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MEMORANDUM

To: Mayor and City Council

From: Warren Hutmacher, City Manager

Date: April 9, 2012

Subject: **Designating the Redevelopment Area**

ITEM DESCRIPTION

In order to fully utilize the Urban Redevelopment Law, the Council must consider designating a specific area targeted for redevelopment.

BACKGROUND

The Urban Redevelopment Law (O.C.G.A. 36-61-1) is a legislative tool governing the use of public/private revitalization partnerships. After declaring a legislative finding for the need for redevelopment of an area, the Urban Redevelopment Law requires that the City specifically identify and designate the area targeted for redevelopment.

As described in the adopted Master Plan and the draft Urban Redevelopment Plan (discussed at the March 26 Council Meeting) our community has established a vision for the redevelopment of 35 acres of land off of North Shallowford Road. The 35 acres consist of a 16 acre parcel which the City owns and 19 acre property the City has under contract.

By designating this 35 acre area as an urban redevelopment area, the City will be empowered to partner with the private sector partner deemed to have the best redevelopment plan to accompany the City's vision for a combination of parkland, multi-use trails, and civic uses. The appropriate private sector development (such as low-density residential and neighborhood commercial) can then be incorporated with the City's planned improvements as one seamless redevelopment.

RECOMMENDATION

Staff recommends adopting a Resolution designating the 35 acre Redevelopment Area (consisting of the 16 acre parcel owned by the City and the 19 acre property the City has under contract) as an Urban Redevelopment Area.

NEXT STEPS

Following the designation of the urban redevelopment area, the next steps in the Urban Redevelopment Law process include:

- (1) Provide legal notice of the upcoming Public Hearing on the Urban Redevelopment Plan
- (2) Conduct a Public Hearing on the Urban Redevelopment Plan
- (3) Adopt the Urban Redevelopment Plan by Resolution
- (4) Activate an Urban Redevelopment Agency and Appoint Members

The Public Hearing, consideration of the Urban Redevelopment Plan, and consideration of the activation of the Urban Redevelopment Agency (and appointment of its members) will be conducted as part of the regularly scheduled Council Meeting on April 23, 2012.

**STATE OF GEORGIA
CITY OF DUNWOODY**

RESOLUTION 2012-04-10

**A RESOLUTION DESIGNATING A 35 ACRE REDEVELOPMENT AREA
AS AN URBAN REDEVELOPMENT AREA**

- WHEREAS,** the City of Dunwoody (the "City") is a municipality created by the 2008 Georgia General Assembly pursuant to Ga. L. 2008, p. 3526 and the Mayor and City Council of Dunwoody is the duly elected governing authority for the City; and
- WHEREAS,** the City has invested considerable time working with its residents and businesses in order to document the community's vision for future redevelopment as documented in the Comprehensive Land Use Plan and area master plans such as the Georgetown / North Shallowford Master Plan; and
- WHEREAS,** Chapter 61 of Title 36 of the Official Code of Georgia Annotated ("O.C.G.A."), entitled the "Urban Redevelopment Law," as amended (the "Urban Redevelopment Law"), is a statutory tool governing, among other things, the use of public/private revitalization partnerships for redevelopment, rehabilitation, and/or conservation of any defined geographic area determined to be an area described in O.C.G.A. 36-61-2(18) and designated by the City as an "urban redevelopment area" as defined in O.C.G.A. 36-61-2(20); and
- WHEREAS,** the Georgetown / North Shallowford Master Plan establishes specific recommendations for the redevelopment of 35 acres of real property located off of North Shallowford Road consisting of a 16 acre parcel owned by the City and a 19 acre property that the City has under contract (collectively the "Redevelopment Area"); and
- WHEREAS,** more specifically, the Redevelopment Area is described as a 16 acre parcel, owned by the City of Dunwoody, bounded on the west by Chamblee Dunwoody Road, on the northeast by North Shallowford Road, and on the southeast by Dunwoody Park Drive and 19 contiguous acres of property the City has under contract consisting of five parcels: a 5.64 acre parcel, tax parcel identification number 18 344 01 003, bounded on the west by North Shallowford Road and the south by Pernoshal Court; a 3.34 acre parcel, tax parcel identification number 18 344 01 010, bounded on the southwest by Pernoshal Court; a 5.25 acre parcel, tax parcel identification number 18 344 01 001, bounded on the west by Pernoshal Court; a 1.99 acre parcel, tax parcel identification number 18 344 01 007, bounded on the west by North Shallowford Road and on the north by Pernoshal Court; and a 2.83 acre parcel, tax parcel identification number 18 344 01 009, bounded on the north by Pernoshal Court; and
- WHEREAS,** the Mayor and City Council have determined utilizing public/private revitalization partnerships for redevelopment, rehabilitation, and/or conservation of the Redevelopment Area would further the implementation of the City's adopted Comprehensive Land Use Plan and Georgetown / North Shallowford Master Plan; and

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WHEREAS, in order to utilize the Urban Redevelopment Law's statutory tools with respect to the Redevelopment Area for, among other things, public/private revitalization partnerships for redevelopment, rehabilitation, and/or conservation, the City must determine that the Redevelopment Area to be an area exhibiting factors listed in O.C.G.A. 36-61-2(18) and must designate the Redevelopment Area as an "urban redevelopment area" as defined in O.C.G.A. 36-61-2(20); now

THEREFORE, BE IT RESOLVED, by the Mayor and Council that the Redevelopment Area, a map of which is attached as Exhibit "A" hereto and incorporated herein, is hereby determined to be an area described in O.C.G.A. 36-61-2(18) by reason of the presence of deteriorating structures, predominance of defective or inadequate street layout, deterioration of site or other improvements, and by having development impaired by transportation noise, which substantially impairs or arrests the sound growth of the City or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use, and that such Redevelopment Area is therefore designated as an "urban redevelopment area" as defined in O.C.G.A. 36-61-2(20) appropriate for an urban redevelopment project.

BE IT FURTHER RESOLVED by the Mayor and City Council that the rehabilitation, conservation, or redevelopment, or a combination thereof, of the Redevelopment Area is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City.

BE IT FURTHER RESOLVED that any and all resolutions in conflict with this resolution be and the same are hereby repealed.

BE IT FURTHER RESOLVED that this resolution shall be effective immediately upon its adoption by the Mayor and City Council.

SO RESOLVED AND EFFECTIVE this 9th day of April, 2012.

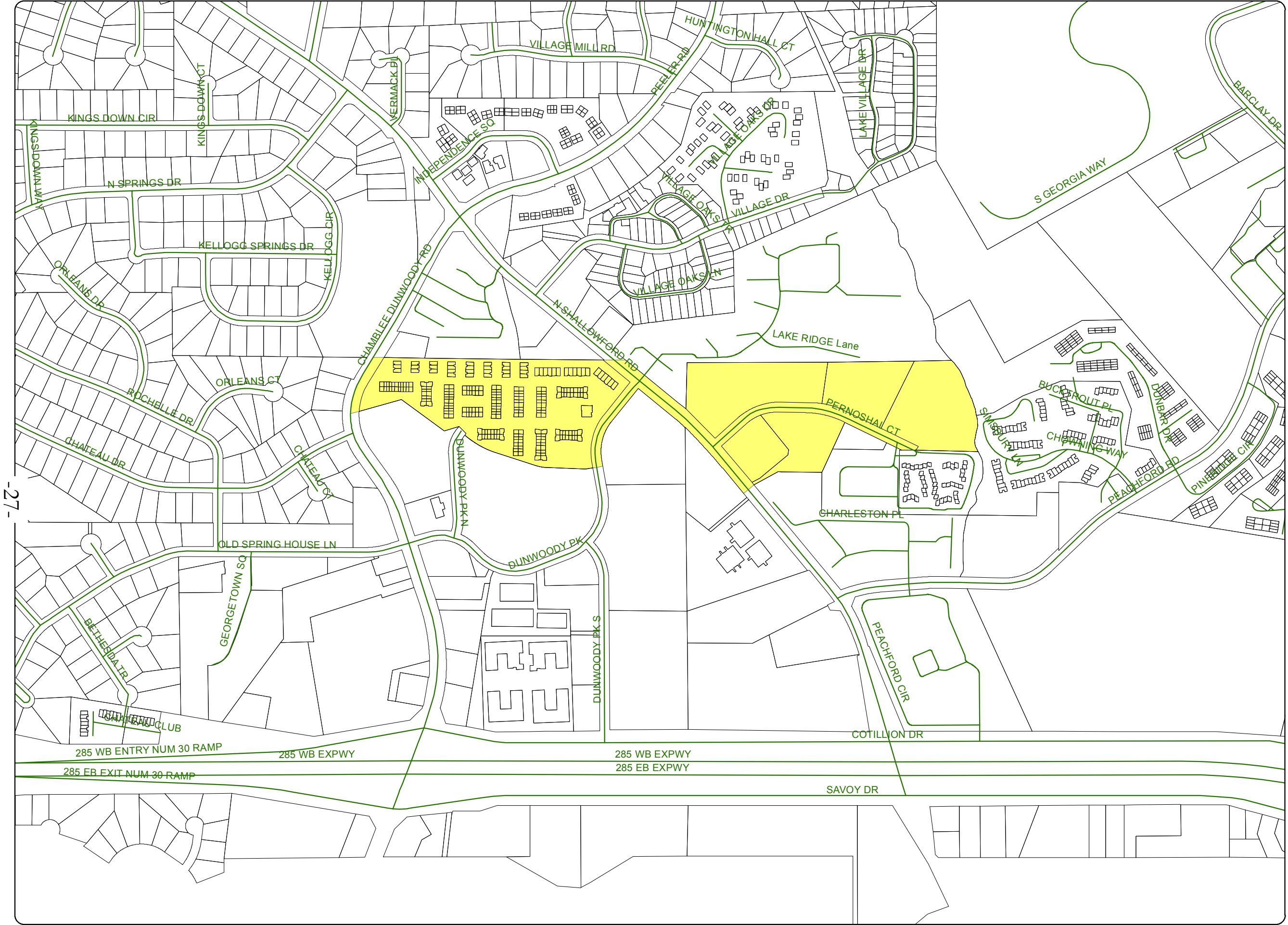
Approved:

Michael G. Davis, Mayor

Attest:

Sharon Lowery, City Clerk

Seal



Dunwoody*
*Smart people – Smart city
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Urban Redevelopment Area

April 9, 2012

Legend

- Street Centerlines
- Tax Parcels
- Urban Redevelopment Area

Adopted

Michael G. Davis
Mayor of Dunwoody

Attested

Sharon Lowery
City Clerk

0 162.5 325 650 Feet
Scale: 1" = 550'

Map Notes:

Exhibit A