

## **MEMORANDUM**

**To:** Mayor and City Council

**From:** Steve Foote, AICP

**Date:** January 12, 2015 & January 26, 2015

**Subject:** **SLUP 15-011:** Pursuant to the City of Dunwoody Zoning Ordinance, applicant, HDP Acquisitions, LLC c/o Hotel Development Partners, LLC, seeks a Special Land Use Permit increase the previously approved maximum allowable building height from four (4) stories to seven (7) stories in a Commercial-Residential Mixed-Use (CR-1) District. The subject property is located at 4681 Ashford Dunwoody Road, Dunwoody, GA 30338. The tax parcel is 18 350 01 015.

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## **BACKGROUND**

The site is located at 4681 Ashford Dunwoody Road, on the eastern side of Ashford Dunwoody Road, at its intersection with Meadow Lane Road. The property is currently zoned Commercial-Residential Mixed-Use (CR-1). The property consists of approximately 5.2 acres of land.

Pursuant to the City of Dunwoody Zoning Ordinance, applicant, HDP Acquisitions, LLC, seeks permission on behalf of Hotel Development Partners, LLC, a Special Land Use Permit to

increase the previously approved maximum allowable building height from four (4) stories to seven (7) stories in a Commercial-Residential Mixed-Use (CR-1) District.

In June 2014, the Mayor and City Council, in conjunction with RZ 14-062, approved SLUP 14-062 to increase the maximum building height allowed on the lot to up to four (4)-stories with consequential conditions. The Ordinance is attached.

The applicant proposes to change the property's zoning to Commercial-Residential Mixed-Use (CR-1) in order to:

- Provide convenient local retail shopping and service areas within a mixed-use (commercial-residential) setting; and
- Promote development patterns that accommodate residential, employment and entertainment within a walkable, mixed-use environment.

The proposed site plan modifies the parcel to include a seven (7)-story, 128-room hotel approximately 80,000 sq. ft., a one (1)-story retail/restaurant space of up to 10,000 square feet, and a one (1)-story retail/restaurant space of up to 6,000 square feet, while maintaining the location of the Spruill Arts Center. The hotel's location and orientation has also changed from the eastern-most portion of the site, facing Meadow Lane Road, to slightly west of that position, facing Ashford Dunwoody Road.

On January 6, 2015, the Zoning Board of Appeals approved the following, by a vote of 6-0:

- Variance from Chapter 27, Section 27-73 to reduce the side interior setback from 20 to 8 feet;
- Variance from Chapter 27, Section 27-226 to substitute landscaping indicated on applicant's proposed plan for Dunwoody's Landscaping and Screening requirements;
- Special Exception to decrease the hotel parking space requirement from 1.25 spaces per room to 1.125 spaces per room.

## ANALYSIS

When considering the proposal as submitted, the Mayor & City Council have three action options:

1. Approve the SLUP as presented; or
2. Approve the SLUP with additional conditions; or
3. Deny the request outright (this leaves the existing entitlement in place with no proposed changes as presented).

The first and third options are: approve the use consistent with the submittal documents, after finding they comply and are congruent with the terms found in the above analysis, or deny the application, for not being appropriate.

When creating conditions of approval, the choices may seem endless, but in fact are limited to those conditions which are found to have a rational nexus between the uses proposed and the conditions assigned, and those conditions which do not derivate from the established policies and procedures found in the City Code. The conditions of approval must only apply directly to the initiation of the new use as submitted.

## **Evaluation Criteria**

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

1. Whether the proposed use is consistent with the policies of the comprehensive plan;  
***The proposed use is consistent with the current Comprehensive Plan. The subject parcel is located in the 'Perimeter Center Area,' which is indicated to be approved for uses such as first-class office, retail, and high-end restaurants in a pedestrian and bicycle-oriented environment, consistent with the applicant's request. A hotel at the proposed location is also consistent with the character of this area.***
2. Whether the proposed use complies with the requirements of this zoning ordinance;  
***The proposed hotel use included in the site plan is in compliance with the zoning district classification, CR-1.***
3. Whether the proposed site provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the subject zoning district;  
***The subject parcel is currently zoned CR-1 and contains approximately 5.2 acres of land. This is adequate for all uses being proposed in order to create a mixed use development. The development provides adequate pervious surface so the lot coverage, 73 percent, is less than the maximum for the district, and at the January Zoning Board of Appeals meeting, the applicant was granted a variance and special exception to supplement the proposed site plan for the city's landscaping requirements and off-street parking ratios. The proposed landscaping plan conforms with the "Perimeter Public Space Standards" for the area.***
4. Whether the proposed use is compatible with adjacent properties and land uses, including consideration of:
  - a. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration generated by the proposed use;  
***The proposed increase in height from four (4) to seven (7) stories will not generate adverse impacts from excessive noise, smoke, odor, dust, or vibration towards adjoining land uses.***
  - b. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;  
***The proposed use will not create adverse impacts upon any adjoining land use due to the hours of business's operations.***
  - c. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;

***The proposed use will not be substantially different from what is currently carried out in the surrounding area, so it should not create adverse impacts on neighboring land uses.***

- d. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated by the proposed use;

***The number of rooms in the hotel is not changing in the modified site plan, only the design and layout of the hotel is changing. It is unlikely that adjacent land uses will be adversely affected by the volume of cars created by the proposed use. It may be expected that traffic is increased as a function of the development. However, the increase would be nominal and inconsequential, thus traffic congestion would not be unduly increased during peak travel times. Two right-turn lanes are proposed to be added along Meadow Lane Road to facilitate deceleration from the travel lanes. A bus loading area has also been added. If approved, the developer will be required to contribute \$75,000 towards a traffic signal at main entrance.***

- e. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings; and

***The size, scale and massing of proposed buildings are appropriate in relation to the size of the property, which consists of approximately 5.2 acres of land. The Spruill Center for the Arts is a one (1)-story cultural arts facility consisting of 2,380 square feet. The retail/restaurant spaces that adjoin the historic home are proposed to be one (1)-story of up to 10,000 square feet and one (1)-story of up to 6,000 square feet. The seven (7)-story hotel, on the other hand, will be situated more on the eastern-half of the property, closer to the higher neighboring multi-family residential complexes. As a result, the combination of uses helps fulfill one of the goals of the Perimeter Center Character Area—promote livable centers.***

- f. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.

***The only historic building in proximity to the proposed development is the Spruill Center for the Arts, which is currently located on the northwest corner of the site. The developers plan to leave the Spruill Home intact and have incorporated it into the project's design so as not to negatively impact the establishment's on-going classes and exhibitions. In fact, all stakeholders hope to bring more business to the Spruill Center through the addition of the retail, restaurant, and hotel development.***

5. Whether public services, public facilities and utilities—including motorized and non-motorized transportation facilities—are adequate to serve the proposed use;

***The current infrastructure is adequate to serve the proposed use.***

6. Whether adequate means of ingress and egress are proposed, with particular reference to non-motorized and motorized traffic safety and convenience, traffic flow and control and emergency vehicle access;



***The proposed plan provides adequate ingress and egress to the site and its structures for vehicular and pedestrian traffic. There are already two curb-cuts in existence along Meadow Lane Road, which will provide vehicular access to both the commercial/entertainment and hotel uses. Pedestrian access is enhanced both off- and on-site through connecting sidewalks and crosswalks. A traffic light is planned for the site.***

7. Whether adequate provision has been made for refuse and service areas; and  
***The site plan indicates adequate disposal areas for the proposed hotel as well as additional refuse and service areas for the proposed restaurant and retail sites.***
8. Whether the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building.  
***The proposed height of the hotel will not create a shadow that will have an adverse impact on any adjoining lot, due to its positioning and location on the lot in reference to surrounding buildings. The downward slope of the site helps accommodate a taller building without the visual height impact as perceived from the Ashford Dunwoody Road frontage.***

## **RECOMMENDATION**

### **Planning Commission**

At their regular December meeting, the Planning Commission reviewed the applicant's request to increase the maximum allowable building height in the CR-1 district. Discussion resulted in a motion to approve with staff conditions. The motion was voted and passed (7 – 0).

### **Staff Recommendation**

Staff recommends **approval** of the Special Land Use Permit application to increase the previously approved maximum allowable building height from four (4) stories to seven (7) stories in a Commercial-Residential Mixed-Use (CR-1) District, subject to the following conditions:

1. The seven (7)-story building height is approved for the proposed hotel use only, and shall not transfer to other land uses or development plans.

### **Attachments**

- Application Packet

**DRB** Consulting  
LLC  
The Power of Perspective

Construction Advisors Serving  
Owners | Lenders | Developers

November 4, 2014

Rebecca Keefer  
Dunwoody Planning Department  
41 Perimeter Center East  
Suite 250  
Dunwoody, GA 30346

RE: Spruill Residence Inn  
Dunwoody, GA  
Rezoning and SLUP Request, Case Numbers RZ 15-011 & SLUP 15-011, 4681 Ashford  
Dunwoody Road (Parcel ID 18 350 01 015)

Dear Rebecca,

As discussed with Steve Smith, the project has modified the previously approved zoning and SLUP plan referenced above as follows:

- The Hotel Building changed: a) Square footage; location on the site, orientation on the site and the number of stories increased.
- The existing Right In/Right Out Meadow Lane Driveway is modified to be a full Left/Right Ingress Egress driveway.
- The two Retail/Restaurant Buildings total square footage increased to 16,000 sq.ft.
- The south Sideyard Setback decreased to 8' in width at the proposed Retail/Restaurant at the southwest corner of the property.

Hotel Development Partners is requesting approval of these changes. Please let me know if you have any questions.

Respectfully,  
DRB Consulting



Ed Thigpen  
Sr. Project Manager

## Special Land Use Application



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

A special land use permit is a means by which the City Council gives special consideration, pursuant to a clear set of standards and criteria, to those types of uses which may or may not be compatible with uses and structures authorized by right within a particular zoning district. Special land use permits are required for uses that have operational characteristics and/or impacts that are significantly different from the zoning district's principal authorized uses and therefore require individual review pursuant to the standards and criteria set forth in the City's Zoning Ordinance. Special land use permit applications shall be authorized only for those uses specifically listed in the applicable zoning district regulations as permitted by special land use permit. An applicant desiring to apply for a special land use permit authorized within a district contained within the Zoning Ordinance shall file an application with the Community Development Department. The City Council, following recommendation by the Planning Commission, shall determine whether the proposed use, in the particular location contemplated, meets the standards and criteria set forth in this division and Chapter. Such uses may further require special conditions imposed by City Council in order to assure their compatibility with surrounding uses and to minimize adverse impacts of the use on surrounding property.

No application for an amendment to the land use plan shall be filed and/or accepted for filing until such time as the applicant has conducted neighbor communications. The purpose of neighbor communication summary requirements is to help educate applicants for development approvals and neighbors about one another's interests, to attempt to resolve issues in a manner that respects those interests and to identify unresolved issues. The following information is required to be submitted with an application for special land use permit:

1. Efforts to notify neighbors about the proposal (how and when notification occurred, and who was notified);
2. How information about the proposal was shared with neighbors (mailings, work-shops or meetings, open houses, flyers, door-to-door handouts, etc.);
3. Who was involved in the discussions;
4. Suggestions and concerns raised by neighbors; and
5. What specific changes to the proposal were considered and/or made as a result of the communications.

To initiate a request for a special land use permit within the City of Dunwoody, an applicant must also attend a pre-application conference (Conceptual Review) with key City personnel. Those meetings are scheduled as-needed, but the deadline for having such a meeting is set to ensure the appropriate time for staff review and communication prior to the special land use application deadline. The purpose of the Conceptual Review Process is to establish an expectation on the part of both staff and the applicant for the special land use process. At the meeting(s), the applicant should display any preliminary site plans and/or other illustrative documents as necessary. The applicant will then detail an overview of their proposed application and their reasoning for why the application is necessary. Staff can then inform the applicant of the City's process to effect the change proposed and offer a preliminary analysis of the feasibility of the proposal, including ways upon which the proposal may need improvements or revisions.

Following the Conceptual Review Process, applicants can submit their application and required supplemental materials (detailed in the following checklist) to the Community Development Department, located at 41 Perimeter Center East, Dunwoody, GA 30346. Our mailing address for correspondence is 41 Perimeter Center East, Suite 250, Dunwoody, Georgia 30346.



# Special Land Use Application Checklist



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

- ☐ Neighbor Communications Summary Report (or site plan indicating no residential zoning within 500 feet of the property).
- ☐ Completed application with all applicable information.
- ☐ Electronic version of the entirety of your application submittal, saved as a single PDF
- ☐ Signed and notarized affidavits of all owners. Use application and attached sheet, as necessary.
- ☐ Signed and notarized affidavits of all applicants. Use application and attached sheet, as necessary.
- ☐ Complete and detailed site plan of the proposed use prepared, signed and sealed by an architect, landscape architect or engineer licensed in the State of Georgia, showing the following, as relevant:
  - a. All buildings and structures proposed to be constructed and their location on the property;
  - b. Height of proposed building(s);
  - c. Proposed use of each portion of each building;
  - d. All driveways, parking areas, and loading areas;
  - e. Location of all trash and garbage disposal facilities;
  - f. Setback and buffer zones required in the district in which such use is proposed to be located;
  - g. Landscaping plan for parking areas.
- ☐ Please respond to the following criteria, in your own words, as required by state law and City of Dunwoody Zoning Ordinance (use additional pages where necessary):
  - a. Whether the proposed use is consistent with the policies of the comprehensive plan;
  - b. Whether the proposed use complies with the requirements of this zoning ordinance;
  - c. Whether the proposed site provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the subject zoning district;
  - d. Whether the proposed use is compatible with adjacent properties and land uses, including consideration of:
  - e. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration generated by the pro-posed use;
  - f. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;
  - g. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;
  - h. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated by the proposed use;
  - i. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings;
  - j. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources;
  - k. Whether public services, public facilities and utilities—including motorized and non-



#M.6.

motorized transportation facilities—are adequate to serve the proposed use;

- l. Whether adequate means of ingress and egress are proposed, with particular reference to non-motorized and motorized traffic safety and convenience, traffic flow and control and emergency vehicle access;
- m. Whether adequate provision has been made for refuse and service areas; and
- n. Whether the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building.

# SPECIAL LAND USE PERMIT APPLICATION



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

## \* Applicant Information:

Company Name:	HDP Acquisition, LLC, c/o Hotel Development Partners, LLC		
Contact Name:	Steven C. Smith		
Address:	3414 Peachtree Road NE, Suite 1075, Atlanta, GA 30326		
Phone:	(404) 842-1422	Fax:	
Email:	ssmith@ire-capital.com		
Pre-application conference date (required):	10/17/2014		

## \* Owner Information: ☐ Check here if same as applicant

Owner's Name:	Spruill Center for the Arts, Inc.		
Owner's Address:	5339 Chamblee Dunwoody Rd., St. B, Atlanta, GA 30338		
Phone:	770-394-3447 Ext. 223	Fax:	770-394-6179
Email:	rkinsey@spruillarts.org		

## \* Property Information:

Property Address:	4681 Ashford Dunwoody Road, NE, Dunwoody, GA 30346		Parcel ID:	18-350-01-015
Zoning Classification:	PC-3c			
Requested Use of the Property:	CR-1			

## \* Applicant Affidavit:

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

Applicant's Name:	Steven C. Smith, Hotel Development Partners, LLC			
Applicant's Signature:			Date:	OCT. 20, 2014

## \* Notary:

Sworn to and subscribed before me this	20	Day of	OCTOBER	, 20	14
Notary Public:	Katherine E. Fowler				
Signature:					
My Commission Expires:	February 14, 2017				

KATHERINE E FOWLER  
NOTARY PUBLIC  
FULTON COUNTY  
STATE OF GEORGIA  
MY COMMISSION EXPIRES 02-14-2017

## \* Owner Affidavit:

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

Property Owner's Name:	Robert Kinsey, CEO, Spruill Center for the Arts, Inc.			
Property Owner's Signature:			Date:	OCT. 20, 2014

## \* Notary:

Sworn to and subscribed before me this	20	Day of	OCTOBER, 2014	20	
Notary Public:	Katherine E. Fowler				
Signature:					
My Commission Expires:	February 14, 2017				

KATHERINE E FOWLER  
NOTARY PUBLIC  
FULTON COUNTY  
STATE OF GEORGIA  
MY COMMISSION EXPIRES 02-14-2017

# Additional Property Owner(s) Notarized Certification



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

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

## \* Property Owner (If Applicable):

Signature: <u>Robert Kinsey</u>	Date: <u>OCT. 20, 2014</u>
Address: <u>5339 Chamblee Dunwoody Rd., St. B, Atlanta, GA 30338</u>	
Phone: <u>770-394-3447 Ext. 223</u>	Fax: <u>770-394-6179</u> Email: <u>rkinsey@spruillarts.org</u>
Sworn to and subscribed before me this <u>20</u> Day of <u>OCTOBER</u> , 20 <u>2014</u>	
Notary Public: <u>Katherine E. Fowler</u>	
<p>KATHERINE E FOWLER NOTARY PUBLIC FULTON COUNTY STATE OF GEORGIA MY COMMISSION EXPIRES 02-14-2017</p>	

## \* Property Owner (If Applicable):

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

## \* Property Owner (If Applicable):

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



# Additional Applicant Notarized Certification



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

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

**\* Applicant:**

Signature: <u>[Signature]</u>	Date: <u>OCT. 20, 2014</u>
Address: <u>3414 Peachtree Road NE, Suite 1075, Atlanta, GA 30326</u>	
Phone: <u>(404) 842-1422</u>	Fax: _____ Email: <u>ssmith@ire-capital.com</u>
Sworn to and subscribed before me this <u>20</u> Day of <u>OCTOBER</u> , 20 <u>14</u>	
Notary Public: <u>[Signature]</u>	
<p>KATHERINE E FOWLER NOTARY PUBLIC FULTON COUNTY STATE OF GEORGIA MY COMMISSION EXPIRES 02-14-2017</p>	

**\* Applicant:**

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

**\* Applicant:**

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



## Campaign Disclosure Ordinance



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

Campaign Disclosure Ordinance

**Please read the law and complete the Campaign Disclosure Statement on the following page if you are requesting a Rezoning, Concurrent Variance, or Conditional Use.**

GA Citation/Title

GA Code 36-67A-3, Disclosure of campaign contributions

\*38069 Code, 36-67A-3

### **CODE OF GEORGIA TITLE 36. LOCAL GOVERNMENT PROVISIONS APPLICABLE TO COUNTIES AND MUNICIPAL CORPORATIONS CHAPTER 67A. CONFLICT OF INTEREST IN ZONING ACTIONS** (Current through 2000 General Assembly)

#### 36-67A-3 Disclosure of campaign contributions.

- a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
  - 1) The name and official position of the local government official to whom the campaign contribution was made; and
  - 2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority respective local government showing:
  - 1) The name and official position of the local government official to whom the campaign contribution was made; and
  - 2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government of any of its agencies on the rezoning application.

(Code 1981, 36-67A-3, enacted by Ga. L. 1986, p. 1269, 1; Ga. L. 1991, p. 1365, 1; Ga. L. 1993, p. 91, 36.)

*Official Code of Georgia Annotated Copyright 1982 - 2000 State of Georgia.*

# Campaign Disclosure Statement



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

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

☐ YES ☒ NO

\* Applicant / Owner: HDP Acquisitions, LLC

Signature: [Signature] Date: OCT. 20, 2014  
Address: \_\_\_\_\_

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

Date	Government Official	Official Position	Description	Amount

# Campaign Disclosure Statement



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

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

☐ YES ☒ NO

\* Applicant / Owner: Hotel Development Partners, LLC

Signature: \_\_\_\_\_

Date: OCT. 20, 2014

Address: \_\_\_\_\_

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

Date	Government Official	Official Position	Description	Amount



# Campaign Disclosure Statement



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

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

☐ YES ☒ NO

\* Applicant / Owner: Robert Kinsey, Spruill Center for the Arts, Inc.

Signature: Robert Kinsey Date: OCT. 20, 2014  
Address: \_\_\_\_\_

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

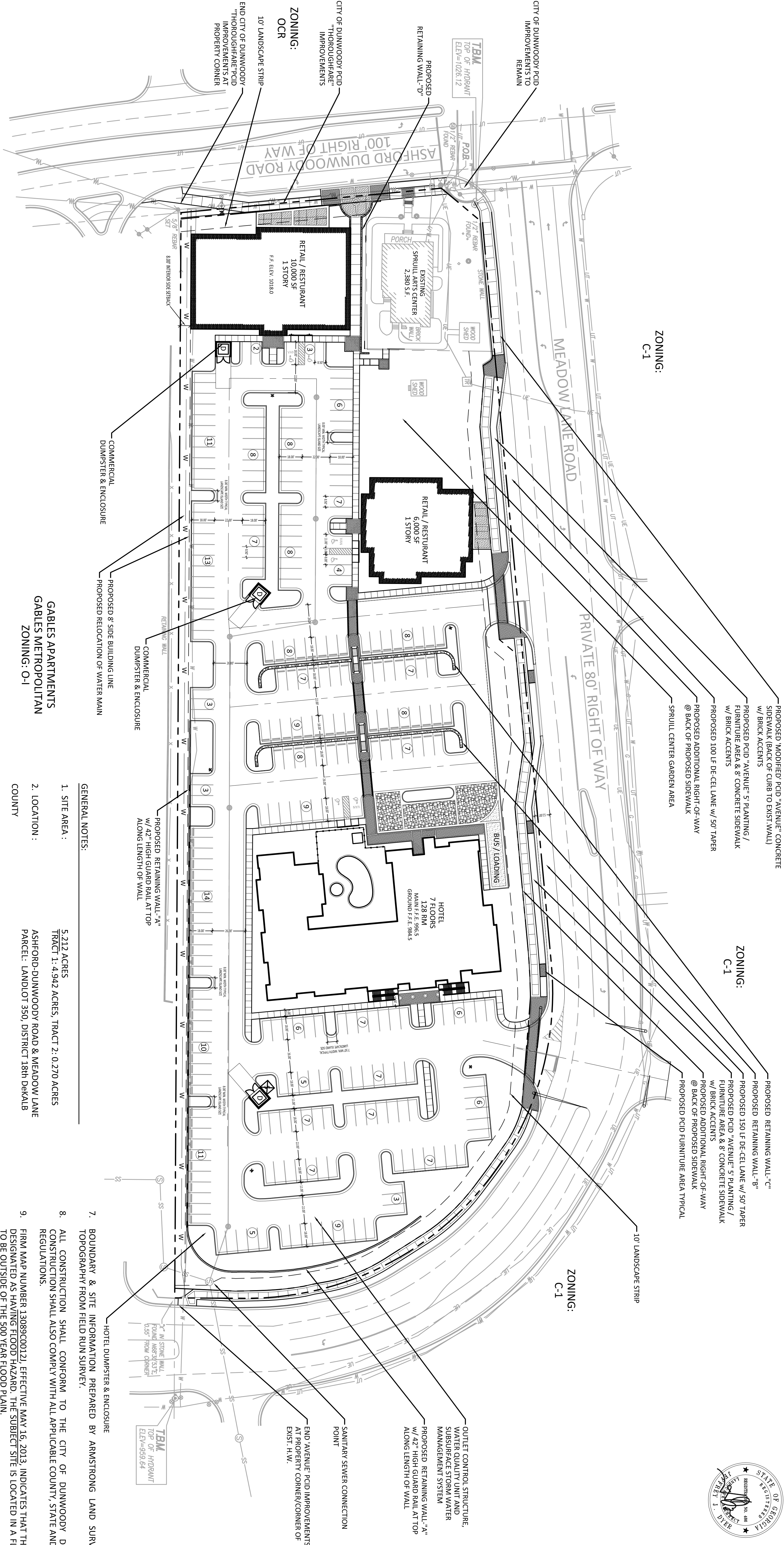
Date	Government Official	Official Position	Description	Amount





VICINITY MAP  
NOT TO SCALE

SYMBOL LEGEND	
R/W	- Right-of-Way
P/L	- Adjacent Property Line
P.O.B.	- Place/Point of Beginning
P.O.C.	- Place/Point of Commencement
(X)	- Schedule B Section II Item
No.	- Number
Rad	- Radius
Rad	- Arc Length
D	- Delta Angle
Ch	- Chord Bearing
Msd.	- Measured
Dtd.	- Deed
(Record) Actual	- Monumentation Found as Noted or to be Set
•	- 5/8" Rebar w/ Cap Set
•	- Iron Nail or Drill Hole Set
•	- Monument Box w/ Iron Pin
•	- Storm Manhole w/ Grate
•	- Storm Manhole w/ Grate
•	- Square Catch Basin
•	- Catchment Basin w/ out Grate
•	- Sanitary Manhole
•	- Fire Hydrant
•	- Electric Transformer
•	- Electric Manhole
•	- Telephone Manhole
•	- Handicap Space
•	- Sign
•	- Wall
•	- Light Pole
•	- Fence
•	- Concrete Area
•	- No Parking Area
•	- Building Area



GABLES APARTMENTS  
GABLES METROPOLITAN  
ZONING: O-1

GENERAL NOTES:

1. SITE AREA : 5.212 ACRES  
TRACT 1: 4.942 ACRES, TRACT 2: 0.270 ACRES
2. LOCATION : ASHFORD-DUNWOODY ROAD & MEADOW LANE  
PARCEL: LANDLOT 350, DISTRICT 18th DEKALB COUNTY
4. LAST EXISTING USE : SPRULL ARTS CENTER, PARKING LOT & UNDEVELOPED LAND
5. PROPOSED USE: MIXED USE COMPLEX AND PARKING LOT
6. APPLICANT : HDP - ACQUISITIONS, LLC.  
C/O HOTEL DEVELOPMENT PARTNERS, LLC  
3414 PEACHTREE ROAD NE, SUITE 1075  
ATLANTA, GEORGIA 30326  
STEVE SMITH, 770-330-3233
- CONTACT PERSON: MCFARLAND - DYER & ASSOCIATES, INC.  
4174 SILVER PEAK PARKWAY  
SUWANEE, GEORGIA 30024  
JEFF DYER (770) 932-6550,  
Jdyer@gomda.net

PARKING

Required Parking Spaces

Hotel 128 keys / 1,25 per guestroom	160
Retail/Restaurant 6,000 gsf / (6.67 per 1000 per sf)	40
Retail/Restaurant 10,000 gsf / (6.67 per 1000 per sf)	67
Sprull Center 360 gsf Assembly Area (40 per 1000 sf)	14

Total Required Parking

281

Surface Parking (Standard 8'-6" x 18'-0")

272

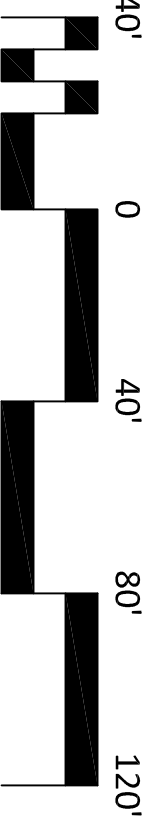
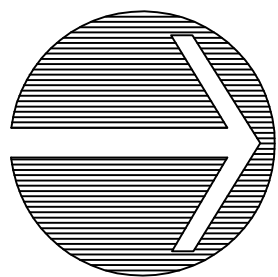
Total Parking Provided

272

SPRULL CENTER

USED PRELIMINARY SITE PLAN

OW LANE ROAD, DUNWOODY, GEORGIA  
8, 2014 (LAST REVISED - NOVEMBER 19, 2014)



GRAPHIC SCALE (in feet)  
1 INCH = 40 FT.



MCFARLAND-DYER & ASSOCIATES  
4174 SILVER PEAK PARKWAY, SUWANEE, GEORGIA 30024  
PHONE (770) 932-6550 FAX (770) 932-6551  
WWW.GOMDA.NET





R/W	Right-of-Way
P.L.	Adjacent Property Line
P.O.C.	Place/Point of Commencement
⊗	Schedule B Section II Item
No.	Number
Rad	Radius
Arc	Arc Length
D	Delta Angle
Ch	Chord Length
Chb	Chord Bearing
Med.	Measured
Dd.	Deed
(Record)	Actual
●	• Monumentation Found as Noted
●	• 5/8" Repair w/Cap Set
●	• to be Set Drill Hole Set
●	• Monument Box w/iron Pin
■	• Storm Manhole
■	• Curb Inlet Basin w/ Gate
■	• Square Catch Basin
■	• Curb Inlet Basin w/o Gate
■	• Sanitary Manhole
■	• Fire Hydrant
■	• Water Valve
■	• Electric Transformer
■	• Electric Manhole
■	• Telephone Manhole
■	• Handicap Space
■	• Sign
■	• Wall
■	• Light Pole
■	• Fence
■	• Concrete Area
■	• No Parking Area
■	• Building Area



# PARKING

om

Spruill Center 360 gsf Assembly Area (40 per 1000 sf)









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Total Required Parking

Surface Parking (Standard 8'-6" x 18'-0", Compact 8'-0" x 15'-6")

Proposed Parking Deck (Under Hotel)Total Parking Provided

- GENERAL NOTES:
1. SITE AREA :  
5.212 ACRES  
TRACT 1: 4.942 ACRES, TRACT 2: 0.270 ACRES
2. LOCATION :  
ASHFORD-DUMMOCK ROAD & MEADOW LANE  
PARCEL, LANDLOT 350, DISTRICT 18B DAYALE COUNTY
3. LAST EXISTING USE :  
SPRULL ARTS CENTER, PARKING LOT &  
UNDEVELOPED LAND
4. PROPOSED USE:  
MIXED USE, COMPLEX AND PARKING LOT
5. APPLICANT :  
HDP - ACQUISITIONS, LLC  
601 HOTEL DRIVE, CONVENT PARTNERS, LLC  
3414 PACHETTREE ROAD, SUITE 1075  
ATLANTA, GEORGIA 30326  
STEVE SMITH, 770-330-3233
6. CONTACT PERSON:  
MCGARLAND - DYER & ASSOCIATES, INC.  
4174 SILVER PEAK PARKWAY  
SUWANEE, GEORGIA 30024  
JEFF DYER (770) 932-6550 ,  
jdye@yonda.net
7. BOUNDARY & SITE INFORMATION PREPARED BY: ARANSTORF LAND  
SURVEYING, INC. DATED 10/02/23/2007. TOPOGRAHY FROM FIELD RUN SURVEY
8. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF DUMMOCK  
DEVELOPMENT REGULATIONS. ALL CONSTRUCTION SHALL ALSO COMPLY WITH  
ALL APPLICABLE COUNTY, STATE AND FEDERAL CODES, STANDARDS AND  
REGULATIONS.
9. FIRM AKA NUMBER: 13896003121, EFFECTIVE MAY 16, 2013, INDICATES THAT  
THIS TRACT IS NOT FLOOD HAZARD DESIGNATED AS BEING IN A FLOOD HAZARD  
ZONE. THE SUBJECT SITE IS LOCATED IN A FLOOD ZONE "X" AREA DETERMINED TO BE  
OUTSIDE OF THE 500 YEAR FLOOD PLAIN.
10. COVERAGE: 80% MAXIMUM, PROPOSED COVERAGE: 73%
11. STORM WATER MANAGEMENT SHALL BE PROVIDED ON SITE IN SUB-SURFACE  
FACILITIES.
12. THERE ARE NO LAKES, STREAMS, WETLANDS OR WATERS OF STATE ON THEIR  
ASSOCIATED BUFFERS ON THIS SITE.
13. PROPOSED ZONING: CR-1
- 13.1. STREET FRONT AND SIDE: 0 FEET
- 13.2. SIDE INTERIOR: 20 FEET
- 13.3. REAR: 30 FEET
- 13.4. BUILDING HEIGHT: 3 STORIES, 45 FEET (SUBJECT TO SUP)

LEGEND	
STREET LIGHT POLE	
STREET TREE	
SHADE TREE	
UNDERSORY TREE	
LOW SHRUBBERY	
SHRUBBERY	
GROUND COVER	
SOD / GRASS	





1 FRONT ELEVATION (FACING WEST)  
SCALE : 3/32" = 1'-0"



2 STREET ELEVATION (FACING NORTH)  
SCALE : 3/32" = 1'-0"

PRELIMINARY BLOCK-OUT / BUILDING MASSING  
BASED ON MARRIOTT GEN 4 "BEACON PROTOTYPE"  
MATERIALS AND COLORS NOT DETERMINED, TO BE NEGOTIATED WITH G.C.

FOR HOTEL DEVELOPMENT PARTNERS LLC  
SHEET 3 OF 4

REVISIONS

GR MIX REVISED 10.17.14  
GR MIX REVISED 10.18.14

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RICHARD RAUH & ASSOCIATES, LTD. ARCHITECTS  
TELEPHONE 604-992-2881 FAX: 604-992-3946

SCHEMATIC ELEVATIONS  
SPRULL RESIDENCE INN, DUNWOODY GA  
PRELIMINARY DRAFT FOR COMPUTATION OF BUILDING AREA

SHEET NUMBER  
A-103  
PROJECT NUMBER  
1327  
DATE  
10/13/14



PRELIMINARY BLOCKOUT / BUILDING MASSING  
BASED ON MARRIOTT GEN 4 "BEACON PROTOTYPE"  
MATERIALS AND COLORS NOT DETERMINED, TO BE NEGOTIATED WITH G.C.

FOR HOTEL DEVELOPMENT PARTNERS LLC  
SHEET 4 OF 4

REVISIONS

GR MIX REVISED 10.17.14  
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SCHEMATIC ELEVATIONS

SPRULL RESIDENCE INN, DUNWOODY GA  
PRELIMINARY DRAFT FOR COMPUTATION OF BUILDING AREA

SHEET NUMBER  
A-104  
PROJECT NUMBER  
1327  
1-12-14  
9.W#

NOT INSTRUCTION

RICHARD RAUH & ASSOCIATES/Architecture 433 BISHOP STREET, N.W. ATLANTA, GEORGIA 30318