

STATE OF GEORGIA
CITY OF DUNWOODY

ORDINANCE 2015-XX-XX

AN ORDINANCE TO AMEND THE CITY OF DUNWOODY ZONING CLASSIFICATION AND MAP FOR ZONING CONDITIONS OF LAND LOT 366, District 18 IN CONSIDERATION OF ZONING CASE RZ-15-021 (1530 and 1536 Dunwoody Village Parkway)

- WHEREAS:** Cypress Communities, LLC, on behalf of 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; and
- WHEREAS:** the Properties, Tax Parcels 18 366 060 61 and 18 366 060 65 are located on the Eastern side of Dunwoody Village Parkway, just North of its intersection with Mount Vernon Road, and consist of two parcels of 8.38 acres combined; and
- WHEREAS:** the owner currently desires to construct an 81-unit townhome development, consisting of 12 multi-unit buildings; and
- WHEREAS:** the Mayor and City Council find that the proposed use is suitable in view of the use and development of adjacent and nearby properties; and
- WHEREAS:** Notice to the public regarding said rezoning and modification to conditions of zoning has been duly published in The Dunwoody Crier, the Official News Organ of the City of Dunwoody; and
- WHEREAS:** A public hearing was held by the Mayor and City Council of the City of Dunwoody as required by the Zoning Procedures Act.

NOW THEREFORE, The Mayor and City Council of the City of Dunwoody hereby **ORDAINS AND APPROVES** the rezoning of said properties from Office-Institution (O-I) to Multi-Dwelling Residential (RM-100) District. The rezoning of the 8.38 acres shall consist of the following Exhibits:

- Exhibit A:** Site plan produced by TerraBuild USA Inc., dated May 2, 2015.
- Exhibit B:** Landscape Plan produced by TerraBuild USA Inc., dated May 4, 2015.
- Exhibit C:** Building Elevations (undated)
- Exhibit D:** Floor Plan (undated)

Development of the site shall be substantially consistent with the above Exhibits, Zoning Ordinance, Dunwoody Village Overlay District and the following conditions:

1. An easement for pedestrian passage through the development from the cul-de-sac on Vernon North Drive to Dunwoody Village Pkwy, shall be provided for the adjacent Mt. Vernon North subdivision.
2. Identical elevations shall be separated by a minimum of three other units.
3. All sidewalks shall be spaced at least 3 feet from the any building.

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- 4. All sidewalks shall be a minimum of five feet in width.
- 5. Covenants shall restrict rentals to a maximum of 10% of the number of units in this development.
- 6. Elevators as shown on Exhibit D shall be offered as an option.
- 7. An elevator will be installed in the model unit.
- 8. The applicant is to work with staff to determine if a landscape strip can be provided adjacent to the northwest property line.
- 9. Asphalt shingle roofing shall be a minimum three-dimensional Architectural type.
- 10. Stairs and stoops shall be a minimum of three feet from sidewalk along Dunwoody Village Parkway.
- 11. Guest parking spaces shall be retained near the Open spaces.

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

SO ORDAINED AND EFFECTIVE, this the ____ day of _____, 2015.

Approved by:

Approved as to Form and Content

Michael G. Davis, Mayor

City Attorney

Attest:

Sharon Lowery, City Clerk

SEAL