

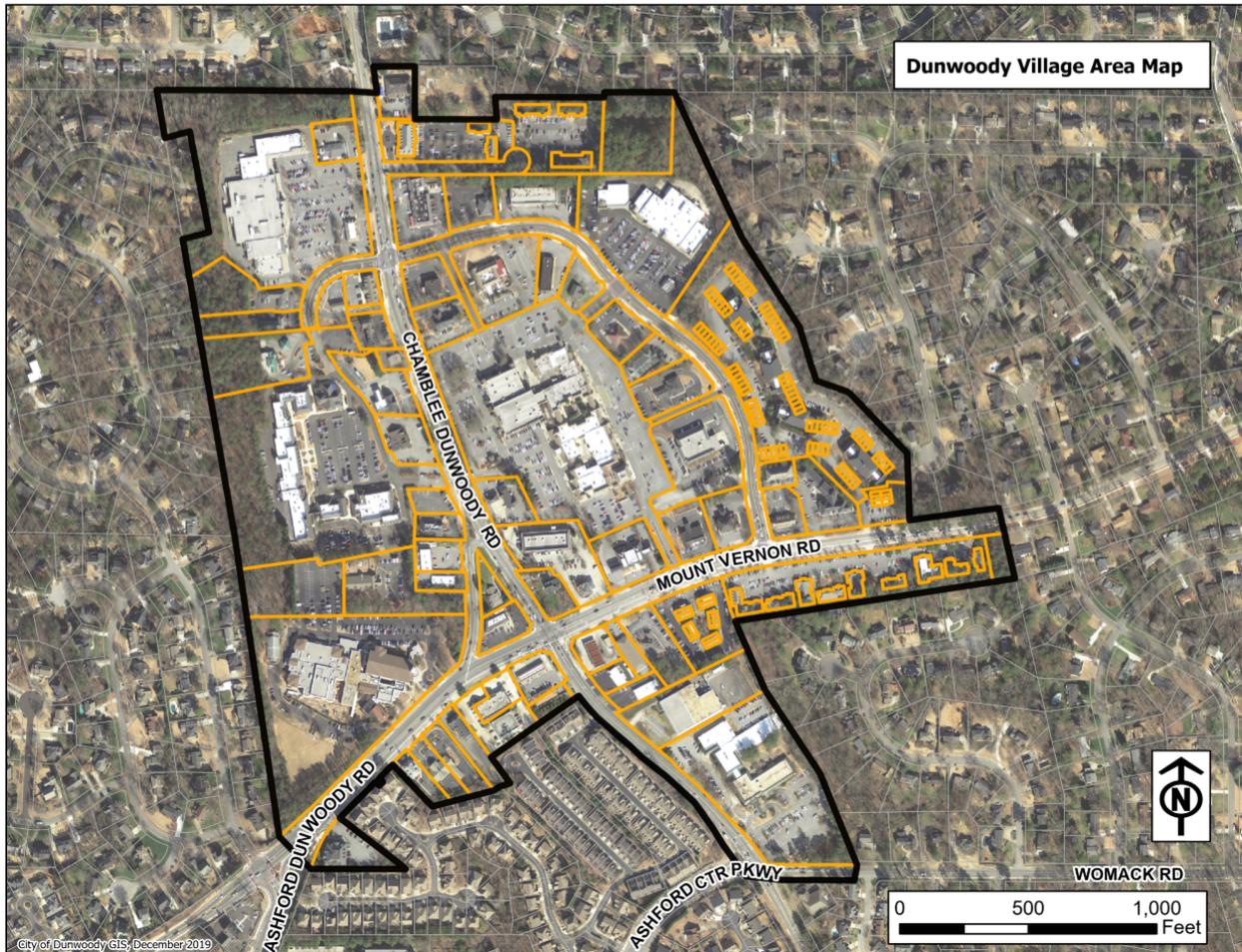
**MEMORANDUM**

To: Planning Commission

From: John Olson, AICP

Date: February 11, 2020

**Subject:** Dunwoody Village Master Plan Update



**ITEM DESCRIPTION**

The 2011 Dunwoody Village Master Plan presented a comprehensive vision for the future of the Village, including proposed improvements to Chamblee Dunwoody Road and Mount Vernon Road, as described on pages 43-44 of that plan. The 2011 plan was developed with significant input from the community and officially adopted by Dunwoody City Council in 2011. The plan was updated in 2016, but this update did not include any changes to the proposed street improvements.

Lynn Deutsch Mayor  
 Eric Linton, ICMA-CM City Manager  
 Sharon Lowery, CMC City Clerk

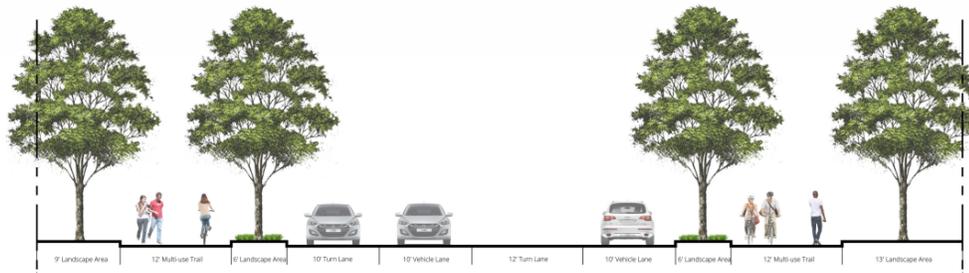
Pam Tallmadge City Council Post 1  
 Jim Riticher City Council Post 2  
 Tom Lambert City Council Post 3

Stacey Harris City Council Post 4  
 Joe Seconder City Council Post 5  
 John Heneghan City Council Post 6

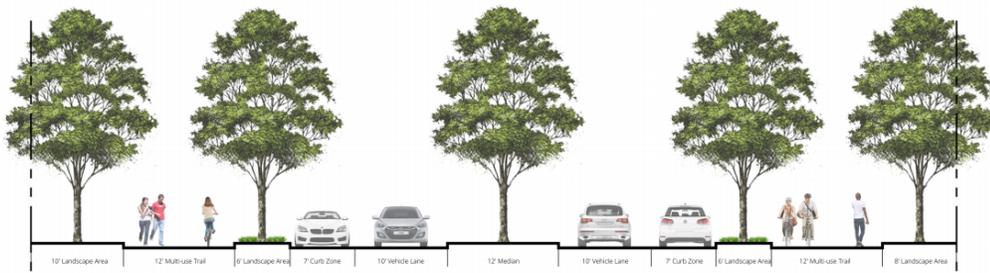
In 2019, the City began to update the zoning regulations for the Village. As a part of this process, street improvements were revisited and updated designs were shared with the community at a public workshop on June 29. The updated improvements are now shown in graphic (rather than narrative) form. They now include designs for the road area between the curb, in addition to sidewalk and landscaping improvements, in order to include the full width of the right-of-way and show lane widths. The width of sidewalks and landscape areas have been clarified (they were described as ranges in the previous plan).

The goal of these proposed changes is to provide clarity, ensure adequate and safe spaces for pedestrians and bicyclists, and slow traffic to be consistent with the character of an urban village. The updated designs are aspirational and will need to remain flexible as funding is available to implement them, given the varying width of rights-of-way, unique conditions at intersections, and other site conditions. The following street sections are recommended to replace those in the 2011 Master Plan.

**22** Chamblee Dunwoody Road



**23** Mount Vernon Road



**RECOMMENDATION**

Staff recommends approval of updates to the Dunwoody Village Master Plan with Exhibits A and B replacing the street designs in the 2011 Master Plan.

EXHIBIT A: Chamblee Dunwoody Road Proposed Improvements  
EXHIBIT B: Mount Vernon Road Proposed Improvements

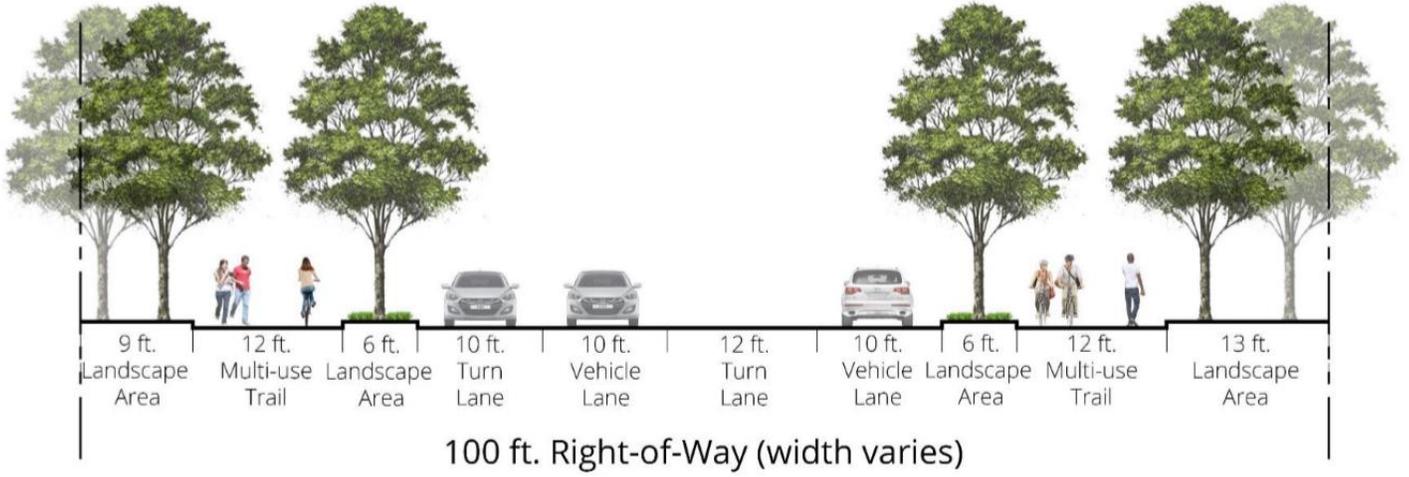
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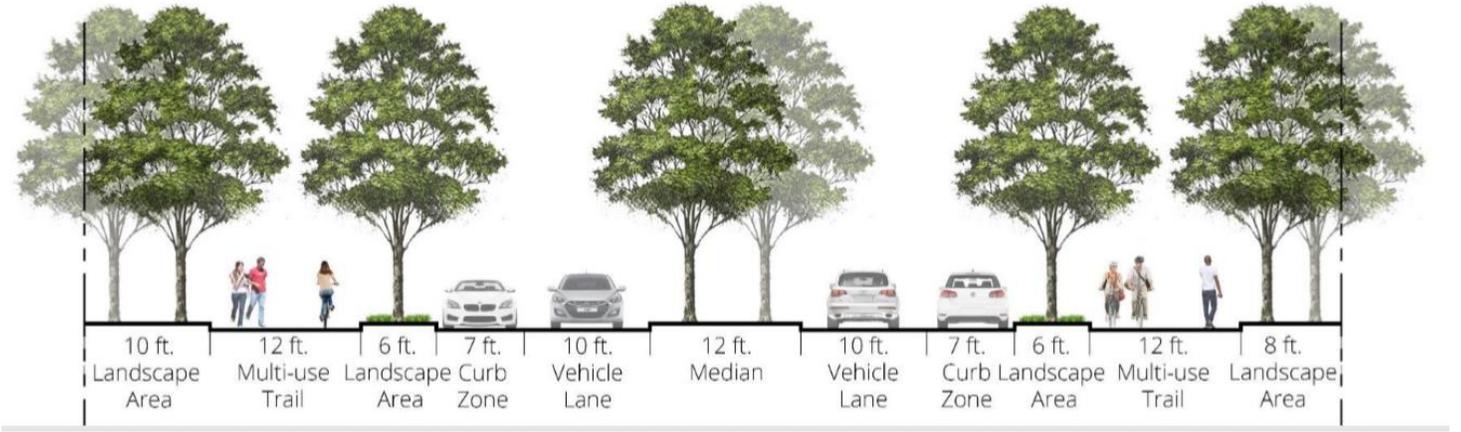
# EXHIBIT A

## Chamblee Dunwoody Road Proposed Improvements



# EXHIBIT B

## Mount Vernon Road Proposed Improvements



**A RESOLUTION TO AMEND THE CITY OF DUNWOODY VILLAGE MASTER PLAN**

- WHEREAS:** The Dunwoody Village contains over 150 acres of property made up of eight individual zoning districts (C-1, C-2, O-I, RM-100, O-I-T, R-100, R-150, and CR-1c) and one overlay district; and
- WHEREAS:** These districts consist of a combination of multi-family, office, commercial, and institutional uses, which are isolated by zoning type; and
- WHEREAS:** The development within Dunwoody Village consists of three suburban scale shopping centers, a church, the Dunwoody Village Townhomes, which are currently under construction, and several auto-repair shops, gas stations, office buildings and banks; and
- WHEREAS:** Most of the development within the Village was constructed in the 1970s and 1980s and as automobile-oriented developments, the buildings are mostly one-story in height, contain large surface parking lots and have minimal functional public open space; and
- WHEREAS:** The 2011 Dunwoody Village Master Plan presented a comprehensive vision for the future of the Village. The 2011 plan was developed with significant input from the community and officially adopted by Dunwoody City Council in 2011. The plan was updated in 2016
- WHEREAS:** The 2011 Dunwoody Village Master Plan included proposed improvements to Chamblee Dunwoody Road and Mount Vernon Road as described on pages 43-44 of that plan and the 2016 update did not include any changes to these proposed street improvements; and
- WHEREAS:** In January of 2019 City staff began working with TSW, an Atlanta-based architecture and planning firm, to rewrite the regulations of the Dunwoody Village Overlay and Master Plan; and
- WHEREAS:** The analysis and revisions sought to take into consideration connectivity, public open space, and the future character of development in the areas of the Dunwoody Village Overlay and Master Plan; and
- WHEREAS:** As a part of this process, the Chamblee Dunwoody Road and Mount Vernon street improvements contained in the Dunwoody Village Master Plan were revisited, and updated designs were shared with the community at a public workshop on June 29.
- WHEREAS:** Ultimately a revised plan of street improvements for improvements to Chamblee Dunwoody Road and Mount Vernon was developed; and
- WHEREAS:** The updated improvements are now shown in graphic rather than narrative form. They now include designs for the road area between the curb, in addition to sidewalk and landscaping improvements, in order to include the full width of the right-of-way and show lane widths. The

**STATE OF GEORGIA  
CITY OF DUNWOODY**

**ORDINANCE 2020-\_\_-\_\_**

width of sidewalks and landscape areas have been clarified being described as ranges in the previous plan; and

**WHEREAS:** The proposed revised street improvements to Chamblee Dunwoody Road and Mount Vernon requirements improve the Dunwoody Master Plan by more closely reflecting the community vision and providing greater clarity in relation to the required street improvements; and

**WHEREAS:** By adopting these changes, the City of Dunwoody will help create a vibrant shopping and entertainment area in which merchants and businesses thrive and grow, thereby helping to maintain property values and keeping vacancy rates low; and maintain and enhance the area's role as a place for civic activities and public gatherings within well-designed open spaces; and

**WHEREAS:** The Mayor and City Council find that the proposed changes are appropriate and will enhance the public health, safety, and welfare within the City.

**NOW THEREFORE,** The Mayor and City Council of the City of Dunwoody hereby **RESOLVE AND APPROVE** the adoption of the revision to the Dunwoody Village Master Plan as set forth in the attachments hereto.

**Attachments**

Dunwoody Village Master Plan with Exhibits A and B replacing the street designs in the 2011 Master Plan.

- EXHIBIT A: Chamblee Dunwoody Road Proposed Improvements
- EXHIBIT B: Mount Vernon Road Proposed Improvements

**SO ORDAINED AND EFFECTIVE,** this the \_\_\_ day of \_\_\_\_\_, 2020.

Approved by:

Approved as to Form and Content

\_\_\_\_\_  
Lynn Deutsch, Mayor

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

Attest:

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

SEAL