



# INTRO PRESENTATION

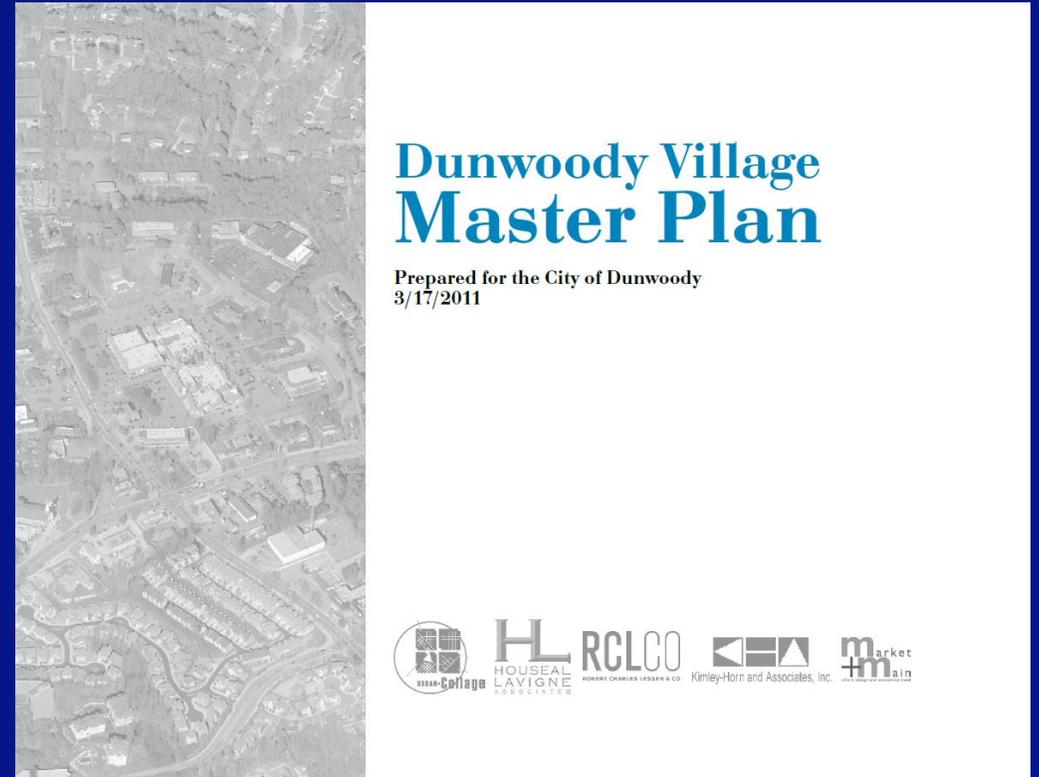
Open House: November 16, 2019

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

Dunwoody Village  
Master Plan Update

# Welcome!

- The Dunwoody Village Master Plan and zoning are being updated
- Today's Open House lets you to review the draft changes before they go before City Council
- This presentation provides a brief introduction



# Background: 2011 Village Master Plan

The 2011 plan called for:

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



# Update Process: June 29, 2019 Workshop

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





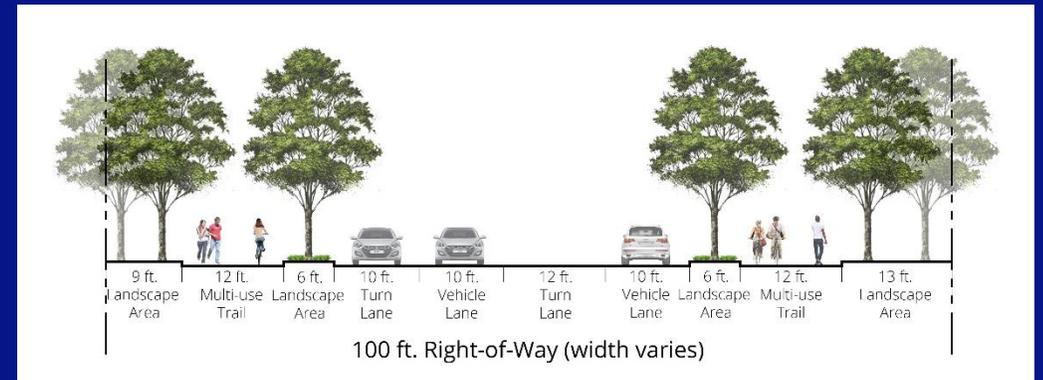
# Overview of Transportation Recommendations

*Please see the boards for more detail*

# Proposed Public Street Improvements

Minor updates to the previous Master Plan are recommended for Mt. Vernon and Chamblee Dunwoody Roads to:

- Ensure adequate and safe spaces for pedestrians and bicyclists
- Use street design to slow traffic to a maximum speed of 25 mph



# Existing Street Framework

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

# Draft Proposed Street Framework

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



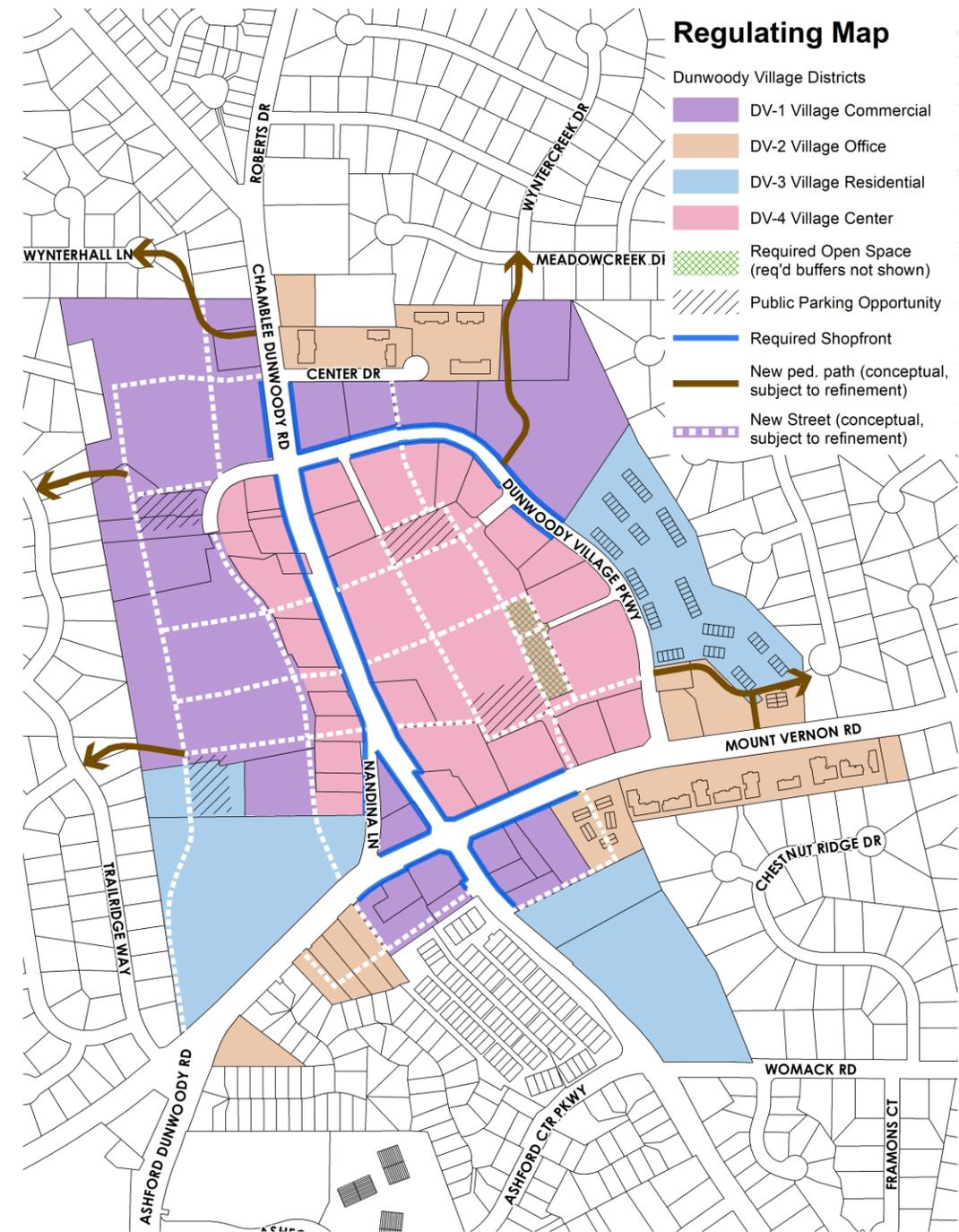


# Overview of Zoning Recommendations

*Please see the boards for more detail*

# Proposed Zoning: Overview

- The existing village overlay would be replaced with new customized Dunwoody Village zoning districts
  - *DV-1: Village Commercial*
  - *DV-2: Village Office*
  - *DV-3: Village Residential*
  - *DV-4: Village Center*
- A “regulating map” (a type of zoning map) would show site-specific requirements



# Proposed Zoning: Overview

The proposed zoning would:

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



# Proposed Zoning: Streetscapes

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



# Proposed Zoning: Building Types

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



# Proposed Zoning: Residential Uses

- Detached single-family houses would not be allowed
- Townhouses allowed in DV-1 and DV-3
- Multi-unit housing allowed in all districts
- Apartments would require special land use permit
- Senior housing allowed in DV-1, DV-3, and DV-4 with special land use permit
- Maximum density in all districts would be 12 units/acre



# Proposed Zoning: Commercial Uses

- Commercial uses allowed would generally reflect current commercial zoning, but:
  - *Banks would have to be spaced at least 1,320 feet apart*
  - *Gas stations, auto repair shops, and drive-throughs would not be allowed*
  - *Many uses would be limited to 50,000 sq. ft.*
- Please carefully review the use chart!



# Proposed Zoning: Architectural Standards

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



# Proposed Zoning: Building Height



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

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

# Proposed Zoning: Open Space

- Between 5% and 15% of each new development would be required to be open space
- “Leftover” space could not count as open space
- Open space would have to be:
  - *Plaza, green, commons, park, etc.*
- Quality design and amenities would be required



# Proposed Zoning: Open Space

- Some open spaces would be required to be built where shown on the “regulating map”
- They could potentially:
  - *Be partnerships with the City*
  - *Include civic building anchors*
- Many additional open spaces would be created with redevelopment



# Proposed Zoning: Parking

- Locations for public parking are identified on the “regulating map”
  - *Potentially publicly funded*
  - *Could encourage redevelopment*
- Would have to be screened by buildings or have high architectural quality



# Proposed Zoning: Transitions

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





Thank you!

*Please see the boards for more detail and to  
share your thoughts*