

**MEMORANDUM**

**To:** Mayor & City Council Meeting

**From:** Steve Foote, AICP

**Date:** May 26, 2015

**Subject:** CP 15-051: Cypress Communities, LLC applicant on behalf of CQ Dunwoody Village Court, LLC, seeks permission to amend the Dunwoody Village Master Plan section of the Comprehensive Plan Land Use Map from Small-Scale Office to For-Sale Residential, to allow for the construction of townhomes at 1536 Dunwoody Village Parkway, Dunwoody, GA 30338, tax parcel 18 366 060 65, as part of an 81-unit townhome development with 1530 Dunwoody Village Parkway, tax parcel 18 366 060 61, to the north.



**BACKGROUND**

The site is located on the eastern side of Dunwoody Village Parkway, just north of its intersection with Mount Vernon Road. The property consists of one parcel of approximately 2.11 acres. This application has a companion application, RZ 15-021, which seeks to rezone this parcel and parcel 18 366 060 61, 1530 Dunwoody Village Parkway, to the north, from Office-Institution (O-I) District to Multi Family-100 (RM-100) District for the construction of 81 townhome units.

According to the site plan dated March 25, 2015, the developer proposes to construct 12 multi-unit buildings, containing a total of 81 units on 8.38 acres. The subject property will contain 9.66 units per acre. By ordinance, the maximum density in an RM-100 District is 12 dwelling units per acre.

In December, the applicant submitted a Trip Generation Study, dated December 4, 2014, analyzing the proposed traffic volumes that would be generated by the total project on the area. The study indicates that modest amounts of traffic will be generated by the proposed development.

DeKalb County School District submitted a report, dated March 30, 2015, on the impact of development of the proposed rezoning. The project is projected to add approximately 8 students to the local schools. (4 at Vanderlyn Elementary School, 1 at Peachtree Charter Middle School and 3 at Dunwoody High School). DeKalb County School District concluded the development will have a negative – yet minor – effect on all three of the aforementioned schools.

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

Dunwoody's residential zoning districts are primarily intended to create, maintain and promote a variety of housing and living opportunities for individual households and to help ensure consistency with the comprehensive plan. When the zoning ordinance refers to "RM" zoning districts, it is referring to the multi-dwelling zoning districts: RM-150, RM-100, RM-85, RM-75 and RM-HD. The primary purposes of the RM, multi-dwelling zoning districts are as follows:

- a. To accommodate the development of multi-dwelling residential development in areas designated for such development by the comprehensive plan;
- b. To accommodate infill development that is in keeping with the physical character of existing neighborhoods; and
- c. To accommodate uses and structures designed to serve the housing, recreational, educational, religious and social needs of the neighborhood.

**ANALYSIS**

**Comprehensive Plan**

The subject parcel is located on the periphery of the 'Dunwoody Village Character Area,' bordered by single-family residential to the east. The Dunwoody Village Master Plan (DVMP), sub-area plan, divides the Village into two sub-areas: the Village Core area and

Village Transition areas. The parcel is located in the Village Transition Area, just across Dunwoody Village Parkway from the boundary of the Village Core Area.

The Land Use Framework Plan section of the DVMP is intended to guide future redevelopment in the Dunwoody Village Overlay. The Land Use Framework Plan seeks to do the following:

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

The Land Use Framework Plan divides the Village into five land use categories: Neighborhood & Convenience Retail, Small-Scale Office, Civic/Institutional, For-Sale Residential, and Village Center Mixed-Use. The subject parcel is categorized as Small-Scale Office district. The adjacent parcel to the north, which the applicant seeks to rezone to RM-100 and develop along with the subject parcel, is currently zoned Office-Institution (O-I) District, and categorized in the Dunwoody Village Master Plan section of the Comprehensive Plan Land Use Map as For-Sale Residential.

Small-Scale office is characterized as the following:

- Existing office space
- Limited opportunity for new development
- Façade/tenant upgrade over time
- Internal landscape/ pedestrian/ site improvements over time (private)
- Primarily 1-2 story development (third level of occupied space in some existing buildings)

Maintaining small scale office opportunities is important to maintaining the unique local character of Dunwoody Village, but it calls for pruning low-visibility, lower performing stand-alone office buildings, as opportunities arise.

For-Sale Residential is characterized as the following:

- Existing townhomes and small-lot single-family (Ashworth)
- Opportunity for new development (Chamblee Dunwoody Road site & Dunwoody Village Parkway site)
  - 10 to 12 units per acre
  - 2 to 3 stories with private garages
  - Age-targeted (empty nesters)
  - Large units (greater than 2,000 sq. ft.)
  - For-sale product
  - Preserve existing buffers
  - High-quality design / materials

The Comprehensive Plan prioritizes the enhancement of buffers surrounding single-family neighborhoods adjacent to these more intense districts. Portions of both the Comprehensive

Plan related to the Dunwoody Village Character Area and its addendum, the Dunwoody Village Master Plan, are attached for consideration.

### **Review and Approval Criteria**

In accordance with Georgia and local law, the following review and approval criteria shall be used in reviewing the respective amendment applications:

#### **Section 27-335. Review and approval criteria.**

(a) *Comprehensive plan land use map.* The following review and approval criteria must be used in reviewing and taking action on all comprehensive plan land use map amendments:

- (1) Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby property;

***The subject property is currently zoned O-I and used as small-scale office. The Dunwoody Village Master Plan section of the comprehensive plan land use map calls for "small-scale office" use. The property is located just south of property which is zoned O-I and which the Dunwoody Village Master Plan calls for a for-sale residential use. To the east, on the other side of the stream, are properties zoned and developed as Single Family Residential. All of the surrounding property to the south, north of Mount Vernon Road and east of Dunwoody Village Parkway is zoned O-I and is designated as small-scale office use by the Dunwoody Village Master Plan. The difference in the subject parcel and those properties to the south is that it has almost no street frontage, and is barely visible from either Mount Vernon Road or Dunwoody Village Parkway. The use of the property as "for-sale residential" is suitable in view of the use and development of adjacent and nearby properties.***

- (2) Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property;

***The proposed land use change, to "for-sale residential" will not adversely affect the existing use or usability of adjacent or nearby property.***

- (3) Whether the proposed land use change will result in uses that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools;

***The proposed land use is not likely to cause excessive or burdensome use of streets, transportation facilities, utilities or schools. DeKalb County School District's report indicates that the development will result in an increase of eight students to the school system.***

***The applicant submitted a Trip Generation Study, dated December 4, 2014, performed by Marc R. Acampora, PE, LLC, for the companion case RZ 15-021, which seeks to rezone this property along with the neighboring property to construct an 81-unit townhome development. The study found a decrease of 874 two-way trips over a 24-hour period for the proposed use vs. the existing use, as well as overall decreases in total trips generated at peak a.m. and p.m. hours.***

- (4) Whether the amendment is consistent with the written policies in the comprehensive plan text;

***The amendment is consistent with the written policies in the comprehensive plan text.***

- (5) Whether there are environmental impacts or consequences resulting from the proposed change;

***No negative environmental impacts or consequences resulting from the proposed change have been identified. The applicant will be removing 95 percent of the impervious surface which consists almost entirely of paved surfaces between the rear of the existing office buildings and the stream. At the April 2, 2015 Zoning Board of Appeals Meeting, the Board approved the applications variance application to encroach the city's 75 foot stream buffer, with the following conditions:***

- 1. "In the area where there will be stream buffer interference, other than the north or south ends, there will be pervious paving.***
- 2. An engineer will evaluate the integrity of the retaining wall prior to demolition.***
- 3. Stream bank restoration will be performed***
- 4. An arborist will evaluate the trees inside the stream buffer on the applicant's property.***
- 5. The applicant will clean the debris that has been dumped in the stream buffer on applicant's property."***

- (6) Whether there are impacts on properties in an adjoining governmental jurisdiction in cases of proposed changes near city boundary lines;

***There will be no impacts on properties in an adjoining governmental jurisdiction, due to the location of the subject property.***

- (7) Whether there are other existing or changing conditions affecting the use and development of the affected land areas that support either approval or denial of the proposed land use change; and

***There are no other existing or changing conditions affecting the use and development of the affected land areas that support either approval or denial of the proposed land use change.***

- (8) Whether there are impacts on historic buildings, sites, districts or archaeological resources resulting from the proposed change.

***There will be no impacts on historic buildings, sites, districts or archaeological resources resulting from the proposed change.***

## RECOMMENDATION

### Community Council

At their regular April 2015 meeting, the Community Council heard the applicant's request to amend the Dunwoody Village Master Plan section of the Comprehensive Plan Land Use Map from Small-Scale Office to For-Sale Residential. After discussing the nature of the project

and the proposed use of the subject property, with the applicant and staff, a motion was made to recommend approval of the request. The motion was voted and passed (4 – 0).

### **Planning Commission**

At their Special-Called April 2015 meeting, the Planning Commission heard the applicant's request to amend the Dunwoody Village Master Plan section of the Comprehensive Plan Land Use Map from Small-Scale Office to For-Sale Residential. After discussing the nature of the project and the proposed use of the subject property, with the applicant and staff, a motion was made to recommend approval of the request. The motion was voted and passed (5 – 2).

### **Staff Recommendation**

Based on the above analysis and findings, staff has determined that the requested amendments to the Dunwoody Village Master Plan section of the Comprehensive Plan Land Use Map **meet the requirements** of Chapter 27, §27-335. Therefore, staff recommends the application be approved.

### **Attachments**

- Planning Commission Special Called Meeting Minutes 4-21-15
- Community Council Meeting Minutes 4-9-15
- DeKalb County Schools Report
- Location Map, Zoning Districts Map, Future Land Use Map
- Comprehensive Plan excerpt, Dunwoody Village Master Plan excerpt
- Application packet

**CITY OF DUNWOODY  
APRIL 21, 2015  
PLANNING COMMISSION MINUTES**

The Planning Commission of the City of Dunwoody held a Special Called Meeting on April 21, 2015 at 6:00 PM. The meeting was held in the City of Dunwoody City Hall, 41 Perimeter Center East, Dunwoody, Georgia 30346. Present for the meeting were the following:

Voting Members:            Bob Dallas, Chair  
                                     Bill Grossman, Vice-Chair  
                                     Kirk Anders, Commission Member  
                                     Claire Botsch, Commission Member  
                                     Renate Herod, Commission Member  
                                     Paul Player, Commission Member  
                                     Heyward Wescott, Commission Member

Also Present:                 Steve Foote, Community Development Director  
                                     Andrew Russell, Planning Coordinator

A. CALL TO ORDER

B. ROLL CALL

**Kirk Anders and Renate Herod arrived after Roll Call.**

C. MINUTES

1. Approval of Minutes from the March 10, 2015 Planning Commission Meeting

**Heyward Wescott motioned to approve. Claire Botsch seconded.**

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

D. ORGANIZATIONAL AND PROCEDURAL ITEMS

1. Discussion of meeting start time for Planning Commission meetings

**The Commission asked questions of staff. The Commission voiced concerns over traffic and the accessibility of meetings to citizens at 7:00 pm versus at 6:00 pm.**

**Steve Foote responded to questions from the Commission.**

**Heyward Wescott motioned to approve to keep meetings at 7:00 pm on Tuesdays. Paul Player seconded.**

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

E. UNFINISHED BUSINESS

1. ~~RZ 15 021: Cypress Communities, LLC, applicant, on behalf of owner, CQ Dunwoody Village Court, LLC, seeks permission to rezone property currently zoned Office~~

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~~Institution (O I) District to Multi-dwelling Residential District (RM-100) to allow for construction of an 81-unit townhome development. The subject property consists of two parcels: tax parcel 18-366-060-61 located at 1530 Dunwoody Village Parkway, Dunwoody, GA 30338, and tax parcel 18-366-060-65 located at 1536 Dunwoody Village Parkway, Dunwoody, GA 30338. (Moved to item F.2.)~~

F. NEW BUSINESS

1. CP 15-051: Cypress Communities, LLC applicant on behalf of CQ Dunwoody Village Court, LLC, seeks permission to amend the Dunwoody Village Master Plan section of the Comprehensive Plan Land Use Map from Small-Scale Office to For-Sale Residential, to allow for the construction of townhomes at 1536 Dunwoody Village Parkway, Dunwoody, GA 30338, tax parcel 18-366-060-65, as part of an 81-unit townhome development with 1530 Dunwoody Village Parkway, tax parcel 18-366-060-61, to the north.

**Bob Dallas introduced the item and opened the public hearing.**

**Steve Foote presented on behalf of staff and recommended approval. Steve responded to questions from the Commission.**

**Carl Westmoreland, 3340, Peachtree Road, representative of the applicant, presented on behalf of the application and responded to the Commission's questions.**

**Pat Eubank, 37 year resident of the City of Dunwoody, spoke in opposition to the application. Pat voiced concern over the pending legal agreement between DHA and the applicant over limiting rental units. Pat voiced concern over Community Development's handling of the application. Pat recommended the Commission defer the applicaiton until after the land use plan updates are made.**

**Robert Wittenstein, resident, 1146 Bordeaux Court, spoke in favor of the application.**

**The Commission asked questions of the applicant.**

**Kirk Anders asked questions of staff regarding the DeKalb County Schools report and recommended the City do some independent research on the subject to get information from a source other than DeKalb County.**

**Renate Herod voiced concern over adding residential housing to the Comprehensive Plan.**

**Renate Herod motioned to deny.**

**The motion died without a second.**

**Paul Player motioned to approve. Claire Botsch seconded.**

**The motion was voted and Passed (5 - 2)**

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2. RZ 15-021: Cypress Communities, LLC, applicant, on behalf of owner, CQ Dunwoody Village Court, LLC, seeks permission to rezone property currently zoned Office-Institution (O-I) District to Multi-dwelling Residential District (RM-100) to allow for construction of an 81-unit townhome development. The subject property consists of two parcels: tax parcel 18-366-060-61 located at 1530 Dunwoody Village Parkway, Dunwoody, GA 30338, and tax parcel 18-366-060-65 located at 1536 Dunwoody Village Parkway, Dunwoody, GA 30338. (Moved from item E.1.)

**Bob Dallas introduced the item and opened the public hearing.**

**Steve Foote presented on behalf of staff and recommended approval. Steve responded to questions from the Commission. Steve stated that the trail connecting the adjacent cul de sac to the south would not be a paved path and would remain an informal path. Steve stated that staff is asking the applicant to record an easement stating that there is a path for public access to the cul de sac to go through the development, onto the internal sidewalk network and out the front entrance. Steve stated that if there was ever the intention to develop the informal path into a paved sidewalk that the sides would need to gather around to discuss it.**

**Carl Westmoreland, 3343 Peachtree Road, representative of the applicant, spoke on behalf of the application and responded to questions from the Commission.**

**Robert Wittenstein, 1146 Bordeaux Court, spoke in favor of the application. Robert spoke as representative of the Dunwoody Homeowners' Association. Robert stated that the legal agreement DHA has with the applicant to enforce a cap on rental units will be enforceable. Robert stated that the legal agreement binds the applicant to following the recommendations of DRAC.**

**Robert Miller, 1332 Martina Drive, spoke in opposition to the application. Robert voiced concern over the application's compliance with the Comprehensive Plan. Robert had concerns related to walkability and age-targeted design of units. Robert voiced concern over the continually changing site plan.**

**Todd Morolla, representative of the owners of the adjacent office condo to the south on Mount Vernon Road, spoke. Todd stated that while the building's owners are generally in favor of the proposed plan, they have a concern over their rights of ingress and egress pursuant to an easement that has been on record for over 30 years. Todd stated that the proposed plan impinges on these rights. Todd stated that his client has not received a legal contract from the applicant over these issues.**

**Lonnie Moss, applicant, spoke and responded to questions from the Commission. Lonnie responded that the price point will be \$450,000, and elevators can range from \$15,000 to \$50,000. Lonnie stated that none of the units will have kitchens and master bedrooms on the same level, and no floor plans have elevators shown on them. Lonnie responded that the floor plans are a work in progress. Lonnie responded that he intends to comply with all recommendations of DRAC. Lonnie responded that he**

plans to phase the project and that the first phase would be everything to the right if you are standing at the entrance facing the proposed development on Dunwoody Village Parkway. Lonnie responded to the Commission's comments regarding the development on Glaze Drive.

Renate Herod asked the applicant questions over age-targeted options. Lonnie responded that the focus has been more on the exterior of the proposed development than on the interior. Renate had concerns because of the applicant's role in the Glaze Drive development.

Kirk Anders asked questions over the price point for units and the price of elevators.

Bill Grossman asked the applicant whether any units will have the kitchen and master bedroom on the same level, whether elevators are shown on any floor plans, where the HVAC equipment will be stored, how the legal agreement with DHA will look. Bill asked how long it will take to work out issues with the site plan and with the adjoining office property to the south. Bill asked the applicant questions over his agreement with DHA and complying with all recommendations of DRAC from their review.

Heyward Wescott asked questions of the applicant and staff. Heyward asked staff questions over sidewalk improvements and the easement for the informal path connecting to the cul de sac connecting to the neighborhood to the south. Heyward asked questions regarding eliminating parking spaces to the south and adding more green space. Heyward voiced concern that the applicant has not submitted more detailed renderings of the buildings and that the Commission cannot see what the streetscape will look like.

Bob Dallas asked the applicant if he had considered putting the main private drive to the rear of the development as is drawn in the concept plan that is found in the Dunwoody Village Master Plan. Bob asked the applicant whether he had considered eliminating the road around the mail kiosk and putting in green space. Bob asked the applicant questions regarding pedestrian accessibility from Mt. Vernon Road to make it easier for pedestrians to be able to walk to Mt. Vernon Road. Bob asked the applicant questions over phasing. Bob stated that he would like to see the application deferred until the May Planning Commission Meeting.

Claire Botsch stated that the applicant will need to provide more detailed drawings and application items specific to the requirements of the Dunwoody Village Overlay when the application goes to the Mayor and City Council.

Heyward Wescott motioned to continue until the May meeting. Bill Grossman seconded.

The motion was voted and Passed (5 - 2)

2. ~~Meeting process amendments to Chapter 27 of the Code of Ordinances. (Moved to item F.3.)~~

3. Meeting process amendments to Chapter 27 of the Code of Ordinances. (Moved from item F.2.)

**Bob Dallas introduced the item and opened the public hearing.**

**Steve Foote presented on behalf of staff and responded to questions from the Commission. Steve responded that he would like for the applicant to send notice to residentially zoned property owners within 500 feet and pay the associated cost.**

**Paul Player recommended the city institute area councils. Paul recommended a city staff person attend the applicant-initiated meetings.**

**Bill Grossman recommended that a sitting Council Member, the Mayor or a Planning Commissioner appoint a citizen group who would receive notice of applications and attend the applicant-initiated meetings. Bill stated he would like to see the meetings advertised in the Dunwoody Crier at the applicants' expense.**

**Claire Botsch questioned how a record of applicant initiated meetings would be taken and kept. She asked questions over how public comments would be gathered and disseminated to the public and the Boards.**

**Bob Dallas recommended that staff assemble a well-informed committee to sort out what the goals are here.**

**Kirk Anders stated that a lot of what is proposed is currently accomplished through DHA meetings.**

**Heyward Wescott recommended revamping the Community Council instead of eliminating it.**

**Heyward Wescott motioned to continue until the May meeting. Bill Grossman seconded.**

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

G. OTHER BUSINESS

**Kirk Anders requested that staff do some research on the impact of the proposed development on schools in the rezoning application RZ 15-021.**

H. PUBLIC COMMENT

I. COMMISSION COMMENT

**Heyward Wescott thanked City Council Member Terry Nall for attending the Planning Commission meeting.**

J. ADJOURN

#2.

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Approved by:

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Chair

Attest:

\_\_\_\_\_  
Secretary

**CITY OF DUNWOODY  
APRIL 9, 2015  
COMMUNITY COUNCIL MINUTES**

The Community Council of the City of Dunwoody held a Meeting on April 9, 2015 at 6:00 PM. The meeting was held in the City of Dunwoody City Hall, 41 Perimeter Center East, Suite 103, Dunwoody, Georgia 30346. Present for the meeting were the following:

Voting Members:           Norb Leahy, Chair  
                                  Deborah Shendelman, Community Council Member  
                                  Brian Sims, Community Council Member  
                                  Sam Verniero, Community Council Member

Also Present:               Steve Foote, AICP  
                                  Rebecca Keefer, City Planner  
                                  Andrew R. Russell, Planning Coordinator

A. CALL TO ORDER

B. ROLL CALL

**All members were present except Rick Callihan and Richard Grove.**

C. MINUTES

1. Approval of Minutes from the July 10, 2014 Community Council Meeting.

**Norb Leahy motioned to approve. Sam Verniero seconded.**

**The motion was voted and passed (4 - 0)**

1.2. Approval of Minutes from the March 12, 2015 Community Council Meeting

**Deborah Shendelman motioned to approve. Sam Verniero seconded.**

**The motion was voted and passed (4 - 0)**

D. ORGANIZATIONAL AND PROCEDURAL ITEMS

E. UNFINISHED BUSINESS

F. NEW BUSINESS

1. CP 15-051: Cypress Communities, LLC applicant on behalf of CQ Dunwoody Village Court, LLC, seeks permission to amend the Dunwoody Village Master Plan section of the Comprehensive Plan Land Use Map from Small-Scale Office to For-Sale Residential, to allow for the construction of townhomes at 1536 Dunwoody Village Parkway, Dunwoody, GA 30338, tax parcel 18 366 060 65, as part of an 81-unit townhome development with 1530 Dunwoody Village Parkway, tax parcel 18 366 060 61, to the north.

**Norb Leahy opened the public meeting.**

**Rebecca Keefer presented on behalf of staff. Rebecca stated that the need for an amendment to the comp plan was initially not identified by staff. Rebecca stated that on the plan submitted by the applicant it is not identified as a separate parcel, making it not easily identifiable when looking at the future land use map.**

**Carl Westmoreland, 3343 Peachtree Road, representative of the applicant, presented on behalf of the application. Carl introduced Lonnie Moss, applicant. Carl responded to the Council's questions. Carl stated that the DHA and the developers have been very careful to address the rental issue, and that the legal agreement states that it is binding on the successors, successors entitled, etc., and is signed by the developer and the DHA. He said that the agreement states that a limitation on the number of rental units at any one time to 8 units will be incorporated into the Homeowners' Association documents and provided to the City of Dunwoody Community Development Department prior to issuance of a C.O. for the development. Therefore it is enforceable by the city as well as by the DHA.**

**Norb Leahy asked questions of the applicant. Norb asked staff questions regarding where the comp plan calls for green space in the Village.**

**Robert Wittenstein, resident, 1146 Bordeaux Court, spoke and recommended approval of the application on behalf of DHA. Robert stated that in the view of DHA, it is in the best interest of the city for the piece of property at issue to be residential. Robert stated that if the applicant does not follow through with the DHA contract, then the DHA will sue them.**

**Pat Eubank, resident, 4804 Leeds Court, spoke in opposition to the proposed plan because it conflicts the Comprehensive Plan the city has adopted.. Pat voiced concerns over the loss of small-scale office space in the area, and the possibility of displacing small-scale offices. Pat voiced concerns over the viability of DHA's legal agreement with the applicant, and the possibility of many units becoming rentals. Pat voiced concerns over senior housing options, the viability of the installation of elevators in units, and the need for more green space to be incorporated into the development.**

**Sam Verniero asked staff why the need for a comp plan amendment was initially not requested of the applicant by staff. Sam voiced concerned that \$450,000 is too high of a price point.**

**Brian Sims asked the applicant what would happen to the project if the comp plan amendment is not successful.**

**Carla Masecar, resident, 4570 Kings Down Way, spoke in opposition to the application.**

**Lonnie Moss, applicant, stated that the price point is mid \$400,000's to \$450,000's. Lonnie responded that he has not closed on the property.**

**Deborah G. Shendelman voiced concern that on page 26 of the Vision and Framework Plan, it calls for housing options for young professionals, and that the young professional demographic has not been addressed and discussed at all through this process, nor has it been addressed during the rezoning process.**

**Deborah Shendelman motioned to approve. Brian Sims seconded.**

**The motion was voted and passed (4 - 0)**

2. Text amendments to the City of Dunwoody City Code Chapter 27 to consider recent actions by the Georgia State Legislature related to medicinal marijuana.

**Norb Leahy opened the public meeting.**

**Steve Foote presented on behalf of staff and stated that the need for action by the city has gone away and is no longer an issue.**

3. Text amendments to the City of Dunwoody City Code Chapter 27 regarding massage activities.

**Norb Leahy opened the public meeting.**

**Steve Foote presented on behalf of staff.**

**Robert Wittenstein, resident, 1146 Bordeaux Court, spoke in favor.**

**Sam Verniero motioned to approve. Brian Sims seconded.**

**The motion was voted and passed (4 - 0)**

- G. OTHER BUSINESS
- H. PUBLIC COMMENT
- I. COMMUNITY COUNCIL COMMENT
- J. ADJOURN

**DeKalb County School District  
Zoning Review Comments**

**Analysis Date:** 3/30/2015

**Submitted to:** Andrew Russell      **Case #:** RZ-15-021

**Name of Development:** Dunwoody Village Townhomes  
**Location:** 1530 & 1536 Dunwoody Village Pkwy

**Description:** Demolition of Office Buildings to to be replaced by 81 townhomes.

**Impact of Development:** The proposed rezoning, if approved, will add approximately 8 students to the local schools. (4 at Vanderlyn ES, 1 at Peachtree Charter MS and 3 at Dunwoody HS. This will increase overcrowding at all schools, all of which are projected to be at least 20% over capacity and are projected to grow in enrollment and overcrowding in the next 5 years. This development will have a negative - yet minor - effect on all three schools.

<b>Current Condition of Schools</b>	<b>Vanderlyn ES</b>	<b>Peachtree MS</b>	<b>Dunwoody HS</b>	<b>Other DSCD Schools</b>	<b>Private Schools</b>	<b>Total</b>
Capacity	576	1,212	1,403			
Portables (Capacity)	11	8	0			
Portables (Construction)	0	0	0			
Enrollment (Oct. 2015)	697	1,485	1,700			
Seats Available	-121	-273	-297			
Utilization (%)	121.0%	122.5%	121.2%			
<b>New students from development</b>	<b>4</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>8</b>

New Enrollment	701	1,486	1,703
New Seats Available	<b>-125</b>	<b>-274</b>	<b>-300</b>
New Utilization	121.7%	122.6%	121.4%

<b>Yield Rates</b>	<b>Attend Home School</b>	<b>Attend other DCSD School</b>	<b>Private School</b>	<b>Total</b>
Elementary	0.0446	0.0015	0.0010	0.0471
Middle	0.0136	0.0005	0.0040	0.0181
High	0.0330	0.0015	0.0020	0.0364
<b>Total</b>	<b>0.0912</b>	<b>0.0034</b>	<b>0.0070</b>	<b>0.1016</b>

**Student Calculations**

**Proposed Units**      **81**

<b>Units x Yield</b>	<b>Attend Home School</b>	<b>Attend other DCSD School</b>	<b>Private School</b>	<b>Total</b>
Elementary	3.61	0.12	0.08	3.81
Middle	1.10	0.04	0.32	1.46
High	2.67	0.12	0.16	2.95
<b>Total</b>	<b>7.38</b>	<b>0.28</b>	<b>0.56</b>	<b>8.22</b>

<b>Anticipated Students</b>	<b>Attend Home School</b>	<b>Attend other DCSD School</b>	<b>Private School</b>	<b>Total</b>
Vanderlyn ES	4	0	0	4
Peachtree MS	1	0	0	1
Dunwoody HS	3	0	0	3
<b>Total</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>8</b>



**1536 Dunwoody  
 Village Parkway**

**CP 15-051  
 Aerial Map**

April 2015

**Legend**

-  Parcel
-  Street Centerline

**Scale:**  
 1 in = 183 ft




23-

**1536 Dunwoody  
Village Parkway**

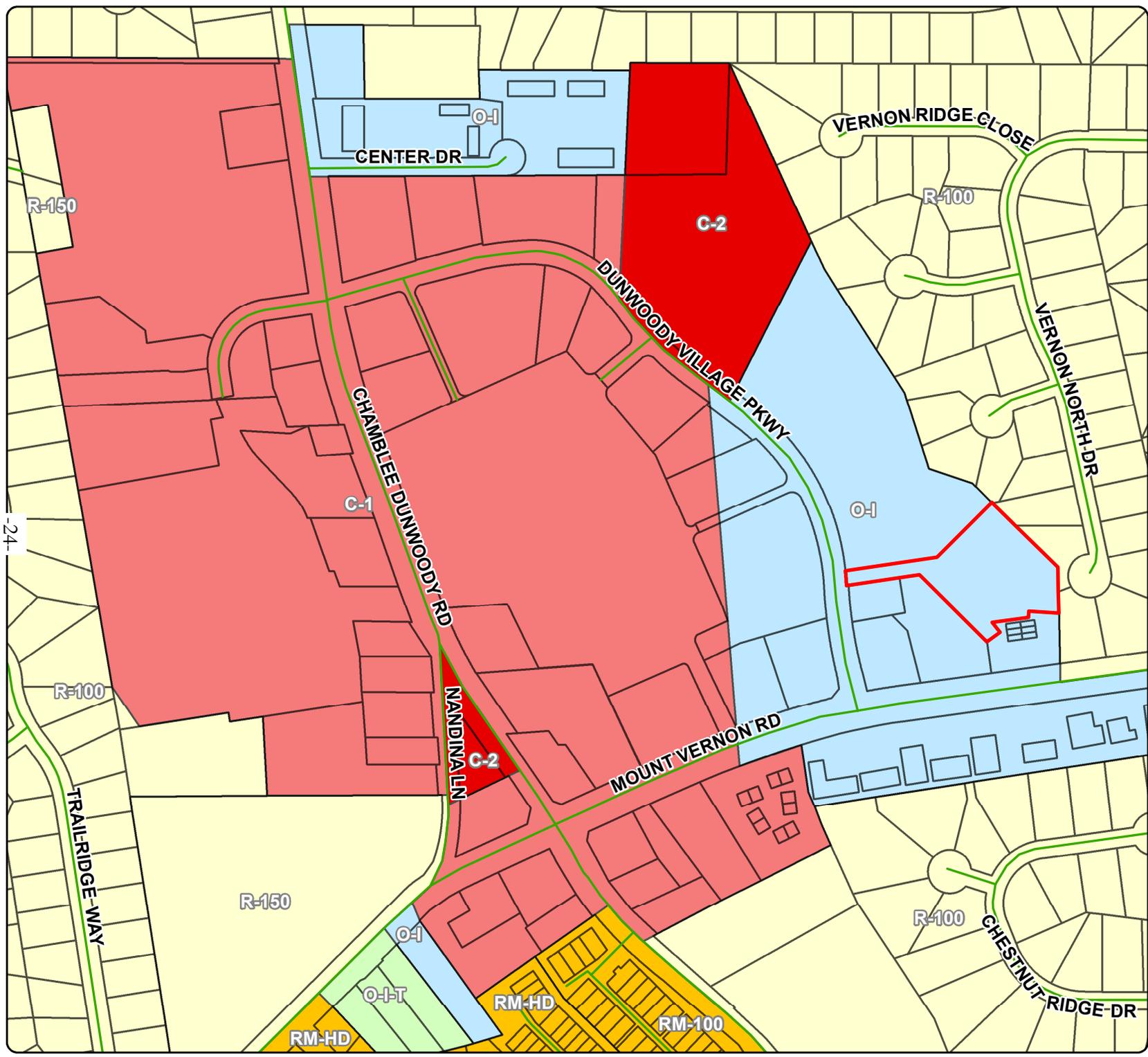
**CP 15-051  
Zoning Map**

April 2015

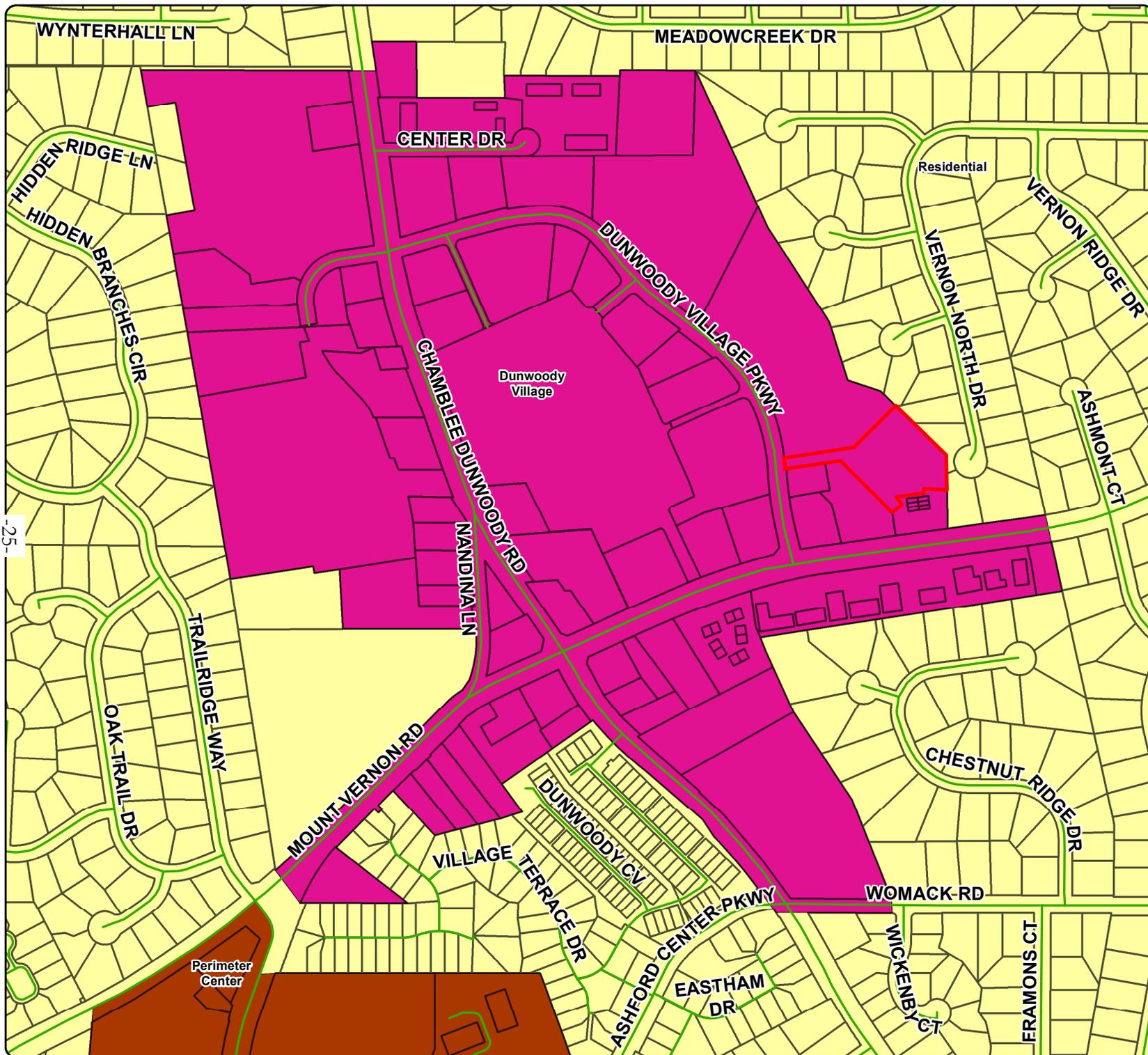
**Legend**

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

**Scale:**  
1 in = 367 ft

Disclaimer: All data is provided as is, with all faults, without warranty of any kind, either expressed or implied. This map is the property of the City of Dunwoody, Georgia and its assigns. All rights reserved.



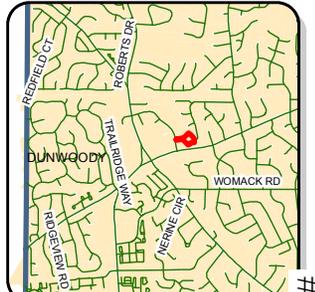
**Dunwoody\***  
 \*Smart people - Smart city  
 Community Development  
 41 Perimeter Center East | Dunwoody, Georgia  
 Suite 250 | 30346-1902  
 678-382-6800 ~ www.dunwoodyga.gov

**1536 Dunwoody Village Parkway**  
**CP 15-051**  
**Future Land Use Map**  
 April 2015

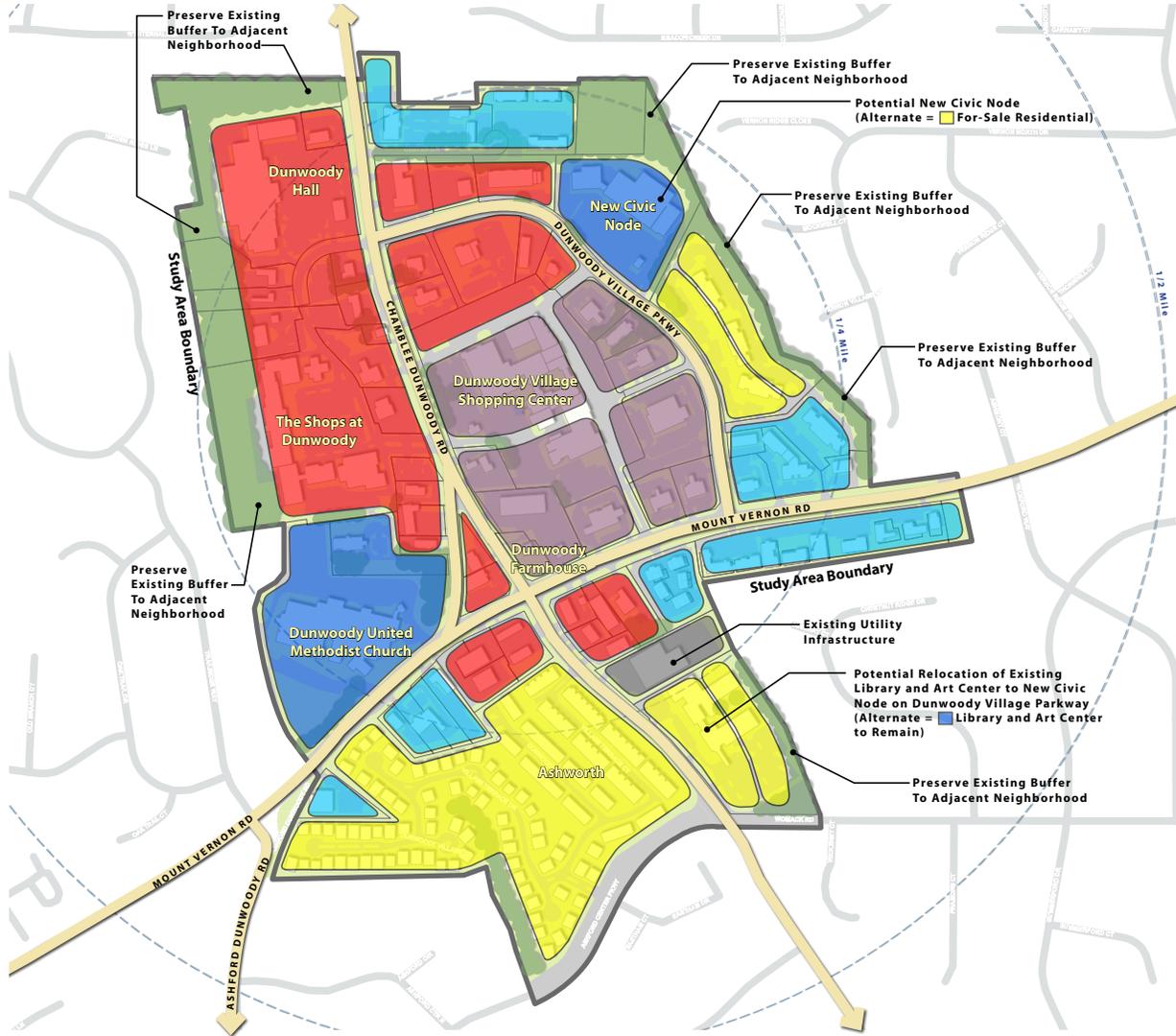
**Legend**

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

**Scale:**  
 1 in = 483 ft



### Land Use Framework Plan



### DUNWOODY VILLAGE DISTRICTS

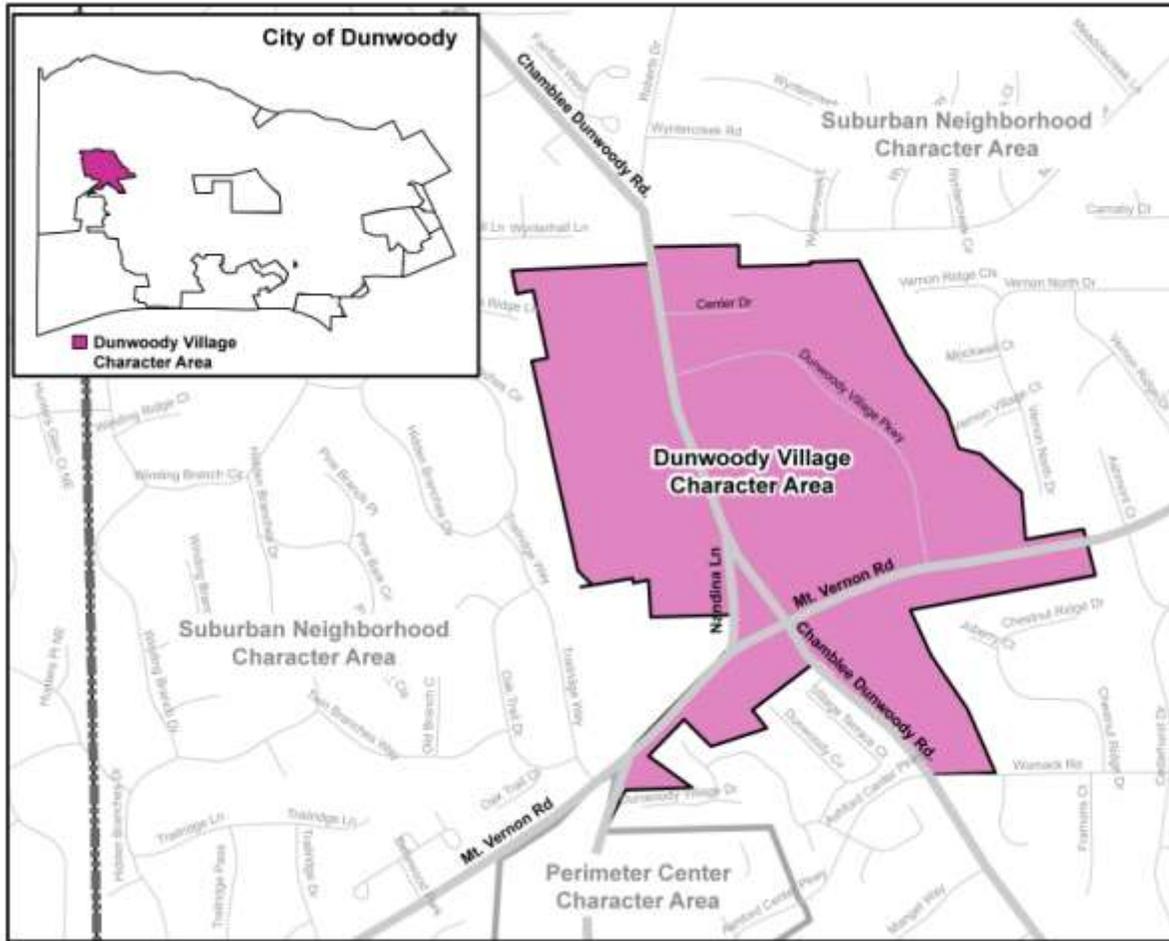
- NEIGHBORHOOD & CONVENIENCE RETAIL:**
  - Primarily existing retail/commercial
  - Limited professional office
  - Limited opportunity for new development
  - Facade / tenant upgrades over time
  - Internal landscape / pedestrian / site improvements over time (private)
  - Generally 1-2 story development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

- Study Area Boundary
- Major Streets
- Parcels
- Building Footprint
- Natural Tree Cover (approximate)

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### Dunwoody Village



### Vision/Intent

Dunwoody Village has historically been the “heart” of Dunwoody. A master planning process will have established a detailed vision for this center of the community, focused on pedestrian and bicycle amenities, public functional green space, traffic calming, architectural controls, connectivity and place making. A sense of history will add to the charm and sense of place. This area will offer a “village green” with civic activities and amenities, and redevelopment will draw community members to shopping, dining and entertainment. Furthermore, redevelopment should have a residential component for day and evening activity to foster community. The design should embody the unique character of Dunwoody. The marker or unifying signifier (whether a “logo” or other identifier) that the City creates for itself and employs at gateways should be hallmarked in the Dunwoody Village in a distinctive, prominent way.



## Future Development

- Height:** Up to 3 stories, but allow potentially up to 5 at intersections if and only if a unique project is proposed with architecturally distinct features, innovative parking solutions (covered decks, underground parking, or alternatives) and functional spaces for public use. A 5-story building would only be considered at the core of the Village; the boundary properties of the Dunwoody Character Area will not be appropriate if greater than two stories
- Form:** Master planned design, high quality building materials, civic amenities, integrated open space and appropriate transitions from greater to less intense uses. The periphery of the character area will include an exceptional, large transitional area to adequately protect single-family residential and other residential homes in the area
- Use:** Mixed-Use (combined office, retail and residential where residential is located only on the second floor or above) up to 12 units to the acre, although age-restricted projects would be granted consideration for additional densities; live-work units, civic institutional, community retail (not greater than 50,000 square feet), local and unique business, boutique retail, public assembly and entertainment. Additional density is allowable, if and only if, the nature of the mixed-use development provides exceptional opportunities for creating a high quality community



FIGURE 7: Dunwoody Village will feature buildings close to the street, an active pedestrian zone with bicycle options that are safe and inviting.



## Goals

- Land use
  - Create an active community center with public places to gather, following a master planning process that potentially supports a redevelopment investment program
  - Through the Master Plan process, establish way-finding or landmark features that unify the Village and can be used across the City, if a way-finding or gateway plan does not already exist for the greater City as a whole
  - Master Plan should consider shadowing effects of taller buildings and appropriately regulate to not visually impose on adjacent single-family residents
  - Implement the Dunwoody Village Overlay and review regularly to ensure enforcement meets intent of overlay and Character Area vision
- Transportation and circulation
  - Creatively address the parking and congestion that new local activity may generate
  - Master Plan process will identify solutions for structural parking
  - Establish bicycle network for new connectivity throughout the City so that “all roads lead to the Village”
  - Establish infrastructure thresholds that new development must meet
- Community Facilities
  - Pursue site location evaluation and financing plan locating City Hall, Police and other civic functions, including options for joint public-private partnership
  - Create venues for cultural events like music and create programs for public uses of City Hall and library

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



City of Duluth



City of Smyrna



City of Suwanee



# 2 VISION & FRAMEWORK PLAN

## OVERALL VISION

In 2010 the City of Dunwoody adopted its first Comprehensive Land Use Plan. The Comprehensive Land Use Plan laid the foundation for this more detailed master plan effort:

Dunwoody Village has historically been the “heart” of Dunwoody. A master planning process will have established a detailed vision for this center of the community, focused on pedestrian and bicycle amenities, public functional green space, traffic calming, architectural controls, connectivity and place making. A sense of history will add to the charm and sense of place.

This area will offer a “village green” with civic activities and amenities, and redevelopment will draw community members to shopping, dining and entertainment. Furthermore, redevelopment should have a residential component for day and evening activity to foster community. The design should embody the unique character of Dunwoody. The marker or unifying signifier (whether a “logo” or other identifier) that the City creates for itself and employs at gateways should be hallmarked in the Dunwoody Village in a distinctive, prominent way.

The Dunwoody Village Master Plan was developed to create a more detailed vision for the District based upon the area’s unique character and identity, the desire to create a great sense of place, underlying real estate market fundamentals, and public input. The resultant master plan include land use and circulation framework plans and short-term and long-term action plans to guide City of Dunwoody initiatives and investments in this area over the next 10-20 years.

Throughout the planning process, public involvement was a vital element of developing a community driven plan. The process included:

- +/- 20 Stakeholder Interviews in August 2010
- 4 Sounding Board Meetings- a committee of 14 community members identified by City Council to serve as a focus group for the planning effort
- 4 Public Workshops (the 4th workshop was held twice on consecutive evenings)
- An Interactive Project Website
- A Community Preference Survey
- 3 Public Open Houses
- City Councilmember Interviews/Small Group Sessions

The first phase of community involvement in September and October of 2010 included stakeholder interviews, one Sounding Board Meeting, one public workshop, and the online community preference survey to clarify community goals and objectives for Dunwoody Village. While there are many perspectives and viewpoints in the community, the following community consensus points emerged through the public participation process and guided development of the Master Plan.

- Reinforce Dunwoody Village as a focal point of the community and a City of Dunwoody destination
- Maintain the area's unique identity including the concentration of local businesses
- Make the Village more walkable
- Create community green space and maintain mature tree cover
- Preserve and enhance the Farmhouse as a community icon
- Maintain a consistent architectural character in the Village
- Maintain and enhance buffers to surrounding single-family neighborhoods
- Determine potential for a civic presence in the Village
- Recognize community preferences to limit residential densities and rental properties





Notable results from multiple choice and short-answer questions:

- 74% of survey respondents reported that the Dunwoody Village needs some or extensive improvement and redevelopment. 22% reported that the area needs landscaping/general improvements and 3% reported that the area looks fine as it is.
- The retail goods and services most desired in Dunwoody Village by survey respondents included casual restaurants, grocery, pharmacy, gifts and specialty shops, and book/ music shops.
- If residential units were added to the Village in the future, survey respondents reported that the most appropriate target markets are empty nesters/early retirees and young professionals.
- There is strong community desire for more open spaces, particularly small scale parks and plazas.
- The lack of sidewalks and uninviting pedestrian environment is viewed as a significant issue in the Village
- The highest implementation priorities from survey respondents were:
  - Create open space/parks
  - Make the area more walkable/bikable

### Village Transition Areas



### Village Core



### Circulation and Open Space



Highly ranked survey images



## LAND USE FRAMEWORK PLAN

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

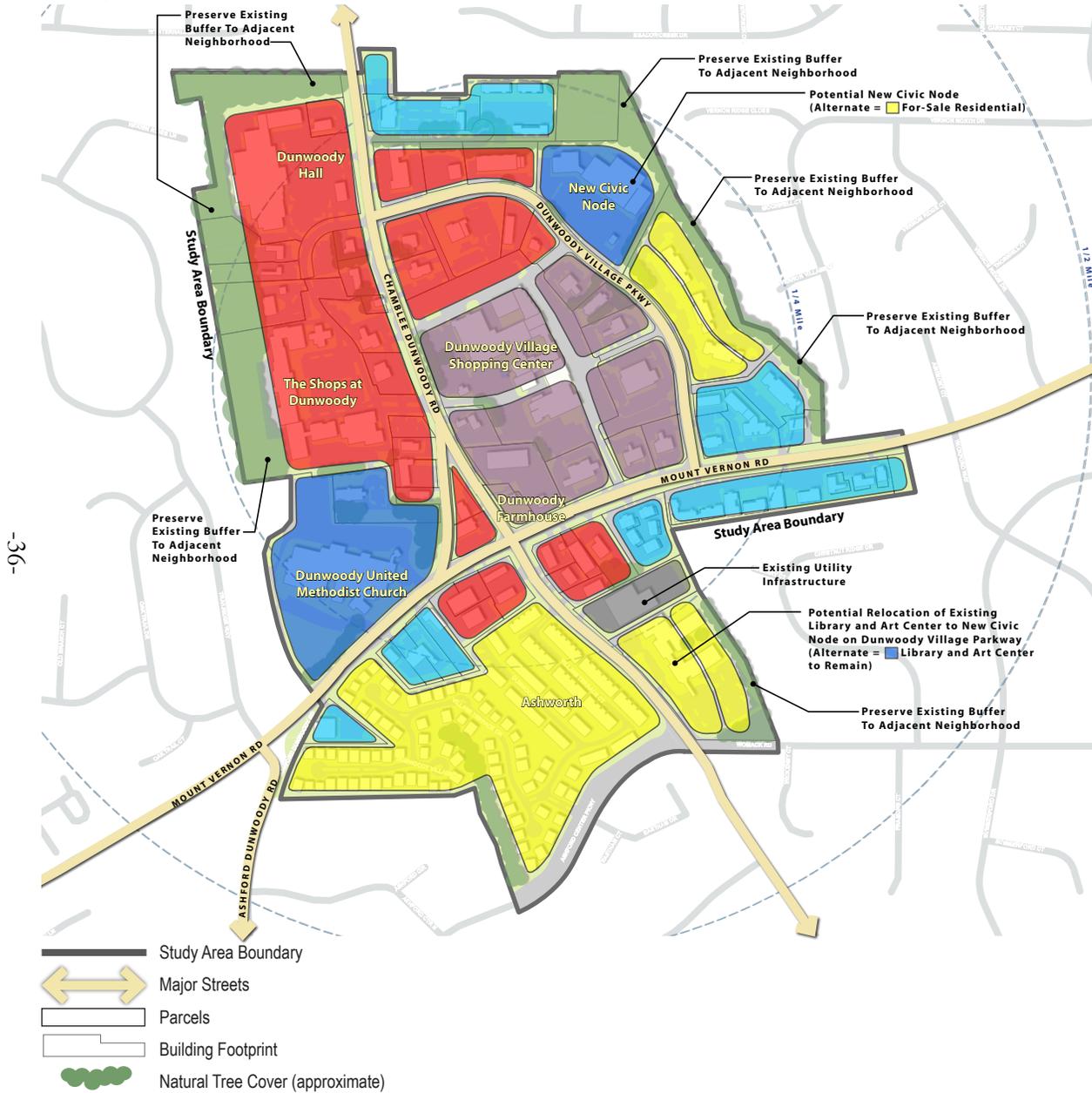
Additionally, a number of properties have multiple owners (office condominiums), are stable institutions or are higher performing retail properties and are unlikely to change in the short- to mid-term. These properties include the Ashworth neighborhood, Dunwoody United Methodist Church, The Shops at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

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

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

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

### Land Use Framework Plan



### DUNWOODY VILLAGE DISTRICTS

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

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



## VILLAGE CENTER

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

The primary focus of the Village Center is to:

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

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

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

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**LEGEND**

- CIVIC
- MIXED USE
- RESIDENTIAL
- COMMERCIAL

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

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



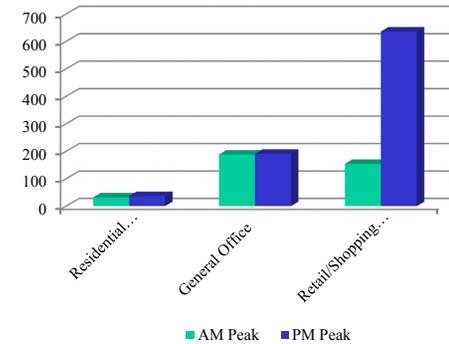
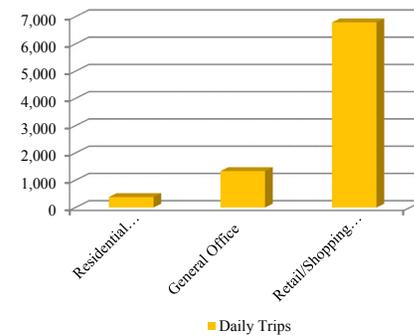


There is significant concern from some area residents regarding the integration of residential units into the Dunwoody Village. Future residential units within the Village are intended to reinforce and add to the traditional character of the Village and are not intended to be high density (over 12 units/acre)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

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

Traffic Generation by Land Use

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





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

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



## CIVIC / INSTITUTIONAL

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

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

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

One possible scenario would be to cluster a future City Hall (with the administrative functions of the police department), Dunwoody Library, and Spruill Arts Center into a single municipal complex within the Dunwoody Village. This opportunity would consolidate several city facilities into a single location with potential greater efficiency. One of the only single properties large enough to accommodate a municipal center of this scale is the Dunwoody Plaza Shopping Center. The concept on the following page illustrates the site's potential to anchor the northeast end of the Village with a range of daytime, nighttime, and evening activities based upon the mix of facilities. The concept would also provide a secondary community green space at ½ to 1 acres in size and maintain and/or enhance the buffer between the parcel and adjacent neighborhood. This concept may include some supporting retail, but would reduce the total amount of retail uses on the perimeter of the Village in favor of enhancing the quality and potential quantity of retail in the Village Center.

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



ILLUSTRATIVE CONCEPTS  
NOT AN ACTUAL DEVELOPMENT  
PROPOSAL





## NEIGHBORHOOD/CONVENIENCE RETAIL

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

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

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

## SMALL-SCALE OFFICE

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

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

## RESIDENTIAL

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

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

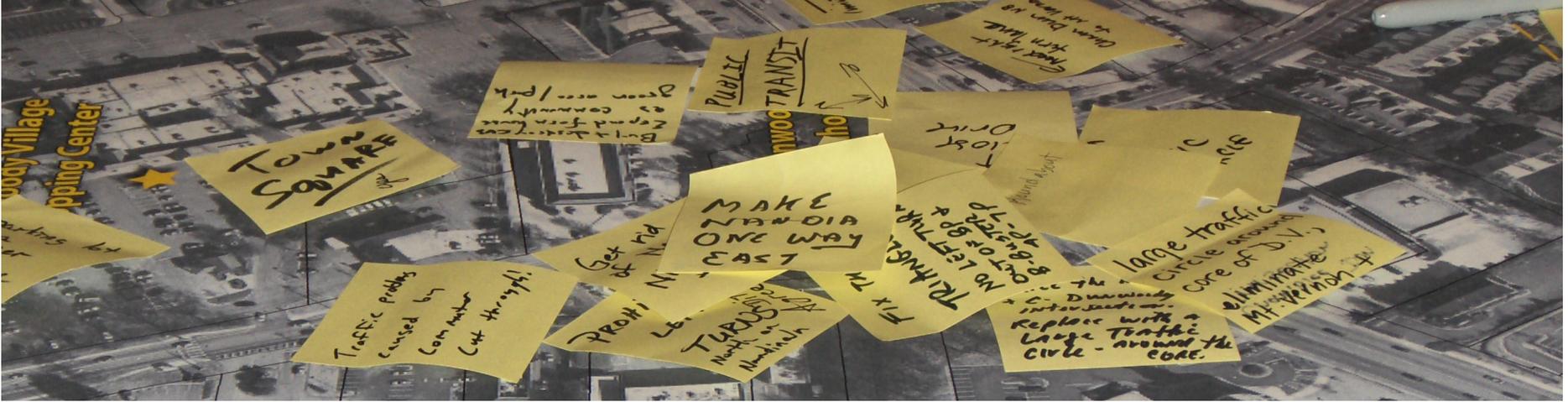
Residential uses in the Dunwoody Village should seek to provide a variety of housing types (flats, stacked, lofts, etc.) to limit opportunities to overbuild, reinforce the area's unique character and broaden the area's appeal. Opportunities include flats over retail/office within the Village Center,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

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

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

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

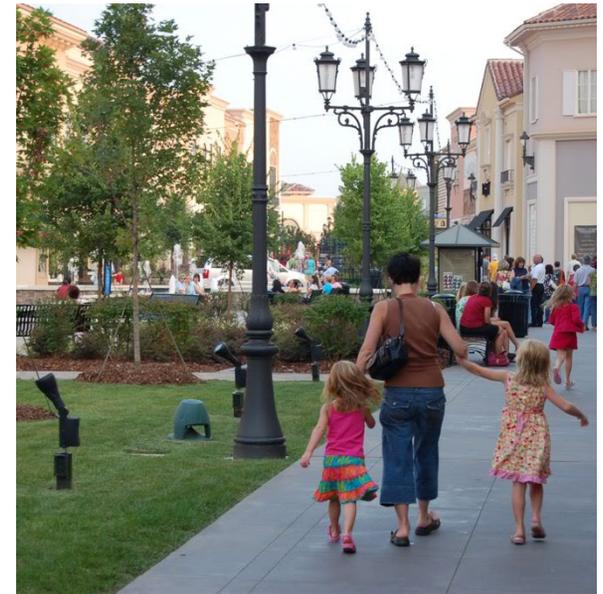




## CIRCULATION & OPEN SPACE FRAMEWORK PLAN

The Circulation and Open Space Framework Plan outlines key community green/open space and pedestrian, bicycle, and roadway improvements developed in conjunction with the land use and market goals established during the planning process. Outlining transportation improvements in conjunction with land use goals and objectives is vital to maintaining and enhancing the character of the Dunwoody Village. The Circulation and Open Space Framework Plan places emphasis on community goals to create additional open space and gathering areas, enhance walkability, and expand potential for alternative transportation modes to be utilized in and around Dunwoody Village.

The following sections outline key green space initiatives and recommended roadway, pedestrian, bicycle, and multi-use trail enhancements.



# Circulation and Open Space Framework Plan



## DUNWOODY VILLAGE CIRCULATION & OPEN SPACE INITIATIVES

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

### Dunwoody Village Master Plan

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



-48- **OPEN SPACE**

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

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

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

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

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

## NEW ROADWAYS

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

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





## TRAFFIC ENHANCEMENTS

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

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

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

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

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

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



## STREETSCAPE IMPROVEMENTS

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



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

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

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

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

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



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

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

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

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

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

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

## BICYCLE ROUTES

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

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

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

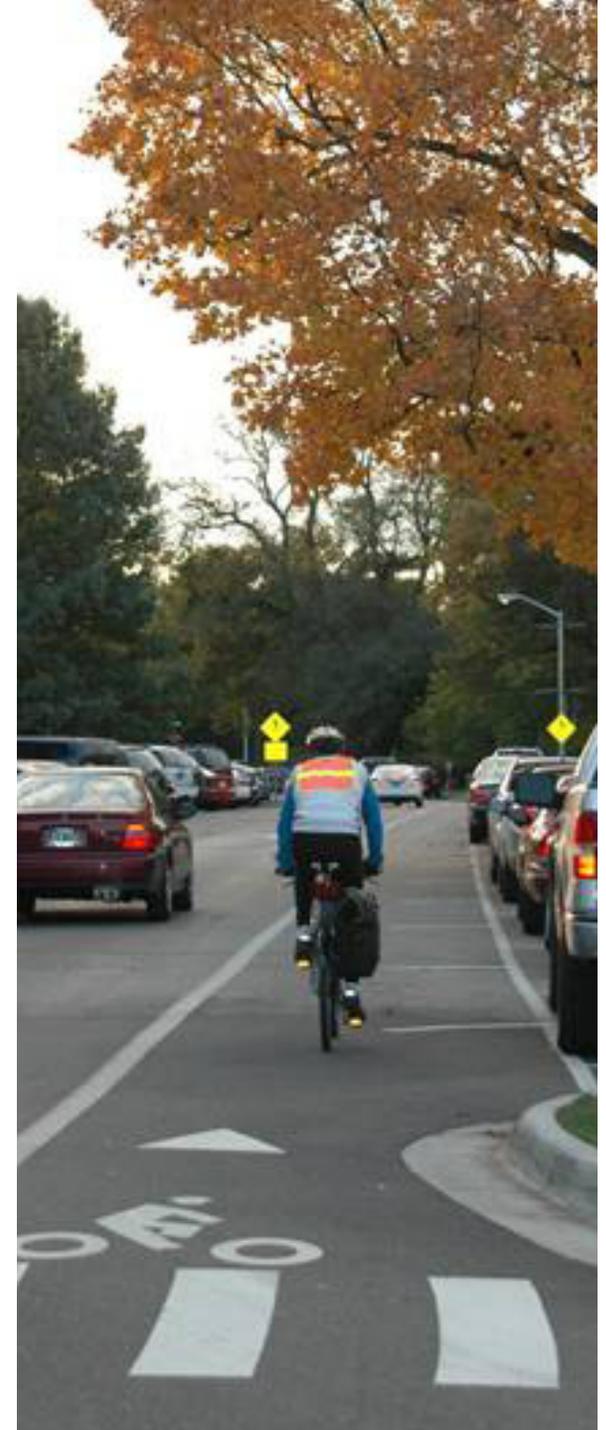


## MULTI-USE PATHS/TRAILS

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

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

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



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# AMENDMENT APPLICATION

# Dunwoody

Smart people - Smart city

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

### \* Applicant Information:

Company Name:	Cypress Communities, LLC		
Contact Name:	Lonnie Moss		
Address:	2970 Peachtree Rd., Suite 850, Atlanta, GA 30305		
Phone:	404-456-8067	Fax:	
Email:	lonnie@cypress-communities.com		
Pre-application conference date (required):			

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

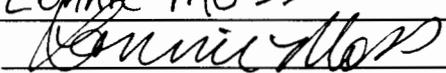
Owner's Name:	CQ Dunwoody Village Court, LLC		
Owner's Address:	7390 McGinnis Ferry Rd., Suite 200, Suwanee GA 30024		
Phone:	404-429-6337	Fax:	
Email:	warren.base@gmail.com		

### \* Property Information:

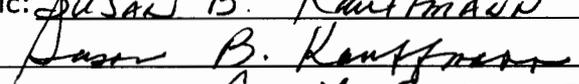
Property Address:	1530, 1532, 1534, 1536 Dunwoody Village Pkwy	Parcel ID:	1836606061 and 1836606065
Current Zoning Classification:	O-1		
Requested Zoning Classification:	RM-100		

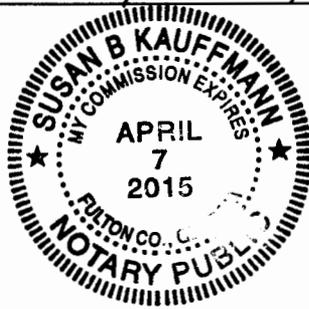
### \* Applicant Affidavit:

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

Applicant's Name:	Lonnie Moss		
Applicant's Signature:		Date:	2-19-15

### \* Notary:

Sworn to and subscribed before me this	19 <sup>th</sup>	Day of	Feb	, 2015
Notary Public:	Susan B. Kauffmann			
Signature:				
My Commission Expires:	April 7, 2015			



# Additional Property Owner(s) Notarized Certification

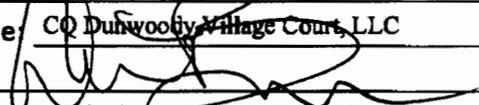
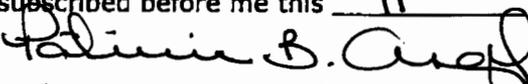
# Dunwoody

Smart people - Smart city

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

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

**\* Property Owner (If Applicable):**

Owner Name:	CQ Dunwoody Village Court, LLC		
Signature:		Date:	3/11/2015
Address:	7390 McGinnis Ferry Road., Suite 200, Suwanee, GA 30024		
Phone:	404-429-6337	Fax:	
Email:	warren.base@gmail.com		
Sworn to and subscribed before me this	11	Day of	March, 2015
Notary Public:			
	My Commission Expires 11/08/2019		

**\* Property Owner (If Applicable):**

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

**\* Property Owner (If Applicable):**

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

# Campaign Disclosure Statement

# Dunwoody

Smart people - Smart city

41 Perimeter Center East | Dunwoody, GA 30346

Phone: (678) 382-6800 | Fax: (770) 396-4828

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

\* Applicant/Owner: Lonnie Moss

Signature: <u>Lonnie Moss</u>	Date: <u>3-10-15</u>
Address: <u>2970 Peachtree Rd. Ste. 850 Atlanta, GA 30305</u>	

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: Warren Bore (LQ Dunwoody Village, LLC)

Signature: <u>[Handwritten Signature]</u>	Date: _____
Address: <u>44 Leigh Ln, Bohnsville, Nc 28714</u>	

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

Date	Government Official	Official Position	Description	Amount

## Comprehensive Plan Change Summary and Repsonse

This application requests a land use plan change within the Dunwoody Village Master Plan from “small scale office” and “for sale residential” to “for sale residential”. The majority of the subject property is already incorporated into the “for sale residential” node, however, the southernmost portion of the site is designated small scale office.

### Response to Criteria in Sec. 27-335

#### **Review and approval criteria for comprehensive plan land use map amendments**

- (1) Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby property;

The subject property is an assemblage of low rise office buildings with frontage on Dunwoody Village Parkway and abutting a stream and single family residential use to the east. Abutting the property to the south and fronting on Mount Vernon Road are bank, service and office uses. A mix of uses is located to the west and north of the site, including bank, post office, office and retail uses. The property immediately north of the area requiring a land use plan designation change is proposed for redevelopment with townhomes consistent with the Dunwoody Village Master Plan. The proposal provides an appropriate transition in use from the single family uses abutting the site to the east and the office, institutional and commercial uses to the north, south and west.

- (2) Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property;

The proposed land use change only impacts the southern portion of the subject property. The majority of the site is designated as “for sale residential” at a density of 10 to 12 units per acre per the Dunwoody Village Master Plan which is consistent with the proposed development. The inclusion of the subject property within the “for sale residential” node will benefit the adjacent and nearby property by providing a less intensive use than the existing land use plan category provides.

- (3) Whether the proposed land use change will result in uses that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools;

The land use change from “small scale office” to “for sale residential” will lessen the anticipated impact on existing streets, transportation facilities and utilities given the less intensive nature of residential use as compared to office use. There will be an impact on schools with the incorporation of a residential use, however, it is not anticipated to be over burdensome.

- (4) Whether the amendment is consistent with the written policies in the comprehensive plan text;

The description of the existing comprehensive plan designation of “small scale office” expressly provides that the site has only limited opportunity for new development. The comprehensive plan did not forecast redevelopment of the site which explains the static

land use recommendation for small scale office. Further the subject property necessitating a land use plan change is a flag lot with very limited frontage on Dunwoody Village Parkway so the uses that are suitable on it are equally limited. The redevelopment potential section of the Dunwoody Village Master Plan identifies the site as one of the “small scale opportunities” and explicitly provides that the type of development anticipated does not reflect the community desires for a walkable village and notes that the property “may be better suited to redevelopment if assembled into larger opportunities.” The “small scale office” description in the Dunwoody Village Master Plan also suggests that “low visibility, lower performing stand-alone office (marked by lower rental rates and higher vacancies) should be removed from inventory over modest reinvestments that will only prolong consolidation and redevelopment.” Revising the comprehensive plan to incorporate the subject property into a larger tract for redevelopment is consistent with the policies of the comprehensive plan text.

- (4) Whether there are environmental impacts or consequences resulting from the proposed change;

The subject property abuts an existing stream with significant encroachments into the stream buffer. The applicant proposes to remove the majority of the existing encroachments upon redevelopment with residential use. Further, the proposed residential use will be less impactful than an office use would be on the existing stream.

- (5) Whether there are impacts on properties in an adjoining governmental jurisdiction in cases of proposed changes near city boundary lines;

No such impacts are anticipated.

- (6) Whether there are other existing or changing conditions affecting the use and development of the affected land areas that support either approval or denial of the proposed land use change; and

The property requiring a land use plan change is only a portion of the proposed development site. The balance of the site is already designated for use as “for sale residential.” Approval of this request would allow redevelopment of the site with a larger assemblage as the comprehensive plan suggests is appropriate.

- (7) Whether there are impacts on historic buildings, sites, districts or archaeological resources resulting from the proposed change.

No such impacts are anticipated.

### **Neighborhood Communication Summary**

In pre-application meetings with staff regarding the project, we were advised of the zoning history of this property and that one of the Councilmembers, Terry Nall, is an immediate neighbor. Carl Westmoreland, the attorney for the Applicant, contacted Mr. Nall by email on October 22, telling him that a plan had been submitted for concept review, generally describing the proposal and offering to meet with him and other interested neighbors. Mr. Nall replied on October 24 and we began trying to find a date to meet. On October 29, Mr. Nall said that "5-6" neighbors would represent the neighborhood and we have continued to attempt to schedule a meeting with that group before the December 11 Community Council meeting. Attached hereto are copies of the described correspondence. Since December, the Applicant has met with the DHCA as well been in communication with the immediate neighbors to draft conditions for the development.

Page 1 of 4

## **Carl Westmoreland**

---

**From:** Terry Nall <Terry.Nall@dunwoodyga.gov>  
**Sent:** Friday, October 24, 2014 8:24 PM  
**To:** Carl Westmoreland  
**Cc:** Terry Nall  
**Subject:** Re: Dunwoody Village Parkway

Hi Carl,

I would like to meet with you to learn more. I think it would be productive to arrange a meeting with our neighborhood, if you're receptive.

I can assure you that density and height of the units abutting our neighborhood will be of concern to my neighbors.

Are you able to meet me around 6:00pm one evening? I know it's after hours, but I'm in the middle of a really big project in my day job.

Thanks for connecting with me. I really appreciate it.

Terry Nall  
Dunwoody City Council (At Large)  
Cell: (404) 915-6693  
Email: [Terry.Nall@DunwoodyGA.gov](mailto:Terry.Nall@DunwoodyGA.gov)

-- Sent from my mobile phone. Please excuse any misspellings.

On Oct 22, 2014, at 10:15 AM, "Carl Westmoreland" <[CWestmoreland@mmmlaw.com](mailto:CWestmoreland@mmmlaw.com)> wrote:

We have submitted a plan for concept review which proposes redevelopment of the 8 acres of office buildings on Dunwoody Village Parkway for townhomes. Although this would not come to Council for several months, I understand that you live behind the property and I would like to offer to meet with you to discuss this on the front end if you would like. Please let me know if you would like to meet and, if so, a convenient time and place.

<image001.gif> **Carl Westmoreland**  
Morris, Manning & Martin, LLP  
1600 Atlanta Financial Center  
3343 Peachtree Road, NE  
Atlanta, Georgia 30326  
Direct: 404.504.7799  
Fax: 404.365.9532  
[cwestmoreland@mmmlaw.com](mailto:cwestmoreland@mmmlaw.com)

*Please consider the environment before printing this email.*

Page 2 of 4

**Carl Westmoreland**

---

**From:** Terry Nall <Terry.Nall@dunwoodyga.gov>  
**Sent:** Wednesday, October 29, 2014 6:52 AM  
**To:** Carl Westmoreland  
**Cc:** Terry Nall  
**Subject:** RE: Dunwoody Village Parkway

Hi Carl,

I'm sorry to report the days/times below have conflicts. Let me get back to you with a range of alternatives.

I wrote the entire neighborhood and have received commitments from 5-6 neighbors to represent the neighborhood's interest. This is an important first step.

Back to you soon.

Terry Nall  
Dunwoody City Council Member (At Large)  
Cell: (404) 915-6693  
Email: [Terry.Nall@DunwoodyGA.gov](mailto:Terry.Nall@DunwoodyGA.gov)

---

From: Carl Westmoreland [CWestmoreland@mmlaw.com]  
Sent: Monday, October 27, 2014 1:27 PM  
To: Terry Nall  
Subject: RE: Dunwoody Village Parkway

My client and I could meet at 6:00 this Wed or Nov 3 or 10. Please let me know if one of those will work for your group and, if so, where you would like to meet.

[cid:image001.gif@01CFF1E9.B084A230]

Carl Westmoreland  
Morris, Manning & Martin, LLP  
Direct: 404.504.7799  
[cwestmoreland@mmlaw.com](mailto:cwestmoreland@mmlaw.com)<<mailto:cwestmoreland@mmlaw.com>>

From: Terry Nall [<mailto:Terry.Nall@dunwoodyga.gov>]  
Sent: Friday, October 24, 2014 8:24 PM  
To: Carl Westmoreland  
Cc: Terry Nall  
Subject: Re: Dunwoody Village Parkway

Hi Carl,

Page 3 of 4

## Carl Westmoreland

---

**From:** Terry Nall <Terry.Nall@dunwoodyga.gov>  
**Sent:** Wednesday, October 29, 2014 1:37 PM  
**To:** Carl Westmoreland  
**Subject:** Re: Dunwoody Village Parkway

Carl,

Thanks. I'll call you to discuss.

Terry Nall  
Dunwoody City Council (At Large)  
Cell: (404) 915-6693  
Email: [Terry.Nall@DunwoodyGA.gov](mailto:Terry.Nall@DunwoodyGA.gov)

-- Sent from my mobile phone. Please excuse any misspellings.

> On Oct 29, 2014, at 1:35 PM, Carl Westmoreland <[CWestmoreland@mmmlaw.com](mailto:CWestmoreland@mmmlaw.com)> wrote:

>  
> OK. If your preferred time is still 6:00 pm, I could meet Nov 17, 19 or Dec 1. If none of those work, maybe we could look at a Sunday afternoon , late.  
>  
>  
> Carl Westmoreland  
> Morris, Manning & Martin, LLP  
> Direct: 404.504.7799  
> [cwestmoreland@mmmlaw.com](mailto:cwestmoreland@mmmlaw.com)  
>  
>  
>  
> -----Original Message-----  
> From: Terry Nall [<mailto:Terry.Nall@dunwoodyga.gov>]  
> Sent: Wednesday, October 29, 2014 6:52 AM  
> To: Carl Westmoreland  
> Cc: Terry Nall  
> Subject: RE: Dunwoody Village Parkway  
>  
> Hi Carl,  
>  
> I'm sorry to report the days/times below have conflicts. Let me get back to you with a range of alternatives.  
>  
> I wrote the entire neighborhood and have received commitments from 5-6 neighbors to represent the neighborhood's interest. This is an important first step.  
>  
> Back to you soon.  
>  
> Terry Nall

Page 4 of 4

**Jessica L. Hill**

---

**From:** Carl Westmoreland  
**Sent:** Tuesday, February 03, 2015 1:28 PM  
**To:** Jessica L. Hill  
**Subject:** FW: RZ 15-021 and ZBA 15-024 ; 1530 and 1536 Dunwoody Village Parkway  
**Attachments:** Exhibit B.pdf; Exhibit A.pdf; Exhibit C.pdf; Exhibit D.pdf

---

**From:** Carl Westmoreland  
**Sent:** Wednesday, January 21, 2015 11:45 AM  
**To:** [Andrew.Russell@dunwoodyga.gov](mailto:Andrew.Russell@dunwoodyga.gov)  
**Subject:** FW: RZ 15-021 and ZBA 15-024 ; 1530 and 1536 Dunwoody Village Parkway

The neighbors have said that these conditions are OK for the two applications (I'll forward that email). I wanted to get these to you as far ahead of your recommendation as I could. Please call with questions.

---

**From:** Carl Westmoreland  
**Sent:** Tuesday, January 20, 2015 5:04 PM  
**To:** [traveltara@yahoo.com](mailto:traveltara@yahoo.com)  
**Cc:** [lonnie@cypress-communities.com](mailto:lonnie@cypress-communities.com)  
**Subject:** FW: RZ 15-021 and ZBA 15-024 ; 1530 and 1536 Dunwoody Village Parkway

Tara, please call me after you have a chance to look at these proposed conditions. Obviously, incorporation of the site plan addresses issues such as the orientation of buildings, stream buffer encroachment, etc. I think it's better that they not be disseminated too widely until you and I are on the same page and I've tried to cover everything we talked about and attached exhibits where appropriate.



**Carl Westmoreland**  
Morris, Manning & Martin, LLP  
Direct: 404.504.7799  
[cwestmoreland@mmlaw.com](mailto:cwestmoreland@mmlaw.com)



#2.

1. The property will be rezoned to the RM-100 classification, subject to the site plan dated January 12, 2015 and attached as Exhibit A.
2. Elevations will be similar to those attached as Exhibit B and no two adjacent units will have the same façade design.
3. No more than two adjacent units will share the same façade plane; others will have a minimum two foot offset at the front and back of the units.
4. All end units facing the neighborhood to the east will have an appearance similar to that shown on the elevation attached as Exhibit C.
5. Units will comply with the Dunwoody Village Master Plan and related documents with regard to design, materials and color.
6. All units will be designed so that, if requested, they could accommodate elevators.
7. Exterior lighting will be designed to control any off-site illumination to the single-family residential area to the east.
8. Landscape material of the type depicted on Exhibit D will be installed in three staggered rows (located to allow optimum health for the plants) on the property parallel to the entire line dividing the property from the single – family area to the east to provide screening.
9. A limitation of the number of rental units in the development at any one time to eight units will be incorporated into the Homeowners’ Association documents and provided to the City of Dunwoody Community Development Department prior to issuance of a certificate of occupancy for the development.



**Carl Westmoreland**

Morris, Manning & Martin, LLP  
1600 Atlanta Financial Center  
3343 Peachtree Road, NE  
Atlanta, Georgia 30326  
Direct: 404.504.7799  
Fax: 404.365.9532  
[cwestmoreland@mmmlaw.com](mailto:cwestmoreland@mmmlaw.com)

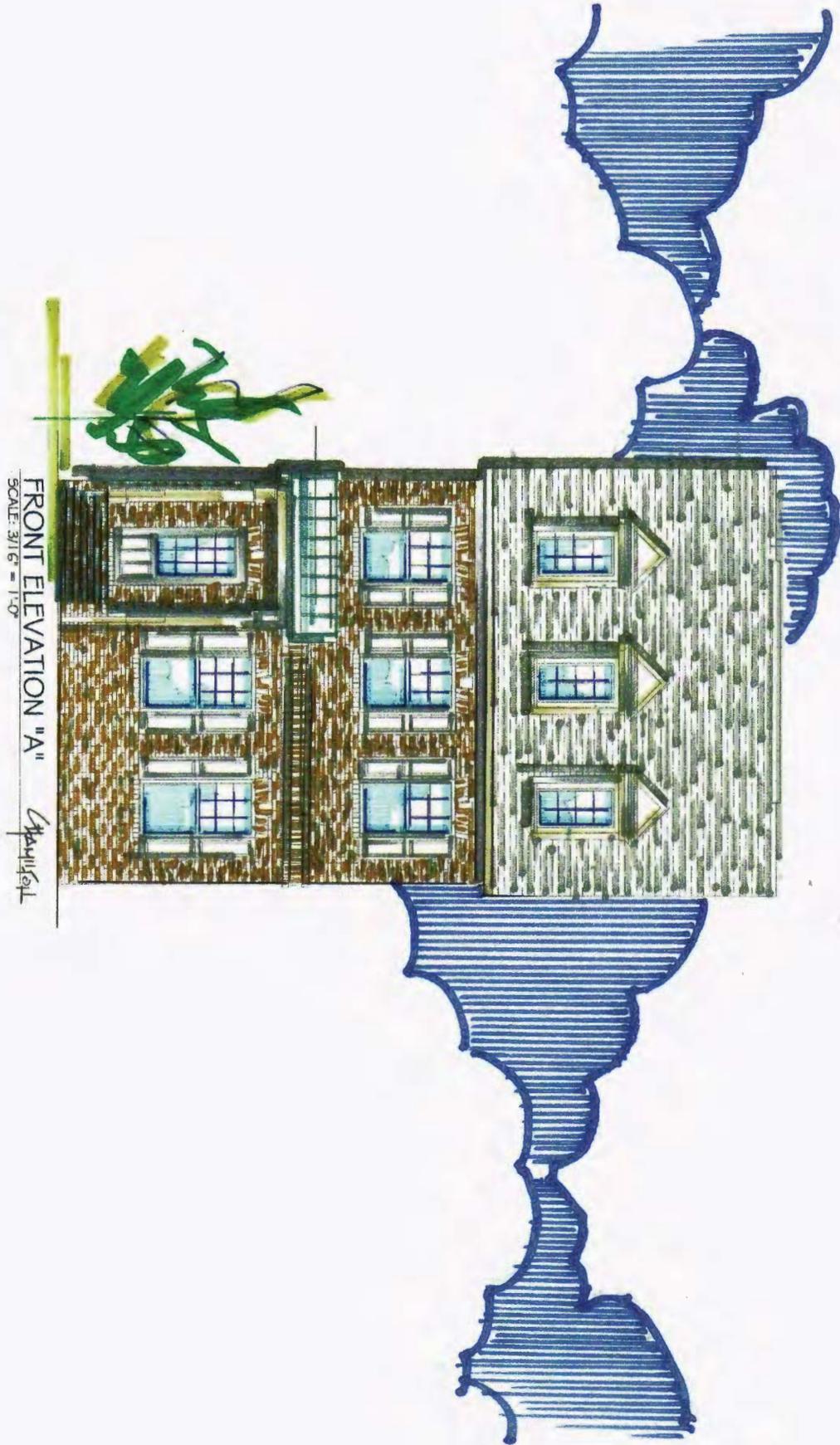
*Please consider the environment before printing this email.*

For information on Morris, Manning & Martin, LLP, please visit [www.mmmlaw.com](http://www.mmmlaw.com) or <http://twitter.com/mmmlaw>.

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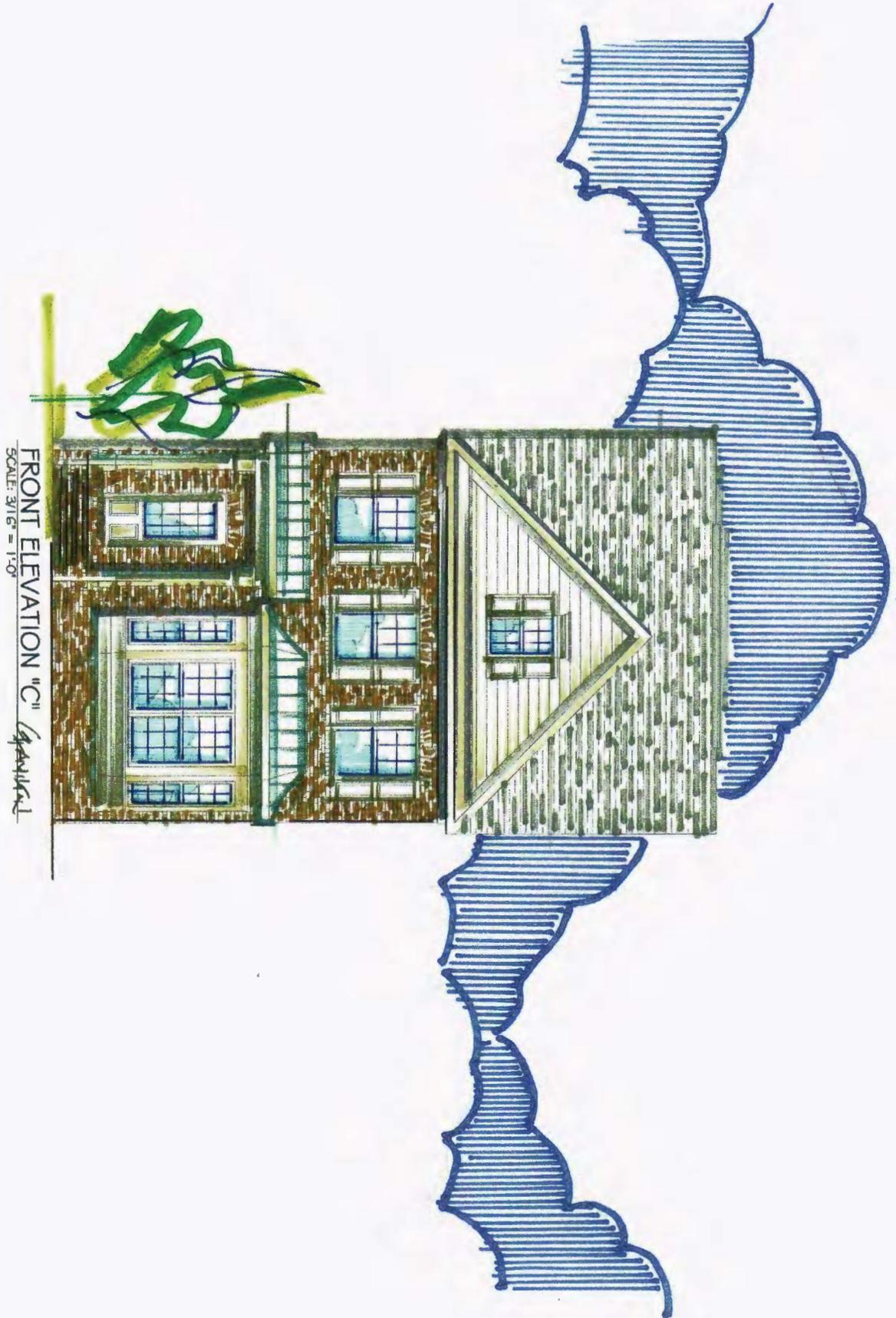


FRONT ELEVATION "A"

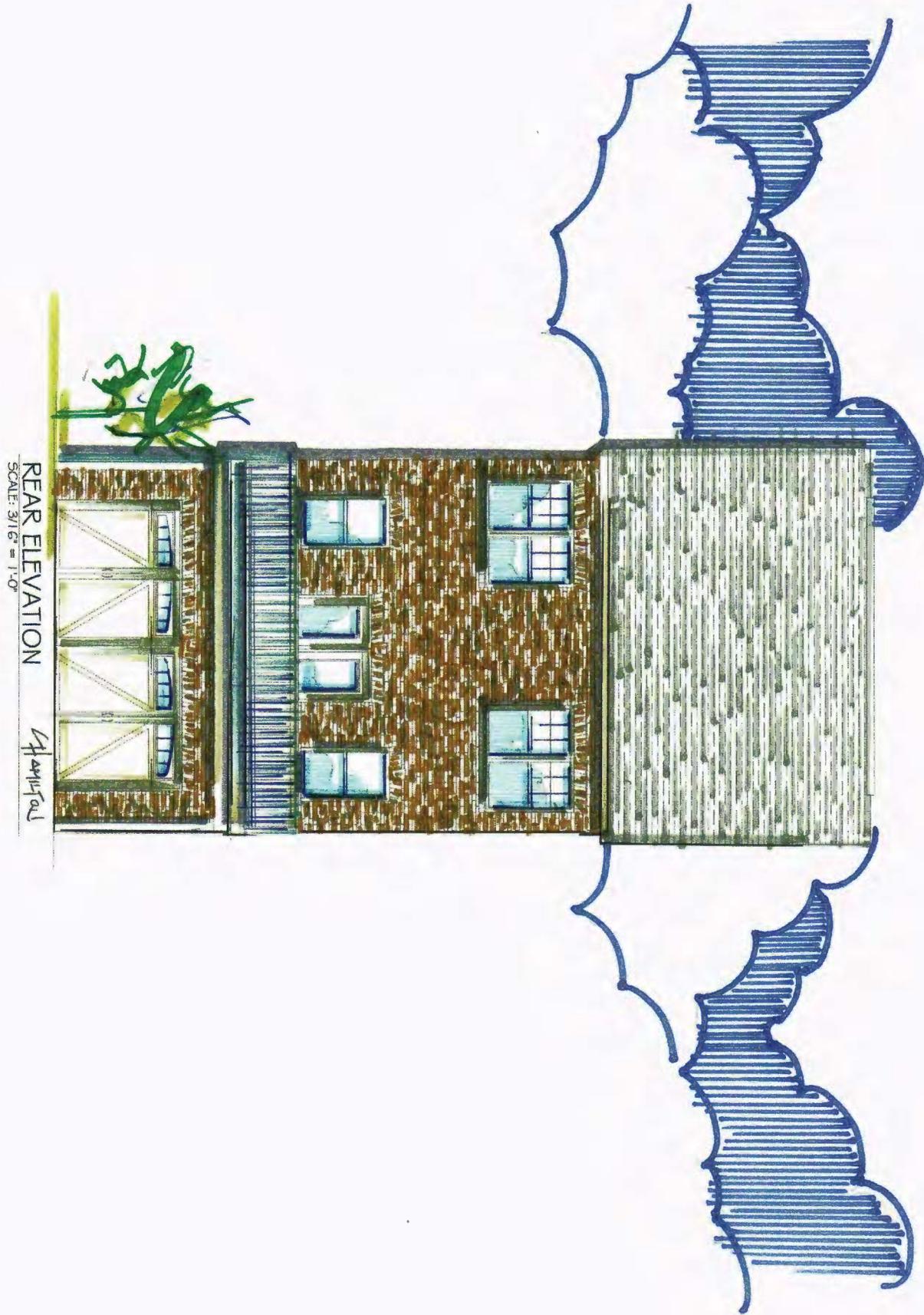
SCALE: 3/16" = 1'-0"

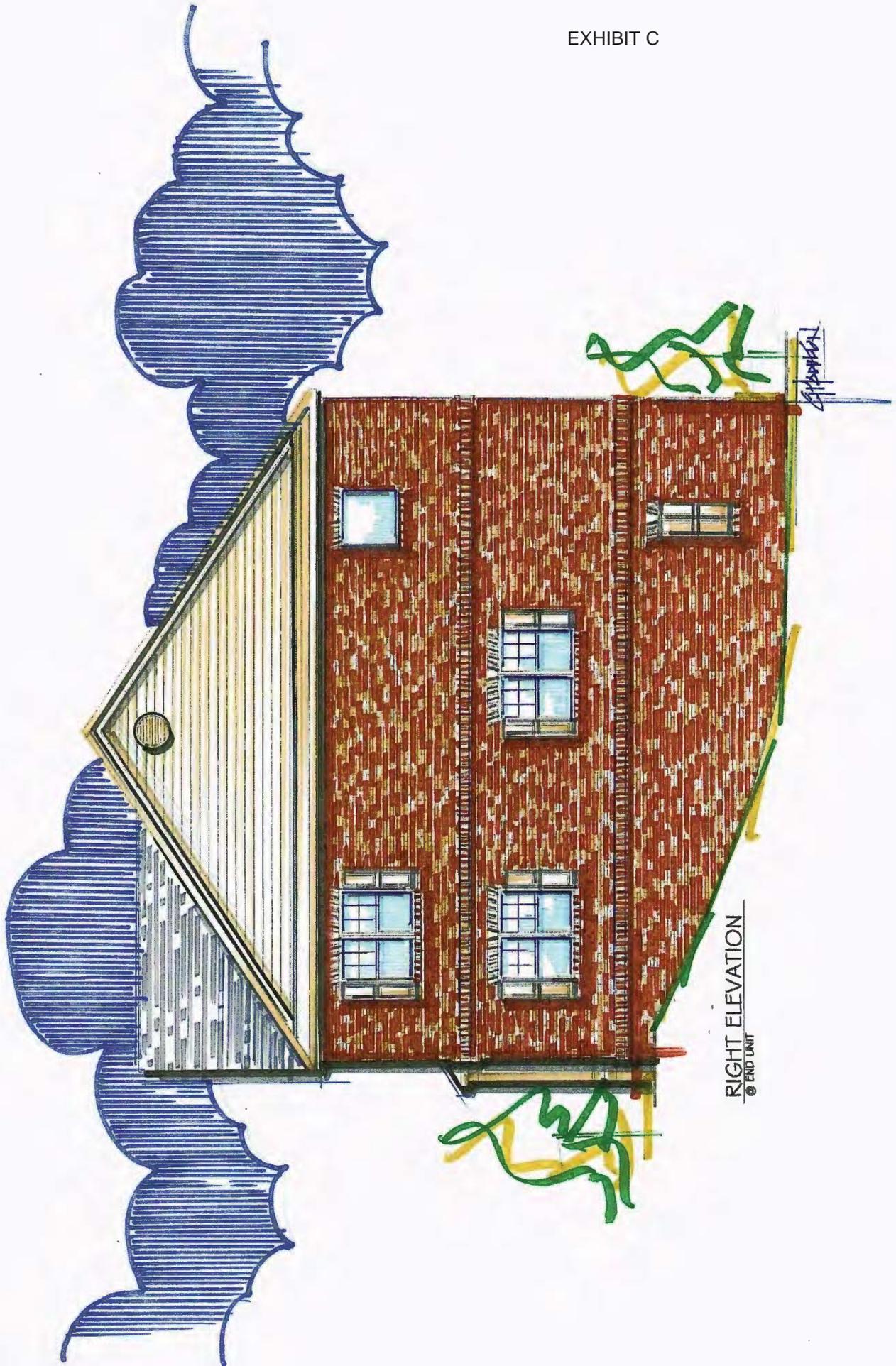
April 15, 2011





FRONT ELEVATION "C"  
SCALE: 3/16" = 1'-0"



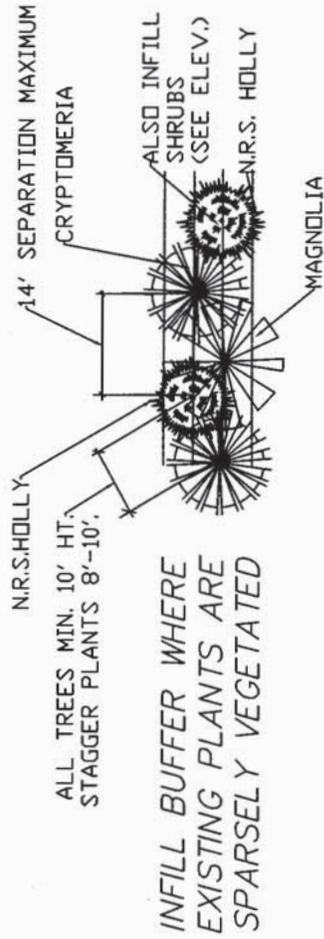


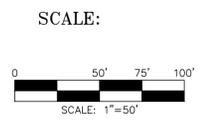
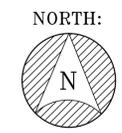
RIGHT ELEVATION  
© END UNIT

EXHIBIT D

BUFFER PLANT LIST Quantity per 40LF  
January 14, 2015

- 01 CRYPTOMERIA - CRYPTOMERIA japonica  
10' Ht. Min.
- 01 SOUTHERN MAGNOLIA - MAGNOLIA grandiflora  
10' Ht. Min.
- 02 NELLIE STEVENS HOLLY - Ilex x Nellie R. Stevens  
10' Ht. Min.

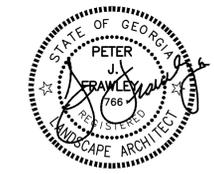




REVISION #2

DATE	DESCRIPTION

- TREE LIST**
- 17 RED MAPLE - ACER rubrum v. Red Sunset 2.5" CAL.
  - 45 EUROPEAN HORNBEAM - CARPINUS betulus 'Fastigiata' 2.5" CAL.
  - 16 REDBUD - CERIS canadensis 2.0" CAL.
  - 62 HOPI CRAPE MYRTLE - Log. indica 2.5" CAL.
  - 16 EMILY BRUNER HOLLY - Ilex Emily Bruner 6" HT.
  - 08 EASTERN REDCEDAR - JUNIPERUS virginiana 2.5" CAL.
  - 11 SHUMARD OAK - QUERCUS shumardi 2.5" CAL.
  - 15 BALD CYPRESS - TAXODIUM distichum 2.5" CAL.
  - 13 GREEN EMERALD ARBORVITAE - TUJA occidentalis 'Emerald Green' 2.5" CAL.
  - 22 LACEBARK ELM - ULMUS parvifolia 2.5" CAL.
- BUFFER SCREENING PLANT LIST EVERGREEN TREES**
- 09 ISOPHR CEDAR - Cedrus deodora 6" HT.
  - 68 CRYPTOMERIA - CRYPTOMERIA japonica 10' HT.
  - 03 SOUTHERN MAGNOLIA - MAGNOLIA grandiflora 10' HT.
  - 65 NELLIE R. STEVENS HOLLY - Ilex x Nellie R. Stevens 6" HT.
  - 38 WAX MYRTLE - Myrica cerifera 4" HT.

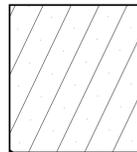


**FRAWLEY ASSOCIATES, LLC.**  
 LANDSCAPE ARCHITECTS  
 675 SEMINOLE AVE (SUITE 101)  
 ATLANTA, GA 30307 (404) 874-5091  
 landscaper@frawleysouth.net  
 www.frawleyassociates.com

**DUNWOODY VILLAGE TOWNHOMES**  
 LL 366 18TH DISTRICT  
 CITY OF DUNWOODY, GEORGIA

**CONCEPT LANDSCAPE/BUFFER**  
 SCALE: AS SHOWN  
 DATE: 05/04/15  
 PROJECT: FA-15000  
 SHEET  
**L-1**  
 SHEET 1 OF 1

NO	TYPE	SIZE
1	PINE	22
2	SWEETGUM	22
3	SWEETGUM	18
4	PINE	16
5	SWEETGUM	22
6	POPLAR	30
7	WATER OAK	25
8	RED MAPLE	18/15/24/10/6
9	POPLAR	22
10	POPLAR	25
11	OAK	24
12	POPLAR	20
13	POPLAR	22
14	WATER OAK	18
15	SWEETGUM	18
16	OAK	26
17	RED MAPLE	27
18	RED MAPLE	22
19	POPLAR	18
20	HARDWOOD	20
21	POPLAR	23
22	POPLAR	22
23	RED MAPLE	28
24	RED MAPLE	24
25	POPLAR	27
26	OAK	33
27	POPLAR	19
28	PINE	25
29	PINE	18
30	PINE	20
31	SWEETGUM	23
32	PINE	21
33	PINE	20
34	WATER OAK	16
35	SWEETGUM	16
36	WATER OAK	18
37	PINE	24
38	PINE	19
39	PINE	28
40	PINE	27
41	PINE	20
42	RED MAPLE	22
43	RED MAPLE	22
44	POPLAR	19
45	RED MAPLE	19
46	RED MAPLE	13
47	RED MAPLE	24
48	POPLAR	20/18
49	POPLAR	23



HATCH DESIGNATES 75' BUFFER ENCROACHMENT

IMPACT 0.04 ACRE (1,670 SF)

PLAN NOTES:  
 1. SURVEY INFORMATION TAKEN FROM AS-BUILT SURVEY BY ESSENTIAL ENGINEERING SERVICES OCTOBER 2014, AS PROVIDED BY CLIENT. TREE INVENTORY PROVIDED BY TERRABUILD, USA, DATED 11-13-2014.  
 2. CURRENT ZONING: O-1  
 PROPOSED ZONING: RM-100  
 3. PROPERTY IS LOCATED ON DUNWOODY VILLAGE PARKWAY, JUST NORTH OF MT. VERNON ROAD, LAND LOT 366, 18TH DISTRICT, CITY OF DUNWOODY, DEKALB COUNTY, GEORGIA.  
 TAX PARCEL ID: 1836606061 & 1836606065  
 EXISTING BUILDINGS ON-SITE WITH AT THE FOLLOWING ADDRESSES: 1530, 1532, 1536 VILLAGE PARKWAY, DUNWOODY GA 30338.  
 L = 8.38 ACRES+  
 IT/DEVELOPER:

CYPRESS COMMUNITIES, LLC  
 2970 PEACHTREE ROAD SUITE 850  
 ATLANTA, GA. 30305

OWNER INFORMATION:  
 CO DUNWOODY VILLAGE COURT, LLC  
 7390 MCGINNIS FERRY ROAD, SUITE 200  
 SUWANEE, GA. 30024

ENGINEER:  
 TERRABUILD USA, INC.  
 PO BOX 601  
 LILBURN, GA 30048

6. BY GRAPHIC PLOTTING ONLY, THIS SITE IS NOT WITHIN THE LIMITS OF A 100 YR FLOOD HAZARD AREA PER FIRM PANELS 13089C0012J LAST REVISED MAY 16, 2013. THIS SITE IS WITHIN ZONE "X".

7. THE SITE CURRENTLY CONTAINS 4 BUILDINGS WITH ASSOCIATED DRIVES/PARKING/ETC. ALL BUILDINGS/DRIVES/PARKING TO BE REMOVED TO CONSTRUCT THE PROPOSED SINGLE FAMILY TOWNHOUSE DEVELOPMENT.  
 8. PROPOSED SITE TO BE RE-DEVELOPED WITH SINGLE FAMILY TOWNHOUSE UNITS. TOWNHOMES TO BE SOLD IN FEE-SIMPLE (FOUNDATION OF EACH UNIT). ALL OTHER AREA TO BE OWNED/MAINTAINED BY MANDATORY HOMEOWNERS ASSOCIATION.

9. ALL ON-SITE PRIVATE DRIVES TO BE 24' BACK OF CURB TO BACK OF CURB AS DELINEATED ON PLANS. ALL DRIVEWAYS TO TOWNHOUSE UNITS TO BE A MIN. OF 18 FEET IN LENGTH FROM BACK OF PROPOSED CURB TO FACE OF GARAGE DOORS. SUBDIVISION WILL NOT BE GATED AND WILL HAVE TWO MAIN ENTRANCES FOR ACCESS. PEDESTRIAN ACCESS TO BE ACCOMMODATED AT BOTH ENTRANCES.

10. DEVELOPER TO REMOVE (1.27 AC) OF EXISTING CURBING, ASPHALT THAT IS PRESENTLY WITHIN THE 75' UNDISTURBED BUFFER. THE DEVELOPMENT WILL IMPACT (0.075 AC) OF THE 75' UNDISTURBED BUFFER. THIS WILL RESULT IN A 94% DECREASE IN IMPACTS TO THE 75' UNDISTURBED BUFFER.

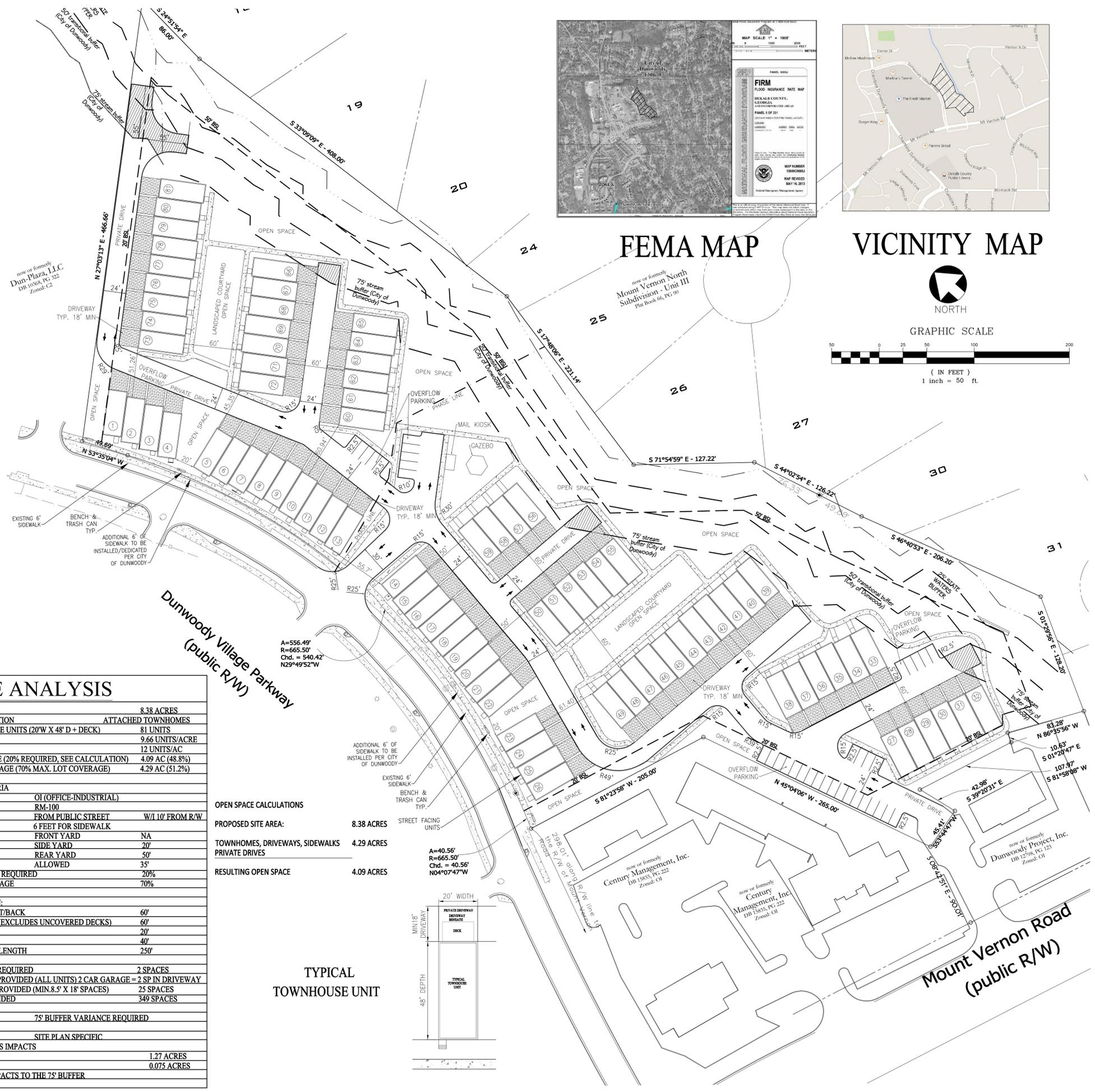
11. SIDEWALKS TO BE PROVIDED AS FOLLOWS:  
 a. 5' SIDEWALK TO BE LOCATED WITHIN THE TOWNHOME DEVELOPMENT.  
 b. 6' OF ADDITIONAL SIDEWALK ALONG THE FRONTAGE OF DUNWOODY VILLAGE PARKWAY. THIS SIDEWALK WILL BE ADJACENT TO AN EXISTING 6' SIDEWALK THAT WAS RECENTLY INSTALLED BY THE CITY OF DUNWOODY. THE TOTAL SIDEWALK WIDTH WILL BE 12 FEET.

12. THERE ARE BUFFERED STATE WATERS ALONG THE NORTHEAST PROPERTY BOUNDARY. THE STREAM IS AN UN-NAMED TRIBUTARY THAT FLOWS INTO BALL MILL CREEK.

13. WATER & SEWER SERVICE TO BE PROVIDED BY DEKALB COUNTY. EXISTING UTILITIES TO BE MODIFIED SUBJECT TO FINAL LAYOUT/DESIGN.  
 14. ALL UTILITIES TO BE UNDERGROUND.

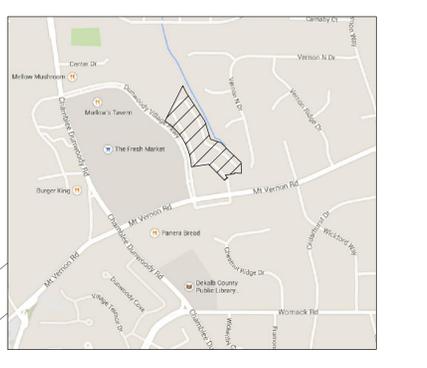
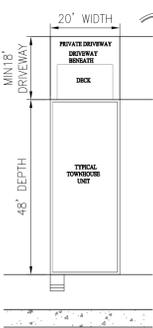
15. NO STORMWATER MANAGEMENT IS PROVIDED FOR THE EXISTING DEVELOPMENT. THE PROPOSED RE-DEVELOPMENT OF THE PROPERTY WILL REQUIRE COMPLIANCE WITH THE CITY OF DUNWOODY STORMWATER REGULATIONS AND WILL LIKELY INCLUDE, ON-SITE UNDERGROUND STORAGE TO PROVIDE CHANNEL PROTECTION VOLUME/ROUTING, PROPRIETARY AND OTHER POTENTIAL STRUCTURAL/NON-STRUCTURAL WATER QUALITY CONTROLS. THE CITY OF DUNWOODY AND CYPRESS COMMUNITIES ARE IN DISCUSSIONS TO COME UP WITH A JOINT PLAN WHERE THE CITY OF DUNWOODY WOULD PROVIDE AN OFF-SITE DETENTION FACILITY TO ACCOMMODATE THE NECESSARY STORMWATER REQUIREMENTS.

16. NO PARKING ANTICIPATED IN SETBACKS (SEE PLAN FOR PARKING LOCATIONS)  
 17. 81 TOWNHOMES TO BE FEE SIMPLE OWNERSHIP WITH MANDATORY HOA.  
 18. TRASH TO BE COLLECTED WITH HERBIE CURBIE CANS.  
 19. CENTRAL MAIL KIOSK TO BE PROVIDED.  
 20. ALL OPEN SPACE AREAS ARE TO BE SODDED.



SITE ANALYSIS	
SITE AREA:	8.38 ACRES
PROPOSED CONSTRUCTION	ATTACHED TOWNHOMES
PROPOSED TOWNHOUSE UNITS (20'W X 48' D + DECK)	81 UNITS
DENSITY:	9.66 UNITS/ACRE
MAXIMUM DENSITY	12 UNITS/AC
PROPOSED OPEN SPACE (20% REQUIRED, SEE CALCULATION)	4.09 AC (48.8%)
PROPOSED LOT COVERAGE (70% MAX. LOT COVERAGE)	4.29 AC (51.2%)
<b>RM-100 ZONING CRITERIA</b>	
EXISTING ZONING:	O1 (OFFICE-INDUSTRIAL)
PROPOSED ZONING	RM-100
SETBACKS:	FROM PUBLIC STREET W/10' FROM R/W 6 FEET FOR SIDEWALK
	FRONT YARD NA
	SIDE YARD 20'
	REAR YARD 50'
HEIGHT OF BUILDING:	ALLOWED 35'
MINIMUM OPEN SPACE REQUIRED	20%
MAXIMUM LOT COVERAGE	70%
<b>BUILDING SEPERATION:</b>	
FRONT TO FRONT/BACK	60'
BACK TO BACK (EXCLUDES UNCOVERED DECKS)	60'
SIDE TO SIDE	20'
FRONT TO SIDE	40'
MAX BUILDING LENGTH	250'
OFF STREET PARKING REQUIRED	2 SPACES
OFF STREET PARKING PROVIDED (ALL UNITS) 2 CAR GARAGE = 2 SP IN DRIVEWAY	2 SP
ON-STREET PARKING PROVIDED (MIN. 8.5' X 18' SPACES)	25 SPACES
TOTAL PARKING PROVIDED	349 SPACES
VARIANCES:	75' BUFFER VARIANCE REQUIRED
<b>STREAM BUFFER SITE PLAN SPECIFIC</b>	
75' BUFFER IMPERVIOUS IMPACTS	
EXISTING:	1.27 ACRES
PROPOSED (3,300 SF)	0.075 ACRES
95% REDUCTION IN IMPACTS TO THE 75' BUFFER	

OPEN SPACE CALCULATIONS	
PROPOSED SITE AREA:	8.38 ACRES
TOWNHOMES, DRIVEWAYS, SIDEWALKS	4.29 ACRES
PRIVATE DRIVES	
RESULTING OPEN SPACE	4.09 ACRES

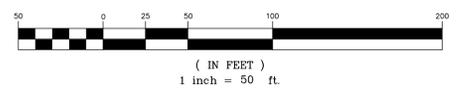


FEMA MAP

VICINITY MAP



GRAPHIC SCALE



CLIENT  
**CYPRESS COMMUNITIES, LLC**  
 2970 PEACHTREE ROAD, SUITE 850 ATLANTA, GEORGIA 30305

PROJECT  
**DUNWOODY VILLAGE TOWNHOMES**  
 LL 366, 18TH DISTRICT, CITY OF DUNWOODY, DEKALB COUNTY, GA

TerraBuild PROJECT NO. E14026  
  
 P.O. BOX 601  
 Lilburn, Georgia 30048  
 Office: 770.900.7619, Fax: 770.783.5856  
 www.TerraBuildUSA.com



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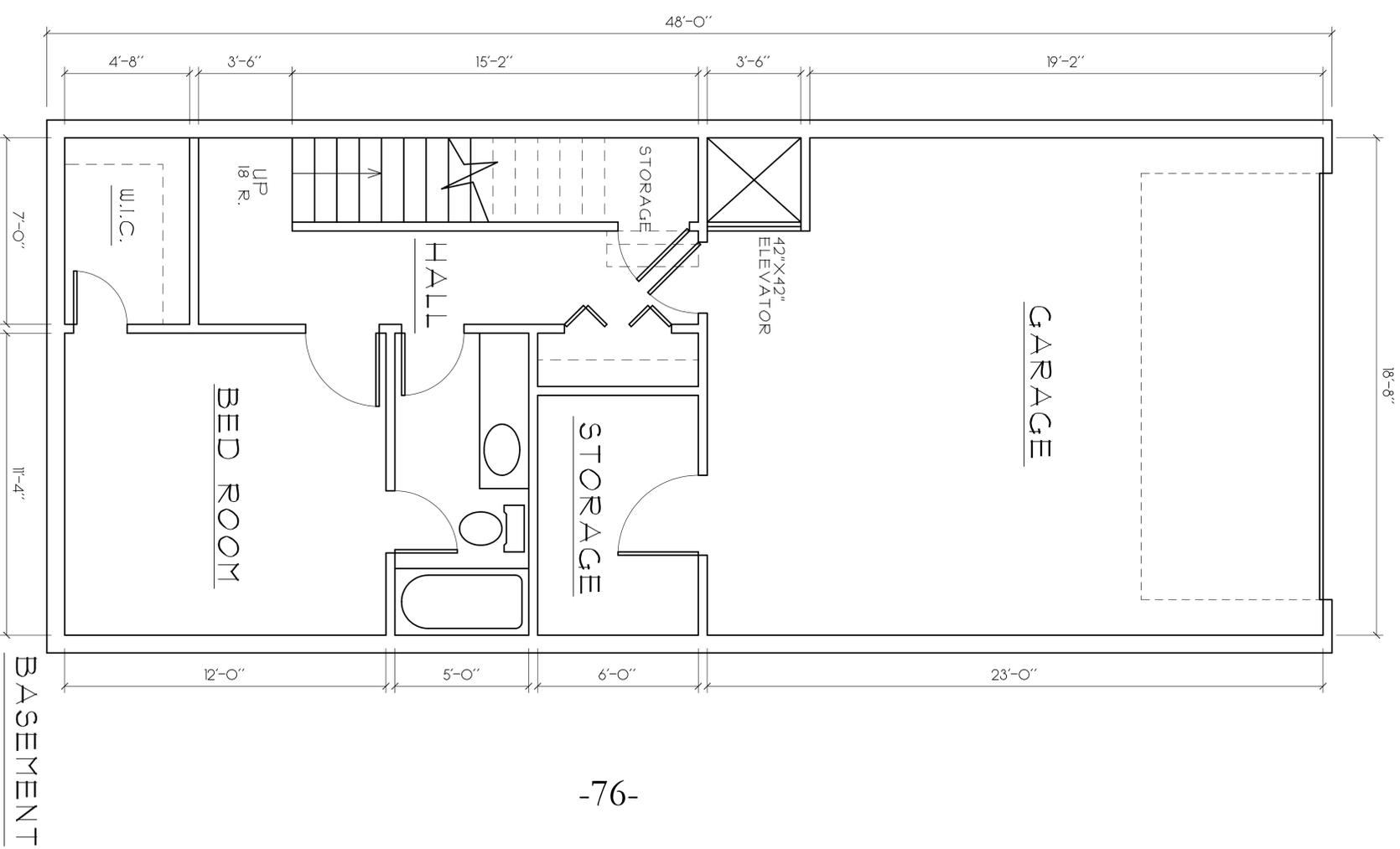
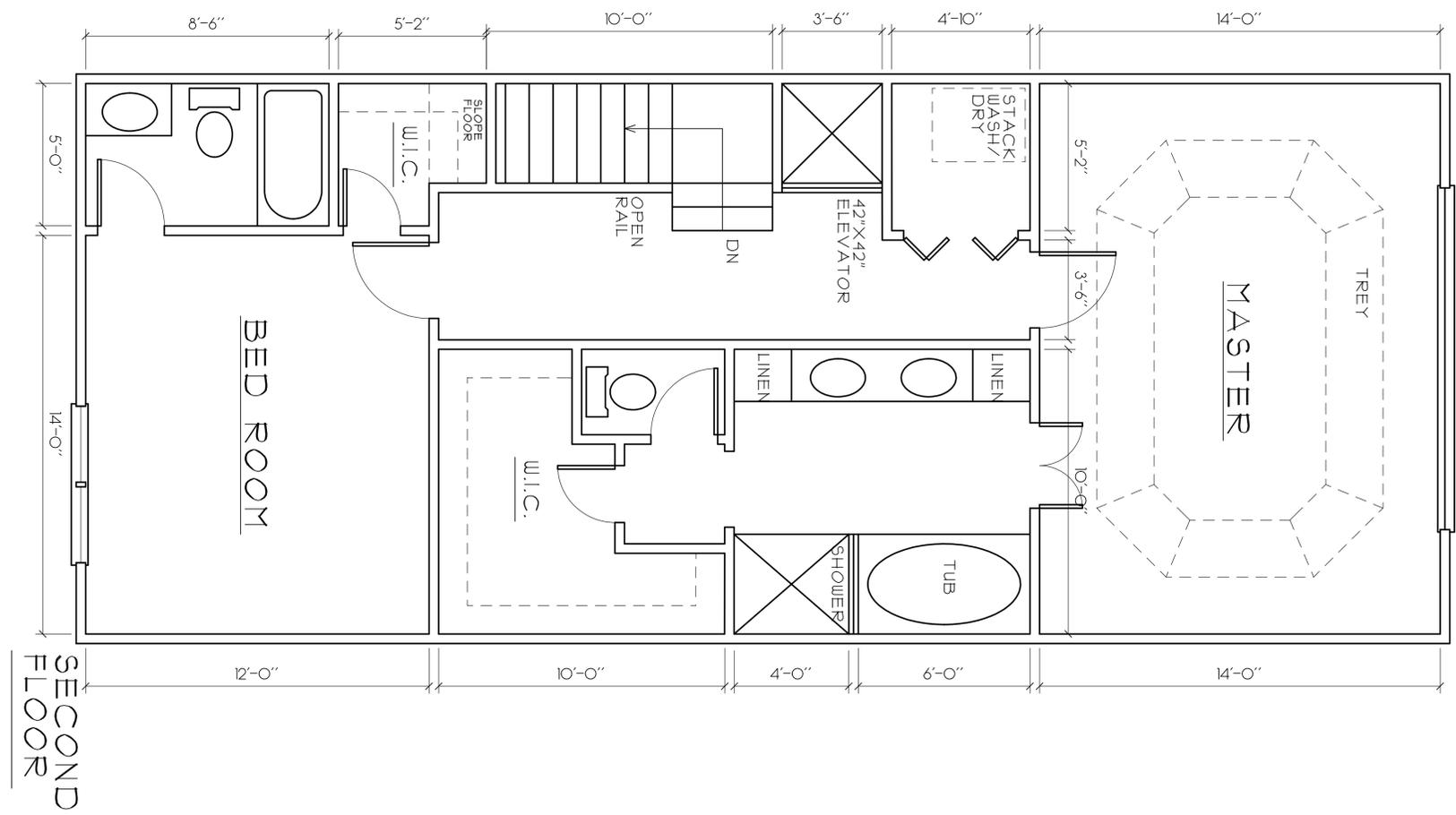
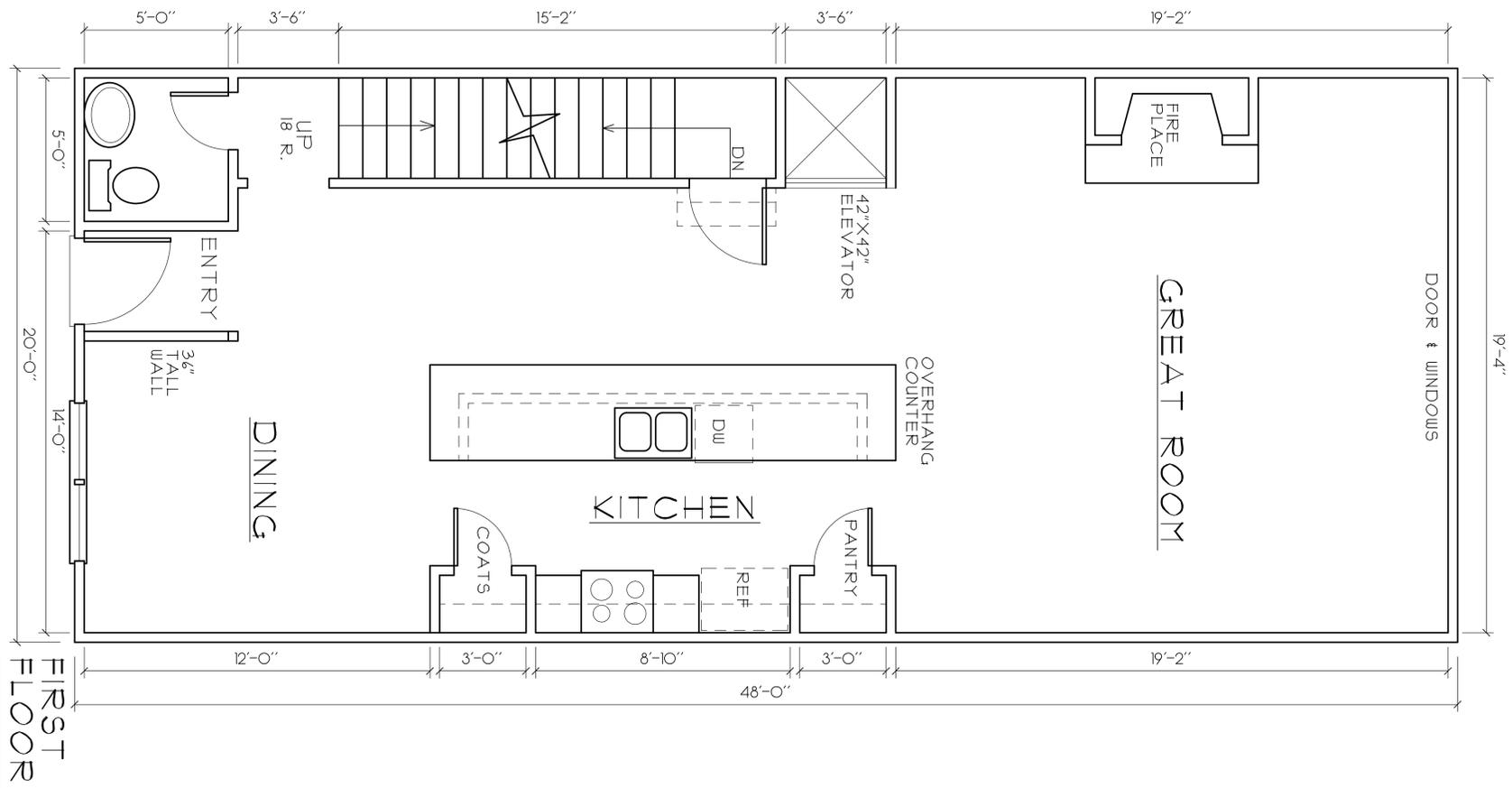
DESIGNED BY
DRAWN BY
CHECKED BY
APPROVED BY
MAR 10, 2015
REVISIONS
02-08-2015 REV. DW LENGTH
02-19-2015 STAFF COMMENTS
03-09-2015 STAFF COMMENTS
03-25-2015 STAFF COMMENTS
05-02-2015 STAFF COMMENTS

DRAWING TITLE  
**SITE PLAN**  
 DRAWING NUMBER  
**C-1**

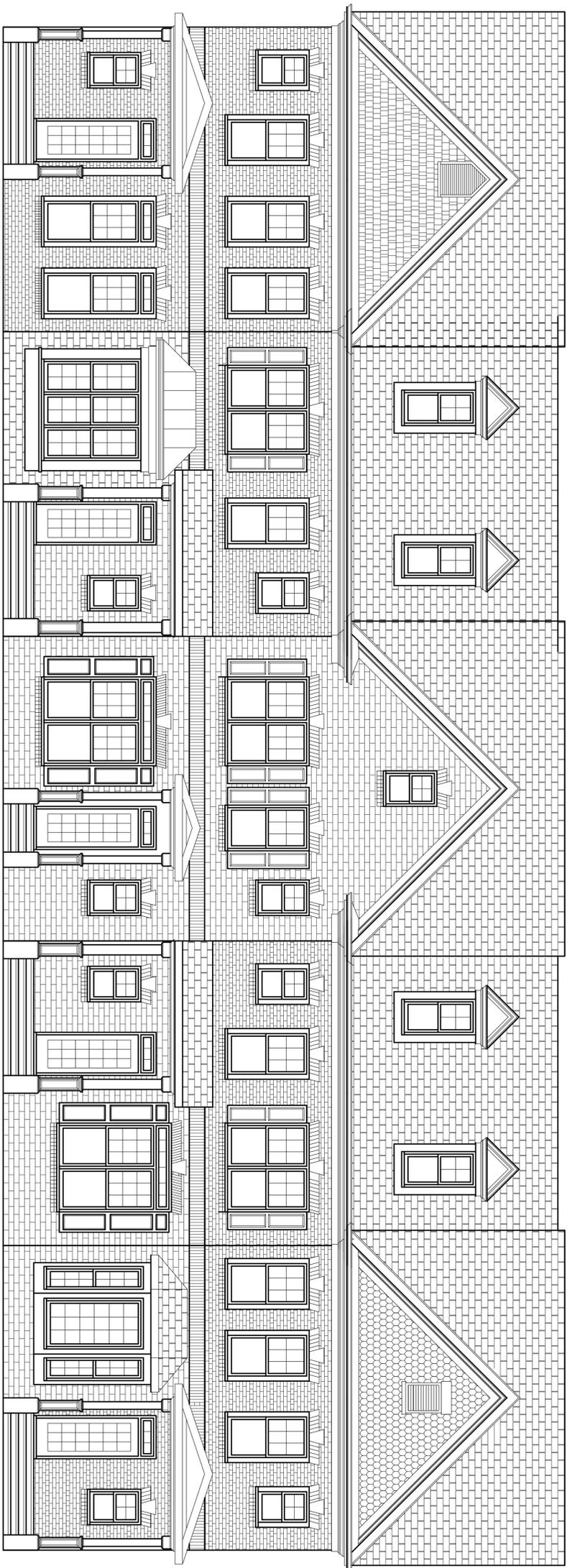
TerraBuild USA, Inc. MANAGE BUILD DESIGN PLAN VISIA #2.

#2.

DUNWOODY VILLAGE TOWNHOMES



Cypress Communities  
 2970 Peachtree Road  
 Suite 850  
 Atlanta, GA 30305



FRONT ELEVATION 1

FRONT ELEVATION 2

FRONT ELEVATION 3

FRONT ELEVATION 4

FRONT ELEVATION 5

DUNWOODY VILLAGE TOWNHOMES

Cypress Communities  
2970 Peachtree Road  
Suite 850  
Atlanta, GA 30305