

IV. Redevelopment Area

In accordance with O.C.G.A 36-61-1, *et seq.*, the City of Dunwoody has established an Urban Redevelopment Area by enacting Resolution 2012-04-10, attached hereto and incorporated herein by reference, making a determination of need and identifying the boundaries of the URA. The City's Redevelopment Area is indicated in yellow on Map 2.

The 35 acres of property targeted in the City's Redevelopment Area consists of two sites that the Master Planning process categorized as "primary opportunities" based upon an analysis of the physical and economic assessment of the area coupled with an understanding of the community desires. See Map 7 for a visualization of the Redevelopment Potential.

a. Property Description and Background

i. 16 Acre Parcel

The 16 acre parcel is bounded to the west by Chamblee Dunwoody Road, to the southeast by Dunwoody Park Drive and to the northeast by North Shallowford Road. The property is surrounded on three sides with multi-family residential developments. See Map 8 for a location map of the 16 acre parcel.

In 2003, the property was zoned for a high-density, multi-family development use that was ultimately foreclosed. The property was a key focal point of the City's Georgetown / North Shallowford master planning effort throughout 2010. During this master planning effort, and the previous Comprehensive Plan, the City received extensive feedback and input from the community indicating this area is oversaturated with high-density residential apartments. Consequently, the City Council purchased the property to make sure this key site was not developed contrary to the vision the community has for this area of the City.

The Master Plan acknowledges the necessity of a public/private partnership to offset the costs of purchasing the land and developing a portion of it as community green space (Master Plan, page 27). As such, since the adoption of the Master Plan in 2011, City staff has met with interested developers to explore the scenarios outlined in the Master Plan. Exploring which combinations and arrangements of desired uses should afford the City the ability to implement the community's documented vision for the property.

ii. 19 Acre Property

The 19 acre property is located east of North Shallowford Road and along Pernoshal Court. The site consists of five separate parcels: a 5.64 acre parcel, tax parcel identification number 18 344 01 003, bounded on the west by North Shallowford Road and the south by Pernoshal Court; a 3.34 acre parcel, tax parcel identification number 18 344 01 010, bounded on the southwest by Pernoshal Court; a 5.25 acre parcel, tax parcel identification number 18 344 01 001, bounded on the west by Pernoshal Court; a 1.99 acre parcel, tax parcel identification number 18 344 01 007, bounded on the west by North Shallowford Road and on the north by Pernoshal Court; and a 2.83 acre parcel, tax parcel identification number 18 344 01 009, bounded on the north by Pernoshal Court.. See Map 9 for a location map of the 19 acre property.

The 14 acre portion is the site of the former Emory Dunwoody Medical Center and the adjacent five acre portion houses three medical office buildings. The hospital was closed in 2006 and ultimately demolished in 2011. The 19 acre property was also a key focal point of the City's master planning effort

throughout 2010. The plan acknowledges the importance of including community open space in any redevelopment and outlines the best option for the site as a civic institution, such as a municipal complex, and/or single family or low-intensity senior oriented housing (Master Plan, page 28).

b. Future Development Plans

Specifically, the Master Plan details two optimum development scenarios for the 16 acre site and 19 acre property. As mentioned previously, the land uses identified for these parcels include a new City park, residential, a retail node, and civic facilities (Master Plan, page 26-28). The fact that the Master Plan presents multiple options for these parcels showcases the combinations of the aforementioned land uses, based upon the site design, can advance the community desires manifested in both the Comprehensive Plan and the Master Plan.

As the property owner, the City seeks to ensure that future redevelopment of these sites utilizes the land uses desired by the community and ensures these uses are arranged, scaled, and designed in a manner forwarding our community's plan for the future.

c. Zoning and Planning Changes

In December 2008, upon incorporation as a City, the Dunwoody City adopted a Zoning Ordinance which nearly identically mirrors the DeKalb County Zoning Ordinance under which Dunwoody was developed over the past 30+ years. In 2010, the City codified all its ordinances with the Municipal Code Corporation (accessible at <http://library.municode.com/index.aspx?clientId=14784>).

The City's existing Zoning Ordinance is of a traditional (Euclidian) composition. In order to bring the Zoning Ordinance into conformity with our adopted Comprehensive Plan, area Master Plans, and modern best practices, the City is currently drafting a new Zoning Ordinance and Land Development Regulations.

Neither the current Zoning Ordinance nor the current zoning of the properties in the Urban Redevelopment Area supports the redevelopment envisioned by our community's Comprehensive Plan, Master Plan, or the Urban Redevelopment Plan. The City has initiated the process to create a new zoning category to permit the development of land for uses proposed as unified and integrated developments in accordance with adopted community plans. The City anticipates accepting proposals for rezoning into this new zoning category as early as July 2012.

V. Redevelopment Plan

In light of the City's strong history of working with its residents and businesses to document the community's vision for future redevelopment, the following Redevelopment Plan outlines the City's planned investments in the Urban Redevelopment Area (URA). The City acknowledges redevelopment in this critical area will be stimulated through the assurance of the adopted plans; strategic acquisition and demolition; construction of recreational and community facilities; traffic and transportation improvements; appropriate accommodations for any displaced residents; and other public improvements.

a. Acquisition and Demolition

i. 16 Acre Parcel

Throughout both the comprehensive planning effort and the master planning effort, the City received extensive feedback and input from the community indicating the Georgetown area has an overabundance of apartments. In 2011, the City Council took decisive action to make sure this key site was not