

Drawing name: K:\ALP\_PRJ\01838\014\_North Dekalb Mall\CAD\Plansheets\C1-50 - DRI SITE PLAN.dwg C1-50 REZONING SITE PLAN Mar 17, 2022 4:17pm By: Taylor Jones

## DEVELOPMENT SUMMARY:

DEVELOPMENT SUMMARY	
SITE SUMMARY:	
CURRENT ZONING:	C-1
PROPOSED ZONING:	MU-4
SITE AREA (AC.):	
TOTAL OPEN SPACE (AC.):	73.11
REQ. OPEN SPACE (10%) (AC.):	19.04
7.31	
BUILDING SETBACKS:	
FRONT (FT):	0
SIDE (FT):	0
BACK (FT):	10
TRANSITIONAL BUFFERS:	
ABUTTING RESIDENTIAL (FT)	50
ADDITIONAL INFORMATION:	
BASE DENSITY ALLOWED	24 DWELLING UNITS/ ACRE
BONUSES:	
PUBLIC IMPROVEMENTS	20%
MIXED-USE	20%
AMENITY PROXIMITY	20%

DEVELOPMENT SUMMARY	
PROPOSED LAND USES & DENSITIES:	
RESIDENTIAL (TOTAL COMBINED):	1,800 DU MAXIMUM
MULTI-FAMILY:	1,700 DU MAXIMUM
TOWNHOMES:	200 DU MAXIMUM
RETAIL/RESTAURANT/ENTERTAINMENT:	320,000 SF
HOTEL:	150 ROOMS
OFFICE:	180,000 SF
NON-RESIDENTIAL USE PERCENTAGE:	
20% MINIMUM	
PROPOSED BUILDING HEIGHTS:	
RETAIL:	2-STORY (50FT) MAX
MULTI-FAMILY:	6-STORY (75FT) MAX
MULTI-FAMILY + RETAIL:	7-STORY (85FT) MAX
TOWNHOMES:	3-STORY (45FT) MAX
OFFICE:	8-STORY (100FT) MAX
HOTEL:	8-STORY (100FT) MAX

## TRAFFIC ENGINEERING CONTACT:

JOHN WALKER, P.E., PTOE  
KIMLEY-HORN & ASSOCIATES  
11720 AMBER PARK DRIVE, SUITE 600  
ALPHARETTA, GA 30009  
470-273-3181

## SITE PLANNER CONTACT:

EMILY FLOOD, P.E.  
KIMLEY-HORN & ASSOCIATES  
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ALPHARETTA, GA 30009  
470-299-7059

## CLIENT CONTACT:

JIM MCKENNEY  
NDM (EDENS), LLC  
1272 5TH STREET NE. 200  
WASHINGTON, DC 20002  
803-269-8913

## PARKING SUMMARY:

NON-RESIDENTIAL PARKING SUMMARY					
LAND USE	QUANTITY OF LAND USE	MINIMUM PARKING RATIO	MINIMUM SPACES REQUIRED	MAXIMUM PARKING RATIO	MAXIMUM SPACES ALLOWED
RETAIL & GROCERY	217,275	1 SPACE/500 SF	434.6	1 SPACE/200 SF	1086.4
RESTAURANT	36,000 SF	1 SPACE/150 SF	240.0	1 SPACE/75 SF	480.0
THEATER	2,600 SEATS	1 SPACE/4 SEATS	650.0	1 SPACE/2 SEATS	1300.0
OFFICE	180,000 SF	1 SPACE/500 SF	360.0	1 SPACE/250 SF	720.0
HOTEL	150 ROOMS	1 SPACE/ROOM	150.0	1.2 SPACES/ROOM	180.0
TOTAL MINIMUM PARKING REQUIRED:			1834.6	TOTAL MAXIMUM PARKING ALLOWED:	3766.4

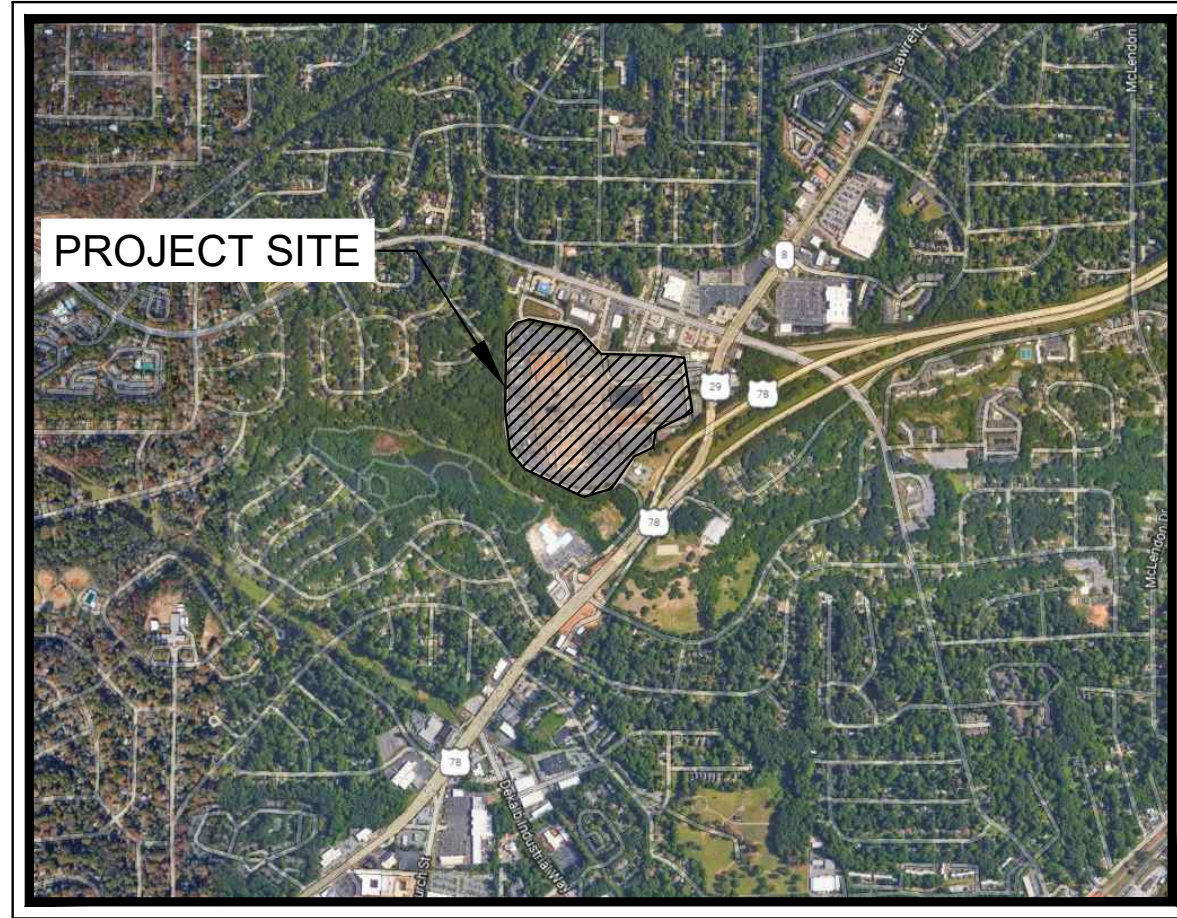
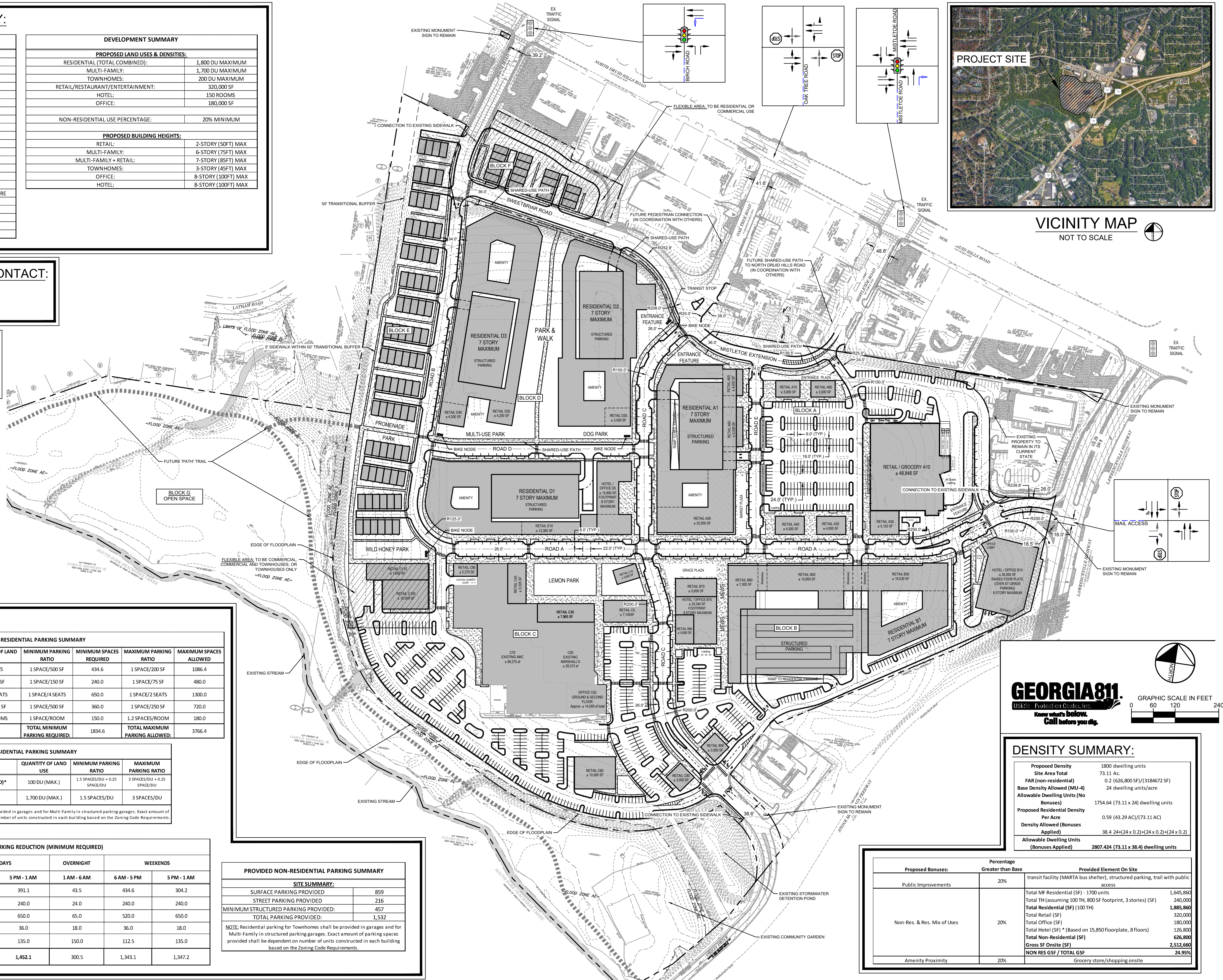
RESIDENTIAL PARKING SUMMARY			
LAND USE	QUANTITY OF LAND USE	MINIMUM PARKING RATIO	MAXIMUM PARKING RATIO
TOWNHOMES (SINGLE FAMILY ATTACHED)*	100 DU (MAX.)	1.5 SPACES/DU + 0.25 SPACES/DU	3 SPACES/DU + 0.25 SPACES/DU
MULTI-FAMILY*	1,700 DU (MAX.)	1.5 SPACES/DU	3 SPACES/DU

\* Residential parking for Townhomes shall be provided in garages and for Multi-Family in structured parking garages. Exact amount of parking spaces provided shall be dependent on number of units constructed in each building based on the Zoning Code Requirements.

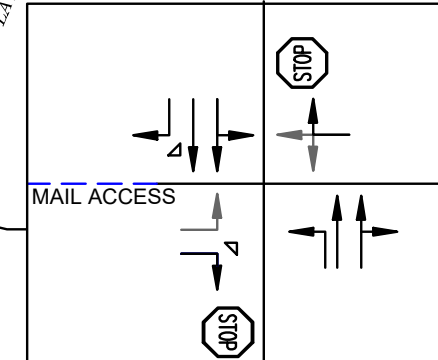
SHARED PARKING REDUCTION (MINIMUM REQUIRED)					
LAND USE	WEEKDAYS		OVERNIGHT	WEEKENDS	
	6 AM - 5 PM	5 PM - 1 AM	1 AM - 6 AM	6 AM - 5 PM	5 PM - 1 AM
RETAIL & GROCERY	260.7	391.1	43.5	434.6	304.2
RESTAURANT	120.0	240.0	24.0	240.0	240.0
THEATER	260.0	650.0	65.0	520.0	
OFFICE	360.0	36.0	18.0	36.0	18.0
HOTEL	112.5	135.0	150.0	112.5	135.0
TOTAL	1,113.2	1,452.1	300.5	1,343.1	1,347.2

PROVIDED NON-RESIDENTIAL PARKING SUMMARY	
SITE SUMMARY:	
SURFACE PARKING PROVIDED	859
STREET PARKING PROVIDED	216
MINIMUM STRUCTURED PARKING PROVIDED:	457
TOTAL PARKING PROVIDED:	1,532

NOTE: Residential parking for Townhomes shall be provided in garages and for Multi-Family in structured parking garages. Exact amount of parking spaces provided shall be dependent on number of units constructed in each building based on the Zoning Code Requirements.



VICINITY MAP  
NOT TO SCALE



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## DENSITY SUMMARY:

Proposed Density	1800 dwelling units
Site Area Total	73.11 Ac.
FAR (non-residential)	0.2 (626,800 SF)/(3184672 SF)
Base Density Allowed (MU-4)	24 dwelling units/acre
Allowable Dwelling Units (No Bonuses)	1754.64 (73.11 x 24) dwelling units
Proposed Residential Density	0.59 (43.29 AC)/(73.11 AC)
Per Acre	
Density Allowed (Bonuses Applied)	38.4 24+(24 x 0.2)+(24 x 0.2)+(24 x 0.2)
Allowable Dwelling Units (Bonuses Applied)	2807.424 (73.11 x 38.4) dwelling units

Percentage Greater than Base		Provided Element On Site	
Proposed Bonuses:		transit facility (MARTA bus shelter), structured parking, trail with public access	
Public Improvements	20%	Total MF Residential (SF) - 1700 units	1,645,860
		Total TH (assuming 100 TH, 800 SF footprint, 3 stories) (SF)	240,000
		Total Residential (SF) (100 TH)	1,885,860
		Total Retail (SF)	320,000
		Total Office (SF)	180,000
		Total Hotel (SF) * (Based on 15,850 floorplate, 8 floors)	126,800
		Total Non-Residential (SF)	626,800
		Gross SF Onsite (SF)	2,512,660
		NON RES GSF / TOTAL GSF	24.95%
Amenity Proximity	20%	Grocery store/shopping onsite	

**Kimley»Horn**  
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3050 PEACHTREE ROAD, NW SUITE 580  
ATLANTA, GA 30305

**DRI #3582**  
**NORTH DEKALB MALL**  
**REDEVELOPMENT**  
2050 LAWRENCEVILLE HWY, DECATUR, GA 30033

GSWCC NO. (LEVEL II) 00000XXXXX  
DRAWN BY CLH  
DESIGNED BY CLH  
REVIEWED BY TML  
DATE 02/21/2022  
PROJECT NO. 018381014  
TITLE  
**ZONING SITE PLAN**  
SHEET NUMBER  
**C1-50**