Dunwoody Road between the existing Walgreen's Pharmacy and Starbucks. A new north-south roadway should begin at the main entry to the Dunwoody Village off of Mount Vernon Road (between existing Wells Fargo and BB&T banks) and end at the proposed northern east-west road and Dunwoody Village Parkway as it turns toward Chamblee Dunwoody Road. Each of these internal streets should include landscape buffers with trees and lights and pedestrian sidewalks. Bicycle lanes/paths should be incorporated into the roadways as well. These internal roadways should be constructed as a part of redevelopment efforts in coordination with local property owners.

Successful retailers are vital to the vision of a more vibrant Village Center. The current and projected Dunwoody Village environment supports unique, local retailers, and boutiques. Retail storefronts should be designed in a traditional manner along the back of sidewalks facility the central green space and internal roadways.



CIVIC / INSTITUTIONAL

Many traditional town centers include a civic facility and/or icon as an attraction and sociological focal point. Determining whether Dunwoody City Hall belongs in the Dunwoody Village is a larger, city-wide conversation that requires additional study. However, part of the goal of the Dunwoody Village Master Plan was to consider whether a civic presence was desired, necessary, and could be accommodated within the Dunwoody Village if it was determined to be appropriate in the future.

In terms of desire, community feedback included both pros and cons to locating City Hall within the Village. Many residents view the Village as the traditional focal point of the city and see a natural connection between a City Hall and the emotional center of the community. Others were less enthusiastic of repositioning commercial property for a public (non-taxable) facility.

From a community design perspective, a civic presence or public facility is helpful as a community focal point and generator of visitors and activity to the area. However, in the case of Dunwoody Village, that facility could be a City Hall, relocation of the Dunwoody Library into the Village Core, relocation of some of the City's arts facilities into the Village Core, another public facility being developed within the Village, or all of the above.

One possible scenario would be to cluster a future City Hall (with the administrative functions of the police department), Dunwoody Library, and Spruill Arts Center into a single municipal complex within the Dunwoody Village. This opportunity would consolidate several city facilities into a single location with potential greater efficiency. One of the only single properties large enough to accommodate a municipal center of this scale is the Dunwoody Plaza Shopping Center. The concept on the following page illustrates the site's potential to anchor the northeast end of the Village with a range of daytime, nighttime, and evening activities based upon the mix of facilities. The concept would also provide a secondary community green space at $\frac{1}{2}$ to 1 acres in size and maintain and/or enhance the buffer between the parcel and adjacent neighborhood. This concept may include some supporting retail, but would reduce the total amount of retail uses on the perimeter of the Village in favor of enhancing the quality and potential quantity of retail in the Village Center.

A second option for a civic presence within the Dunwoody Village would be adjacent to the Village Green proposed within the Village Center. If there is not a desire to create a larger municipal complex, one side of the community gathering space could be utilized as a site for a civic anchor, similar to concept on page 35.



ILLUSTRATIVE CONCEPTS
NOT AN ACTUAL DEVELOPMENT
PROPOSAL



Dunwoody Village Master Plan

Urban Collage, Inc. | Houseal Lavigne Associates | RCLCO | Kimley-Horn and Associates, Inc. | Market + Main, Inc.



NEIGHBORHOOD/CONVENIENCE RETAIL

Neighborhood retail centers that meet the daily needs of nearby residents and workers are one of the mainstays of the Dunwoody Village. Under this plan there should be incentives for façade, landscape, and streetscape enhancements to improve the appearance and accessibility of commercial properties primarily along the west side of Chamblee Dunwoody Road and the north end of Dunwoody Village Parkway. However, these shopping areas including Dunwoody Hall, the Shops at Dunwoody, and smaller parcels at the intersection of Chamblee Dunwoody Road and Mount Vernon Road will likely remain retail uses with some limited, storefront offices. Neighborhood/convenience retail areas should maintain consistency with the Dunwoody Village's traditional architectural character.

To enhance neighborhood retail areas the City of Dunwoody should consider:

- A façade and landscape improvement program
- Updating Chamblee Dunwoody Road, Mount Vernon Road, and Dunwoody Village Parkway streetscape requirements to be consistent with those planned in the Circulation and Open Space Framework Plan
- Reviewing the City's site design standards to encourage any redevelopment to address the street by placing buildings at the back of sidewalk and placing parking behind or to the side, screened from public right-of-way
- Enhancing the pedestrian environment by requiring pedestrian sidewalks/paths from major roadways to developments and enhancing parking lot landscaping where appropriate
- Encouraging (or requiring) inter-parcel connectivity and limit curb cuts to major roadways (Mount Vernon Road, Chamblee Dunwoody Road, and Dunwoody Village Parkway) as part of significant development or redevelopment efforts
- Reviewing the City's sign ordinance to ensure that it promotes the installation of low, traditionally styled, high-quality signage and does not serve as a disincentive that results in older, deteriorating signage remaining in place

SMALL-SCALE OFFICE

One of the unique features of the Dunwoody Village is a collection of smaller-scale, Williamsburg-esque office condos. These small scale office facilities are located along the southern edge of Mount Vernon Road between Ashford Dunwoody Road and Wickford Way, at the intersection of Mount Vernon Road and Dunwoody Village Parkway, and along Center Drive at the northernmost end of the Village. As office condos with multiple owners that reinforce the traditional character of the Village, these facilities are unlikely to change over the short- and mid-term. Similar to neighborhood/convenience retail areas, façade and landscape improvements should be undertaken as opportunities arise in keeping with the Village's traditional architectural character.

Maintaining small scale office opportunities is important to maintaining the unique, local character of the Dunwoody Village. However, pruning lower performing office buildings over time will help the Village Center be a more viable location for local businesses. As opportunities arise, low visibility, lower performing, stand-alone office (marked by lower rental rates and higher vacancies) should be removed from inventory over modest reinvestments that will only prolong consolidation and redevelopment.

RESIDENTIAL

As outlined in the Village Center description on previous pages, integration of a modest number of for-sale residential units into the Dunwoody Village can:

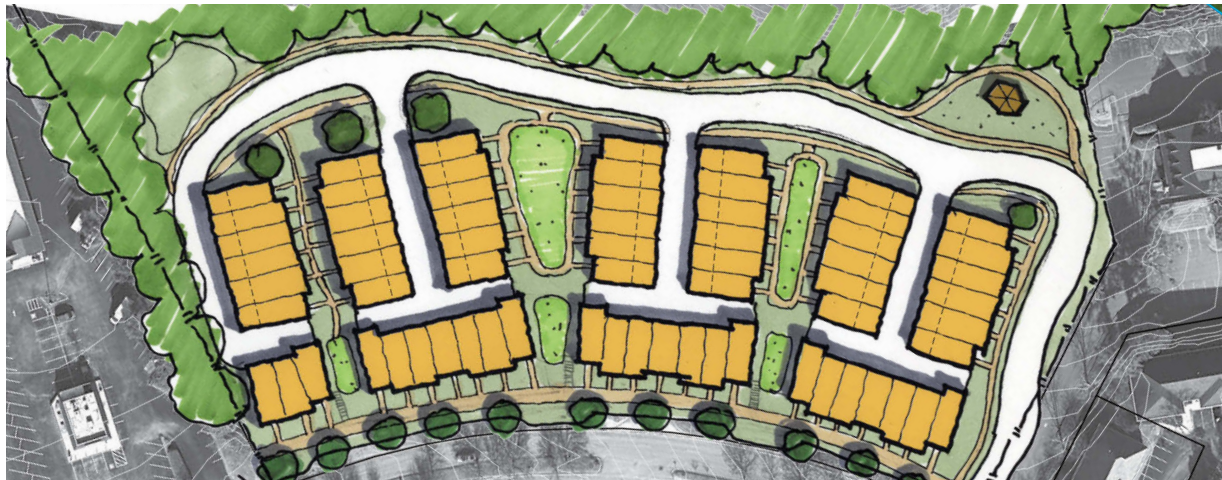
- Provide an opportunity for aging residents to remain in Dunwoody, reinforcing lifelong community principles
- Enhance walkability and open space opportunities and the pedestrian environment
- Enhance the market for desired restaurants and boutiques
- Reduce and/or minimize traffic generation

Residential uses in the Dunwoody Village should seek to provide a variety of housing types (flats, stacked, lofts, etc.) to limit opportunities to overbuild, reinforce the area's unique character and broaden the area's appeal. Opportunities include flats over retail/office within the Village Center, stacked units (2-story with garage) over retail/office in the Village Center, and single-family attached townhomes on the periphery of the Village.

There are significant concerns by some in the community regarding the character, quality, and potential impact of residential uses in the Village. The community's vision for Dunwoody Village is a small-scale "town center" in a walkable format with a variety of uses that will enhance the character, livability, viability, and economic value of the area. To meet that vision residential uses considered for the Dunwoody Village should be:

- For-sale units with limits on the number of potential leased units
- 10-12 units/acre
- 2-3 stories, 2 stories at neighborhood edges
- Age-targeted, designed and marketed toward empty-nesters and early retirees who seek a lower-maintenance, more-active lifestyle in close proximity to goods and services
- High-quality materials and design in keeping with Dunwoody Village's traditional architectural character

Geographic factors, market limitations, and community aspirations suggest that the appropriate number of residential units within the Village Center and adjacent areas would be no more than 120-160 units over the next 10 years.



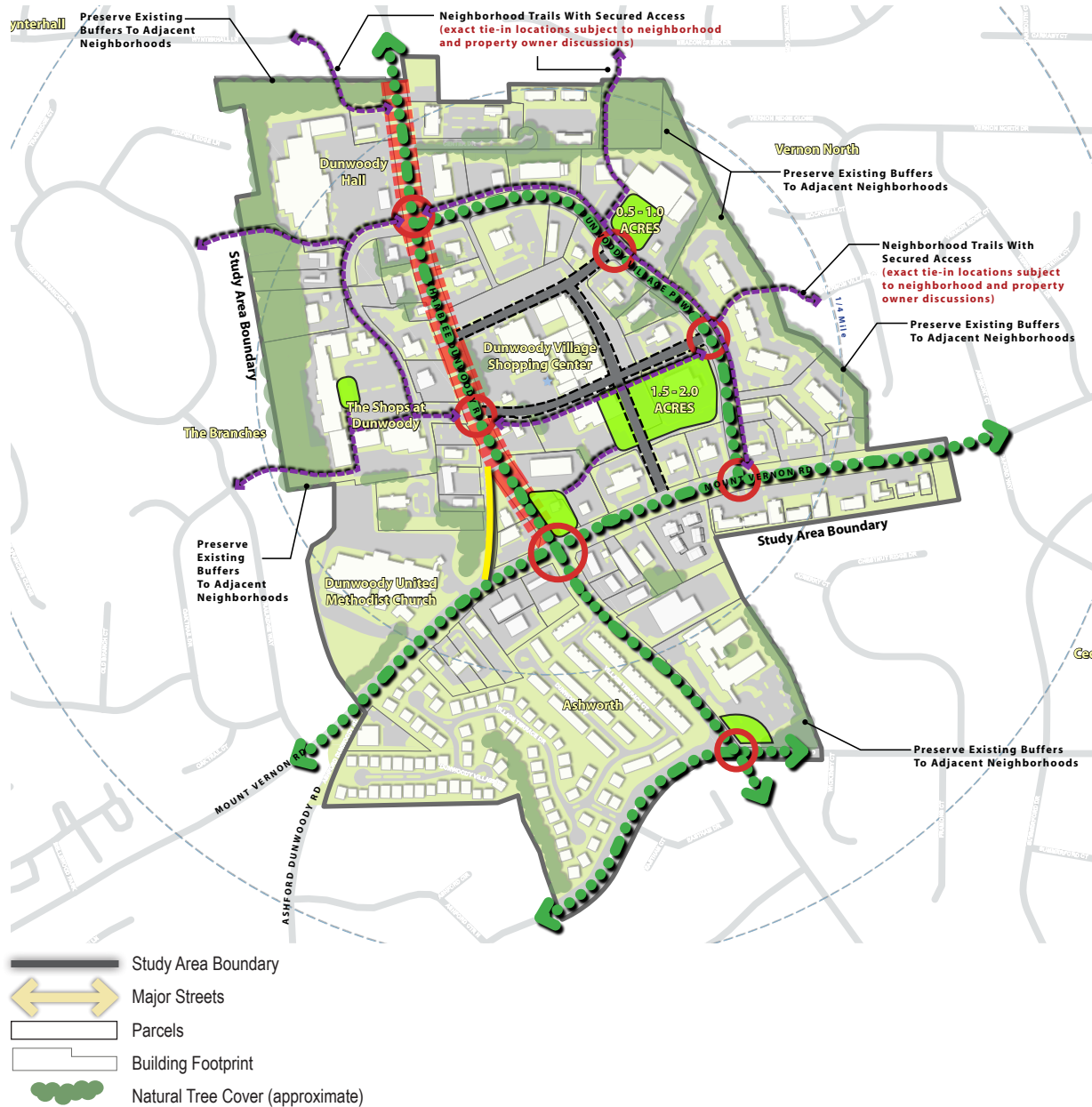
Dunwoody Village Master Plan

Urban Collage, Inc. | Houseal Lavigne Associates | RCLCO | Kimley-Horn and Associates, Inc. | Market + Main, Inc.

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38 Section 2: Vision & Framework Plan

Circulation and Open Space Framework Plan



DUNWOODY VILLAGE CIRCULATION & OPEN SPACE INITIATIVES

- OPEN SPACES:**
 - "Town Green" - 1.5 to 2.0 acres (NOTE: location and layout TBD)
 - "Civic Green" - 0.5 to 1.0 acres
 - Farmhouse Green
 - Chamblee Dunwoody Road & Womack Pocket Park (if property is renovated/redeveloped)
 - The Shops at Dunwoody Plaza (private)
- PEDESTRIAN PATHS / TRAILS:**
 - 12-15 feet wide
 - Multi-use for pedestrians and recreational bikers (not bicycle commuters)
 - Some in public right of way, some on private property (with easements)
 - Potential trailheads connecting to adjacent neighborhoods (secured access to be further explored) (NOTE: Will require detailed discussions with affected neighborhoods and existing property owners to determine feasibility and exact locations)
- STREETSCAPE IMPROVEMENTS:**
 - Sidewalks, decorative lighting, street trees, mast arms, access management, landscaping, and on-street bike routes (dedicated lane on Dunwoody Village Parkway)
 - Chamblee Dunwoody Road
 - Mount Vernon Road
 - Dunwoody Village Parkway
 - Ashford Center Parkway
- INTERSECTION IMPROVEMENTS:**
 - Decorative Pedestrian Crossings
 - Pedestrian Signalization if warranted
 - Operational Improvements (Chamblee Dunwoody Road signalization changes associated with change to Nandina Lane)
- NEW VILLAGE CENTER STREET GRID:**
 - New roads to break up super block (associated with new development) (NOTE: location and layout TBD)
 - Roads may be public or private (TBD)
 - Pedestrian oriented streets
 - Operational Improvements
- ACCESS MANAGEMENT IMPROVEMENTS:**
 - Operational & access improvements to Chamblee Dunwoody Road north of Mount Vernon Road
 - Potential signal timing, reduced / consolidated curb-cuts, interparcel connectivity enhancements, etc. (requires additional detailed study)
- NANDINA LANE RECONFIGURATION:**
 - Conversion of Nandina to one-way (southbound)
 - Requires adjustments to operation of Chamblee Dunwoody Road & Mount Vernon Road intersection (requires additional detailed study)
 - Consider long-term removal

Dunwoody Village Master Plan

Urban Collage, Inc. | Houseal Lavigne Associates | RCLCO | Kimley-Horn and Associates, Inc. | Market + Main, Inc.



-188- OPEN SPACE

As detailed in the Village Center description in the last section, the centerpiece of the proposed, walkable Village Center is a Village Green Space. The primary goal is to create an appropriately scaled community gathering space as a focal point of the Village Center. The Planning Team's recommended 1.5 to 2 acre open space would accommodate community gatherings of up to 10,000 or more if adjacent streets are designed in a manner that they can be closed for larger events.

The Village Green should be visible from and/or linked to each of the Village's major streets (Mount Vernon Road, Chamblee Dunwoody Road, and Dunwoody Village Parkway) through sidewalks, multi-use trails, and significant landscaping. The Green should also be linked to the Farmhouse via a pedestrian path and enhanced landscaping.

The most significant design challenge for the space is to create an open space that is large enough to accommodate community gatherings without feeling oversized and empty when not in use. To best meet this challenge, the green space must be designed in conjunction with surrounding redevelopment and utilize a variety of materials to create sub-areas. The space should include a combination of hardscape plazas and open green spaces to provide variety and flexibility to comfortably accommodate a variety of groups (from small gatherings to large events). The space is intended to be passive in nature and not a location for active recreation (playgrounds, athletics, etc.).

Other open space opportunities within the Dunwoody Village include maintaining and enhancing green spaces and mature trees that surround the Farmhouse, a more formal "civic green space" of ½ to 1 acre that should accompany the development or relocation of any civic facility into the Dunwoody Village, and encouraging enhanced community green space as a part of major, private redevelopment/improvement projects.

Any public or private redevelopment or major improvement property improvement project should be accompanied with landscape and green space improvements. The Planning Team recommends that the district's zoning classification be reviewed to encourage the creation and enhancement of smaller green spaces, provide street trees along major roadways and entries, and provide landscape islands and trees within surface parking areas. Generally these smaller open spaces should be used to create focal points within redevelopment projects and be bordered on at least one side by a public roadway where reasonable to enhance visibility and safety. If the City were to reposition the current Library/Arts Center site at Chamblee Dunwoody Road and Womack/Ashford Center Parkway, a landscaped area or pocket park should be considered on the northeast corner of the intersection as a gateway into the Dunwoody Village.

NEW ROADWAYS

Integral to enhancing the character of and enhancing walkability in the Dunwoody Village is breaking up the superblock bounded by Mount Vernon Road, Chamblee Dunwoody Road, and Dunwoody Village Parkway. The Dunwoody Village Master Plan calls for two new east-west connections between Chamblee Dunwoody Road and Dunwoody Village Parkway and one north-south connection through the block. These internal roadways should be local, low-speed streets with shared bicycle lanes on-street, on-street parking, landscape buffers (4-6 feet recommended), street trees, lighting and wide pedestrian sidewalks (8-12 feet in width recommended).

The internal street grid is proposed to enhance access, visibility, and walkability providing multiple options for cars, bicycles, and pedestrians alike. These roadways would also alleviate some pressure on the Mount Vernon Road/Chamblee Dunwoody Road intersection and Chamblee Dunwoody Road between Mount Vernon Road and Dunwoody Village Parkway as they would provide options for low circulation. Internal streets will reduce the opportunity to have the “back side” of buildings exposed to public right-of-way and reduce expanses of surface parking lots.





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TRAFFIC ENHANCEMENTS

Congestion at the Mount Vernon Road and Chamblee Dunwoody Road intersection, in combination with Nandina Lane, inhibits travel to and through the Village on a daily basis. Particularly during afternoon peak hours, delay at the intersection can back traffic for expansive distances in all directions. Roadway expansions to improve capacity are not supported by the community and would not reinforce the character of the Dunwoody Village. Adjustments are necessary however, to better manage the intersection and enhance safety.

While some inventive concepts have been proposed for the intersection (two-lane roundabouts, bypasses, etc.), the Planning Team recommends a series of more modest improvements including modifications to Nandina Lane and enhanced traffic signal timing of this and all nearby traffic signals.

Left-turn movements onto and out of Nandina Lane create operational and safety conflicts due to their close proximity to the major intersection of Chamblee Dunwoody Road and Mount Vernon Road. This project would involve operationally changing

the intersections at both ends of Nandina Lane to become right-in-right-out only. This may result in needing turn lane reconfigurations at the primary intersection (to be determined by a future traffic study); however, the net result will yield better efficiency and safety within the proximity of this area. This project will also include replacing the existing span wire signals with decorative mast arms and utilizing countdown pedestrian signals and well-marked crosswalks. Over the long-term, Nandina Lane should be further studied as a one-way southbound street or eliminated.

One of the largest challenges for the Dunwoody Village is the high volume of traffic passing through the area along the major corridors of Mount Vernon Road and Chamblee Dunwoody Road. Much of this traffic is regional in nature resulting from traffic patterns that extend well beyond the district. It is unlikely that this traffic can be rerouted, so improving operational efficiency along the major corridors is paramount. Operational improvements can be made by evaluating signal timings and linking signals together to coordinate timings and achieve positive progression. This effort would involve a more detailed traffic study that evaluates the network of signals in and around the Dunwoody Village.

As part of any improvement project, access management along Chamblee Dunwoody Road and all major roadways in the Dunwoody Village area should be considered. Part of the traffic congestion problem in the area is the number of curb cuts and potential conflict points along major roadways. Any future redevelopment and/or streetscape project should consider reducing the number of curb cuts and directing as many turning movements as possible into a limited number of intersections and access points.



STREETSCAPE IMPROVEMENTS

To enhance walkability within Dunwoody Village pedestrian facilities (sidewalks, ramps, crossings) and the pedestrian environment (storefronts, lighting, benches, trash receptacles, etc.) must both be improved. Four significant streetscape (sidewalk, landscape, and lighting) projects are recommended for the Dunwoody Village.



Enhancements to Dunwoody Village Parkway are under design as part of a Transportation Enhancement Grant awarded to the City. Elements of the plan include:

- Reduction in the number of travel lanes from 2 in each direction to 1 northbound and 1 southbound lane
- On-street bicycle lanes
- Landscape buffers 6-feet in width between travel lanes and sidewalks
- Street trees, pedestrian lighting, and roadway lighting within the landscape buffer
- 6-foot wide sidewalks in the short-term with potential to widen to 12-feet as part of future improvements and/or redevelopment
- Flexibility to add on-street parking on the west side of Dunwoody Village Parkway as part of future park development and/or private redevelopment

With future enhancements, efforts should be made to reduce the number of curb cuts along the roadway to limit potential conflict points between motorized vehicles, bicycles, and pedestrians.

Streetscape improvements should be undertaken for Chamblee Dunwoody Road in two phases. The first phase would improve the roadway from Mount Vernon Road to Roberts Drive (approximately 2,700 linear feet). Elements should include:

- Landscape buffers no less than 4 feet in width and preferably 6 feet in width between the roadway and pedestrian sidewalks
- Street trees, pedestrian lighting, and roadway lighting within the landscape buffer
- Wider sidewalks no less than 8 feet in width, preferably 10-12 feet wide
- Off-street bicycle facility on one side of the street (5-foot dedicated path or as part of a 12-foot multi-use path)
- Intersection enhancements including new mast arm traffic signals, pedestrian signals, high visibility crosswalks, and ADA Ramp improvements where necessary
- Removal of overhead utility lines and replace with underground utility lines
- Access management considerations to reduce and limit curb cuts and potential conflict areas along the corridor



The second phase of streetscape improvements along Chamblee Dunwoody Road (approximately 1,300 linear feet) should include the area from Mount Vernon Road south to Ashford Center Parkway.

- Landscape buffers no less than 4 feet in width between the roadway and pedestrian sidewalks
- Street trees, pedestrian lighting, and roadway lighting within the landscape buffer
- Wider sidewalks no less than 8 feet in width,
- Off-street bicycle facility on one side of the street as part of a 12-foot multi-use path
- Intersection enhancements including new mast arm traffic signals, pedestrian signals, high visibility crosswalks, and ADA Ramp improvements where necessary
- Removal of overhead utility lines and replace with underground utility lines

Multi-modal improvements along Mount Vernon Road from Ashford Dunwoody Road to Wickford Way (approximately 3,500 linear feet) should include:

- Landscape buffers no less than 4 feet in width and preferably 6 feet in width between the roadway and pedestrian sidewalks
- Street trees, pedestrian lighting, and roadway lighting within the landscape buffer
- Wider sidewalks no less than 8 feet in width, preferably 10-12 feet wide adjacent to the proposed Village Center
- Off-street bicycle facility on one side of the street (5-foot dedicated path or as part of a 12-foot multi-use path on the north side of Mount Vernon Road)
- Intersection enhancements including new mast arm traffic signals, pedestrian signals, high visibility crosswalks, and ADA Ramp improvements where necessary
- Removal of overhead utility lines and replace with underground utility lines
- Access management considerations to reduce and limit curb cuts and potential conflict areas along the corridor

Finally, pedestrian and bicycle enhancements on Ashford Center Parkway and/or Womack Road should consider:

- On-street bicycle lanes or shared lanes
- Landscape buffers no less than 4 feet in width between the roadway and pedestrian sidewalks
- Street trees, pedestrian lighting, and roadway lighting within the landscape buffer
- Wider sidewalks along both sides of major roadways no less than 6 feet in width
- Intersection enhancements including new mast arm traffic signals, pedestrian signals, high visibility crosswalks, and ADA Ramp improvements where necessary
- Extension of the Ashford Center Parkway median when and where feasible

BICYCLE ROUTES

A combination of on-street and off-street bicycle routes will be necessary to enhance the ability of bicycles to traverse the area more easily. On-street bicycle routes should be included on Dunwoody Village Parkway and as part of new internal street grid through the Village Center. On-street bicycle lanes should be 5 feet in width to meet AASHTO standards.

Off-street bicycle lanes should be considered as part of multi-use trails on one side of Mount Vernon Road and Chamblee Dunwoody Road due to high traffic volumes, the number of conflicts, and other safety concerns. Multi-use paths are typically 12-15 feet in width on one side of a street and accommodate pedestrians (runners/joggers), recreational bicyclists, and sometimes electric carts and/or other devices. Alternatively, dedicated off-street bicycle lanes between landscape buffers and pedestrian sidewalks should be 8 feet or greater in width.

These bicycle routes should be tied into a Citywide network of bicycle facilities in coordination with the City's Comprehensive Transportation Plan.



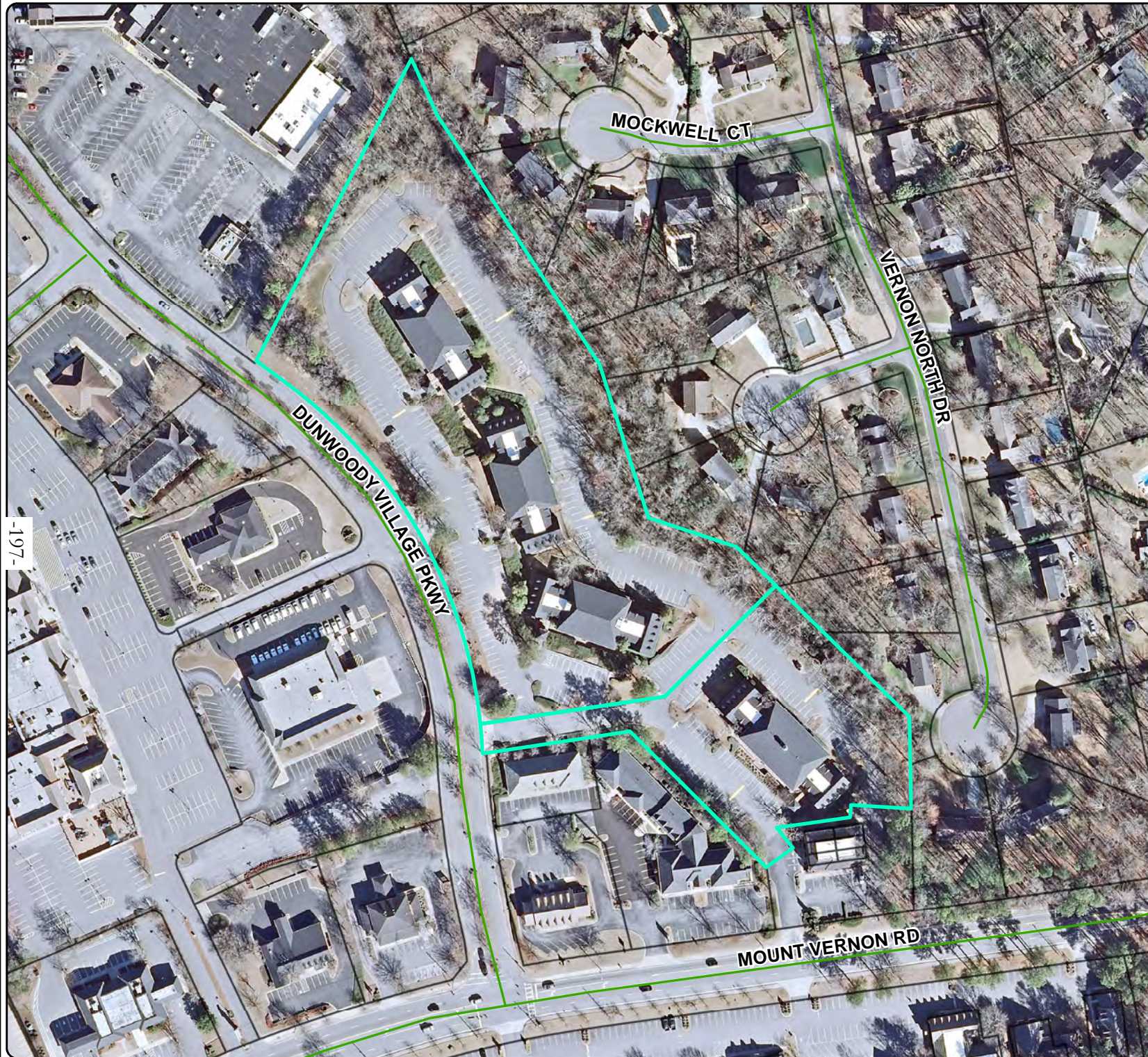
MULTI-USE PATHS/TRAILS

To further enhance connectivity to and from the Dunwoody Village, multi-use paths and trails should be considered, if desired by adjacent neighborhoods, to connect surrounding single-family neighborhoods to the Village. These paths would be 12-15 feet wide to accommodate pedestrians, bicycles, and potentially electric-carts (golf carts) or other devices. Trails would require cooperation within the neighborhoods to determine a proper location and property easements for the City to assist with construction of the path. The City of Dunwoody should consider a policy regarding these paths if individual neighborhoods desire their implementation.

Based upon public involvement in the Dunwoody Village Master Plan, potential priority locations for off-street multi-use trails include:

- A dedicated east-west path through the Village Center in conjunction with the realization of one of the recommended east-west roadways
- Potential links to adjacent neighborhoods (if the neighborhoods desire them and assist in defining the appropriate path):
 - The Branches,
 - Wynterhall,
 - Wyntercreek, and
 - Vernon North.





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Dunwoody*
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Community Development

41 Perimeter Center East | Dunwoody, Georgia
Suite 250 | 30346-1902


678-382-6800 ~ www.dunwoodyga.gov

**1530 & 1536 Dunwoody
Village Parkway**

**SLUP 16-021
Aerial Map**

February 2016

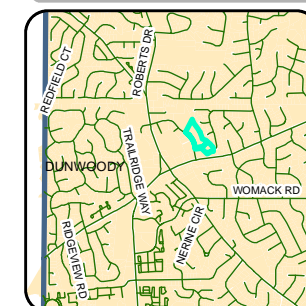
Legend

-  Parcel
-  Street Centerline



Scale:

1 in = 183 ft



#6.

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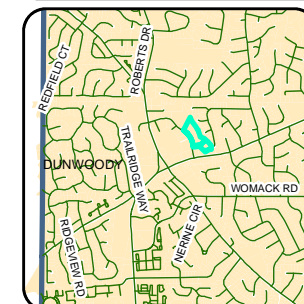
February 2015

Parcel

Street Centerline

Zoning District

- Local Commercial
- General Commercial
- Commercial-Residential Mixed-Use
- Industrial
- Neighborhood Shopping
- Office-Distribution
- Office-Institution-Transitional
- Office-Institution
- Office-Commercial Residential
- Planned Development
- Detached Single-dwelling Residential
- Attached Single-dwelling Residential
- Residential Community Development
- Single-family Cluster Residential
- Multi-dwelling Residential


$$1 \text{ in} = 350 \text{ ft}$$


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AMENDMENT APPLICATION



41 Perimeter Center East | Dunwoody, GA 30346
Phone: (678) 382-6800 | Fax: (770) 396-4828

* Applicant Information:

Company Name:	<u>CQ Dunwoody Village Court, LLC</u>		
Contact Name:	<u>Marian Adeimy, Attorney for Contract Purchaser</u>		
Address:	<u>One Sugarloaf Centre, 1960 Satellite Blvd, Suite 4000, Duluth, GA 30097</u>		
Phone:	<u>(678) 518-6855</u>	Fax:	<u>(770) 236-9702</u>
Email:	<u>madeimy@atclawfirm.com</u>		
Pre-application conference date (required):	<u>9/25/15, 10/6/15</u>		

* Owner Information: ☐ Check here if same as applicant

Owner's Name:	<u>CQ Dunwoody Village Court, LLC</u>		
Owner's Address:	<u>7390 McGinnis Ferry Rd., Suite 200, Suwanee, GA 30024</u>		
Phone:	<u>(404) 429-6337</u>	Fax:	<u></u>
Email:	<u>warren.bare@gmail.com</u>		

* Property Information:

Property Address:	<u>Land Lot 366 or the 18th District of DeKalb Co., 1530, 1532, 1534, 1536 Dunwoody Village Parkway, Dunwoody, GA</u>		
Current Zoning Classification:	<u>O&I</u>		
Requested Zoning Classification:	<u>RM-100</u>		

* Applicant Affidavit:

I hereby certify that to the best of my knowledge, this amendment application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I certify that I, the applicant (if different), am authorized to act on the owner's behalf, pursuant to this application and associated actions.

Applicant's Name: Marian C. Adeimy, Attorney

Applicant's Signature: Date: 11/2/15

* Notary:

Sworn to and subscribed before me this 2nd Day of November, 2015

Notary Public: Tammy F. Brewer

Signature:

My Commission Expires: 8-21-2017



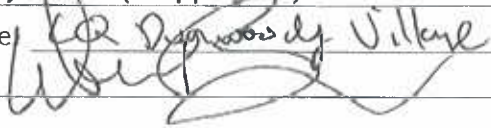
Property Owner(s) Notarized Certification

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41 Perimeter Center East | Dunwoody, GA 30346
Phone: (678) 382-6800 | Fax: (770) 396-4828

The owner and petitioner acknowledge that this application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for variance(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

✱ **Property Owner (If Applicable):**

Owner Name:	102 Dunwoody Village WARREN BARE		
Signature:			Date: 10/12/2015
Address:			
Phone:	Fax:	Email:	
Sworn to and subscribed before me this 10 Day of October, 2015			
Notary Public: Chaeleene C Chandler My Comm. Expires: 6/15/18			

✱ **Property Owner (If Applicable):**

Owner Name:			
Signature:			Date:
Address:			
Phone:	Fax:	Email:	
Sworn to and subscribed before me this _____ Day of _____, 20____			
Notary Public:			

✱ **Property Owner (If Applicable):**

Owner Name:			
Signature:			Date:
Address:			
Phone:	Fax:	Email:	
Sworn to and subscribed before me this _____ Day of _____, 20____			
Notary Public:			

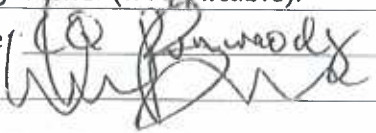
Additional Property Owner(s) Notarized Certification

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41 Perimeter Center East | Dunwoody, GA 30346
Phone: (678) 382-6800 | Fax: (770) 396-4828

I hereby certify that to the best of my knowledge, this amendment form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I certify that the applicant(s) (if different) are authorized to act on my behalf, pursuant to this application and associated actions.

✱ **Property Owner (If Applicable):**

Owner Name:	Dunwoody Village WARREN BARE		
Signature:			Date: 10/15/15
Address:			
Phone: 404 429 6331	Fax:	Email: Warren.Bare@gmail.com	
Sworn to and subscribed before me this 15 Day of October, 2015			
Notary Public: Chantene C. Brandler			
My Comm. expires: 6/15/18			

✱ **Property Owner (If Applicable):**

Owner Name:			
Signature:			Date:
Address:			
Phone:	Fax:	Email:	
Sworn to and subscribed before me this _____ Day of _____, 20____			
Notary Public:			

✱ **Property Owner (If Applicable):**

Owner Name:			
Signature:			Date:
Address:			
Phone:	Fax:	Email:	
Sworn to and subscribed before me this _____ Day of _____, 20____			
Notary Public:			

Campaign Disclosure Statement



41 Perimeter Center East | Dunwoody, GA 30346
Phone: (678) 382-6800 | Fax: (770) 396-4828

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Dunwoody City Council or a member of the City of Dunwoody Planning Commission? ☐ YES ☒ NO

*** Applicant / Owner:**

Signature: Marian C. Adeimy and Andersen, Tate & Carr, PC Date: 11/2/15

Address: One Sugarloaf Centre, 1960 Satellite Blvd, Suite 4000, Duluth, GA 30097

If the answer above is yes, please complete the following section:

Date	Government Official	Official Position	Description	Amount

Campaign Disclosure Statement

Dunwoody
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41 Perimeter Center East | Dunwoody, GA 30346
Phone: (678) 382-6800 | Fax: (770) 396-4828

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Dunwoody City Council or a member of the City of Dunwoody Planning Commission?

☐ YES ☒ NO

* Applicant / Owner

Signature:

Date:

Address:

If the answer above is yes, please complete the following section:

Date	Government Official	Official Position	Description	Amount

SPECIAL LAND USE PERMIT APPLICATION

Dunwoody
Smart people – Smart city

41 Perimeter Center East | Dunwoody, GA 30346
Phone: (678) 382-6800 | Fax: (770) 396-4828

* Applicant Information:

Company Name: CG Dunwoody Village Court, LLC
Contact Name: Marian Adelman, Andersen, Tate & Carr, PC
Address: 1960 Satellite Blvd, Ste 4000, Duluth, GA 30097
Phone: (678) 518-6855 Fax: (770) 236-9702 Email: madelman@atclawfirm.com
Pre-application conference date (required): 10/2015

* Owner Information: ☐ Check here if same as applicant

Owner's Name: CG Dunwoody Village Court, LLC
Owner's Address: 7390 Mc Ginnis Ferry Rd., Ste 200, Suwanee, GA 30024
Phone: (404) 429-6337 Fax: _____ Email: warren.bave@gmail.com

* Property Information:

Property Address: 1530, 1532, 1534, 1536 Dunwoody Village Court Parcel ID: _____
Zoning Classification: CRTI (to PM-100)
Requested Use of the Property: Residential townhome community and reduction of sidewalk from 12 ft. to 6 ft.

* Applicant Affidavit:

I hereby certify that to the best of my knowledge, this special land use application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I certify that I, the applicant (if different), am authorized to act on the owner's behalf, pursuant to this application and associated actions.

Applicant's Name: CG Dunwoody Village Court, LLC by Marian C Adelman
Applicant's Signature: [Signature] Date: 11/9/2015

* Notary:

Sworn to and subscribed before me this 5 Day of November, 2015
Notary Public: Chris Belton
Signature: [Signature]
My Commission Expires: 3/5/19

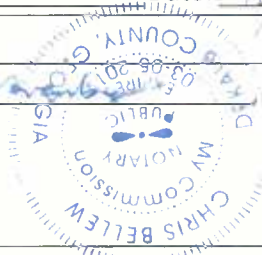
* Owner Affidavit:

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Property Owner's Name: CG Dunwoody Village Court, LLC by Marian Adelman
Property Owner's Signature: [Signature] Date: 11/9/2015

* Notary:

Sworn to and subscribed before me this 5 Day of November, 2015
Notary Public: Chris Belton
Signature: [Signature]
My Commission Expires: 3/5/19



SPECIAL LAND USE PERMIT APPLICATION

Dunwoody
Smart people - Smart city

41 Perimeter Center East | Dunwoody, GA 30346
Phone: (678) 382-6800 | Fax: (770) 396-4828

* Applicant Information:

Company Name: _____		
Contact Name: _____		
Address: _____		
Phone: _____	Fax: _____	Email: _____
Pre-application conference date (required): _____		

* Owner Information: ☐ Check here if same as applicant

Owner's Name: _____		
Owner's Address: _____		
Phone: _____	Fax: _____	Email: _____

* Property Information:

Property Address: _____	Parcel ID: _____
Zoning Classification: _____	
Requested Use of the Property: _____	

* Applicant Affidavit:

I hereby certify that to the best of my knowledge, this special land use application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I certify that I, the applicant (if different), am authorized to act on the owner's behalf, pursuant to this application and associated actions.

Applicant's Name: Warren Bare
Applicant's Signature: [Signature] Date: 11-4-2015

* Notary:

Sworn to and subscribed before me this <u>9th</u> Day of <u>November</u> , 20 <u>15</u>
Notary Public: <u>Lisa M. Gibbons</u>
Signature: <u>[Signature]</u>
My Commission Expires: <u>8-17-2020</u>

* Owner Affidavit:

I hereby certify that to the best of my knowledge, this special land use application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I certify that the applicant(s) (if different) are authorized to act on my behalf, pursuant to this application and associated actions.

Property Owner's Name: _____
Property Owner's Signature: _____ Date: _____

* Notary:

Sworn to and subscribed before me this _____ Day of _____, 20____
Notary Public: _____
Signature: _____
My Commission Expires: _____

Campaign Disclosure Statement

Dunwoody
Smart people – Smart city

41 Perimeter Center East | Dunwoody, GA 30346
Phone: (678) 382-6800 | Fax: (770) 396-4828

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Dunwoody City Council or a member of the City of Dunwoody Planning Commission? ☐ YES ☒ NO

* Applicant/Owner:

Signature:

Date:

Address:

If the answer above is yes, please complete the following section:

Date	Government Official	Official Position	Description	Amount

Campaign Disclosure Statement


Dunwoody
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Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Dunwoody City Council or a member of the City of Dunwoody Planning Commission? ☐ YES ☒ NO

*** Applicant / Owner:**

Signature: <u></u>	Date: <u>11/5/2015</u>
Address: <u>One Sugarloaf Centre, 1960 Satellite Blvd., Suite 4000, Duluth, GA 30097</u>	

If the answer above is yes, please complete the following section:

Date	Government Official	Official Position	Description	Amount

ANDERSEN | TATE | CARR

ANDERSEN, TATE & CARR, P.C.
ONE SUGARLOAF CENTRE
1960 SATELLITE BOULEVARD, SUITE 4000
DULUTH, GEORGIA 30097
(770) 822-0900
FACSIMILE (770) 822-9680
www.atclawfirm.com

Marian C. Adeimy
Direct Phone: (678) 518-6855
Direct Fax: (770) 236-9702

Email: madeimy@atclawfirm.com

December 7, 2015

VIA ELECTRONIC DELIVERY

City of Dunwoody
Attn: Planning Department and Coordinator
41 Perimeter Center East, Suite 250
Dunwoody, GA 30346
c/o: andrew.russell@dunwoodyga.gov

Re: Amended Letter of Intent in Support of Rezoning, Zoning Amendment, SLUP and related Variance Requests for Dunwoody Village Townhomes

Dear Planning Director and staff:

The Applicant and Owner, CQ Dunwoody Village Court, LLC, (hereafter, collectively the "Applicant"), by and through the attorney for its contract purchaser and representatives, Andersen, Tate & Carr, PC and Marian C. Adeimy, Esq., and hereby submits this Application for rezoning and Zoning Amendment to the Zoning Map and Ordinance for the City of Dunwoody, Georgia, the related Special Land Use Permit for a reduction in the sidewalk under the Dunwoody Village Overlay from 12 ft. to 6 ft., and the related, requested necessary and site-specific variances for the property located at 1530, 1532, 1534 and 1536 Dunwoody Village Parkway, Dunwoody, Dekalb County, Georgia 30338 (hereinafter, collectively, the "Property"), being approximately 8.34 acres, for the development of 79 quality, high-end, senior-targeted townhomes.

Request for Rezoning

The Property is currently zoned OI, Office-Institutional, as defined by the Zoning Ordinance for the City of Dunwoody, and was originally developed as a small-scale office park. The Applicant seeks to rezone the Property from O&I to RM-100 in order to allow for quality redevelopment.

As outlined in the Dunwoody Village Master Plan and in the Comprehensive Plan for the City of Dunwoody, the City has amended its Comprehensive Plan and land use plan and identified this area and particular Property as being appropriate for residential and townhomes uses to support businesses and activity in the Dunwoody Village area. The City's plans, intents and policies for this property further support the completion of the

rezoning and public hearing process to permit a master-planned, residential development to serve seniors, empty-nesters, and professionals looking to live, work and play in Dunwoody Village.

The developer and builder of this proposed community is well-versed in community-targeted redevelopment projects like the one proposed. They have worked with quality home-builders throughout Atlanta in order to create similar residential environments in Roswell, East Cobb, Emory Parc and West Village (Smyrna).

Like the proposed concept plan and Dunwoody Village Vision submitted herewith, the Comprehensive Plan provides that “[a]ll future development [should] emphasize high quality design standards and building materials...” As is their practice, the developer and Applicant plan and are designing a Dunwoody-specific townhomes, with varied elevations made of the highest quality materials to be consistent and in compliance with the Dunwoody Village overlay. Those elevations can be revised during the rezoning process and with community input.

The Property shares access with neighboring property, as well as direct access and frontage on Dunwoody Village Parkway. The Applicant proposes extensive landscaping consistent with the Dunwoody Village Overlay with direct resident access to the nearby restaurants and businesses. A master association and covenants will be formed as a condition of zoning, to govern and maintain all common areas, landscaping, parking and maintenance requirements, and the like.

As reflected in the Comprehensive Plan, Dunwoody Village is intended to be a community center with options to truly live, work and play. The proposed use will generate far less traffic than the daily commercial and office uses, while creating a residential environment and community to spur on additional redevelopment in the Dunwoody Village area. The Comprehensive Plan and 2015 Land Use Amendment specifically identify the subject Property for residential use, at a density higher than that proposed, making the requested special use entirely consistent with the Land Use Plan.

As outlined in the City’s Comprehensive Plan, this redevelopment will provide much-needed professional, retirement, and empty-nester housing options, while helping to support the existing amenities in and around Dunwoody Village.

Staff Review and Community Meetings:

The Applicant, its contract purchaser, partners and representatives met with City Planning staff and representatives on September 25, 2015, October 6, 2015, October 9, 2015, upon initial pre-review and application submittal on November 3, 2015, and again on November 23, 2015 to discuss the staff’s initial review and comments. Those meetings led to the revised zoning site plan, survey and proposed site design submitted herewith. The site was re-designed from prior submittals in order to work with the existing land and topography, and to minimize the impact on neighboring properties.

On November 1, November 4, November 18, and December 6, 2015, the Applicant's representatives met with the neighboring Vernon Oaks residents and the Dunwoody Homeowners Association in order to discuss and outline the proposed residential community. The November 18th and December 6th meeting were advertised and mailed to all neighbors within 1,000 feet as required by Dunwoody's ordinances.

The Applicant has a follow-up meeting those groups to finalize agreeable conditions and development design. The neighboring homeowners have stated their support of the requested variances and Special Land Use Permit in order to allow for the site-specific development and site plan submitted and revised based on their comments and input. That site plan can only be achieved if all requested SLUP's and variances are approved. The Applicant hopes to continue those conversations in order to ensure and finalize conditions amenable to the City, neighbors and Applicant.

Variances

In conjunction with and in addition to the requested rezoning and special land use permit, the Applicant has also filed a Special Land Use Permit application and Variance Applications. The requested variances and SLUP are absolutely necessary in order to complete a development, based on the input from neighboring property owners and the DHA, to be consistent with the site plan submitted herewith. Due to the size and shape of the property, as well as the existing office and adjacent developments, the variance and SLUP requests include:

1. A variance and reduction of the minimum driveway length for specific driveways on the submitted site plan from 20 ft. to 10 ft. (Sec. 27-208);
2. A special land use permit under the Dunwoody Village Overlay to reduce the sidewalk requirement from 12 ft. to remain at 6 ft., per Sec. 27-97(i)(1), consistent with the existing sidewalk and to allow for the requested landscaped buffer at the rear of the property, landscaping and pedestrian connectivity;
3. A variance from the Dunwoody Stream Buffer Ordinance requirements, to reduce the stream buffer under Dunwoody Ord. Sections 16-78 and 16-32, to allow for the proposed development, landscaping and stream buffer encroachment and/or reduction as shown on the site plan submitted herewith, as supported by the previously-approved variances, and as amended and supplemented by the Applicant.
4. A variance request from the rear/face minimum building separation, for a 20 ft. reduction, from 60 ft. to 40 ft. (Dunwoody Ord., Sec. 27-142);
5. A variance from the rear to rear minimum building separation and reduction from 60 ft. to 30 ft. (Sec. 27-142);
6. A variance from the side to rear minimum building separation and reduction from 40 ft. to 35 ft. (Sec. 27-142).

Constitutional and Statutory Justifications:

The portions of the Zoning Ordinance for the City of Dunwoody which classify or condition the Property into any more or less intensive zoning classification and/or zoning conditions other than as requested by the Applicant and property owner are and would be unconstitutional in that they would destroy the Applicant's and property owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the City of Dunwoody Zoning Ordinance, as applied to the Property, which restricts its use to the present zoning classification, uses, regulations, requirements, and conditions is unconstitutional, illegal, null and void, constituting a taking of the Applicant's and the property owner's property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States denying the Applicant and property owner any economically viable use of the Property while not substantially advancing legitimate state interests.

The Property is presently suitable for development subject only to the approval of the requested rezoning amendment, special land use permit, and variances hereby requested by the Applicant, and is not economically suitable for development under its present zoning and development classification, conditions, regulations, and restrictions due to its location, shape, size, surrounding development, and other factors.

A denial of the requested rezoning amendment, special land use permit, and variances would constitute an arbitrary and capricious act by the Mayor, Council, and/or Zoning Board of Appeals without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Mayor, Council, and/or Zoning Board of Appeals to approve the Applicant's and property owner's requested rezoning amendment, special land use permit, and variances, with only such additional conditions as agreed to by the Applicant, so as to permit the only feasible economic use of the Property, would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution.

Any zoning designation, condition, or variance related to the Property subject to conditions which are different from the requested variances and conditions by which the Applicant may amend its application, to the extent such different conditions would have the effect of further restricting the Applicant's and the Owner's utilization of the subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to

an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions as set forth hereinabove.

Conclusion

The Applicant respectfully requests that the Mayor, City Council, Planning Commission, staff, and Zoning Board of Appeals recommend and approve the Applicant's requested rezoning amendment, special land use permit, and variances, to allow the property owner and Applicant a viable, quality and economic use of the subject Property, as submitted and specifically shown on the site plan dated December 2015, and future site plans submitted herewith.

The Applicant and its representatives welcome the opportunity to meet with the Mayor, Council, Planning Commissioners, ZBA, Director and Community Development staff to answer any questions. The Applicant respectfully requests your approval of these Applications.

Respectfully submitted this 7th day of December, 2015,

ANDERSEN, TATE & CARR, PC



One Sugarloaf Centre
1960 Satellite Boulevard, Suite 4000
Duluth, Georgia 30097
(770) 822-0900

Marian C. Adeimy
On behalf of Applicant/Owner, as
Attorney for Contract Purchaser
madeimy@atclawfirm.com

2506341_1.DOCX

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 ONE SUGARLOAF CENTRE
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 Direct Phone: (678) 518-6855
 Direct Fax: (770) 236-9702

Email: madeimy@atclawfirm.com

December 7, 2015

**APPLICANT'S/OWNER'S RESPONSE IN SUPPORT OF
 APPLICANT'S REQUEST FOR REZONING (AMENDMENT TO ZONING MAP)
 AND SPECIAL LAND USE PERMIT FOR DUNWOODY VILLAGE TOWNHOMES**

**(A) WHETHER THE ZONING PROPOSAL IS IN CONFORMITY WITH THE POLICY
 AND INTENT OF THE COMPREHENSIVE PLAN:**

Yes. 2010 Comprehensive Plan and 2015 updates to the land use and comprehensive plans for the City of Dunwoody specifically identify the subject property as being appropriate for residential uses up to a density of 12 units an acre, making the requested rezoning for townhomes under 10 units an acre entirely consistent with the policy and intent of the Comprehensive Plan.

**(B) WHETHER THE ZONING PROPOSAL WILL PERMIT A USE THAT IS
 SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND
 NEARBY PROPERTIES:**

Yes. The proposed development is appropriate in an area where redevelopment and housing options are much-needed and specifically called for in the City's Comprehensive Plan. The requested rezoning, from O&I to RM-100, will allow for a high-end, quality townhome community with far fewer adverse impacts than the currently approved office and institutional uses for this property.

**(C) WHETHER THE PROPERTY TO BE AFFECTED BY THE ZONING PROPOSAL
 HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED:**

No. The existing narrow configuration, size and other factors make development of the entire property under the current zoning extremely difficult, if not impossible. Prior redevelopment efforts have fallen through and the property's land use was changed to allow for residential uses as a result. In light of these factors, the subject property has very little economic value and use as currently zoned.

- (D) WHETHER THE ZONING PROPOSAL WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

No. The proposed use will have little to no impact on the adjacent uses, and will be consistent with the nearby residential uses while supporting the Dunwoody Village businesses and restaurants.

- (E) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER THE APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL:

Yes. (1) the changes to the Dunwoody Village Master Plan and Comprehensive Plan for this property and area, for high-density residential options; and (2) the size and configuration of the subject property make use and development for anything other than the requested townhome community difficult if not economically impossible.

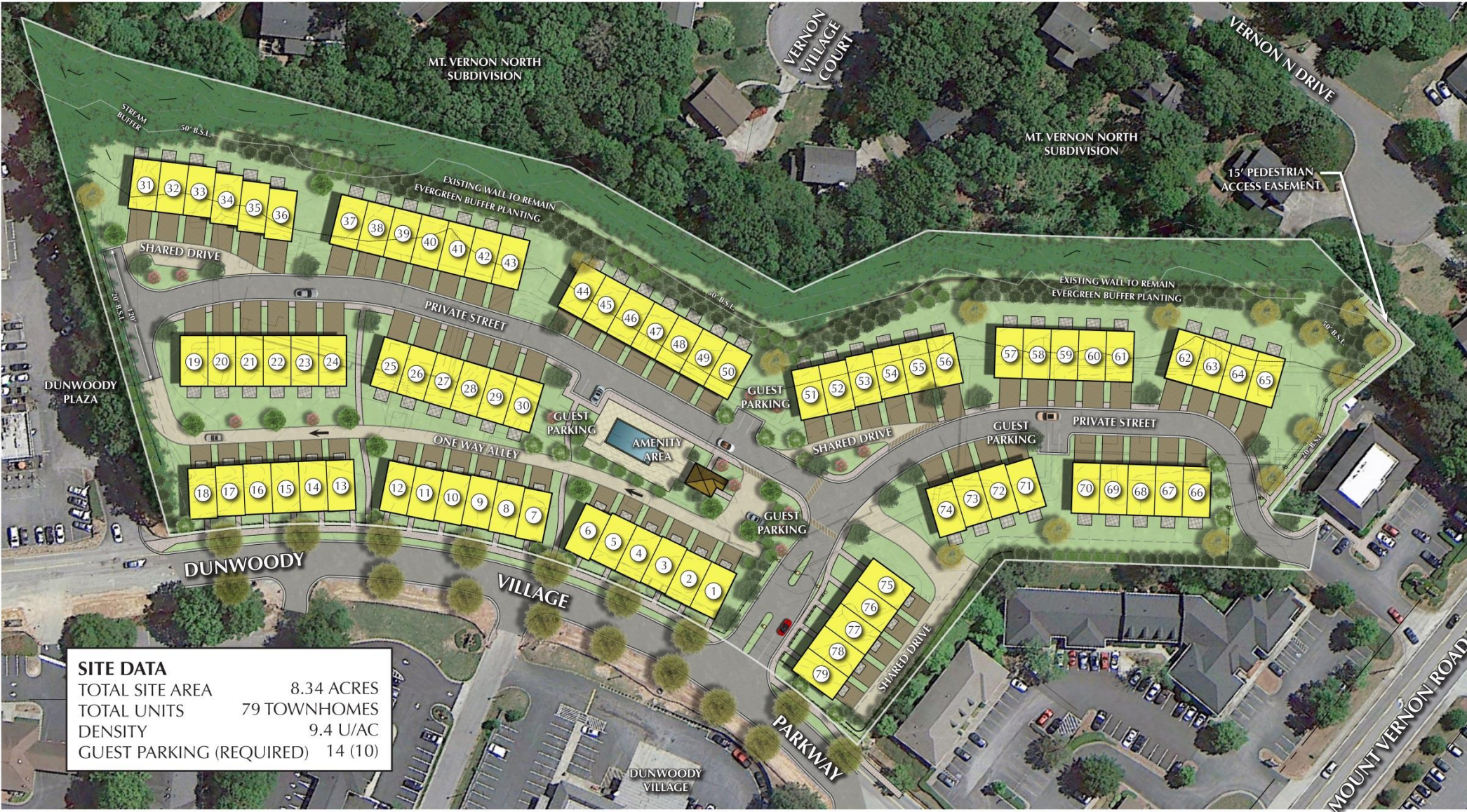
- (F) WHETHER THE ZONING PROPOSAL WILL ADVERSELY AFFECT HISTORIC BUILDINGS, SITES, DISTRICTS, OR ARCHAEOLOGICAL RESOURCES:

No. The property was developed on the same footprint as an offer park over twenty-years ago, and there will be no adverse impact on historic buildings, sites, districts or archaeological resources.

- (G) WHETHER THE ZONING PROPOSAL WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

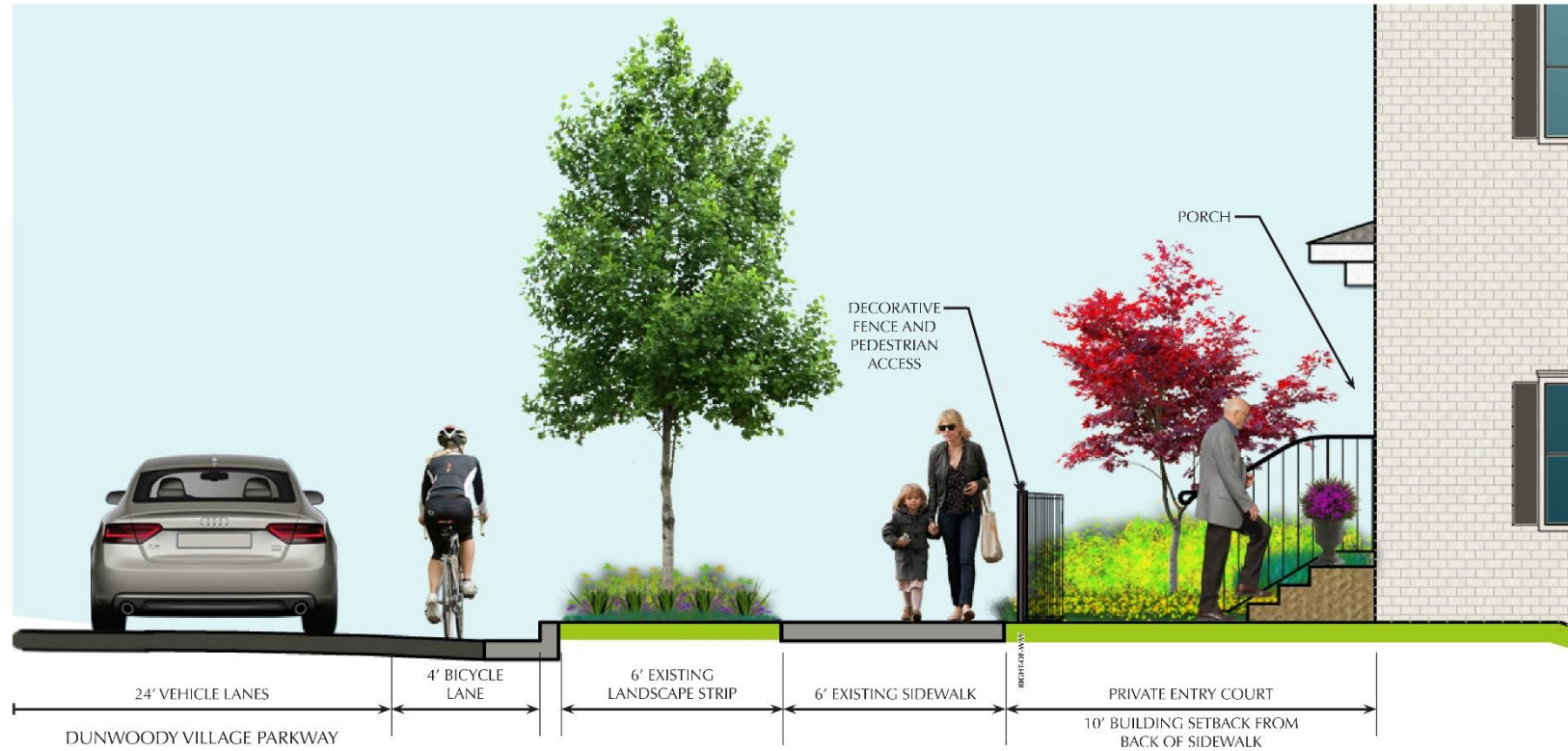
No. The proposed residential development would also be a far less intensive use than traditional office/commercial/retail uses from the standpoint of generating far less traffic, noise, and impact on utilities and sewer. Public water and sewer is readily available as needed and little to no utility infrastructure is required. The senior, empty-nester and professional-targeted development will have little to no impact on schools.

DUNWOODY VILLAGE TOWNHOMES



SITE PLAN

DUNWOODY VILLAGE PARKWAY



Dunwoody Village Townhomes



Streetscape



Dunwoody Village Townhomes

#6.



Covered Entry with
Architectural Iron Entry



Decorative Light
Fixtures



Decorative Garage Doors



Wood Deck &
Railing with Pickets
at 4"oc



Decorative Lamp
& Brick Accents



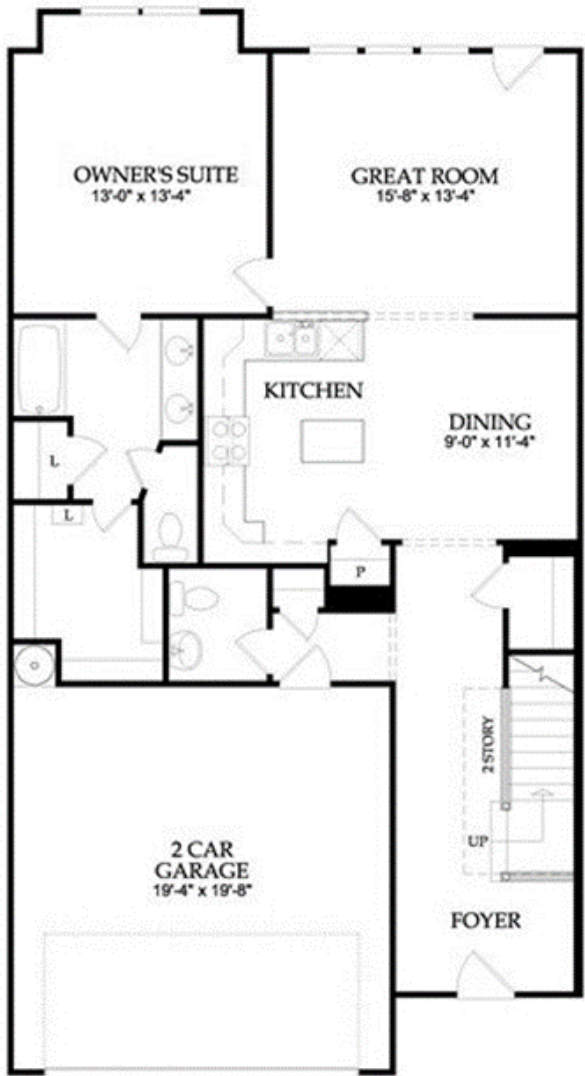
Stone Retaining Walls

**Architectural
Details**





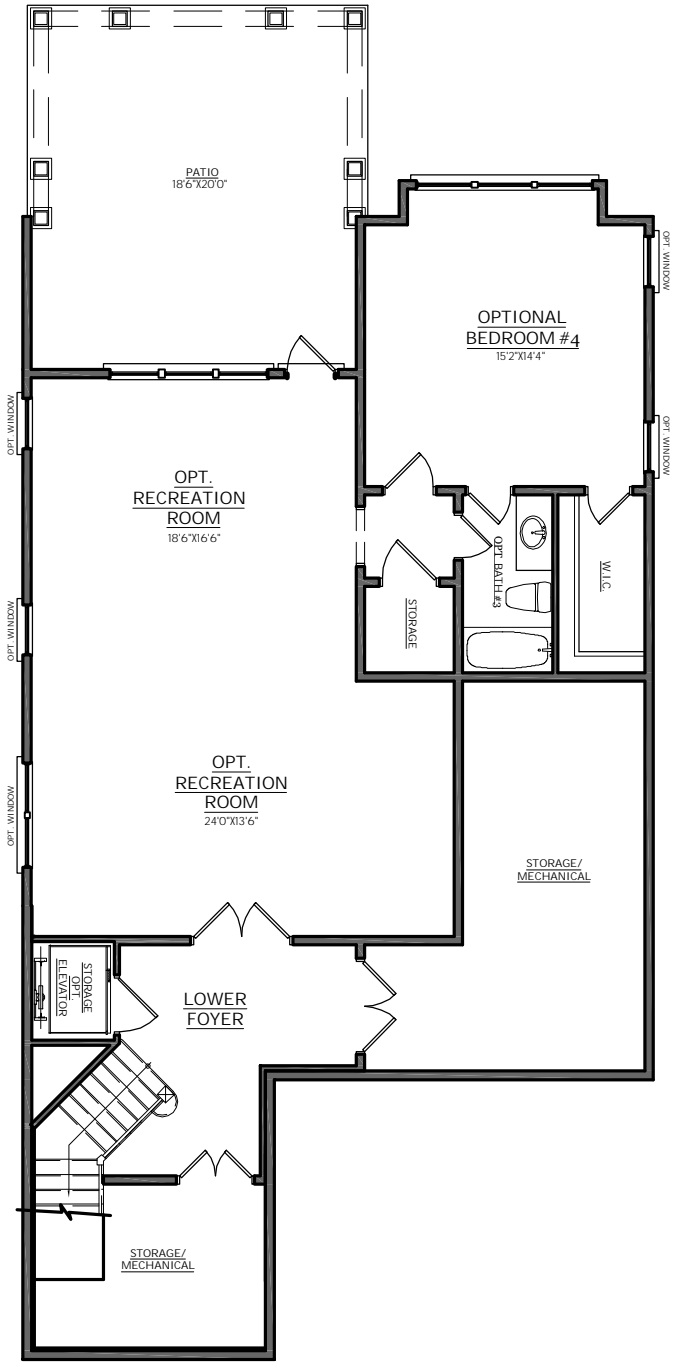
Master on Main (Double Master) Floor plan

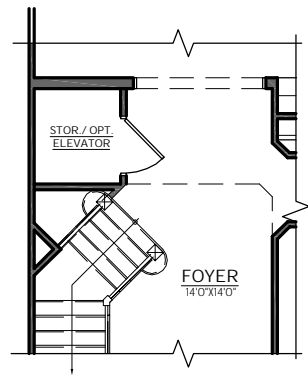
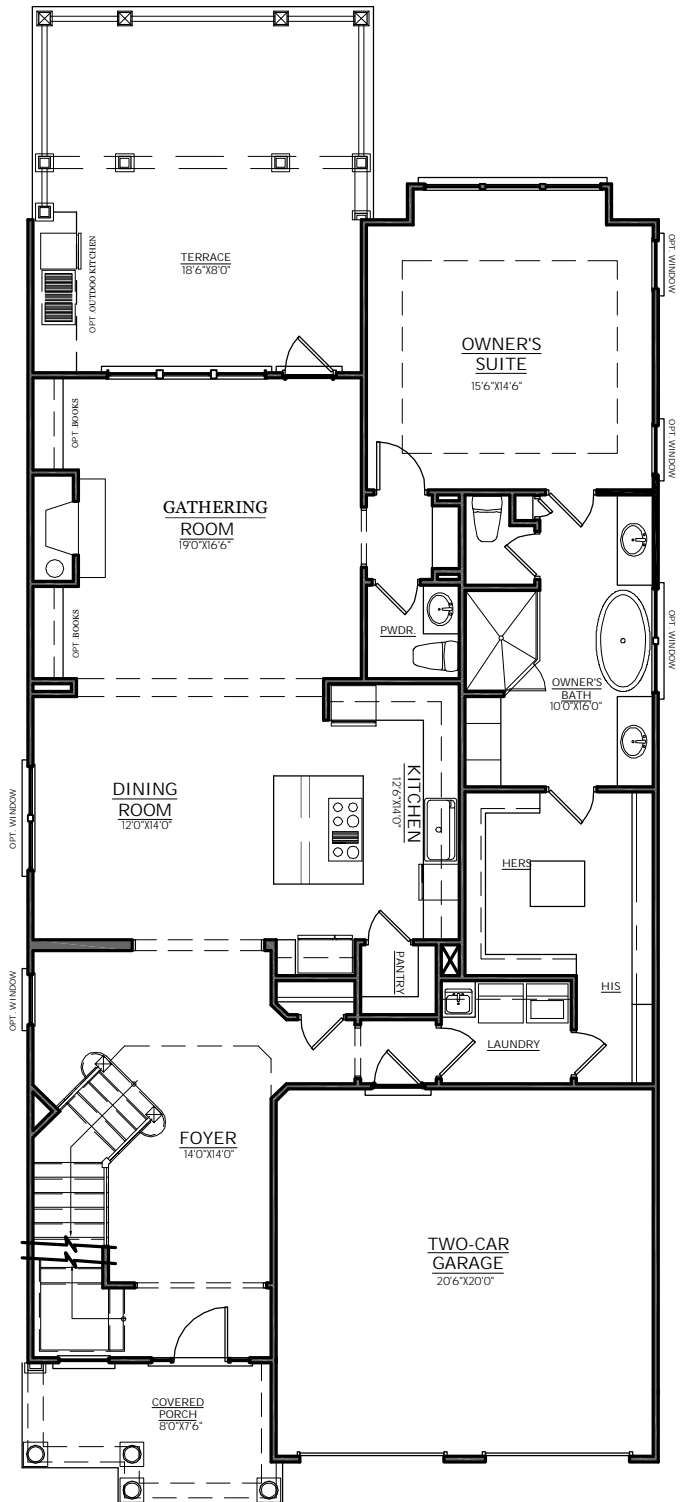


First Floor

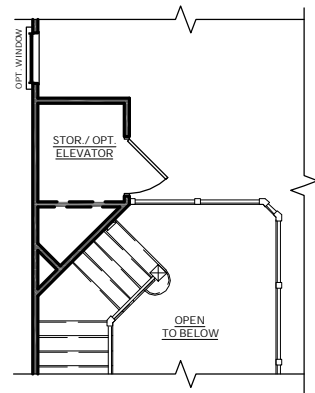


Second Floor

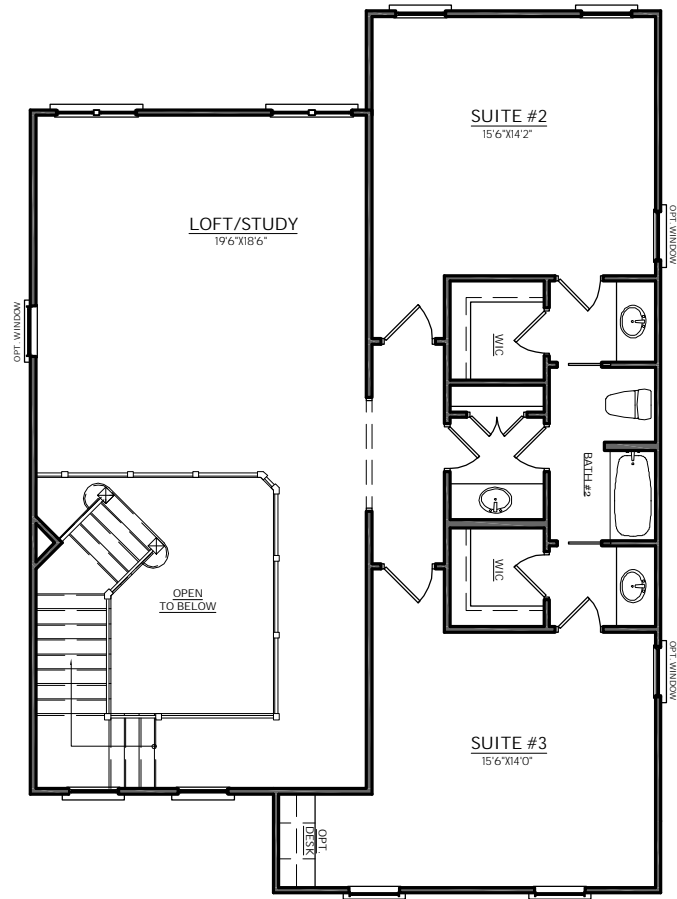


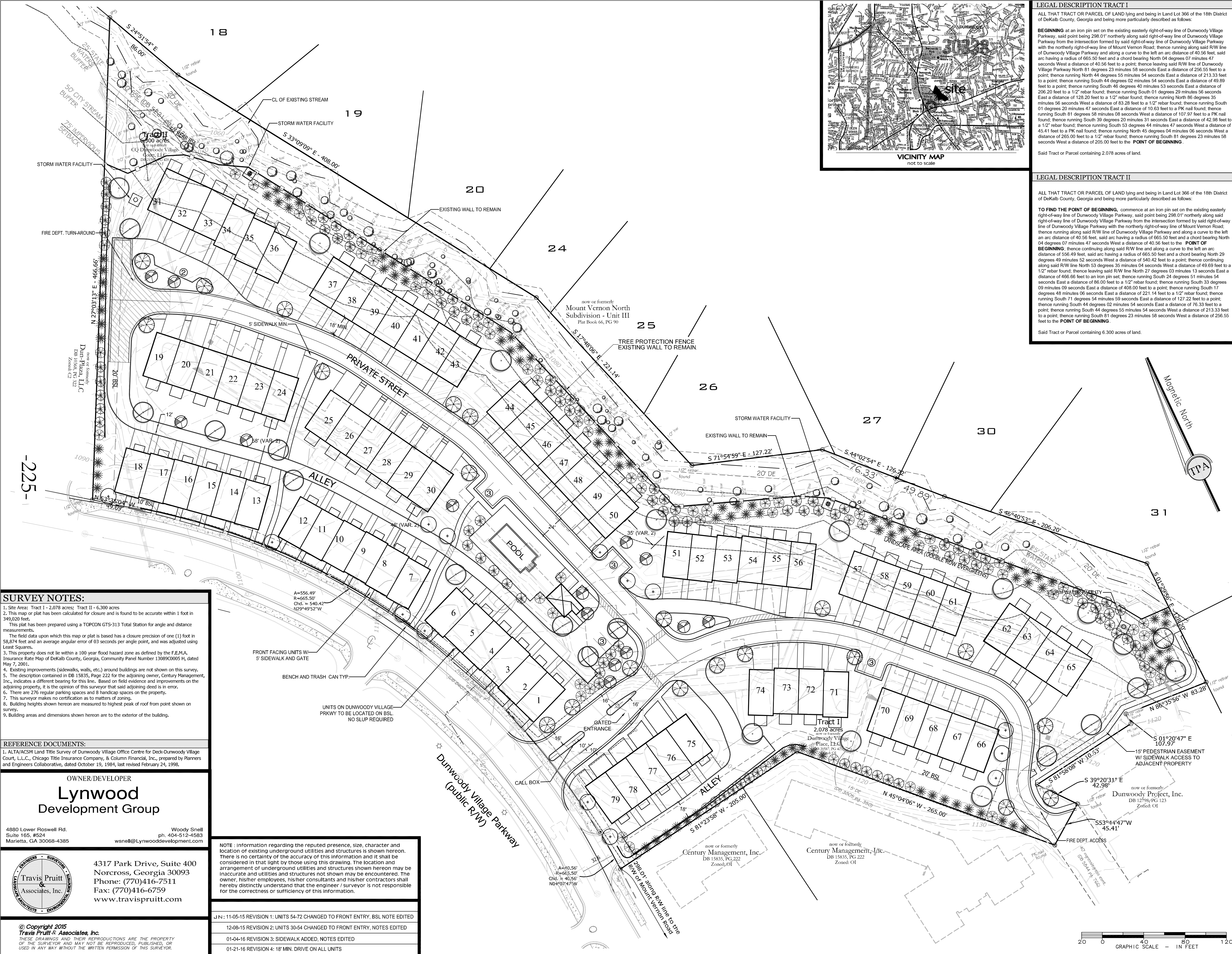


Storage/
Opt. Elevator



Storage/
Opt. Elevator





SURVEY NOTES:

1. Site Area: Tract I - 2,078 acres; Tract II - 6,300 acres
2. This map or plat has been calculated for closure and is found to be accurate within 1 foot in 349,020 feet.
3. This plat has been prepared using a TOPCON GTS-313 Total Station for angle and distance measurements.
4. The field data upon which this map or plat is based has a closure precision of one (1) foot in 58,874 feet and an average angular error of 0.3 seconds per angle point, and was adjusted using Least Squares.
5. This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Insurance Rate Map of DeKalb County, Georgia, Community Panel Number 13089C0005 H, dated May 7, 2001.
6. Existing improvements (sidewalks, walls, etc.) around buildings are not shown on this survey.
7. The description contained in DB 15835, Page 222 for the adjoining owner, Century Management, Inc., indicates a different bearing for this line. Based on field evidence and improvements on the adjoining property, it is the opinion of this surveyor that said adjoining deed is in error.
8. There are 276 regular parking spaces and 8 handicap spaces on the property.
9. This surveyor makes no certification as to matters of zoning.
10. Building heights shown hereon are measured to highest peak of roof from point shown on survey.
11. Building areas and dimensions shown hereon are to the exterior of the building.

REFERENCE DOCUMENTS:

1. ALTA/ACSM Land Title Survey of Dunwoody Village Office Centre for Deck-Dunwoody Village Court, L.L.C., Chicago Title Insurance Company, & Column Financial, Inc., prepared by Planners and Engineers Collaborative, dated October 19, 1984, last revised February 24, 1998.

OWNER/DEVELOPER

Lynwood Development Group

4880 Lower Roswell Rd.
Suite 165, #524
Marietta, GA 30068-4385

Woody Snell
ph. 404-512-4583
wsnell@lynwooddevelopment.com

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com

Travis Pruitt & Associates, Inc.

REGISTERED PROFESSIONAL SURVEYOR
GEORGIA
1985
EDWARD J. ANDERSON

NOTE: Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his/her employees, his/her consultants and his/her contractors shall hereby distinctly understand that the engineer / surveyor is not responsible for the correctness or sufficiency of this information.

JN: 11-05-15 REVISION 1: UNITS 54-72 CHANGED TO FRONT ENTRY. BSL NOTE EDITED
12-08-15 REVISION 2: UNITS 30-54 CHANGED TO FRONT ENTRY, NOTES EDITED
01-04-16 REVISION 3: SIDEWALK ADDED, NOTES EDITED
01-21-16 REVISION 4: 18' MIN. DRIVE ON ALL UNITS

LEGAL DESCRIPTION TRACT I

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 366 of the 18th District of DeKalb County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin set on the existing easterly right-of-way line of Dunwoody Village Parkway, said point being 298.01' northerly along said right-of-way line of Dunwoody Village Parkway from the intersection formed by said right-of-way line of Dunwoody Village Parkway with the northerly right-of-way line of Mount Vernon Road; thence running along said R/W line of Dunwoody Village Parkway and along a curve to the left an arc distance of 40.56 feet, said arc having a radius of 665.50 feet and a chord bearing North 04 degrees 07' minutes 47' seconds West a distance of 40.56 feet to a point; thence leaving said R/W line of Dunwoody Village Parkway North 81 degrees 23 minutes 58 seconds East a distance of 256.55 feet to a point; thence running North 44 degrees 55 minutes 54 seconds East a distance of 213.33 feet to a point; thence running South 44 degrees 02 minutes 54 seconds East a distance of 49.89 feet to a point; thence running South 46 degrees 40 minutes 53 seconds East a distance of 206.20 feet to a 1/2" rebar found; thence running South 01 degrees 29 minutes 56 seconds East a distance of 128.20 feet to a 1/2" rebar found; thence running North 36 degrees 35 minutes 56 seconds West a distance of 83.28 feet to a 1/2" rebar found; thence running South 01 degrees 20 minutes 47 seconds East a distance of 10.63 feet to a PK nail found; thence running South 81 degrees 58 minutes 08 seconds West a distance of 107.97 feet to a PK nail found; thence running South 39 degrees 20 minutes 31 seconds East a distance of 42.58 feet to a 1/2" rebar found; thence running South 53 degrees 44 minutes 47 seconds West a distance of 45.41 feet to a PK nail found; thence running North 45 degrees 04 minutes 06 seconds West a distance of 265.00 feet to a 1/2" rebar found; thence running South 81 degrees 23 minutes 58 seconds West a distance of 255.00 feet to the **POINT OF BEGINNING**.

Said Tract or Parcel containing 2.078 acres of land.

LEGAL DESCRIPTION TRACT II

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 366 of the 18th District of DeKalb County, Georgia and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at an iron pin set on the existing easterly right-of-way line of Dunwoody Village Parkway, said point being 298.01' northerly along said right-of-way line of Dunwoody Village Parkway from the intersection formed by said right-of-way line of Dunwoody Village Parkway with the northerly right-of-way line of Mount Vernon Road; thence running along said R/W line of Dunwoody Village Parkway and along a curve to the left an arc distance of 40.56 feet, said arc having a radius of 665.50 feet and a chord bearing North 04 degrees 07' minutes 47' seconds West a distance of 40.56 feet to the **POINT OF BEGINNING**; thence continuing along said R/W line and along a curve to the left an arc distance of 556.49 feet, said arc having a radius of 665.50 feet and a chord bearing North 29 degrees 49 minutes 52 seconds West a distance of 540.42 feet to a point; thence continuing along said R/W line North 53 degrees 35 minutes 04 seconds West a distance of 49.89 feet to a 1/2" rebar found; thence leaving said R/W line North 27 degrees 03 minutes 13 seconds East a distance of 466.66 feet to an iron pin set; thence running South 24 degrees 51 minutes 54 seconds East a distance of 86.00 feet to a 1/2" rebar found; thence running South 53 degrees 09 minutes 09 seconds East a distance of 408.00 feet to a point; thence running South 17 degrees 48 minutes 06 seconds East a distance of 221.14 feet to a 1/2" rebar found; thence running South 71 degrees 54 minutes 59 seconds East a distance of 127.22 feet to a point; thence running South 44 degrees 02 minutes 54 seconds East a distance of 76.33 feet to a point; thence running South 44 degrees 55 minutes 54 seconds West a distance of 213.33 feet to a point; thence running South 81 degrees 23 minutes 58 seconds West a distance of 256.55 feet to the **POINT OF BEGINNING**.

Said Tract or Parcel containing 6.300 acres of land.

SITE INFORMATION:

TOTAL SITE AREA	8.378 ACRES
PROJECT SITE AREA	7.200 ACRES

ZONING

EXISTING ZONING	O-1
PROPOSED ZONING	RM-100
ZONING JURISDICTION	CITY OF DUNWOODY
TOTAL UNITS	79
TOTAL DENSITY	9.4 U/A
MAXIMUM DENSITY	12.0 U/A

DEVELOPMENT STANDARDS

PROPOSED COMMON OPEN SPACE (20% REQUIRED)	1.68 ACRES (20%)
PROPOSED LOT COVERAGE(70% MAXIMUM)	4.72 ACRES (56%)
MAXIMUM % IMPERVIOUS	70%
EX. OVERALL % IMPERVIOUS	CURRENT DEVELOPMENT 56%
PROPOSED OVERALL % IMPERVIOUS	56%
EX. IMPERVIOUS IN BUFFER	CURRENT DEVELOPMENT 52.9%
PROPOSED IMPERVIOUS IN BUFFER	44%

SETBACKS:

FRONT	WITHIN 10' OF ROW
SIDE	20 FEET
REAR	50 FEET
MAXIMUM BUILDING HEIGHT	48'
UNIT WIDTH	24 FEET TO 30 PLUS FEET

BUILDING SEPARATION

FRONT TO FRONT/BACK	40 FEET (VARIANCE)
REAR TO REAR (EXCLUDES DECKS)	30 FEET (VARIANCE)
SIDE TO SIDE	20 FEET MIN.
FRONT/REAR TO SIDE	35' (VARIANCE)

PARKING

OFF STREET PARKING REQUIRED	158 - 2 PER UNIT
OFF STREET PARKING PROVIDED	158 SPACES
GUEST PARKING PROVIDED	10 SPACES
GUEST PARKING REQUIRED	14

NOTES

1. SPEED LIMIT OF DUNWOODY VILLAGE PARKWAY IS 35 MPH.
2. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.
3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13089C0005 H, THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD).
4. WATERS OF THE STATE ARE WITHIN 200' OF THIS PROPERTY.
5. THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
6. DEKALB COUNTY FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
7. WATER SERVICE SHALL BE PROVIDED BY DEKALB COUNTY. EXISTING WATER SERVICE WILL BE USED.
8. SANITARY SEWER SERVICE WILL BE PROVIDED BY DEKALB COUNTY. EXISTING SEWER WILL BE TAPPED ON SITE.
9. THE PROPOSED DEVELOPMENT MAY BE GATED AND HAVE PRIVATE STREETS. ENTRANCE GATES TO FOLLOW CITY OF DUNWOODY GATE COMMUNITY ORDINANCE.
10. DEVELOPMENT TO BE SUBJECT TO MANDATORY MASTER ASSOCIATION, COVENANTS AND MAINTENANCE.
11. PRIOR TO LDP, APPLICANT TO PROVIDE ENGINEERING EVALUATION OF THE EXISTING RETAINING WALL LOCATED NEAR THE STREAM BUFFER IN THE WESTERN PORTION OF THE SITE. SUCH ENGINEERING EVALUATION WILL INCLUDE ANY RECOMMENDATIONS OR CORRECTIVE MEASURES BASED ON THE EXISTING RETAINING WALL REMAINING IN PLACE AS PART OF THE NEW TOWNHOME DEVELOPMENT.
12. NO MORE THAN TWO ADJACENT UNITS WILL SHARE THE SAME FACADE PLANE; OTHERS WILL HAVE A MINIMUM TWO FOOT OFFSET AT THE FRONT AND BACK OF THE UNITS.
13. ALL ALLEYS WILL HAVE A 2 FOOT FLAT CURB ON BOTH SIDES.

VARIANCES:

1. APPROVED VARIANCE FROM THE REAR TO REAR MINIMUM BUILDING SEPARATION AND REDUCTION FROM 60 FT. TO 30 FT. (DUNWOODY ORD., SEC 27-142)
2. APPROVED VARIANCE FROM THE SIDE TO REAR MINIMUM BUILDING SEPARATION AND REDUCTION FROM 40 FT. TO 35 FT. (DUNWOODY ORD., SEC 27-142)
3. APPROVED VARIANCE AND REDUCTION OF THE MINIMUM DRIVE LENGTH TO 18 FT. FOR FRONT ENTRY UNITS AND 10 FT. ON REAR UNITS (SEC. 27-208)
4. APPROVED VARIANCE FROM THE DUNWOODY STREAM BUFFER ORDINANCE REQUIREMENTS, DUNWOODY ORD. SECTIONS 16-78 AND 16-32, TO ALLOW FOR THE PROPOSED DEVELOPMENT, LANDSCAPING AND STREAM BUFFER ENCROACHMENT AND/OR REDUCTION AS SHOWN ON THE ZONING PLAN, AS SUPPORTED BY THE PREVIOUSLY APPROVED STREAM BUFFER VARIANCE.

SLUP:

1. SLUP REQUEST AND/OR SPECIAL LAND USE PERMIT AND REDUCTION OF THE DUNWOODY VILLAGE PARKWAY SIDEWALK REQUIREMENT, FROM 12 FT. TO REMAIN AT 6 FT., PER DUNWOODY ORD., SEC. 27-97(0)(1), TO ALLOW FOR LANDSCAPING AND PEDESTRIAN CONNECTIVITY TO THE PROPOSED DEVELOPMENT.

ZONING PLAN

Dunwoody Village Townhomes

City of Dunwoody

Land Lot 366, 18th District

DeKalb County, Georgia

GEORGIA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
EDWARD J. ANDERSON

For The Firm
Travis Pruitt
Associates, Inc.

DATE: 12-8-15
SCALE: 1" = 40'
CN: 150405CP11
LSV:
JN:
FN:

#6.
1 of 6

January 29, 2016

Applicant's Proposed and Request and Revised Conditions for Approval:

To approve the rezoning of property located at 1530 and 1536 Dunwoody Village Parkway, Dunwoody, GA 30338, tax parcel IDs 18 366 06 060 and 18 366 06 065 respectively, from Office-Institution (O-I) District to Multi-dwelling Residential-100 (RM-100) District to allow for construction of a 79-unit townhome development, with the following conditions as presented by staff:

1. Development shall be in substantial compliance with the submitted site plans and exhibits. Adjustments shall be processed in accordance with Section 27-337, which defines major and minor changes.
2. An easement for pedestrian passage through the development from the cul-de-sac on Vernon North Drive to Mt. Vernon Parkway, shall be provided connecting the adjacent Mt. Vernon North subdivision.
3. No more than two (2) adjacent units will share the same façade plane; others will have a minimum two (2) foot offset at the front and back of the units.
4. Identical elevations shall be separated by a minimum of three other units.
5. All sidewalks shall be spaced at least three (3) feet from any building.
6. All interior sidewalks shall be a minimum of five (5) feet in width.
7. Covenants shall restrict rentals to a maximum of eight (8) units in this development.
8. Elevator option shall be offered for each unit.
9. An elevator will be installed in a model unit.
10. Asphalt shingle roofing shall be a minimum three-dimensional Architectural type.
11. Uses are restricted to townhomes as shown on the approved Exhibits.

With the proposed conditions from developer/neighbors:

12. All units shall have a master-on-main and/or elevator option. Master-on-main shall be defined as a master bedroom located on the same level as the kitchen, den, laundry room and master bathroom.
13. Townhomes shall be four-sides brick and/or stone, subject to the elevation separation herein, with hardiplank and/or fiber-cement siding to be used as an accent material only as shown on exhibits submitted herewith.
14. Vehicular gates shall be permitted. Decorative, pedestrian gates shall be in general accordance with the exhibits submitted herewith. A wood fence may be placed along the rear property line.
15. Exterior lighting will be designed to control any off-site illumination to the single-family residential area behind the subject property, consistent with applicable ordinances.
16. All grass open space shall be sodded.
17. Elevations shall be in general accordance with the exhibits and elevations submitted with this application, subject to the brick requirement herein, and subject to planning staff review and approval.
18. No certificate of occupancy will be issued for an individual building until the building is complete and landscaping associated with such building is installed. For the purpose of this condition, "landscaping" will mean that between any such building and the single-

RZ 16-021

January 29, 2016

1530 and 1536 Dunwoody Village Parkway

Dunwoody Village Townhomes

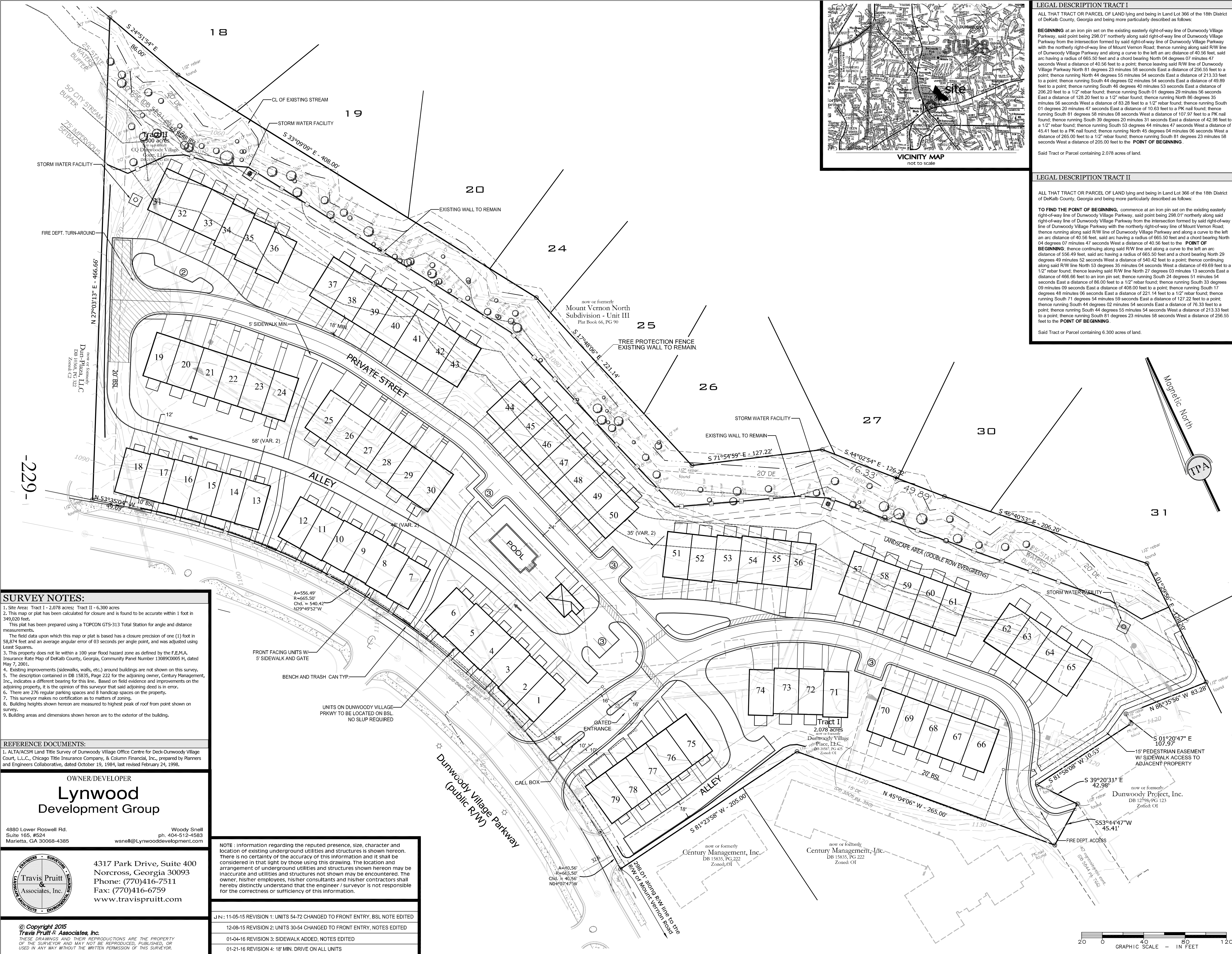
*Applicant's Proposed and Request and Revised Conditions for Approval**Page 2 of 2*

family area to the east, and consideration will be given for the appropriate season for installation.

19. Landscaping, streetscaping, architectural treatments, finishes and colors shall be in general accordance with and similar to the exhibits submitted with this application, subject to review and approval by planning staff.
20. Minor modifications to the referenced zoning plans, stipulations, landscaping, architecture, site features, and the like, maybe approved by the City of Dunwoody planning staff. A minor modification shall be defined as any modification or change that does not increase overall density or reduce the size or composition of the approved variances, sidewalks, buffer or landscape strip to adjacent property.
21. Developer shall provide a landscape buffer along the eastern portion of the site adjacent to Mount Vernon North subdivision. The buffer shall be located immediately adjacent to the existing retaining wall and consist of at least two staggered rows of evergreens, including but not limited to Cryptomeria, Ponderosa, Hollies, Thuga Green, Southern Magnolia or similar evergreen material to be planted at a minimum of 6-8 ft., subject to arborist or landscape architect recommendation. Three staggered rows shall be placed behind units 62-65, and developer shall comply with the landscaping requirements shown on the site plan.

Exhibits: Site plans and landscaping plans submitted January 29, 2016; Elevations and floor plans submitted January 29, 2016; Typical streetscape, landscape, architecture, design, autoturn, and photo exhibits submitted January 29, 2016.

2552074_1.DOCX



SURVEY NOTES:

1. Site Area: Tract I - 2,078 acres; Tract II - 6,300 acres
2. This map or plat has been calculated for closure and is found to be accurate within 1 foot in 349,020 feet.
3. This plat has been prepared using a TOPCON GTS-313 Total Station for angle and distance measurements.
4. The field data upon which this map or plat is based has a closure precision of one (1) foot in 58,874 feet and an average angular error of 0.3 seconds per angle point, and was adjusted using Least Squares.
5. This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Insurance Rate Map of DeKalb County, Georgia, Community Panel Number 13089C0005 H, dated May 7, 2001.
6. Existing improvements (sidewalks, walls, etc.) around buildings are not shown on this survey.
7. The description contained in DB 15835, Page 222 for the adjoining owner, Century Management, Inc., indicates a different bearing for this line. Based on field evidence and improvements on the adjoining property, it is the opinion of this surveyor that said adjoining deed is in error.
8. There are 276 regular parking spaces and 8 handicap spaces on the property.
9. This surveyor makes no certification as to matters of zoning.
10. Building heights shown hereon are measured to highest peak of roof from point shown on survey.
11. Building areas and dimensions shown hereon are to the exterior of the building.

REFERENCE DOCUMENTS:

1. ALTA/ACSM Land Title Survey of Dunwoody Village Office Centre for Deck-Dunwoody Village Court, L.L.C., Chicago Title Insurance Company, & Column Financial, Inc., prepared by Planners and Engineers Collaborative, dated October 19, 1984, last revised February 24, 1998.

OWNER/DEVELOPER

Lynwood Development Group

4880 Lower Roswell Rd.
Suite 165, #524
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Woody Snell
ph. 404-512-4583
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NOTE: Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his/her employees, his/her consultants and his/her contractors shall hereby distinctly understand that the engineer/surveyor is not responsible for the correctness or sufficiency of this information.

JN: 11-05-15 REVISION 1: UNITS 54-72 CHANGED TO FRONT ENTRY, BSL NOTE EDITED
12-08-15 REVISION 2: UNITS 30-54 CHANGED TO FRONT ENTRY, NOTES EDITED
01-04-16 REVISION 3: SIDEWALK ADDED, NOTES EDITED
01-21-16 REVISION 4: 18" MIN. DRIVE ON ALL UNITS

LEGAL DESCRIPTION TRACT I

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 366 of the 18th District of DeKalb County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin set on the existing easterly right-of-way line of Dunwoody Village Parkway, said point being 298.01' northerly along said right-of-way line of Dunwoody Village Parkway from the intersection formed by said right-of-way line of Dunwoody Village Parkway with the northerly right-of-way line of Mount Vernon Road; thence running along said R/W line of Dunwoody Village Parkway and along a curve to the left an arc distance of 40.56 feet, said arc having a radius of 665.50 feet and a chord bearing North 04 degrees 07 minutes 47 seconds West a distance of 40.56 feet to a point; thence leaving said R/W line of Dunwoody Village Parkway North 81 degrees 23 minutes 58 seconds East a distance of 256.55 feet to a point; thence running North 44 degrees 55 minutes 54 seconds East a distance of 213.33 feet to a point; thence running South 44 degrees 02 minutes 54 seconds East a distance of 49.89 feet to a point; thence running South 46 degrees 40 minutes 53 seconds East a distance of 206.20 feet to a 1/2" rebar found; thence running South 01 degrees 29 minutes 56 seconds East a distance of 128.20 feet to a 1/2" rebar found; thence running North 36 degrees 35 minutes 56 seconds West a distance of 83.28 feet to a 1/2" rebar found; thence running South 01 degrees 20 minutes 47 seconds East a distance of 10.63 feet to a PK nail found; thence running South 81 degrees 58 minutes 08 seconds East a distance of 107.97 feet to a PK nail found; thence running South 39 degrees 20 minutes 31 seconds East a distance of 42.58 feet to a 1/2" rebar found; thence running South 53 degrees 44 minutes 47 seconds West a distance of 45.41 feet to a PK nail found; thence running North 45 degrees 04 minutes 06 seconds West a distance of 265.00 feet to a 1/2" rebar found; thence running South 81 degrees 23 minutes 58 seconds West a distance of 255.00 feet to the **POINT OF BEGINNING**.

Said Tract or Parcel containing 2.078 acres of land.

LEGAL DESCRIPTION TRACT II

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 366 of the 18th District of DeKalb County, Georgia and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at an iron pin set on the existing easterly right-of-way line of Dunwoody Village Parkway, said point being 298.01' northerly along said right-of-way line of Dunwoody Village Parkway from the intersection formed by said right-of-way line of Dunwoody Village Parkway with the northerly right-of-way line of Mount Vernon Road; thence running along said R/W line of Dunwoody Village Parkway and along a curve to the left an arc distance of 40.56 feet, said arc having a radius of 665.50 feet and a chord bearing North 04 degrees 07 minutes 47 seconds West a distance of 40.56 feet to the **POINT OF BEGINNING**; thence continuing along said R/W line and along a curve to the left an arc distance of 556.49 feet, said arc having a radius of 665.50 feet and a chord bearing North 29 degrees 49 minutes 52 seconds East a distance of 540.42 feet to a point; thence continuing along said R/W line North 53 degrees 35 minutes 04 seconds West a distance of 49.89 feet to a 1/2" rebar found; thence leaving said R/W line North 27 degrees 03 minutes 13 seconds East a distance of 466.66 feet to an iron pin set; thence running South 24 degrees 51 minutes 54 seconds East a distance of 86.00 feet to a 1/2" rebar found; thence running South 53 degrees 09 minutes 09 seconds East a distance of 408.00 feet to a point; thence running South 17 degrees 48 minutes 06 seconds East a distance of 221.14 feet to a 1/2" rebar found; thence running South 71 degrees 54 minutes 59 seconds East a distance of 127.22 feet to a point; thence running South 44 degrees 02 minutes 54 seconds East a distance of 76.33 feet to a point; thence running South 44 degrees 55 minutes 54 seconds West a distance of 213.33 feet to a point; thence running South 81 degrees 23 minutes 58 seconds West a distance of 256.55 feet to the **POINT OF BEGINNING**.

Said Tract or Parcel containing 6.300 acres of land.

SITE INFORMATION:

TOTAL SITE AREA	8.378 ACRES
PROJECT SITE AREA	7.200 ACRES

ZONING

EXISTING ZONING	O-1
PROPOSED ZONING	RM-100
ZONING JURISDICTION	CITY OF DUNWOODY
TOTAL UNITS	79
TOTAL DENSITY	9.4 U/A
MAXIMUM DENSITY	12.0 U/A

DEVELOPMENT STANDARDS

PROPOSED COMMON OPEN SPACE (20% REQUIRED)	1.68 ACRES (20%)
PROPOSED LOT COVERAGE(70% MAXIMUM)	4.72 ACRES (56%)
MAXIMUM % IMPERVIOUS	70%
EX. OVERALL % IMPERVIOUS	CURRENT DEVELOPMENT 56%
PROPOSED OVERALL % IMPERVIOUS	56%
EX. IMPERVIOUS IN BUFFER	CURRENT DEVELOPMENT 52.9%
PROPOSED IMPERVIOUS IN BUFFER	44%

SETBACKS:

FRONT	WITHIN 10' OF ROW
SIDE	20 FEET
REAR	50 FEET
MAXIMUM BUILDING HEIGHT	48'
UNIT WIDTH	24 FEET TO 30 PLUS FEET

BUILDING SEPARATION

FRONT TO FRONT/BACK	40 FEET (VARIANCE)
REAR TO REAR (EXCLUDES DECKS)	30 FEET (VARIANCE)
SIDE TO SIDE	20 FEET MIN.
FRONT/REAR TO SIDE	35' (VARIANCE)

PARKING

OFF STREET PARKING REQUIRED	158 - 2 PER UNIT
OFF STREET PARKING PROVIDED	158 SPACES
GUEST PARKING PROVIDED	10 SPACES
GUEST PARKING REQUIRED	14

NOTES

1. SPEED LIMIT OF DUNWOODY VILLAGE PARKWAY IS 35 MPH.
2. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.
3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13089C0005 H, THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD).
4. WATERS OF THE STATE ARE WITHIN 200' OF THIS PROPERTY.
5. THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
6. DEKALB COUNTY FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
7. WATER SERVICE SHALL BE PROVIDED BY DEKALB COUNTY. EXISTING WATER SERVICE WILL BE USED.
8. SANITARY SEWER SERVICE WILL BE PROVIDED BY DEKALB COUNTY. EXISTING SEWER WILL BE TAPPED ON SITE.
9. THE PROPOSED DEVELOPMENT MAY BE GATED AND HAVE PRIVATE STREETS. ENTRANCE GATES TO FOLLOW CITY OF DUNWOODY GATE COMMUNITY ORDINANCE.
10. DEVELOPMENT TO BE SUBJECT TO MANDATORY MASTER ASSOCIATION, COVENANTS AND MAINTENANCE.
11. PRIOR TO LDP, APPLICANT TO PROVIDE ENGINEERING EVALUATION OF THE EXISTING RETAINING WALL LOCATED NEAR THE STREAM BUFFER IN THE WESTERN PORTION OF THE SITE. SUCH ENGINEERING EVALUATION WILL INCLUDE ANY RECOMMENDATIONS OR CORRECTIVE MEASURES BASED ON THE EXISTING RETAINING WALL REMAINING IN PLACE AS PART OF THE NEW TOWNHOME DEVELOPMENT.
12. NO MORE THAN TWO ADJACENT UNITS WILL SHARE THE SAME FACADE PLANE; OTHERS WILL HAVE A MINIMUM TWO FOOT OFFSET AT THE FRONT AND BACK OF THE UNITS.
13. ALL ALLEYS WILL HAVE A 2 FOOT FLAT CURB ON BOTH SIDES.

VARIANCES:

1. APPROVED VARIANCE FROM THE REAR TO REAR MINIMUM BUILDING SEPARATION AND REDUCTION FROM 60 FT. TO 30 FT. (DUNWOODY ORD., SEC 27-142)
2. APPROVED VARIANCE FROM THE SIDE TO REAR MINIMUM BUILDING SEPARATION AND REDUCTION FROM 40 FT. TO 35 FT. (DUNWOODY ORD., SEC 27-142)
3. APPROVED VARIANCE AND REDUCTION OF THE MINIMUM DRIVE LENGTH TO 18 FT. FOR FRONT ENTRY UNITS AND 10 FT. ON REAR UNITS (SEC. 27-208)
4. APPROVED VARIANCE FROM THE DUNWOODY STREAM BUFFER ORDINANCE REQUIREMENTS, DUNWOODY ORD. SECTIONS 16-78 AND 16-32, TO ALLOW FOR THE PROPOSED DEVELOPMENT, LANDSCAPING AND STREAM BUFFER ENCROACHMENT AND/OR REDUCTION AS SHOWN ON THE ZONING PLAN, AS SUPPORTED BY THE PREVIOUSLY APPROVED STREAM BUFFER VARIANCE.

SLUP:

1. SLUP REQUEST AND/OR SPECIAL LAND USE PERMIT AND REDUCTION OF THE DUNWOODY VILLAGE OVERLAP SIDEWALK REQUIREMENT FROM 12 FT. TO REMAIN AT 6 FT., PER DUNWOODY ORD., SEC. 27-97(0)(1), TO ALLOW FOR LANDSCAPING AND PEDESTRIAN CONNECTIVITY TO THE PROPOSED DEVELOPMENT.

ZONING PLAN

Dunwoody Village Townhomes

City of Dunwoody

Land Lot 366, 18th District

DeKalb County, Georgia

GEORGIA REGISTERED PROFESSIONAL SURVEYOR

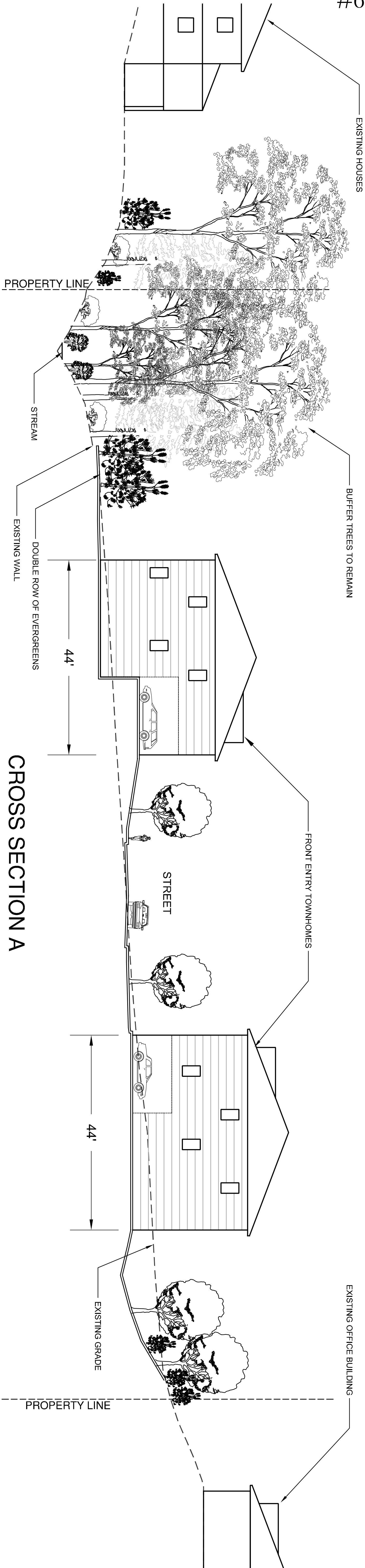
Travis Pruitt & Associates, Inc.

EDWARD J. ANDERSON

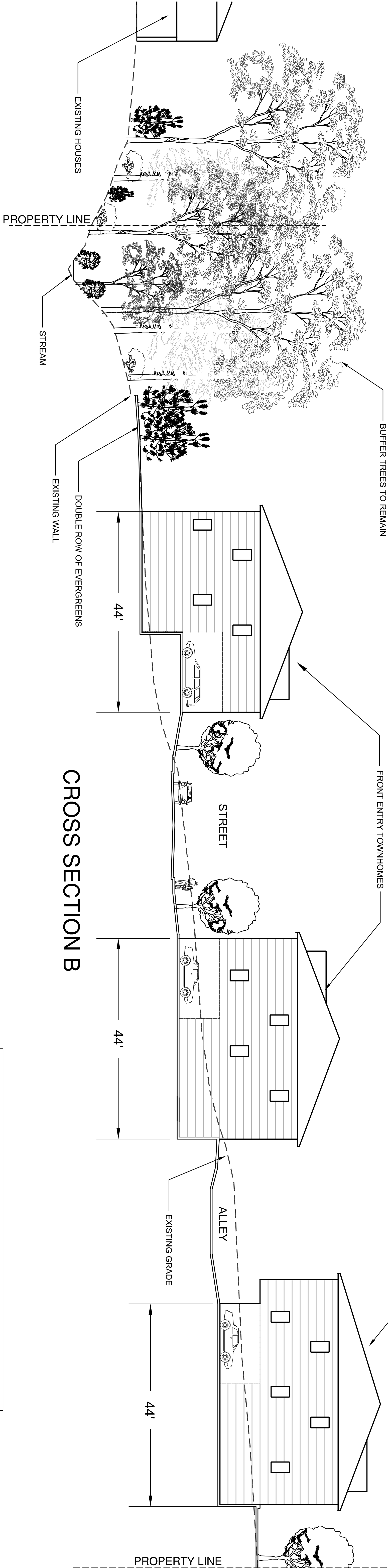
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CN: 150405CP11
LSV:
JN:
FN:

#6
1 of 6

#6.



CROSS SECTION A



CROSS SECTION B

-231-

OWNER/DEVELOPER

Lynwood Development Group

4880 Lower Rosewell Rd.
Suite 105, #502-4583
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www.travispruit.com

LANDSCAPE ARCHITECT

Travis Pruitt & Associates, Inc.

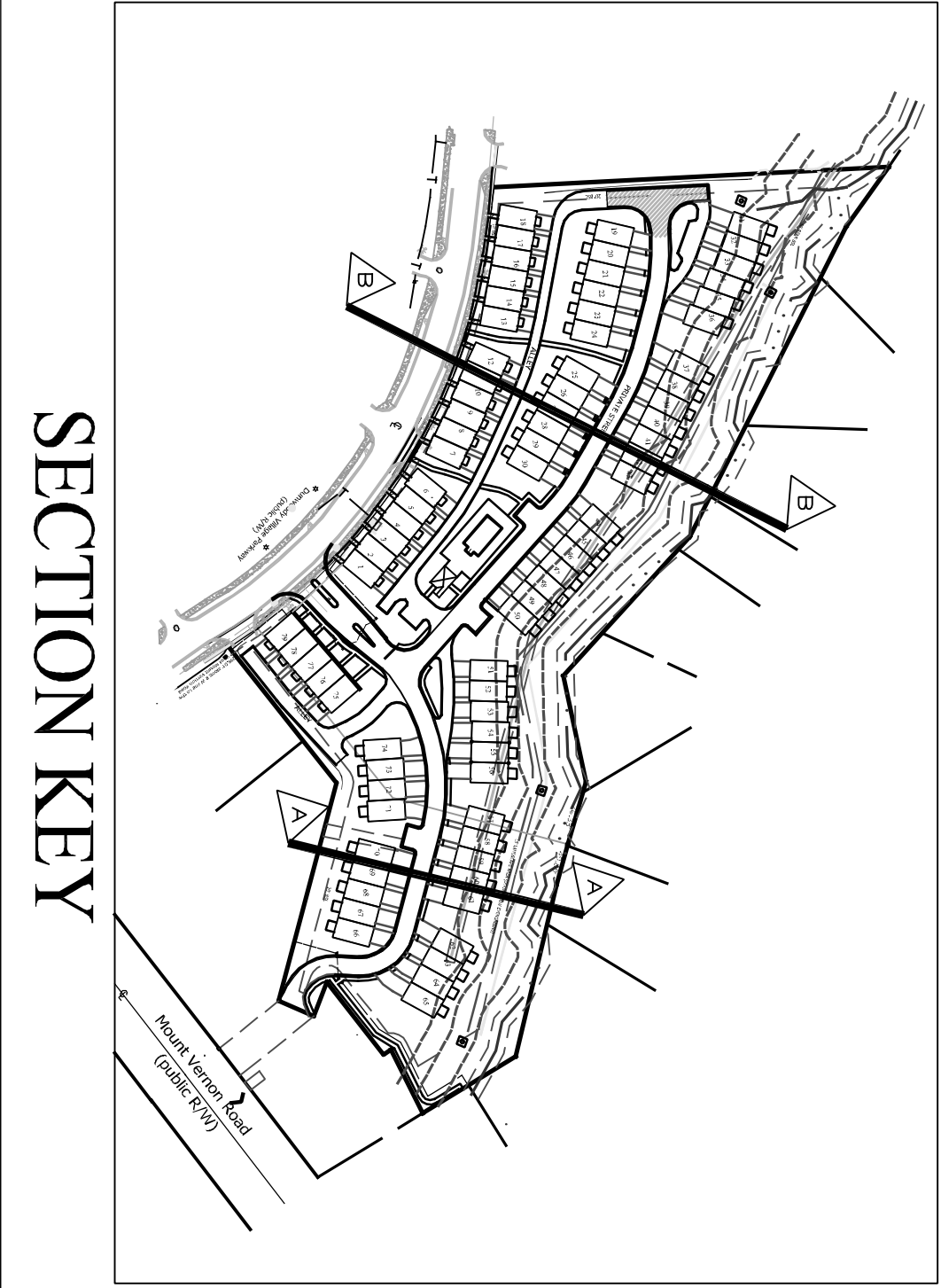
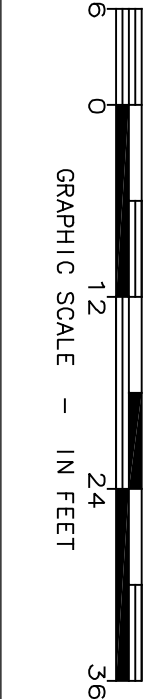
REGISTERED PROFESSIONAL

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JN:



SECTION KEY

SECTIONS

Dunwoody Village Townhomes

City of Dunwoody
Land Lot 386, 18th District
DeKalb County, Georgia

For The Firm
Travis Pruitt & Associates, Inc.

DATE: 12/06/15
SCALE: 1"=12'
CNI:150405CP11
LSV:
RV:
FNI:

3 of 6

Tree Density Calculation

SITE DENSITY FACTOR(GSDP) = 20 X Site Area
SDE = (6.378 acres X 20) = 127.56 TDU
Existing Density Factor(GSDP) = 183.5
Proposed trees = 2892 TDU
Site Meets Density Requirements

Existing Trees Saved

7	8" - HARDWD	0.5	3.5
2	9" - HARDWD	0.6	1.2
16	10" HARDWD	0.8	12.8
10	12" HARDWD	0.8	8
6	14" HARDWOOD	1.1	6.6
1	15" HARDWD	1.2	1.2
4	16" HARDWOOD	1.4	5.6
11	18" HARDW	1.8	19.8
14	20" HARDWD	2.2	30.8
3	22" HARDWD	2.6	7.8
10	24" HARDND	3.1	31
4	26" HARDWD	3.7	14.8
2	28" HARDWD	4.3	8.6
1	30" HARDWD	4.9	4.9
1	32" HARDWD	5.6	5.6
3	36" HARDWD	7.1	21.3
			183.5

Specimen Tree Recomense

There is one specimen tree on the site that will be removed: 36" Oak (7.1)
7.1 X 1.5 = 10.68 TDU
18 3" trees proposed for recompense

TREE PROTECTION PLAN

Dunwoody Village Townhomes

City of Dunwoody
Land Lot 386, 18th District
DeKalb County, Georgia

GEORGIA REGISTERED PROFESSIONAL ENGINEER
FOR THE FIRM
Travis Pruitt
Associates, Inc.

DATE: 12/06/15
SCALE: 1"=12'
CIN:150405CP11
LSV:
RV:
FN:

5 of 6

OWNER/DEVELOPER
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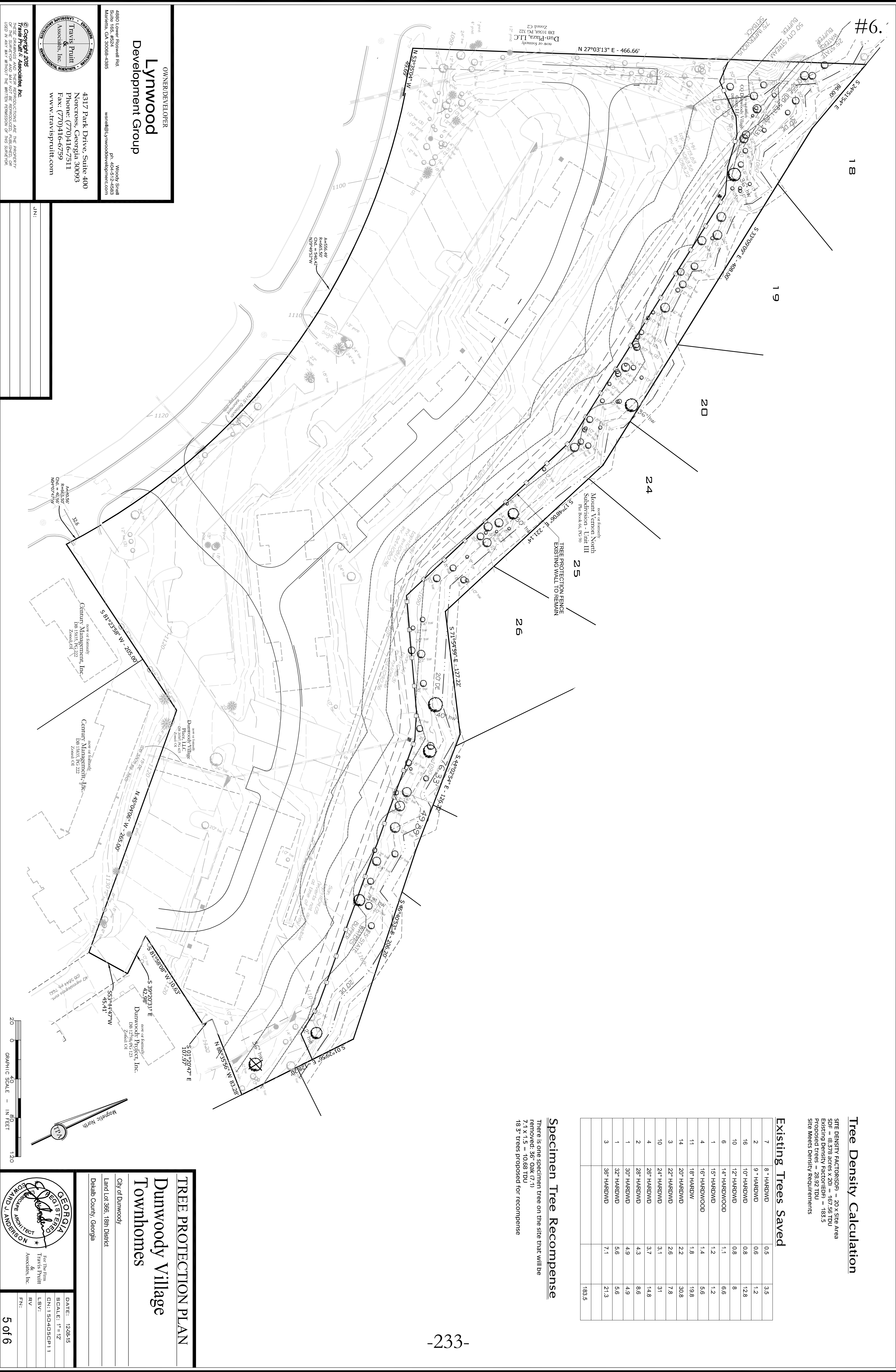
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ENGINEER
Travis Pruitt
Associates, Inc.

LANDSCAPE ARCHITECT
Travis Pruitt
Associates, Inc.

DATE: 12/06/15
SCALE: 1"=12'
CIN:150405CP11
LSV:
RV:
FN:

5 of 6



PLANTING NOTES

1. Size and grading standards of plant material shall conform to the latest edition of American Standard for Nursery Stock by the American Association of Nurserymen.
2. The landscape shall be installed in accordance with the highest quality of workmanship and materials.
3. See Construction Detail sheets for planting details.
4. For new planting areas, contractor shall remove all pavement, grave sub-base and construction debris. Remove compacted soil, and add 2" of topsoil, or amend the top 2" of existing soil to meet specifications, unless noted otherwise.
5. The planting soil for shrubs will consist of 33% ground pine bark humus, well-mixed with 67% of improved soil, which is excavated soil with rocks, clumps, and debris greater than 2" in diameter removed. No additional soil amendments are required for trees. Groundcover and perennial beds shall be prepared and amended according to specifications.
6. All planting shall be done by a qualified contractor. The contractor shall remove top 1/3 of bedding from the root ball prior to installation of planting hole. Contractor shall remove top 1/3 of bedding from the root ball.
7. Contractor shall install all shrub beds and under trees with 3" (settled depth) of clean pine straw, unless noted otherwise.
8. Minimum (9) sq. ft. planting area provided for each tree.
9. All disturbed areas to be seeded with bermuda unless otherwise noted. All areas designated for sod must be the graded, level any undulations or irregularities, while maintaining positive drainage. Handrake and smooth, removing all rocks larger than 1" from the surface. Use bermuda seed or sod on large surfaces. Contact the landscape architect for an approved seeding plan.
10. All slopes exceeding 3:1 will be planted with grass/covers or shrubs.

IRRIGATION NOTES

1. The contractor is to provide an irrigation system, submit a plan for an automatically controlled irrigation system to the owner or the owner's representative for review and approval prior to installation. The system shall be designed to provide full and complete coverage to all landscaped areas of the site indicated on the landscape plan.
2. All materials used in the design, including synthetic needs, valves, valve boxes, controllers, controllers and PVC pipes, fittings, shall meet minimum industry standards, manufacturer and model must be specified.

Tree Density Calculation

SITE DENSITY FACTOR(SDF) = 20 X SITE AREA
SDF = (6.378 acres x 20) = 167.56 TDU
Existing Density Factor(EDF) = 183.5
Proposed trees = 28.92 TDU
Site Meets Density Requirements

Specimen Tree Recomense

There is one specimen tree on the site that will be removed: 36" Oak (7:1)
7.1 x 1.5 = 10.68 TDU
18.3 trees proposed for recompense

FABRIC TIES AS APPROVED BY THE COUNTY

2"x2" WOOD STAKE
3" PINE STRAW MULCH
3" EARTH BERM
SAUCER

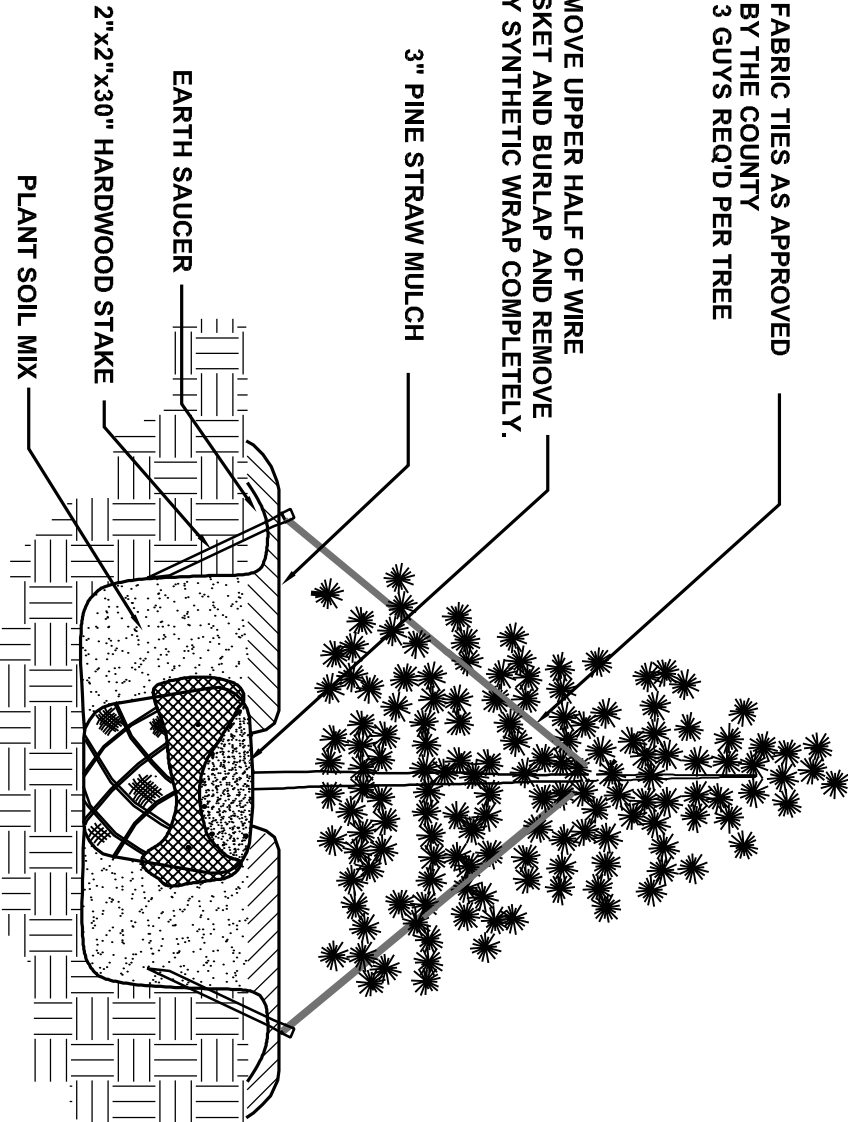
PLANT SOIL MIX
REMOVE UPPER HALF OF WIRE BASKET AND BURLAP AND REMOVE ANY SYNTHETIC WRAP COMPLETELY.

NOTE:
1. PLANT TREE AT FINISHED GRADE
2. STAKES UNDER 2' CALIPER
ON TREES UNDER 2' CALIPER
3. DO NOT DRIVE STAKES THROUGH ROOTBALL.

EVERGREEN OVER 6' HT.

TYPICAL PLANTING DETAILS

DECIDUOUS TREE



TREE SCHEDULE						
SYM	Count	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
NH	64	Ilex x attenuata 'Nelle R. Stevens'	NELLE R. STEVENS HOLLY	8-10' ht	b&b	4'
JC	90	Caytonia japonica 'Yoshino'	JAPANESE CEDAR	8-10' ht	b&b	4'
EC	92	Juniperus virginiana	E. RED CEDAR	8-10' ht	b&b	4'
PO	14	Fagus sylvatica 'Dawson Gold'	European Beech	3' cal	b&b	4'
SC	14	Pinus x milleri 'Spire'	SPIRE CHERRY	3' cal	b&b	4'
PO	21	Quercus phellos 'HighTower'	WILLOW OAK	3' cal	b&b	4'
NO	12	Quercus rubra	NUTTALL OAK	10-12" ht 3" cal	b&b	4'
AE	13	Ulmus parvifolius 'Bicolor'	ATHEMUM ELM	10-12" ht 3" cal	b&b	4'
	320					

LANDSCAPE ARCHITECT

TRAVIS PRUITT & ASSOCIATES, INC.

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Norcross, GA 30098-4385

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Fax: (770)416-6759
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DATE: 12/06/15

SCALE: 1" = 12'

CN: 150405CP11

LSV:

RV:

FN:

6 of 6

LANDSCAPE ARCHITECT

TRAVIS PRUITT & ASSOCIATES, INC.

4880 Lower Rosewell Rd.
Suite 105, #202
Norcross, GA 30098-4385

OWNER/DEVELOPER

LYNWOOD Development Group

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
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