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## **MEMORANDUM**

**To:** Mayor and City Council

**From:** Warren Hutmacher, City Manager

**Date:** November 22, 2010

**Subject:** **Dunwoody Village & Georgetown Master Plans – Additional Zoning Work**

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### **BACKGROUND**

The City is in the midst of two master redevelopment plans, one for the Dunwoody Village area and one for the Georgetown/North Shallowford area. Staff is working with the consulting firm Urban Collage. Both plans are progressing on schedule, and we anticipate the plans will be complete in the early part of 2011. Council has previously identified that one of the next steps in implementing these master plans, as well as the recommendations of the Comprehensive Land Use Plan, will be a systematic review and rewrite of the Zoning Ordinance.

As part of the agreed upon scope for both current master plans, basic zoning recommendations will be included in the project. However, it would be to our advantage to further include the Project Team's zoning consultant (Market + Main) in the process at this time so that the developed zoning language and recommendations are aligned with our new plans as well as position us better for the Zoning Ordinance rewrite.

The cost of the proposed additional zoning work is \$14,000 (Tasks 1 and 2 on the attached proposal). As discussed at the November Work Session, these funds could be taken from the \$100,000 appropriated for the first phase of the Zoning Ordinance Rewrite in FY 2011.

### **RECOMMENDATION**

Staff recommends moving forward with Tasks 1 and 2 as outlined in the attached proposal for additional zoning work that will need to be completed to update the Zoning Ordinance to account for recommendations made through the master planning processes and subsequently approved by Mayor and Council.



**Additional Services Proposal:**  
**City of Dunwoody**  
**Dunwoody Village and Georgetown/Shallowford**

Warren Hutmacher  
 City Manager  
 City of Dunwoody  
 41 Perimeter Center East, Suite 250  
 Dunwoody, GA 30346

Warren:

Based on our discussions in September and October 2010, we are providing this proposal to expand the current scope of work for the ongoing Dunwoody Village and Georgetown/North Shallowford Master Plan efforts to include a more in-depth analysis of existing zoning and its impacts on these two areas.

Our contracts dated June 22, 2010 include the following scope:

*"The plan will also include general zoning recommendations related to site design, architectural design and other elements vital to the realization of the master plan (particularly village scale mixed-use development strategies) and transitional zoning strategies to protect adjacent, established single-family neighborhoods. Additional funding may be utilized to review the existing zoning code in greater detail and develop recommendations for updating, revising, or re-writing Dunwoody's zoning regulations. Under the base scope zoning recommendations will outline key considerations, but will not include a detailed assessment of the current code."*

Based upon our work with the community over the last 3 months, it has become necessary to complete a more detailed analysis of current zoning in order to compare potential concepts to current regulations and property rights. This analysis would provide a more in-depth understanding of current limitations, conflicts, constraints and/or obstacles that may be present within existing zoning provisions.

While the extended scope include analysis of the current zoning code and Market + Main's involvement in the second and third round of public workshops to relate such information, additional steps may be taken with the City's approval to also add more detailed zoning implementation recommendations as a follow-up task.

### **Proposed Scope of Work**

#### **Task 1: EXISTING ZONING ANALYSIS**

Review the City's existing zoning ordinance; review for consistency with the emerging Area Master Plans; review for obstacles, barriers, roadblocks or any other problems with the existing zoning related to the implementation of the community vision.

Portions of the current code that impact the two master plan areas include:

- R-75 Single Family Residential District
- R-100 Single Family Residential District

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- R-A5 Single Family Residential District
- Residential Multi-family
- RMHD Multi-family District
- NS Neighborhood Shopping District
- C-1 Local Commercial District
- C-2 General Commercial District
- O-I Office Institution District
- O-D Office Distribution District
- Dunwoody Village Overlay District
- Definitions
- Purpose and Intent
- Uses
- Lot dimensions
- Buffers
- Building standards
- Parking
- Streetscapes
- Urban Design & Architectural Standards
- Blocks and Streets
- Signage
- All other relevant sections of the code (signage, non-conforming uses, administration)
- Existing Zoning Analysis Document

#### **Task 2- PUBLIC INVOLVEMENT**

Additional provisions to allow Market + Main to prepare for, attend, and document up to four meetings (2 for Georgetown, 2 for Dunwoody Village) in the process, including participation in upcoming public workshops.

<b>Payment for Services</b>
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Fees associated with the above listed task are as follows:

<b>Task</b>	<b>Dunwoody Village</b>	<b>Georgetown/Shallowford</b>
1. Existing Zoning Analysis	\$6,000	\$6,000
2. Public Involvement	\$1,000	\$1,000

**Total for Tasks 1 and 2 above = \$14,000**

This fee includes any and all costs associated with the above tasks.

**Engagement/Basic Payment Terms**

Additional services that are deemed above and beyond the scope outlined in Tasks 1-2 above will be negotiated for an additional, mutually agreed upon fee (either lump-sum or hourly-rate basis).

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Atlanta, GA 30303



11/1/2010

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Ken Wright  
Mayor

(DATE)

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Robert J. Begle  
Principal

(DATE)