



# Regional Review Notification

## Development of Regional Impact

**DATE:** May 2, 2025

**TO:** Mayor Joseph Geierman, City of Doraville

**ATTN TO:** Austin Shelton, Director of Planning and Community Development, City of Doraville

**RE:** Development of Regional Impact Review

**FROM:** Mike Alexander, COO, Atlanta Regional Commission

*ARC has completed a preliminary regional review of the following DRI. ARC reviewed the DRI's relationship to regional plans, goals and policies as well as impacts the project may have on the activities, plans, goals and policies of other local jurisdictions and state, federal and other agencies. This Preliminary Report does not address whether the DRI is or is not in the best interest of the local government. A Final Report will be issued pending the receipt of stakeholders' comments and ARC's completion of its review of the project.*

**Name of Proposal:** Lotus Grove DRI 4360

**Submitting Local Government:** City of Doraville

**Date Opened:** May 2, 2025    **Comments Due:** May 17, 2025

**Date to Close:** May 17, 2025

**Description:** A DRI review of a proposal to construct a mixed-use development with 780 residential units, 160 hotel rooms, 13,364 SF of retail space, and 53,454 SF of restaurant space on a 13 – acre previously cleared site on Buford Highway just east of I-285 in the city of Doraville in Dekalb County.

### **Key Comments**

*The Atlanta Region's Plan assigns the Regional Employment Corridor growth management designation to the project site. The project is strongly aligned with the Regional Employment Corridor policies which support the addition of housing and retail to employment-focused areas.*

*The project's higher density, complementary mix of uses, and reuse of a previously developed site are strongly supportive of regional placemaking and environmental policies.*

*The project is expected to generate a total of 7,296 daily new vehicular trips; several roadway/intersection improvements are proposed to mitigate the impact of these trips.*

### **General**

The Atlanta Region's Plan, developed by ARC in close coordination with partner local governments, is intended to broadly guide regional development in the 12-county metro region to ensure that required infrastructure and resources are in place to support continued economic development and prosperity. The Plan assigns a relevant growth management category designation with accompanying policy recommendations to all areas in the region. This DRI site is designated Regional Employment Corridor; corresponding policy recommendations are provided at the end of these comments.

### **Transportation and Mobility Comments**

ARC's Transportation Access and Mobility Group comments will be provided in the Final Report.

The project is expected to generate a total of 7,296 new vehicular trips. Several roadway/intersection improvements are identified to reduce the impact of these new trips on surrounding roadways.

Care should be taken to ensure that the development promotes an interconnected, functional, clearly marked and comfortable pedestrian experience on all streets, paths, entrances, and parking areas. To the maximum extent possible, new driveways and intersection corners where pedestrians will cross should be constructed with minimal curb radii to reduce speeds of turning vehicles and decrease crossing distances for pedestrians.

### **ARC Natural Resource Group Comments**

ARC's Natural Resources Group will be provided in the Final Report.

### **Other Environmental Comments**

The project can support The Atlanta Region's Plan in general by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in the project's substantial parking areas and site driveways, and as part of any improvements to site frontages.

### **Unified Growth Policy Considerations: Regional Employment Corridor**

According the Atlanta Region's Plan, Regional Employment Corridors represent the densest development outside of the Region Core. Regional Employment Corridors connect several Regional Centers with the Region Core via existing capacity transportation facilities. These areas contain a large share of the region's jobs in a relatively small land area. These areas are also increasing in both housing and job density and are experiencing increased redevelopment and new uses in traditionally employment-focused areas.

There is a lack of accessible public greenspace within Regional Employment Corridors, which affects the overall aesthetics and quality of life for residents and workers.

The intensity and land use of this proposed project strongly aligns with The Atlanta Region's Plan's recommendations for Regional Employment Corridors. The project's provision of housing and retail adjacent to existing employment and retail centers is consistent with regional policies. City of Doraville staff and leadership, along with the applicant team, should collaborate closely to ensure maximum sensitivity to the needs of nearby local governments, stakeholders, and natur

### **The Following Local Governments and Agencies Received Notice of This Review:**

Atlanta Regional Commission	Georgia Department of Natural Resource	Georgia Dept of Community Affairs
Georgia Department of Transportation	Georgia Regional Transportation Authority	GA Soil and Water Conservation Com
Georgia Environmental Finance Authority	Georgia Conservancy	City of Doraville
MARTA	DeKalb County	

For questions, please contact Donald Shockey at (470) 378-1531 or [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org).

This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



## Developments of Regional Impact

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### DRI #4360

#### DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

#### Local Government Information

Submitting Local Government: Doraville

Individual completing form: Austin Shelton

Telephone: 470-622-9357

E-mail: austin.shelton@doravillega.us

\*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

#### Proposed Project Information

Name of Proposed Project: Lotus Grove

Location (Street Address, 5597 Buford Highway, Doraville, GA  
GPS Coordinates, or Legal  
Land Lot Description):

Brief Description of Project: Mixed-Use Development (Residential & Commercial)

#### Development Type:

- |  |   |   |
|--|---|---|
| <input type="radio"/> (not selected)                       | <input type="radio"/> Hotels                                | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office                               | <input checked="" type="radio"/> Mixed Use                  | <input type="radio"/> Petroleum Storage Facilities    |
| <input type="radio"/> Commercial                           | <input type="radio"/> Airports                              | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution             | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals            |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools                | <input type="radio"/> Truck Stops                     |
| <input type="radio"/> Housing                              | <input type="radio"/> Waste Handling Facilities             | <input type="radio"/> Any other development types     |
| <input type="radio"/> Industrial                           | <input type="radio"/> Quarries, Asphalt & Cement Plants     |   |

If other development type, describe:

Project Size (# of units, floor area, etc.): 780 multi-family residential units/160 room hotel & 66,818 sf retail/restaurant

Developer: Lotus Grove, LLC.

Mailing Address: 7130 Buford Highway NE, Suite A-200

Address 2:

City: Atlanta State: GA Zip: 30340

Telephone: 678-619-3030

Email: chaz@insigniacra.com

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner:

Is the proposed project entirely located within your ☐ (not selected) ☒ Yes ☐ No

local government's jurisdiction?

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI?

(not selected)

Yes

No

If yes, provide the following information:

Project Name:

Project ID:

The initial action being requested of the local government for this project:

☐ Rezoning

☐ Variance

☐ Sewer

☐ Water

☒ Permit

☐ Other

Is this project a phase or part of a larger overall project?

(not selected)

Yes

No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates:

This project/phase: 1

Overall project: 2028

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### DRI #4360

#### DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

#### Local Government Information

Submitting Local Government: Doraville  
 Individual completing form: Austin Shelton  
 Telephone: 470-622-9357  
 Email: austin.shelton@doravillega.us

#### Project Information

Name of Proposed Project: Lotus Grove  
 DRI ID Number: 4360  
 Developer/Applicant: Lotus Grove, LLC.  
 Telephone: 678-619-3030  
 Email(s): chaz@insigniacra.com

#### Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)  
☐ (not selected) ☒ Yes ☐ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?  
☒ (not selected) ☐ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

#### Economic Development

Estimated Value at Build-Out: \$215 Million

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: #13 Million

Is the regional work force sufficient to fill the demand created by the proposed project?  
☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?  
☐ (not selected) ☐ Yes ☒ No

If yes, please describe (including number of units, square feet, etc):

#### Water Supply

Name of water supply provider for this site: Dekalb County Department of Watershed Management

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

0.124 MGD

Is sufficient water supply capacity available to serve the proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

### Wastewater Disposal

Name of wastewater treatment provider for this site: Dekalb County Department of Watershed Management

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

0.124 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

### Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)

348, 2-way trips in AM peak, 486, 2-way in PM peak & 7,296, 2-way trips in 24-hours

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, please describe below: Please see attached DRI Traffic Impact Study.

### Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?

670 tons

Is sufficient landfill capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? ☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

### Stormwater Management

What percentage of the site is projected to be

30.7%

impervious surface once the proposed development has been constructed?

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Detention pond as shown on the site plan is proposed.

Environmental Quality

Is the development located within, or likely to affect any of the following:

- 1. Water supply watersheds? ☐ (not selected) ☐ Yes ☒ No
- 2. Significant groundwater recharge areas? ☐ (not selected) ☐ Yes ☒ No
- 3. Wetlands? ☐ (not selected) ☐ Yes ☒ No
- 4. Protected mountains? ☐ (not selected) ☐ Yes ☒ No
- 5. Protected river corridors? ☐ (not selected) ☐ Yes ☒ No
- 6. Floodplains? ☐ (not selected) ☐ Yes ☒ No
- 7. Historic resources? ☐ (not selected) ☐ Yes ☒ No
- 8. Other environmentally sensitive resources? ☐ (not selected) ☐ Yes ☒ No

If you answered yes to any question above, describe how the identified resource(s) may be affected:

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LOTUS  
GROVE  
CITY OF DORAVILLE

PROJECT SUMMARY

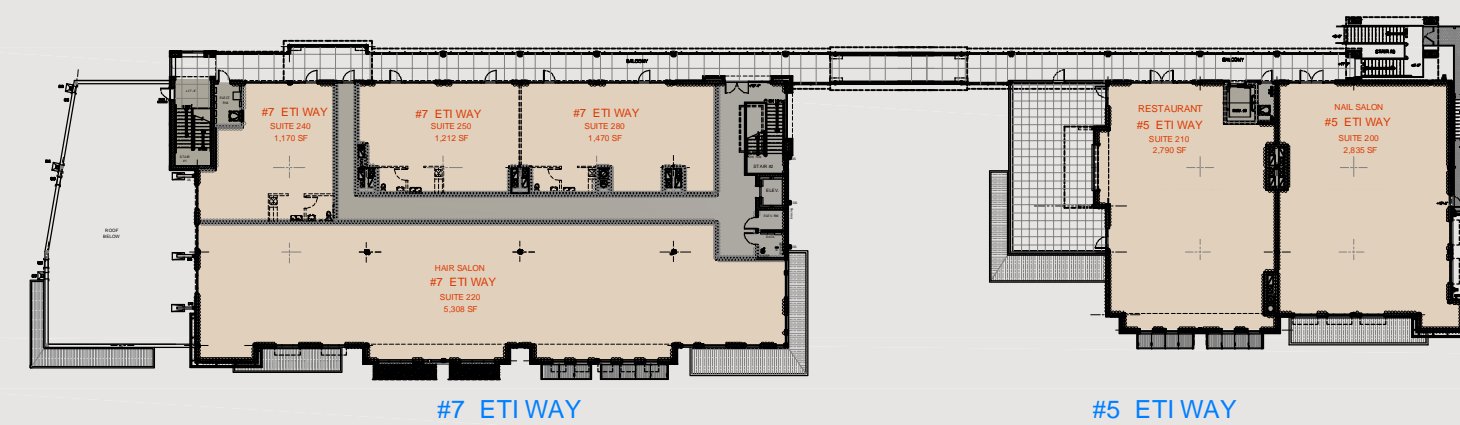
RESIDENTIAL		780 UNITS
BLDG. A	425,000 SF (12 STORY)	735,000 GSF
BLDG. B	310,000 SF (12 STORY)	
1140 PARKING SPACES - 1.45 SPACES / UNIT		
HOTEL		160 ROOMS
	74,500 GSF (7 STORY)	74,500 GSF
74 PARKING SPACES - 0.46 SPACES / ROOM		
MIXED USE		86,323 RSF (90,795 GSF)
# 5 ETI WAY	12,446 RSF RETAIL/REST. (TWO STORY) (12,803 GSF)	
#7 ETI WAY	21,932 RSF RETAIL/REST. (TWO STORY) (24,618 GSF)	
#6 ETI WAY	2,075 RSF RETAIL/REST. (TWO STORY) (3,000 GSF)	
#8 ETI WAY	11,696 RSF RETAIL/REST. (UPPER LEVEL) (13,300 GSF)	
#5 VERONICA ST.	1,134 RSF RETAIL/REST. (ONE STORY) (1,134 GSF)	
#7 VERONICA ST.	35,940 RSF RETAIL/REST. FOOD HALL (35,940 GSF)	
#9 VERONICA ST.	1,100 RSF CITY HALL (ONE STORY)	
408 PARKING SPACES - 4.7 SPACES / 1,000 RSF		
TOTAL PROPOSED BLDG. AREA:		900,295 RSF
1,622 TOTAL PARKING SPACES		

ZONING SUMMARY

TOTAL SITE AREA:	13.03 ACRES
CURRENT ZONING:	T-6-C
PROPOSED ZONING:	T-6-C
BUILDING SETBACKS:	
FRONT:	2 FT
SIDE:	0 FT
REAR:	2 FT
ACTIVE OPEN SPACE:	
RESIDENTIAL:	0.99 ACRES
HOTEL/MIXED-USE:	0.71 ACRES

LOTUS GROVE DRI #4360

RESIDE  
STUDIOS LLC.



UPPER LEVEL FLOOR PLAN

MIXED USE  
51,945 RSF  
(3 STORY)

ACTIVE OPEN  
SPACE AREA #1  
= 0.48 ACRES

ACTIVE OPEN  
SPACE AREA #2  
= 0.51 ACRES

ACTIVE OPEN  
SPACE AREA #3  
= 0.71 ACRES

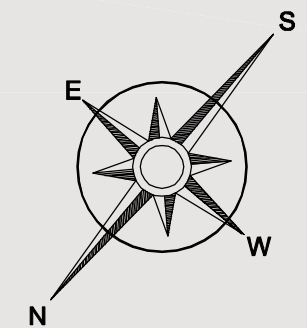
NOTE: THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. SITE INFORMATION WAS OBTAINED FROM CLIENT'S DOCUMENTS. DESIGN MAY VARY, DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE, SOILS, SURVEY, ETC. THIS ADDITIONAL DATA AND SITE CONDITIONS COULD CAUSE CHANGES IN PARKING RATIOS AND SPACE AVAILABLE FOR DEVELOPMENT, AND MAY INCREASE ESTIMATED DEVELOPMENT COSTS.

NOTE: THIS DRAWING IS THE PROPERTY OF ALEX MUNOZ & ASSOC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART. IT SHALL NOT BE USED FOR ANY OTHER PROJECT. THIS DRAWING IS AN INSTRUMENT OF SERVICE ONLY AND SHALL BE RETURNED TO THE ARCHITECT UPON REQUEST.  
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RESIDENTIAL  
780 UNITS  
+/- 735,000 GSF

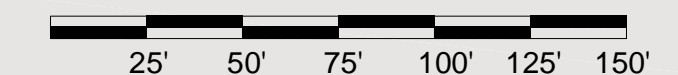
HOTEL  
(7 STORY)  
160 ROOMS  
74,500 GSF

MIXED USE  
34,378 RSF  
(2 STORY)



CONCEPTUAL  
SITE PLAN

SCALE : 1" = 50'-0"



LOTUS GROVE, LLC

SK-24A

LATEST REVISION -APRIL 16, 2025

EXISTING  
SIGNAL  
LONGMIRE  
WAY

US ROUTE 23/ GA ROUTE 13  
(AKA BUFORD HIGHWAY)

NORTH DEKALB DRIVE  
(INTERSTATE 285 R/W)

ALEX ROAD

DETENTION POND

LOADING ZONE

VERONICA STREET

VERONICA STREET

LOTUS GROVE WAY

LOTUS GROVE WAY

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