



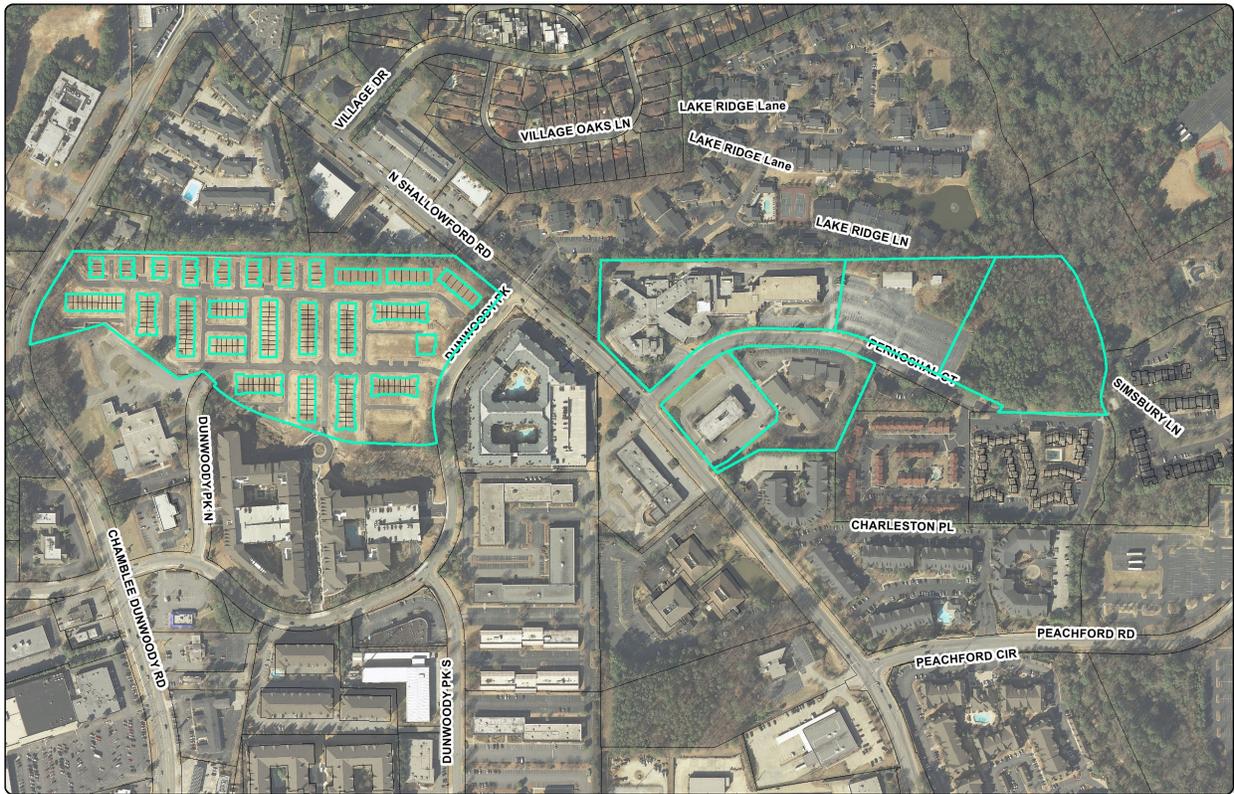
**MEMORANDUM**

**To:** Mayor and City Council

**From:** Steve Dush, AICP

**Date:** September 10, 2012

**Subject:** Rezoning for 4575 Shallowford Road (18 344 01 003), 2030 Pernoshal Court, (18 344 01 010), 0 Pernoshal Court, (18 344 01 001), 4555 Shallowford Road, (18 344 01 007), 4553 Shallowford Road, (18 344 01 009), 4000 Dunwoody Park (18 345 01 001) from Office-Institution District (O-I) and Multifamily Residential District (RM-HD) to Planned Development District (PD)



**ITEM DESCRIPTION**

**Request**

The applicant seeks to rezone 4575 Shallowford Road (18 344 01 003), 2030 Pernoshal Court, (18 344 01 010), 0000 Pernoshal Court, (18 344 01 001), 4555 Shallowford Road, (18 344 01 007), 4553 Shallowford Road, (18 344 01 009), 4000 Dunwoody Park (18 345 01 001) from Office-Institution District (O-I) and Multifamily Residential District (RM-HD) to Planned Development District (PD). The intent is to rezone the properties to construct a mixed use development.



**Applicant**

JW Acquisitions, LLC

**Property Data**

- Address; Land Lot & District: 4575 Shallowford Road, 2030 Pernoshal Court, 0000 Pernoshal Court, 4555 Shallowford Road, 4553 Shallowford Road, 4000 Dunwoody Park, Dunwoody Georgia 30338; LL 344 and 345, District 18
- Council District: District 2
- Existing Zoning and Land Use: The property on the western side of North Shallowford Road is zoned Multifamily Residential District (RM-HD) and currently comprises the infrastructure on an undeveloped single-family attached residential development. The property on the eastern side of North Shallowford Road is zoned O-Ic (Office-Institution District, conditional); the property operates today as undeveloped green space, accessory to office use
- 2030 Comprehensive Plan Future Development Map Designation: Georgetown

16 Acre Site:

Direction	Zoning	Use	Current Land Use
N	O-I, RM-100	Commercial, Residential	Office, Multifamily residential
S	RM-HD	Residential	Multifamily Residential
E	OI, RM-100	Commercial, Residential	Office, Multifamily Residential
W	O-I, R-100	Commercial, Residential	Office, Single-family Residential

19 Acre Site:

Direction	Zoning	Use	Current Land Use
N	RM-100	Residential	Multifamily Residential
S	RM-HD, RM-85, RM-100	Residential	Multifamily Residential
E	RM-HD, RA	Residential	Multifamily Residential
W	O-I, RM-100	Commercial, Residential	Office, Multifamily Residential



## **BACKGROUND**

John Wieland Homes has submitted to the City of Dunwoody a request to rezone six properties located in Dunwoody's Georgetown character area. The request relates to two sites, a 16-acre site and a 19-acre site. The 16-acre site is located south of the intersection of Chamblee Dunwoody Road and North Shallowford Road, a lot up until now been referred to as 'the pipe farm'. It is bordered on the north and south by multifamily developments, and the western and eastern boundaries are created by Chamblee Dunwoody Road and North Shallowford Road, respectively. The nearby 19-acre site is on the eastern side of North Shallowford Road, which creates its western border. Pernoshal Court divides the north and south sections of the 19 acre tract. The plan submitted as a function of this rezoning is to develop both tracts into mixed use developments, in accordance with the City's Comprehensive Land Use Plan.

The 16-acre development site (located at 4000 Dunwoody Park) is currently zoned RM-HD. The 19-acre development site (located at 4575 Shallowford Road, 2030 Pershonal Court, 0 Pershonal Court, 4555 Shallowford Road, and 4553 Shallowford Road) includes the now vacant site of the former Shallowford Hospital and is currently zoned Office Institution (O-I). All six parcels will be rezoned to the newly enabled Planned Development (PD) District.

## **PD District Analysis**

The applicant has proposed to designate the parcels as PD (Planned Development) District to facilitate a mixed use development. The PD district was recently created and enabled to benefit constrained infill and redevelopment sites to permit the planning and development of parcels of land which are suitable in location and character for the uses proposed as unified and integrated developments. The purpose and intent of the City Council in establishing the PD (Planned Development) District is as follows:

- (1) To provide for development concepts not otherwise permitted within standard zone districts;
- (2) To provide flexibility, unity and diversity in land planning and development, resulting in convenient and harmonious groupings of uses, structures and common facilities; varied type design and layout of housing and other buildings; and appropriate relationships of open spaces to intended uses and structures;
- (3) To encourage innovations in residential, commercial, and industrial development and renewal so that the growing demands of the population may be met by greater variety in type, design, and layout of buildings and by the conservation and more efficient use of open space ancillary to said buildings;
- (4) To encourage a more efficient use of land and of public services, or private services in lieu thereof, and to reflect changes in the technology of land development so that resulting economies may endure to the benefit of those who need homes;
- (5) To lessen the burden of traffic on streets and highways; and



- (6) To provide a procedure which can relate the type, design, and layout of residential, commercial, and industrial development to the particular site, thereby encouraging preservation of the site's natural characteristics.

The principal requirement of the PD District is for the applicant to submit what is termed an Overall Development Plan (ODP). The ODP is a sketch plat and a site plan combined, to be used as a policy and procedure document for building the project. It is required to comprise no less than 10 acres and delineates the location of property boundaries, infrastructure, streets and parking, existing and proposed landscaping and trees, existing and proposed structures (including architectural elevations), and prescribes the allowable uses and floor area of those uses on the site. The ODP will eventually become the first condition of a successful zoning and changes to the ODP once approved are limited and only allowable via specific procedures prescribed in the city zoning ordinance. The ODP provides both flexibility and certainty. For instance, the flexibility to establish setbacks for buildings or buffer distances from streams based upon the context of the site is permissible while at the same time locks in certainty in that major modifications are not allowed.

### **Comprehensive Plan Future Development Map**

The text from the City's 2030 Comprehensive Land Use Plan related to the Georgetown area reads as follows:

Vision/Intent: By 2030, this area will redevelop into a pedestrian- and bicycle-oriented activity center with medium-scaled intensity of activity. A mix of commercial, office and high-end shopping integrated with multi-family as an accessory use, or as a primary use for senior living. Redevelopment will incorporate functional open space and greenways and preserve adjacent single-family homes protected by adequate buffering. Ideally, this area includes a community center where a wide array of activities achieve the City's desire to be a "lifelong community," allowing options for aging in place. Multi-use paths and transit options will invite alternative transportation modes and greater connectivity; new pedestrian and bicycle options will link area to Perimeter Center. It focuses more intense development along I-285 with transitions to adjacent residential subdivisions. Redevelopment takes advantage of the planned, neighborhood transit station. Additional stand-alone multi-family apartment developments are not part of the City's vision for this character area.

#### Future Development Intent:

- o Up to 2-3 stories along the border of character area where adjacent to Suburban Residential Character
- o For interior section of the Character Area, up to 5 stories maximum anticipated, but potentially up to 8 stories if and only if project proposal provides appropriate amenities such as civic spaces for assembly, public functional green space, streetscape improvements, internal grid patterns, innovative parking solutions and way-finding signage. Until such time as the City establishes amenity criteria for zoning and development regulations that can implement this vision, an applicant should indicate with site-plan-specific drawings how their project meets the vision and intent



- Heights and densities will transition downward as development moves towards the adjacent Suburban Character areas, protected by adequate buffering/transition zones

Form:

- Buildings and site design organized to take advantage of transit
- Characterized by transitions to adjacent uses (step down of building heights, buffers)
- Public functional green space and connectivity
- Innovative parking solutions including underground options and pedestrian- and bicycle-oriented features such as wrap-around parking, landscaping, and a senior friendly environment
- High quality materials such as stone and brick mix characterize architectural treatments
- Transitional buffer zones will appropriately protect any adjacent residential

Uses: Appropriate uses include a mix of quality, public space (plazas, pocket-parks) and Civic Institutional uses, Commercial, Office, Mixed-Use with residential components accommodating the creation of a lifelong community:

*Residential Density:* Up to 18 units to the acre for a mix of condominium and townhouse, only on the interior and along I-285; up to 30 units to the acre for age restricted, senior housing only on the interior of the character area; 12 units to the acre elsewhere but require 2 story maximum and transitions along border of suburban character area. Additional density is allowable, if and only if, the nature of the mixed-use development provides exceptional opportunities for creating a high quality community.

*Commercial:* Big-box retail is not appropriate (65,000 square foot or greater)

Goals:

*Land Use and Development*

- Re-development projects demonstrate appropriate transitions between intense uses and adjacent neighborhoods; transitions include gradual increases only in height-plane, buffers and landscaping and intensity of uses
- City prepares a Master Plan detailing parcel-specific vision that promotes investment to redevelop the hospital site and Shallowford Road corridor
- The Master Plan should consider shadowing effects of taller buildings and appropriately regulate to not visibly impose on adjacent single-family residences
- Develop a unique architectural design theme for the area that embodies the unique character of Dunwoody
- Incorporate sustainable building and site development practices
- Multi-generational residential including active-adult housing and a range of continuing care options near new public amenities
- Promote a local, private or non-profit recreation center, such as a YMCA, in this area



#### *Transportation*

- The Dunwoody marker, logo or identifier should be prominent in this area
- Establish a bicycle network to allow cycling between Dunwoody Village, Georgetown and Brook Run
- Neighborhood-scale transit station potential location in Georgetown incorporated into redevelopment projects with safe and inviting access and reducing need to rely on automobile as primary transportation
- Bicycle, pedestrian, and alternative forms of transportation provide connectivity throughout character area

#### **Site Plan Analysis**

The ODP associated with the project references two, non-contiguous sites: a 16-acre parcel and a 19-acre site.

*16-acre site:* The smaller of the two sites is split into two ownership/developer interests, John Wieland Homes (JWH) and the City of Dunwoody. John Wieland Homes will be responsible for the planning, design, and development of the one-family residences, both attached and detached, located throughout the project. The City of Dunwoody will project manage the creation and construction of: 1) the two park areas, 2) a linear path that establishes pedestrian and bicycle connectivity from the established one family residential area to the west across Chamblee Dunwoody Road, through the project toward the direction of North Shallowford and Peachford Roads, and 3) the bidding out of the two-story commercial component found on the site's eastern border, directly adjacent to one of the proposed parks.

The unique aspect of the development of the 16-acre site is the presence of the existing road and utility infrastructure. The design and placement of each land use had to be adaptively tailored to the half-completed multi-family residential project already existing on the site today. Lots 1-46, which border the northern property boundary and the western portion of the central residential area, are paired one-family homes, featuring a mix of front- and side-loading garages. Lots 47-70 are slated to be constructed with one-family detached homes, accessed by rear alleys and/or rear-oriented accessory garage structures. The exterior elevations for these homes have been submitted by the applicant in the attached addendums. Almost exactly half the site is proposed to be built out with residential units, or the amenity areas serving those residential units and the community.

The remainder of the site comprises a commercial node, as well as common areas and streets. The commercial node and the parks will be developed by the City of Dunwoody. The design and functionality of these two park uses is currently being designed and vetted through the public process, but it is expected that the western park area will comprise a 'tot lot' playground, and the eastern most of the two parks will serve as a multi-purpose green space suitable for those events requiring sizeable off-street facilities. Each park area will be connected by a wide streetscape intended to create connectivity for not only the two park areas, but for area residents both in and around the site. The commercial component on the eastern border of the lot will be two-story, boutique retail, oriented toward the North Shallowford road frontage. It is expected that parking will be provided in the interior of the lot, between the structure and the park bordering the west parcel line. The character of the restaurants and retail uses will be such that it will primarily serve the needs of those



residents in immediate proximity to the site, but also capture the traveling public as they make their way up and down North Shallowford Road.

19-acre site: The larger of the two development sites is the 19-acre parcel, a portion of which was formerly the site of the now-demolished Peachford Hospital. This site is currently bisected by Pernoshal Court, but the plan is to eventually remove a short portion of Pernoshal Court that intersects North Shallowford Road at a later date, and create a new driving access further south that will intersect the existing Pernoshal Court nearer to the mid-point of the site. John Wieland Homes intends to build thirty-six (36) one-family detached homes in a gated community on the eastern-most portion of the site. Those street cross sections are printed on the ODP for this property, and the associated architectural elevations have been submitted on the site addenda required by zoning code. The city will retain the western portion of the lot that fronts North Shallowford Road, and a narrow section of land on the eastern border of the site, a non-buildable tree save area that surrounds a creek. This site will similarly include a walking and bicycle path, a 12-foot path that extends along the north property line of the project, adjacent to and outside of the gated residential area. When fully constructed and connected, this path is proposed to create multi-modal connectivity for the Georgetown/North Shallowford area to the southwestern border of Brook Run Park, to be confirmed in a later phase.

### **Conditions of the Zoning Ordinance**

Chapter 27, §27-1437 identifies the following standards and factors are found to be relevant to the exercise of the city's zoning powers and shall govern the review of all proposed amendments to the official zoning map:

(1) Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan; ***The importance of the Comprehensive Plan cannot be understated as a guiding document in the zoning decisions for a jurisdiction. The Comprehensive Plan is a living document that is created from public input and sentiment; it lays out the community's vision for how to grow and develop today, and in the future. The Dunwoody Comprehensive Plan is organized primarily by regions, delineated as 'character areas.' The subject parcel is located in the 'Georgetown Character Area,' summarized on the attached excerpt from the Comprehensive Plan. The intent of the Comprehensive Plan for the Georgetown/North Shallowford Character Area envisions a pedestrian- and bicycle-oriented activity center comprising a mix of uses including residential, retail, and public/civic spaces. This proposal comprises all these things, as well as furthering the transportation goals of modality (other than by automobile) and connectivity of the existing neighborhoods in this portion of the city.***

(2) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties; ***The proposed use will provide not only new housing stock in an area that that would greatly benefit from outside investment, but the project upon completion will offer amenities to passers-by and tenants of regional residences; additionally, by proximity, the project can promote pedestrian accessible convenience for those within walking/biking distance.***

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; ***All the properties involved in this zoning***



**action have some economic use as currently zoned; however, there is a surplus of multi-family and office space currently available in the suburban Atlanta market, particularly in the Perimeter region. As currently zoned, the properties in question are suitable only for multi-family housing (16-acre site) or office/institutional/supportive living (19-acre site) which is arguably not a reasonable economic use lately.**

(4) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **It is not anticipated that the proposal will have an adverse effect on the properties in question or the properties surrounding the immediate region of the proposed development action. It is more likely that the development will serve as a catalyst for investment in the region, spurring copy-cat development of mixed-use, retail, and perhaps incentivizing regional transit options.**

(5) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff finds there are no such "actively changing" conditions, merely the creation and adoption of both the City's Comprehensive Plan and the localized Georgetown/North Shallowford Master Plan as a guide for the development of parcels such as these.**

(6) Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources; **Staff cannot identify any such historic buildings, sites, districts, or archaeological resources in the immediate vicinity.**

(7) 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. **The proposal for the site in question will not have excessive nor burdensome effects on city streets, infrastructure or schools. The infrastructure present is suitable to handle the anticipated vehicle traffic for the sites, and the DeKalb County School System representative, Dan Drake, has informed staff that in the case of the 16-acre site, the proposed residential component will net fewer students in the local school district than was entitled through previous DeKalb County zoning actions. The 2030 Comprehensive Plan references the specific problem of vehicle gridlock on Dunwoody roads:**

**Connectivity, Signalized Intersections, & Signage.** *With the exception of the Perimeter Center area, development in the City of Dunwoody consists of a large amount of suburban residential development with small amounts of other land uses. The typical street patterns of this type of development are present, consisting of a large amount of cul-de-sacs, looping roadways, and a lack of connectivity between neighborhoods. Traffic is funneled onto the collectors and minor arterials in the city where it then goes to existing job and retail centers such as Perimeter Center, or to interstates/freeways including I-285, I-85, Peachtree Industrial Boulevard/SR 141, and GA 400.*

The project proposes specific initiatives to attenuate vehicle congestion, most notably by providing alternative paths of travel, and placing residential neighborhoods in mixed use settings, closer to the activity centers that residents utilize. This proximity negates the need for vehicle trips for those services within walking or biking distance.



## **RECOMMENDED ACTION**

### **Community Council**

At their regular August meeting, the Community Council heard the applicant's request to rezone the subject property from O-I and RM-HD to PD. After some discussion with the applicant related to the nature of the business and the proposed use of the subject property specifically, a motion was made to **recommend approval** of the request, as submitted.

### **Planning Commission**

The Planning Commission reviewed the request at their regularly scheduled August meeting. After discussion, the Planning Commission approved the request, as submitted (6-0), with the recommendation that Mayor and Council evaluate the merits of any potential sign easements, real or perceived.

### **Staff Recommendation**

Staff recommends approval of the application to rezone the subject property from RM-HD and O-I to PD with the following conditions:

- Consistent with zoning requirements, the submitted Overall Development Plan is a binding document for the development of the sites.
- Uses on the commercial site are conditioned to the prohibited uses list as submitted by the applicant.

### **Attachments**

- Site Location Map
- Current Zoning Map
- Future Land Use Map
- Character area map
- Comprehensive plan excerpt
- Community Council Minutes
- Planning Commission Minutes
- Application
- Overall Development Plan (ODP)
- Architectural elevations

**AN ORDINANCE TO AMEND THE CITY OF DUNWOODY ZONING CLASSIFICATION AND MAP FOR ZONING CONDITIONS OF LAND LOTS 344 AND 345, District 18 IN CONSIDERATION OF ZONING CASE RZ-12-091**

**WHEREAS:** J.W. Acquisitions, Inc. seeks permission to rezone the properties designated as 4575 Shallowford Road (18 344 01 003), 2030 Pernoshal Court (18 344 01 010), 0000 Pernoshal Court (18 344 01 001), 4555 Shallowford Road (18 344 01 007), 4553 Shallowford Road (18 344 01 009) and 4000 Dunwoody Park (18 345 01 001), Dunwoody, Georgia, from their current zoning designation of Office-Institution District (O-I) and Multifamily Residential District (RM-HD) to Planned Development District (PD) to construct a mixed-use development; and

**WHEREAS:** the PD District was created by City Council to benefit constrained infill and redevelopment sites to permit the planning and development of the parcels of land which are suitable for location and character for the uses proposed as unified and integrated developments; and

**WHEREAS:** in accordance with the PD District Requirements, applicant has submitted a Overall Development Plan (ODP) as a policy and procedure document for building the project; and

**WHEREAS:** the Mayor and City Council find that the proposed use will provide new housing stock and needed economic development of the area, offer amenities for all citizens and promote a sustainable pedestrian community; and

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

**WHEREAS:** A duly noticed public hearing has been held by Mayor and City Council to hear public comment on the consideration of this proposed rezoning action.

**NOW THEREFORE,** The Mayor and City Council of the City of Dunwoody hereby **ORDAINS AND APPROVES** the rezoning of these said properties from Office-Institution District, (O-I) and Multifamily Residential District (RM-HD) to Planned Development District (PD) to permit construction of a mixed used development, with the following conditions:

- Consistent with zoning requirements, the submitted Overall Development Plan (ODP) is a binding document for the development of the sites;
- Uses on the Commercial sites are conditioned to the prohibited uses list as submitted by the applicant.

The City of Dunwoody Zoning Map shall be changed to reflect said rezoning.

**SO ORDAINED AND EFFECTIVE,** this the \_\_\_ day of \_\_\_\_\_, 2012.

#M.3.

**STATE OF GEORGIA  
CITY OF DUNWOODY**

**ORDINANCE 2012-XX-XX**

Approved by:

Approved as to Form and Content

\_\_\_\_\_  
Michael G. Davis, Mayor

\_\_\_\_\_  
Acting City Attorney

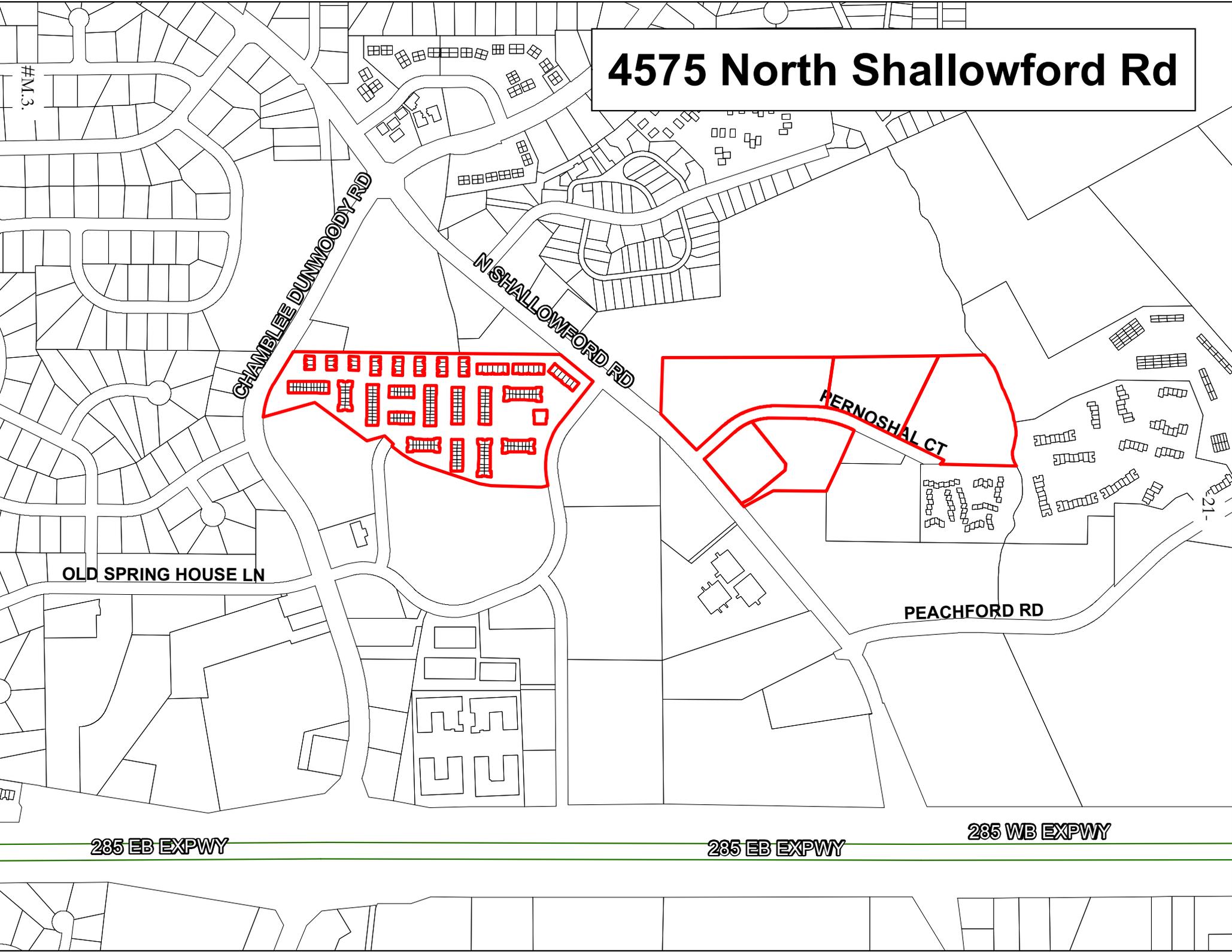
Attest:

\_\_\_\_\_  
Sharon Lowery, City Clerk

SEAL



# 4575 North Shallowford Rd



#M.3.

CHAMBLEE DUNWOODY RD

N SHALLOWFORD RD

OLD SPRING HOUSE LN

FERNOSHAL CT

PEACHFORD RD

285 EB EXPWY

285 EB EXPWY

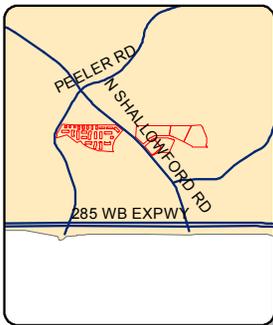
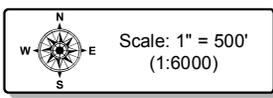
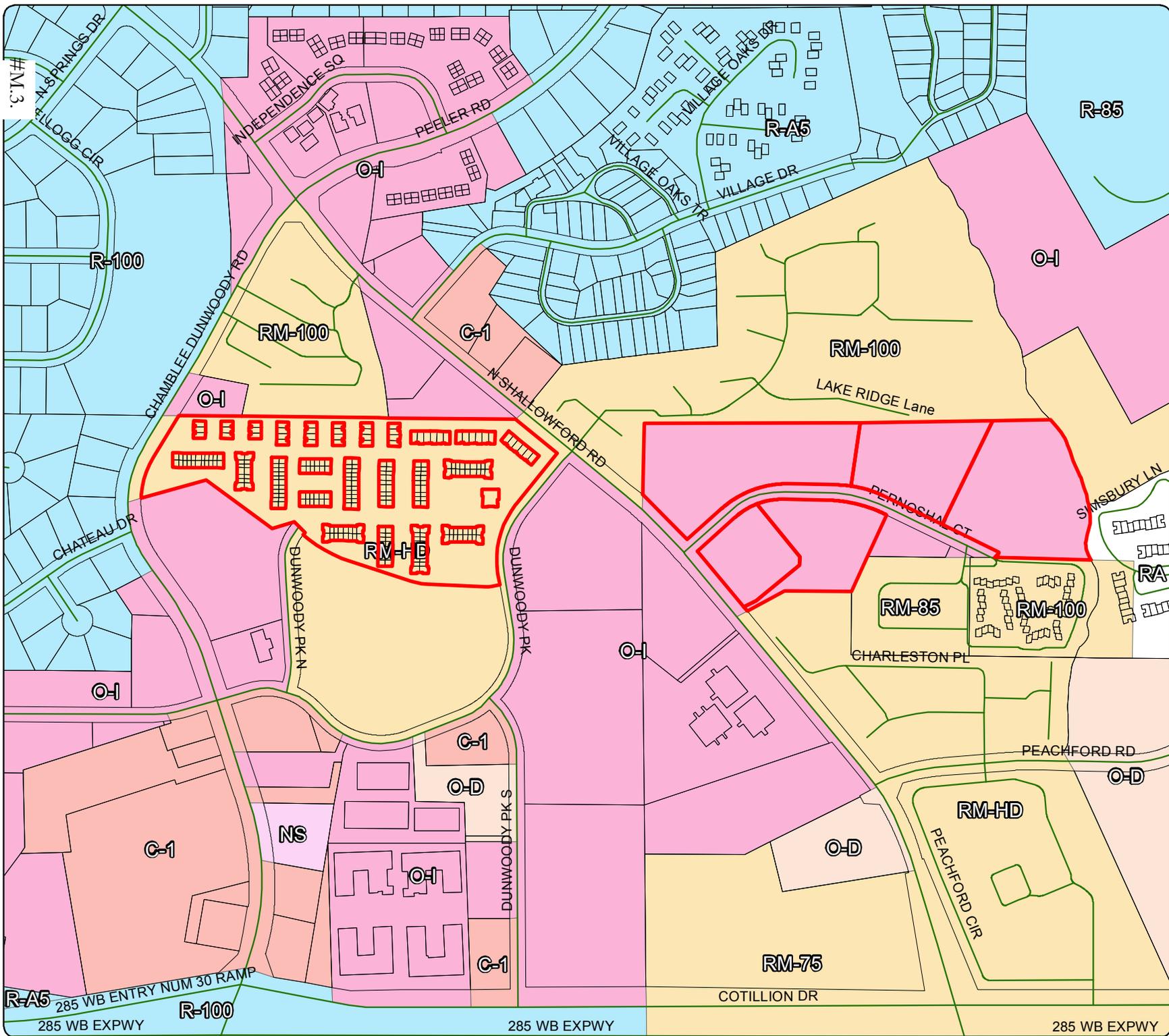
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**4575 North Shallowford Road**

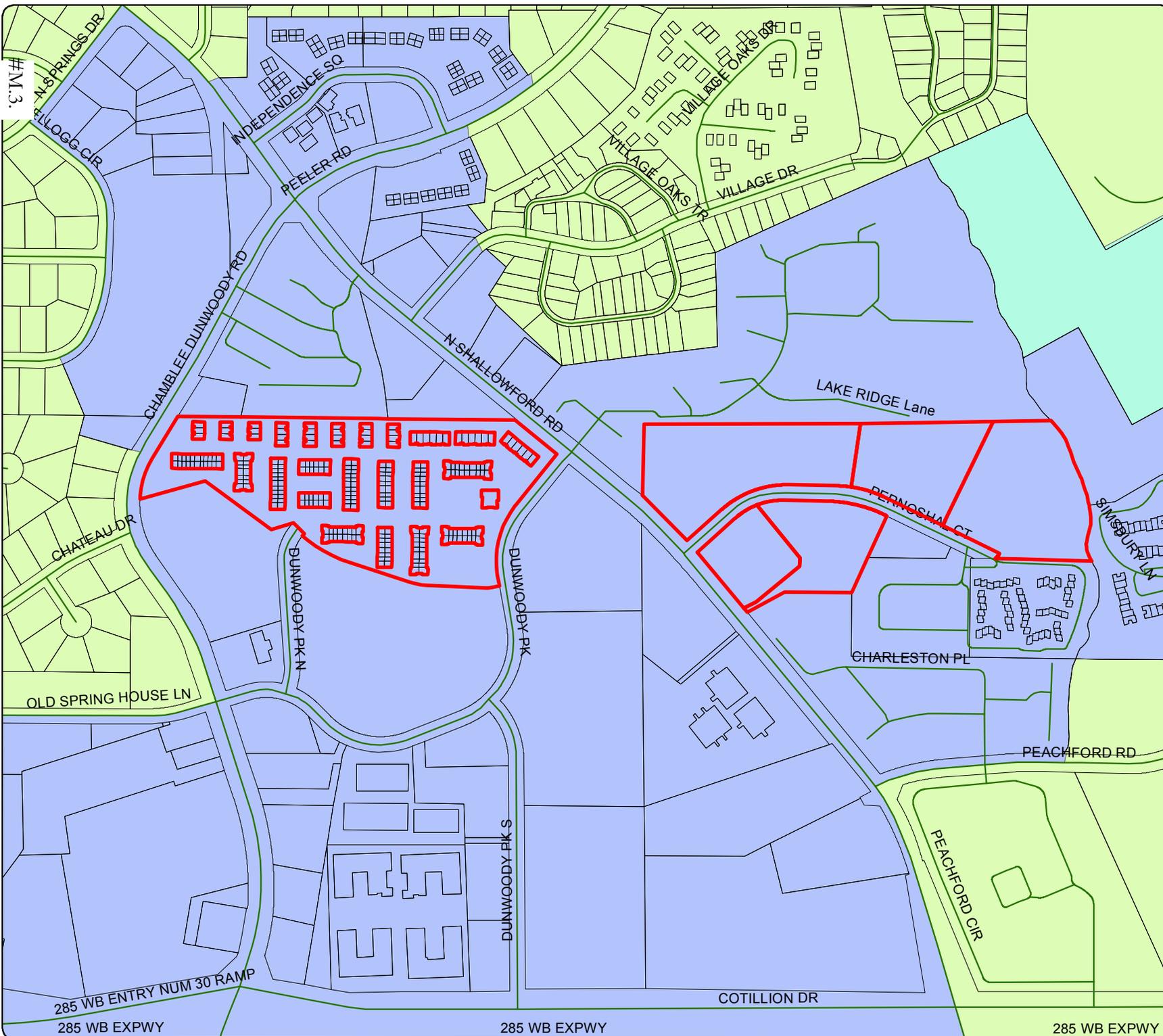
RZ 12-091

September 2012

- Legend**
- Street Centerlines
  - Tax Parcels
  - City Zoning**
  - DISTRICT**
  - General Commercial
  - Industrial
  - Local Commercial
  - Multi Family Residential
  - Multi-Family Residential
  - Neighborhood Shopping
  - Office-Commercial-Residential
  - Office-Distribution
  - Office-Institution
  - Office-Institution-Transitional
  - Pedestrian Community
  - Residential Community Development
  - Single Family Cluster Residential
  - Single Family Residential



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**4575 North Shallowford Road**  
 RZ 12-091  
 September 2012

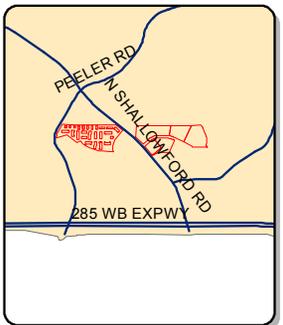
**Legend**

- Street Centerlines
- Tax Parcels
- Future Land Use

**Name**

- Community Facility/Water Treatment
- Dunwoody Village
- Georgetown-Shallowford Road
- Institutional/Campus
- Jett Ferry Gateway
- Multi-Family/Mixed-Use
- Office
- Perimeter Center
- Residential
- Tilly Mill Gateway
- Winters Chapel Redevelopment Area

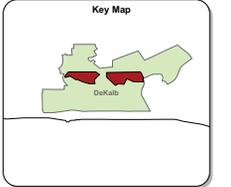
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 (1:6000)



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**Legend**

-  City Streets
-  Major Arterial
-  Character Areas



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- County, regional, local and government boundaries are approximate. It is the responsibility of the map user to verify boundaries with the appropriate governmental office.

**Production Notes:**

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- The compilation methods employed during the production of this map include, but are not limited to, the following: satellite mapping procedures, GIS analysis and orthorectification, coordinate geometry, horizontal and GPS base survey and orthorectification.

**Aerial Imagery Note:**

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**Map Reference System Notes:**

- Horizontal coordinates are referenced to the Georgia Mean Zone State Plane Coordinate System system to the North American Datum of 1983 (NAD83).
- Vertical coordinates are referenced to the North American Vertical Datum of 1988 (NAVD88).

**Revisions:**

- This map will be revised periodically by the City of Dunwoody. Should the user find conditions other than as shown, the City would appreciate your input. Send your information to the City.
- Updated sheet border with new City logo/signage (December 2010)

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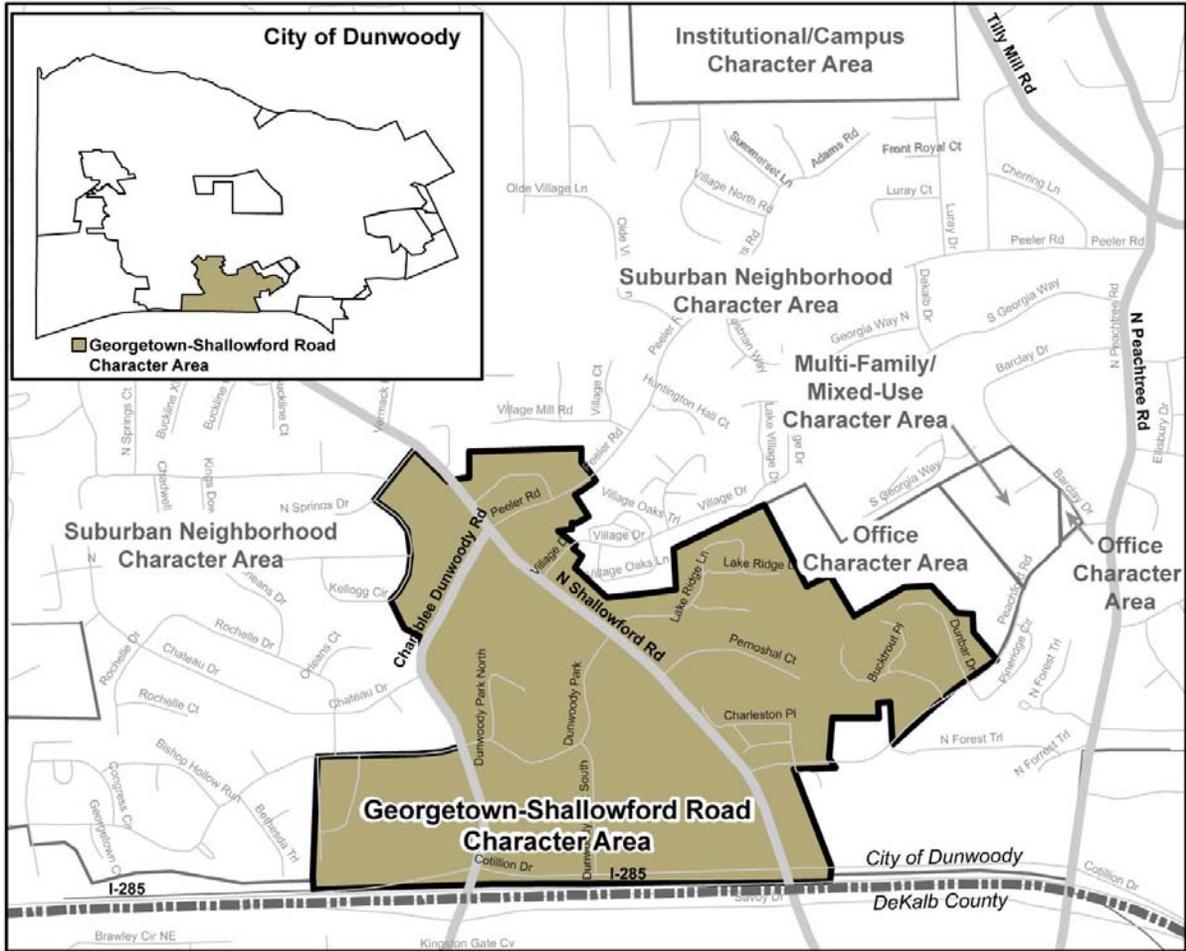
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 Map Publication Date: \_\_\_\_\_  
 Map Sheet: \_\_\_\_\_



City of Dunwoody ■ Comprehensive Plan

Georgetown-Shallowford Road



Vision/Intent

By 2030, this area will redevelop into a pedestrian- and bicycle-oriented activity center with medium-scaled intensity of activity. A mix of commercial, office and high-end shopping integrated with multi-family as an accessory use, or as a primary use for senior living. Redevelopment will incorporate functional open space and greenways and preserve adjacent single-family homes protected by adequate buffering. Ideally, this area includes a community center where a wide array of activities achieve the City's desire to be a "lifelong community," allowing options for aging in place. Multi-use paths and transit options will invite alternative transportation modes and greater connectivity; new pedestrian and bicycle options will link area to Perimeter Center. It focuses more intense development along I-285 with transitions to adjacent residential subdivisions. Redevelopment takes advantage of the planned,



neighborhood transit station. Additional stand-alone multi-family apartment developments are not part of the City's vision for this character area.

### Georgetown - Shallowford Character Area Vision



FIGURE 2: Design elements envisioned for the Georgetown-Shallowford area

#### Future Development Intent

- **Height:**

- Up to 2-3 stories along the border of character area where adjacent to Suburban Residential Character
- For interior section of the Character Area, up to 5 stories maximum anticipated, but potentially up to 8 stories if and only if project proposal provides appropriate amenities such as civic spaces for assembly, public functional green space, streetscape improvements, internal grid patterns, innovative parking solutions and way-finding signage. Until such time as the City establishes amenity criteria for zoning



and development regulations that can implement this vision, an applicant should indicate with site-plan-specific drawings how their project meets the vision and intent

- Heights and densities will transition downward as development moves towards the adjacent Suburban Character areas, protected by adequate buffering/transition zones
- **Form:**
  - Buildings and site design organized to take advantage of transit
  - Characterized by transitions to adjacent uses (step down of building heights, buffers)
  - Public functional green space and connectivity
  - Innovative parking solutions including underground options and pedestrian- and bicycle-oriented features such as wrap-around parking, landscaping, and a senior-friendly environment
  - High quality materials such as stone and brick mix characterize architectural treatments
  - Transitional buffer zones will appropriately protect any adjacent residential
- **Uses:** Appropriate uses include a mix of quality, public space (plazas, pocket-parks) and Civic Institutional uses, Commercial, Office, Mixed-Use with residential components accommodating the creation of a lifelong community:
  - **Residential Density:** Up to 18 units to the acre for a mix of condominium and townhouse, only on the interior and along I-285; up to 30 units to the acre for age-restricted, senior housing only on the interior of the character area; 12 units to the acre elsewhere but require 2 story maximum and transitions along border of suburban character area. Additional density is allowable, if and only if, the nature of the mixed-use development provides exceptional opportunities for creating a high quality community.
  - **Commercial:** Big-box retail is not appropriate (65,000 square foot or greater)



FIGURE 3: Appropriate transitions: change in building heights, strategic parking and buffers



## Goals

- Land Use and Development
  - Re-development projects demonstrate appropriate transitions between intense uses and adjacent neighborhoods; transitions include gradual increases only in height-plane, buffers and landscaping and intensity of uses
  - City prepares a Master Plan detailing parcel-specific vision that promotes investment to redevelop the hospital site and Shallowford Road corridor
  - The Master Plan should consider shadowing effects of taller buildings and appropriately regulate to not visibly impose on adjacent single-family residences
  - Develop a unique architectural design theme for the area that embodies the unique character of Dunwoody
  - Incorporate sustainable building and site development practices
  - Multi-generational residential including active-adult housing and a range of continuing care options near new public amenities
  - Promote a local, private or non-profit recreation center, such as a YMCA, in this area
- Transportation
  - The Dunwoody marker, logo or identifier should be prominent in this area
  - Establish a bicycle network to allow cycling between Dunwoody Village, Georgetown and Brook Run
  - Neighborhood-scale transit station potential location in Georgetown incorporated into redevelopment projects with safe and inviting access and reducing need to rely on automobile as primary transportation
  - Bicycle, pedestrian, and alternative forms of transportation provide connectivity throughout character area

**CITY OF DUNWOODY**  
**July 12, 2012**  
**COMMUNITY COUNCIL MINUTES**

The Community Council of the City of Dunwoody held a Meeting on July 12, 2012 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: Clayton Coley, Chairman  
 Susan Harper, Vice Chairman  
 Stephen Barton, Community Council Member  
 Claire Botsch, Community Council Member  
 Rick Callihan, Community Council Member  
 Tony Delmichi, Community Council Member  
 Norb Leahy, Community Council Member

Also Present: Warren Hutmacher, City Manager  
 Steve Dush, Community Development Director  
 Rebecca Keefer, Planning Coordinator

A. CALL TO ORDER

**Clayton Coley called the meeting to order.**

B. ROLL CALL

**All members were present.**

C. MINUTES

1. Approval of Meeting Minutes from April 12, 2012 Community Council Meeting.

**Stephen Barton motioned to approve with the correction that Clayton Coley be identified as Chairman in the roll call. Susan Harper seconded.**

**The motion was voted and Passed (7 - 0)**

D. ORGANIZATIONAL AND PROCEDURAL ITEMS

1. Zoning Code Rewrite Update.

**Steve updated the Council on the rewrite--Module One will be released on the website, and a public meeting has been scheduled. Members of the Council discussed the Rewrite process.**

E. UNFINISHED BUSINESS

F. NEW BUSINESS

1. RZ 12-091: Pursuant to the City of Dunwoody Zoning Ordinance, applicant, JW Acquisitions, LLC, seeks permission to rezone properties currently zoned Office-Institution District (O-I) and Multifamily Residential District (RM-HD) to Planned Development District (PD) to allow for a 16 acre and 19 acre mixed use development.

**Clayton Coley introduced the item.**

**Steve Dush summarized the application.**

**Warren Hutmacher introduced the request, and Bryan Musolf gave a presentation regarding the request by John Wieland Homes to rezone the property. Michelle Horstemeyer discussed the product types.**

**The Council asked questions of staff and the applicant.**

**Clayton Coley opened public comment.**

**Bob Wolford asked that the Council keep the existing community in mind.**

**Lauren Guadagnino, HOA president of Wellington Place, wanted to ensure that the property boundaries are accurate and trees remain on the street as a barrier.**

**Cheryl Summer asked that alternative meeting times be considered.**

**Jay Tedder of Atlanta Commercial Reality manages Dunwoody Trails Townhomes and expressed his concerns about noise and lighting. He stated that the community is generally in favor of the plan.**

**Paul Sharp asked questions regarding entrances on Chamblee Dunwoody road and hours of construction.**

**Clayton Coley closed public comment.**

**The Council discussed the item and asked questions of the applicant and staff.**

**Tony Delmichi motioned to approve the rezoning request. Claire Botsch seconded.**

**The motion was discussed.**

**Susan Harper motioned to amend the original motion to restrict the height of the residential structures to 38 feet. Clayton Coley seconded.**

**The motion to amend was discussed.**

**The motion to amend the original motion was voted and failed (1 - 6). Clayton Coley, Stephen Barton, Claire Botsch, Rick Callihan, Tony**

**Delmichi, and Norb Leahy were the dissenting votes.**

**The motion to approve the rezoning request was voted and passed (6 - 1). Rick Callihan was the dissenting vote.**

G. OTHER BUSINESS

H. PUBLIC COMMENT

**Bob Wolford thanked everyone on the Council and asked them to consider the number of homes on each site in the proposed rezoning.**

I. COMMUNITY COUNCIL COMMENT

**Tony commented on the rezoning plans.**

J. ADJOURN

**CITY OF DUNWOODY**  
**August 14, 2012**  
**PLANNING COMMISSION MINUTES**

The Planning Commission of the City of Dunwoody held a Meeting on August 14, 2012 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:            Bob Dallas, Chairman  
                                  Paul Player, Vice Chairman  
                                  Don Converse, Commission Member  
                                  Tom Dwyer, Commission Member  
                                  Bill Grossman, Commission Member  
                                  Renate Herod, Commission Member

Also Present:                Howard Koontz, City Planner  
                                  Steve Dush, Community Development Director  
                                  Cecil McLendon, Legal Counsel  
                                  Rebecca Keefer, Planning Coordinator

A. CALL TO ORDER

B. ROLL CALL

**All members were present except Kirk Anders.**

C. MINUTES

1. Approval of Meeting Minutes from May 8, 2012, Planning Commission Meeting.

**Commission Member Paul Player motioned to approve    Commission Member Bill Grossman seconded.**

**The motion was voted and Passed (6 - 0)**

D. ORGANIZATIONAL AND PROCEDURAL ITEMS

1. Zoning Code Rewrite Update.

**Steve updated the Commission on the status of the Zoning/Land Development Code Rewrite.**

E. UNFINISHED BUSINESS

F. NEW BUSINESS

1. RZ 12-091:Pursuant to the City of Dunwoody Zoning Ordinance, applicant, JW Acquisitions, LLC, seeks permission to rezone properties currently zoned Office-Institution District (O-I) and Multifamily Residential District (RM-HD) to Planned Development District (PD) to allow for a 16 acre and 19 acre mixed use

development.

**Commission Member Bill Grossman motioned to approve the addition of five minutes to those in favor and opposition Commission Member Don Converse seconded.**

**The motion was voted and Passed (6 - 0)**

**Howard Koontz introduced the item and gave the recommendation to approve, conditioned to the overall development plan and commercial uses limited by the prohibited uses list as submitted by the applicant.**

**Warren Hutmacher presented the request for rezoning and spoke in favor of the application.**

**Bryan Musolf spoke in favor of the application.**

**Michelle Horstemeyer spoke in favor of the application.**

**Doug Dillard, representative on behalf of Jay Tinter, spoke in opposition to the rezoning.**

**Lauren Guadagnino expressed concerns regarding the parks and existing tree-lined streets.**

**Bob Dallas closed the Public Hearing.**

**Cecil McLendon, acting City Attorney, gave a legal opinion regarding the conditions for the case.**

**Members of the Commission asked questions of the applicant and staff.**

**Commission Member Bill Grossman motioned to approve with a recommendation to the City Council to evaluate the merits of any potential sign easements Commission Member Don Converse seconded.**

**The motion was voted and Passed (6 - 0)**

G. OTHER BUSINESS

H. PUBLIC COMMENT

**There were no comments.**

I. COMMISSION COMMENT

**Bob Dallas made an announcement about aging in place, Greenville, and impact fees.**

J. ADJOURN

---

Approved by:

\_\_\_\_\_  
Chairman

Attest:

\_\_\_\_\_  
Secretary



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

## Rezoning Application

<b>Applicant</b>	Name: JW Acquisitions, LLC		
	Address: 4125 Atlanta Rd SE, Smyrna, Ga 30080		
	Phone: 770.703.1654	Fax: 770.907.3459	Email: bryan.musolf@jwhomes.com
<b>Property Owner</b>	<b>Owner's Name:</b> JW Acquisitions, LLC		
	<b>Owner's Address:</b> 4125 Atlanta Rd SE, Smyrna, Ga 30080		
	Phone: 770-996-2400	Fax:	Email: bryan.musolf@jwhomes.com
<b>Property Information</b>	Property Address (and Parcel ID):		Parcel ID:
	4575 Shallowford Road (18 344 01 003)		
	2030 Pernoshal Court, (18 344 01 010)		
	0000 Pernoshal Court, (18 344 01 001)		
4555 Shallowford Road, (18 344 01 007)			
4553 Shallowford Road, (18 344 01 009)			
4000 Dunwoody Park, (18 345 01 001)			
Current Zoning Classification: O-I and RM-HD			
Requested Zoning Classification: PD			
<b>Questionnaire</b>	1. Is the zoning proposal in conformity with the policy and intent of the comprehensive plan?		
	The Comprehensive Plan describes the overall future development intent for the Georgetown area as creating an activity center with a mixture of uses that incorporate open space and quality public spaces and provide for multi-generational housing. The subsequent Georgetown Master Plan redevelopment scenarios incorporated a new city park, residential, a retail node, and civic facilities while enhancing livability and improving the image of the Georgetown community. The plan proposed for this PD rezoning conforms entirely to this vision by allowing for the creation of 12 acres of new City parkland, pedestrian paths that connect both sites, innovative for sale <b>home offerings designed to enhance Dunwoody's</b> reputation as a lifelong community by targeting young families through active adults, and traditionally inspired architecture and high levels of design detail. The for-sale residential uses proposed will protect and enhance the values of the surrounding single family neighborhoods. These are all desires heard throughout the Georgetown planning process and that will be realized through this rezoning and subsequent development.		
	2. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties?		
	The land uses proposed through this rezoning will be a suitable neighbor for any adjoining property use. The for sale residential will compliment and help support any existing and future commercial uses. Park space and multi-use pedestrian paths will create recreational opportunities for nearby neighbors. Both sites are abutted to the North, East and West by stable single family neighborhoods. This proposal recognizes the important of protecting the character, buffer and value of these single family neighborhoods and our proposed low intensity for sale residential land uses and park space will only enhance the values of these existing neighborhoods.		
3. Will the affected property of the zoning proposal have a reasonable economic use as currently zoned?			
Currently the 16 acre site is zoned RM-HD, allowing for very high density rental product. In the current market this product could be a reasonable economic use. However, the Dunwoody community has made it			



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

very clear that high density multi-family is not the desired use for the site. Our proposed uses for the 16 acre site will offer higher economic benefits for the community in terms of protecting nearby property values and adding an amenity to the Georgetown community.  
The 19 acre parcel is zoned OI. The Georgetown community consists of nearly 1 million existing square feet of office space with an occupancy rate around 66% (per the Georgetown plan)- well below the rate for the metro average of 82%. This large quantity of underutilized space indicates OI is not the appropriate use for the site. Park space, a future civic use, and new quality for sale residential housing are all uses that align with the vision from the Georgetown Plan and will compliment the uses developed on the 16 acre parcel while strengthening the economic viability of the Georgetown community.

4. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

No, this rezoning will have no adverse impacts on nearby uses. The land uses proposed through this rezoning will be a suitable neighbor for essentially any adjoining property use. Quality for sale residential will compliment and help support any existing and future commercial uses and help protect the integrity and values of existing single family neighborhoods. Park space and multi-use pedestrian paths will create recreational opportunities for nearby neighbors. Future commercial space will complement existing uses and fill a void in the niche retail market in Georgetown. This redevelopment will also protect the character, buffer and values of nearby single family neighborhoods.

5. Are other existing or changing conditions affecting the existing use or usability of the development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

This rezoning will be a down-zoning from the high intensity residential and office uses allowed on the 2 sites now. This down zoning to protect nearby neighborhoods and ensure high-intensity multi-family is not developed is a desire heard through the Georgetown Master Plan. The approval of this rezoning will enable the implementation of several of the priority projects that came from this plan.

6. Will the zoning proposal adversely affect historic buildings, sites, districts, or archaeological resources?

No, there are no historic buildings, sites, districts, or archaeological resources on or in close proximity to the properties.

7. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?

No - the zoning proposal will be a down zoning over what is currently allowed and will result in less intense uses. In total the project will add just over 100 for sale residential units to two tracts equaling 35 acres. While some of these new homeowners will likely be families, the amount of new students added to the public school system, and the amount of peak trips generated from the development, will not be an amount that will be over burdensome to the schools are surrounding roadways.

Affidavit

To the best of my knowledge, this zoning 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.

Applicant's Name: JW Acquisitions, LLC Date: 6/12/12

Applicant's Signature: [Signature] Manager Date:

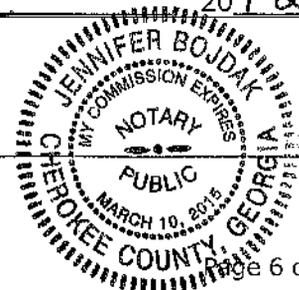
Notary

Sworn to and subscribed before me this 12th Day of June 2012

Notary Public: Jennifer Bojdak

Signature: Jennifer Bojdak

My Commission Expires: 3/10/15





One Park Plaza  
Nashville, TN  
37203

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Hospital Corporation of America

June 1, 2012

City of Dunwoody  
Attn: Steve Dush, Community Development Director  
41 Perimeter Center East, Suite 250  
Dunwoody, GA 30346

RE: Zoning Authorization – 4553, 4555 and 4575 North Shallowford  
0 and 2030 Pernoshal Court

Mr. Dush,

The purpose of the is letter is to formally authorize the parties identified below to file and process all necessary applications, including but not limited to a zoning change application, that may be related to securing the entitlements for a redevelopment of the properties listed below to a Planned Development (PD) zoning designation.

1. JW Acquisitions, LLC. City of Dunwoody
2. Urban Redevelopment Authority of Dunwoody

The authorization includes the following parcels (approximately 19.1435 acres):

Parcel # 18 344 01 003  
Parcel # 18 344 01 010  
Parcel # 18 344 01 001  
Parcel # 18 344 01 007  
Parcel # 18 344 01 009

Sincerely,

A handwritten signature in black ink that reads "Nicholas L. Paul".

By: Nicholas L. Paul

Title: Vice President of Real Estate



City of Dunwoody  
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

<b>Applicant / Owner</b>	Signature: <i>J. Porri</i> , Manager of JW Acquisitions, LLC
	Address: 4125 Atlanta RdSE, Smyrna, GA 30080
	Date: 6.12.12

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

Date	Government Official	Official Position	Description	Amount

### Thresholds for Additional Studies, Reports & Forms

# Letter of Intent

#M.3.

## **16 Acre Site:**

The 16 acre site plan features traditional urban design elements, creating a village feel. The land plan is designed to utilize much of the existing road network, and a variety of residential products at multiple price points and sizes will be offered attracting a variety of buyers. Homes will range from 2100sqft to more than 3000sqft. Eye-catching elevations create a unique streetscape, achieving maximum aesthetic effect and livability.

## **19 Acre Site:**

The redevelopment of the 19 acre site will create a vibrant center of activity in Georgetown. The residential portion of this site will be a quiet enclave of homes, tucked away from the vivacity of the park and related uses, but still very much connected and an essential part of the success of the overall redevelopment. Homesites on this site will appeal to a variety of buyers but will be geared especially towards the empty nester, featuring easy to maintain lots and homes designed with master bedrooms on the main level.



# Rendering of 16 Acre Site – Streetscape Across From Park



46-

© 2012 J. J. Williams

# Elevations

#M.3.



## WOODSTOCK SINGLE FAMILY – Shown on 16 Acre Site 2200 – 2800 SF

Elevations comprised of either brick, stone, hard coat stucco or cement siding, or a combination thereof.

HEIGHT RANGES FROM 32'-42"

-47-

©2010 JOHN WIELAND

# Elevations

## Gates on Woodlawn Paired Homes Shown on the 16 acre site

3100 sqft – 3600+ sqft

Elevations comprised of either brick, stone, hard coat stucco or cement siding, or a combination thereof.



\*Paired homes along the Northern property line are designed to create a buffer against the adjacent low-rise multifamily, while simultaneously creating an interesting, eye catching and highly appealing architectural edge.

# Elevations

#M.3.



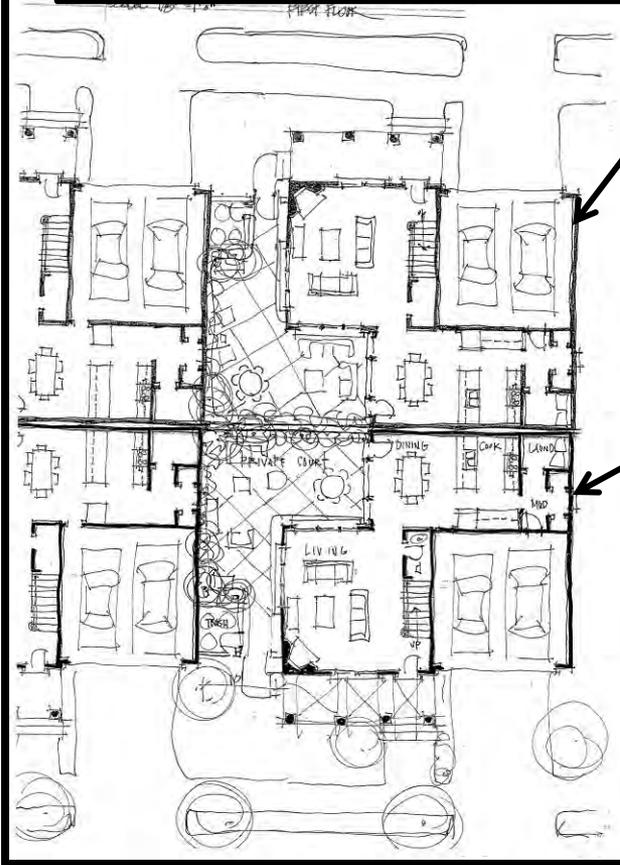
HEIGHT RANGES FROM 32'-38'

## **D SERIES** Shown on 16 acre site 2800 - 3200 SF

Elevations comprised of either brick, stone, hard coat stucco or cement siding, or a combination thereof.

-49-

# Elevations



Residence One

Residence Two

## WOODSTOCK PAIRED BAILEYS

Shown on 16 acre site  
2100 - 2400 SF

Elevations comprised of either brick, stone, hard coat stucco or cement siding, or a combination thereof.

\*New product, a version of which is currently under construction in Woodstock Downtown. No photos available at this time.



-50-

30'

View from Street

# Baileys

#M.3.

Dimension for Bailey from front finished floor height to top of ridge is 30'-0"



-51-

30'

BAILEY



-52-

#M

#M.3.



## R Series— Shown on 16 Acre Site

Elevations comprised of either brick, stone, hard coat stucco or cement siding, or a combination thereof.

HEIGHT RANGES FROM 32'-42"

-53-

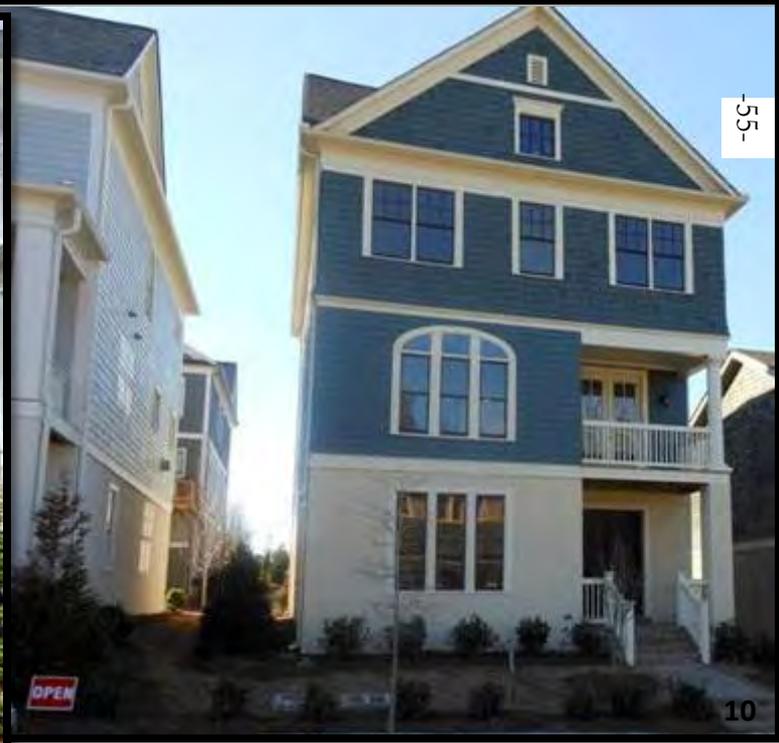
© 2010 JOHN WIELAND

# EXAMPLES OF R Series



# EXAMPLES OF R Series

#M.3.



-5-

# Elevations



HEIGHT RANGES FROM 32'-36"

## **DUNES WEST** Shown on 19 acre site 2700 -3100 SF

Elevations comprised of either brick, stone, hard coat stucco or cement siding, or a combination thereof.

-56-

#M.3.

# St Albans

Dimension for St Albans from front finished floor height to top of ridge is 33'-10"



33'-10"  
-57-

# ST ALBANS PICTURE



58-

#M.3.

# St. Barts

Dimension for St Barts from front finished floor height to top of ridge is 33'-0"



33'-0"

-59-

# St. Barts



60-

#M.3.

# St Lucia

Dimension for St Lucia from front finished floor height to top of ridge is 34'-6"



34'-6"  
-61-



# St Croix

Dimension for St Croix from front finished floor height to top of ridge is 34'-4"



34'-4"

# St Croix



64

# Rendering of Streetscape in Neighborhood on 19 Acre Site

#M.3.



65-

© 2010 John Wieland

# Rendering of Entrance to Neighborhood on 19 Acre Site



# Elevation example for 19 acre site

#M.3.

34' 6"



Elevations will be comprised of either brick, stone, hard coat stucco or cement siding, or a combination thereof.

# Elevation example for 19 acre site

34' 6"



Elevations will be comprised of either brick, stone, hard coat stucco or cement siding, or a combination thereof.

# Elevation example for 19 acre site

#M.3.

34' 6"



Elevations will be comprised of either brick, stone, hard coat stucco or cement siding, or a combination thereof.

Elevation example for 19 acre site



-70-

Elevations will be comprised of either brick, stone, hard coat stucco or cement siding, or a combination thereof.

# Elevation example for 19 acre site

#M.3.



-71-

Elevations will be comprised of either brick, stone, hard coat stucco or cement siding, or a combination thereof.

# Elevation example for 19 acre site



Elevations will be comprised of either brick, stone, hard coat stucco or cement siding, or a combination thereof.

# Elevation example for 19 acre site

#M.3.



Elevations will be comprised of either brick, stone, hard coat stucco or cement siding, or a combination thereof.



41 Perimeter Center East, Suite 250  
Dunwoody, Georgia 30346  
P (678) 382-6700 F (678) 382-6701  
[dunwoodyga.gov](http://dunwoodyga.gov)

May 30, 2012

Beth Hawes  
Land Acquisition Analyst  
John Wieland Homes and Neighborhoods  
4125 Atlanta Rd SE  
Smyrna, Ga 30080

RE: Zoning Certification

To Whom It May Concern:

As requested, this letter serves to confirm that the subject properties are zoned as follows:

**Currently zoned O-I:**

4575 Shallowford Road, 18 344 01 003  
2030 Pernoshal Court, 18 344 01 010  
0000 Pernoshal Court, 18 344 01 001  
4555 Shallowford Road, 18 344 01 007  
4553 Shallowford Road, 18 344 01 009

**Currently zoned RM-HD:**

4000 Dunwoody Park, 18 345 01 001

If you have any questions, please contact me at (678) 382-6800.

Sincerely,

A handwritten signature in purple ink that reads "HOWARD J. KOONTZ".

Howard Koontz, AICP  
City Planner /City Arborist



June 11, 2012

Mr. Michael Smith  
City of Dunwoody  
41 Perimeter Center East, Suite 250  
Dunwoody, Georgia 30346

**RE:** Trip Generation Study for PD Rezoning

Dear Mr. Smith:

This trip generation study was conducted to determine the number of trips expected for the rezoning of 35 acres to PD in Dunwoody, Georgia. The proposed uses for the site are 106 single-family units, up to 30,000 square feet of retail/restaurant with three sit-down restaurants and general retail, a 35,000 square foot civic building, and passive parks.

Sixteen acres of the site is currently zoned RM-HD, and nineteen acres is currently zoned O-I. The RM-HD zoning allows multi-family neighborhoods at a density of 30 units per acre for a total of 480 multi-family units. The O-I zoning allows office, institutional, cultural, recreational, educational, and health service facilities.

Trip generation was performed for the land uses that could be expected under the existing zoning and the land uses proposed under the proposed zoning. The widely recognized publication from the Institute of Transportation Engineers (ITE), *Trip Generation, 8<sup>th</sup> Edition*, is typically used for trip generation. It contains trip rates summarized by type of development. The ITE data provides trip rates that can be applied to the size of a development to derive trip generation projections. The ITE Code 220 – Apartment and ITE Code 750 – Office Park were used for the existing zoning. The ITE Code 210 – Single-Family Detached Housing, ITE Code 730 – Government Office Building, ITE Code 814 – Specialty Retail Center, and ITE Code 932 – High-Turnover (Sit-Down) Restaurant were used for the proposed zoning.

Internal capture is expected between the proposed residential, office, retail, and restaurant uses. Internal capture trips are trips between land uses on the subject site that do not use the transportation network external to the site. The number of internal trips expected was based on the data provided in ITE's *Trip Generation Handbook, 2<sup>nd</sup> Edition*.

Not all of the trips entering and exiting the development result in new traffic being added to the road system. A portion of the trips will be attracted into the site from the traffic stream that was already passing by on the adjacent streets. Pass-by trips can represent a significant portion of the trips entering and exiting a retail business. There are data that can be used to quantify the magnitude of pass-by trips provided in ITE's *Trip Generation Handbook, 2<sup>nd</sup> Edition*. The *Trip Generation Handbook* shows a weekday PM peak period pass-by rate for ITE Code 932 – High-Turnover (Sit-Down) Restaurant of 43%. The weekday PM peak period pass-by equation for ITE Code 820 – Shopping Center was used to estimate the PM peak period pass-by rate for the retail

Mr. Michael Smith

June 11, 2012

Page 2 of 2

use. No pass-by trip reduction was taken for the AM peak hour since many trips to a retail development during the AM peak hour are employees, deliveries, etc.

Table 1 shows application of the trip generation and the trip adjustment strategies. The resulting trip projections are provided in terms of daily traffic and also for each of the peak hours. As can be seen from Table 1, the proposed zoning is expected to generate fewer trips than the existing zoning.

**Table 1 – Trip Generation**

ITE Category	ITE Code	Size	Units	Daily			AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out	Total	In	Out
<b>EXISTING ZONING</b>												
Apartment	220	480	dwelling units	3032	1516	1516	239	48	191	282	183	99
Office Park	750	19	acres	4137	2069	2068	559	514	45	590	89	501
<b>Total Trips</b>				<b>7169</b>	<b>3585</b>	<b>3584</b>	<b>798</b>	<b>562</b>	<b>236</b>	<b>872</b>	<b>272</b>	<b>600</b>
<b>PROPOSED ZONING</b>												
Single-Family Detached Housing	210	106	dwelling units	1097	549	548	84	21	63	111	70	41
Internal Trips				300	172	128	13	7	6	27	14	13
External Trips				797	377	420	71	14	57	84	56	28
Pass-by Trips												
New External Trips				797	377	420	71	14	57	84	56	28
Government Office Building	730	35.000	k.s.f.	2413	1207	1206	206	173	33	42	13	29
Internal Trips				116	43	73	8	3	5	7	3	4
External Trips				2297	1164	1133	198	170	28	35	10	25
Pass-by Trips												
New External Trips				2297	1164	1133	198	170	28	35	10	25
Specialty Retail Center	814	12.000	k.s.f.	551	276	275	13	8	5	50	22	28
Internal Trips				75	36	39	1	1	0	6	2	4
External Trips				476	240	236	12	7	5	44	20	24
Pass-by Trips		72%		343	173	170				31	14	17
New External Trips				133	67	66	12	7	5	13	6	7
High-Turnover (Sit-Down) Restaurant	932	18.000	k.s.f.	2289	1145	1144	207	108	99	201	119	82
Internal Trips				309	149	160	20	10	10	26	14	12
External Trips				1980	996	984	187	98	89	175	105	70
Pass-by Trips		43%		851	428	423				75	45	30
New External Trips				1129	568	561	187	98	89	100	60	40
<b>Total Trips</b>				<b>6350</b>	<b>3177</b>	<b>3173</b>	<b>510</b>	<b>310</b>	<b>200</b>	<b>404</b>	<b>224</b>	<b>180</b>
Total Internal Trips				800	400	400	42	21	21	66	33	33
Total External Trips				5550	2777	2773	468	289	179	338	191	147
Total Pass-by Trips				1194	601	593				106	59	47
Total New External Trips				4356	2176	2180	468	289	179	232	132	100
<b>PROPOSED ZONING - EXISTING ZONING</b>												
New External Trips				-2813	-1409	-1404	-330	-273	-57	-640	-140	-500

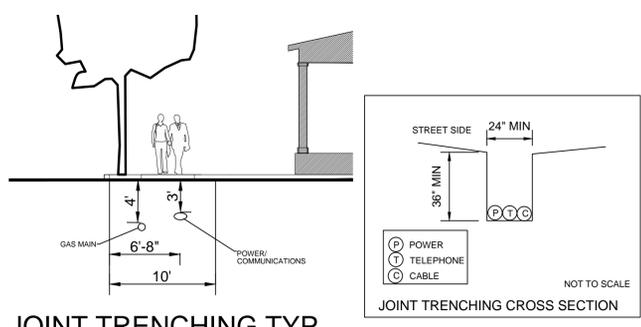
Should you have any questions or comments, please do not hesitate to call me at (770) 447-8999.

Sincerely,

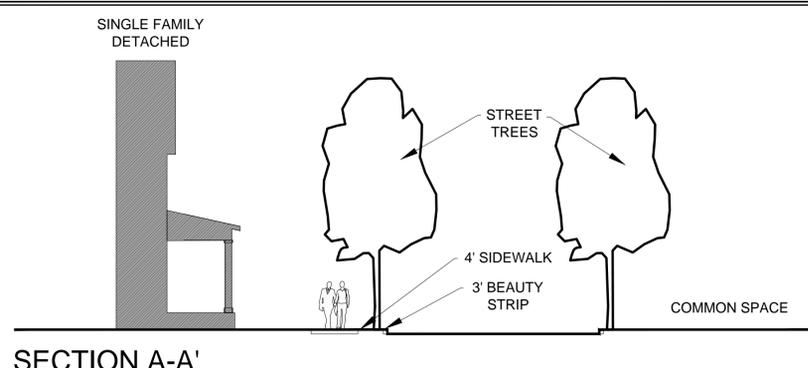
**Wolverton & Associates, Inc.**

Julie M. Doyle, P.E., PTOE

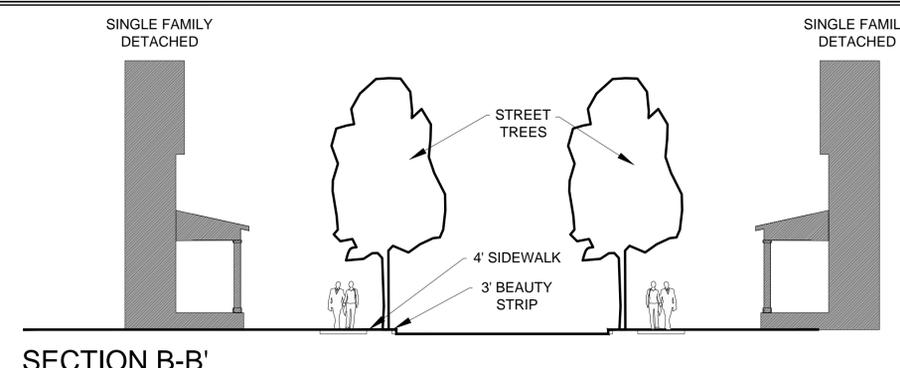
#M.3.



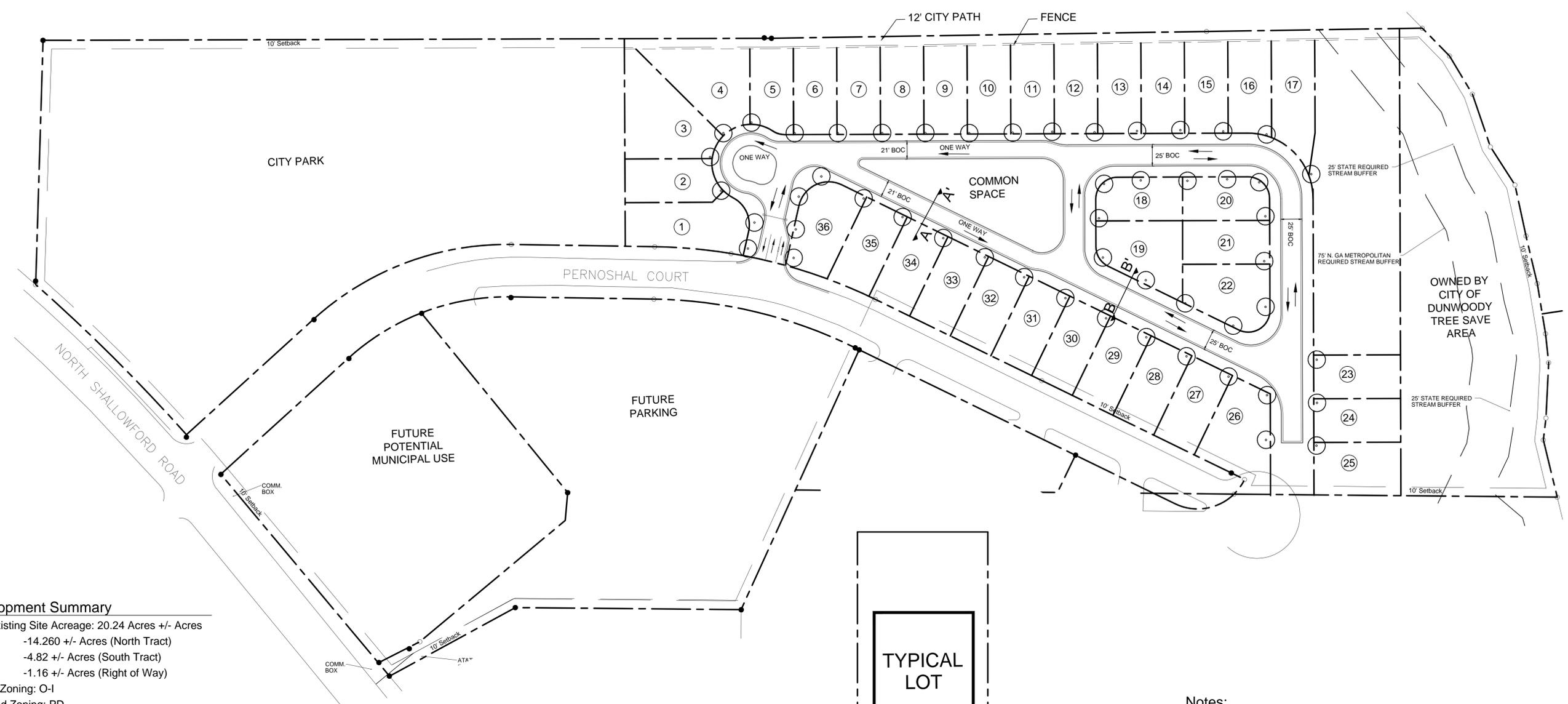
SCALE: 1/8" = 1'-0"



SCALE: 1" = 10'-0"



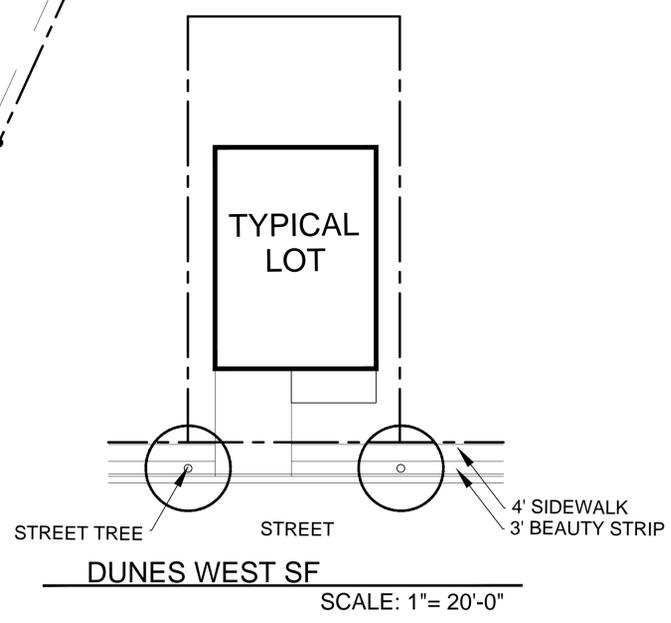
SCALE: 1" = 10'-0"



**Development Summary**  
 Total Existing Site Acreage: 20.24 Acres +/- Acres  
 -14.260 +/- Acres (North Tract)  
 -4.82 +/- Acres (South Tract)  
 -1.16 +/- Acres (Right of Way)  
 Current Zoning: O-1  
 Proposed Zoning: PD  
 Proposed Development Building Setbacks: 10'  
 Total Gross Land Area  
 -Residential: 7.86 AC, 38%  
 -City Hall: 5.0 AC, 25%  
 -Roadway: .83 AC, 4%  
 -Common Space/ Tree Save: 6.55 AC, 32%  
 Total Residential Units Proposed: 36  
 (4.76 units per/AC)  
 -Single Family Detached (Min. 2500 SF)  
 Maximum Building Height: 45'  
 Minimum Parking Spaces-2 per unit

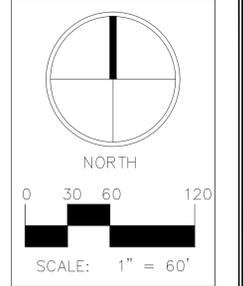


FENCE DETAIL



SCALE: 1" = 20'-0"

- Notes:**
1. PORCHES SHALL EXTEND 4' BEYOND GARAGE FACADE ON ALL FRONT LOADED UNITS.
  2. STREET TREES TO BE 2" EUROPEAN HORNBEAM. SPACING AND QUANTITY TO BE DETERMINE AT TIME OF CONSTRUCTION.
  3. ALL LOT SETBACKS ARE ZERO WITH MIN. 10' BETWEEN ALL DETACHED BUILDING STRUCTURES. THE FRONT SETBACK IS THE BACK OF SIDEWALK.
  4. ALL SECTIONS AND TYPICAL LOTS ARE CONCEPTUAL AND SUBJECT TO MINOR ADJUSTMENTS.
  5. ACCESSORY USES AS ALLOWED AND AMENDED



*John Wieland Homes*  
**JOHN WIELAND HOMES**  
 AND NEIGHBORHOODS  
 4125 ATLANTA ROAD SE, SMYRNA, GA 30080  
 PH. (770)996-1400

**19 Ac Tract**

Dunwoody, GA

-LL-

REVISIONS

DATE: 08-06-12  
 DRAWN BY: CW  
 CHECKED BY: CW

**SITE PLAN**

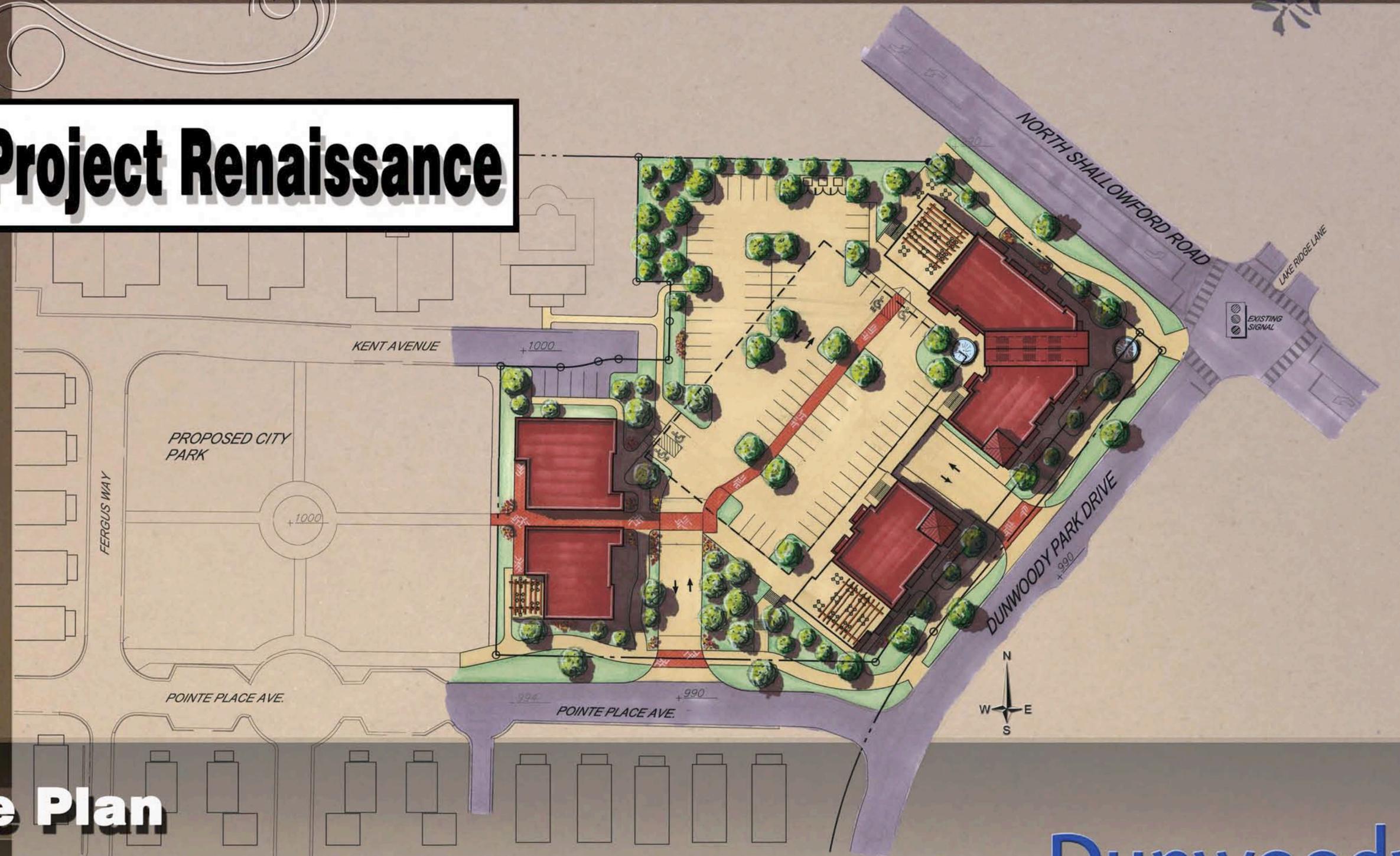
**LS-1**

SHEET 1 of 1





# Project Renaissance



**Site Plan**

**Dunwoody**  
\* Smart people - Smart city

HILL FOLEY ROSSI  
**HF**R  
ARCHITECTS  
ENGINEERS

# Project Renaissance



**Dunwoody Park Drive**  
proposed elevations

**Dunwoody** \*  
\* Smart people - Smart city

HILL FOLEY ROSSI  
**HFR**  
ARCHITECTS  
ENGINEERS

# Project Renaissance



Facing Park



North Shallowford Road  
proposed elevation

### Prohibited Uses

The portion of the property used for commercial purposes (i.e., excluding residential, amenity and related areas), including without limitation portions designated as “Commercial” or “Restaurant/High End Merchandise/Retail” shall be used ONLY for Restaurants and High-End Merchandise Retail.

Without limiting the foregoing, such portion of the property shall NOT be used for any of the following uses:

- (a) Any use which is in violation of State law or local ordinances;
- (b) Any use involving exterior flashing lights, strobe lights, search lights, or video screens (provided interior video screens not visible for the exterior shall not be restricted);

- (c) Any fast-food restaurant or drive through restaurant as defined below. *Restaurant, drive-in* (also known as *Restaurant, drive-thru*) shall mean any establishment in which the principal business is the sale of foods and beverages to the customer in a ready-to-consume state and in which the design or principal method of operation of all or any portion of the business is to allow food or beverages to be served directly to the customer in a motor vehicle without the need for the customer to exit the motor vehicle.

*Restaurant, drive-thru: See Restaurant, drive-in.*

*Restaurant, fast food* shall mean any establishment in which the principal business is the sale of food and beverages to the customer in a ready-to-consume state, and in which the design or principal method of operation includes all of the following characteristics:

- (1) food and beverages are usually served in edible containers or in paper, plastic or other disposable containers; and
- (2) there is no drive-in facility as a part of the establishment.

- (f) Any so-called “head shop” or similar business including without limitation any store selling tobacco or smoking related products or paraphernalia;
- (g) A movie theatre, bowling alley, auditorium or school;
- (h) Any business whose primary revenue source is the liquidation of goods;

- (i) Any pet store or any store that involves in a material way the presence on the premises of any live animals, insects or fish (the presence of seeing eye dogs for visually impaired employees, licensees or customers shall not be deemed to violate this restriction), including, without limitation, veterinary clinics;
- (j) Any facility that primarily rents products or goods, except the rental of goods for less than 2 days at any time;
- (k) Any health care facility for the onsite treatment of patients;
- (l) Any automotive related uses;
- (m) Sporting events or other sports facilities, or any health club, exercise club or studio;
- (n) Residential living quarters, apartments or lodging rooms;
- (o) Any personal service establishments
  - 1. A facility engaged in the provision of services to persons and their apparel, including but not limited to barber and beauty shops, tattoo parlors, massage parlors, body piercing shops, coin-operated and full service laundries and dry cleaners, photographic studios, shoe repair and shoeshine shops, and travel agencies, unless already defined.;
- (p) Any adult entertainment establishments;
- (q) Any business offering packaged liquor;
- (r) Any bar, nightclub or other drinking establishment that does not conform with the City of Dunwoody zoning code definition of a restaurant; or
- (s) A hardware store or store for the sale of used sporting goods.

**STATE OF GEORGIA  
CITY OF DUNWOODY**

**RESOLUTION 2012-06-22**

**A RESOLUTION AUTHORIZING JW ACQUISITIONS, LLC TO ACT AS  
APPLICANT FOR REZONING OF PROPERTY ADDRESSED AT 2030  
PERNOSHAL COURT, 4553 NORTH SHALLOWFORD ROAD AND 4555  
NORTH SHALLOWFORD ROAD, DUNWOODY, GA**

- WHEREAS,** by Resolution 2012-04-12, the Mayor and City Council adopted an Urban Redevelopment Plan for the City of Dunwoody that included a 16 Acre Property the City purchased in 2011 and a 19 Acre Property the City had under contract to purchase over a three year period; and
- WHEREAS,** the City has partnered with JW Acquisitions, LLC to effectuate the redevelopment of the 16 Acre Parcel and the 19 Acre Property pursuant to the Urban Redevelopment Plan; and
- WHEREAS,** the current zoning of the 16 Acre Parcel and the 19 Acre Property do not support the redevelopment envisioned by the City's Master Plans as well as the Urban Redevelopment Plan; and
- WHEREAS,** the City has adopted a new Zoning category of Planned Development District that would allow the necessary flexibility to redevelop the 16 Acre Parcel and 19 Acre Property in conjunction with the visions of the City's Master Plans and Urban Redevelopment Plan, and the Property would need to undergo rezoning to the Planned Development District pursuant to the City's Ordinances and State law; and
- WHEREAS,** by Resolution 2012-05-18, the City authorized JW Acquisitions, LLC to act as the appropriate Agent to initiate the rezoning of the 16-Acre Parcel; and
- WHEREAS,** by Resolution 2012-06-19, the City authorized the purchase of three parcels of the 19 Acre Property, 3.34 acres addressed 2030 Pernoshal Court, (Tax Parcel Identification Number 18 344 01 010), 2.83 acres addressed 4553 North Shallowford Road, (Tax Parcel Identification Number 18 344 01 009), and 1.99 acres addressed 4555 North Shallowford Road (Tax Parcel Identification Number 18 344 01 007); and
- WHEREAS,** as the City's chosen partner in this redevelopment, JW Acquisitions, LLC requires the City's designation as owner of the three parcels of the 19 Acre Property for JW Acquisitions, LLC as the appropriate Agent to continue the rezoning of the three parcels of the 19-Acre Property; now

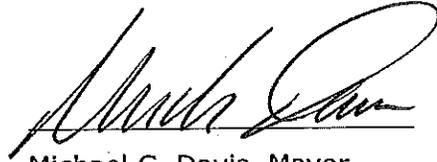
**THEREFORE, BE IT RESOLVED,** by the Mayor and Council for the City of Dunwoody that, by its authority as the Governing Authority of the City of Dunwoody and owner of three parcels of real property tax parcels referenced in this Resolution and as further detailed in the attached Legal Descriptions, the City hereby authorizes JW Acquisitions, LLC to continue the appropriate rezoning process to rezone said 19 Acre Property to the Planned Development District Category on the City's behalf.

**SO RESOLVED AND EFFECTIVE,** this 26<sup>th</sup> day of June, 2012.

**STATE OF GEORGIA  
CITY OF DUNWOODY**

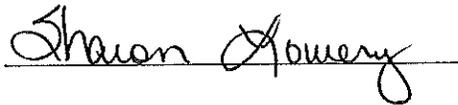
**RESOLUTION 2012-06-22**

Approved:



Michael G. Davis, Mayor

Attest:



Sharon Lowery, City Clerk

(Seal)

John Wieland Homes and Neighborhoods will be filing with the City of Dunwoody a rezoning petition for 35 acres of land to be zoned for a Planned Development (PD) district. 19 acres located at 4575 Shallowford Road, 2030 Pershonal Court, 0000 Pershonal Court, 4555 Shallowford Road, 4553 Shallowford Road are currently zoned O-I, and 16 acres located at 4000 Dunwoody Park are currently zoned RM-HD. The rezoning to a PD will allow for the development of for sale residential housing, city park space and future commercial uses. A community meeting to review the application will take place at 7:00PM on the 18<sup>th</sup> day of June, 2012 at the Dunwoody Public Library – 5339 Chamblee Dunwoody Road, Dunwoody, Ga. Interested persons are welcome to attend.

MEMORANDUM

To: Neighbors

Date: May 29, 2012

Re: Neighborhood Meeting Regarding Proposed Development near Chamblee Dunwoody Rd. and North Shallowford Rd.

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Dear Neighbor:

We represent John Wieland Homes and Neighborhoods. We plan to file an application to rezone 35 acres of land to a Planned Development (PD) district. 19 acres located at 4575 Shallowford Road, 2030 Pershonal Court, 0000 Pershonal Court, 4555 Shallowford Road, 4553 Shallowford Road are currently zoned O-I, and 16 acres located at 4000 Dunwoody Park are currently zoned RM-HD. The rezoning to a PD will allow for the development of for sale residential housing, city park space and future commercial uses. We are contacting you as property owners within the immediate area to invite you to attend a community meeting to hear more about the proposed development and offer input. The meeting will be held on June, 18 2012 at 7:00 p.m. at the Dunwoody Public Library – 5339 Chamblee Dunwoody Road, Dunwoody, Ga.

We look forward to seeing you then.

Thank you,

Bryan Musolf  
John Wieland Homes and Neighborhoods

**City of Dunwoody | John Wieland Homes  
16 Acre Dunwoody Park and 19 Acre Pershonal Court Rezoning Meeting  
June 18, 2012 7:00PM  
Dunwoody Library - 5339 Chamblee Dunwoody Rd, Dunwoody, GA**

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In attendance: Mayor Mike Davis, Council Member Denny Shortal, Council Member Terry Nall, Council Member Lynn Deutsch and Council Member Adrian Bosner, DHA President Bill Grossman, City Manager Warren Hutmacher, Bryan Musolf - Director of Acquisitions for John Wieland Homes and Neighborhoods and another estimated 25-30 area residents.

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**Summary**

The meeting format was an open house with boards set up around the room displaying site plans, including the specific plans submitted for rezoning aeriels, architectural details and general project information. Warren Hutmacher opened the meeting with a five minute overview of the general terms of the project and then opened the floor to allow residents to seek out city staff and council members to ask questions.

Bryan discussed the vision for both sites, explaining that on the 16-acre site a community that will appeal to young families and empty nesters was envisioned, and on the 19-acre parcel the homes will probably be geared more toward the average empty nester, with a slightly higher price point and average home size than on the 16 acre.

Several residents of Wellington Place, a 50-unit condominium community on Pernoshal Court directly across from the 19 -acre planned development, discussed their desire to have their tree buffer maintained once development occurs. Residents also asked questions relating to storm water management, explaining Nancy Creek has flooded during storms. Bryan Musolf explained the new developments include a detention pond to manage storm water and stop it from flowing directly into the creek.

Bryan Musolf also discussed timing with the attendees, explaining that land development on the 16 acre Dunwoody Park site would begin immediately following a successful rezoning, and the first homes would be constructed 60-90 days after this. Warren explained to residents that there is not a definite timeline on the commercial portion of the 16 acre site, and the development of this would be driven by the market and finding the right developer with the right vision rather than a specific deadline. Warren also explained that 5 acres of the 19-acre parcel, on the south side of Pernoshal Court, has a ground lease until 2022 and the city is unable to do anything with those 5 acres until the ground lease is up on the existing buildings.

When asked about price points, Musolf said that square footage, architecture and the price of the land typically affects price but that the minimum size home will be 2,100 square feet, with most being much larger.