

# UPDATED VILLAGE ZONING

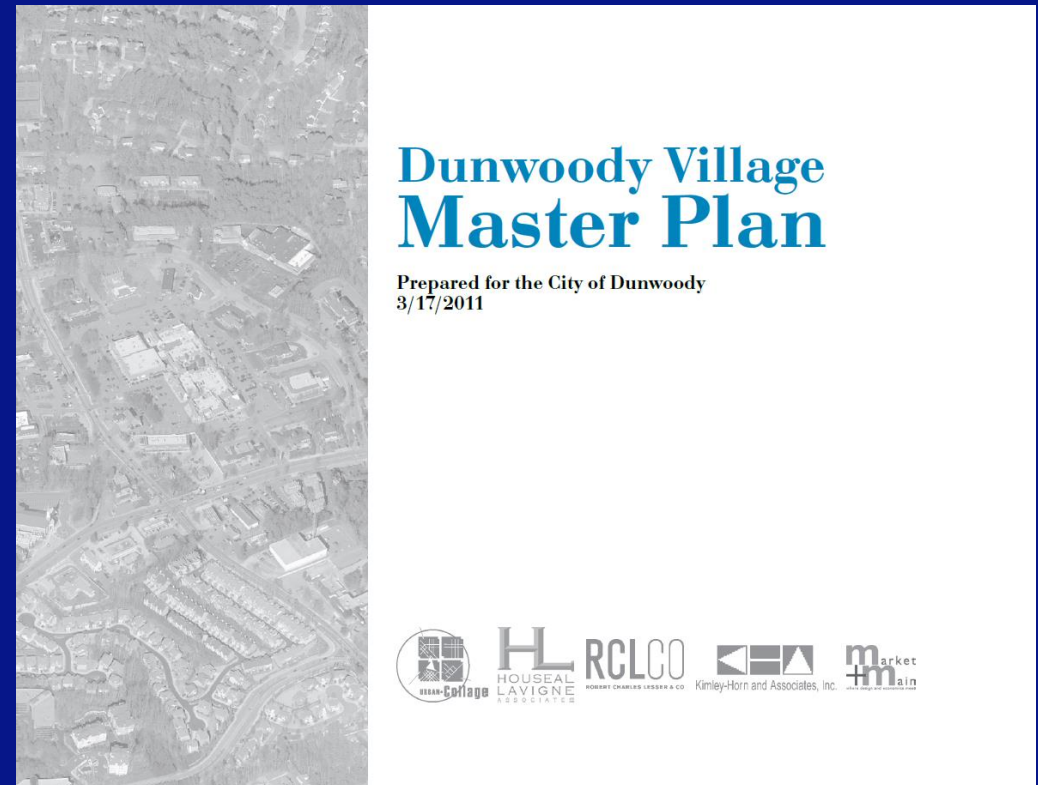
City Council Presentation: August 10, 2020

*City of*  
**Dunwoody**  
*Georgia*

Dunwoody Village  
Master Plan Update

# Today's Items for Consideration

- Master Plan Update
- New Dunwoody Village (DV) zoning district text
- Zoning map changes



# Village Master Plan

The 2011 plan called for:

- A true “downtown”
- A more walkable and bikeable village
- Central public green space
- Vibrant mix of civic, office, convenience retail, and residential uses
- New streets with redevelopment

This process affirmed these policies



# Public Input: June 29 Workshop

- Nearly 200 people attended
- Reviewed previous plan
- Presented zoning and transportation considerations
- Included a walking tour
- Gathered feedback that directly shaped today's recommendations



photo courtesy Paul Ward Photography  
Packet page:....

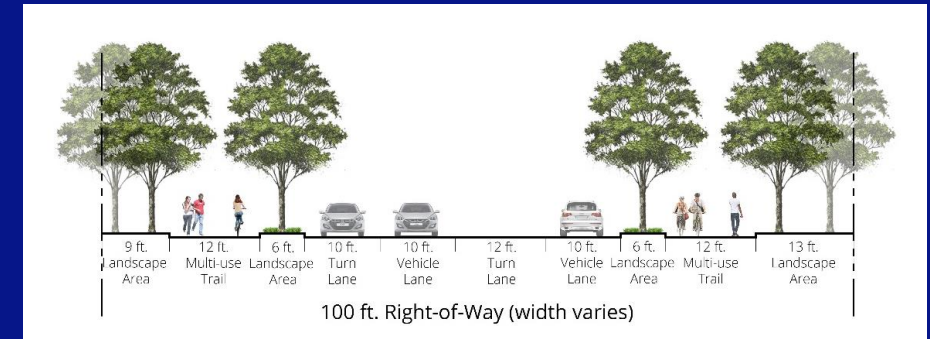
# Public Input: November 16 Open House

- More than 170 people attended
- Summary presentation
- Draft zoning changes summarized on boards
- Worksheets allowed public to give detailed feedback
- Online survey asked same questions as worksheets and received 300+ responses
- Overwhelming support



# Village Master Plan Update

- Only recommended changes are minor updates to designs for Chamblee Dunwoody Road and Mount Vernon Road
- Zoning regulates private streetscape improvements outside the curb
- Master Plan policies guide public improvements inside the curb
- Goal is to calm traffic, make roads safer for walking and biking





# Proposed Dunwoody Village Rezoning & Regulations

# Proposed Zoning: Overview

Oct 7, 2020 Special Called Meeting Document  
Draft - Not finalized by Council

The proposed zoning would:

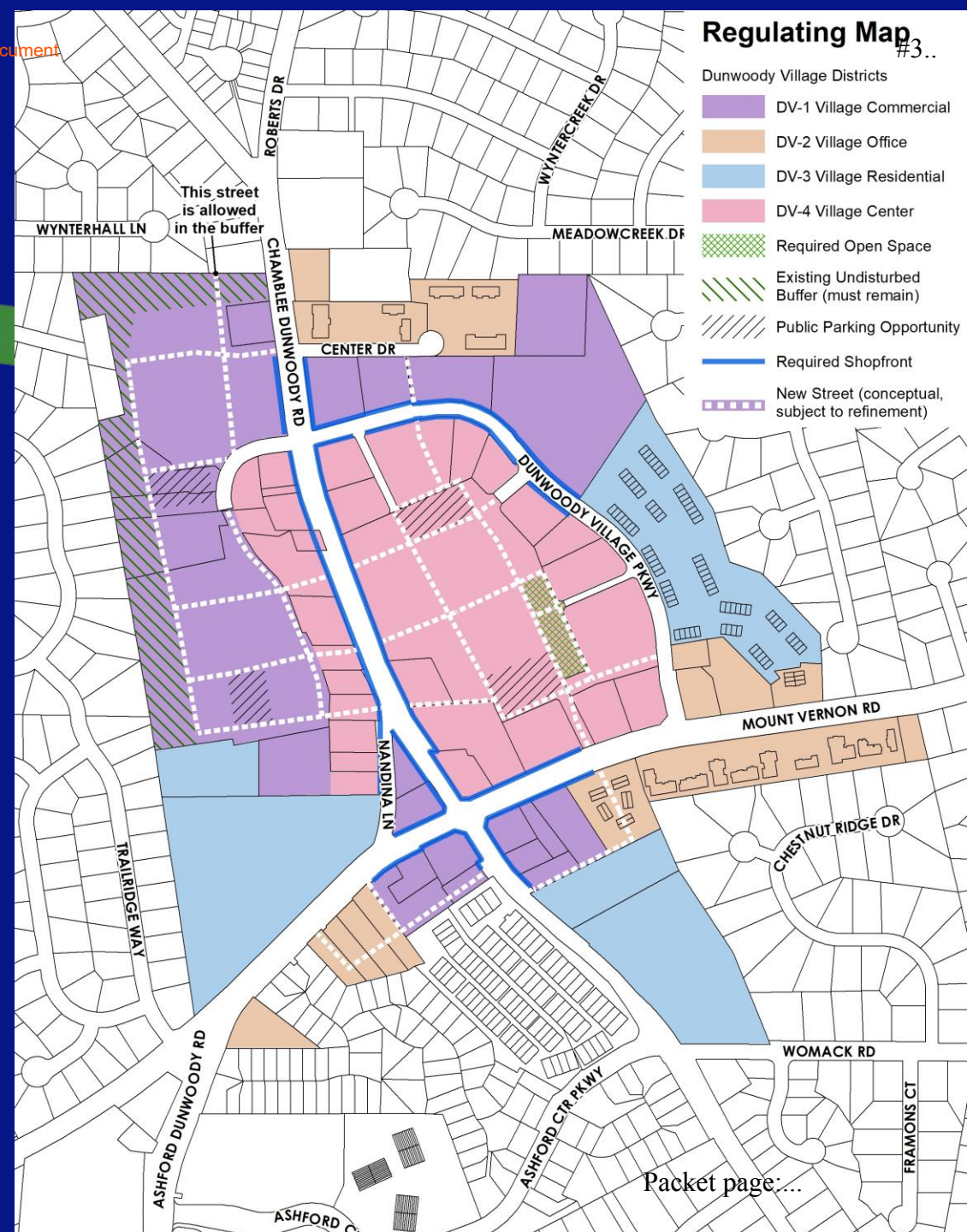
- Implement the Master Plan vision
- Promote a sense of place
- Make development decisions predictable, fair, and cost effective
- Provide flexibility for developers and predictability for residents





# Regulating Map

- Existing overlay would be replaced with new Dunwoody Village zoning districts
  - *DV-1: Village Commercial*
  - *DV-2: Village Office*
  - *DV-3: Village Residential*
  - *DV-4: Village Center*
- Regulating map (a type of zoning map) shows required streets, trails, and open space



# Existing Street Grid

- Two roads from southwest
  - *Ashford Dunwoody Road (5 lanes)*
  - *Mt. Vernon Road (2 lanes)*
- Two roads from north
  - *Chamblee Dunwoody Road (2 lanes)*
  - *Roberts Drive (2 lanes)*
- All north-south traffic is combined onto Chamblee Dunwoody Road in the Village

# Proposed Street Grid

- Require as redevelopment occurs
- Create a network of local streets
- Provide alternate routes
- Make walking and biking safer and more convenient
- Potential long-term extension or pedestrian-only street on church property
- Potential closure of Nandina Lane as street network is built out
- Potential future roundabouts



# Proposed Trails

- No changes from 2011 Master Plan
- Would allow adjacent residents to walk to Village amenities
- Would be required with redevelopment
- Would be subject to agreements between developer and private property owners



# Open Space

- One open space would be required to be built where shown on the Regulating Map
- This could potentially be built in partnership with the City and include civic building anchors
- Many additional open spaces would be created with redevelopment



# Open Space

- Between 5% and 15% of each new development would be required to be open space
- “Leftover” space could not count as open space
- Open space would have to be plaza, green, commons, park, or rooftop terrace
- Quality design and amenities would be required



# Public Parking

- Public parking locations shown on Regulating Map
  - *Potentially publicly funded*
  - *Could encourage redevelopment*
- Parking allowed to exceed the minimum in these areas
- Would have to be screened by buildings or have high architectural quality



# Buffers

- Citywide transition/buffer table would be updated (Sec. 27-230) to include the new DV districts
- Transitions/buffers would be required adjacent to single-family residential zoning
- Transitions/buffers would not be required between DV districts

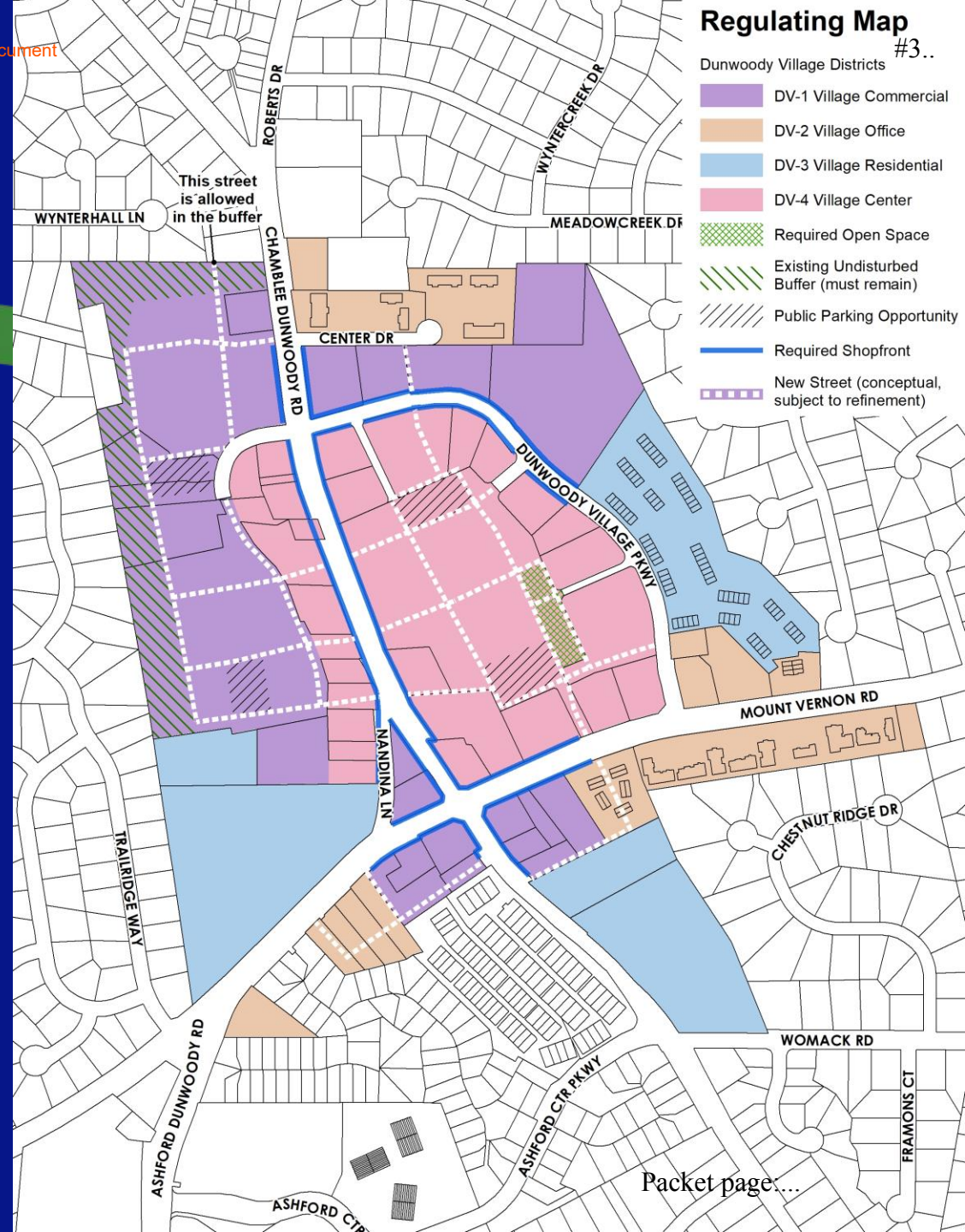




# Buffers – PC Updates

## The Planning Commission Recommends:

- Retain existing buffer requirements along the western side of the district
  - *Buffer aligns with current wooded area*
  - *Per previously negotiated zoning conditions*



# Streetscapes

- New developments would have to upgrade streetscapes
- Sidewalks would be 8-12 feet wide
- Street lights and benches would be required
- Streetscapes could be adjusted to avoid impacting trees
- Developers would be required to put utilities underground, but City would assist on Mt. Vernon and Chamblee Dunwoody Roads



# Building Types

- Building types are proposed to improve the quality of design
- Types would include:
  - *Shopfront buildings*
  - *General buildings*
  - *Townhouse buildings*
  - *Civic buildings*
- Blank walls and parking would not be allowed adjacent to a street, except for on-street parking
- Buildings would be required to be designed for retail in some areas



# Residential Uses

- Detached single-family houses would not be allowed
- Townhouses allowed in DV-1 and DV-3
- Multi-family housing allowed in all districts
- Apartments (except for senior apartments) would require special land use permit



# Commercial Uses

- Few changes from existing zoning
- Banks would have to be spaced at least ¼ mile apart
- Gas stations, car repair shops, and drive-throughs would not be allowed
- Many uses would be limited to 50,000 sq. ft.



# Architectural Standards

- Facades would have to be brick, stone, hardiboard, true stucco, or ceramic panels
- Facade glass would have to be transparent
- Parking deck entries would only be allowed to face new streets



# Building Height



<u>Zoning District</u>	<u>Proposed Maximum Height</u>
• DV-1: Village Commercial	4 stories*
• DV-2: Village Office	3 stories
• DV-3: Village Residential	3 stories
• DV-4: Village Center	5 stories

\*3 stories within 100 feet of single-family zoning

# Residential Density

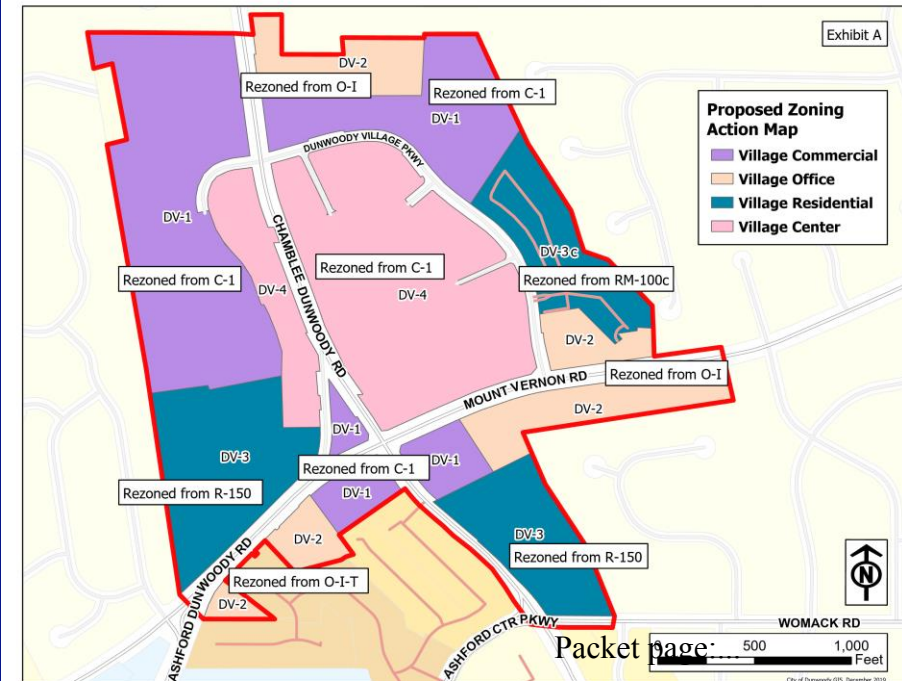
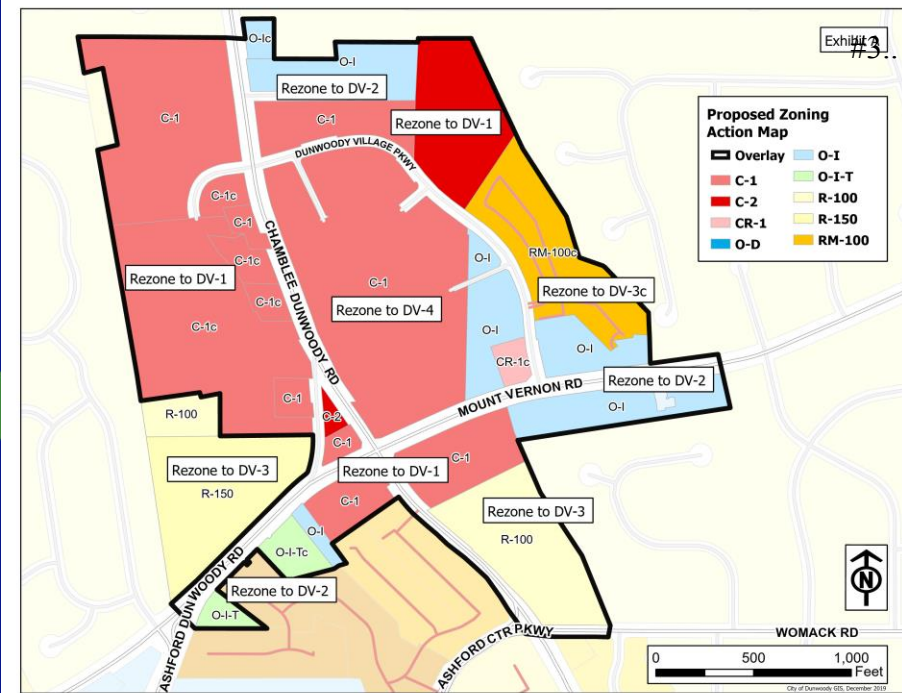
- Density is proposed to be regulated by building height
- Units per acre can vary significantly between building types and is not easily understood by the public





# Zoning Action Map

- Existing overlay to be replaced by new DV districts



# Next Steps



- September 14 - Dunwoody City Council Second Reading
- Rezoning and new regulations would become effective immediately



12 units per acre



24 units per acre

Guest  
Sales Center  
Parking



48 units per acre



54 units per acre



12 units per acre