

**MEMORANDUM**

To: City Council

From: John Olson, AICP

Date: March 26, 2018

**Subject:** David C. Kirk of Troutman Sanders LLP, attorney for the owner, on behalf of Deneb Holdings LLC, owner of 4685 Chamblee-Dunwoody Road, Dunwoody, GA, 30338 (Delido Apartments), seeks to rezone the property from its current RM-100 (Multi-dwelling Residential-100) District zoning classification to a RM-75 (Multi-dwelling Residential-75) District. The tax parcel number for the site is 18 352 04 004.



## BACKGROUND

The Delido Apartments occupy a prominent corner at the intersection of Chamblee-Dunwoody Road and North Shallowford Road. The 8.02 acre site, located at 4685 Chamblee-Dunwoody Road, is currently zoned RM-100 (Multi-dwelling Residential-100) District and is part of the Georgetown/North Shallowford Master Plan, which serves as a guide for development, redevelopment, and enhancement efforts in the Georgetown and North Shallowford Community.

The site in question consists of (12) low-rise multi-family residential buildings and their associated surface parking. The complex contains a total of 102 units, which maintains a unit density of 12.7 units per acre. According to the RM-100 district requirements, the residential density slightly exceeds the permitted density allowed within the district (12 dwelling units/acre) by .7 units/acre, and therefore, the use is considered legal non-conforming. Review of the submitted site plan indicates that project will include a redesign of the parking area to include several landscape areas; this will result in a reduction in impervious surface from 31.69 percent to 30.61 percent, which is within the 35 percent maximum allowed within the RM-75 District.

There is rolling topography throughout most of the site. In particular, the site's elevation drops down approximately 30 feet from Chamblee-Dunwoody Road toward the eastern edge of the property. Heavy vegetation is found in and around the southern and western boundaries of site. While there is evidence of foot traffic, there remains no sidewalk along the frontages of Chamblee-Dunwoody Road and North Shallowford Road. In connection with a larger project, the City of Dunwoody has plans to construct a 12-foot multi-use path and other streetscape improvements along the frontage of Chamblee-Dunwoody Road that will provide a connection to the neighboring park to the south and commercial amenities to the north. Funding for the project is available, and construction is tentatively scheduled to begin in 2019. Additionally, the City has proposed the installation of a number of bicycle, pedestrian, and streetscape improvements along the North Shallowford Road frontage. Based on discussions with staff, the owner has agreed to dedicate the right-of-way necessary to complete the improvements along both street frontages.

An applicant initiated community meeting was held on Tuesday, November 28, 2017. At this meeting, the proposed site plan and renderings were made available for observation and the project team was available to answer questions. In response to the questions posed at this meeting, the applicant has provided a Neighborhood Communication Summary Report that is part of the attached rezoning application packet.

	Existing	Proposed
Zoning:	RM-100	RM-75
Unit Density (units/acre):	12.71	18
Studio	1	1
1-bedroom	0	32
2-bedroom	28	36
3-bedroom	53	53
4-bedroom	20	0
<b>Total Units:</b>	<b>102</b>	<b>122</b>
Total bedrooms:	295	263
Use:	Multi-family (Non-conforming)	Multi-family (Conforming)
Lot Coverage:	31.69%	30.61%



## SITE PLAN ANALYSIS

The existing Delido Apartments were built in 1968. As a 50-year old complex, time and deferred maintenance have taken their toll on the condition of the buildings and parking area. In an effort to allow for the full renovation and reconfiguration of units, the owner seeks to rezone the subject property from its current RM-100 (Multi-dwelling Residential-100) District zoning classification to a RM-75 (Multi-dwelling Residential-75) District. The project team proposes to work within the existing footprints of the buildings and anticipates reconfiguring all of the 4-bedroom units into thirty-two (32) 1-bedroom units and eight (8) 2-bedroom units; by doing so, it will increase the total number of units from 102 to 122 units. While the conversion of the units will increase the unit density by creating several smaller units it also eliminates 32 bedrooms from the complex (total bedrooms down from 295 to 263). Due to this reduction in number of bedrooms, the project is not anticipated to add more tenants or increased traffic to the complex. As well, the rezoning will reduce lot coverage by adding parking lot landscaping islands and will cure the property's legal non-conformity status with regard to residential density.

## PARKING ANALYSIS

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*Multi-unit Building: 1 space per dwelling unit + 1 additional space for 2 + bedroom units + 1 visitor space per 8 units*

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Number of Units:	122 Units
Number of 1 bedroom and Studio Units:	33 Spaces
Number of 2+ Bedroom Units:	89 Spaces
Required Parking for Each Dwelling Unit:	122 Spaces
Required Additional Parking for 2+ Bedroom Units	89 Spaces
Guest Parking (8 per unit)	16 Spaces
Total Required Parking	228 Spaces
15% Transit Reduction	34 Spaces
Total Required Parking	194
Proposed Parking	214 Spaces

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## SURROUNDING LAND USE

Across the intersection of Chamblee-Dunwoody Road and North Shallowford Road is an office complex known as Independence Square. Similar to the Delido Apartments, the office complex maintains a "Williamsburg" theme of architecture. To the south is the Dunwoody Green Subdivision that includes small lot attached and detached residential. There is a vacant parcel owned by the DeKalb County School system across Chamblee-Dunwoody

Road just east of the site; in addition, other office and commercial uses are found east and west of the property.

The table below summarizes all of the nearby zoning districts and land uses:

Direction	Zoning	Future Land Use	Current Land Use
N	O-I	Commercial	Office
S	PD, O-I	Multi-dwelling Residential, Other, Commercial	Residential and Office
E	R-100, O-I	Public/Institution	Residential
W	O-I, C-1	Commercial	Office and Commercial

**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.**

b. *Zoning Map Amendments.* The following review and approval criteria must be used in reviewing and taking action on all zoning map amendments:

1. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan;

***The Dunwoody Comprehensive Plan is organized primarily by regions, delineated as 'character areas.' The subject parcel is located in the 'Georgetown Character Area,' summarized on the attached excerpt from the Comprehensive Plan. The intent of the Comprehensive Plan for the Georgetown/North Shallowford Character Area encourages creative building and site design that encourages bikeable and walkable development which furthers the transportation goals of modality (other than by automobile) and connectivity of the Georgetown neighborhood. This project meets these goals as it provides bicycle parking and the necessary right-of-way dedication to install a 12-foot wide multi-use path. Additionally, the rezoning remains consistent with the Georgetown Master Plan vision of enhancing the character and identity of the area.***

2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;

***The apartment use has existed on the property since 1968. Considering reconfiguration of the units will not change the nature of the use as apartment buildings, it would appear that the zoning proposal is suitable in view of adjacent and nearby properties.***

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

**While the property has a reasonable economic use as currently zoned (RM-100), approving a change of zoning to RM-75 will support the conversion of all of the 4-bedroom units into several smaller one and two-bedroom units. This reconfiguration of units would be reflective of market trends in the multi-family market toward smaller units that are suitable for young professionals and empty nesters.**

4. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;  
**The rezoning proposal will not adversely impact the existing use or usability of adjacent or nearby property. In fact, it would appear that the rezoning would add value to the area as it will support reinvestment and enhancements to an aging residential community.**
5. Whether there are other existing or changing conditions affecting the use and development of the property that provide supporting grounds for either approval or disapproval of the zoning proposal;  
**As noted, the current trends in multi-family residential favor smaller families, single professionals and empty-nesters. Approval of this rezoning will align with these trends, as it will support a reconfiguration of all of the complexes 4-bedroom units into several smaller units.**
6. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources;  
**The zoning proposal will not affect historic buildings, sites, districts or archaeological facilities.**
7. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.  
**As noted, the renovation will remove all of the larger 4-bedroom units, which will reduce 32 of the bedrooms within the complex. As such, it is anticipated that this proposal will not increase the intensity of the apartment use, and therefore, not burden existing streets, transportation facilities, utilities, or schools.**

#### **PLANNING COMMISSION RECOMMENDATION**

At their February 13, 2018 meeting, the Planning Commission heard the applicant's request for the subject rezoning. Following discussion, the Commission recommended approval unanimously 6-0 with conditions of staff.

#### **STAFF RECOMMENDATION**

Based upon the findings and conclusions herein, staff recommends **APPROVAL** of RZ 18-01, subject to the following exhibits and conditions (NOTE: Condition 4 has been included at request of City Council at the 03.12.2018 Hearing):

- EXHIBIT A: Site plan dated December 20, 2017
- EXHIBIT B: Shutter color combinations
- EXHIBIT C: Right-of-way conveyance

1. The site shall be developed in general conformity with "Exhibit A", with changes to meet land development and zoning regulations;



2. New shutters installed and the existing shutters or shutters to be replaced shall be painted in accordance with the various color combinations listed in "Exhibit B", with alternatives approved by the Community Development Director; and
3. Prior to the issuance of building permits to reconfigure the 4-bedroom units, the Owner will convey to the City right-of-way needed by the City for the Georgetown Area Multimodal Improvements (P.I. Number 0012875) along Chamblee Dunwoody Road, and for a future streetscape/multimodal project on North Shallowford Road. Such conveyance shall be in fee simple and the boundaries of such conveyed property shall be generally as depicted in the attached "Exhibit C". The exact legal description of the property to be conveyed shall be prepared by the City and agreed to by the City and the Owner. Following the conveyance, the City shall, in perpetuity, for all future regulatory purposes including, without limitation, the calculation of lot coverage, impervious surface, and residential density, as well as the location of building lines or setbacks, use the dimensions, size, and boundaries of the Property as they existed prior to the conveyance.
4. The site shall contain a maximum of 122 residential units.

**Attachments**

- EXHIBIT A: Site plan dated December 20, 2017
- EXHIBIT B: Shutter color combinations
- EXHIBIT C: Right-of-way Conveyance
- Ordinance for 4685 Chamblee Dunwoody Road
- RZ18-01 Application Packet
- Map
- Aerial
- Delido Apartment Unit Mix
- Dunwoody Comprehensive Plan Excerpt
- Georgetown/North Shallowford Master Plan Excerpt

**AN ORDINANCE TO AMEND THE CITY OF DUNWOODY ZONING CLASSIFICATION AND MAP FOR ZONING CONDITIONS OF LAND LOT 352, District 18 IN CONSIDERATION OF ZONING CASE RZ-18-01 (4685 Chamblee-Dunwoody Road) FROM RM-100 (MULTI-DWELLING RESIDENTIAL-100) DISTRICT ZONING CLASSIFICATION TO A RM-75 (MULTI-DWELLING RESIDENTIAL-75) DISTRICT**

**WHEREAS:** Deneb Holdings, LLC, seeks permission to rezone property currently zoned RM-100 (Multi-dwelling Residential-100) District zoning classification to a RM-75 (Multi-dwelling Residential-75) District in order to renovate and reconfigure the existing apartment buildings; and

**WHEREAS:** The property, Tax Parcel 18 352 04 004 is located on the southeast side of Chamblee Dunwoody Road, and consists of 8.02 acres; and

**WHEREAS:** The Property is currently improved with twelve (12) low-rise multi-family residential buildings, which were originally built in 1968, and their associated surface parking. The complex contains a total of 102 units, which maintains a unit density of 12.7 units per acre; and

**WHEREAS:** The applicant has proposed to renovate and reconfigure all of the 4-bedroom units into thirty-two (32) 1-bedroom units and eight (8) 2-bedroom units; thereby increasing the total number of units from 102 to 122 units , which would result in a unit density of 18 units per acre; and

**WHEREAS:** The Mayor and City Council find that the proposed use aligns with the Georgetown Character Area of the Dunwoody Comprehensive Plan, which calls for, among others, creative building and site design that encourages bikeable and walkable development which furthers the transportation goals of modality (other than by automobile) and connectivity of the Georgetown neighborhood; 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 **ORDAIN AND APPROVE** the rezoning of said property from RM-100 (Multi-dwelling Residential-100) District zoning classification to a RM-75 (Multi-dwelling Residential-75) District subject to the following conditions:

- EXHIBIT A: Site plan dated December 20, 2017
- EXHIBIT B: Shutter color combinations
- EXHIBIT C: Right-of-way conveyance

1. The site shall be developed in general conformity with "Exhibit A", with changes to meet land development and zoning regulations;

**STATE OF GEORGIA  
CITY OF DUNWOODY**

**ORDINANCE 2018-\_\_-\_\_**

- 2. New shutters installed and the existing shutters or shutters to be replaced shall be painted in accordance with the various color combinations listed in "Exhibit B", with alternatives approved by the Community Development Director; and
- 3. Prior to the issuance of building permits to reconfigure the 4-bedroom units, the Owner will convey to the City right-of-way needed by the City for the Georgetown Area Multimodal Improvements (P.I. Number 0012875) along Chamblee Dunwoody Road, and for a future streetscape/multimodal project on North Shallowford Road. Such conveyance shall be in fee simple and the boundaries of such conveyed property shall be generally as depicted in the attached "Exhibit C". The exact legal description of the property to be conveyed shall be prepared by the City and agreed to by the City and the Owner. Following the conveyance, the City shall, in perpetuity, for all future regulatory purposes including, without limitation, the calculation of lot coverage, impervious surface, and residential density, as well as the location of building lines or setbacks, use the dimensions, size, and boundaries of the Property as they existed prior to the conveyance.
- 4. The site shall contain a maximum of 122 residential units.

**SO ORDAINED AND EFFECTIVE**, this the \_\_\_ day of \_\_\_\_\_, 2018.

Approved by:

Approved as to Form and Content

\_\_\_\_\_  
Denis L. Shortal, Mayor

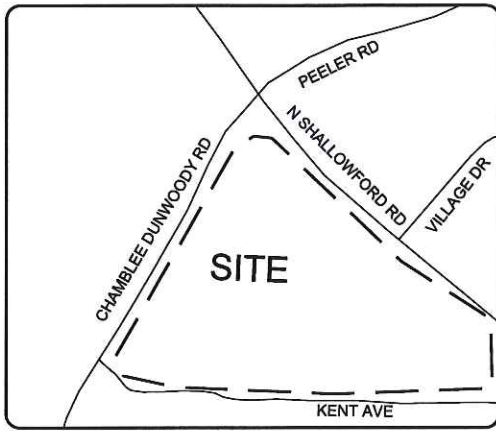
\_\_\_\_\_  
City Attorney

Attest:

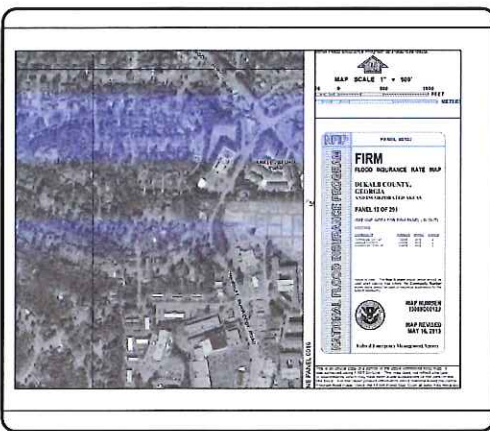
\_\_\_\_\_  
Sharon Lowery, City Clerk

SEAL





Location Map  
N.T.S.



FEMA Map  
N.T.S.

Site Notes:

1. THE SITE CONTAINS: 8.02 ACRES / 349,413 SF
2. ADDRESS: 4685 CHAMBLEE DUNWOODY RD, DUNWOODY GEORGIA, TAX PARCEL 18 352 04 004
3. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY EARTHPRO LAND SURVEYING, DATED 9-20-17.
4. THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.L.R.M. COMMUNITY PANEL NUMBER 13089C0012 J DATED MAY 16, 2013 FOR INCORPORATED DEKALB COUNTY, GEORGIA.
4. EXISTING ZONING IS RM-100 - TOTAL EXISTING SITE UNITS IS 102.

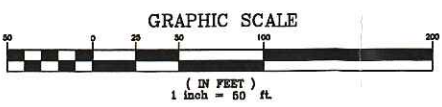
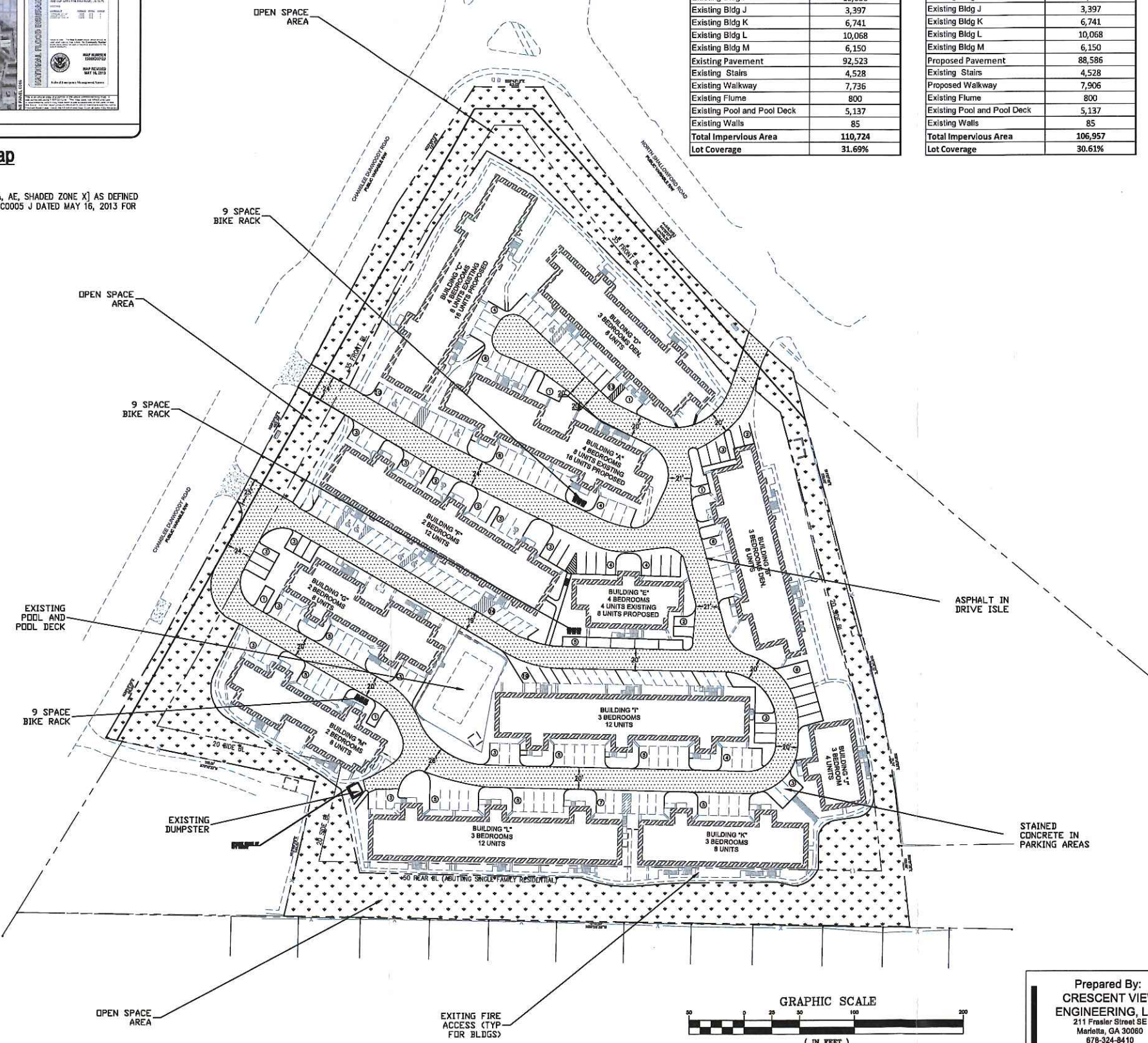
THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.L.R.M. COMMUNITY PANEL NUMBER 13089C0005 J DATED MAY 16, 2013 FOR INCORPORATED DEKALB COUNTY, GEORGIA.

ZONING CALCULATIONS FOR RM-75			
Lot Area (acres)	8.021 AC		
Lot Area (square feet)	349,413 SF		
<b>Minimum Lot Area</b>			
4+ Multi Unit Buildings	87,120 SF	OK	
Proposed Units	122 Units		
Maximum Density (units per acre)	18 Units / Acre		
Proposed Density (units per acre)	15.21 Units / Acre	OK	
<b>Minimum Lot Frontage</b>			
Required 4+ Multi Unit Buildings	100 LF		
Proposed 4+ Multi Unit Buildings	1088.70 LF	OK	
<b>Minimum Building / Structure Setbacks</b>			
Required Street Front	35 LF		
Required Street Side	35 LF		
Required Side Interior	20 LF		
Required Side Interior (abutting Residential)	50 LF		
Required Rear	40 LF		
Required Rear Interior (abutting Residential)	50 LF		
Provided Street Front	35 LF	OK	
Provided Street Side	35 LF	OK	
Provided Side Interior	20 LF	SEE NOTE 1	
Provided Side Interior (abutting Residential)	50 LF	OK	
Provided Rear	40 LF	N/A	
Provided Rear Interior (abutting Residential)	50 LF	OK	
<b>Maximum Lot Coverage</b>			
Required 4+ Multi Unit Buildings	35 %		
Existing Lot Coverage	110,724 SF		
Existing Lot Coverage	31.69% %		
Proposed Lot Coverage	106,957 SF	OK	
Proposed Lot Coverage	30.61% %	OK	
<b>Maximum Building Height</b>			
Required 4+ Multi Unit Buildings With Fire Rescue Service	48 FT		
Existing 4+ Multi Unit Buildings (Max Height)	38.7 FT	Existing	
<b>Common Open Space</b>			
Requirement for 36+ Residential Units (20% of Land)	69,883 SF		
Provided Open Space	83,049 SF	OK	
<b>Parking Requirements</b>			
Number of Units	122 Units		
Number of 1 Studio Units	32 Spaces		
Number of 2+ Bedroom Units	89 Spaces		
Required Parking for Each dwelling Unit	122 Spaces		
Required Additional Parking for 2+ bedroom Units	89 Spaces		
Guest Parking (8 per Unit)	16 Spaces		
Total Required Parking	227 Spaces		
15% Transit Reduction	34 Spaces		
Total Required Parking	193 Spaces		
Proposed Parking Spaces	214 Spaces	OK	
Existing Parking Spaces as shown on Survey	XXX Spaces		
Existing ADA Spaces	10 Spaces		
Existing Bike Parking Spaces	0 Spaces		

NOTE #1 - PART OF EXISTING BUILDING M IS LOCATED INSIDE OF THE REQUIRED 20 FT SIDE BUILDING LINE.

EXISTING LOT COVERAGE	
Existing Impervious Area	SF
Existing Bldg A	8,301
Existing Bldg B	8,253
Existing Bldg C	9,593
Existing Bldg D	8,289
Existing Bldg E	4,147
Existing Bldg F	10,624
Existing Bldg G	6,123
Existing Bldg I	10,056
Existing Bldg J	3,397
Existing Bldg K	6,741
Existing Bldg L	10,068
Existing Bldg M	6,150
Existing Pavement	92,523
Existing Stairs	4,528
Existing Walkway	7,736
Existing Flume	800
Existing Pool and Pool Deck	5,137
Existing Walls	85
<b>Total Impervious Area</b>	<b>110,724</b>
<b>Lot Coverage</b>	<b>31.69%</b>

PROPOSED LOT COVERAGE	
Proposed Impervious Area	SF
Existing Bldg A	8,301
Existing Bldg B	8,253
Existing Bldg C	9,593
Existing Bldg D	8,289
Existing Bldg E	4,147
Existing Bldg F	10,624
Existing Bldg G	6,123
Existing Bldg I	10,056
Existing Bldg J	3,397
Existing Bldg K	6,741
Existing Bldg L	10,068
Existing Bldg M	6,150
Proposed Pavement	88,586
Existing Stairs	4,528
Proposed Walkway	7,906
Existing Flume	800
Existing Pool and Pool Deck	5,137
Existing Walls	85
<b>Total Impervious Area</b>	<b>106,957</b>
<b>Lot Coverage</b>	<b>30.61%</b>



Prepared By:  
**CRESCENT VIEW ENGINEERING, LLC.**  
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 Marietta, GA 30060  
 878-324-8410  
 www.crescentvieweng.com

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**LKS ARCHITECTS, INC.**  
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 Dunwoody, Georgia 30338  
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REVISIONS

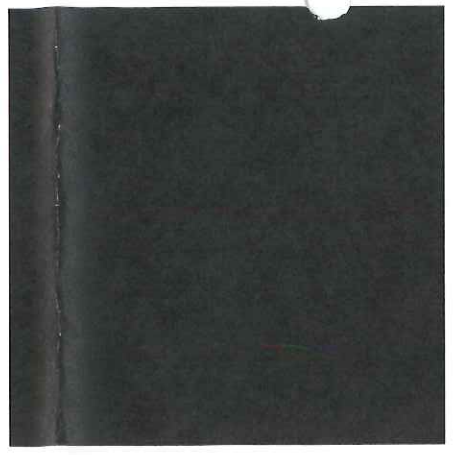
DELIDO APARTMENTS  
 Chamblee-Dunwoody / North Shallowford  
 Land Lot 357, 19th District  
 City of Dunwoody, Georgia  
 DUNWOODY, GEORGIA  
 DEKALB COUNTY

NOT RELEASED FOR CONSTRUCTION

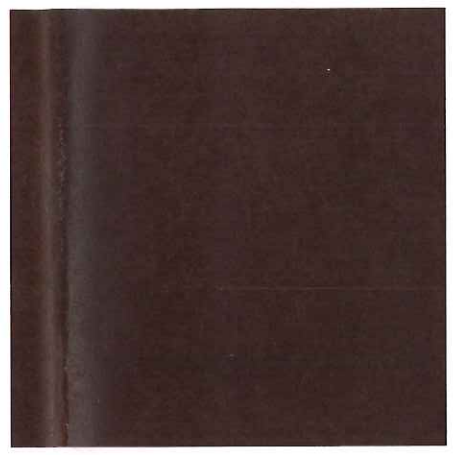
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PLAT	
SCALE	





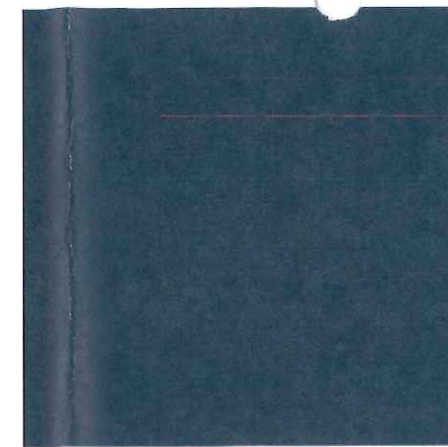
Rock Bottom  
SW7062



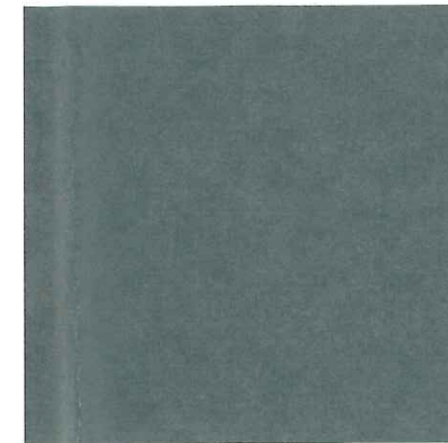
Marooned  
SW6020

Shutters | Combination 1



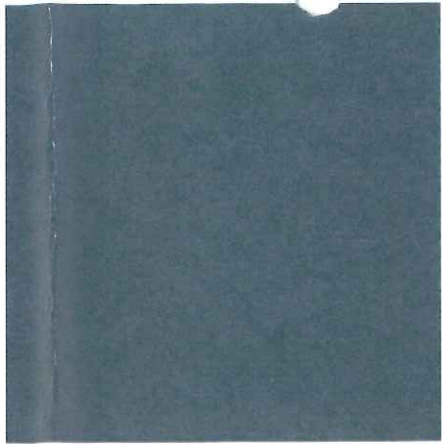


Bunglouse Blue  
SW0048

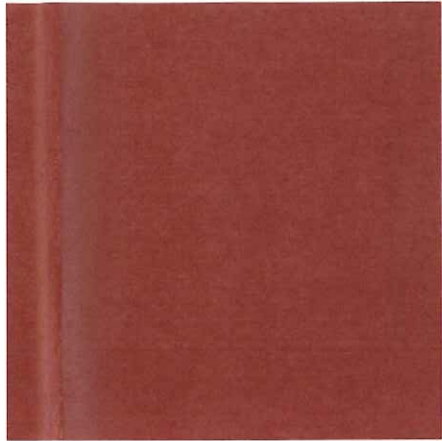


Studio Blue Green  
SW0047



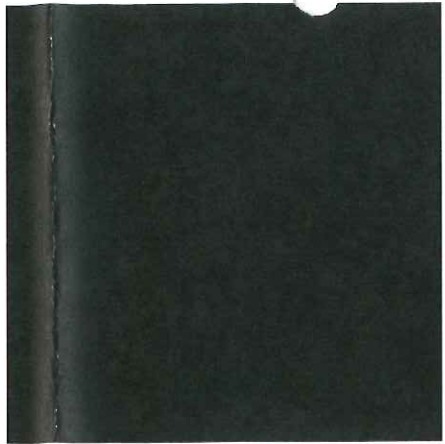


Mediterranean  
SW7617

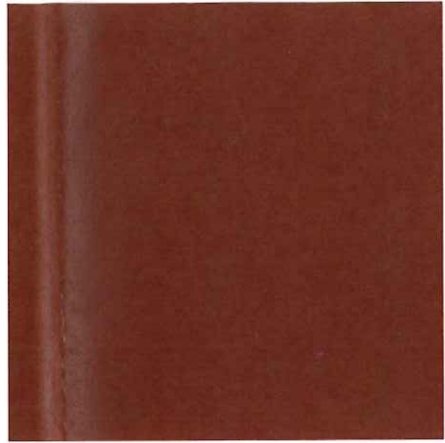


Rembrandt Ruby  
SW0033



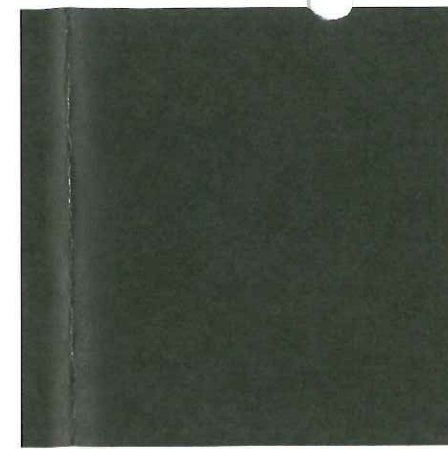


Roycroft Bottle Green  
SW2847

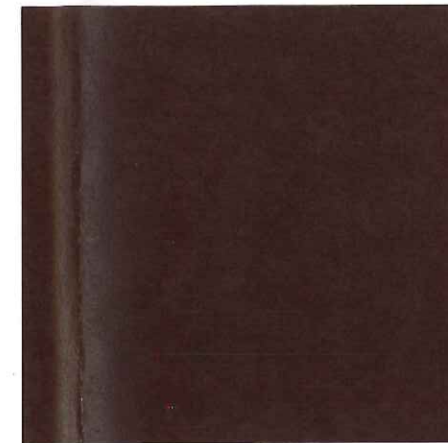


Roycroft Copper Red  
SW2839



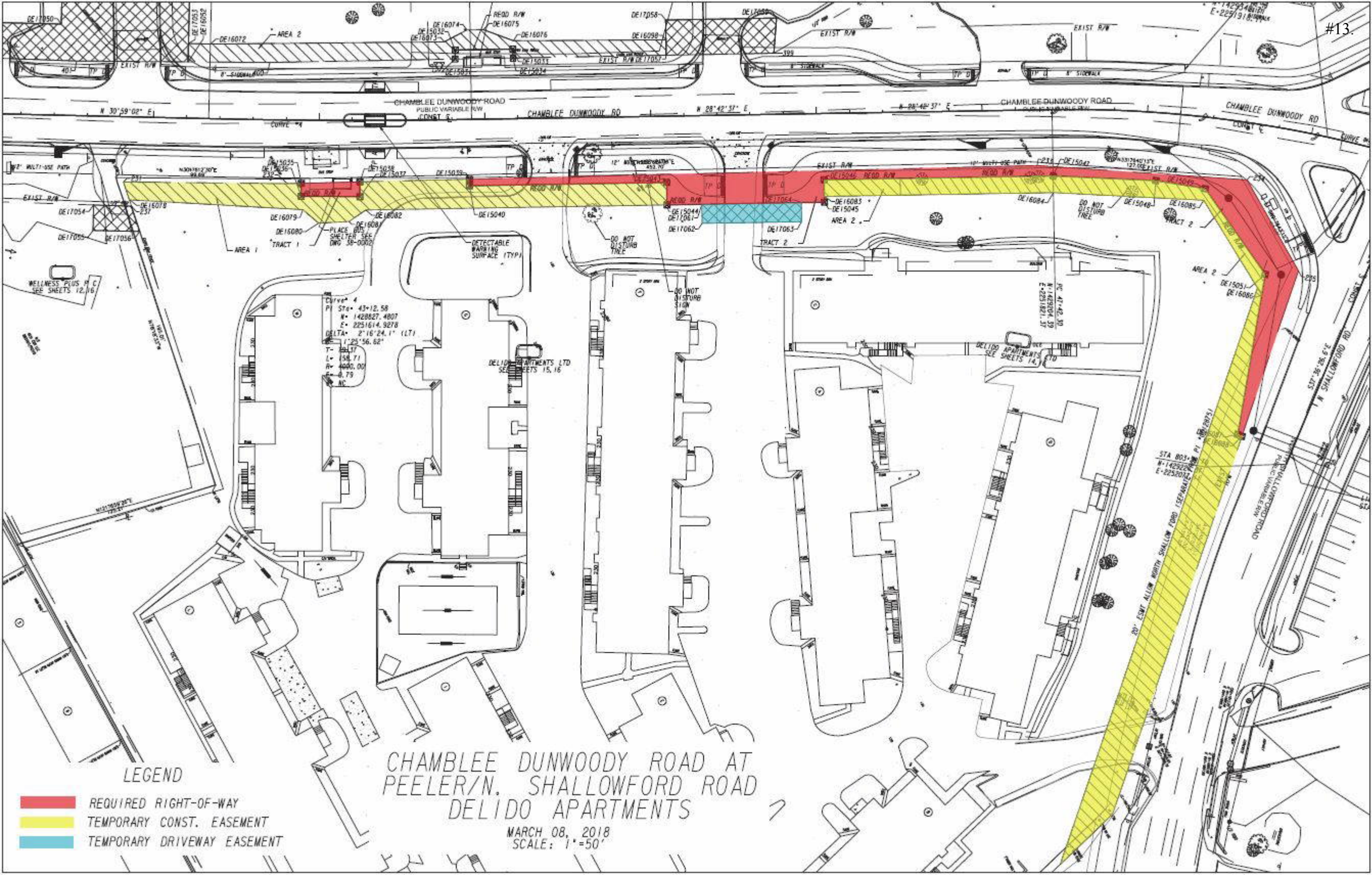


Vogue Green  
SW0065



Rookwood Dark Red  
SW2801





LEGEND

- REQUIRED RIGHT-OF-WAY
- TEMPORARY CONST. EASEMENT
- TEMPORARY DRIVEWAY EASEMENT

CHAMBLEE DUNWOODY ROAD AT  
PEELER/N. SHALLOWFORD ROAD  
DELIDO APARTMENTS

MARCH 08, 2018  
SCALE: 1"=50'



troutman.com

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David C. Kirk  
david.kirk@troutman.com

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January 2, 2018

**VIA HAND DELIVERY**

Mr. John Olson, AICP, Planning Manager  
Department of Community Development  
City of Dunwoody  
4800 Ashford-Dunwoody Road  
Dunwoody, Georgia 30338

**Re: Rezoning Application for Delido Apartments –  
4685 Chamblee Dunwoody Road**

Dear Mr. Olson:

On behalf of the property owner Deneb Holdings, LLC (the "Owner"), I am pleased to provide for review and consideration by the City of Dunwoody an application to rezone the above-referenced 8.02-acre property (the "Subject Property") from its current RM-100 (Multi-dwelling Residential – 100) zoning classification to the RM-75 (Multi-dwelling Residential – 75) zoning classification under the City of Dunwoody Zoning Ordinance (the "Zoning Ordinance"). This rezoning will allow for the redevelopment of the Subject Property, which currently contains twelve (12) low-rise multi-family residential buildings, surface parking, and associated amenities, to a more attractive, inviting, and functional residential environment in keeping with the demands of the current residential market and the vision of the City for the surrounding area.

Included with this letter are a completed Rezoning Application bearing all necessary notarized signatures and affidavits of the Owner and Applicant as well as the following materials required by the City of Dunwoody.

- A Conceptual Site Plan containing all information required by Section 27-87(c)(2) of the Zoning Ordinance, and a separate Tree Survey (Exhibit "A");
- A Legal Description of the Subject Property (Exhibit "B");
- The Neighbor Communications Summary Report (Exhibit "C");
- A Conceptual Landscape Plan (Exhibit "D");
- Conceptual Project Renderings and Elevation Drawing Concept Package (Exhibit "E"); and

- Checks payable to the City of Dunwoody for the rezoning fee of \$1,500 as well as the \$270 fee for two signs.

**Description of the Proposed Project**

The existing Delido Apartments on the Subject Property were constructed in 1968. Time, wear and tear, and deferred investment in maintenance and upkeep have taken their toll on the condition of the property. The Owner acquired the Subject Property in mid-2017 and already has invested a substantial amount in tackling deferred maintenance and improving the property. Through this application, the Owner seeks to rezone the Subject Property from its current RM-100 (Multi-dwelling Residential-100) to the RM-75 (Multi-dwelling Residential-75) zoning district to allow for the full renovation, reconfiguration, and remodeling of this aging apartment community. The Subject Property currently contains twelve two-story apartment buildings with a total of 102 residential units in the following configuration:

Studio Units	1
1-Bedroom Units	0
2-Bedroom Units	28
3-Bedroom Units	53
4-Bedroom Units	<u>20</u>
<b>Total Units</b>	<b>102</b>

As currently planned, all 20 of the current 4-bedroom units will be reconfigured, with each remodeled and reconfigured into two units, either in a 1-bedroom or 2-bedroom configuration. Of the 40 new units resulting from the reconfiguration, 32 are proposed to be 1-bedroom units and 8 are proposed to be 2-bedroom units. The remaining units within the development would be remodeled in their current bedroom configuration. Upon completion of the renovation project, the resulting unit configuration will be as follows:

Studio Units	1
1-Bedroom Units	32
2-Bedroom Units	36
3-Bedroom Units	53
4-Bedroom Units	<u>0</u>
<b>Total Units</b>	<b>122</b>

This proposed renovation, reconfiguration, and remodeling of the dwelling units on the Subject Property will yield a net increase of 20 dwelling units, resulting in a total of 122 units, or about 15.2 dwelling units per acre. This residential density exceeds the permitted density under the current RM-100 zoning classification (12 dwelling units/acre) and is also slightly above that allowed under the RM-85 zoning classification (14 dwelling units/acre). Accordingly, the Applicant respectfully submits the RM-75 zoning classification, which allows a residential density of up to 18 dwelling units per acre, is a suitable and appropriate zoning classification for the Subject Property.

In addition to the unit reconfiguration, plans include upgraded exteriors, parking improvements, landscaping improvements, reduced impervious surfaces, and additional



amenities such as bicycle parking, all of which are intended to improve the look, functionality, and overall quality of the entire complex and eliminate any possible existing nonconformity with the required parking ratio.

As the plans for the project are reviewed by staff, City officials, and through the public review process, the Applicant anticipates refining the project details, which may result in some changes to the site plan, though the location of each building will remain the same. This proposed redevelopment is consistent with the Georgetown Master Plan in that it will support the Plan's goals of enhancing the overall appearance of the area, providing for improved connectivity, and addressing the gaps in housing availability in the area, among others.

### **Zoning Map Amendment Review and Approval Criteria**

As set forth in Section 27-335(b) of the Zoning Ordinance, proposed Zoning Map Amendments are evaluated in light of the following review and approval criteria.

#### **a. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.**

The proposed Project conforms to the vision, goals, and intent of the City of Dunwoody's 2015 – 2035 Comprehensive Plan (the "Plan") and, in particular, a number of the Plan's overarching goals and portions of the Plan addressing the Georgetown Character Area.

The proposed Project supports the vision of the Plan to help make Dunwoody a "dynamic, innovative community, where individuals, families, and businesses can thrive through all stages of life and career" through the creation of a development containing a desirable mix of residential unit sizes in an attractive environment with easy access to various transportation modes. These elements of the Project support a number of the Plan's overarching goals. The proposed project will help "preserve . . . neighborhoods" by redeveloping an existing aging apartment community that has many long-term residents in a manner that encourages these residents' continued occupancy. The proposed redevelopment and improvement of the existing residential property also will help to "transform target redevelopment areas," such as the Georgetown area by improving the overall aesthetic and visual appeal of the property. The proposal also will support the goal to "make aging in place a more achievable reality" by providing a greater number of smaller apartments suitable for occupancy by residents seeking to stay in the area but wishing to downsize. The proposal also seeks to "maintain a commitment to sustainable practices" by enhancing and renovating existing structures, rather than demolishing them, and by reducing the amount of impervious surface on the subject property and enhancing the landscaping on site.

In addition to its conformity with the Comprehensive Plan's policy and intent, the proposed Project also supports the ongoing goals and objectives set forth in the Georgetown/North Shallowford Master Plan and the Georgetown/North Shallowford LCI 5-Year Update. The Delido Apartments fall within one of the several "Neighborhood Transition Areas" identified in these plans and occupies a prominent corner at the intersection of the North Shallowford Road and Chamblee Dunwoody Road corridors. The proposed rezoning and redevelopment of this property will support the emphasis both the Master Plan and LCI Update place on *private* reinvestment and high-quality redevelopment of the community's existing assets. The

proposed rezoning is consistent with the Updated Land Use Framework Plan contained in the LCI Update, which shows the Subject Property as an ongoing multi-family use. Additionally, the proposed renovation will support the City's inclusion of proposed streetscape and recreational path improvements along Chamblee Dunwoody and North Shallowford roads to provide enhanced circulation and access between the City's neighborhoods, shopping districts, and amenities.

**b. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.**

The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties in that it will not result in any change to the use of the property. The proposed rezoning will simply allow for the increased density required to permit the reconfiguration of all existing 4-bedroom units into a mix of one and two-bedroom units. The continued use of the Subject Property for multi-family residential purposes will allow for uses that are not only suitable in light of the use and development of adjacent and nearby properties but also compatible with and supportive of the use and development of such properties. Adjacent and nearby properties currently are developed to include a mix of office, retail, and residential uses.

**c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**

While the Subject Property has some economic use as currently zoned in the RM-100 classification, the current zoning limits the Owner's ability to redevelop the existing buildings and property to reflect current trends in the multi-family residential market toward smaller units that are suitable for young professionals and empty-nesters. Approving the rezoning as requested herein will support and help achieve the City's goals as expressed in the Plan and benefit the City and its residents as a whole, in addition to the Owner.

**d. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**

The zoning proposal will have no adverse impact on adjacent or nearby properties and, in fact, will enhance the use, usability, and value of such properties by allowing for the reinvestment in and redevelopment of an aging residential community.

**e. Whether there are other existing or changing conditions affecting the use and development of the property that provide supporting grounds for either approval or disapproval of the zoning proposal.**

As noted above, current trends in multi-family residential living favor the expansion of units suitable for smaller families, single professionals, and empty-nesters. Additionally, current building trends favor more energy-efficient design and construction. Approval of this zoning proposal will facilitate the renovation of the existing residential units in a configuration that is expected to offer an attractive and reasonably-priced option for this emerging market. Additionally, approval of this zoning proposal will allow investment by the Owner in energy-



efficient and water-saving improvements to the property that is more in line with existing trends and market expectations.

**f. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archeological resources.**

There are no known historic buildings, sites, districts or archeological resources on or adjacent to the Subject Property. Accordingly, the zoning proposal will have no adverse effect on any such historic or archeological resources.

**g. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

The zoning proposal will not result in a use that overburdens surrounding streets, transportation facilities, utilities, or schools. Despite the slight increase in the number of residential units that would be accommodated by the requested rezoning, the actual occupancy in terms of total residents is anticipated to be reduced through the reconfiguration of the 20 existing 4-bedroom units (a total of 80 bedrooms) into 32 one-bedroom units and 8 2-bedroom units (a total of 48 bedrooms). Additionally, the site is served by MARTA bus transit. Accordingly, the Applicant expects no increases in transportation impacts or school impacts because of this proposal. Utilities such as water, sewer, natural gas, electricity, and telecommunications are available in the area and have sufficient capacity to serve the proposed development.

As demonstrated above and through the accompanying documentation, the Applicant respectfully submits the proposed Zoning Map Amendment requested in connection with this Project fully meets the review and approval criteria established by the City. Should you believe any additional information would be helpful to your review of this application, please do not hesitate to let me know and I will work with our team to respond in a timely manner.

**Conclusion**

On behalf of the Applicant and Property Owner, I respectfully request the approval of this request to rezone the Subject Property from its current RM-100 classification to the proposed RM-75 classification. I appreciate your thoughtful consideration of this request, I would be happy to answer any questions you may have, and I look forward to working with you and other City of Dunwoody officials on this exciting and important redevelopment project.

Yours very truly,



David C. Kirk

/dck  
Attachments  
cc: Delido Team

# AMENDMENT APPLICATION



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

## \* Applicant Information:

Company Name:	Troutman Sanders, LLP, as attorneys for Deneb Holdings LLC		
Contact Name:	David C. Kirk		
Address:	600 Peachtree Street, Suite 5200, Atlanta, GA 30308		
Phone:	404-885-3415	Fax:	N/A
Email:	David.Kirk@troutman.com		
Pre-application conference date (required):	11/30/2017		

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

Owner's Name:	Deneb Holdings LLC (Sue Mied, Agent)		
Owner's Address:	34 Day Street, Somerville, MA 02144		
Phone:	678-300-3775	Fax:	N/A
Email:	SMied@madison-pm.com		

## \* Property Information:

Property Address:	4685 Chamblee-Dunwoody Road	Parcel ID:	18 352 04 004
Current Zoning Classification:	RM-100		
Requested Zoning Classification:	RM-75		

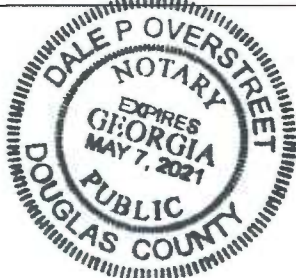
## \* Applicant Affidavit:

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:	David C. Kirk, as attorney for Deneb Holdings LLC		
Applicant's Signature:		Date:	12/21/2017

## \* Notary:

Sworn to and subscribed before me this	21st	Day of	December	, 2017
Notary Public:				
Signature:				
My Commission Expires:	5-7-21			



# Additional Property Owner(s) Notarized Certification



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

I hereby certify that to the best of my knowledge, this 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:	Sue Mied, on behalf of Deneb Holdings LLC		
Signature:		Date:	12/20/17
Address:	34 Day Street, Somerville, MA 02144		
Phone:	678-300-3775	Fax:	N/A
Email:	SMied@madison-pm.com		
Sworn to and subscribed before me this	25th	Day of	DECEMBER, 2017
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:	_____		

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

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





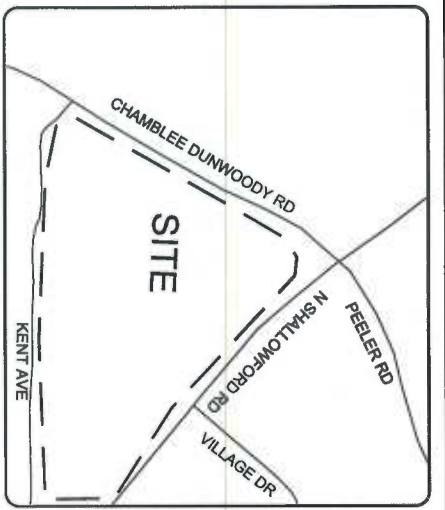


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## Exhibit A

# Conceptual Site Plan & Tree Survey





Location Map  
N.T.S.

FEMA Map  
N.T.S.

**Site Notes:**

1. THE SITE CONTAINS: 8.02 ACRES / 346,413 SF
2. ADDRESS: 4685 CHAMBLEE DUNWOODY RD, DUNWOODY, GEORGIA, TAX PARCEL: 18-352-04-004
3. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY EARTHRO LAND SURVEYING, DATED 9-20-17.
4. THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADDED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 1308900005 J DATED MAY 16, 2013 FOR INCORPORATED DEKALB COUNTY, GEORGIA.
4. EXISTING ZONING IS RM-100 - TOTAL EXISTING SITE UNITS IS 102.

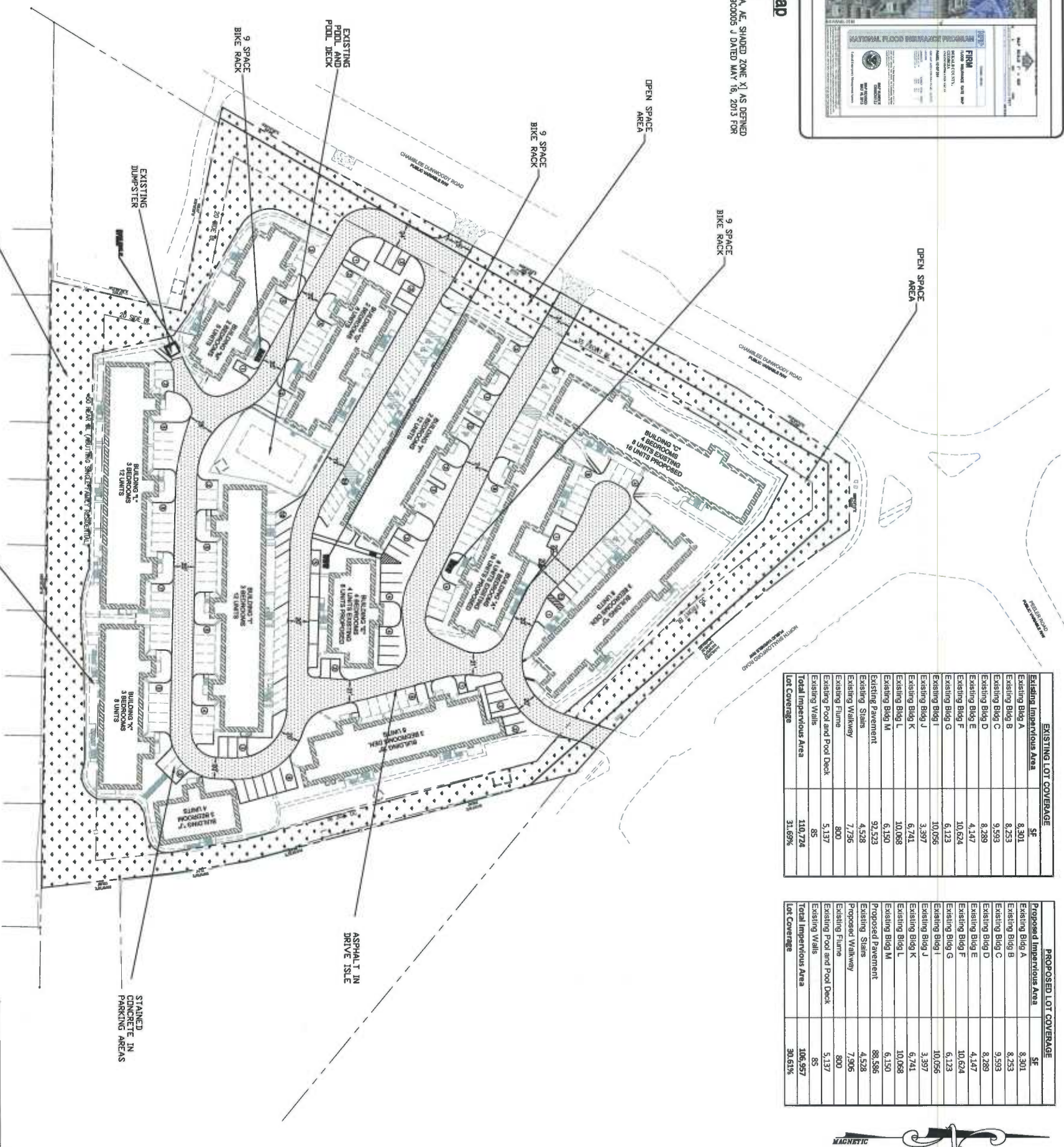
THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADDED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 1308900005 J DATED MAY 16, 2013 FOR INCORPORATED DEKALB COUNTY, GEORGIA.

**ZONING CALCULATIONS FOR RM-75**

Minimum Lot Area Lot Area (square feet)	8,021 AC 346,413 SF	OK
4+ Multi Unit Buildings Proposed Units Maximum Density (units per acre) Proposed Density (units per acre)	87,120 SF 122 Units 18 Units / Acre 15.21 Units / Acre OK	OK
Minimum Lot Frontage Required 4+ Multi Unit Buildings Proposed 4+ Multi Unit Buildings	100 LF 1086.70 LF	OK
Minimum Building / Structure Setbacks Required Street Front Required Street Side Required Side Interior (abutting Residential) Required Rear Required Rear Interior (abutting Residential) Required Street Front Provided Side Interior Provided Side Interior (abutting Residential) Provided Rear Provided Rear Interior (abutting Residential)	35 LF 35 LF 20 LF 20 LF 50 LF 50 LF 35 LF 35 LF 20 LF 50 LF 40 LF 50 LF	OK OK OK OK OK OK OK OK OK OK OK OK
Maximum Lot Coverage Required 4+ Multi Unit Buildings Existing Lot Coverage Proposed Lot Coverage Proposed Lot Coverage	35 % 110,274 SF 31.69% % 106,957 SF 30.62% %	OK OK OK
Maximum Building Height Required 4+ Multi Unit Buildings With Fire Rescue Service Existing 4+ Multi Unit Buildings (Max Height)	48 FT 36.7 FT	Existing
Common Open Space Requirement for 36+ Residential Units (20% of Land) Provided Open Space	69,883 SF 83,049 SF	OK
Parking Requirements Number of Units Number of 1 Studio Units Number of 2+ Bedroom Units Required Parking for Each dwelling Unit Required Additional Parking for 2+ bedroom Units Guest Parking (3 per Unit) Total Required Parking 15% Transit Reduction Total Required Parking	122 Units 32 Spaces 89 Spaces 122 Spaces 88 Spaces 16 Spaces 221 Spaces 34 Spaces 193 Spaces	OK
Proposed Parking Spaces Existing ADA Spaces Existing ADA Spaces Existing Bike Parking Spaces	214 Spaces XXX 10 Spaces 0 Spaces	OK

FILE	DESIGN
LOG IN	CHECKED
LOG OUT	
FLOOR	
SCALE	

NOTE #1 - PART OF EXISTING BUILDING M IS LOCATED INSIDE OF THE REQUIRED 20 FT SIDE BUILDING LINE.



**EXISTING LOT COVERAGE**

Existing Impervious Area	SF
Existing Bldg A	8,301
Existing Bldg B	8,253
Existing Bldg C	9,593
Existing Bldg D	8,289
Existing Bldg E	4,147
Existing Bldg F	10,624
Existing Bldg G	6,123
Existing Bldg H	10,056
Existing Bldg I	3,397
Existing Bldg J	6,741
Existing Bldg K	6,150
Existing Bldg L	10,088
Existing Bldg M	92,523
Existing Stairs	4,528
Existing Walkway	7,796
Existing Furnace	800
Existing Pool and Pool Deck	5,137
Existing Walls	85
Total Impervious Area	110,274
Lot Coverage	31.69%

**PROPOSED LOT COVERAGE**

Proposed Impervious Area	SF
Existing Bldg A	8,301
Existing Bldg B	8,253
Existing Bldg C	9,593
Existing Bldg D	8,289
Existing Bldg E	4,147
Existing Bldg F	10,624
Existing Bldg G	6,123
Existing Bldg H	10,056
Existing Bldg I	3,397
Existing Bldg J	6,741
Existing Bldg K	6,150
Existing Bldg L	10,088
Existing Bldg M	88,586
Proposed Pavement	88,586
Existing Stairs	4,528
Existing Walkway	7,996
Existing Furnace	800
Existing Pool and Pool Deck	5,137
Existing Walls	85
Total Impervious Area	106,957
Lot Coverage	30.61%



Prepared By:  
**CRESCENT VIEW ENGINEERING, LLC.**  
211 Fraser Street SE  
Marietta, GA 30060  
678-524-9410  
www.crescentvieweng.com

**DELIDO APARTMENTS**  
Chamblee-Dunwoody / North Shallowford  
and Lot 362, 18th District  
City of Dunwoody, Georgia

**DUNWOODY, GEORGIA DEKALB COUNTY**

**LKS ARCHITECTS, INC.**  
1848 Independence Square, Suite D  
Dunwoody, Georgia 30338 www.LKSarchitectsinc.com (770) 393-1125

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DATE	PROJ.
12-20-11	17009

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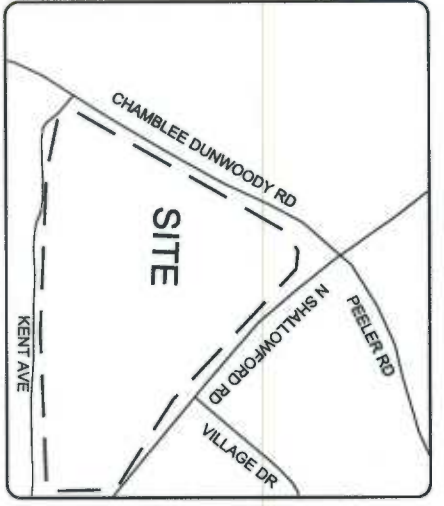
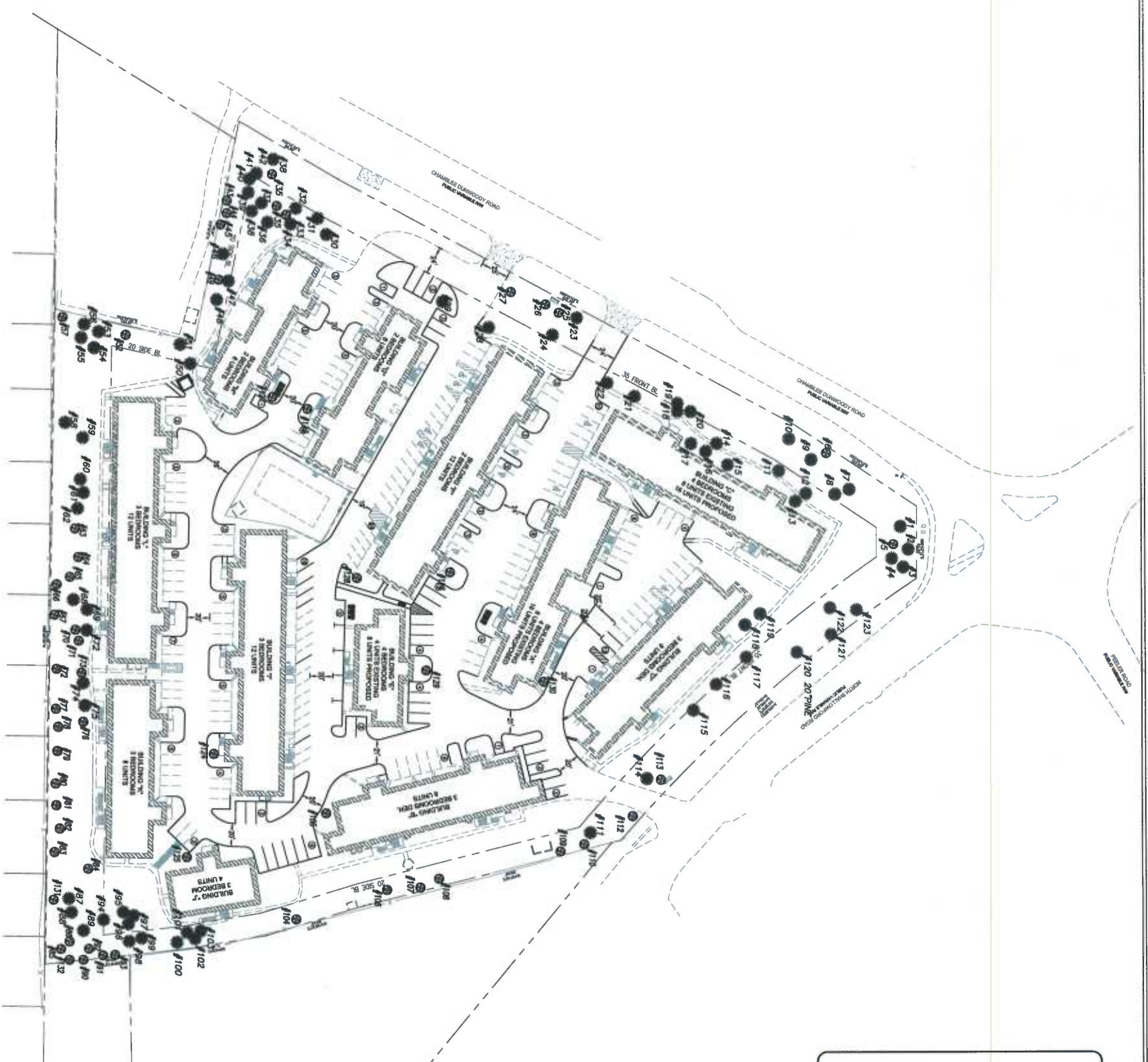


**Existing Tree Chart**

TREE #	DIAMETER (INCHES)	TREE TYPE
1	27"	PINE
2	20"	PINE
3	20"	PINE
4	21"	PINE
5	10"	HARDWOOD
6	10"	HARDWOOD
7	28"	PINE
8	29"	PINE
9	29"	PINE
10	27"	PINE
11	22"	PINE
12	22"	PINE
13	24"	PINE
14	20"	PINE
15	20"	PINE
16	20"	PINE
17	22"	PINE
18	21"	PINE
19	21"	PINE
20	22"	PINE
21	22"	PINE
22	20"	PINE
23	20"	PINE
24	20"	PINE
25	10"	HARDWOOD
26	10"	HARDWOOD
27	26"	PINE
28	21"	PINE
29	20"	PINE
30	20"	PINE
31	20"	PINE
32	21"	PINE
33	22"	HARDWOOD
34	12"	HARDWOOD
35	21"	PINE
36	21"	PINE
37	21"	PINE
38	20"	PINE
39	20"	PINE
40	21"	PINE
41	20"	PINE
42	23"	PINE
43	23"	PINE
44	16"	HARDWOOD
45	10"	HARDWOOD
46	20"	PINE
47	20"	PINE
48	15"	HARDWOOD
49	28"	PINE
50	28"	PINE
51	20"	HARDWOOD
52	19"	HARDWOOD
53	20"	PINE
54	22"	PINE
55	20"	PINE
56	24"	PINE
57	24"	PINE
58	24"	PINE
59	24"	PINE
60	20"	PINE
61	20"	PINE
62	14"	HARDWOOD
63	18"	HARDWOOD
64	18"	HARDWOOD
65	15"	HARDWOOD
66	29"	PINE
67	21"	PINE
68	26"	PINE
69	10"	HARDWOOD
70	10"	HARDWOOD
71	18"	HARDWOOD
72	18"	HARDWOOD
73	18"	HARDWOOD
74	20"	PINE
75	20"	PINE
76	28"	HARDWOOD
77	28"	HARDWOOD
78	46"	HARDWOOD
79	27"	HARDWOOD
80	24"	HARDWOOD
81	28"	HARDWOOD
82	28"	HARDWOOD
83	14"	HARDWOOD
84	30"	HARDWOOD
85	30"	HARDWOOD
86	20"	HARDWOOD
87	21"	PINE
88	23"	PINE
89	20"	HARDWOOD
90	20"	HARDWOOD
91	12"	HARDWOOD
92	11"	HARDWOOD
93	12"	PINE
94	22"	PINE
95	22"	PINE
96	21"	PINE
97	22"	PINE
98	22"	PINE
99	22"	PINE
100	22"	PINE
101	22"	PINE
102	20"	PINE
103	21"	HARDWOOD
104	21"	HARDWOOD
105	10"	HARDWOOD
106	16"	HARDWOOD
107	11"	HARDWOOD
108	15"	HARDWOOD
109	15"	HARDWOOD
110	20"	HARDWOOD
111	20"	PINE
112	10"	TWIN CRANE WREN
113	20"	TWIN CRANE WREN
114	20"	PINE
115	20"	PINE
116	20"	PINE
117	21"	PINE
118	20"	PINE
119	20"	PINE
120	20"	PINE
121	23"	PINE
122	22"	PINE
123	22"	PINE
124	11"	HARDWOOD
125	10"	HARDWOOD
126	14"	HARDWOOD
127	20"	HARDWOOD
128	20"	HARDWOOD
129	20"	HARDWOOD
130	20"	HARDWOOD
131	20"	HARDWOOD
132	14"	HARDWOOD

REV.	SHEET
12-29-17	1-1
DATE	PROJ.
12-29-17	17099

THESE DIMENSIONS AND PROJECT SPECIFICATIONS DETERMINED BY THE ARCHITECT ARE INSTRUMENTS OF SERVICE. THE ARCHITECT AND OTHER DESIGN PROFESSIONALS SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT OF THESE INSTRUMENTS OF SERVICE. THESE INSTRUMENTS OF SERVICE SHALL NOT BE USED BY OWNER, CONTRACTOR OR OTHERS ON OTHER PROJECTS. FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS.



**Site Notes:**  
 1. THE SITE CONTAINS 8.02 ACRES / 349,413 SF  
 2. ADDRESS: 4885 CHAMBLEE DUNWOODY RD, DUNWOODY GEORGIA, TAX PARCEL: 18 352 04 004



Prepared By:  
**CRESCENT VIEW**  
 ENGINEERING, LLC.  
 211 Frazer Street SE  
 Marietta, GA 30060  
 770-524-1410  
 www.crescentvieweng.com

(not) RELEASED FOR CONSTRUCTION \*\*

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REV.	SHEET
12-29-17	1-1
DATE	PROJ.
12-29-17	17099

**DELIDO APARTMENTS - EXISTING TREE SURVEY**  
 chamblee-dunwoody / North Shallowford  
 Land Lot 352, 18th District  
 City of Dunwoody, Georgia  
 DUNWOODY, GEORGIA DEKALB COUNTY

REVISIONS

**LKS ARCHITECTS, INC.**  
 1848 Independence Square, Suite D  
 Dunwoody, Georgia 30338 www.LKSarchitectsinc.com (770) 393-1125



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## Exhibit B

### Legal Description



## EXHIBIT B

### LEGAL DESCRIPTION

#### Survey Description of Property 4685 Chamblee Dunwoody Road

All of that tract or parcel of land lying and being in Land Lot 352 of the 18th District, City of Dunwoody, DeKalb County, Georgia and being more particularly described as follows:

**Beginning** at an iron pin placed (1/2" rebar w/cap) at the westerly margin of the mitered intersection formed by the southeasterly right-of-way line of Chamblee Dunwoody Road (variable r/w) and the southwesterly right-of-way line of North Shallowford Road (variable r/w) and proceed South 89°43'12" East along said miter for a distance of 63.00 feet to an iron pin placed (1/2" rebar w/cap) at the easterly margin of the mitered intersection formed by said southeasterly right-of-way line of Chamblee Dunwoody Road and said southwesterly right-of-way line of North Shallowford Road; thence departing said southeasterly right-of-way line of Chamblee Dunwoody Road and proceed in a southeasterly direction along said southwesterly right-of-way line of North Shallowford Road for a distance of 346.30 feet along the arc of a curve to the Left, said curve having a radius of 1314.87 feet and being subtended by a chord of South 41°20'57" East, 345.30 feet to an iron pin found (1/2" rebar); thence departing said southwesterly right-of-way line of North Shallowford Road and proceed South 14°07'49" East for a distance of 230.92 feet to an iron pin placed (1/2" rebar w/cap); thence South 16°39'21" East for a distance of 89.97 feet to an iron pin found (1/2" rebar); thence South 09°16'00" East for a distance of 71.74 feet to an iron pin found (1/2" rebar); thence South 06°01'36" East for a distance of 122.69 feet to an iron pin found (2" open top pipe) on the southerly land lot line of Land Lot 352 (said land lot line being common to Land Lots 345 and 352); thence North 88°55'36" West along the southerly line of said Land Lot 352 for a distance of 570.55 feet to an iron pin found (3/4" open top pipe); thence departing the southerly line of said Land Lot 352 and proceed North 12°59'26" East for a distance of 125.21 feet to an iron pin found (1/2" rebar); thence North 78°18'33" West for a distance of 195.01 feet to an iron pin found (1/2" rebar) on the southeasterly right-of-way line of Chamblee Dunwoody Road (variable r/w); thence in a northeasterly direction along said southeasterly right-of-way line of Chamblee Dunwoody Road the following courses and distances:

1. North 30°12'30" East for a distance of 99.69 feet to an iron pin placed (1/2" rebar w/cap);
2. thence North 28°21'03" East for a distance of 452.70 feet to an iron pin placed (1/2" rebar w/cap);
3. thence North 33°40'13" East for a distance of 127.00 feet to an iron pin placed (1/2" rebar w/cap) and the **Point of Beginning**.

Said tract or parcel containing 8.02143 acres or 349,413 square feet.

---

## Exhibit C

# Neighbor Communications Summary Report



## Neighbor Communications Summary Report

This summary report is provided in accordance with the City of Dunwoody's requirement that an Applicant for rezoning conduct and document neighbor communications prior to the submittal of an application for rezoning when the Subject Property of the rezoning application is within 500 feet of property zoned for residential purposes. In the case of the current proposed rezoning, multiple properties within 500 feet are zoned residential. Although required to send notices to those residential properties within 500 feet of the Subject Property, the Applicant mailed invitations to the Applicant-Initiated Meeting to all residential property owners within 1,000 feet of the Subject Property.

The Applicant seeks to rezone the property to allow for the renovation of the existing Delido Apartments located on the Subject Property. The property is currently zoned RM-100 (Multi-dwelling Residential-100) and the requested zoning classification is RM-75 (Multi-dwelling Residential-75). Following is the information required by the City in connection with this neighbor communication effort.

### **1. Efforts to notify neighbors about the proposal.**

As noted above, multiple properties located within 500 feet of the Subject Property are zoned for residential purposes. As such, the Applicant was required to hold an "Applicant-Initiated Meeting" to provide an opportunity for interested citizens to learn more about the proposal and offer comments and concerns to the Applicant. To accomplish this, the Applicant held a meeting on Tuesday, November 28, 2017 at 1834 Independence Square, Dunwoody, GA 30338. The Applicant identified all residentially-zoned properties within 1,000 feet of the Subject Property and sent a letter to the property owner of record for each such parcel inviting them to the meeting. Attachment "C - 1" lists such properties and owners while Attachment "C - 2" provides a copy of the letter mailed to such individuals on November 7, 2017. As required, a copy of the letter was provided to the Dunwoody Planner. In addition, a public notice was placed in the Dunwoody *Crier* newspaper on November 15<sup>th</sup> inviting the public at large to the Applicant-Initiated Meeting. A copy of the public notice published in the *Crier* is attached as Attachment "C - 3" to this summary report.

### **2. How information about the proposal was shared with neighbors.**

The primary way in which information about the proposal was shared was through the Applicant-Initiated Meeting held from 6:00 – 8:00 p.m. on November 28, 2017. At this meeting, documentation was made available for inspection, including the proposed site plan and renderings showing the proposed improvements to the property. Team members were available to share detailed information about the project scope, project phasing, and to answer attendees' questions. In addition, the applicant is scheduled to present the proposal to the Dunwoody Homeowners Association meeting on Sunday, January 7, as a means to gain additional insight into community concerns and share the plans for the property with the broader community.

In addition, after the notice of the Applicant-Initiated Meeting was sent to neighboring property owners, the Applicant's attorney was contacted by a representative of JW Collection, the developer of the Dunwoody Green project immediately south of the subject property. This representative was sent information about the project, including a copy of the pre-application review materials. The representative expressed appreciation and wished the applicant good luck.

### **3. Who was involved in the discussions?**

At the Applicant-Initiated Meeting, Applicant representatives included three representatives of the Property Owner, the civil engineer working on the project, the project architect, and the project's land use attorney. The meeting also was attended by the City of Dunwoody Planner, John Olson, as an observer. The meeting was attended by approximately 12 members of the public. A sign-in sheet indicating the names of those in attendance is attached as Attachment "C - 4" to this summary report.

### **4. Suggestions and concerns raised by neighbors.**

All of those attending the Applicant-Initiated Meeting generally reacted favorably to the proposed redevelopment plan requiring the rezoning. They were supportive of the intent of the Applicant, who has owned the property only for a few months, to make the property more energy efficient, more visually attractive, and more reflective of local housing trends and plans through the elimination of the existing 4-bedroom units. Specific questions from those in attendance are provided below in bold type with answers following.

**Will there be more driveways along neighboring streets?** No – the number of driveways will remain the same.

**Will there be a change in the number of units?** Yes, the total number of units is proposed to increase from 102 to 122 through the reconfiguration of the 20 existing 4-bedroom units into a total of 40 units consisting of 32 1-bedroom units and 8 2-bedroom units.

**Will there be more buildings constructed?** No, the plan is to renovate the existing buildings but no additional buildings will be constructed.

**Will there be any Section 8 housing at this property?** No.

**Will sidewalks be added to the property where there currently are none?** The City of Dunwoody has plans approved and funds in place to make substantial bicycle, pedestrian, and streetscape improvements to the Chamblee-Dunwoody Road frontage as part of a larger project. The Owner will cooperate in that project by donating right of way needed for the project. Along the North Shallowford Road frontage, the City has proposed the installation of a number of bicycle, pedestrian, and streetscape improvements and it is anticipated the Owner will participate in some fashion.



**Will trees be removed during the redevelopment process?** The Owner does not anticipate removing any trees in connection with its work. In fact, the landscaping on the property will be significantly enhanced. Some trees may need to be removed to accommodate the City's proposed bicycle, pedestrian, and streetscape improvements.

**Will rents change?** Rents have not changed at this property for many years and are substantially below market rates. It is anticipated rents will rise to reflect the improved condition of the overall property and individual units. It is anticipated the rent will compare favorably with comparable properties in the surrounding area.

**What will happen to current residents?** The property management team has been working with current residents to minimize disruption due to the renovation and will be phasing the renovation work over an approximately twelve-month period so that many residents will be able to move into a newly renovated unit directly from their current apartment or relocate only for approximately six weeks while the renovations occur. In addition, current residents will be given priority in the new units and a discounted rental rate to encourage their continued occupancy of the property.

At the Applicant-Initiated Meeting, attendees had the opportunity to leave written comments on comment cards provided by the Owner. Copies of the completed comment cards are attached as Exhibit "C-5" to this report. Comments included the following:

1. "Very nice planning – welcome to the new plans."
2. "At this time, I don't have any objections. Sounds like it will be positive."

**5. What specific changes to the proposal were considered and/or made as a result of the communications?**

All attendees at the Applicant-Initiated Meeting seemed to understand the intent of the rezoning, indicated they appreciated the opportunity to have their questions answered, and reacted positively to the proposed plan and rezoning needed to accomplish the plan. Accordingly, no specific changes were made to the proposal as a result of the communications. Following the meeting, the team agreed that more detail would be helpful in the graphics presented as part of the proposal, particularly regarding the proposed landscaping improvements and building exterior upgrades.



## Attachment C – 1

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<u>Site Address</u>	<u>Parcel ID</u>	<u>First</u>	<u>Last</u>	<u>Co-owner</u>	<u>Co-owner</u>	<u>Mailing Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
1888 PEELER RD	18 352 02 009	Ty Thi	Hoang	Nguyen	Luc Van	1888 PEELER RD	Dunwoody	GA	30338
1903 VILLAGE MILL RD	18 352 02 014	Archie C.	Wanamaker	Maxann	Wanamaker	1903 VILLAGE MILL RD	Dunwoody	GA	30338
1893 VILLAGE MILL RD	18 352 02 015	Kimey W.	Reed			1893 VILLAGE MILL RD	Dunwoody	GA	30338
1885 VILLAGE MILL RD	18 352 02 016	Talmadge Alan	Lenertz	Kimberlee W.	Lenertz	1885 VILLAGE MILL RD	Dunwoody	GA	30338
1879 VILLAGE MILL RD	18 352 02 017	William Daniel	Martell			1879 VILLAGE MILL RD	Dunwoody	GA	30338
1869 VILLAGE MILL RD	18 352 02 018	Bruce R.	Smith	Sarah C.	Smith	1869 VILLAGE MILL RD	Dunwoody	GA	30338
1859 VILLAGE MILL RD	18 352 02 019	The Jimmie Sue Young Living Trust		Jimmie Sue	Young	1859 Village Mill Rd	Dunwoody	GA	30338
1851 VILLAGE MILL RD	18 352 02 020	Andrea S.	Hughes	Richard Kevin	Hughes	1851 Village Mill Rd	Dunwoody	GA	30338
1843 "	18 352 02 021	Dora D.	Biven			1843 Village Mill Rd	Dunwoody	GA	30338
1833 "	18 352 02 022	Orville M.	Stump, Jr.			1833 Village Mill Rd	Dunwoody	GA	30338
1813 "	18 352 02 023	Ben G.	Bailey	Barbara P.	Bailey	1813 Village Mill Rd	Dunwoody	GA	30338
1814 "	18 352 02 024	Richard D.	Teach	Joan K.	Teach	1814 Village Mill Rd	Dunwoody	GA	30338
4625 VERMACK PL	18 352 02 086	Nancy Jane	Myerson	Kimberly M.	Hurley	4625 VerMack PL	Dunwoody	GA	30338
4617 VERMACK PL	18 352 02 085	Will W.	Hurley			4617 Vermack PL	Dunwoody	GA	30338
4609 VERMACK PL	18 352 02 084	Leslie D.	Curran			4609 Vermack PL	Dunwoody	GA	30338
4601 VERMACK PL	18 352 02 083	Susan F.	Andre			4601 Vermack PL	Dunwoody	GA	30338
4612 VERMACK PL	18 352 02 093	Jeffrey G.	Callahan	Sharon R.	Callahan	4612 Vermack PL	Dunwoody	GA	30338
4630 VERMACK PL	18 352 02 092	Brad	Parcells	JoAnne	Parcells	4630 Vermack PL	Dunwoody	GA	30338
4640 VERMACK PL	18 352 02 091	Nick	Economos, Trustee	Nick Economos Living Trust		4640 Vermaek PL	Dunwoody	GA	30338
4726 CHAMBLEE DUNWOODY RD	18 352 10 003	Jau Ing	Liou	Shwu Fang	Lin	4726 Chamblee Dunwoody Rd.	Dunwoody	GA	30338
4732 CHAMBLEE DUNWOODY RD	18 352 10 034	Nghi	Chen			4732 Chamblee Dunwoody Rd.	Dunwoody	GA	30338
4738 CHAMBLEE DUNWOODY RD	18 352 10 033	Patricia L.	Ades			4738 Chamblee Dunwoody Rd.	Dunwoody	GA	30338
4746 CHAMBLEE DUNWOODY RD	18 352 10 032	Hsuan-Fei	Su	Kao-Chin	Liu	4746 Chamblee Dunwoody Rd	Dunwoody	GA	30338
4750 CHAMBLEE DUNWOODY RD	18 352 10 031	Anh Yee	Huang	Richard S.	Huang	4750 Chamblee Dunwoody Rd.	Dunwoody	GA	30338
4766 CHAMBLEE DUNWOODY RD	18 352 10 005	Jenna L.	Muller	Garrison K.	Muller	4766 Chamblee Dunwoody Rd.	Dunwoody	GA	30338
1771 N SPRINGS DR	18 352 10 006	Eric	Badger	Dawn	Terrizzi	1771 N. Springs Dr	Dunwoody	GA	30338
1757 N SPRINGS DR	18 352 10 007	Amit	Lilani			1757 N. Springs Dr.	Dunwoody	GA	30338
4571 KELLOGG CIR	18 352 10 008	Dana B.	Wissman			4571 Kellogg Circle	Dunwoody	GA	30338
4561 KELLOGG CIR	18 352 10 028	Sean	Coxen	Margaret	Coxen	4561 Kellogg Circle	Dunwoody	GA	30338
4553 KELLOGG CIR	18 352 10 029	K & S Atlanta Properties LLC				1040 Farm Brook LN	Atlanta	GA	30319
4680 CHAMBLEE DUNWOODY RD	18 352 10 016	Dekalb Board of Education				1701 Mountain Industrial Blvd	Stone Mtn	GA	30083
4497 KELLOGG CIR	18 352 10 018	Thomas J.	Dahl	Adrienne M.	Dahl	4497 Kellogg Circle	Dunwoody	GA	30338
4491 KELLOGG CIR	18 352 10 019	Michael P.	Haslach	Roxanne G.	Haslach	4491 Kellogg Circle	Dunwoody	GA	30338
4483 KELLOGG CIR	18 352 10 020	Stephen R.	Ellet	Tracy L.	Ellet	4483 Kellogg Circle	Dunwoody	GA	30338
4475 KELLOGG CIR	18 352 10 021	Christopher S.	Arnone	Karen M.	Arnone	4475 Kellogg Circle	Dunwoody	GA	30338
4467 KELLOGG CIR	18 352 10 022	A. Summey	Orr, III	Anna G.	Orr	4467 Kellogg Circle	Dunwoody	GA	30338
4461 KELLOGG CIR	18 352 10 023	Betsy	Malcolm	Geoff	Malcolm	4461 Kellogg Circle	Dunwoody	GA	30338
	18 352 09 002	Barry J.	Deutsch	Lynn P.	Deutsch	4450 Kellogg Circle	Dunwoody	GA	30338
	18 352 09 003	W.S.	Reid	Susan B.	Reid	4466 Kellogg Circle	Dunwoody	GA	30338
	18 352 09 004	Jonathan A.	Persky	Lizette S.	Persky	4476 Kellogg Circle	Dunwoody	GA	30338
	18 352 09 005	J. Dempsey	Wallace	Barbara K.	Wallace	4484 Kellogg Circle	Dunwoody	GA	30338
	18 352 09 006	Jason	Rountree	Amanda K.	Rountree	4492 Kellogg Circle	Dunwoody	GA	30338
	18 352 09 007	Charlene Duvall	Brown			4506 Kellogg Circle	Dunwoody	GA	30338
	18 352 09 008	Dez Revocable Trust				1753 Kellogg Springs Dr.	Atlanta	GA	30338
	18 352 09 009	John W.	Edwards	Sarah M.	Edwards	1741 Kellogg Springs Dr.	Dunwoody	GA	30338
	18 352 09 010	Clark N.	Davis	Susie M.	Stern	1733 Kellogg Springs Dr.	Atlanta	GA	30338



18 352 09 011	Larry R.	Scheinpflug		1725 Kellogg Springs Dr.	Dunwoody	GA	30338
18 352 09 012	Edgar C.	Pittman	Laura K.	1715 Kellogg Springs Dr.	Dunwoody	GA	30338
18 352 09 001	Steve R.	Maceyko	Jennifer	1705 Kellogg Springs Dr.	Dunwoody	GA	30338
18 352 05 024	Steven M.	Vivian	Taylor	1702 Kellogg Springs Dr.	Dunwoody	GA	30338
18 352 05 023	Christopher P.	Cotter	Rebecca Suter	1712 Kellogg Springs Dr.	Dunwoody	GA	30338
18 352 05 022	Devon	Jackoniski	Jason	1722 Kellogg Springs Dr.	Dunwoody	GA	30338
18 352 05 021	Daniel E.	Megathlin	Yvette	1732 Kellogg Springs Dr.	Dunwoody	GA	30338
18 352 05 020	Christine D.	McNesse		1740 Kellogg Springs Dr.	Dunwoody	GA	30338
18 352 05 019	Bryan Frazer	Smith	Carrie McDaniel	4540 Kellogg Circle	Dunwoody	GA	30338
18 352 05 018	Ton Chi	Nguyen	Dung Kim	4554 Kellogg Circle	Dunwoody	GA	30338
18 352 05 009	William E.	Freese		1731 N. Springs Dr.	Dunwoody	GA	30338
18 352 05 010	V. Martin	Wintermantel	Janet W.	1723 N. Springs Dr.	Dunwoody	GA	30338
18 352 05 011	Mark C.	Tallman		1715 N. Springs Dr.	Dunwoody	GA	30338
18 352 05 012	B. Murff	Germany	Sandra	1707 N. Springs Dr.	Dunwoody	GA	30338
18 352 05 013	Jason E.	Chidester	Brandly S.	1699 N. Springs Dr.	Dunwoody	GA	30338
18 345 02 002	Carl A.	McEyer		4640 Chamblee Dunwoody Rd	Dunwoody	GA	30338
18 345 02 005	Omer Benjamin	Bonne	Dorit Rachel	1444 Cartecay Dr.	Atlanta	GA	30319
18 345 02 006	Kim Lan	Loh		4622 Chamblee Dunwoody Rd	Dunwoody	GA	30338
18 345 02 007	Jung Mee	Park		1762 Chateau Dr	Dunwoody	GA	30338
18 345 02 008	Paul	Bryant	Kelly	1758 Chateau Dr	Atlanta	GA	30338
18 345 02 009	Scott T.	Martin	Aimee	1752 Chateau Dr	Dunwoody	GA	30338
18 345 02 010	Ioannis	Ioannou	Emily A.	1744 Chateau Dr	Dunwoody	GA	30338
18 345 02 027	Jeffrey A.	Tocio	Alexandra	4489 Orleans Ct	Dunwoody	GA	30338
18 345 02 026	Jeffrey A.	Paes	Kathryne E.	4495 Orleans Ct.	Dunwoody	GA	30338
18 345 02 025	Nichols Fletcher	Burton, Jr.		4506 Orleans Ct.	Dunwoody	GA	30338
18 345 02 024	William K.	Nichols	Liesa A.	4500 Orleans Ct.	Dunwoody	GA	30338
18 345 02 023	David Walter	Wallace	Laraine E.	4492 Orleans Ct.	Dunwoody	GA	30338
18 345 02 022	Michael A.	Sturtz	LeeAnn M.	4486 Orleans Ct.	Atlanta	GA	30338
18 345 07 015	Pamela R.	Robinson		1737 Chateau Dr.	Dunwoody	GA	30338
18 345 07 014	Thomas N.	Schaap	Mary G.	4400 Chateau Ct.	Dunwoody	GA	30338
18 345 07 013	James S.	Chou	Yuan Su M.	4392 Chateau Ct.	Dunwoody	GA	30338
18 345 07 012	Megan S.	Weiland	Malte	4395 Chateau Ct.	Dunwoody	GA	30338
18 345 07 011	David K.	Turnipseed		4403 Chateau Ct.	Dunwoody	GA	30338
18 345 07 010	Jon	Hilgert	Christine	1757 Chateau Dr.	Dunwoody	GA	30338
18 345 07 008	Myroslawa	Mora		1763 Chateau Dr	Dunwoody	GA	30338
18 345 07 009	Patrick M.	Sam		4584 Chamblee Dunwoody Rd	Atlanta	GA	30338
18 352 03 042	Carolyn B.	Farmer		4582 Outer Bank Dr.	Norcross	GA	30092
18 352 03 041	Lin	Chen		1873 Peeler Rd	Atlanta	GA	30338
18 352 03 040	Lin	Chen	Christine	1869 Peeler Rd	Atlanta	GA	30338
RM-100 / 4601 N. Shallowford Rd.	DeKalb-Lake Ridge LLC			2700 Deik Rd. SE	Marietta	GA	30067
RA-5 / 4400 VILLAGE DR	Jerome D.	Smith	Bella R.	4400 Village Dr.	Dunwoody	GA	30338
RA-5 / 4402 VILLAGE DR	Maxwell	Lee		4402 Village Dr.	Dunwoody	GA	30338
RA-5 / 4404 VILLAGE DR	M. Kathryn	Christopherson		4404 Village Dr.	Dunwoody	GA	30338
RA-5 / 4410 VILLAGE DR	Village Oaks Garden Homes			4421 Village Oaks Rdg	Dunwoody	GA	30338
18 352 16 010	Mary Ann	Head		4406 Village Oaks Trl	Dunwoody	GA	30338
18 352 16 001	Robert L.	Dreyer	Ernestene N.	4408 Village Oaks Trl	Dunwoody	GA	30338
18 352 16 002				4415 Village Oaks Rdg	Dunwoody	GA	30338
18 352 16 005							

18 352 16 003	Craig M.	Gradick	4410 Village Oaks Trl	Dunwoody	GA	30338
18 352 16 004	Brian D.	McDermott	4412 Village Oaks Trl	Dunwoody	GA	30338
18 352 15 010	Alexandra Jane	Johnson	4414 Village Oaks Trl	Dunwoody	GA	30338
18 352 15 011	William Lane	Fossett	4416 Village Oaks Trl	Dunwoody	GA	30338
18 352 15 017	Isabel	Colon	4418 Village Oaks Trl	Dunwoody	GA	30338
18 352 15 018	Elizabeth A.	Blackard	4420 Village Oaks Trl	Atlanta	GA	30338
18 352 15 012	Ellen	Gelfand	4417 Village Oaks Rdg	Dunwoody	GA	30338
18 352 15 013	Dolis Hilda	McLaughlin	4419 Village Oaks Rdg	Dunwoody	GA	30338
18 352 15 014	Krishan L.	Bhatia	4421 Village Oaks Rdg	Dunwoody	GA	30338
18 352 15 015	Linda G.	Rosh	4423 Village Oaks Rdg	Dunwoody	GA	30338
18 352 15 016	David G.	Goldwasser	4425 Village Oaks Rdg	Dunwoody	GA	30338
18 352 17 012	Starl Rodne	Pittman	4343 Village Oaks Ln	Dunwoody	GA	30338
18 352 17 013	Joyce D. Mathis Living Trust	Jerry Ann	4341 Village Oaks Ln	Dunwoody	GA	30338
18 352 17 014	Edward H.	Nameth	4339 Village Oaks Ln	Dunwoody	GA	30338
18 352 17 015	Noah	Byrd	4337 Village Oaks Ln	Dunwoody	GA	30338
18 352 17 016	Sonia	Wilhelm	4335 Village Oaks Ln	Dunwoody	GA	30338
18 352 17 017	Helen N.	Sempira	4333 Village Oaks Ln	Dunwoody	GA	30338
18 352 17 003	Willage Oaks Homes Phase II	Homeowners Association Inc.	4323 Village Oaks Ln	Dunwoody	GA	30338
18 352 17 050	Victoria K.	Silvey	4331 Village Oaks Ln	Dunwoody	GA	30338
18 352 17 049	Richard H.	Latham	4329 Village Oaks Ln	Dunwoody	GA	30338
18 352 17 048	Patsy K.	Craig	4327 Village Oaks Ln	Dunwoody	GA	30338
18 352 17 047	Ellen G.	Cooke	4325 Village Oaks Ln	Dunwoody	GA	30338
18 352 17 046	Richard James	Robinson	4323 Village Oaks Ln	Dunwoody	GA	30338
18 352 17 045	Hilda	McCaughlin	4419 Village Oaks Ln	Dunwoody	GA	30338
18 352 17 044	Ronald D.	Carr	4319 Village Oaks Ln	Dunwoody	GA	30338
18 352 17 043	Joan P.	Kessel	4317 Village Oaks Ln	Dunwoody	GA	30338
18 352 17 042	Mary K.	Aisthorpe	4315 Village Oaks Ln	Dunwoody	GA	30338
18 352 17 041	Roslyn I.	Shore	4313 Village Oaks Ln	Dunwoody	GA	30338
18 352 17 040	Barry Conger	Sheffield	4311 Village Oaks Ln	Atlanta	GA	30338
18 352 17 039	Charles E.	Kunz	4303 Village Oaks Ln	Dunwoody	GA	30338
18 352 17 038	Jill N.	Rosner	4309 Village Oaks Ln	Dunwoody	GA	30338
18 352 17 037	Janet Patricia	Sugarman	4307 Village Oaks Ln	Dunwoody	GA	30338
18 352 17 036	Linda	Sloan-Young	4305 Village Oaks Ln	Dunwoody	GA	30338
18 352 17 035	Charles E.	Kunz	4303 Village Oaks Ln	Dunwoody	GA	30338
18 352 17 034	Derek C. Peters, Jr. Family Trust	Joy MacConnell	4301 Village Oaks Ln	Dunwoody	GA	30338
18 352 17 026	Robert L. Palmore, Trustee	Gloria A. Palmore, Trustee	4430 Village Dr.	Dunwoody	GA	30338
18 352 17 025	F.L.	Frumin	4304 Village Oaks Ln.	Dunwoody	GA	30338
18 352 17 024	Ellen H.	Fox	4306 Village Oaks Ln	Dunwoody	GA	30338
18 352 17 023	Herbert	Nager	4312 Village Oaks Ln	Dunwoody	GA	30338
18 352 17 001	Ronald J.	Marks	4318 Village Oaks Ln	Dunwoody	GA	30338
18 352 17 028	Galia	Kikov	4320 Village Oaks Ln	Dunwoody	GA	30338
18 352 17 029	Ruth Maran Suzanne Revocable Trust	Eli	4322 Village Oaks Ln	Dunwoody	GA	30338
18 352 17 030	David A.	Aaron Robert	4324 Village Oaks Ln.	Dunwoody	GA	30338
18 352 17 031	Mary Jane Whitt Living Trust	Mary Jane	4326 Village Oaks Ln	Dunwoody	GA	30338
18 352 17 032	Charles W.	Darville	4328 Village Oaks Ln	Dunwoody	GA	30338
18 352 17 033	Oneida C.	Brown	4330 Village Oaks Ln	Dunwoody	GA	30338
18 352 17 022	Ronald L.	Burns	4336 Village Oaks Ln	Dunwoody	GA	30338
18 352 17 022	Janet L.	Burns	4336 Village Oaks Ln	Dunwoody	GA	30338

4430 VILLAGE DR



4338 VILLAGE OAKS LN	18 352 17 021	Joseph Francis Radigan Jr. Trust	Richard	Long	6351 Glasgow Dr.	Talahassee	FL	32312
	18 352 17 020	Ellen	Badnin		4340 Village Oaks Ln	Dunwoody	GA	30338
	18 352 17 019	Andrew F.	Strok	Donita C.	4436 Village Dr.	Dunwoody	GA	30338
	18 352 17 018	Shirley Elizabeth Green Revocable Living Trust		Strok	4434 Village Dr.	Dunwoody	GA	30338
4432 VILLAGE DR	18 352 17 027	John Seabon	Shipp, Jr.	Hard	5470 Stapleton Dr.	Dunwoody	GA	30338
	18 352 15 009	Cynthia Sue	Lipke		4415 Village Oaks Rdg	Dunwoody	GA	30338
	18 352 15 008	Richard	Rasmussen		4413 Village Oaks Rdg	Dunwoody	GA	30338
	18 352 15 007	Daniel McCullough Verda Revocable Trust			4411 Willage Oaks Rdg	Dunwoody	GA	30338
	18 352 15 006	Dennis F.	Lange	Lange	4409 Village Oaks Rdg	Dunwoody	GA	30338
	18 352 15 005	Anita	Liotta		4407 Village Oaks Trl	Dunwoody	GA	30338
	18 352 15 004	George	Higgs	Higgs	4405 Village Oaks Trl	Dunwoody	GA	30338
	18 352 15 003	Village Oaks Garden Homes	Grace		4415 Village Oaks Rdg	Dunwoody	GA	30338
RM-HD / 4000 DUNWOODY PARK	18 345 01 017	WRPV XI 2Blocks Dunwoody LLC			30 S. Wacker Dr.	Chicago	IL	60606
1821, 1876, 1880, 1884, 1886, 1891 - Pointe Place Ave	18 345 01 367 - 71	JWC Lodan LLC			2355 Log Cabin Dr.	Atlanta	GA	30339
4447, 4451, 4455 KENSINGTON PL	18 345 01 349	JWC Lodan LLC			Duplicate			
1791, 1808, 1823, 1827, 1831 KENT AVE	18 345 01 319	JWC Lodan LLC			Duplicate			
1801 and 1802 CROMWELL WALK	18 345 01 329	JWC Lodan LLC			Duplicate			
1792, 1804, 1872, 1868, 1860, 1840, 1836 Pointe Place Ave	18 345 01 353	JWC Lodan LLC			Duplicate			
4489 BRINDLEY CT	18 345 01 312	JWC Lodan LLC			Duplicate			
4454 & 4458 KENSINGTON PL	18 345 01 348	Urban Development Agency			41 Perimeter Ctr E.	Dunwoody	GA	30346
1856 POINTE PLACE AVE	18 345 01 293	Sandra	Wieland		3245 Nancy Creek Rd.	Atlanta	GA	30327
1852 POINTE PLACE AVE	18 345 01 346	Rachel	Robins	Jay	1852 Pointe Place Ave	Dunwoody	GA	30338
	18 345 01 345	Amit Vijay	Choksi	Urvi Vora	1848 Pointe Place Ave	Dunwoody	GA	30338
	18 345 01 344	Richard J.	McNamara, IV	Ashley C.	1844 Pointe Place Ave	Dunwoody	GA	30338
4470 FERGUS WAY	18 345 01 292	Judith G.	Eichel	David A.	4470 Fergus Way	Dunwoody	GA	30338
	18 345 01 291	The John A. Spector Revocable Trust			4474 Fergus Way	Dunwoody	GA	30338
	18 345 01 341	Jose A.	Fernandez	Sonal J.	4478 Fergus Way	Dunwoody	GA	30338
	18 345 01 340	Mouzhan V.	Mangum	Akwanza	4482 Fergus Way	Dunwoody	GA	30338
	18 345 01 339	Michelle	Swislow		4486 Fergus Way	Dunwoody	GA	30338
	18 345 01 335	Liliana P.	Bejarano	Alejandro J.	1825 Pointe Place Ave	Dunwoody	GA	30338
	18 345 01 336	Vivian Y.	Wen	Michael	1829 Pointe Place Ave	Dunwoody	GA	30338
	18 345 01 337	Ralph J.	Stewart	Melinda S.	1833 Pointe Place Ave	Dunwoody	GA	30338
	18 345 01 338	Mary	Cronin		1837 Pointe Place Ave	Dunwoody	GA	30338
	18 345 01 333	Vishwas	Shenoy	Pai Akshatha	1818 Cromwell Walk	Dunwoody	GA	30338
	18 345 01 332	Ronald L.	Spells, Jr.	Laura L.	1814 Cromwell Walk	Dunwoody	GA	30338
	18 345 01 331	Jarrad N.	Singman	Maria A.	1810 Cromwell Walk	Dunwoody	GA	30338
	18 345 01 330	Kristin K	Mulkey	Daniel R.	1806 Cromwell Walk	Dunwoody	GA	30338
	18 345 01 328	The SZS Irrevocable Trust			1817 Cromwell Walk	Dunwoody	GA	30338
	18 345 01 327	Junlun	Xu		1813 Cromwell Walk	Dunwoody	GA	30338
	18 345 01 326	Frances	Whiteside	Hans	1809 Cromwell Walk	Dunwoody	GA	30338
	18 345 01 325	Danielle S.	Reid	Barbara	1805 Cromwell Walk	Dunwoody	GA	30338
	18 345 01 320	Roxanne	Nicolas		1812 Kent Ave	Atlanta	GA	30338
	18 345 01 321	Terrence M.	O'Connor		1816 Kent Ave	Dunwoody	GA	30338
	18 345 01 322	Bhavin H.	Patel		1820 Kent Ave	Dunwoody	GA	30338

1800, 1796 POINTE PLACE AVE 4481, 4485 BRINDLEY CT 1795, 1799, 1803, 1807, 1811, 1815, 1819, 1835, 1839, 1843, 1847, 1851 & 1855 KENT AVE	18 345 01 323 18 345 01 317 18 345 01 314	The Z and F Sattar Trust Urban Development Agency Urban Development Agency	1824 Kent Ave Duplicate Duplicate	Dunwoody GA	30338
	18 345 01 296	Urban Development Agency	Duplicate		



## Attachment C – 2

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Jenna Lee  
jenna.lee@troutman.com

**VIA FIRST CLASS U.S. MAIL**

**Invitation to Community Meeting – Application for Rezoning  
4685 Chamblee Dunwoody Road**

Dear Property Owner,

Deneb Holdings, LLC, the owner of the property referenced above, is preparing an application seeking to rezone the property to allow for the renovation of the Delido Apartments. The property is currently zoned RM-100 (Multi-dwelling Residential-100) and the requested zoning will be RM-75 (Multi-dwelling Residential-75).

As part of the process, we are holding a community meeting to help inform you about the proposed project, inform ourselves about your interests and concerns regarding the project, provide an opportunity for you to ask questions, and create a forum through which we can begin efforts to resolve any concerns. You have received this invitation because DeKalb County's tax records show you as the owner of residentially-zoned property within 1,000 feet of the property.

The details of the meeting are as follows:

**Date:** Tuesday, November 28, 2017  
**Time:** 6:00 p.m. – 8:00 p.m.  
**Location:** 1834 Independence Square, Dunwoody, GA 30338

Thank you for your time and consideration. I look forward to seeing you on November 28<sup>th</sup>.

Sincerely,



Jenna E. Lee



---

**Attachment C – 3**

---

# UPCOMING

Mark your calendars

On Wednesday, Nov. 15, the Friends of the Dunwoody Library will host Dr. Virginia A. Dilkes, "Remembering World War I: Through the Eyes of a WWI Combat Engineer." The public is invited for refreshments at 6:30 p.m., and the presentation is at 7 p.m., at the Dunwoody Library, 5339 Chamblee-Dunwoody Road, 770-512-4640.

Dr. Dilkes' talk draws on the memories of her father, Charles Edward Dilkes, a combat engineer in the First Division of the American Expeditionary Forces, his memoirs, and pictures of his WWI artifacts. Active in the battlefields of France, he was triumphant in Luxembourg and served in Germany in the U.S. Army of Occupation. Roles of Georgia divisions, generals and soldiers are highlighted.

Dr. Dilkes is an active volunteer with the Georgia World War I Centennial Commission. She spent 15 years traveling to museums and archives across the U.S. and followed her father's route through France and Germany. The original diary and artifacts, photographs and correspondence now reside at Rutgers University.

The United States began celebrating the World War I Centennial in April 2017, and Veterans Day (formerly Armistice Day) is celebrated this week. Join us on Nov. 15 to learn about "the war to end all wars," and honor those who served our country 100 years ago.

On Thursday, Nov. 16, the Dunwoody Woman's Club will

meet at the Dunwoody Library from 9:30 to noon. The speaker will be from Trees Atlanta. Stop in to hear what this organization has accomplished for our community. If you have any questions about visiting the club, please call Debra Love at 404-326-7990.

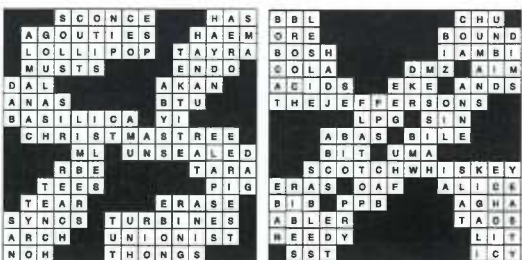
Spalding Garden Club's monthly meeting will be held on Nov. 17 in the Parlor Room at Dunwoody United Methodist Church at 9:30 a.m. The public is invited to attend. The program "Turkey, Flowers and More: Thanksgiving Table Decor" presented by Laura Iarocci, owner of Faith Flowers, starts at 11 a.m. Laura is a nationally recognized speaker and teacher on flower arranging. For more information please visit spaldinggardenclub.com.

Light up Dunwoody, presented by the Dunwoody Homeowners' Association takes place Sunday, Nov. 19 at the Cheek Spruill Farm House (5455 Chamblee Dunwoody Road.) The Christmas Village opens at 3 p.m. and concludes with the lighting of the tree and menorah at 5:45 p.m. Santa will welcome children with his sleigh and reindeer. Please bring your camera for photo opportunities. Vendors will offer wonderful holiday treasures and refreshments.

Everyone is invited, and there is no cost to participate in this family-friendly event.

## Public Notice

There will be a Community Meeting regarding an application to re-zone property located at 4685 Chamblee Dunwoody Road in the City of Dunwoody from the current RM-100 (Multi-dwelling Residential-100) zoning district to the RM-75 (Multi-dwelling Residential-75) zoning district for the purposes of renovating the Delido Apartments. The meeting will be held from 6:00 - 8:00 p.m. on Tuesday, November 28, 2017, at 1834 Independence Square, Dunwoody, GA 30338.



# OBITUARIES

**Mr. Martin Lay Earnest (Earnie)**, age 63 of Smyrna passed away on Sunday, Nov. 5, 2017.

An informal gathering of family and friends will be held at 1 p.m. on Saturday, Nov. 18 at the celebration center of Carmichael Funeral Home in Smyrna.

Earnie was born to Milton and Katherine Lay Earnest in Atlanta on Sept. 17, 1954. He attended Therrell High School and graduated from Campbell High School in Smyrna and attended Georgia State University majoring in music. Earnie was a talented, professional musician and worked in the recording industry with many major artists.

He married Pam Neibank who survives him.

Also surviving are daughter Emily (Travis) Harple of North Carolina, Mother Kay Earnest of Smyrna, brother Russell (Patrice) of Smyrna, Aunt Lois Castiglioni of Texas, Uncle James W. Lay of Calhoun and Norman Smith of Lawrenceville and a number of nieces, nephews, cousins and many friends.

Donations in Earnie's memory may be made to the Georgia Baptist Children's Home, 505 Water Works Road, Palmetto, GA 30268 or a charity of your choice.

**Joan Delores (Raihl) Panuska** passed away Nov. 7, 2017 at Pebblebrook Skilled Nursing Facility at Park Springs in Stone Mountain due to complications related to COPD.

Born on Nov. 17, 1934 in Baltimore, Md., Joan went to the Catholic High School of Baltimore before attending Towson State Teachers (now Towson State University). She was an elementary school teacher and taught second grade at St Dominic's in Baltimore in the 1950s before marrying and raising a family.

Joan eloped with August C. (Gus) Panuska to Kill Devil Hills, N.C., in June, 1957, and then relocated to Kouts, Ind., with the family in 1964 when her husband's career with Bethlehem Steel moved them to the Midwest.

She returned to Baltimore with her husband in 1984 and resided in Hunt Valley, Md.

They moved to Norcross a few years later and enjoyed meeting new friends from participating in neighbor organizations. They retired to Reynolds Plantation in Greensboro in 1998 where Joan enjoyed the Red Hats and living on Lake Oconee. They moved to Park Springs Continu-



Joan Panuska

ing Care Facility in Stone Mountain in 2011.

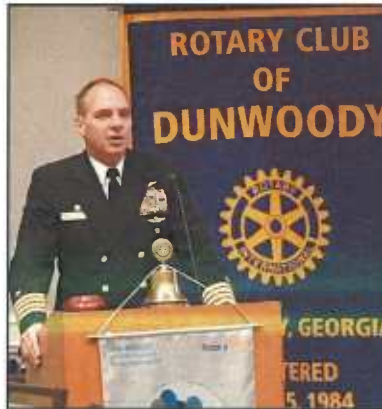
Joan was an avid fan of collegiate sports and enjoyed watching SEC football and Big 10 basketball.

She is survived by her husband of 60 years Gus; daughter MaryJoan (Panuska) Martin and her husband Jim Martin of Crown Point, Ind.; son Matthew Panuska and partner Darlene Countryman of Fernley, Nev.; and daughter Liz (Panuska) Woroniecki of Dunwoody; five grandchildren Robert Martin of Philadelphia, Penn.; Michael and Mary (Brack) Martin of Hobart, Ind.; Sarah Martin of Crown Point, Ind.; Katie Panuska of Indianapolis and Peyton Panuska of Fernley, Nev.

In memoriam donations can be made to the Catholic High School of Baltimore thecatholichighschool.org or the American Lung Association.

A memorial service will be held at Park Springs, Stone Mountain at a date to be determined in January 2018.

## A sobering Veterans Day message



Capt. Baron V. Reinhold, USN spoke to Dunwoody Rotary Club members

Captain Baron V. Reinhold, USN brought a sobering message to the Rotary Club of Dunwoody, "On Behalf of a Grateful Nation," to focus the club's commemoration of Veterans' Day.

He said it is humbling to honor those who have

sacrificed so much for America. While only half of 1 percent have served in the military, they give up time with their families to take the oath to willingly support the President of the United States and the Constitution, which he reminded us, was written by God-fearing men who wanted freedom and liberty to be the basis of our country. He is concerned about our children's lack of knowledge of history that has not been "revised."

Reinhold supported his comments with a video of Oliver North stating what it means to be an American. In the video, a Navy airman risked going into live fire to rescue two wounded men, one of whom was an Iraqi soldier. He was derided by an observer who said, "He (the wounded soldier) is not an American!" The rescuer said, "That's what we do - We are Americans!"

When asked about the current generation, he expressed confidence that they have the courage and the will to follow the tradition set before them. However, he said we have been at war for so long that our equipment is wearing out and wings are being ripped off planes and replaced instead of re-placing the plane.

Captain Reinhold's deployments include the Persian Gulf, Somalia, Africa, and the Philippines, in addition to other highly sensitive reconnaissance missions.

# SEND US YOUR

Community News:  
communitynews@  
criernewspapers.com

Letters to the Editor  
thecrier@mindspring.com

Birth and Bridal  
Announcements:  
communitynews@  
criernewspapers.com

Your travel photos  
with The Crier:  
whereintheworld@  
criernewspapers.com

Obituaries  
jhart@criernewspapers.com

... or via our website  
thecrier.net



## Attachment C – 4

---

DELIDO APARTMENTS  
 APPLICANT-INITIATED MEETING SIGN-IN SHEET  
 TUESDAY, NOVEMBER 28, 2017

NAME	ADDRESS/EMAIL
Suzanne Byrd	4337 Village Oaks Lane Dunwoody, Ga. 30338
NOAH E. BYRD	4337 VILLAGE OAKS LN. DUNWOODY GA 30338
Rick Andre	4601 VERMACK PLACE Dunwoody GA 30338
Thalya Salazar	thalya.salazar@gmail.com 620 Spalding Drive ATL, GA 30328
Charlene Brown	4506 Kellogg Circle Dunwoody GA 30338
Ken Reed	1826 Forest Springs Court Dunwoody GA 30338
John Olson	John.olson@dunwoodyga.gov
MARK REED	1864-D Independence St. Atlanta GA 30338



DELIDO APARTMENTS  
 APPLICANT-INITIATED MEETING SIGN-IN SHEET  
 TUESDAY, NOVEMBER 28, 2017

NAME	ADDRESS/EMAIL
Jill Rosner	17309 Village Oaks Lane Dunwoody 30338
Betty Marshall	1879 Village Mill Rd.
TAMM & AL McEwen	4640 Chambers Dunwoody Rd Dunwoody GA 30338

---

**Attachment C – 5**

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Delido Apartments – Applicant-Initiated Meeting Comment Card  
Tuesday, November 28, 2017

Name: NOAH E. BYRD	Address/Email: 4337 VILHAGE OAKS LN DUNWOODY 30339
Comments: At this time, I don't have any objections. Sounds like it will be positive.	

Delido Apartments – Applicant-Initiated Meeting Comment Card  
Tuesday, November 28, 2017

Name: Zyrene Byrd	Address/Email: 4337 Village Oaks Lane Dunwoody, Ga 30338
Comments: Zyrene Byrd - (Dunwoody Preservation Society). Very nice planning - welcome to the new plans.	

# Exhibit D

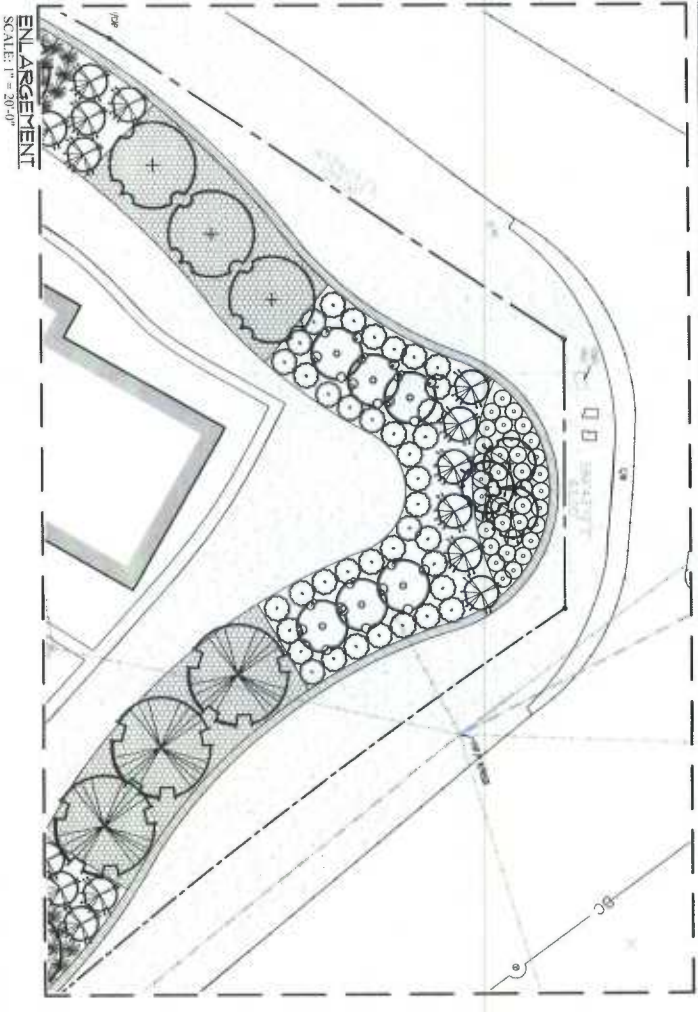
## Conceptual Landscape Plan





**DELIDO APARTMENTS - CONCEPTUAL ENHANCEMENT PLAN**

SCALE: 1" = 40'-0"



ENLARGEMENT  
SCALE: 1" = 20'-0"

**PLANT LEGEND**

EXISTING PLANT MATERIAL TO REMAIN

TURF

GROUNDCOVERS  
SPERMATOPHYTES: JASMINE, LINUM, SOUTHERN OREEN AND GOLD

SHRUBS  
DWARF HYDRANGEA, OAKLEAF HYDRANGEA, HOLLES

TREES  
DWARF PALM, DOGWOOD, REDBUD, CASHW, DWARF HYDRANGEA

- NOTES:**
- EXISTING PLANT MATERIAL ON INTERIOR TO REMAIN.
  - EXISTING PLANT MATERIAL ON INTERIOR TO BE PRUNED AND MAINTAINED INTO ACCEPTABLE STANDARDS
  - NO TREES TO BE IMPACTED OR REMOVED DURING LANDSCAPE RENOVATIONS IF POSSIBLE

**NOTE:**  
REMOVE ALL BRUSH, LIMBS, TRASH, ETC. FROM EX. NATURAL AREA. DO NOT REMOVE ANY LIVING PLANT MATERIAL FROM EX. NATURAL AREA. ALL LANDSCAPE ARCHITECT PRIOR TO WORK.

**UTILITIES PROTECTION CENTER**

CALL FREE  
IN METRO ATLANTA  
404-325-5000  
THROUGHOUT GEORGIA  
1-800-252-7411

THREE (3) WORKING DAYS BEFORE YOU DIS



This drawing and all reproductions are property of said designer or listed company and shall remain the property of said designer or listed company without written consent by said designer or company.

**REVISIONS**

NO.	DATE	NOTE	BY

**DELIDO APARTMENTS**  
ATLANTA, GA

**LANDSCAPE PLAN**



NORTH

FOR REVIEW

DATE: DECEMBER 21ST, 2017

SCALE: AS SHOWN

JOB NUMBER:

DRAWN BY: KT

REVIEWED BY:

SHEET:

LS-1

SHEET 1



## Exhibit E

# Conceptual Project Renderings & Elevation Drawing Concept Package











**DELIDO APARTMENTS**  
**Dunwoody Georgia**

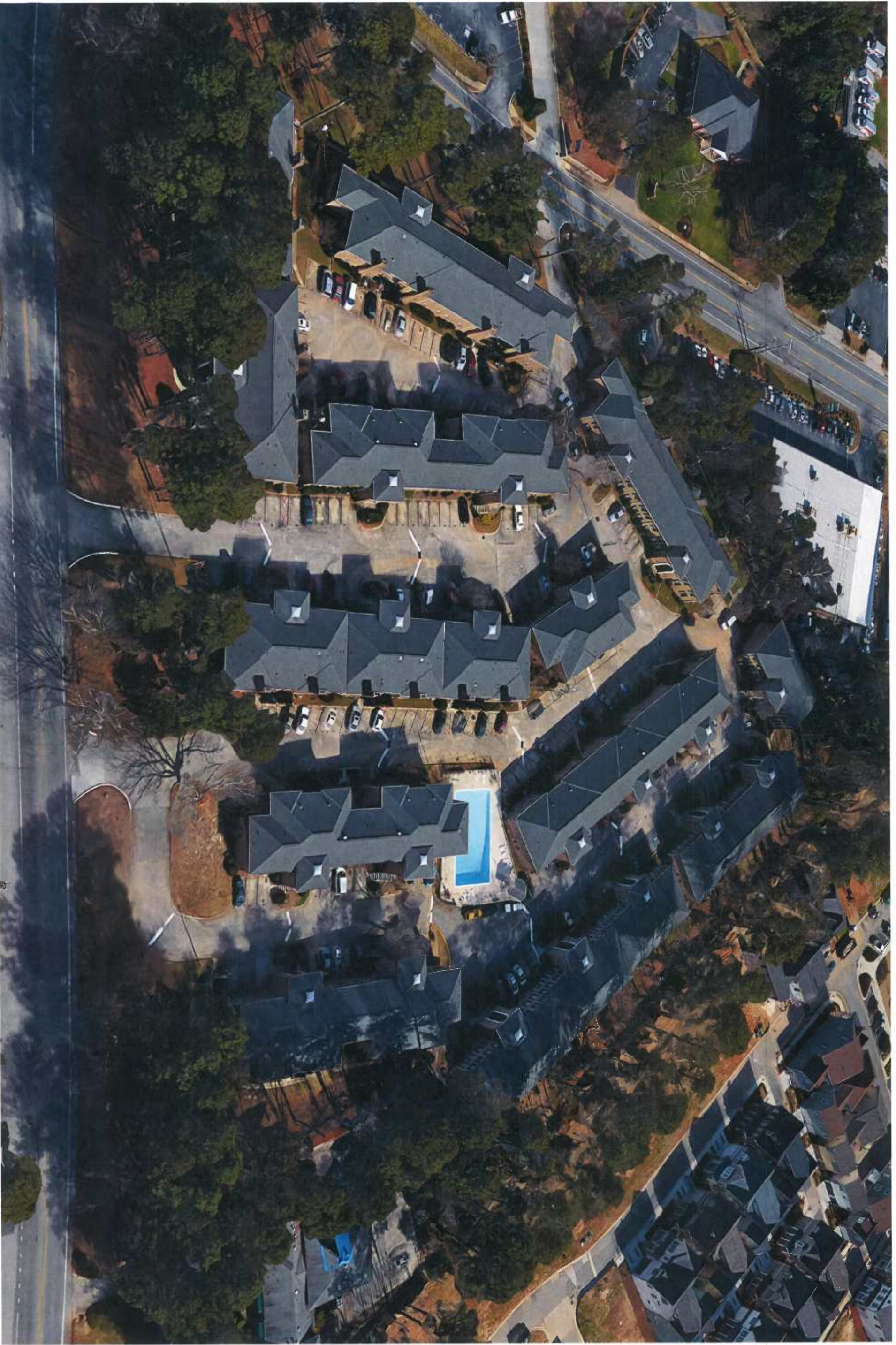
GENUZZI BANAL ARCHITETTI

**General concept for the requalification**

via Casati 3  
20124 Milano  
+39 02 59610489  
studio@eggbarch.com  
eggbarch.com

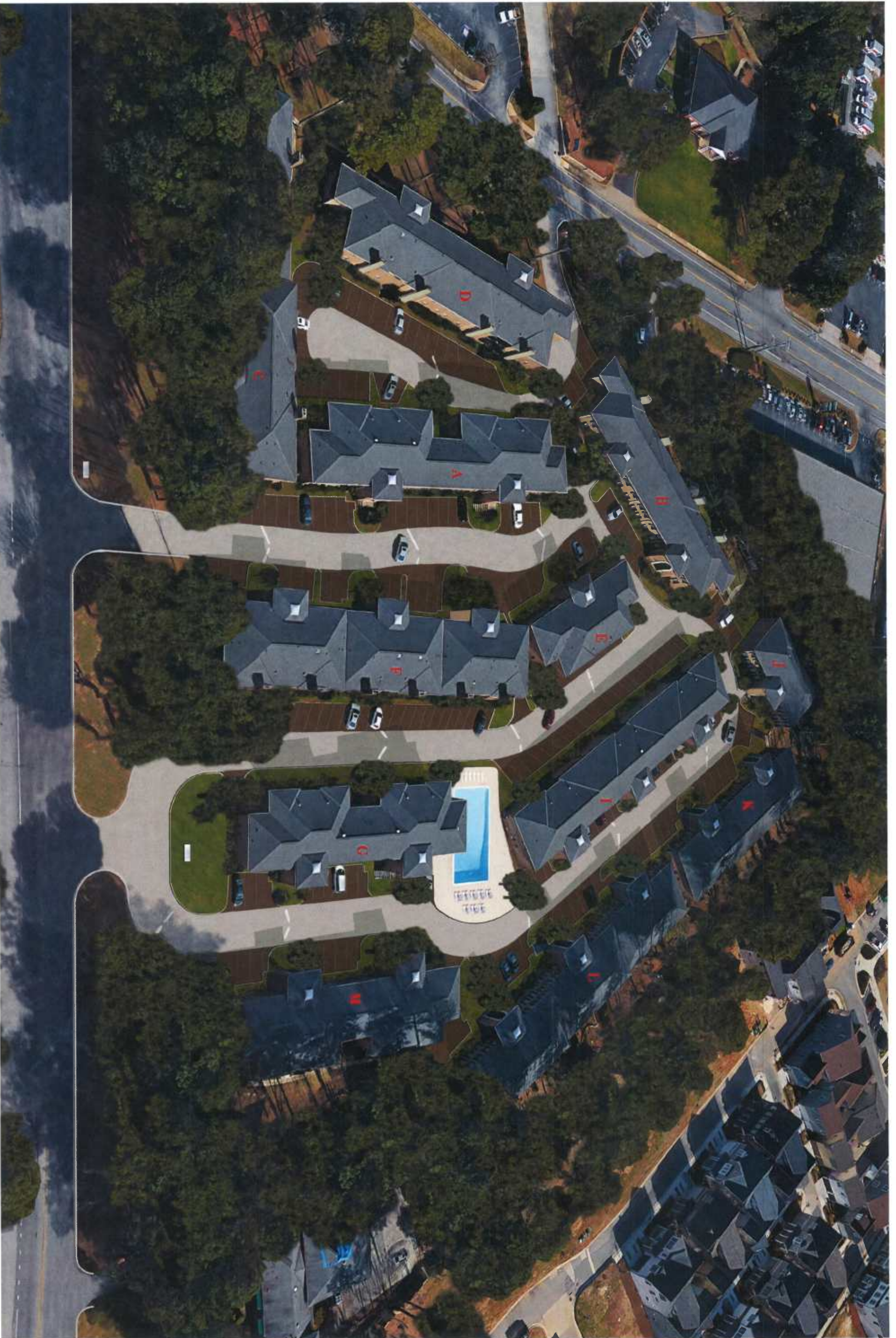
August 11th 2017





Aerial view | Present Situation





Aerial view | Project





NORTH SHALLOWFORD ROAD

CHAMBLÉE DUNWOODY ROAD

CHAMBLÉE DUNWOODY ROAD

● Parking spaces

● New driveway design

● Green areas

Project





Main facade of buildings |  
Present Situation





Main facade of buildings |  
Project





Rock Bottom  
SW7062



Marooned  
SW6020





Bungalowhouse Blue  
SW 0048



Studio Blue Green  
SW 0047



Shutters | Combination 2





Mediterranean  
SW 7617



Rembrandt Ruby  
SW 0033



Shutters | Combination 3





Roycroft Bottle Green  
SW 2847



Roycroft Copper Red  
SW 2839



Shutters | Combination 4





Vogt's Green  
SW 0065



Rookwood Dark Red  
SW 2801



Shutters | Combination 5





Back facade of buildings |  
Present Situation





Back facade of buildings |  
Project





INDEPENDENCE SQ

PEELER RD

R-100

O-I

O-I

RA-5

VILLAGE OAKS TRL

VILLAGE DR

R-100

CHAMBLEE DUNWOODY RD

KELLOGG SPRINGS DR

KELLOGG CIR

RM-100

Delido Apartments

C-1

N SHALLOWFORD RD

VILLAGE OAKS LN

O-I

RM-100

LAKE RIDGE LN

PD

KENT AVE

BRINDLEY CT

CROMWELL WALK

DEVON WALK

FERGUS WAY

PD

POINTE PLACE AVE

O-I

DUNWOODY PARK

AZALEA GARDEN DR

O-I

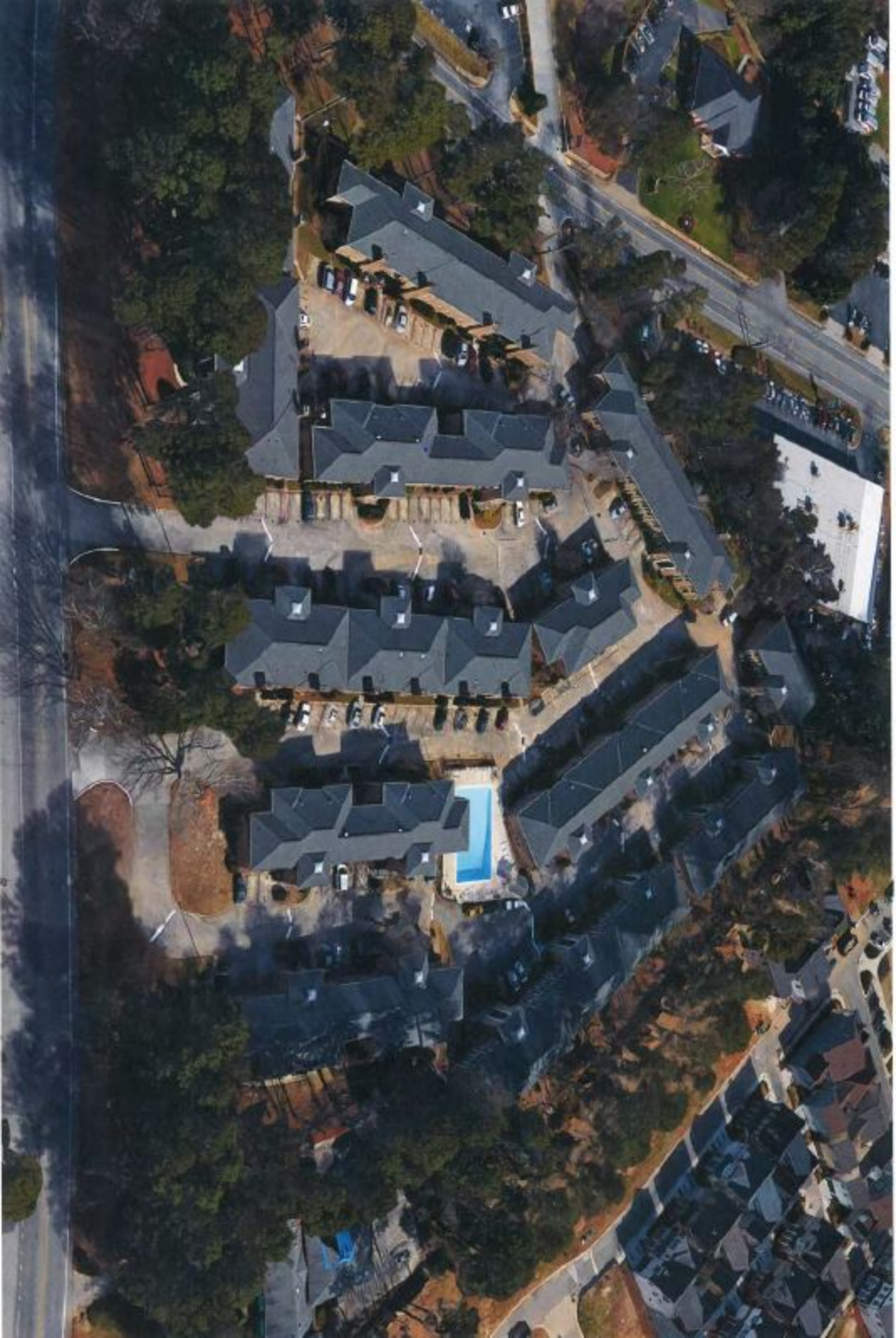
R-100

CHATEAU DR

RM-HD

RM-HD







# Delido Apartments Unit Mix

## Current Unit Mix

## Proposed Unit Mix

- 1 Efficiency Unit
- 0 1-Bedroom Units
- 28 2-Bedroom Units
- 53 3-Bedroom Units
- 20 4-Bedroom Units

- 1 Efficiency Unit
- 32 1-Bedroom Units
- 36 2-Bedroom Units
- 53 3-Bedroom Units
- 0 4-Bedroom Units

• 102 Total Units

• 295 Total Bedrooms

• 122 Total Units

• 264 Total Bedrooms

# GEORGETOWN

## Vision/Intent

This area will redevelop into a pedestrian- and bicycle-oriented activity center, including a mix of commercial, office and residential uses. Redevelopment will incorporate functional open space and greenways and preserve adjacent single-family homes protected by adequate buffering. Ideally, this area includes a community center where a wide array of activities achieve the City's desire to be a "lifelong community," allowing options for aging in place. Multi-use paths and transit options will invite alternative transportation modes and greater connectivity; new pedestrian and bicycle options will link the area to Perimeter Center. It focuses more intense development along I-285 with transitions to adjacent residential subdivisions. The City seeks a dynamic mix of uses in the Georgetown area and generally discourages additional stand-alone apartments in favor of mixed-use developments and a greater variety of housing types. The City also encourages creative redevelopment of existing multi-family developments.

## Future Development

### Form:

- Buildings and site design organized to take advantage of the area's walkability and transit.
- Heights and densities will transition downward as development moves towards the adjacent Suburban Character areas, protected by adequate buffering/transition zones.
- Characterized by transitions to adjacent uses (step down of building heights, buffers).
- Public functional green space and connectivity.
- Innovative parking solutions including underground and structured options and pedestrian- and bicycle-oriented features such as wrap-around parking, and landscaping.
- High quality, long lasting materials such as stone and brick.
- Transitional buffer zones to appropriately protect any adjacent residential uses.

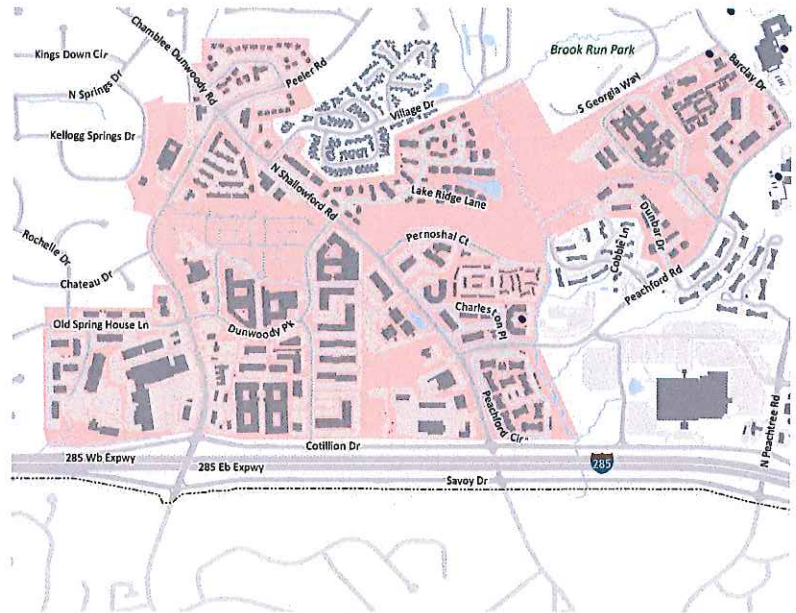


FIGURE 8: Georgetown Character Area Map



▲ New multiuse trail at Project Renaissance



▲ New Housing in Georgetown

### Use (see Future Land Use Map):

- Appropriate uses include a mix of quality, public space (plazas, pocket-parks) and civic institutional uses, commercial, office, townhome, other owner occupied housing, and mixed-use with residential components accommodating the creation of a lifelong community:
- Commercial: Big-box retail is not appropriate (75,000 square foot or greater).
- The area is also ideally suited for senior housing, including nursing homes, assisted living, age restricted communities, and single family homes when universal design has been adequately applied.





# GEORGETOWN/NORTH SHALLOWFORD MASTER PLAN

5-Year Livable Centers Initiative Update

City of Dunwoody  
November 14, 2016





## ACKNOWLEDGEMENTS

### **Mayor and City Council**

Denis Shortal, Mayor  
Pam Tallmadge, Council Post 1  
Jim Riticher, Council Post 2  
Douglas Thompson, Council Post 3  
Terry Nall, Council Post 4  
Lynn Deutsch, Council Post 5  
John Heneghan, Council Post 6

### **City of Dunwoody Redevelopment Taskforce**

Eric Linton, City Manager  
Jessica Guinn, Assistant City Manager  
Steve Foote, Director of Community Development  
Kevin McOmber, Deputy Director of Community Development  
Michael Smith, Director of Public Works  
Jeff Timler, Special Projects Director  
Eric Bosman, Planner  
Ben Miskelly, Planner





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## INTRODUCTION

The Georgetown/North Shallowford Master Plan is a Livable Centers Initiative (LCI) area located in the southern portion of the City of Dunwoody. The study was developed in 2010/11 and was approved unanimously by the Mayor and Council in March 2011.

The LCI plan serves as a guide for development, redevelopment, and enhancement efforts in the Georgetown/N. Shallowford Community area. The plan's *Land Use Framework Plan* and recommendations as well as the *Transportation Framework Plan* provide a direction based on and consistent with the community's vision for the area. The LCI plan was incorporated (by reference) into the City's Comprehensive Plan and was reinforced and referenced in the City's recent 2015 Comprehensive Plan Update. Additionally, the 2015 Comprehensive Plan considered expanding the LCI area to include the North Peachtree Road Area.

The following sections include an evaluation of implementation efforts over the first five years of the plan, including completed actions, new developments, and infrastructure upgrades and investments. The *Appraisal Report* also identifies tasks not yet accomplished and strategies developed to overcome barriers. The final section, *Plans and Reports*, includes updated plans to guide continued implementation from 2016-2021.

**The original LCI process included a robust public engagement process including, but not limited to:**

- Stakeholder interviews
- A Sounding Board composed of community residents
- In-person and online surveys
- A series of four interactive, public workshops
- Three draft plan open houses



## COMPLETED ACTIONS

The focus of the Georgetown/N. Shallowford Area Master Plan was to enhance the quality of development/redevelopment in the area while transforming the Georgetown area from an automobile-dominated commercial center into a more balanced, multimodal activity center. The plan also focused on redeveloping three significant parcels of land in the center of the LCI Area: a 16-acre failed multifamily site, a 19-acre defunct hospital site, and a 9-acre property with a closed DeKalb County School System school facility.

Over the first five years of the plan, the most significant accomplishment has been Project Renaissance. This public-private development effort began with the City's purchase of a 16-acre failed multifamily site. In early 2011, the City was able to purchase the property out of foreclosure from Wells Fargo Bank. Soon thereafter, the City put a contract for purchase on the 19-acre hospital site. With control over the two sites of greatest importance to the community and most in need of redevelopment, the City organized a \$66-million bond referendum for parks and green space. Due to factors outside of the Georgetown area, the bond referendum did not pass and the City developed a Plan B to transform these important parcels.

In March 2012, the City unveiled a public/private revitalization partnership for the 35 acres. Issuing an Invitation for Proposals, the City set out to enter into a partnership for redevelopment, which resulted in an agreement to build approximately 100 single-family homes and a network of four public parks connected with a multiuse trail. To date, 38 homes have been completed and three of the four public parks have been constructed, including a children's playground, a central square, and a 5-acre active recreation park with basketball courts, picnic shelter, and multi-purpose sports fields. The second phase of residential construction is expected to begin in 2017. The multiuse trail not only connects the three parks, but also has been extended east across a tributary of Nancy Creek to connect to the City's Brook Run Park. Efforts are currently underway to extend the trail west along Chamblee-Dunwoody Road to Old Spring House Lane toward the Perimeter Business District.











In addition to transformation of the 16-acre and 19-acre sites, the LCI Plan's provision of data and guidelines to inspire improvements, inform design proposals, and maintain the community's vision has generated the following *private developments* within the Georgetown/N. Shallowford area from 2011-2016.

- Emory Healthcare leased and renovated a building south of the Park at Pernoshal Court, as well as a building opposite N. Shallowford Road for use as a family medicine and outpatient surgery center
- A low-scale office building on Old Spring House Lane was demolished and a new townhome development is currently under construction in accordance with the LCI plan
- A series of older office buildings in Georgetown Square has been demolished and a new 55-unit townhome community is currently under construction in accordance with the LCI plan
- The Jewish Family Services Center on Chamblee Dunwoody Road has been renovated and expanded
- A former U.S. Postal Service facility on N. Shallowford Road was acquired and renovated by a local religious institution
- Retail centers along Chamblee Dunwoody Road have also continued to upgrade their tenant mix and sites—the Georgetown Shopping Center, in particular, has added Farm Burger and undertook a major Kroger renovation and expansion; with these renovations, the shopping center made significant parking lot improvements and pedestrian and landscape improvements along Chamblee Dunwoody Road consistent with the LCI design standards





## PRIVATE INVESTMENTS

- A. Commercial Renovation
- B. Residential Development: Dunwoody Green
- C. Medical Offices: Emory Family Medicine
- D. Residential Development: Townhomes
- E. Residential Development: Townhomes
- F. Atlanta Jewish Family Services Investments
- G. Religious Institution
- H. Toptel Investments on City of Dunwoody Property
- I. Residential Development







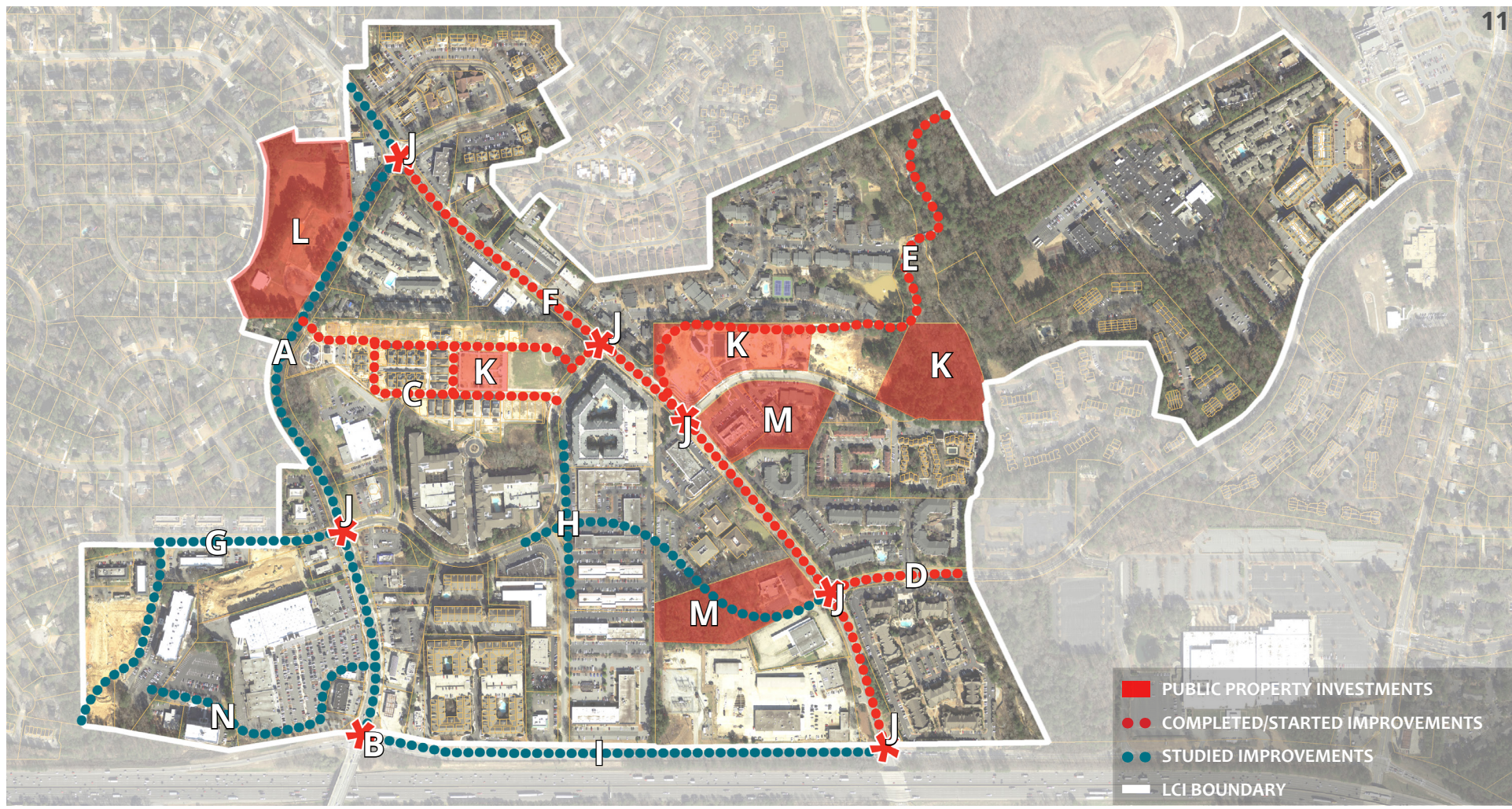
Additionally, the City purchased a property west of the intersection of N. Shallowford Road and Peachtree Road to preserve the future potential to extend Peachford Road to Dunwoody Park. In the short-term, the building was leased for office space and interior improvements were completed.

The Georgetown/N. Shallowford Area Master Plan also focused on enhancing connectivity, accessibility, and walkability within the activity center. *Public investments and transportation improvements* over the plan's first five years have included:

- Multimodal improvements to N. Shallowford Road from Cotillion Drive to Peeler Road
- Multimodal improvements to Old Spring House Lane that will be completed as part of new residential development
- Multimodal improvements to Cotillion Drive, which are currently under design
- Optimization and coordination of traffic signal equipment and timing as part of the City's ITS improvements
- Study of connectivity from Chamblee Dunwoody Road to Georgetown Square through the Georgetown Shopping Center
- Multimodal improvements on Peachford Road
- Multimodal improvements to Chamblee Dunwoody Road, which are currently under design
- Study of the Peachford Road extension from N. Shallowford Road to Chamblee-Dunwoody Road

The City of Dunwoody has also enacted code and policy changes to match the LCI plan, including updates to the City's zoning code and incorporation into the City's 2015 Comprehensive Plan.





## PUBLIC INVESTMENTS

- A. Chamblee Dunwoody Road Multimodal Improvements
- B. Chamblee Dunwoody Road Gateway Landscaping and Signage at Cotillion Road
- C. Multimodal Improvements to Roadways through "PVC Site"
- D. Peachford Road Multimodal Improvements
- E. Nancy Creek Greenway Trail
- F. N. Shallowford Road Multimodal Improvements
- G. Old Spring House Lane Multimodal Improvements
- H. Peachford Road Extension
- I. Cotillion Drive Multimodal Improvements
- J. Optimization/Coordination of Traffic Signals and ITS Improvements
- K. Develop 6-8 acre Community Open Space on former "PVC Site" (Pernoshal Park)
- L. Demolition of Vacant School Building
- M. Properties Purchased by City of Dunwoody
- N. Georgetown Square Parkway Concept Plan and Study







# CHALLENGES

In addition to the success of Project Renaissance and the continued focus on quality development and redevelopment, several major improvements with the Georgetown/N. Shallowford area are not yet accomplished and continue to be pursued.

While significant progress has been made improving multimodal connectivity along N. Shallowford and Chamblee Dunwoody Roads, the plan envisioned a new east-west, multimodal connection by extending Peachford Road from N. Shallowford, west to Dunwoody Park and Chamblee Dunwoody Road. The roadway would both provide a direct east-west connection and alleviate congestion at other nearby intersections as well as provide an economic development incentive for properties between N. Shallowford and Chamblee Dunwoody, which previously has limited access and visibility. In 2011, the City purchased one of the two properties necessary for this roadway connection. The other property is the Dunwoody Park Office Complex. Multiple discussions have been held with the property owner of the 1970s office complex and several concepts have been developed; however, currently, redevelopment is not imminent and, thus, the roadway connection is stalled.

The DeKalb County School Site on the north end of Chamblee-Dunwoody Road was identified as one of the top three redevelopment sites in the study area. While DCSS demolished the old school building, the site remains under the school system's ownership. Periodic discussions are held between the City and the school system and DCSS is currently updating their Master Plan with the potential for the site to be designated as surplus property and prepared for sale.

One component of Project Renaissance not yet completed is the neighborhood commercial node envisioned for the intersection of N. Shallowford and Dunwoody Park. The City has developed concepts for the property and is expected to release a Request for Proposals (RFP) for developers once the housing development is complete and market fundamentals are right for the sale and development of the neighborhood commercial node.

The City continues to pursue the expansion of the multiuse trail network to the west to connect the Georgetown area to Perimeter Center. The City has explored several potential routes and continues to work with property owners and neighborhood residents to explore the extension of the trail.

To continue pursuing these improvements and others within the LCI area, the City created a Redevelopment Taskforce that meets monthly. The taskforce includes the City Manager, Assistant City Manager, Department Heads and consultants to maintain a focus on area redevelopment and development efforts. Additionally, the City has commissioned multiple follow-up studies to take LCI projects to the next level of detail, including the Chamblee-Dunwoody Gateway project, Cotillion Drive sidewalk and trail enhancements, and multiuse trail connectivity studies.



# PLANS AND REPORTS

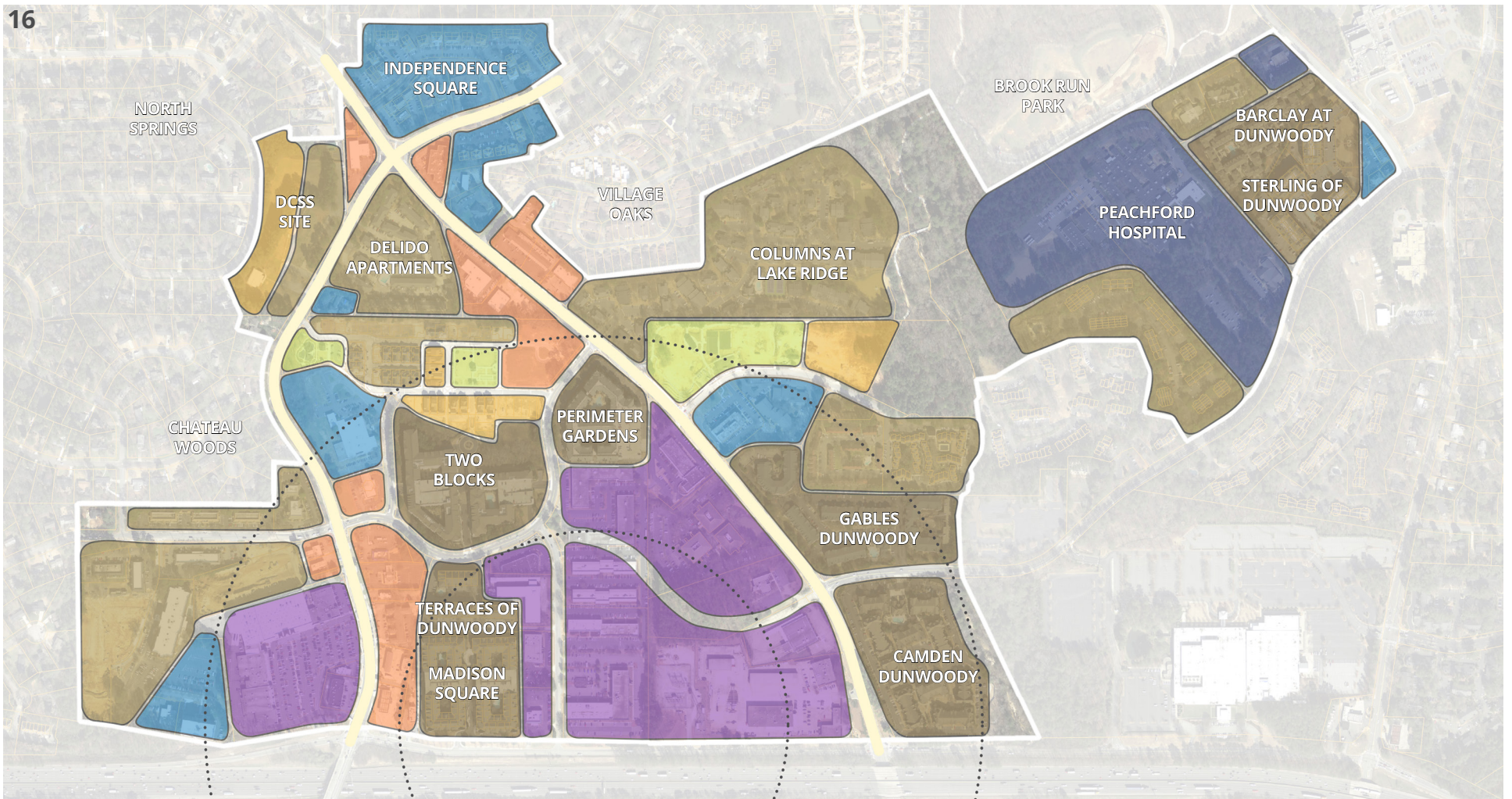
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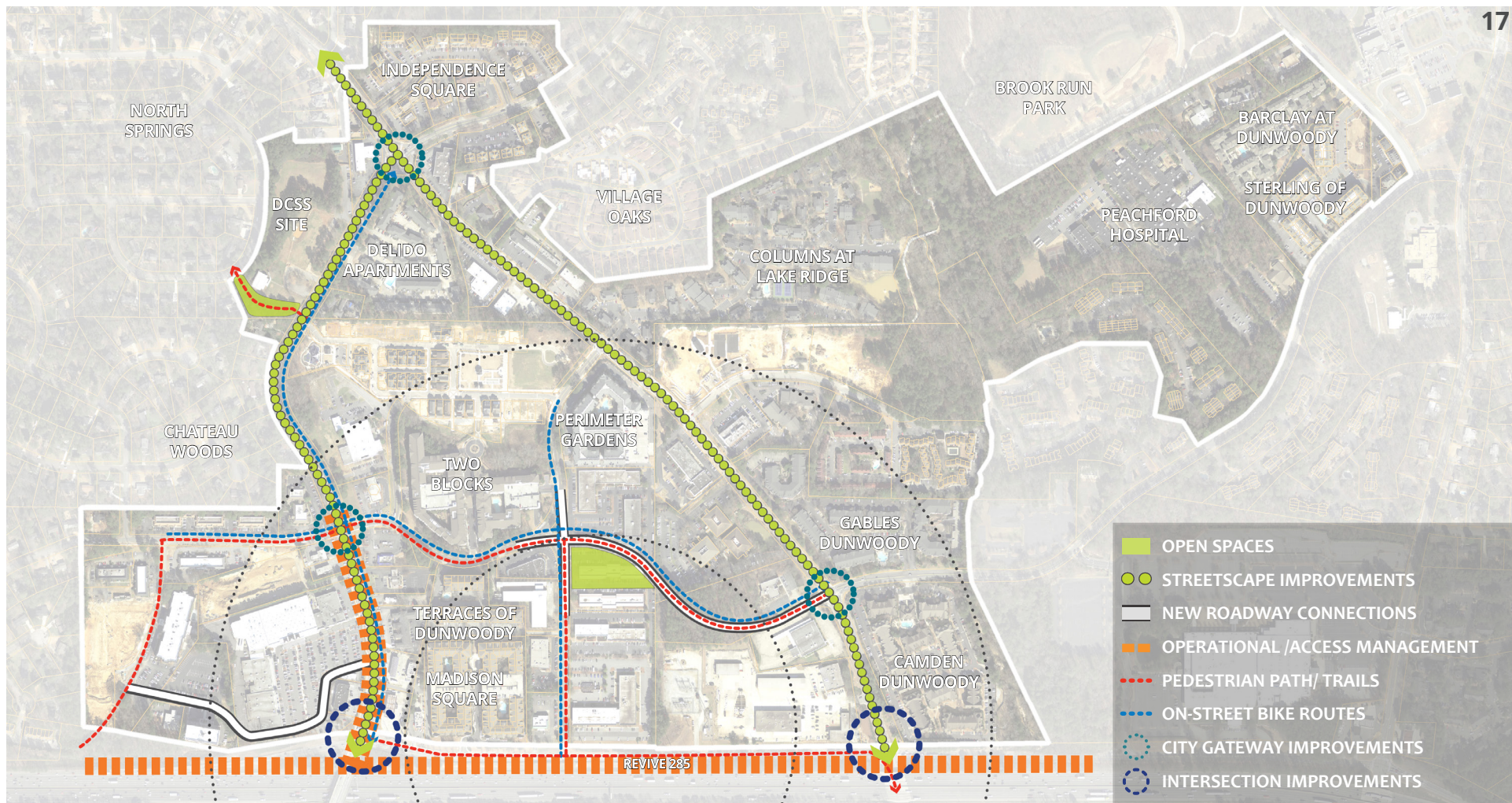


### UPDATED LAND USE FRAMEWORK PLAN

- Convenience Retail
- Small-Scale Office
- Attached Residential
- Civic/Institutional
- Mixed-Use
- Single-Family Residential
- Multi-Family
- City Park







## UPDATED CIRCULATION AND OPEN SPACE

### OPEN SPACES

- Pocket parks required as part of all new major developments (exact locations dependent upon development plans)

### STREETSCAPE IMPROVEMENTS

- Sidewalks, decorative lighting, street trees, mast arms, and access management
- Chamblee Dunwoody Road identified as a priority followed by North Shallowford Road

### NEW ROADWAY CONNECTIONS

- New roads, utilizing “Complete Streets” approach, to break-up super blocks, including pedestrian signalization, street trees, sidewalks, and decorative lighting
- Operational improvements at tie-in locations

### OPERATIONAL/ACCESS MANAGEMENT

- Chamblee Dunwoody from I-285 to Old Spring House Lane
- Signal timing, reduced/consolidated curb-cuts, interparcel connectivity enhancements, and lane reconfigurations

### PEDESTRIAN PATHS/TRAILS

- 12-foot-wide path/trail for pedestrians and recreational cyclists

### ON-STREET BIKE ROUTES

- North Shallowford Road
- Peachford Road
- Potential extended connections to Dunwoody Village (Chamblee Dunwoody Road) and the Perimeter Area (Old Spring House Lane)

### CITY GATEWAY IMPROVEMENTS

- Landscaping and signage
- Major gateway at Chamblee Dunwoody Road
- Minor gateway at North Shallowford Road

### INTERSECTION IMPROVEMENTS

- Operational Improvements
- Pedestrian Signalization
- Decorative Pedestrian Crossings



## DEVELOPMENT ACTIVITY

2011-2016 Development Activity within the LCI area

	LCI Study Area	Project Name	Project Location	Number of Residential Units	Type	Commercial Space (SF)	Office Space (SF)	Construction Stage	Est. Completion Date
A	Georgetown/Shallowford	Emory Family Medicine	4500 N Shallowford Rd	N/A	Medical	N/A	18,523	Complete	August 2010
B	Georgetown/Shallowford	Toptel	4470 N Shallowford Rd	N/A	Institutional	N/A	12,000	Complete	June 2014
C	Georgetown/Shallowford	Pilates of Dunwoody	4681 N Shallowford Rd	N/A	Commercial	1,772	N/A	Complete	January 2016
D	Georgetown/Shallowford	Pernoshal Park	4575 N Shallowford Rd	N/A	Park	~5 Acre Park	N/A	Complete	April 2016
E	Georgetown/Shallowford	Dunwoody Green	4424 N Shallowford Rd	~65 Townhomes and detached homes	Residential	N/A	N/A	In Process	Some units completed in 2016, others in 2017
F	Georgetown/Shallowford	Providence Residential	1745 Old Spring House Lane	41 Townhomes	Residential	N/A	N/A	In Process	2017
G	Georgetown/Shallowford	Minerva Residential	4330 Georgetown Square	54 Townhomes	Residential	N/A	N/A	In Process	2017
H	Georgetown/Shallowford	Atlanta Jewish Federation	4549 Chamblee Dunwoody Rd	N/A	Office	N/A	~9,000 Remodel ~8,200 New Structure	In Process	2017
I	Georgetown/Shallowford	Religious Institution	4444 N Shallowford Rd	N/A	Institutional	21,272-- <i>Religious</i>	N/A	On Hold	TBD by Reiligious Org

Georgetown/Shallowford Total

160 units

23,044 SF

47,723 SF







**REPORT OF ACCOMPLISHMENTS**  
**Georgetown / North Shallowford Master Plan**  
 October 20, 2016

**Transportation Projects**

Project	Description	STATUS						Notes
		Engineering Year	Construction Year	Complete	Underway	Not Started	Not Relevant	
1	Chamblee Dunwoody Rd Multi-Modal Improvements (from I-285 to N. Shallowford Rd)	2015	2018	✓				Georgetown Shopping Center streetscaping plans under Master Plan guidelines completed; the remainder is a function of the CDR multi-modal project underway
2	Chamblee Dunwoody Gateway Improvements (at Chamblee Dunwoody Rd and Cotillion Dr/ I-285)	2015	2018	✓				Survey completed in 2013, concept being studied as part of Last Mile Connectivity and TAP. Quick Response projects to add a second ramp meter and add a separated right turn lane from Chamblee Dunwoody are underway.
3	PVC Site Multi-Modal Improvements (between Chamblee Dunwoody Rd, Dunwoody Park, and N. Shallowford Rd)	2012	2014	✓				Completed multi-use trail that crosses the entire 16-acre site and connects the two new Georgetown Park areas.
4	Peachford Dr Multi-Modal Improvements (from N. Shallowford Rd to N. Peachtree Rd)	2012	2015	✓				Completed restriping for bike lanes in 2013. Sidewalk constructed in 2015.
5	Nancy Creek Greenway Trail (from N. Shallowford Rd to Georgia Way / Brook Run Ave)	2012	2016	✓				
6	N. Shallowford Rd Multi-Modal Improvements (from Cotillion Dr to Peeler Rd)	2011	2014 (Bike Lanes)	✓				Bike lanes completed from Cotillion to Peeler in 2011. Sidewalks to fill remaining gaps will be installed as a future project.
7	N. Shallowford Gateway Improvements (at North Shallowford and Cotillion Dr/ I-285)	2014	TBD			✓		
8	Old Springhouse Lane Multi-Modal Improvements (from Chamblee Dunwoody to Perimeter Center East)	2015	TBD		✓			Sidewalks added at Chamblee Dunwoody. Trail route consultant selected, studying potential connections.
9	Peachford Road Extension (from N. Shallowford Rd to Dunwoody Park)	2020	TBD		✓			Conceptual design and purchase of first parcel completed in 2011. A feasibility study was conducted in 2016.
10	Cotillion Dr Multi-Modal Improvements (from N. Shallowford Rd to Chamblee Dunwoody Rd)	2014	2017		✓			Concept complete, Design underway
11	Optimization of Traffic Signals and ITS Improvements	2013	2015	✓				2013 partnered with GDOT to coordinate traffic signals along North Shallowford and Chamblee Dunwoody.
12	Dunwoody Park Multi-Modal Improvements (from Chamblee Dunwoody to Peachford Rd Extension/ Dunwoody Park S.)	2016	TBD			✓		
13	Dunwoody Park Multi-Modal Improvements (from N. Shallowford Rd to Peachford Rd Extension/ Dunwoody Park S.)	2016	TBD			✓		
14	Dunwoody Park North Multi-Modal Improvements (from Dunwoody Park to the PVC Site)	2016	TBD			✓		
15	I-285 Transit Station for Revive285 Implementation	TBD	TBD			✓		

## REPORT OF ACCOMPLISHMENTS

This plan shows the scope of all the actions planned in the 2011 Georgetown LCI. Each projects shows the status, timeframe, and any associated comments (to the right).



**REPORT OF ACCOMPLISHMENTS**  
**Georgetown / North Shallowford Master Plan**  
 October 20, 2016

**Housing Initiatives**

Project	Description	Study Year	STATUS				Notes
			Complete	Underway	Not Started	Not Relevant	
1	Zoning Ordinance - Comprehensive Rewrite	2013	✓				Comprehensive rewrite adopted in October 2013.
2	Land Development Ordinance Update	2013	✓				
3	Senior Housing Strategy	2015		✓			

**Other Local Initiatives**

Project	Description	Study Year	STATUS				Notes
			Complete	Underway	Not Started	Not Relevant	
1	PVC Site Open Space	2012	✓				Georgetown Park opened in May 2014.
2	Georgetown Area Specimen Tree Survey	2012		✓			City wide tree survey on public property completed in 2012
3	Chamblee Dunwoody Access Management Study	2013		✓			Included as a minor function of this Chamblee Dunwoody concept and design work.
4	Develop Georgetown Area Architectural Design Standards	2013	✓				Incorporated into new zoning code, developed in 2013
5	Dunwoody Municipal Complex Site Study	2016	✓				
6	DCSS Site Open Space	2012			✓		DCSS listed a surplus in 2013. DCSS demolition began in summer 2014.
7	Park at Pemoшал	2016	✓				



## Transportation Projects

	Project Name	Description	Engineering Year	Engineering Costs	ROW Year	ROW Costs	Construction Year	Construction Costs	Total Project Costs	Responsible Party	Funding Source	Local Source	Match Amount
1	Chamblee Dunwoody Rd Multi-Modal Improvements (from I-285 to N. Shallowford Rd)	Complete an access management plan; create a multi-use path on one side and add sidewalk on other side; add landscaped buffers and pedestrian amenities on both sides of road facility.	2015	\$ 575,000	2018	\$ 750,000	2020	\$ 6,400,000	\$ 7,725,000	City of Dunwoody	City of Dunwoody, LCI, Federal Funds	City of Dunwoody	\$ 3,200,000
2	Chamblee Dunwoody Gateway Improvements (at Chamblee Dunwoody Rd and Cotillion Dr/ I-285)	Enhance Chamblee Dunwoody / Cotillion Dr / I-285 gateway with addition of landscaping and signage	2015	\$ 30,000.00	2018	\$ 50,000	2020	250000	\$ 330,000	City of Dunwoody	City of Dunwoody, LCI, Federal/State Funds, GDOT Gateway Grant	City of Dunwoody	\$ 66,000
3	Cotillion Dr Multi-Modal Improvements (from N. Shallowford Rd to Chamblee Dunwoody Rd)	Create a multi-use path protected by a landscaped buffer along the north side of Cotillion Dr	2015	\$ 150,000.00	2019	\$ 200,000	2019	1200000	\$ 1,550,000	City of Dunwoody	City of Dunwoody,	City of Dunwoody	\$ 1,200,000
4	Old Springhouse Lane Multi-Modal Improvements (from Chamblee Dunwoody to Perimeter Center East)	Add sidewalks (or multi-use path to one side), landscaped buffer, sharrows / increased bike signage	2018	\$ 180,000	2019	\$ 500,000	2020	\$ 1,500,000	\$ 2,180,000	City of Dunwoody/Perimeter CID	City of Dunwoody, LCI, Federal Funds, PCID	City of Dunwoody, PCID	\$ 436,000
5	N. Shallowford Gateway Improvements (at North Shallowford and Cotillion Dr/ I-285)	Enhance N. Shallowford / Cotillion Dr / I-285 gateway with addition of landscaping and signage	2019	\$ 500,000	2020	\$ 500,000	2021	\$ 3,000,000	\$ 4,000,000	City of Dunwoody	City of Dunwoody, LCI, TE	City of Dunwoody	\$ 800,000
6	Dunwoody Park Multi-Modal Improvement (from Chamblee Dunwoody to Peachford Rd Extension/ Dunwoody Park S.)	Add on-street parking, on-street bike facilities, landscape buffers, wide sidewalks, and pedestrian amenities	2020	\$ 250,000	TBD	\$ 1,000,000	TBD	\$ 2,000,000	\$ 3,250,000	Private Development, City of Dunwoody, LCI, Federal Funds	Private Development, City of Dunwoody, LCI, Federal Funds	City of Dunwoody	\$ 650,000
7	Dunwoody Park Multi-Modal Improvements (from N. Shallowford Rd to Peachford Rd Extension/ Dunwoody Park S.)	Add on-street parking, on-street bike facilities, landscape buffers, wide sidewalks, and pedestrian amenities	2021	\$ 150,000	TBD	\$ 500,000	TBD	\$ 1,200,000	\$ 1,850,000	Private Development, City of Dunwoody, LCI, Federal Funds	Private Development, City of Dunwoody, LCI, Federal Funds	City of Dunwoody	\$ 370,000
8	Dunwoody Park North Multi-Modal Improvements (from Dunwoody Park to the PVC Site)	Add on-street parking, on-street bike facilities, landscape buffers, wide sidewalks, and pedestrian amenities	TBD	\$ 150,000.00	TBD	\$ 500,000	TBD	\$ 1,200,000	\$ 1,850,000	Private Development, City of Dunwoody, LCI, Federal Funds	Private Development, City of Dunwoody, LCI, Federal Funds	City of Dunwoody	\$ 370,000
9	I-285 Transit Station for Revive285 Implementation	Create a multi-modal facility integrated with surrounding bicycle, pedestrian, vehicular, and local bus facilities	TBD	\$ 400,000	TBD	\$ 2,000,000	TBD	\$ 4,000,000	\$ 6,400,000	Federal Funds	Federal Funds	N/A	N/A



### Other Projects

	Project Name	Description	Cost	Year	Responsible Party	Funding Source
1	Georgetown Area Specimen Tree Survey		\$15,000	2018	City of Dunwoody	General Funds
2	Develop Georgetown Area Architectural Design Guidelines	Generally for commercial development (materials, massing, and architectural style)	\$25,000	2018	City of Dunwoody	General Funds
3	DCSS Site Redevelopment and Open Space	Create significant open space as part of redevelopment of DCSS site	TBD	TBD	City of Dunwoody	TBD

## FIVE-YEAR ACTION PLAN

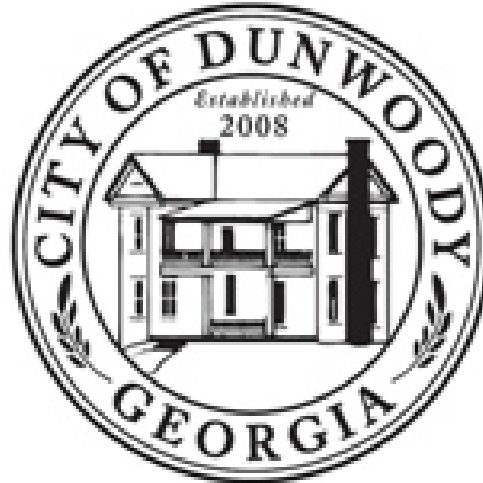
This plan shows the scope of all the actions planned in the Georgetown LCI update. Each project shows the status, timeframe, and any associated comments (to the right).





# City Council

## March 12, 2018 Meeting



City of Dunwoody, GA



INDEPENDENCE SQ

PEELER RD

R-100

O-I

O-I

RA-5

VILLAGE OAKS TRL

VILLAGE DR

R-100

CHAMBLEE DUNWOODY RD

RM-100

Delido Apartments

C-1

VILLAGE OAKS LN

N SHALLOWFORD RD

O-I

RM-100

LAKE RIDGE LN

PD

BRINDLEY CT

KENT AVE

PD

CROMWELL WALK

DEVON WALK

FERGUS WAY

POINTE PLACE AVE

DUNWOODY PARK

AZALEA GARDEN DR

O-I

O-I

R-100

RM-HD

RM-HD

CHATEAU DR









# SITE PLAN ANALYSIS

- **Project Intent:** Reconfigure all 4-bedroom units into smaller 1-bedroom and 2-bedroom units;
- Increase # of units from 102 to 122;
  - All of the reconfiguration will occur inside the footprints of the existing buildings;
  - Project reduces 32 bedrooms;
  - Not anticipated to add more tenants or increased traffic;
  - Reduces lot coverage;
  - RM-100 zoning cures legal non-conforming status



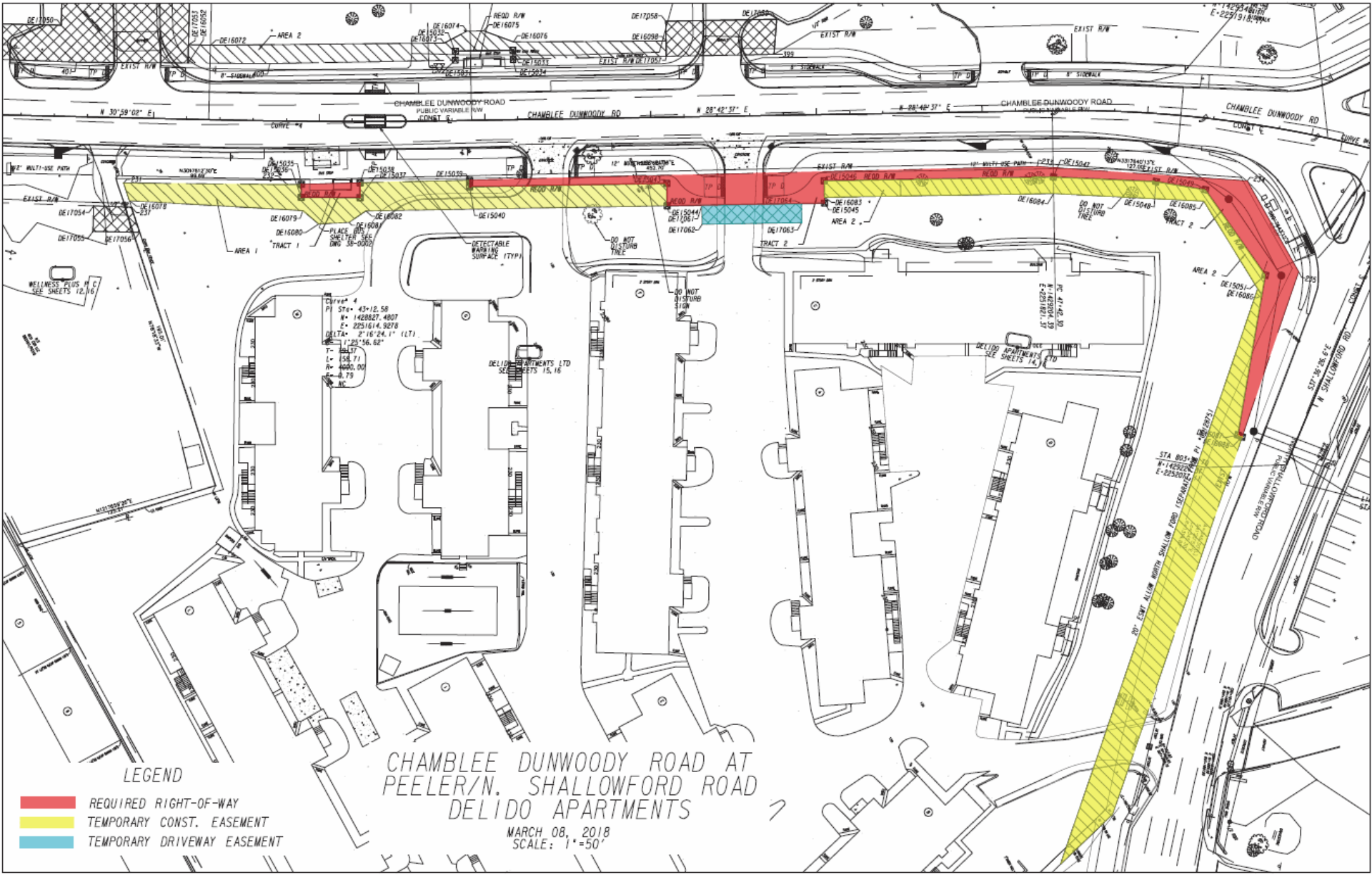




# Staff recommends **APPROVAL** of RZ 18-01

- The site shall be developed in general conformity with the site plan, “Exhibit A”;
- The existing shutters shall be repainted and/or replaced in accordance with specific color combinations listed in “Exhibit B”, with similar alternatives approved by the Community Development Director; and
- The Owner will convey to the City right-of-way needed by the City for streetscape Improvements along Chamblee-Dunwoody Road and North Shallowford Road as depicted in “Exhibit C”.
- The site shall contain a maximum of 122 residential units.





**LEGEND**

- REQUIRED RIGHT-OF-WAY
- TEMPORARY CONST. EASEMENT
- TEMPORARY DRIVEWAY EASEMENT

**CHAMBLEE DUNWOODY ROAD AT  
PEELER/N. SHALLOWFORD ROAD  
DELIDO APARTMENTS**

MARCH 08, 2018  
SCALE: 1"=50'

# Delido Apartments Unit Mix

## Current Unit Mix

- 1 Efficiency Unit
- 0 1-Bedroom Units
- 28 2-Bedroom Units
- 53 3-Bedroom Units
- 20 4-Bedroom Units
  
- 102 Total Units
- 295 Total Bedrooms

## Proposed Unit Mix

- 1 Efficiency Unit
- 32 1-Bedroom Units
- 36 2-Bedroom Units
- 53 3-Bedroom Units
- 0 4-Bedroom Units
  
- 122 Total Units
- 264 Total Bedrooms