

## MEMORANDUM

To: Mayor and City Council

From: Madalyn Smith, Senior Planner

Date: January 24, 2022

Subject: RZ 21-02 – 11 Ravinia Parkway, Dunwoody, Georgia; Parcel ID# 18 347 01 049

### REQUEST

Brian Saltikov of Living Spaces Furniture, on behalf of the owner of 11 Ravinia Parkway, seeks major modification to the conditions of zoning. Additionally, the applicant requests a concurrent variance from Chapter 27, Section 98 of the City Code of Ordinances to allow relief from street frontage requirements on Ravinia Parkway.

### PLANNING COMMISSION 12.14.2021

Planning Commission held a public hearing regarding the case on December 14, 2021. There were no public comments in opposition to the application. Following discussions, Thomas O'Brien moved to recommend approval of RZ 21-02 with the replacement of the current site plan with the new site plan from 12/14/2021 and the addition of a no net tree loss provision. Kirk Anders amended the motion with the addition of a shield around the loading dock, Ali Mahbod seconded, and the motion passed. Staff amended the recommended conditions to reflect the updated site plan and request for a 1:1 ratio of tree replacement.

### MAYOR AND CITY COUNCIL 1.10.2022

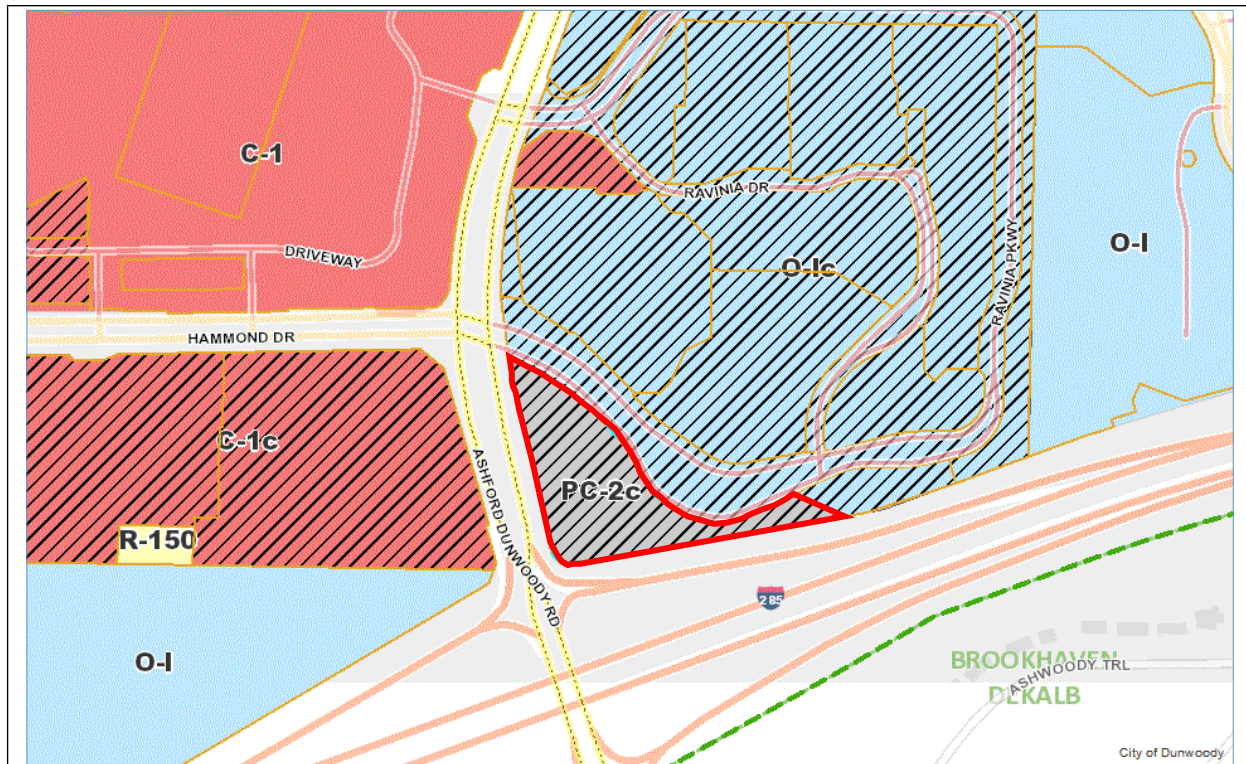
City Council held a public hearing regarding the case on January 10, 2022. There were no public comments in opposition to the application.

Discussion of the case centered around concerns related to trees, sustainability, public art, the requested easement, and pedestrian safety.

In response to council concerns, staff amended the recommended conditions to require a raised, midblock crosswalk across Ravinia Drive, increased protections for trees, and a required public art installation. However, between the January 10<sup>th</sup> meeting and the January 24<sup>th</sup> meeting, there was not adequate time to truly collaborate with the applicant to address all the concerns related at the January 10<sup>th</sup> meeting. As a result, staff requests a deferral to allow additional review time.

The applicant, in response to Council's comments, provided an updated site plan and tree exhibit on January 18<sup>th</sup>, 2022. The updated plan shifted the building and driveway; these changes resulted in the removal of one less tree and reduced the critical root zone impact significantly on several other trees. However, the applicant still proposes three curb cuts along Ravinia Drive. Staff's position is that the plan still significantly and negatively impacts the trees along Ravinia Drive. The City Arborist provided a letter detailing staff's position in greater detail (see the attachments).

### BACKGROUND & PROPOSED DEVELOPMENT



The subject property in question is located along the northeast intersection of Ashford Dunwoody Road and Interstate 285. The property consists of approximately 3.45 acres of undeveloped land, mainly composed of an open grassy knoll along the center of the site, and several trees along the perimeter. The property is bounded by a private road known as Ravinia Parkway to the north and east, Ashford Dunwoody Road to the west, and an off-ramp of westbound Interstate I-285 to the south.

The property was originally rezoned in 1982 as part of a major development of high-rise office uses and a hotel. This portion of the development was originally reserved for transportation/access use. In 1997, the site was altered for a high-rise office mixed-use development with 266,000 square feet of office, retail, and conference uses. In 2004, the site was altered (case CZ 04-022) from Office-Institution Conditional (O-Ic) District to an Office-Commercial-Residential Conditional (OCRc) District to allow for restaurant and retail development. In 2019, the site was altered (case RZ 19-02) from OCRc to a Perimeter Center conditional (PC-2c) District to allow a 156 key hotel, 41,400 square feet of retail or restaurant space, and a three level parking deck (see Figure 1). Pursuant to the City of Dunwoody Zoning Ordinance, the subject application seeks to modify the conditions of zoning of case RZ 19-02 to allow a 110,000 square foot retail facility, 37 surface parking spaces, and 132 subsurface parking spaces.



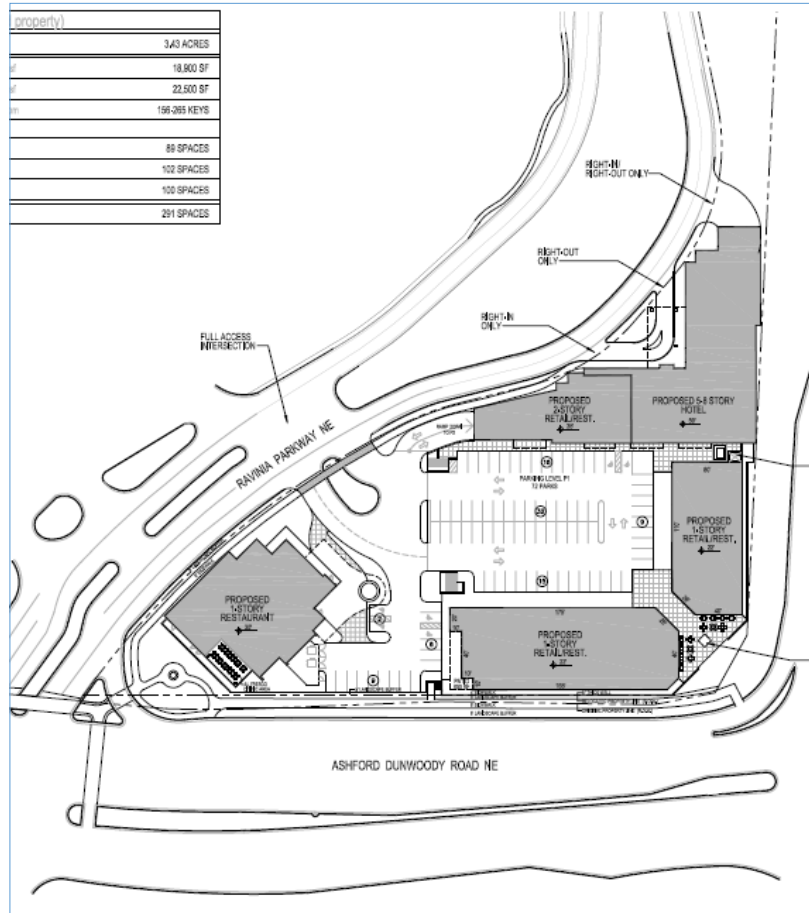


Figure 1. RZ 19-02 Approved Site Plan

An applicant-initiated meeting was held from 6-7 pm on November 3<sup>rd</sup>, 2021 at 5 Ravinia Drive. There were no attendees. The applicant has provided a summary report, which is included within the rezoning application packet attached to this report.

### SITE PLAN ANALYSIS

As previously noted, the project is proposed to be developed with a 110,000 square foot retail facility, 37 surface parking spaces, and 132 subsurface parking spaces. This proposal is for a two-story retail building which fronts along Ashford Dunwoody Road. The topography of the land allows for a majority of the parking to be below grade and very few spaces will be visible from Ashford-Dunwoody Road.

At the corner of Ashford-Dunwoody Road and Ravinia Parkway, the applicant proposes to maintain the existing trees (see figure 2) and create a courtyard area (see figure 3). The main entrance to the building is at this corner and will provide easy access for both pedestrians and drivers.



Figure 2. Existing trees at the corner of Ashford Dunwoody and Ravinia



Figure 3. Rendering of the proposed courtyard



All access to the site will be provided from Ravinia Parkway. The applicant proposes 3 curb cuts. The first provides access to the 14-space surface level parking lot and the entrance to the 132-space below-grade parking lot. The remaining 2 curb cuts create a horseshoe drive that will be used for a loading dock and customer pick-up area, as well as a 23 surface parking spaces.

The northern curb cut, associated driveway, and the 13 spaces that are adjacent to Ravinia Parkway would needlessly endanger several healthy trees (see figure 4 & 5) and would prohibit any future installation of frontage improvements consistent with the overlay. The trees could be preserved if the parking and curb cut (see figure 6) were removed and the frontage improvements east of the main entrance were deferred until such time that the required bicycle and pedestrian improvements could be connected to other facilities rather than being limited to the frontage of this development. To facilitate future connection, along the south Ravinia curb line a 20-foot access easement should be recorded. Furthermore, the applicant is requesting a concurrent variance for relief from street frontage requirements along Ravinia Parkway and they cite the demolition of these trees as a hardship. The concessions made to preserve these trees and maintain space for future frontage improvements would not be detrimental to the success of the development; the additional surface parking is not required and the loading dock is still accessible using the southernmost curb cut.



Figures 4 & 5. Referenced trees along Ravinia Parkway



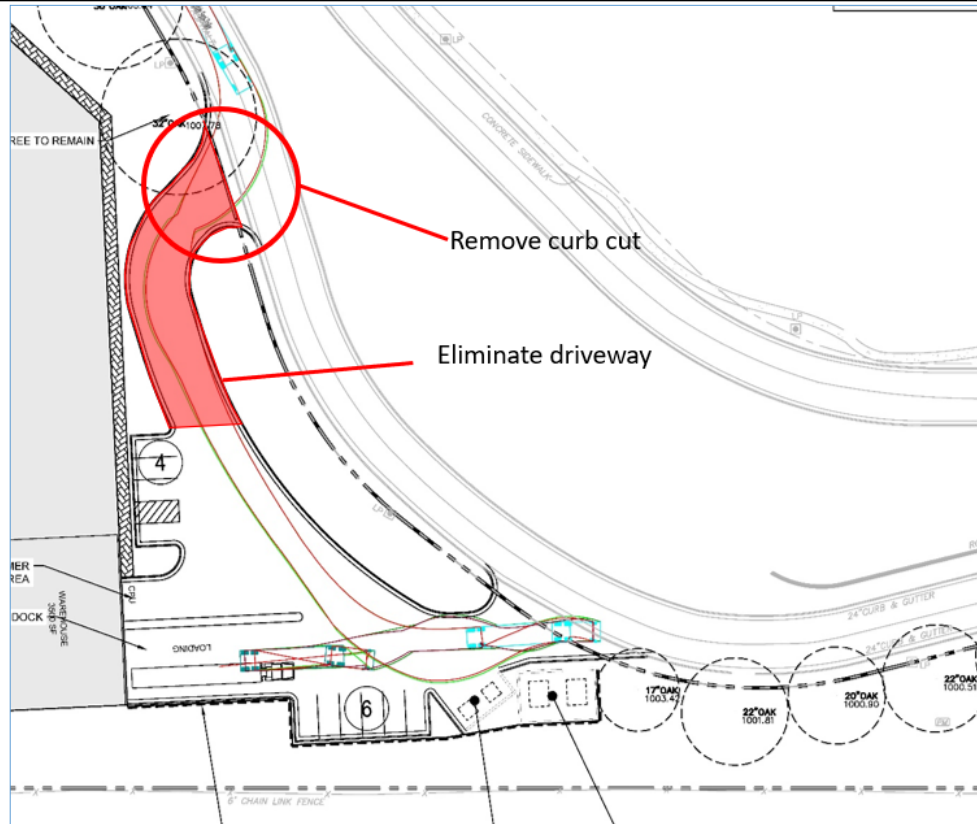


Figure 6. Recommended changes

The building is designed in proximity to Ashford Dunwoody Road, in line with the vision of a more urban form in the Perimeter Center. The submitted elevations indicate that the most prominent façade materials will be glass and painted concrete panels, with accents of painted steel and aluminum slats with wood texture.

In regard to streetscapes, the applicant will meet all the minimum requirements on Ashford-Dunwoody Road, which includes a minimum 8-foot sidewalk. Along Ravinia Parkway, the applicant will meet streetscape requirements for the first ~250 feet. At the first curb cut, the applicant proposes a crosswalk across the street to connect with the existing sidewalk network on the north side of Ravinia Parkway. This proposal requires a relief from Section 27-98 which the applicant is requesting concurrently with the amendment. Section 27-98 designates Ravinia Parkway as a secondary street; see Figure 7 for secondary street frontage details. Installing the frontage requirements along the remainder of Ravinia Parkway is complicated by the presence of the aforementioned trees, as well as significant topographical challenges.

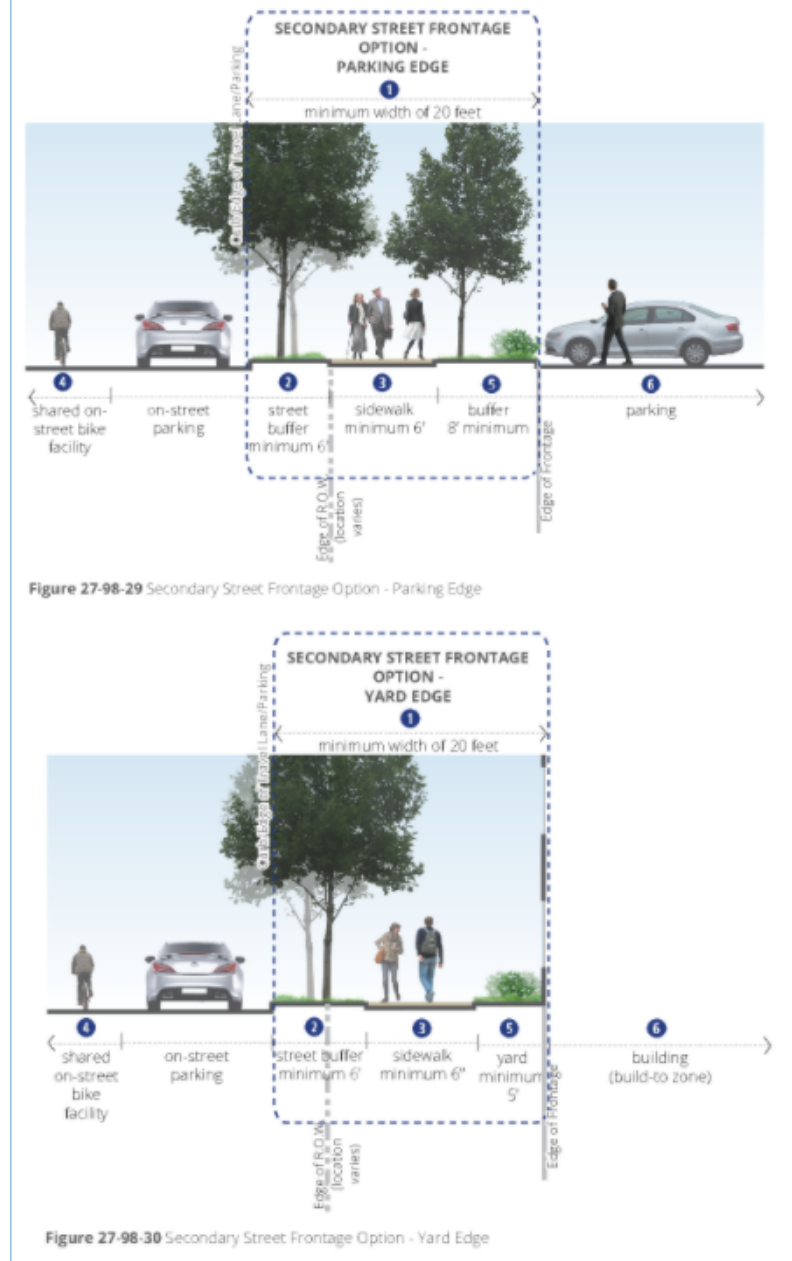


Figure 7. Street frontage options

### SURROUNDING LAND ANALYSIS

There is a 42-acre office development known as Ravinia to the northeast of the subject site. Zoned Office-Institutional (O-I), this development incorporates 1.6 million square feet of office space within three office buildings, and a 500-room hotel. Immediately across Ashford Dunwoody Road to the west of the subject property lies Commercial (C-1) zoning districts that include the Perimeter Mall and several strip mall shopping centers.

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

Direction	Zoning	Future Land Use	Current Land Use
N	O-I	Perimeter Center (PC-2)	Ravinia (Office and Hotel)
S	N/A	N/A	The area south of site consists of I-285
E	O-I	Perimeter Center (PC-2)	Ravinia (Office)
W	C-1	Perimeter Center (PC-1)	Retail

### ZONING AMENDMENT REVIEW AND APPROVAL CRITERIA

Chapter 27, Section 27-335 identifies criteria for evaluating applications for zoning amendments. No application for an amendment shall be granted by the City Council unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application:

- (1) Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan;  
**The subject property is currently zoned PC-2, in conformance with the future land use map in the “2020-2040 Comprehensive Plan”. Provided staff’s recommendation that the parking and curb cut (see figure 5) be removed, the proposal generally meets the intent of the comprehensive plan.**
- (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 applicant proposes retail, specifically furniture retail, which is a permitted use in the PC-2 zoning district and is compatible when compared with adjacent higher intensity land uses, including the Perimeter Mall, which has nearly 1.6 million square feet of restaurant/retail floor area; and the Ravinia complex, which contains a 500-room hotel and 1.6 million square feet of office space.**
- (3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;  
**The site currently has reasonable economic use as currently zoned, but the current zoning conditions are site plan specific and do not allow the applicants to proceed with their proposal.**
- (4) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;  
**The area surrounding the site consists of commercial and office uses with similar and higher intensities of development. From a land use perspective, it appears that the development will not adversely affect the use or usability of adjacent of nearby property.**
- (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;

**The Perimeter Center Overlay and Perimeter Center Districts were approved in May 2017. Since this time the area has seen an increase in new zoning and development approvals that have placed greater emphasis on urban design by pulling buildings closer to the street, concealing parking from view of the street, and improving street frontages. Based on the changing conditions, it appears that the applicant's request aligns with these trends, which provides supporting grounds for approval.**

- (6) Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources; and

**The site is currently a vacant, undeveloped parcel, therefore, the zoning proposal should not adversely affect any historic buildings, sites, districts, or archaeological resources.**

- (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.

**The size of the proposed development is not large enough to trigger a traffic study, but it will add additional traffic to a congested area. However, the development is lesser in intensity than the previous mixed-use proposal and in that regard, is an improvement. This project does not include a residential component, so it will not have any impact on area schools.**

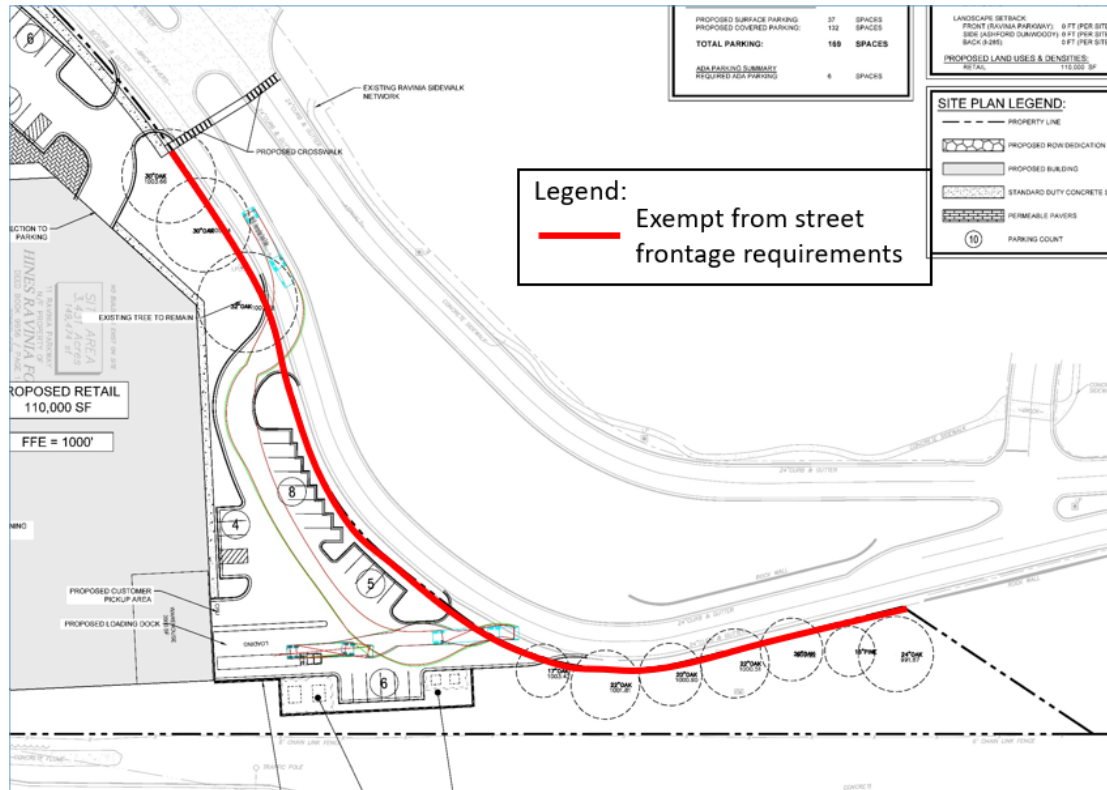
#### CONCURRENT VARIANCE REVIEW AND APPROVAL CRITERIA

Chapter 27, §27-397 identifies the following criteria for evaluation that should be examined when determining the appropriateness of a variance:

- (1) The grant of the variance will not be detrimental to the public health, safety or welfare or injurious to property or improvements;
- (2) The variance request is based on conditions that (1) are unique to the subject property (2) are not generally applicable to other properties in the same zoning district and (3) were not created by the owner or applicant;
- (3) Because of the particular conditions, shape, size, orientation or topographic conditions, the strict application of the requirements of this zoning ordinance would deprive the property owner of rights and privileges enjoyed by other similarly situated property owners;
- (4) The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other similarly situated properties;
- (5) The literal interpretation and strict application of the applicable provisions or requirements of this zoning ordinance would cause undue hardship or practical difficulty, as distinguished from a mere inconvenience; and
- (6) The requested variance would be consistent with the spirit and purpose of this zoning ordinance and the comprehensive plan.

**The applicant requests relief from installing approximately 660 feet of required street frontage**

improvements along Ravinia Parkway, as highlighted in red on Figure 7.



**Figure 7. Street frontage variance**

The public works department has determined that installing a crosswalk to connect to the existing sidewalk infrastructure on the northern side of Ravinia Parkway is an appropriate equivalent. Thus, staff finds that granting the variance would not be detrimental to public health, safety, or welfare.

The eastern half of this property has a fairly steep slope that immediately drops down behind the trees, see Figure 8. This topography complicates the installation of a complete street frontage and additionally would require the removal of several large mature oak trees. Staff finds that these conditions represent a hardship to the applicant.



**Figure 8. Slope adjacent to Ravinia Parkway**

**The street frontage improvements detailed in Section 27-98 do not take unique conditions of individual properties into account. In this circumstance, it is appropriate to explore alternatives that maintain consistency with the intent of the code. In lieu of the required street frontage, staff proposes that the applicant provide a 20-foot easement to the City of Dunwoody to accommodate future improvements by the Public Works Department.**

#### **DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION 1.19.2022**

**Staff requests additional time to collaborate with the applicant on the proposed site plan and conditions and recommends deferral of this case RZ 21-02 to a future meeting. Should the council choose to vote on the subject case, staff recommends the following:**

The proposed concept is in keeping with the Comprehensive Plan and PC Districts that intend to transform the Perimeter into a more urban setting. Additionally, staff has determined that the requested concurrent variance, to allow relief from street frontage requirements on Ravinia Parkway, does meet the requirements of Chapter 27, §27-397. Therefore, the proposal is recommended for approval based on the following exhibits and conditions:

Exhibit A: Site Plan, prepared by Kimley-Horn, dated January 18, 2022.

Exhibit B: Elevations, prepared by Studio8 Architecture and Interiors, dated September 8, 2021.

Exhibit C: Recommended Changes



#### Exhibit D: Location of Concurrent Variance

1. The owner shall develop the site in general conformity with “Exhibit A” with minor changes, including those detailed in “Exhibit C”, and any additional changes allowed as defined by Section 27-337(b) or necessary changes to meet conditions of zoning or land development requirements made necessary by actual field conditions at the time of development;
2. Prior to the issuance of a land disturbance permit, the owner shall dedicate right-of-way along Ashford Dunwoody Road up to the face of the proposed retaining wall of the development, as depicted in “Exhibit A”;
3. The owner shall construct the streetscaping in general conformity with Section 27-98, except where exempted as detailed in “Exhibit D”. Any minor variations to the streetscapes made necessary by actual field conditions at the time of development shall be subject to approval by the Public Works Director and Community Development Director;
4. As part of the development, Owner shall remove a southbound left turn lane on Ashford Dunwoody Road at Hammond and expand the pedestrian refuge island on the north side of the intersection;
5. Prior to the issuance of a land disturbance permit, the owner shall dedicate a 20-foot easement to the City of Dunwoody along the northern property line, adjacent to Ravinia Parkway, along the length of frontage where street frontage requirements have been waived, as detailed in “Exhibit D”;
6. The owner shall install a raised, midblock crosswalk across Ravinia Drive, in the location as depicted in Exhibit A;
7. Major façade materials shall include brick, stone, hard coat stucco and glass, with other high-quality materials approved by the Community Development Director during the permit review process;
8. During the land development phase, the owner shall comply with the requirements of the City Arborist and Community Development Director to preserve trees along Ravinia Parkway. Trees with a critical root zone disturbance greater than 25% shall be considered lost;
9. Prior to the issuance of a CO, any trees removed or considered lost because of land development and construction shall be replaced with a four-inch caliper hardwood tree at a density of one and one-half times the unit value of the tree removed. Replacement species must be approved by the City Arborist;
10. The amount of window coverage shall be substantially similar to what is shown in “Exhibit B”.
11. On the westbound side of Ravinia Parkway, the owner shall install a sign warning drivers of pedestrians at the crosswalk;
12. All stormwater management facilities shall be located underground and designed in conformance with the Georgia Stormwater Management Manual.
13. The Owner will commit at least \$50,000 toward public art and Dunwoody wayfinding signage, to be installed on the property, along the frontage of Ashford Dunwoody Road. The Owner shall provide the art installation and signage in tandem with the construction of the building and shall include a process to engage the local arts community.

#### ATTACHMENTS

- Exhibit A: Site Plan, prepared by Kimley-Horn, dated January 18, 2022
- Exhibit B: Elevations, prepared by Studio8 Architecture and Interiors, dated September 8, 2021
- Exhibit C: Recommended Changes
- Exhibit D: Location of Concurrent Variance
- Letter from the City Arborist, dated January 19, 2022
- RZ 21-02 Application Packet

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**STATE OF GEORGIA  
CITY OF DUNWOODY**

**ORDINANCE 2021-\_\_-\_\_**

**AN ORDINANCE TO AMEND THE ZONING CONDITIONS OF LAND LOT 347, District 18, IN CONSIDERATION OF ZONING CASE RZ-21-02 (11 Ravinia Parkway); TO AUTHORIZE A VARIANCE FROM THE STREET FRONTAGE REQUIREMENTS.**

**WHEREAS,** Living Spaces Furniture seeks a major modification to conditions of zoning; and

**WHEREAS,** the property, Tax Parcel 18 347 01 049, is located along the northeast intersection of Ashford Dunwoody Road and Interstate 285 and is bounded by a private road known as Ravinia Parkway to the north and east, Ashford Dunwoody Road to the west, and an off-ramp of westbound Interstate I-285 to the south, and consists of 3.45 acres; and

**WHEREAS,** the Property is currently undeveloped land, mainly composed of an open, grassy knoll along the center of the site, and several trees along the perimeter; and

**WHEREAS,** the site plan and conditions of this case permits approximately 110,000 square feet of retail space, covered parking, and streetscape amenities; and

**WHEREAS,** the Mayor and City Council find that the proposed use aligns with the Dunwoody Comprehensive Plan; and

**WHEREAS,** notice to the public regarding said modification to conditions of zoning has been 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, GEORGIA HEREBY **ORDAIN AND APPROVE** the modification of zoning conditions subject to the following conditions:

The proposed concept is in keeping with the Comprehensive Plan and PC Districts that intend to transform the Perimeter into a more urban setting. Additionally, staff has determined that the requested concurrent variance, to allow relief from street frontage requirements on Ravinia Parkway, does meet the requirements of Chapter 27, §27-397. Therefore, the proposal is recommended for approval based on the following exhibits and conditions:

Exhibit A: Site Plan, prepared by Kimley-Horn, dated January 18, 2022.



**STATE OF GEORGIA  
CITY OF DUNWOODY**

**ORDINANCE 2021-\_\_-\_\_**

Exhibit B: Elevations, prepared by Studio8 Architecture and Interiors, dated September 8, 2021.

Exhibit C: Recommended Changes

Exhibit D: Location of Concurrent Variance

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2. Prior to the issuance of a land disturbance permit, the owner shall dedicate right-of-way along Ashford Dunwoody Road up to the face of the proposed retaining wall of the development, as depicted in "Exhibit A";
3. The owner shall construct the streetscaping in general conformity with Section 27-98, except where exempted as detailed in "Exhibit D". Any minor variations to the streetscapes made necessary by actual field conditions at the time of development shall be subject to approval by the Public Works Director and Community Development Director;
4. As part of the development, Owner shall remove a southbound left turn lane on Ashford Dunwoody Road at Hammond and expand the pedestrian refuge island on the north side of the intersection;
5. Prior to the issuance of a land disturbance permit, the owner shall dedicate a 20-foot easement to the City of Dunwoody along the northern property line, adjacent to Ravinia Parkway, along the length of frontage where street frontage requirements have been waived, as detailed in "Exhibit D";
6. The owner shall install a raised, midblock crosswalk across Ravinia Drive, in the location as depicted in Exhibit A;
7. Major façade materials shall include brick, stone, hard coat stucco and glass, with other high-quality materials approved by the Community Development Director during the permit review process;
8. During the land development phase, the owner shall comply with the requirements of the City Arborist and Community Development Director to preserve trees along Ravinia Parkway. Trees with a critical root zone disturbance greater than 25% shall be considered lost;
9. Prior to the issuance of a CO, any trees removed or considered lost because of land development and construction shall be replaced with a four-inch caliper hardwood tree at a density of one and one-half times the unit value of the tree removed. Replacement species must be approved by the City Arborist;
10. The amount of window coverage shall be substantially similar to what is shown in "Exhibit B".
11. On the westbound side of Ravinia Parkway, the owner shall install a sign warning drivers of pedestrians at the crosswalk;
12. All stormwater management facilities shall be located underground and designed in conformance with the Georgia Stormwater Management Manual.
13. The Owner will commit at least \$50,000 toward public art to be installed on the property, along the frontage of Ashford Dunwoody Road. The Owner shall provide the art installation in tandem with the construction of the building and shall include a process to engage the local arts community.

**STATE OF GEORGIA  
CITY OF DUNWOODY**

**ORDINANCE 2021-\_\_-\_\_**

**Attachments**

- Exhibit A: Site Plan, prepared by Kimley-Horn, dated January 18, 2022
- Exhibit B: Elevations, prepared by Studio8 Architecture and Interiors, dated September 8, 2021
- Exhibit C: Recommended Changes
- Exhibit D: Location of Concurrent Variance
- Letter from the City Arborist, dated January 19, 2022
- RZ 21-02 Application Packet

**SO ORDAINED AND EFFECTIVE**, this the \_\_\_\_ day of \_\_\_\_\_,  
2021.

Approved by:

Approved as to Form and Content

\_\_\_\_\_  
Lynn P. Deutsch, Mayor

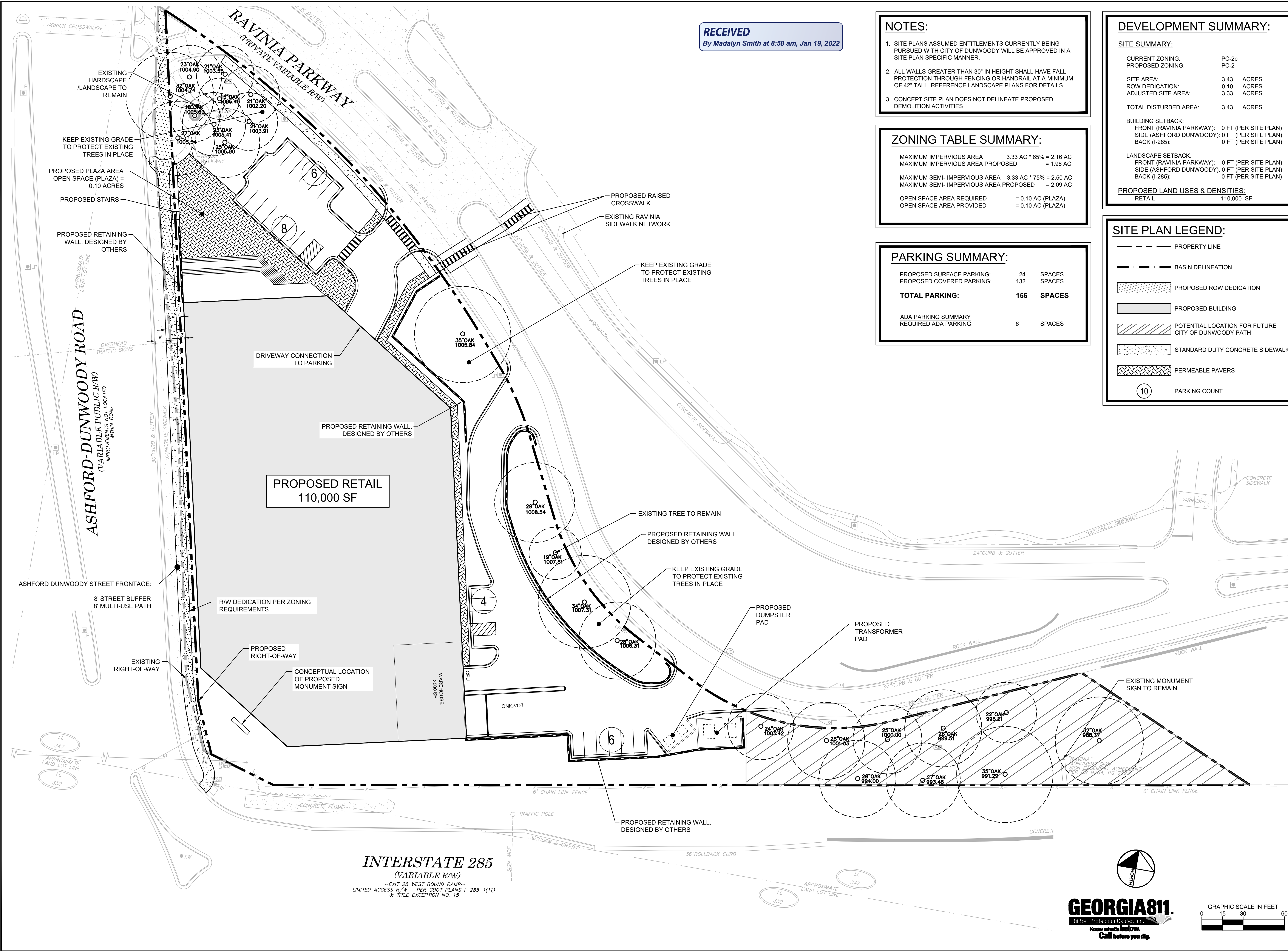
\_\_\_\_\_  
City Attorney

Attest:

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

SEAL





RECEIVED

By Madalyn Smith at 8:58 am, Jan 19, 2022

NOTES:

1. SITE PLANS ASSUMED ENTITLEMENTS CURRENTLY BEING PURSUED WITH CITY OF DUNWOODY WILL BE APPROVED IN A SITE PLAN SPECIFIC MANNER.
2. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL. REFERENCE LANDSCAPE PLANS FOR DETAILS.
3. CONCEPT SITE PLAN DOES NOT DELINEATE PROPOSED DEMOLITION ACTIVITIES

ZONING TABLE SUMMARY:

MAXIMUM IMPERVIOUS AREA	3.33 AC * 65% = 2.16 AC
MAXIMUM IMPERVIOUS AREA PROPOSED	= 1.96 AC
MAXIMUM SEMI- IMPERVIOUS AREA	3.33 AC * 75% = 2.50 AC
MAXIMUM SEMI- IMPERVIOUS AREA PROPOSED	= 2.09 AC
OPEN SPACE AREA REQUIRED	= 0.10 AC (PLAZA)
OPEN SPACE AREA PROVIDED	= 0.10 AC (PLAZA)

PARKING SUMMARY:

PROPOSED SURFACE PARKING:	24	SPACES
PROPOSED COVERED PARKING:	132	SPACES
<b>TOTAL PARKING:</b>	<b>156</b>	<b>SPACES</b>
<b>ADA PARKING SUMMARY</b>		
REQUIRED ADA PARKING:	6	SPACES

DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	PC-2c
PROPOSED ZONING:	PC-2
SITE AREA:	3.43 ACRES
ROW DEDICATION:	0.10 ACRES
ADJUSTED SITE AREA:	3.33 ACRES
TOTAL DISTURBED AREA:	3.43 ACRES

BUILDING SETBACK:  
FRONT (RAVINIA PARKWAY): 0 FT (PER SITE PLAN)  
SIDE (ASHFORD DUNWOODY): 0 FT (PER SITE PLAN)  
BACK (I-285): 0 FT (PER SITE PLAN)

LANDSCAPE SETBACK:  
FRONT (RAVINIA PARKWAY): 0 FT (PER SITE PLAN)  
SIDE (ASHFORD DUNWOODY): 0 FT (PER SITE PLAN)  
BACK (I-285): 0 FT (PER SITE PLAN)

PROPOSED LAND USES & DENSITIES:

RETAIL	110,000 SF
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SITE PLAN LEGEND:

- PROPERTY LINE
- - - BASIN DELINEATION
- [Pattern] PROPOSED ROW DEDICATION
- [Pattern] PROPOSED BUILDING
- [Pattern] POTENTIAL LOCATION FOR FUTURE CITY OF DUNWOODY PATH
- [Pattern] STANDARD DUTY CONCRETE SIDEWALK
- [Pattern] PERMEABLE PAVERS
- (10) PARKING COUNT

PRELIMINARY: NOT FOR CONSTRUCTION

Kimley»Horn

LIVING SPACES -  
RAVINIA

LIVING SPACES -  
RAVINIA

PRELIMINARY  
NOT FOR CONSTRUCTION

GSWCC NO. 0000076500  
DRAWN BY KHA  
DESIGNED BY KHA  
REVIEWED BY DMZ  
DATE 01/18/2022  
PROJECT NO. 013619001

REZONING  
SITE PLAN

SHEET NUMBER  
EXHIBIT A









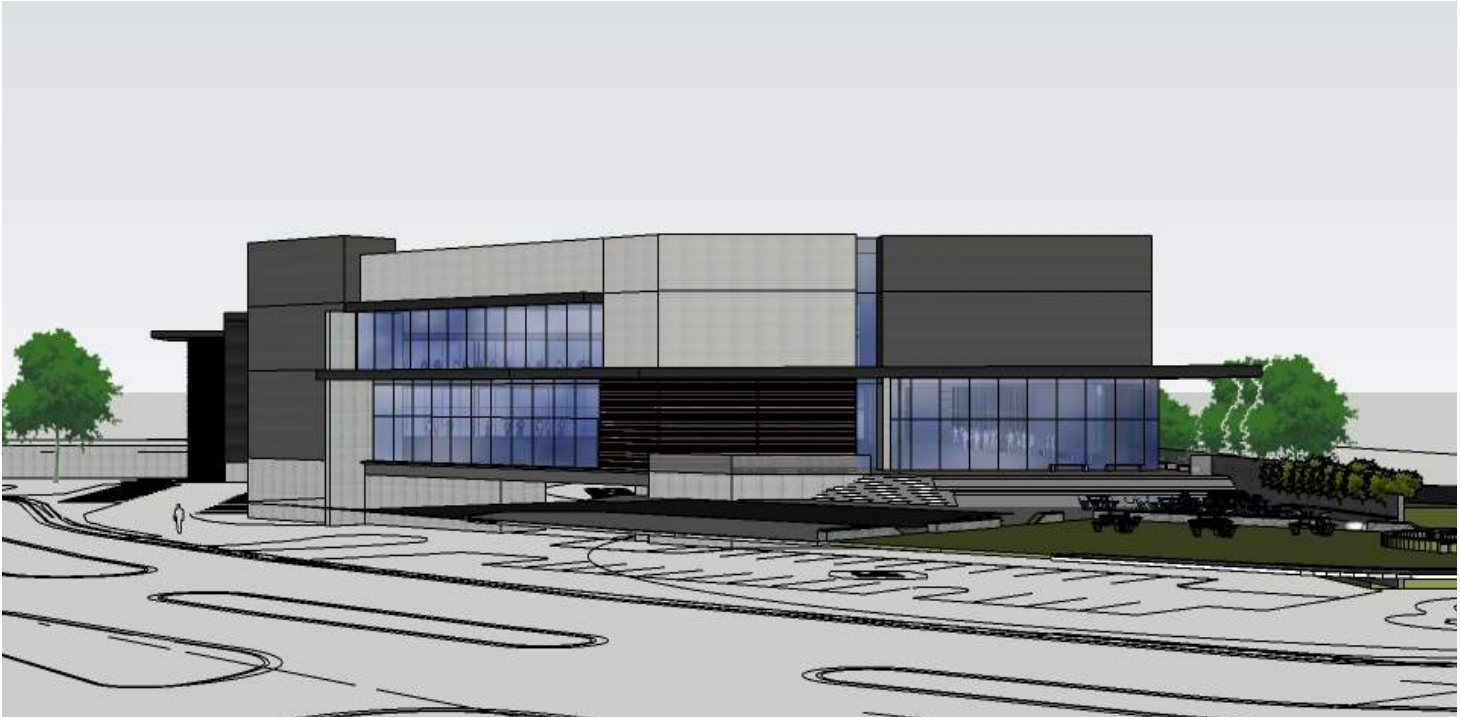




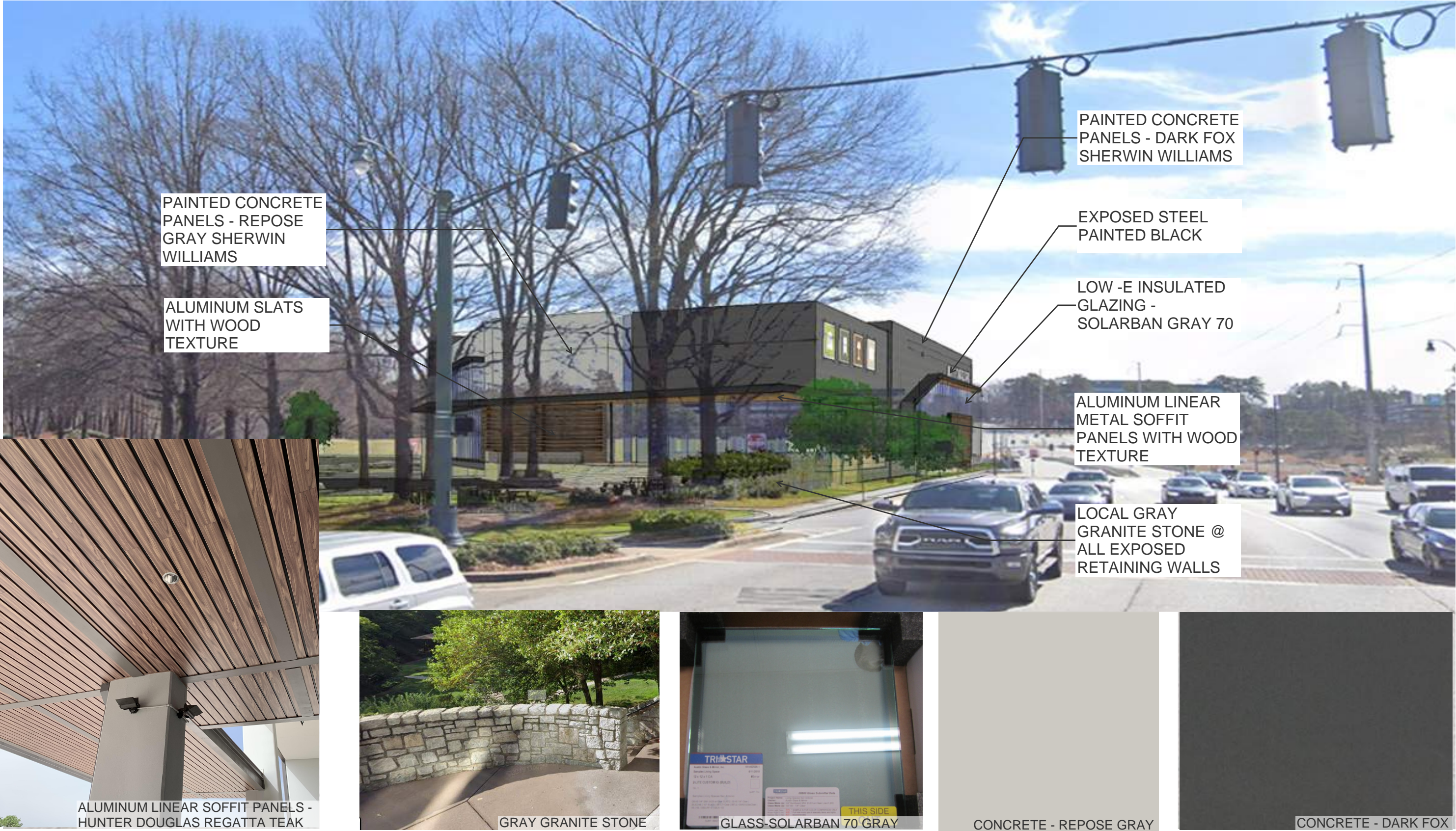




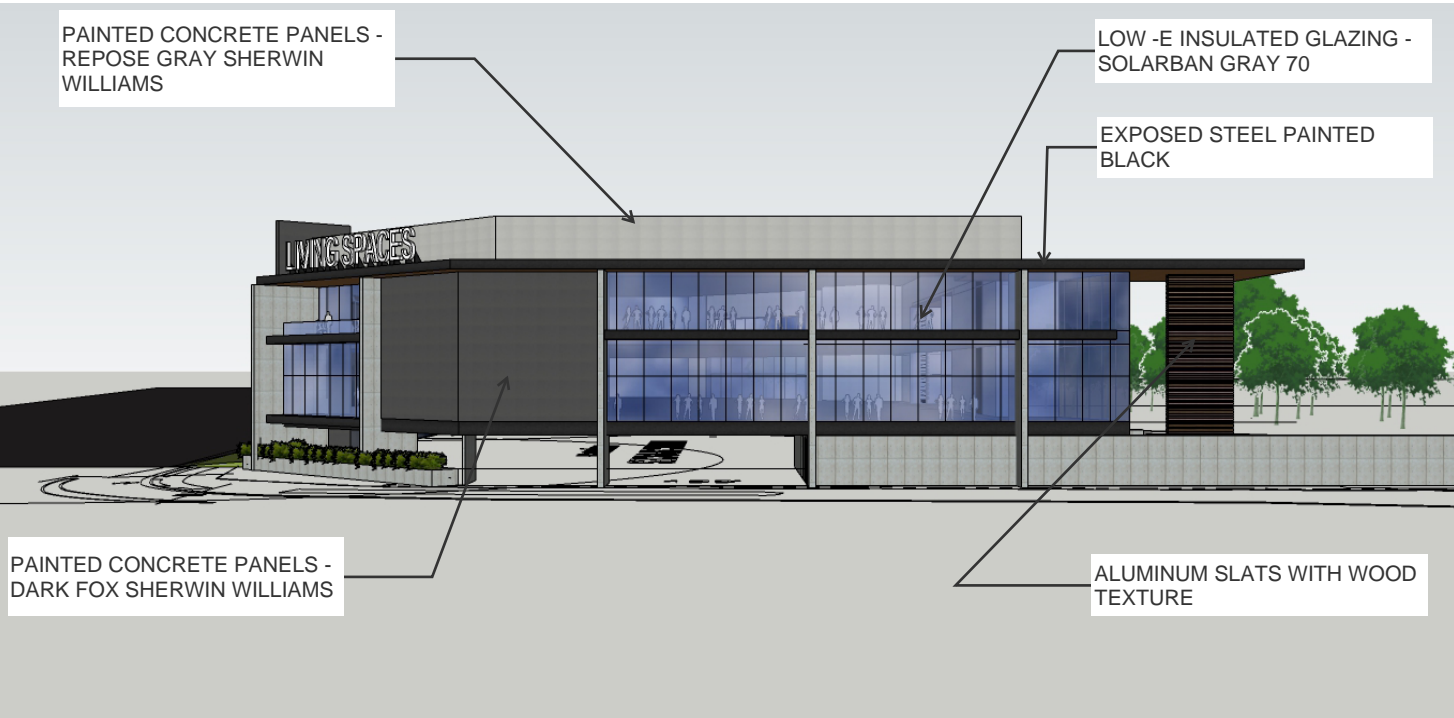
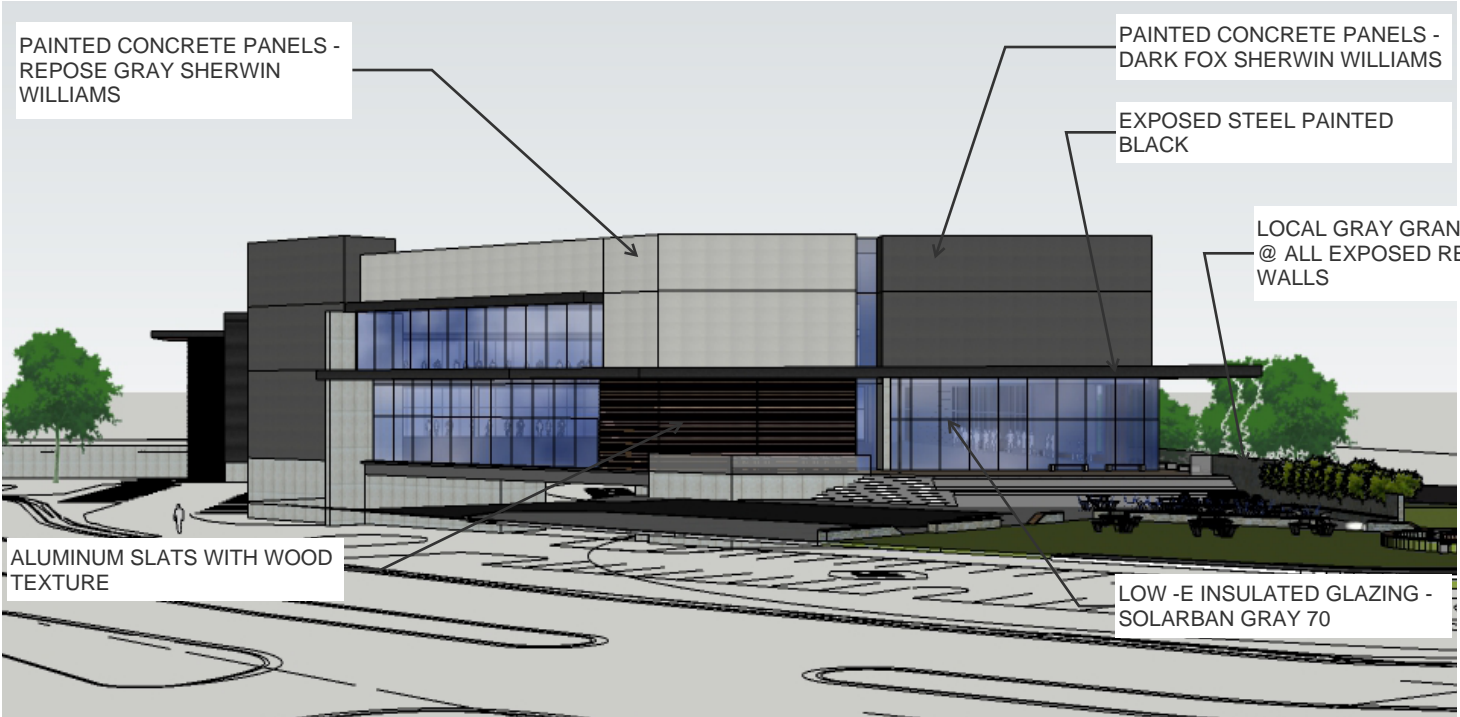
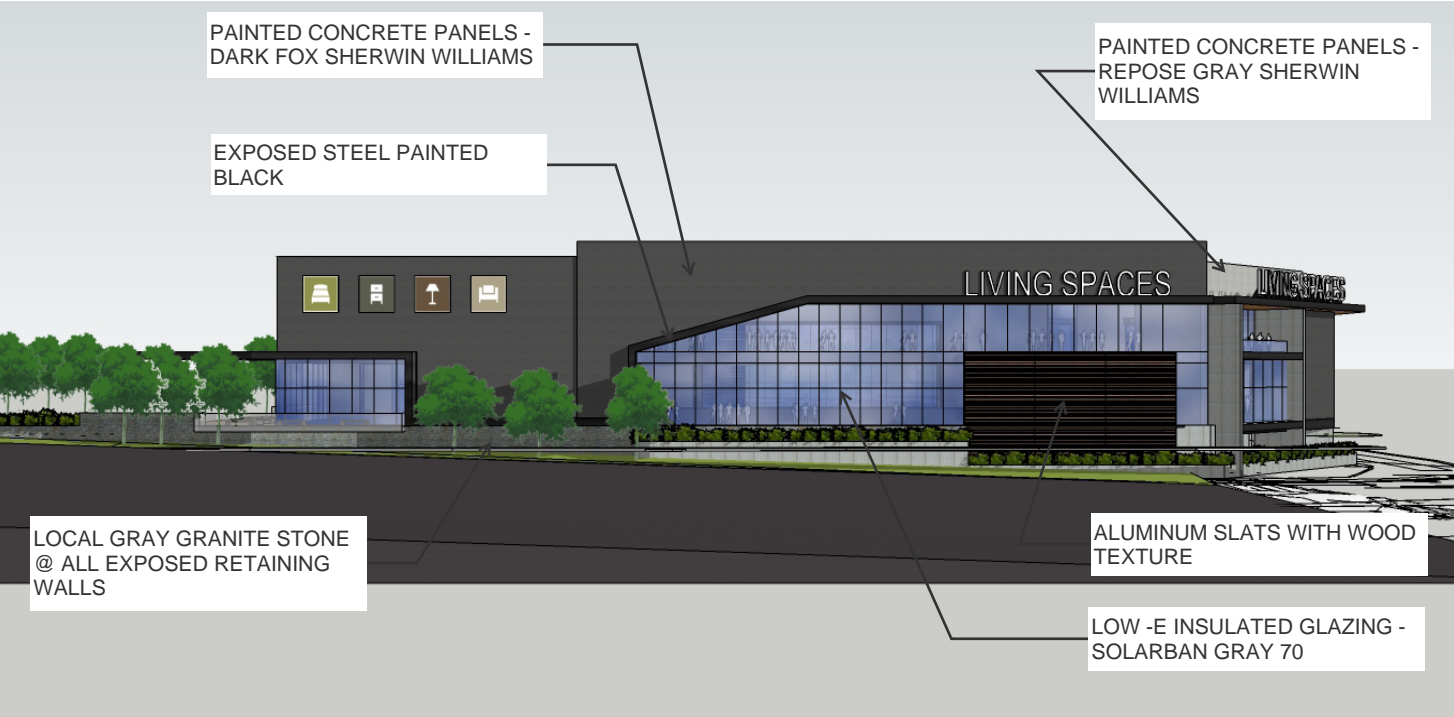


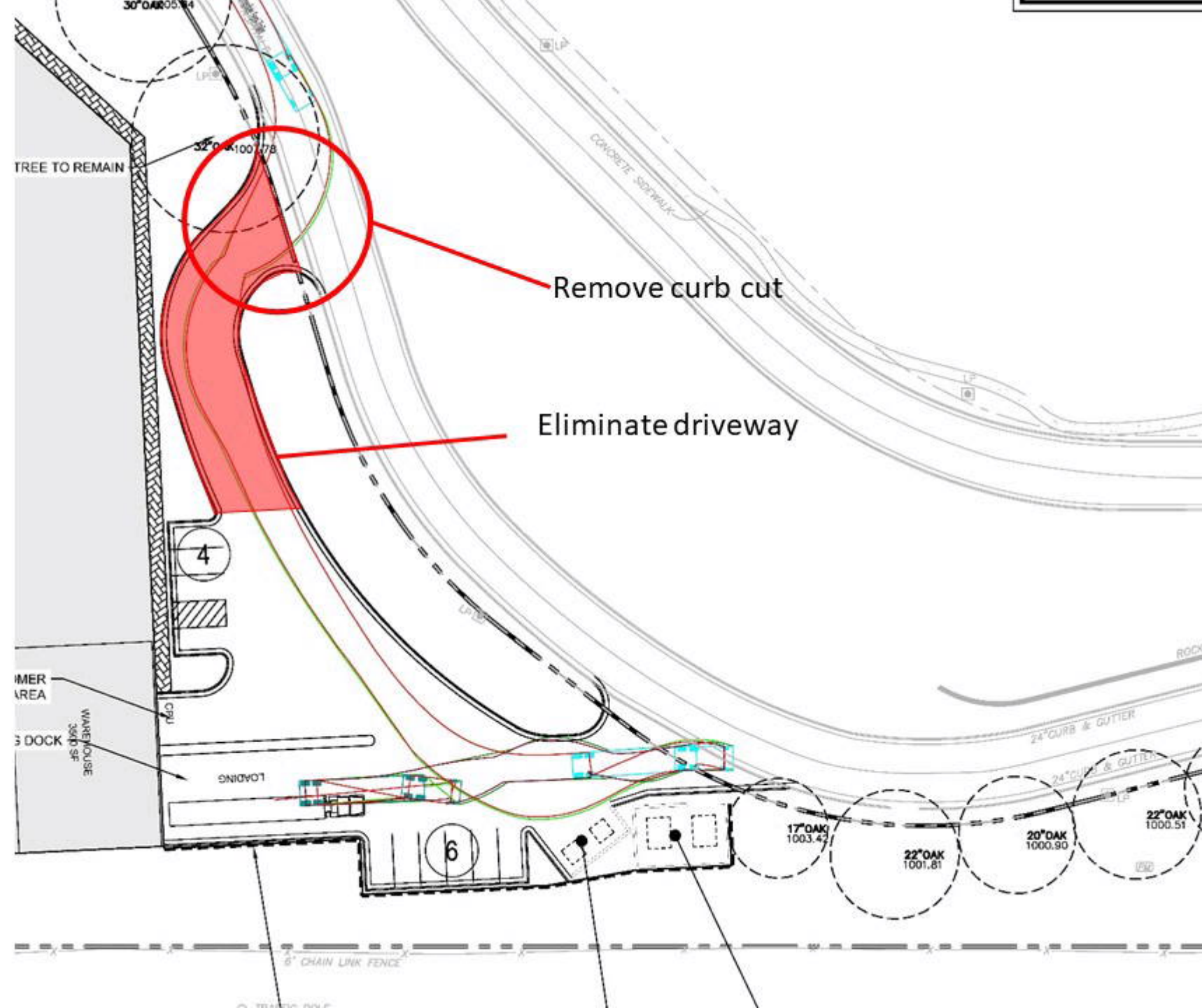




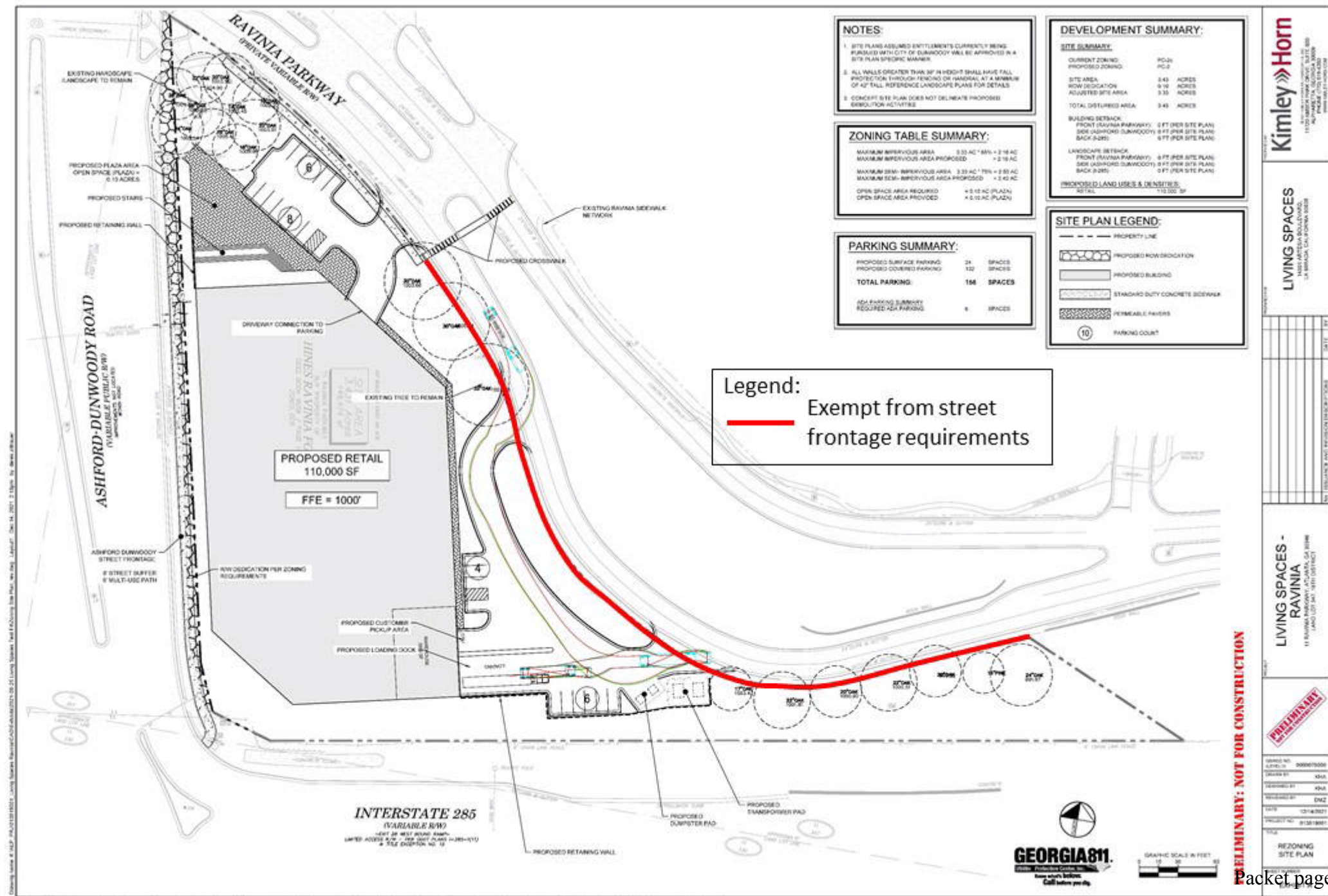














4800 Ashford Dunwoody Road  
 Dunwoody, Georgia 30338  
 dunwoodyga.gov | 678.382.6700

January 19, 2022

To the Mayor and City Council Members:

The attempts made to improve the health of the existing trees along Ravinia Parkway in the revised Critical Root Zone Tree Assessment plan are much appreciated. By shifting the building 5-6 ft. to the west, the proposed landscape strip was expanded, resulting in less of an impact to the critical root zones of the four trees that are to remain. Because the impacts are now less than 25%, there is a much better chance of survival for these trees.

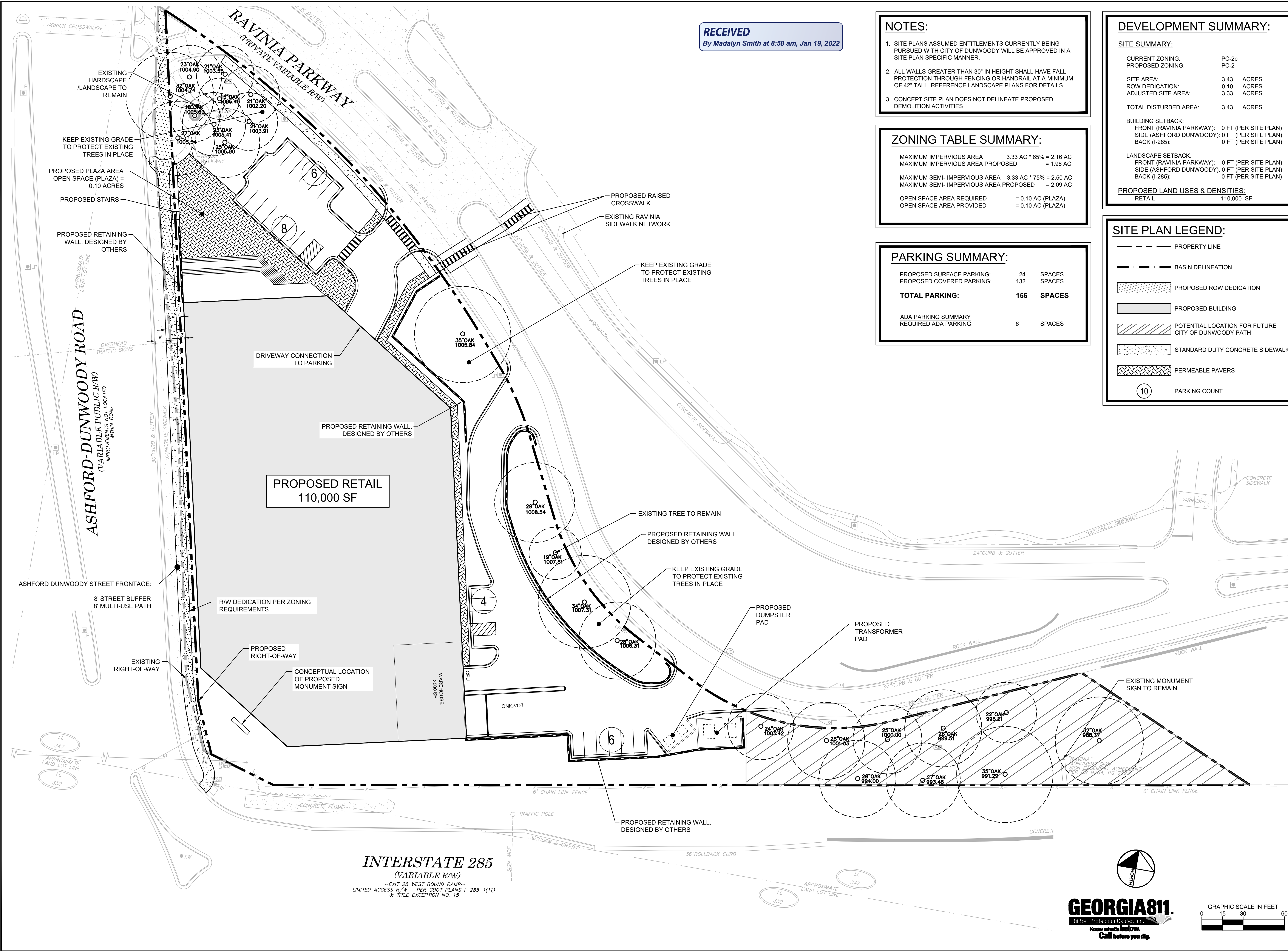
However, the largest and most aesthetically pleasing of the Oak trees along Ravinia Parkway (37", 35", 31", 26", 24") are still slated for removal. As previously slated, these trees are healthy, and every attempt should be made to keep them in their current condition. It continues to be my recommendation to adjust the building footprint to increase the distance between the road and the existing trees. Changes to the retaining wall adjacent to the proposed building should be done in conjunction with the changes to the overall building footprint. It is also important to reach out to the applicant at this stage in the process to discuss plans for recompense of these specimen trees if the architectural and site plans remain the same.

Thank you,

A handwritten signature in blue ink that reads "Amy Bledsoe".

Amy Bledsoe  
 Certified Arborist SO-10631A





RECEIVED

By Madalyn Smith at 8:58 am, Jan 19, 2022

NOTES:

1. SITE PLANS ASSUMED ENTITLEMENTS CURRENTLY BEING PURSUED WITH CITY OF DUNWOODY WILL BE APPROVED IN A SITE PLAN SPECIFIC MANNER.
2. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL. REFERENCE LANDSCAPE PLANS FOR DETAILS.
3. CONCEPT SITE PLAN DOES NOT DELINEATE PROPOSED DEMOLITION ACTIVITIES

ZONING TABLE SUMMARY:

MAXIMUM IMPERVIOUS AREA	3.33 AC * 65% = 2.16 AC
MAXIMUM IMPERVIOUS AREA PROPOSED	= 1.96 AC
MAXIMUM SEMI- IMPERVIOUS AREA	3.33 AC * 75% = 2.50 AC
MAXIMUM SEMI- IMPERVIOUS AREA PROPOSED	= 2.09 AC
OPEN SPACE AREA REQUIRED	= 0.10 AC (PLAZA)
OPEN SPACE AREA PROVIDED	= 0.10 AC (PLAZA)

PARKING SUMMARY:

PROPOSED SURFACE PARKING:	24	SPACES
PROPOSED COVERED PARKING:	132	SPACES
<b>TOTAL PARKING:</b>	<b>156</b>	<b>SPACES</b>
<b>ADA PARKING SUMMARY</b>		
REQUIRED ADA PARKING:	6	SPACES

DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	PC-2c
PROPOSED ZONING:	PC-2
SITE AREA:	3.43 ACRES
ROW DEDICATION:	0.10 ACRES
ADJUSTED SITE AREA:	3.33 ACRES
TOTAL DISTURBED AREA:	3.43 ACRES

BUILDING SETBACK:  
FRONT (RAVINIA PARKWAY): 0 FT (PER SITE PLAN)  
SIDE (ASHFORD DUNWOODY): 0 FT (PER SITE PLAN)  
BACK (I-285): 0 FT (PER SITE PLAN)

LANDSCAPE SETBACK:  
FRONT (RAVINIA PARKWAY): 0 FT (PER SITE PLAN)  
SIDE (ASHFORD DUNWOODY): 0 FT (PER SITE PLAN)  
BACK (I-285): 0 FT (PER SITE PLAN)

PROPOSED LAND USES & DENSITIES:

RETAIL 110,000 SF

SITE PLAN LEGEND:

- PROPERTY LINE
- - - BASIN DELINEATION
- [Pattern] PROPOSED ROW DEDICATION
- [Pattern] PROPOSED BUILDING
- [Pattern] POTENTIAL LOCATION FOR FUTURE CITY OF DUNWOODY PATH
- [Pattern] STANDARD DUTY CONCRETE SIDEWALK
- [Pattern] PERMEABLE PAVERS
- (10) PARKING COUNT

PRELIMINARY: NOT FOR CONSTRUCTION

Kimley»Horn

LIVING SPACES -  
RAVINIA

LIVING SPACES -  
RAVINIA

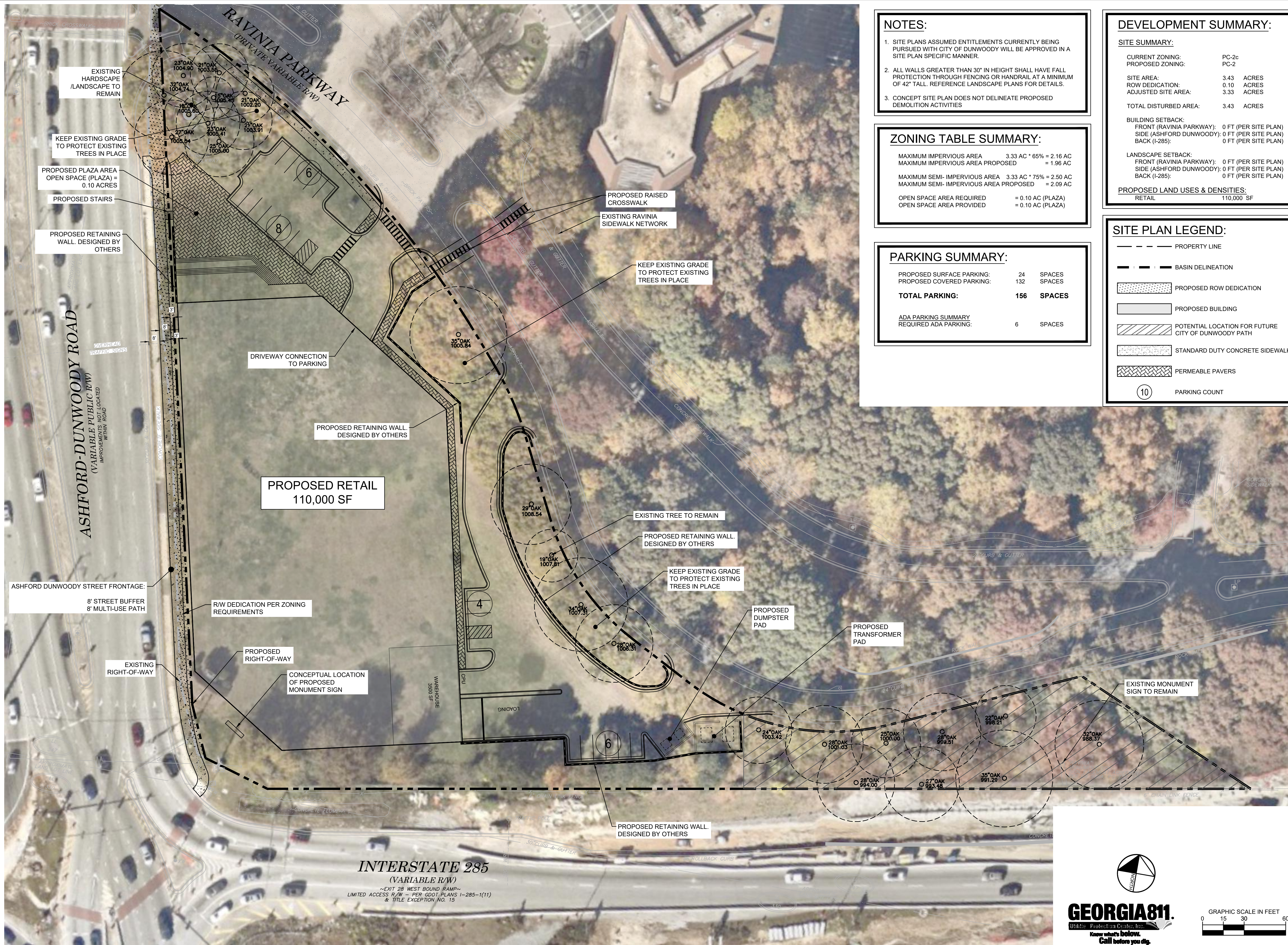
PRELIMINARY  
NOT FOR CONSTRUCTION

GSWCC NO. 0000076500  
DRAWN BY KHA  
DESIGNED BY KHA  
REVIEWED BY DMZ  
DATE 01/18/2022  
PROJECT NO. 013619001

REZONING  
SITE PLAN

SHEET NUMBER  
EXHIBIT A





NOTES:

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OPEN SPACE AREA REQUIRED      = 0.10 AC (PLAZA)  
OPEN SPACE AREA PROVIDED      = 0.10 AC (PLAZA)

PARKING SUMMARY:







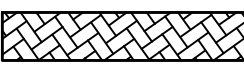

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 STANDARD DUTY CONCRETE SIDEWALK  
 PERMEABLE PAVERS  
 PARKING COUNT

**Kimley»Horn**

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.  
11720 AMBER PARK DRIVE, SUITE 600  
ALPHARETTA, GEORGIA 30009  
PHONE (770) 619-4280  
WWW.KIMLEY-HORN.COM

**LIVING SPACES**  
14501 ARTESIA BOULEVARD

LA MIRADA, CALIFORNIA 90638

[illegible]

LIVING SPACES -  
RAVINIA

11 RAVINIA PARKWAY, ATLANTA, GA 30346  
LAND LOT 347, 18TH DISTRICT



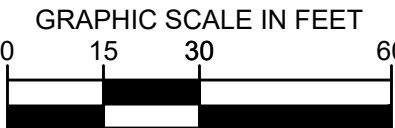
GSWCC NO. (LEVEL II)	0000076500
DRAWN BY	KHA
DESIGNED BY	KHA
REVIEWED BY	DMZ
DATE	01/18/2022
PROJECT NO.	013619001

REZONING  
SITE PLAN

SHEET NUMBER

EXHIBIT A









**PRELIMINARY: NOT FOR CONSTRUCTION**

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**





## Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338  
Phone: (678) 382-6800 | Fax: (770) 396-4828

# AMENDMENT APPLICATION

## Applicant Information:

Company Name:	<u>Living Spaces Furniture</u>		
Contact Name:	<u>Brian Saltikov</u>		
Address:	<u>14501 Artesia Blvd., La Mirada, CA 90638</u>		
Phone:	<u>714.713.9931</u>	Fax:	<u></u>
Email:	<u>brian.saltikov@livingspaces.com</u>		
Pre-application conference date (required):	<u>9.22.2021</u>		

Owner Information: ☐ Check here if same as applicant

Owner's Name:	<u>Hines Ravinia Four Limited Partnership</u>		
Owner's Address:	<u>c/o Hines, Five Ravinia Drive, Atlanta, GA 30346</u>		
Phone:	<u>7702065303</u>	Fax:	<u></u>
Email:	<u>vikram.mehra@hines.com</u>		

## Property Information:

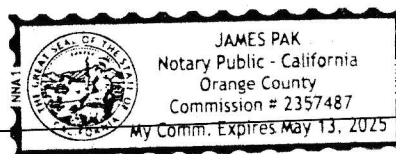
Property Address:	<u>11 Ravinia</u>	Parcel ID:	<u>Deed Book 9956/Page 147</u>
Current Zoning Classification:	<u>PC-2c</u>		
Requested Zoning Classification:	<u>Amend conditions of current zoning to allow furniture retail showroom</u>		

## 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: Living Spaces Furniture LLCApplicant's Signature: Brian Saltikov Date: 10/21/2021

## Notary:

Sworn to and subscribed before me this 21st Day of October, 2021Notary Public: James PakSignature: [Signature]My Commission Expires: May 13, 2025

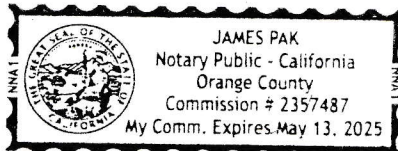
NOTARY CERTIFICATE ATTACHED

# JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange } ss.

Subscribed and sworn to (or affirmed) before me on this 21<sup>st</sup> day  
of October, 2021, by Brian Saltikov and  
\_\_\_\_\_, proved to me on the basis of  
satisfactory evidence to be the person(s) who appeared before me.



(seal)

Signature of Notary

Name of Notary: **James Pak**

### OPTIONAL INFORMATION

Date of Document

October 21, 2021

Type or Title of Document

# Amendment Application

Number of Pages in Document

NCA

Document in a Foreign Language

N/A

Capacity of Signer:

Individual

Corporate Officer – Title(s): \_\_\_\_\_

Partner – ☐ Limited ☐ General

Attorney In Fact

\_\_\_\_\_  
Trustee

Guardian or Conservator

X Other: Applicant

Signer Is Representing: \_\_\_\_\_



# Property Owner(s) Notarized Certification

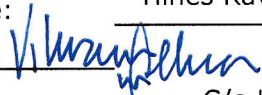

## Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338

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

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### Property Owner (If Applicable):

Owner Name:	Hines Ravinia Four Limited Partnership		
Signature:		Date:	
Address:	C/o Hines, Five Ravinia Drive, Atlanta, GA 30346		
Phone:	7702065303	Fax:	
		Email:	vikram.mehra@hines.com
Sworn to and subscribed before me this	13 <sup>TH</sup>	Day of	OCTOBER, 2021
Notary Public:			



### Property Owner (If Applicable):

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

### Property Owner (If Applicable):

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



## Additional Applicant Notarized Certification


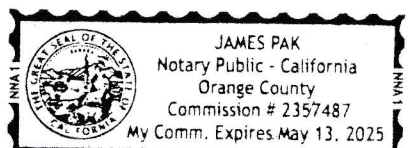
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4800 Ashford Dunwoody Road | Dunwoody, GA 30338

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#### Applicant:

Applicant Name: <u>Brian Saltikov</u>	
Signature: <u>Brian Saltikov</u>	Date: <u>10/21/2021</u>
Address: <u>14501 Artesia Blvd., La Mirada, CA 90638</u>	
Phone: <u>714.713.9931</u>	Fax: _____ Email: <u>brian.saltikov@livingspaces.com</u>
Sworn to and subscribed before me this <u>21st</u> Day of <u>October</u> , 20 <u>21</u>	
Notary Public: 	

NOTARY CERTIFICATE ATTACHED

#### Applicant:

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

#### Applicant:

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

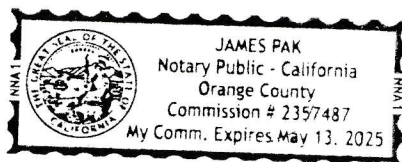


## JURAT

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State of California  
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(seal)

Signature of Notary  
Name of Notary: **James Pak**

### OPTIONAL INFORMATION

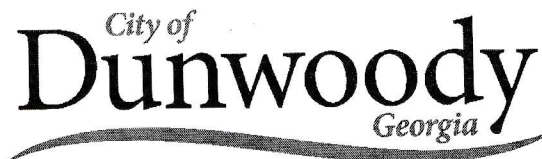
Date of Document	October 21, 2021
Type or Title of Document	Additional Applicant Notarized
Number of Pages in Document	N/A
Document in a Foreign Language	N/A

Certification

Capacity of Signer:

\_\_\_\_\_ Individual  
 \_\_\_\_\_ Corporate Officer – Title(s): \_\_\_\_\_  
 \_\_\_\_\_ Partner – ☐ Limited ☐ General  
 \_\_\_\_\_ Attorney In Fact  
 \_\_\_\_\_ Trustee  
 \_\_\_\_\_ Guardian or Conservator  
 \_\_\_\_\_ Other: Prof. Cant

Signer Is Representing: \_\_\_\_\_



## Campaign Disclosure Ordinance

### Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338  
Phone: (678) 382-6800 | Fax: (770) 396-4828

#### Campaign Disclosure Ordinance

**Please read the law and complete the Campaign Disclosure Statement on the following page if you are requesting an amendment.**

GA Citation/Title

GA Code 36-67A-3, Disclosure of campaign contributions

\*38069 Code, 36-67A-3

### **CODE OF GEORGIA TITLE 36. LOCAL GOVERNMENT PROVISIONS APPLICABLE TO COUNTIES AND MUNICIPAL CORPORATIONS CHAPTER 67A. CONFLICT OF INTEREST IN ZONING ACTIONS** (Current through 2000 General Assembly)

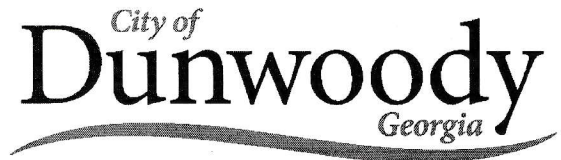
#### 36-67A-3 Disclosure of campaign contributions.

- a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
  - 1) The name and official position of the local government official to whom the campaign contribution was made; and
  - 2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority respective local government showing:
  - 1) The name and official position of the local government official to whom the campaign contribution was made; and
  - 2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government of any of its agencies on the rezoning application.

(Code 1981, 36-67A-3, enacted by Ga. L. 1986, p. 1269, 1; Ga. L. 1991, p. 1365, 1; Ga. L. 1993, p. 91, 36.)

*Official Code of Georgia Annotated Copyright 1982 – 2000 State of Georgia.*





## Campaign Disclosure Statement

### Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338

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

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Dunwoody City Council or a member of the City of Dunwoody Planning Commission?

☐ YES ☒ NO

### Applicant / Owner:

Signature: <u>R. S. Salt</u>	Date: <u>10/21/2021</u>
Address: 1450 Artesia Blvd., La Mirada, CA 90638	

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

Date	Government Official	Official Position	Description	Amount

# Environmental Site Analysis (ESA) Form

## Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338

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

**Analyze the impact of the proposed rezoning and provide a written point-by-point response to Points 1 through 3:**

1. **CONFORMANCE WITH THE COMPREHENSIVE PLAN.** Describe the proposed project and the existing environmental conditions on the site. Describe adjacent properties. Include a site plan that depicts the proposed project.

Describe how the project conforms to the Comprehensive Land Use Plan. Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan. Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies.

2. **ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.** For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site feature. Information on environmental site features may be obtained from the indicated source(s).

- a. Wetlands
  - U. S. Fish and Wildlife Service, National Wetlands Inventory (<http://wetlands.fws.gov/downloads.htm>)
  - Georgia Geologic Survey (404-656-3214)
  - Field observation and subsequent wetlands delineation/survey if applicable
- b. Floodplain
  - Federal Emergency Management Agency (<http://www.fema.org>)
  - Field observation and verification
- c. Streams/stream buffers
  - Field observation and verification
- d. Slopes exceeding 25 percent over a 10-foot rise in elevation
  - United States Geologic Survey Topographic Quadrangle Map
  - Field observation and verification
- e. Vegetation
  - United States Department of Agriculture, Nature Resource Conservation Service
  - Field observation
- f. Wildlife Species (including fish)
  - United States Fish and Wildlife Service
  - Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program
  - Field observation
- g. Archeological/Historical Sites
  - Historic Resources Survey
  - Georgia Department of Natural Resources, Historic Preservation Division
  - Field observation and verification

3. **PROJECT IMPLEMENTATION MEASURES.** Describe how the project implements each of the measures listed below as applicable. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.

- a. Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors.
- b. Protection of water quality
- c. Minimization of negative impacts on existing infrastructure
- d. Minimization on archeological/historically significant areas
- e. Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (e.g., solid waste and wastewater treatment facilities, utilities, airports, and railroads) and industrial (e.g., landfills, quarries and manufacturing facilities) uses.
- f. Creation and preservation of green space and open space
- g. Protection of citizens from the negative impacts of noise and lighting
- h. Protection of parks and recreational green space
- i. Minimization of impacts to wildlife habitats



# **Environmental Site Analysis Report**

**11 Ravinia Parkway  
City of Dunwoody, Georgia  
October 2021**



*Prepared for:*  
**City of Dunwoody**  
**On Behalf of Living Spaces –**  
**Atlanta**  
4800 Ashford Dunwoody Rd  
Dunwoody, GA 30338

*Prepared by:*  
**Kimley-Horn and Associates, Inc.**  
11720 Amber Park Drive  
Suite 600  
Alpharetta, GA 30009  
770-619-4280

**Kimley»Horn**

**Environmental Site Analysis****1. Conformance with the Comprehensive Plan**

Living Spaces – Atlanta seeks to obtain proper permitting to develop a 110,000 square foot (SF) retail facility south of Ravinia Pkwy NE and east of Ashford Dunwoody Rd NE. The site is located adjacent to other commercial and residential buildings and a hotel. The property does not contain any potential jurisdictional streams and wetlands.

Living Spaces – Atlanta intends to make less than significant impacts and changes to the site to allow for the development of a 110,000 SF retail building, surface parking, and a subsurface parking deck off of Ravinia Pkwy. Additionally, one full access and two one-way driveways are proposed along Ravinia Pkwy. Please refer to the site plan included with the Use Permit application for additional detail (Figure 5).

In accordance with the 2020-2040 City of Dunwoody Comprehensive Plan, the future uses of the proposed project will maintain the City's vision to maintain a "livable regional center with first-class office, retail, entertainment, hotels, and high-end restaurants in a pedestrian and bicycle-oriented environment".

**2. Environmental Impacts of Proposed Project**

The subject property totals approximately 3.33 acres and is located south of Ravinia Pkwy NE and east of Ashford Dunwoody Rd Ne, in the City of Dunwoody in DeKalb County, Georgia (Figure 1).

A desktop analysis was performed using various online and GIS data sources to gain an understanding of the property's conditions and potential resources. These sources include wetlands, floodplains, streams/stream buffers, topography, slope, vegetation, and documented protected species and cultural resources. A detailed site delineation of streams and wetlands was not performed.

**a. Wetlands**

According to the National Wetlands Inventory (NWI), there are no mapped wetlands located within the property boundary. Potential aquatic resources are illustrated on Figure 2.

**b. Floodplain**

Areas classified as 100-year floodplains are subject to regulations that limit the extent to which development and fill activities can occur. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) information, the subject property does not contain Zone A 100-year floodplains (Figure 2).

**c. Streams/Stream Buffers**

According to the National Hydrography Dataset (NHD), there are no mapped streams located within the property boundary. Potential aquatic resources are illustrated on Figure 2.

**d. Slopes Exceeding 25 percent over 10-foot Rise in Elevation**

Using the *Chamblee, GA* USGS 7.5-Minute quadrangle topographic maps, slopes and draws were identified within the site boundaries (Figure 3). The land surface generally falls from high points in the northern portion of the property to the east, towards N Fork Nancy Creek.



**e. Vegetation**

The subject site is currently vacant, and the vast majority of ground cover is grassed (Figure 2). The subject site is located within the Southern Inner Piedmont Ecoregion (Level IV) of Georgia.

**f. Wildlife Species**

An online review of protected wildlife and plant species was performed to assess threatened or endangered State and Federal species that have known occurrences on or near the site. The Federal list of species within the property boundary in Fulton County was generated through the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) system query report and the State list was generated through the Georgia Department of Natural Resources (GADNR) Natural Heritage Program (NHP) Species of Concern list. These reports are included in Attachment B.

The IPaC report documented one (1) insect and one (1) flowering plant on the federal list in DeKalb County.

The *Chamblee, GA, SW* Quarter Quad reports documented two (2) plants with state protection. Based on the desktop analysis of the subject project site, critical habitat for State and Federally protected species was not observed within the property boundary.

Type	Common Name	Scientific Name	Federal or State Rank	Critical Habitat at this Location? (Y/N)
Insect	Monarch Butterfly	<i>Danaus plexippus</i>	C	N
Flowering Plant	Michaux's Sumac	<i>Rhus michauxii</i>	FE	N
Plant	Bay Star-Vine	<i>Schisandra glabra</i>	T	N
Plant	Pink Ladyslipper	<i>Cypripedium acaule</i>	U	N
Key: C = Federal Candidate, FE = Federally Endangered, T = State Threatened, U = State Unusual				

At the present time, the State of Georgia does not have state regulations that require State protected species investigations for privately funded projects. The list of State species both with and without protection are intended to provide the project with a level of due diligence to satisfy decision making. Based on the information provided by USFWS and GADNR, no suitable habitat for protected species is not located within the property boundary.

**g. Archeological/Historical Sites**

An online review of available resources was performed to assess known listed sites that may have cultural or historic significance (Attachment C). The restricted public access database of the *National Register of Historic Places (NRHP)*, did not result in any historic sites within one (1) mile of the property. A review of the *Georgia Natural, Archaeological, and Historic Resources Geographic Information System (GNAHRGIS)* database did not result in any historic sites within one (1) mile of the property.

No cultural or historic resources are located within the project boundary. Based on the current land use plan, direct impacts to cultural resources and their viewsheds are not expected to occur.

**3. Project Implementation Measures****a. Protection of Environmentally Sensitive Areas**

No State or City buffers are located within the property boundary. The site does not contain any additional environmentally sensitive areas i.e., floodplains, slopes exceeding 25 percent, river corridors, etc.

***b. Protection of Water Quality***

The site plan proposes the addition of onsite stormwater management through underground vaults (Figure 5). Proposed stormwater infrastructure will avoid impacts to the jurisdictional stream onsite and its respective buffers.

***c. Minimization of Negative Impacts on Existing Infrastructure***

The project proposes no impacts to existing infrastructure. The site currently contains no buildings, and the vast majority of ground cover is grassed.

***d. Minimization on Archeological/Historically Significant Areas***

There are no known archeological/historically significant areas within the property boundary.

***e. Minimization of Negative Impacts on Environmentally Stressed Communities***

Proposed improvements to the site are minor and environmental impacts are expected to be avoided. There are no indications that the site contains environmentally stressed communities.

***f. Creation and Preservation of Green Space and Open Space***

The property is anticipated to consist of 17% green space/open space after development.

***g. Protection of Citizens from the Negative Impacts of Noise and Lighting***

The site currently contains no buildings. No lighting impacts to citizens in the vicinity are anticipated. No noise impacts to citizens are anticipated, with operations proposed to be within all noise ordinance limits and hours.

***h. Protection of Parks and Recreational Green Space***

The property is currently vacant and consists of an open field. Existing parks and recreational green space surrounding the site will not be impacted by the property.

***i. Minimization of Impacts to Wildlife Habitats***

The property is currently vacant and consists of an open field. No suitable habitat for Federally or State Listed species is located within the property boundary. There are no impacts anticipated to wildlife or wildlife habitats within the property boundary.

**Summary**

Based on our Environmental Site Analysis, the proposed project is not expected to encroach upon or adversely affect environmental, cultural, or historic resources. Should additional permitting be needed, a detailed site delineation may be required.



Attachments

## Attachment A: Project Figures

Figure 1: Vicinity Map

Figure 2: FEMA Floodplains, NWI, &amp; NHD Map

Figure 3: USGS Topographic Map

Figure 4: Existing Boundary Survey

Figure 5: Proposed Site Plan

## Attachment B: IPaC Report and GADNR QQ Rare Elements Report

## Attachment C: NRHP Map and GNAHRGIS Map





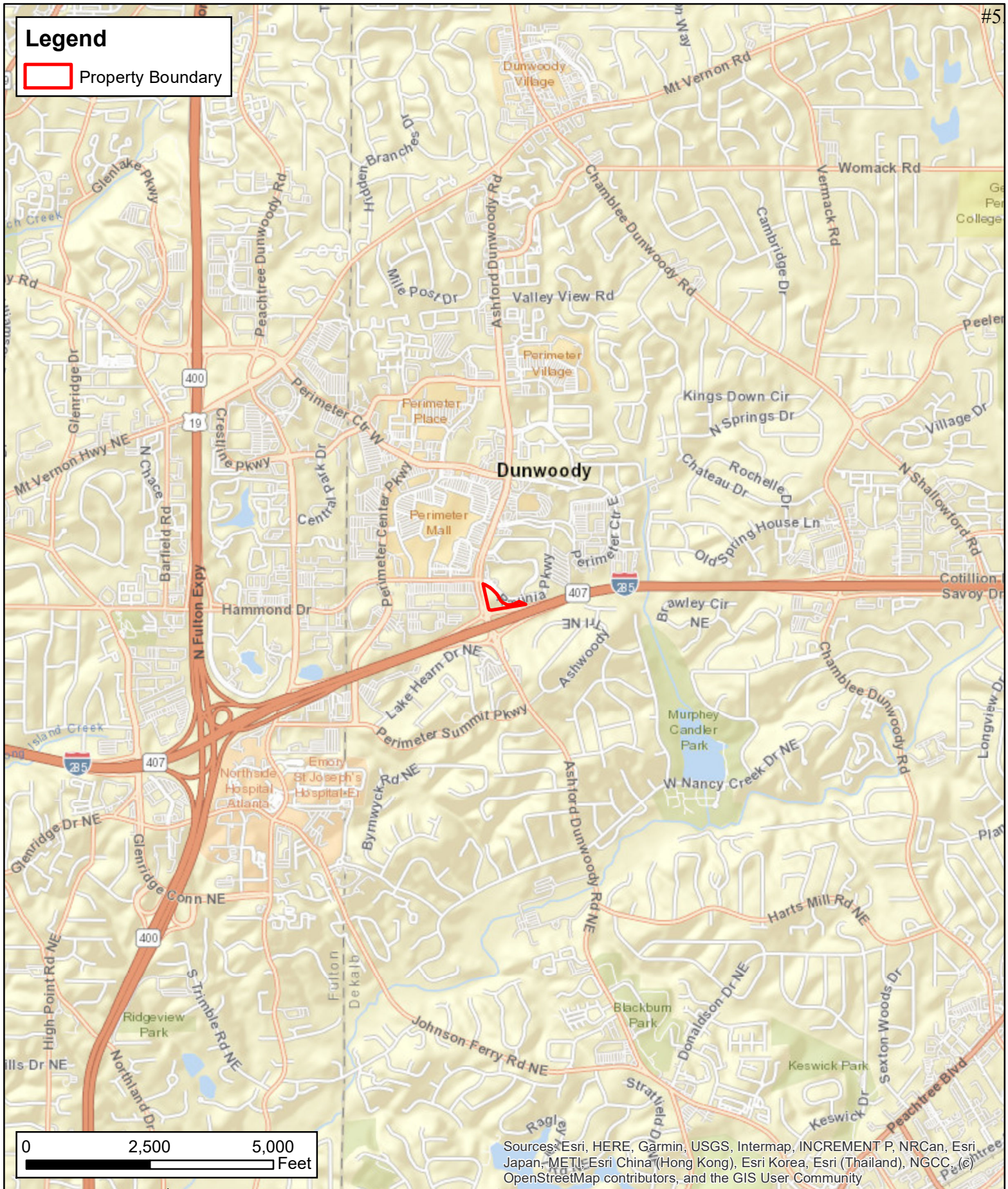
Attachment A:

Project Figures



# Legend

 Property Boundary



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community





# Legend

 Property Boundary

No NWI/NHD/FEMA Floodplains

Ashford Dunwoody Rd NE

Ravinia Dr



0 150 300 Feet

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Kimley»Horn

**Figure 2:**  
Aerial/FEMA Floodplains,  
National Wetland  
Inventory (NWI),  
National Hydrography  
Dataset (NHD) Map

11 Ravinia Parkway  
Dunwoody, GA 30346  
Living Spaces- Atlanta  
October 2021


1 in = 150 feet



Packet page:...



**Legend**

 Property Boundary



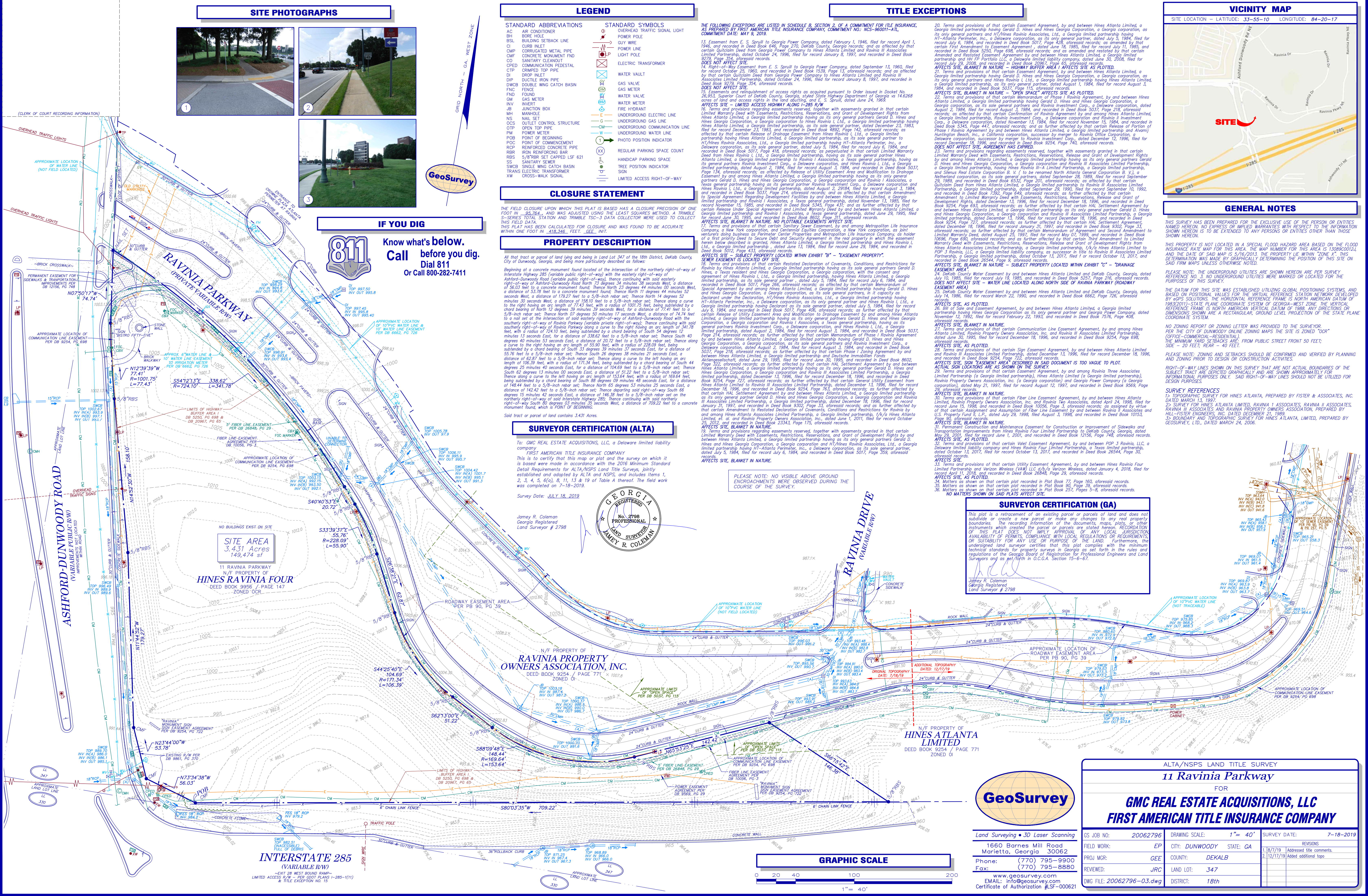
0 350 700 Feet

Copyright:© 2013 National Geographic Society, i-cubed





**Figure 4: Existing Boundary Survey**











Attachment B:

IPaC Report  
GADNR QQ Rare Elements Report



# IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

## Location

DeKalb County, Georgia





# Local office

Georgia Ecological Services Field Office

☎ (706) 613-9493

📅 (706) 613-6059

355 East Hancock Avenue

Room 320

Athens, GA 30601



# Endangered species

**This resource list is for informational purposes only and does not constitute an analysis of project level impacts.**

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species<sup>1</sup> and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries<sup>2</sup>).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).



1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

## Insects

NAME	STATUS
<b>Monarch Butterfly</b> <i>Danaus plexippus</i> Wherever found No critical habitat has been designated for this species. <a href="http://ecos.fws.gov/ecp/species/9743">http://ecos.fws.gov/ecp/species/9743</a>	Candidate

## Flowering Plants

NAME	STATUS
<b>Michaux's Sumac</b> <i>Rhus michauxii</i> Wherever found No critical habitat has been designated for this species. <a href="http://ecos.fws.gov/ecp/species/5217">http://ecos.fws.gov/ecp/species/5217</a>	Endangered

## Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.



# Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act<sup>1</sup> and the Bald and Golden Eagle Protection Act<sup>2</sup>.

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.



NAME

BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)

**Bald Eagle** *Haliaeetus leucocephalus*

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<http://ecos.fws.gov/ecp/species/1626>

Breeds Sep 1 to Jul 31

**Black-billed Cuckoo** *Coccyzus erythrophthalmus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<http://ecos.fws.gov/ecp/species/9399>

Breeds May 15 to Oct 10

**Cerulean Warbler** *Dendroica cerulea*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<http://ecos.fws.gov/ecp/species/2974>

Breeds Apr 28 to Jul 20

**Eastern Whip-poor-will** *Antrostomus vociferus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 1 to Aug 20

**Kentucky Warbler** *Oporornis formosus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds Apr 20 to Aug 20



**Prairie Warbler** *Dendroica discolor*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 1 to Jul 31

**Prothonotary Warbler** *Protonotaria citrea*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds Apr 1 to Jul 31

**Red-headed Woodpecker** *Melanerpes erythrocephalus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 10 to Sep 10

**Rusty Blackbird** *Euphagus carolinus*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Breeds elsewhere

**Wood Thrush** *Hylocichla mustelina*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 10 to Aug 31

## Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

### Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.



How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is  $0.25/0.25 = 1$ ; at week 20 it is  $0.05/0.25 = 0.2$ .
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

### Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

### Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

### No Data (—)

A week is marked as having no data if there were no survey events for that week.

### Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

■ probability of presence ■ breeding season | survey effort — no data



SPECIES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	
Bald Eagle Non-BCC Vulnerable (This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.)	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>
Black-billed Cuckoo BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>
Cerulean Warbler BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>
Eastern Whip-poor-will BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>



Kentucky Warbler BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)	++++	++++	++++	++					++		++++	++++
Prairie Warbler BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)	++++	++++	++++					++		++++	++++	++++
Prothonotary Warbler BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)	++++	++++	++++					++++	++++	++++	++++	++++
Red-headed Woodpecker BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)												
Rusty Blackbird BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)	++++	++	++	++++	++++	++++	++++	++++	++++	++++	++	++++



Wood Thrush  
BCC Rangewide (CON)  
(This is a Bird of  
Conservation Concern  
(BCC) throughout its  
range in the continental  
USA and Alaska.)



**Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.**

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

**What does IPaC use to generate the migratory birds potentially occurring in my specified location?**

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

**What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?**

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

## How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

## What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

## Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

## What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.



## Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

## Facilities

### Wildlife refuges and fish hatcheries

REFUGE AND FISH HATCHERY INFORMATION IS NOT AVAILABLE AT THIS TIME

## Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

WETLAND INFORMATION IS NOT AVAILABLE AT THIS TIME

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the [NWI map](#) to view wetlands at this location.

## Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

## Data exclusions



Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

## Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.



All Species and Communities



All Rare Animals, Plants, Natural Plant Communities within Chamblee, GA, SW Quarter Quad

CSVExcelLess Columns

Rows filtered / total: 2 / 2 -- Records updated October 8, 2021

Profile	Scientific Name	Common Name	GA Prot	US Prot	GRank	Rnd GRank	SRank	Rnd SRank	SwapStatus	ES_ID	Element Code	Group	Georgia Habitat Summary	EO Count	Export Date
	filter column...	filter column...	filter colu	filter colu	filter col	filter column...	filter col	filter column.	filter column..	filter co	filter column...	filter co	filter column...	filter column.	filter column..
<a href="#">Profile</a>	Schisandra glabra	Bay Star-vine	T		G3	G3	S2	S2	Yes	17301	PDSCH01020	Plant	Rich woods on stream terrac...	71	October 8, 2021
<a href="#">Profile</a>	Cypripedium acaule	Pink Ladyslipper	U		G5	G5	S4	S4	No	19349	PMORC0Q010	Plant	Upland oak-hickory-pine fore...	211	October 8, 2021



Attachment C:

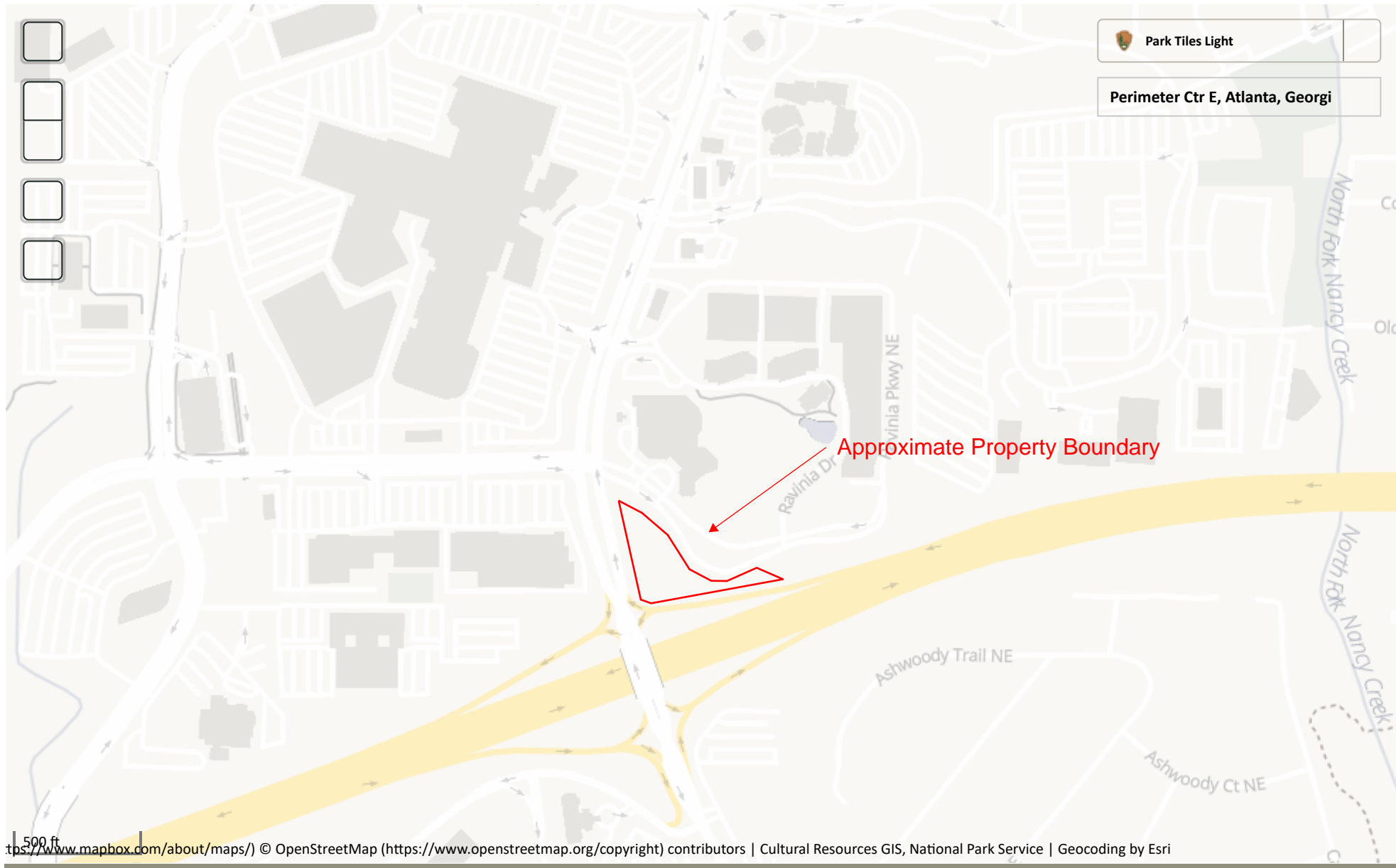
NRHP Map  
GNAHRGIS Map

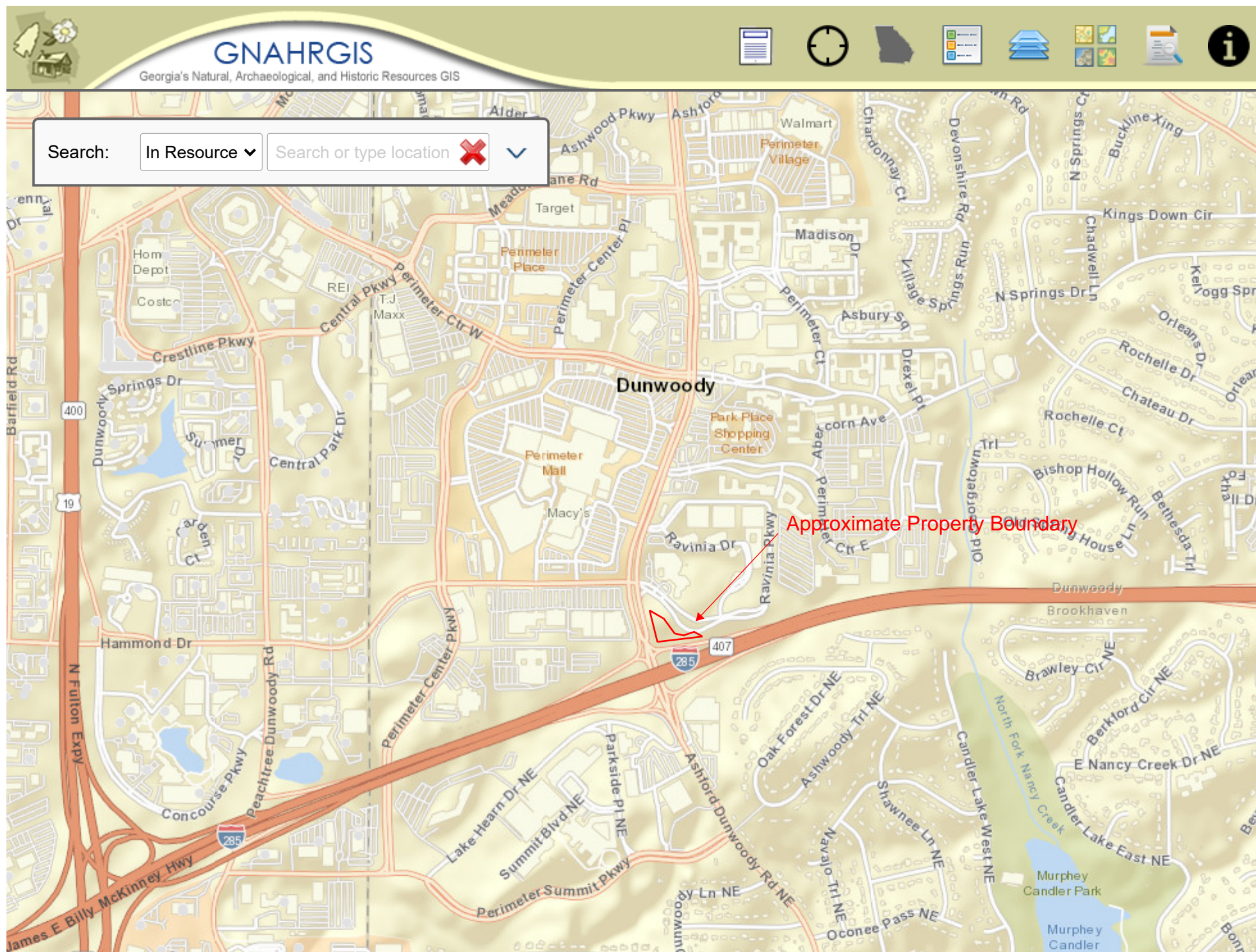


National Register of Historic Places

National Park Service  
U.S. Department of the Interior

Public, non-restricted data depicting National Register spatial data processed by the Cultural Resources GIS facility. ...

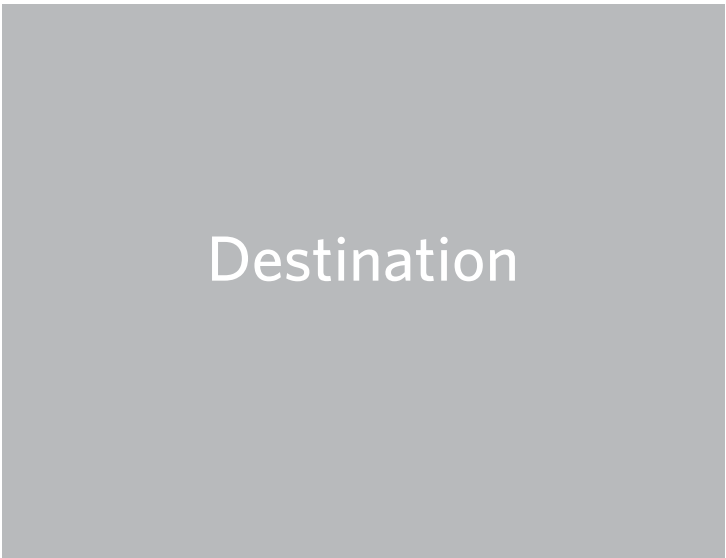
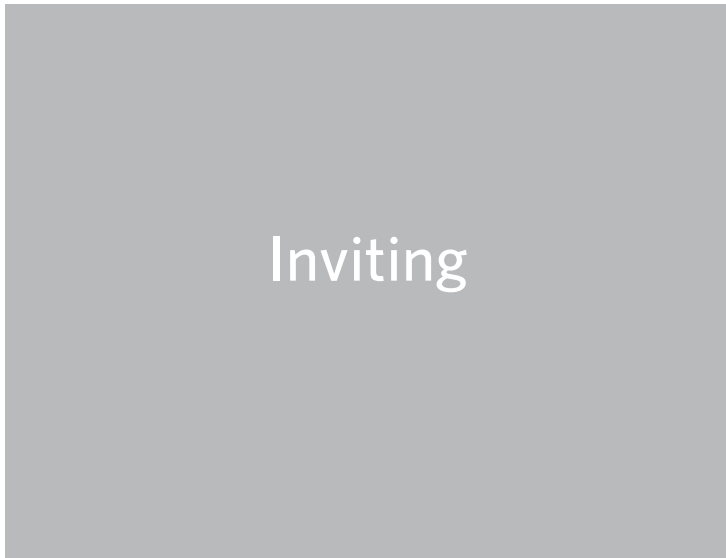




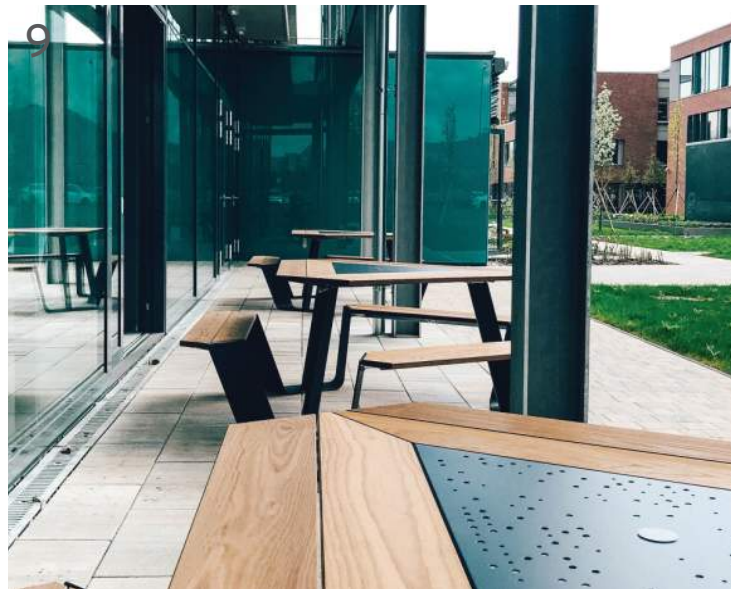
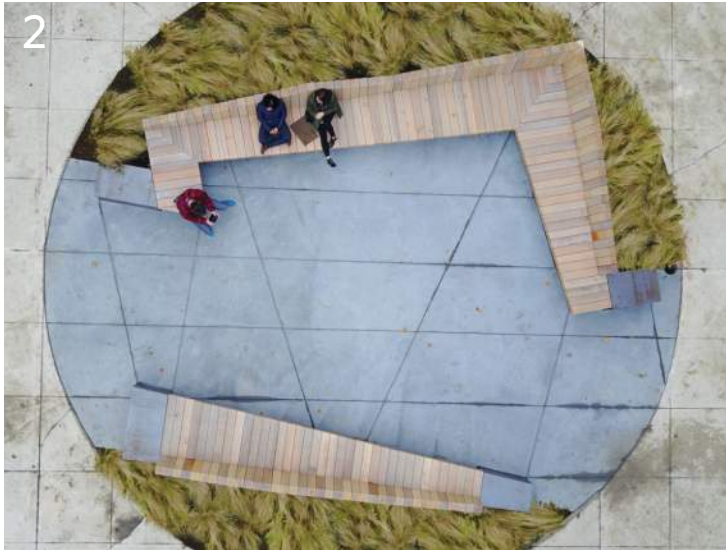














# Site Plan Key

- 1 Property Line
- 2 Connection to Round About
- 3 Transformer / Generator Enclosure
- 4 Dumpspter Enclousre
- 5 New Landscape Beds
- 6 New Parking Lot Entry
- 7 Parking Garage Entry
- 8 Building Entry
- 9 Customer Pick Up
- 10 Loading Dock
- 11 Crowne Plaza Entry

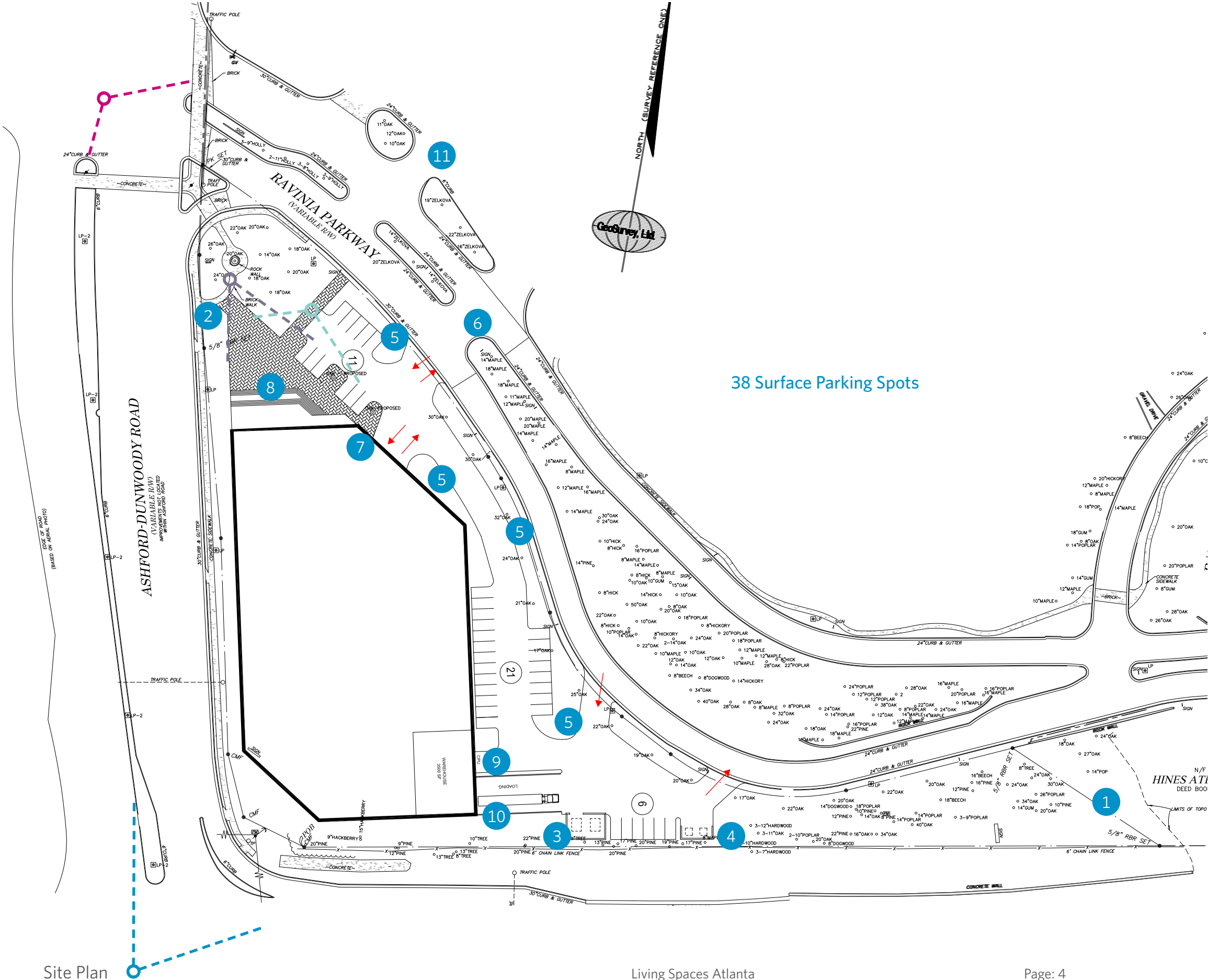
View 1

View 2

View 3

View 4

Traffic Patterns















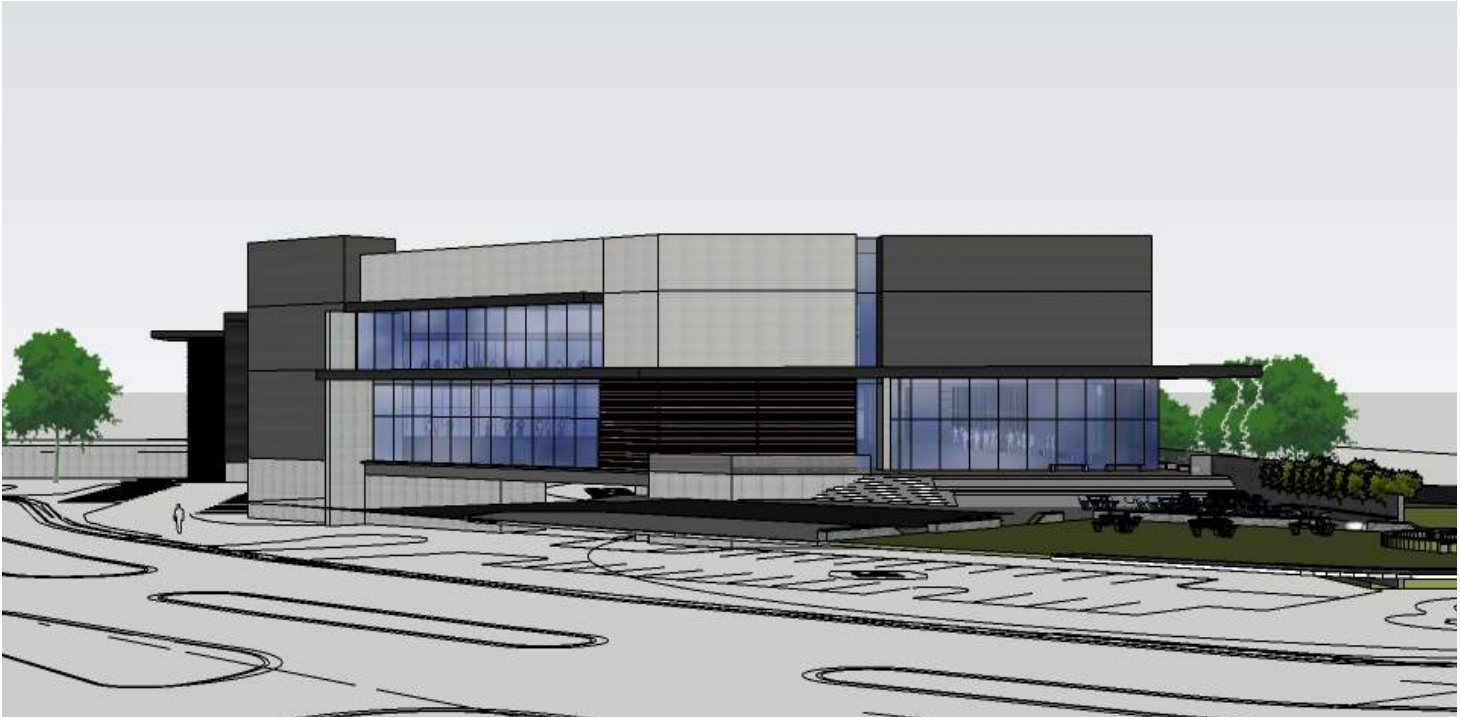








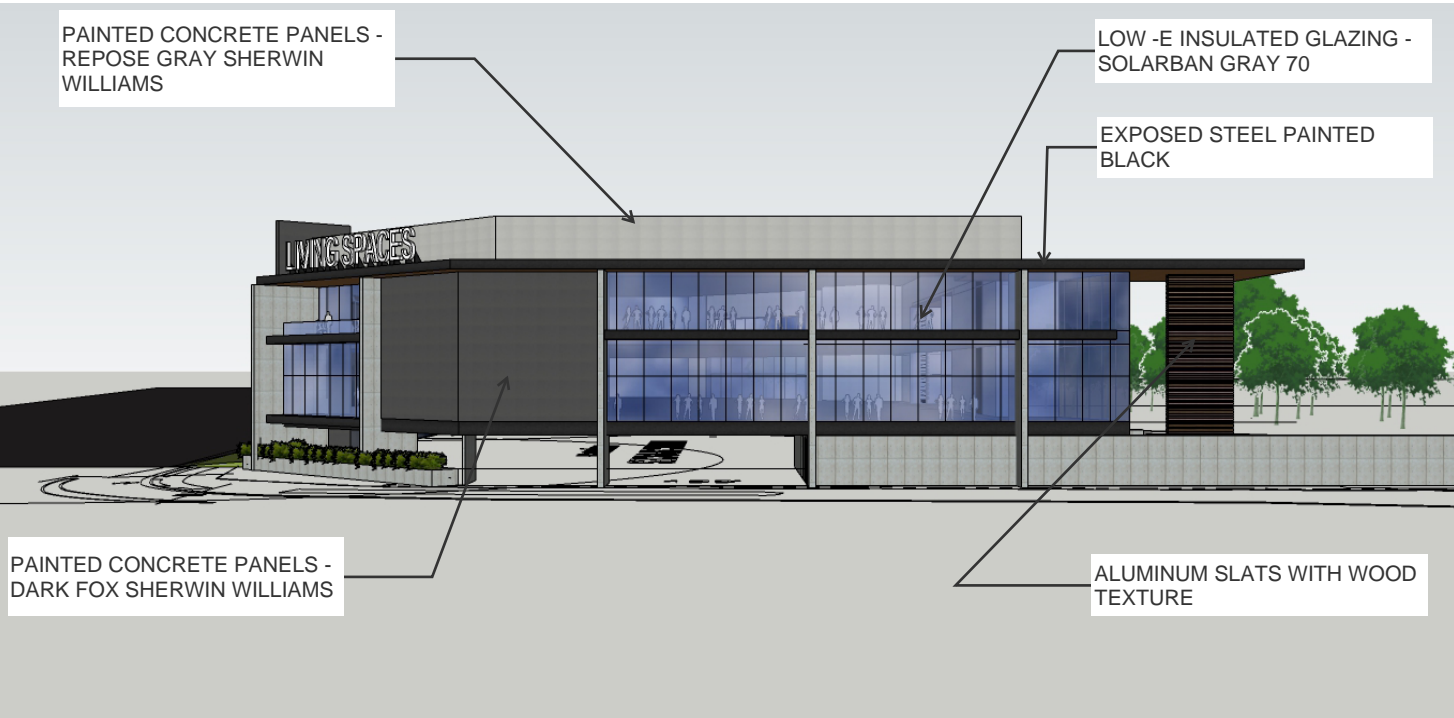
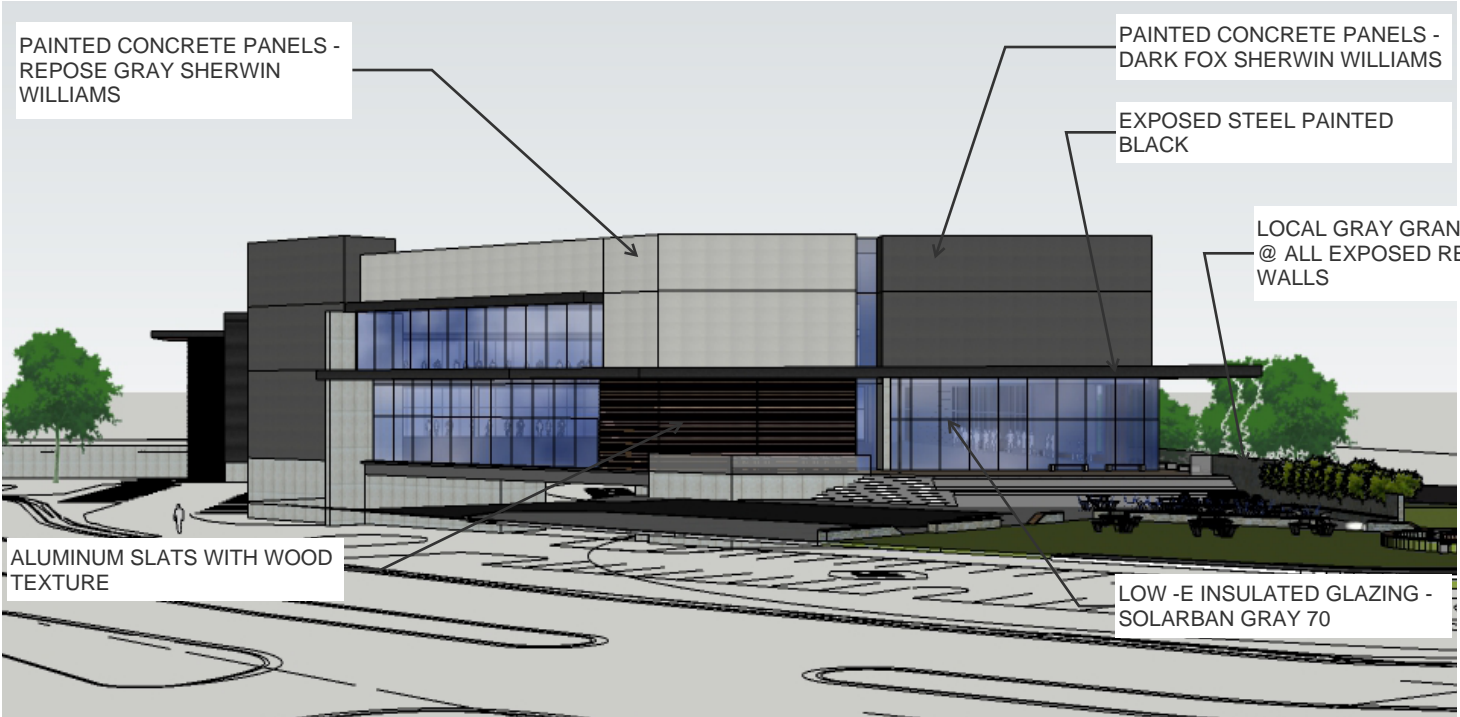
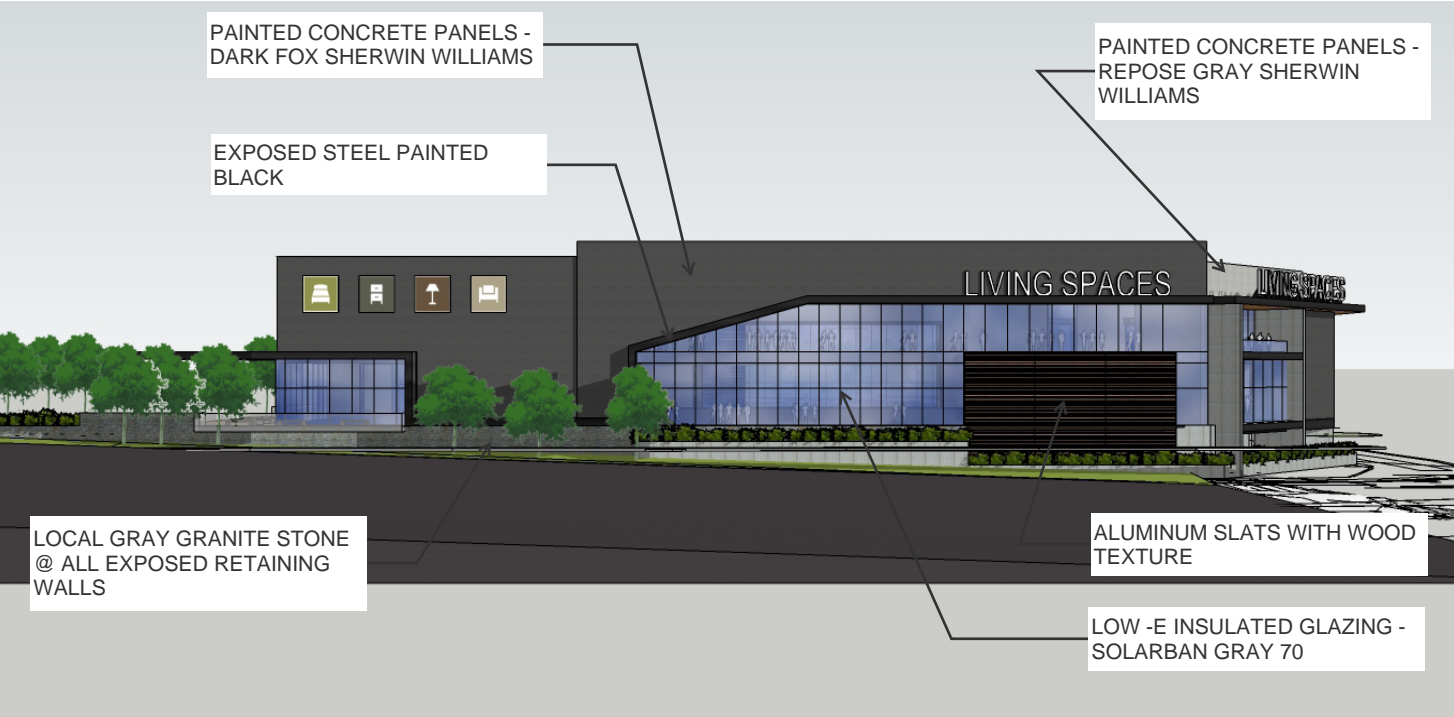
















**PRELIMINARY: NOT FOR CONSTRUCTION**

**NOTES:**

1. SITE PLANS ASSUMED ENTITLEMENTS CURRENTLY BEING PURSUED WITH CITY OF DUNWOODY WILL BE APPROVED IN A SITE PLAN SPECIFIC MANNER.
2. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL. REFERENCE LANDSCAPE PLANS FOR DETAILS.
3. CONCEPT SITE PLAN DOES NOT DELINEATE PROPOSED DEMOLITION ACTIVITIES

**PARKING SUMMARY:**

PROPOSED SURFACE PARKING:	37	SPACES
PROPOSED COVERED PARKING:	132	SPACES
<b>TOTAL PARKING:</b>	<b>169</b>	<b>SPACES</b>
ADA PARKING SUMMARY		
REQUIRED ADA PARKING:	6	SPACES

# DEVELOPMENT SUMMARY:


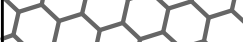

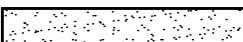
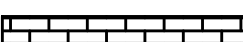

## SITE SUMMARY:

CURRENT ZONING:	PC-2c
PROPOSED ZONING:	PC-2
SITE AREA:	3.43 ACRES
ROW DEDICATION:	0.10 ACRES
ADJUSTED SITE AREA:	3.33 ACRES
TOTAL DISTURBED AREA:	3.43 ACRES
BUILDING SETBACK:	
FRONT (RAVINIA PARKWAY): 0 FT (PER SITE PLAN)	
SIDE (ASHFORD DUNWOODY): 0 FT (PER SITE PLAN)	
BACK (I-285): 0 FT (PER SITE PLAN)	
LANDSCAPE SETBACK:	
FRONT (RAVINIA PARKWAY): 0 FT (PER SITE PLAN)	
SIDE (ASHFORD DUNWOODY): 0 FT (PER SITE PLAN)	
BACK (I-285): 0 FT (PER SITE PLAN)	

<u>PROPOSED LAND USES &amp; DENSITIES:</u>	
RETAIL	110,000 SF

# SITE PLAN LEGEND:

	PROPERTY LINE
	PROPOSED ROW DEDICATION
	PROPOSED BUILDING
	STANDARD DUTY CONCRETE SIDEWALK
	PERMEABLE PAVERS
	PARKING COUNT

PROJECT	<b>LIVING SPACES - RAVINIA</b>						
	11 RAVINIA PARKWAY, ATLANTA, GA 30346 LAND LOT 347, 18TH DISTRICT 1						
	<b><i>PRELIMINARY</i></b> <b><i>NOT FOR CONSTRUCTION</i></b>						
	GSWCC NO. (LEVEL II)	0000076500					
	DRAWN BY	KHA					
	DESIGNED BY	KHA					
SHEET NUMBER	REVIEWED BY	DMZ					
	DATE	11/2/2021					
	PROJECT NO.	013619001					
TITLE	REZONING SITE PLAN						
SHEET NUMBER	EXHIBIT A						





## LETTER OF INTENT FOR ZONING VARIANCE

To: City of Dunwoody  
 Date: 11/2/2021  
 Subject: Living Spaces – Atlanta  
 11 Ravinia Pkwy NE, Dunwoody, GA 30346

---

Living Spaces Furniture is proposing a new retail project located at the southeast corner of the intersection at Ashford Dunwoody and Ravinia Parkway. This Letter of Intent is a requirement for Zoning Variances. The intent is to re-zone the property from the existing zoning of PC-2c to PC-2. The previous conditions on the zoning were site plan specific and the new proposed development intent is not consistent with those conditions.

Due to the alignment of Ravinia Parkway and the existing pedestrian circulation on the Ravinia campus, an alternative to the standard streetscape section requirements is being pursued. Per the current City of Dunwoody street map, Ravinia Parkway is classified as a “Secondary Street – Existing”. Per the Secondary Street – Parking Edge option a minimum 6’ street buffer, minimum 6’ sidewalk, and minimum 8’ buffer is required. A 6’ street buffer and 6’ sidewalk is being proposed for a portion of the development frontage, but then is routed north across Ravinia Parkway.

The tree canopy along Ravinia Parkway is desired to be preserved to the maximum extent possible. In lieu of providing the required street frontage along the entirety of Ravinia Parkway, a crosswalk is proposed to connect to the existing Ravinia trail network. By doing so, there are several mature trees that could be preserved that would not be practical to save if the standard street section is adhered to.

Due to the existing approximately 20’ feet of vertical grade change from Ravinia Parkway to Interstate 285, a topography hardship is presented for relief from the 8’ wall height maximum described in code.

City of Dunwoody requires that the variance request is a result of all the following conditions:

- 1) The grant of the variance will not be detrimental to the public health, safety or welfare or injurious to property or improvements;**

Said variance would promote existing pedestrian circulation. Required spacing from



the existing intersection would be adhered to for public safety.

The retaining wall special exception is requested from the road frontage along Interstate 285. Appropriate pedestrian and vehicular protection will be designed

- 2) The variance request is based on conditions that (1) are unique to the subject property (2) are not generally applicable to other properties in the same zoning district and (3) were not created by the owner or applicant;**

The Ravinia campus is largely developed and mature campus. Continuing the code described street frontage along the entirety of Ravinia Parkway is likely infeasible due to existing topography constraints and existing development. The hardship is based on the existing conditions of Ravinia Parkway and the boundary constraints on Ashford Dunwoody and Interstate 285.

The geometry and exiting topography of the site require the retaining walls to be proposed.

- 3) Because of the particular conditions, shape, size, orientation or topographic conditions, the strict application of the requirements of this zoning ordinance would deprive the property owner of rights and privileges enjoyed by other similarly situated property owners;**

The topography hardships across the property from north to south are sizable. The geometry of the site and alignment of the Ravinia Parkway provide limited opportunity to meet circulation requirements for fire code and to generally service the site.

The existing slopes on the grassed parcel are step and continuous. In order to provide a developable area, the grades will need to be re-established.

- 4) The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other similarly situated properties;**

This variance is only being pursued for a portion of the development frontage. A crosswalk is proposed to meet the intent of the code in regard to pedestrian connectivity. The street frontage variance requested is intended to preserve the existing tree canopy to the maximum extent possible while still serving the development intent of the property.



The retaining wall special exception is only being pursued to the minimal amount of frontage required to meet the development intent of the property.

- 5) The literal interpretation and strict application of the applicable provisions or requirements of this zoning ordinance would cause undue hardship or practical difficulty, as distinguished from a mere inconvenience; and**

Without the variance from the street frontage requirement, at a minimum the existing tree canopy along the property frontage would need to be demolished.

Without the special exception for wall height relief, a sizable portion of the site would be very limited on the development potential.

- 6) The requested variance would be consistent with the spirit and purpose of this zoning ordinance and the comprehensive plan.**

The PC-2 zoning allows for the use proposed. The intent of the street frontage is adhered to by creating new and improvement opportunities for pedestrian circulation.

The retaining wall height special exception allows the proposed use and density required for the program intent to be viable and is consistent with the Perimeter Center Overlay intent.

































CROWNE PLAZA®

CROWNE PLAZA®  
ATLANTA PERIMETER  
AT RAVINIA  
11775 WOODBRIDGE ROAD





Connect with the  
A Staycation Vacation!













## LETTER OF INTENT FOR REZONING AMENDMENT APPLICATION

To: City of Dunwoody  
 Date: 11/5/2021  
 Subject: Living Spaces – Atlanta  
 11 Ravinia Pkwy NE, Dunwoody, GA 30346

---

Living Spaces Furniture is proposing a new retail project located at the southeast corner of the intersection at Ashford Dunwoody and Ravinia Parkway. This Letter of Intent is a requirement for Re-Zoning Amendment Applications. The intent is to re-zone the property from the existing zoning of PC-2c to PC-2. The previous conditions on the zoning were site plan specific and the new proposed development intent is not consistent with those conditions.

City of Dunwoody requires the following criteria to be address in the zoning Amendment Application:

- 1) Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan;**  
 The zoning proposal is in conformity with the Perimeter Center District map, which delineates the subject parcel as part of the PC-2 District
- 2) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;**  
 Retail Sales is listed as a Permitted Use in the PC-2 zoning District
- 3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;**  
 The zoning conditions currently in place on the subject parcel are site plan specific and limit the ability to allow proposed development within the regulations of the PC-2 zoning code.
- 4) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**  
 The zoning proposal is consistent with the current zoning of the property. Only the conditions are requested to be removed.
- 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;**



The potential redevelopment of parcels within the PC-2 district are intended to be consistent with the zoning proposal for the subject site.

**6) Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources; and**

The zoning proposal is not expected to adversely affect historic buildings, sites, districts, or archaeological resources.

**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.**

The intended land use is consistent the City of Dunwoody District Map.





## LETTER OF INTENT FOR VARIANCE ON STREET FRONTAGE

To: City of Dunwoody  
 Date: 11/5/2021  
 Subject: Living Spaces – Atlanta  
 11 Ravinia Pkwy NE, Dunwoody, GA 30346

---

Living Spaces Furniture is proposing a new retail project located at the southeast corner of the intersection at Ashford Dunwoody and Ravinia Parkway. This Letter of Intent is a requirement for Zoning Variances. The intent is to re-zone the property from the existing zoning of PC-2c to PC-2. The previous conditions on the zoning were site plan specific and the new proposed development intent is not consistent with those conditions.

Due to the alignment of Ravinia Parkway and the existing pedestrian circulation on the Ravinia campus, an alternative to the standard streetscape section requirements (Section 27-98 Perimeter Center Overlay) is being pursued. Per the current City of Dunwoody street map, Ravinia Parkway is classified as a “Secondary Street – Existing”. Per the Secondary Street – Parking Edge option a minimum 6’ street buffer, minimum 6’ sidewalk, and minimum 8’ buffer is required. A 6’ street buffer and 6’ sidewalk is being proposed for a portion of the development frontage, but then is routed north across Ravinia Parkway.

The tree canopy along Ravinia Parkway is desired to be preserved to the maximum extent possible. In lieu of providing the required street frontage along the entirety of Ravinia Parkway, a crosswalk is proposed to connect to the existing Ravinia trail network. By doing so, there are several mature trees that could be preserved that would not be practical to save if the standard street section is adhered to.

City of Dunwoody requires that the variance request is a result of all the following conditions:

- 1) The grant of the variance will not be detrimental to the public health, safety or welfare or injurious to property or improvements;**

Said variance would promote existing pedestrian circulation. Required spacing from the existing intersection would be adhered to for public safety.

- 2) The variance request is based on conditions that (1) are unique to the subject property (2) are not generally applicable to other properties in the same zoning**



**district and (3) were not created by the owner or applicant;**

The Ravinia campus is largely developed and mature campus. Continuing the code described street frontage along the entirety of Ravinia Parkway is likely infeasible due to existing topography constraints and existing development. The hardship is based on the existing conditions of Ravinia Parkway and the boundary constraints on Ashford Dunwoody and Interstate 285.

- 3) Because of the particular conditions, shape, size, orientation or topographic conditions, the strict application of the requirements of this zoning ordinance would deprive the property owner of rights and privileges enjoyed by other similarly situated property owners;**

The topography hardships across the property from north to south are sizable. The geometry of the site and alignment of the Ravinia Parkway provide limited opportunity to meet circulation requirements for fire code and to generally service the site.

- 4) The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other similarly situated properties;**

This variance is only being pursued for a portion of the development frontage. A crosswalk is proposed to meet the intent of the code in regard to pedestrian connectivity. The street frontage variance requested is intended to preserve the existing tree canopy to the maximum extent possible while still serving the development intent of the property.

- 5) The literal interpretation and strict application of the applicable provisions or requirements of this zoning ordinance would cause undue hardship or practical difficulty, as distinguished from a mere inconvenience; and**

Without the variance from the street frontage requirement, at a minimum the existing tree canopy along the property frontage would need to be demolished.

- 6) The requested variance would be consistent with the spirit and purpose of this zoning ordinance and the comprehensive plan.**

The PC-2 zoning allows for the use proposed. The intent of the street frontage is adhered to by creating new and improvement opportunities for pedestrian circulation.





PO BOX 2309  
Buena Park, CA 90621

## **Living Spaces Furniture Community Meeting Summary**

### **Meeting Location, Time and date**

On November 3<sup>rd</sup>, 2021, from 6pm to 7pm, a community meeting was held at the Hines office, located at 5 Ravinia Drive, Dunwoody to provide community members an opportunity to become familiar with and ask questions about the Living Spaces project proposed at 11 Ravinia Drive in Dunwoody, Georgia.

### **Efforts to Notify Public**

On October 12<sup>th</sup> a written notice was sent via first class mail to all property owners located within 1,000 feet of the proposed project and an announcement ran in the October 28<sup>th</sup> edition of the Dunwoody Crier.

### **Presenters**

Presenters included Brian Saltikov, Senior Project Manager with Living Spaces Furniture, Derek Zittrauer, Senior Project Manager with Kimley Horn and Russel Noah with Kimley Horn. Presentation materials included details of the Zoning Amendment Application, conceptual elevations and site plan as well as photos of an existing Living Spaces. Presenters were prepared to discuss what the site needed to accommodate the building, proposed amenities and the operations aspect of Living Spaces, as well as any questions community members may have had.

### **Public Suggestions**

There were no suggestions or concerns raised, since no members of the public appeared for the meeting. All presenters remained for the scheduled time.



# VARIANCE APPLICATION

## Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338  
Phone: (678) 382-6800 | Fax: (770) 396-4828

Project #: \_\_\_\_\_ Date Received: \_

Type: \_\_\_\_\_

Type of Request: ☐ Chapter 16-Streams ☐ Chapter 16-Other ☐ Chapter 20-Signs ☒ Chapter 27-Zoning  
Code section from which variance is sought: Section 27-98 Perimeter Center Overlay  
Nature of Request: Relief from the street scape requirements along a portion of the property frontage and add a pedestrian crosswalk connecting to the existing trail network to maintain integrity of existing mature trees

### Project:

Name of Project / Subdivision: Living Spaces Furniture Zoning: PC-2c  
Property Address / Location: 11 Ravinia Drive  
District: Perimeter Overlay Land Lot: \_ Block: \_ Property ID: \_\_\_\_\_

### Owner Information:

Owner's Name: Hines Ravinia 4 Limited Partnership  
Owner's Address: 5 Ravinia Drive, Atlanta, GA 30346  
Phone: 770.206.5303 Fax: \_ Email: vikram.mehra@hines.com

### Applicant Information: ☐ Check here if same as Property Owner

Contact Name: Brian Saltikov - Living Spaces  
Address: 14501 Artesia Blvd., La Mirada, CA 90638  
Phone: 714.713.9931 Fax: \_ Email: brian.saltikov@livingspaces.com

### Terms & Conditions:

I hereby certify that to the best of my knowledge, this 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 understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Dunwoody Zoning Ordinance) will result in the rejection of this application.

Applicant's Name: Brian Saltikov - Living Spaces

Applicant's Signature: \_\_\_\_\_ Date: 11/08/2012

### Notary:

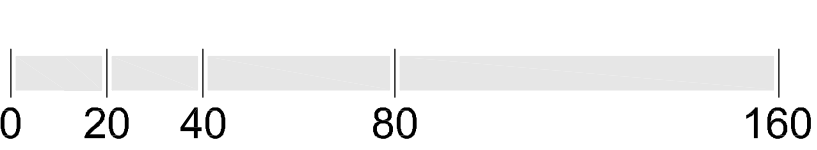
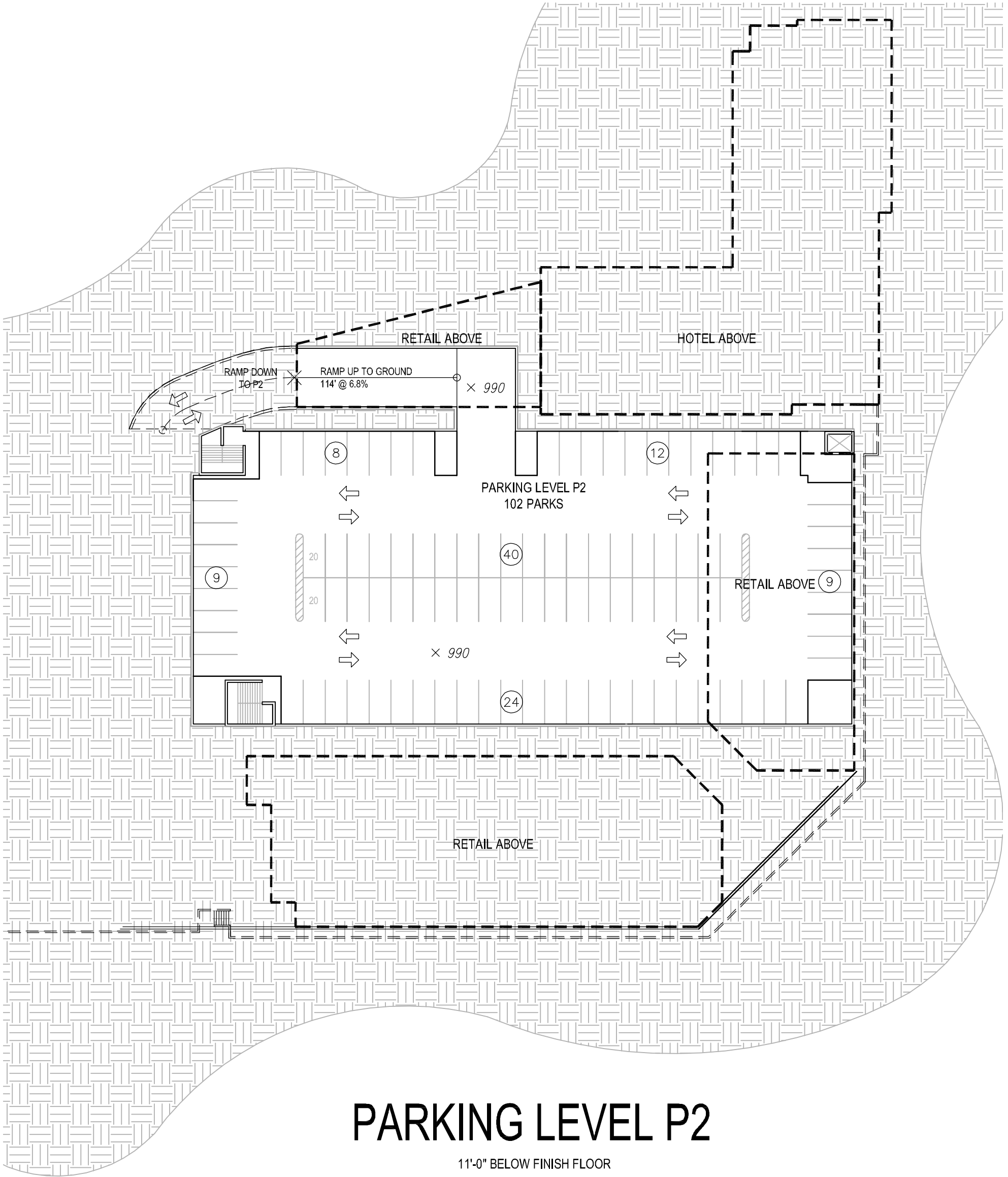
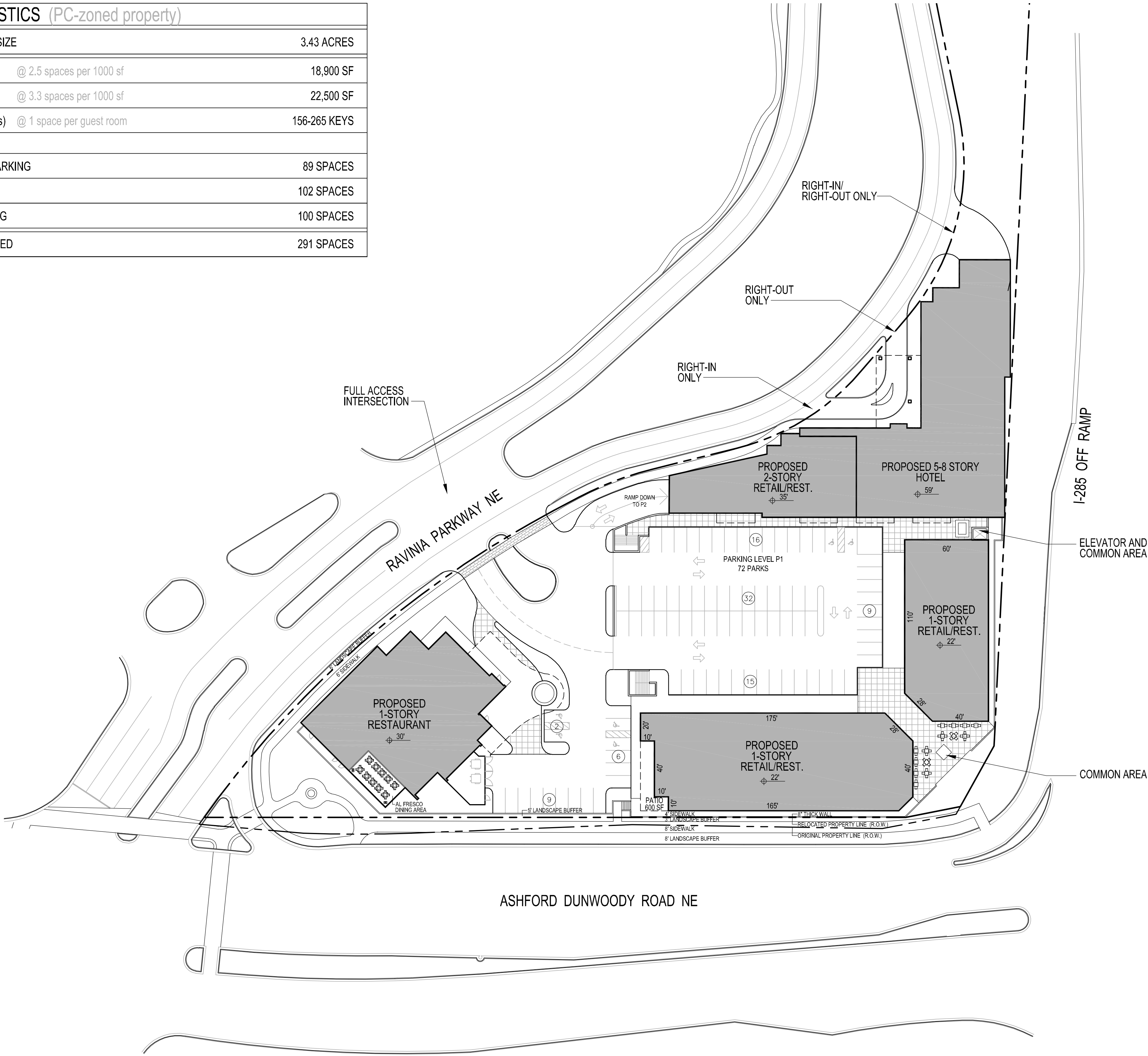
Sworn to and subscribed before me this \_ Day of \_ , 20\_  
Notary Public: \_  
Signature: \_  
My Commission Expires: \_

### Office Use:

☐ Application Fee Paid ☐ Sign Fee Paid (\$135 x number of signs required) Fee: \$\_  
Payment: ☐ Cash ☐ Check ☐ CC Date: \_  
☐ Approved ☐ Approved w/ Conditions ☐ Denied Date: \_



SITE STATISTICS (PC-zoned property)		
GROSS PARCEL SIZE		3.43 ACRES
RETAIL	@ 2.5 spaces per 1000 sf	18,900 SF
RESTAURANT	@ 3.3 spaces per 1000 sf	22,500 SF
HOTEL (5-8 stories)	@ 1 space per guest room	156-265 KEYS
P1 + SURFACE PARKING		89 SPACES
P2		102 SPACES
OFF-SITE PARKING		100 SPACES
PARKING PROVIDED		291 SPACES







4800 Ashford Dunwoody Road  
Dunwoody, GA 30338  
Phone: (678) 382-6800  
dunwoodyga.gov

December 11, 2019

GMC Real Estate Acquisitions, LLC, c/o Kathy Zickert  
1230 Peachtree Street, Suite 3100  
Atlanta, GA 30309

RE: **RZ19-02:** Rezone of 11 Ravinia Parkway from its current OCR (Office, Commercial, Residential) District conditional zoning classification to a PC-2 (Perimeter Center) District (parcel number for the site is 18 347 01 049)

To Whom It May Concern:

This letter serves to inform you that the Mayor and City Council approved of your request for the subject case RZ19-02 at their December 9, 2019 meeting. As noted in the meeting date of record, the application was approved subject to the following conditions, including amendments by City Council to condition 1, Exhibit A, "the hotel height shall be limited to 5 stories, 156 rooms" and the addition of condition 17, "the final product shall be substantially similar to the rendering in Exhibit D":

EXHIBIT A: Site plan, completed by Wakefield Beasley and Associates, dated September 25, 2019.

EXHIBIT B: Landscape Plan and Sections, completed by Site Solutions, dated September 30, 2019.

EXHIBIT C: Conceptual Sign Designs

EXHIBIT D: Architectural renderings

1. The owner shall develop the site in general conformity with "Exhibit A" with minor changes allowed as defined by Section 27-337(b) or necessary changes to meet conditions of zoning or land development requirements made necessary by actual field conditions at the time of development;
2. Prior to the issuance of a land disturbance permit, the owner shall dedicate right-of-way along Ashford Dunwoody Road up to the face of the proposed retaining wall of the development, as depicted in "Exhibit A". All construction costs associated with this expansion shall be the sole and exclusive responsibility of the City;
3. The owner shall construct the streetscaping in general conformity with "Exhibit B". Any minor variations to the streetscapes made necessary by actual field conditions at the time of development shall be subject to approval by the Public Works Director or Community Development Director;
4. Major façade materials shall include brick, stone, hard coat stucco and glass, with other high quality materials approved by the Community Development Director during the permit review process;
5. During the land development phase, the applicant shall work with the City Arborist and Community Development Director to save trees on the site as depicted on the Tree Removal Plan by Site Solutions, dated May 7<sup>th</sup> and last revised June 25, 2019. In the event that the site plan or landscape plan needs to be amended to save existing trees or modify plantings, the Community Development Director is authorized to approve of a revised landscape plan;
6. All loading facilities and trash/recycling enclosure(s) must be screened from a standing view eight (8) feet above ground from public rights-of-way by landscaping and a solid brick wall at least eight (8) feet in height or the height of the dumpster;
7. All mechanical equipment (e.g., air conditioning, heating, cooling, ventilation, exhaust and similar equipment) shall be roof mounted and screened in all directions by walls or parapets or will be enclosed in opaque structures to hide the mechanical equipment from a standing view six (6) feet above ground from public right-of-way within 100 feet;

Packet page:...



8. Within the Ravinia Parkway right-of-way along the northern border of the site, the owner shall plant a row of single-stemmed hardwood trees a minimum 4 inch caliber at intervals on average of no more than 50 feet. In circumstances where the spacing requirement cannot be met due to driveways and other improvements, the city arborist may approve alternate spacing;
9. All utilities servicing the site shall be underground with the exception of required above-ground elements, such as transformers and cable boxes. Any required above ground elements shall be screened;
10. The ground sign at the corner of I-285 and Ashford Dunwoody Road shall be designed into no more than three (3) feet on top of the retaining wall that will rise above the intersection, but such signage shall not count against each buildings allowable wall signage. Ground signage shall be used, as reflected by Exhibit C, subject to the approval of the Community Development Director;
11. Any stormwater detention facility located outside of the eastern panhandle of the site shall be underground;
12. As part of the development, Owner shall remove a southbound left turn lane on Ashford Dunwoody Road at Hammond and expand the pedestrian refuge island on the north side of the intersection;
13. Separate ownership of parts of the subject property and/or conveyance of part of the subject property to different owners shall not create non-conforming uses or lots and shall not require any variances. The newly created property lines which arise from these conveyances are not required to observe setback, buffer or other zoning requirements, except as may be required by life and safety codes;
14. Along Ravinia Parkway, the development shall be limited to one monument sign for the hotel, and one monument sign for the stand alone restaurant;
15. All monument signs shall be located outside of any existing or future right-of-way, as depicted on Exhibit A;
16. The amount of window coverage shall be substantially similar to what is show in "Exhibit D"; and
17. The final product shall be substantially similar to the rendering in "Exhibit D".

Please keep this letter for your records and for future permit approvals. If we may be of service to you in the future, please contact the Community Development Department at 678-382-6800.

Sincerely,



John Olson, AICP  
 Planning Manager  
 City of Dunwoody, Georgia

Cc: RZ19-02 File