



# Regional Review Finding

## Development of Regional Impact

**DATE:** May 17, 2025

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

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

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

**RE:** Development of Regional Impact (DRI) Review

*ARC has completed a regional review of the below DRI. ARC reviewed the project'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 Final Report does not address whether the DRI is or is not in the best interest of the host local government.*

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

**Submitting Local Government:** City of Doraville

**Date Opened:** May 2, 2025

**Date Closed:** 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 developed site on Buford Highway just east of I-285 in the city of Doraville in Dekalb County.

### **Comments:**

#### **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.*

*There may be a protected stream adjacent to the project site with required buffers extending into the site. The applicant should coordinate with the City of Doraville to address this as may be needed.*

*The proposal is highly consistent with ARC's Metropolitan Transportation Plan. The project is located within walking distance of a MARTA rail station and bus stops. Its mix of uses will support transit ridership. Sidewalks allow for safe pedestrian movements. Bike conditions could be improved.*

*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 are attached.

The proposal is highly consistent with ARC's Metropolitan Transportation Plan. The project is located within walking distance of a MARTA rail station and bus stops. Its mix of uses will support transit ridership. Sidewalks allow for safe pedestrian movements. Bike conditions could be improved. The site provides adequate EV charging spaces.

Bike accommodations should be provided, either through sharrows, separated lanes, or shared paths. Conditions between the site and MARTA station should be improved by local government or other partners. Additional trees within the development would enhance the site and improve walking conditions.

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 are attached.

#### *Stream Buffers*

Neither the USGS coverage for the project area nor the submitted site plan show any streams on the project property. However, the USGS coverage shows the headwaters of a blue-line tributary to the North Fork of Peachtree Creek just south of the project property. The FEMA flood map shows the stream as starting further north than the USGS coverage and identifies it as North Fork Peachtree Creek Tributary 1.3. Based on the FEMA coverage, the stream may abut the project property. If this portion of the stream abuts the property and meets the definition of a stream in the City of Doraville's stream buffer ordinance, the ordinance's 50-foot undisturbed buffer and additional 25-foot impervious surface setback, as well as the State 25-foot Sediment and Erosion Control buffer may be required and any development in the buffer area may require variances. Any unmapped streams on the property may also be subject to the County buffer requirements. Any unmapped State waters identified on the property may also be subject to the State 25-foot Sediment and Erosion Control buffer.

#### *Floodplain*

The FEMA coverage for the project area shows areas of 500-year floodplain (Zone X) along the unnamed blue-line stream, with one branch extending into the project property near the proposed detention pond. Other than the detention pond, none of the new development appears to be near the floodplain areas. Any work in the Zone X areas will need to meet all applicable requirements under the City's floodplain and future floodplain ordinances.

## **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.

## **GDOT Aviation**

Comments received from GDOT aviation are attached.

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

According to 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 nature.

## **The following local governments and agencies received notice of this review:**

Atlanta Regional Commission Affairs	Georgia Department of Natural Resources	Georgia Department of Community Affairs
Georgia Department of Transportation Commission	Georgia Regional Transportation Authority	Georgia Soil and Water Conservation Commission
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](mailto: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@insigniakra.com](mailto:chaz@insigniakra.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](mailto: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](mailto: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:

[Back to Top](#)

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**LOTUS GROVE DRI**  
**City of Doraville**  
**Natural Resources Review Comments**  
**May 8, 2025**

While ARC and the Metropolitan North Georgia Water Planning District have no regulatory or review authority over this project, the Natural Resources Group has identified County and State regulations that could apply to this property. Other regulations may also apply that we have not identified.

**Watershed Protection**

The project property is located in the Peachtree Creek Watershed which is part of the Chattahoochee River Watershed. Peachtree Creek's confluence with the Chattahoochee River is downstream of the existing public water supply intakes on the Chattahoochee. However, proposed intakes in South Fulton and Coweta County would include this portion of the Chattahoochee River watershed as a large water supply watershed (over 100 square miles), as defined under the Part 5 Criteria of the 1989 Georgia Planning Act. For large water supply watersheds without a water supply reservoir, the only applicable Part 5 requirements are restrictions on hazardous waste handling, storage and disposal within seven miles upstream of a public water supply intake. This property is more than seven miles upstream of the nearest proposed public water supply intake on the Chattahoochee.

**Stream Buffers**

Neither the USGS coverage for the project area nor the submitted site plan show any streams on the project property. However, the USGS coverage shows the headwaters of a blue-line tributary to the North Fork of Peachtree Creek just south of the project property. The FEMA flood map shows the stream as starting further north than the USGS coverage and identifies it as North Fork Peachtree Creek Tributary 1.3. Based on the FEMA coverage, the stream may abut the project property. If this portion of the stream abuts the property and meets the definition of a stream in the City of Doraville's stream buffer ordinance, the ordinance's 50-foot undisturbed buffer and additional 25-foot impervious surface setback, as well as the State 25-foot Sediment and Erosion Control buffer may be required and any development in the buffer area may require variances.

Any unmapped streams on the property may also be subject to the County buffer requirements. Any unmapped State waters identified on the property may also be subject to the State 25-foot Sediment and Erosion Control buffer.

**Floodplain**

The FEMA coverage for the project area shows areas of 500-year floodplain (Zone X) along the unnamed blue-line stream, with one branch extending into the project property near the proposed detention pond. Other than the detention pond, none of the new development appears to be near the floodplain areas. Any work in the Zone X areas will need to meet all applicable requirements under the City's floodplain and future floodplain ordinances.

**Stormwater/Water Quality**

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. The Stormwater Management section of the DRI Additional Information form states, "Detention pond as shown on the site plan is proposed." The final project design should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality.

**LOTUS GROVE DRI**  
**ARC Natural Resources Comments**  
**May 8, 2025**  
**Page Two**

During the planning phase, the stormwater management system (system) should be designed to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and enhance and promote the public health, safety and general welfare. Additionally, the system should meet the requirements of the City of Doraville's post-construction stormwater management ordinance found in Doraville, GA, Municipal Code Chapter 6.5, Article IV, Section. 6.5-70.

Additional guidance on meeting the stormwater management standards can be found in applicable sections of the Georgia Stormwater Management Manual (GSMM) accessible at [www.georgiastormwater.com](http://www.georgiastormwater.com). Examples of applicable sections are design standards, calculations, formulas, methods, and runoff reduction practices sized and designed to retain the first 1.0 inch of rainfall on the site to the maximum extent practicable. The GSMM Volume 2, Table 4.1.3-1: BMP Selection Guide states that the Dry Detention Basins BMP does not receive runoff reduction credits. Where possible, the project should use stormwater better site design practices included in the GSMM Volume 2, Section 2.3.

During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements.

## Development of Regional Impact

### *Assessment of Consistency with the ARC Metropolitan Transportation Plan*

**Prepared by:** Shelby Piccolo, ARC Transportation Access and Mobility Division

May 9, 2025

#### **DRI INFORMATION**

**Lotus Grove DRI 4360 – DeKalb County, Georgia**

#### **Metropolitan Transportation Plan Projects**

**Did the transportation analysis incorporate all current MTP projects contained in the study area or along major transportation corridors connecting the study area with adjacent jurisdictions?**

No, Table 5 is missing project ARC ID DK-461, GDOT 0019208. This project is a 10' multiuse path along New Peachtree Rd, as well as ARC ID AR-491D, which is BRT along New Peachtree Rd. Both projects are .25 miles from the site. Other changes for Table 5 include ARC ID DK-476 for GDOT 0019884.

#### **REGIONAL NETWORKS**

- 1. Will the project be directly served by any roadways identified as Regional Thoroughfares? Any access points between the development and a Regional Thoroughfare, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.**

☐ NO ☒ YES

Regional Thoroughfare capacity and safety needs have been met.

- 2. Will the development site be directly served by any roadways identified as Regional Truck Routes? Any access points between the development and a Regional Truck Route, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.**

☒ NO ☐ YES

- 3. If the development site is within one mile of an existing or planned rail service, provide information on accessibility conditions and transit supportive uses.**

☐ NOT APPLICABLE

☒ RAIL SERVICE WITHIN ONE MILE

MARTA Doraville Station

Distance\* .6 miles

Walking Access\* Sidewalks and crosswalks do connect the site to the rail station, but sidewalk conditions vary. Some sidewalks are very narrow and have no buffer between the sidewalk and high-speed road.

Bicycling Access\* There is no bike access between the site and MARTA station.

Vehicular Transit Connectivity MARTA station is accessible by vehicle.

**Rail TOD Comments** - The proposed development uses and densities strongly support transit ridership. Bike accommodations should be included within and around the site. Proposed walking conditions are beneficial to pedestrians within the site.

**4. If the project is within one mile of existing or planned fixed route bus services (including any privately operated shuttles or circulators open to the general public), provide information on walking and bicycling accessibility conditions**

☐ NOT APPLICABLE ☒ Yes

MARTA Routes 25, 39, 104, 124 (closest), and 133

Distance\* .1 miles

Walking Access to stops\* Stops are mostly walkable. Sidewalk conditions vary depending on the location of the stop.

Bicycling Access to stops \* Stops not currently bikeable. Bike lanes or multiuse paths to stops from site would improve access.

Ride Gwinnett Routes 10A, 10B, 20, and 35

Distance\* .1 miles

Walking Access to stops\* Stops are mostly walkable. Sidewalk conditions vary depending on the location of the stop.

Bicycling Access to stops \* Stops not currently bikeable. Bike lanes or multiuse paths to stops from site would improve access.

**BRT TOD Comments -**

Transit stops are mostly walkable but not bikeable. Proposed site uses strongly support transit ridership. Planned improvements to site will enhance walkability.

**5. If the development site is within one mile of an existing or planned multi-use path or trail, provide information on accessibility conditions**

☒ NOT APPLICABLE

☐ YES

## **OTHER TRANSPORTATION DESIGN CONSIDERATIONS**

- 1. Does the site plan provide for the construction of publicly accessible local road or drive aisle connections, or bike/pedestrian connections, with adjacent parcels?**

Yes.

- 2. Does the site plan enable pedestrians and bicyclists to move between destinations within the development site safely and conveniently?**

Yes. Streets within the development should accommodate bicyclists.

- 3. Does the site plan effectively manage truck movements and separate them, to the extent possible, from the flow of pedestrians, bicyclists and motorists both within the site and on the surrounding road network?**

Yes.

- 4. Does the site plan include provisions for electric vehicle charging?**

Yes.

## **RECOMMENDATIONS**

- 1. Do the transportation network recommendations outlined in the transportation study adequately mitigate the project's vehicular impact?**

The proposal is highly consistent with ARC's MTP. The project is located within walking distance of a MARTA rail station and bus stops. Its mix of uses will support transit ridership. Sidewalks allow for safe pedestrian movements. Bike conditions could be improved. The site provides adequate EV charging spaces.

- 2. ARC offers the following additional comments for consideration by the development team and/or the applicable local government(s):**

Bike accommodations should be provided, either through sharrows, separated lanes, or shared paths. Conditions between the site and MARTA station should be improved by local government or other partners. Additional trees within the development would enhance the site and improve walking conditions.

**From:** [Hood, Alan C.](#)  
**To:** [Donald Shockey](#)  
**Subject:** RE: 2025 Lotus Grove DRI 4378 - Preliminary Report and Comments Request  
**Date:** Tuesday, May 13, 2025 12:44:20 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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Donald,

This proposed 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 is approximately 2 miles from DeKalb Peachtree Airport (PDK). It is located outside of the FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact the airport as long as construction or construction equipment does not exceed 85' above ground level.

If any construction equipment or construction exceeds 85' AGL, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool found here (<https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm>). Those submissions for any associated cranes may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notifications, no later than 120 days prior to construction. The FAA will evaluate the potential impacts of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

Thank you for the opportunity to comment on the proposed development.

**Alan Hood**

*Airport Safety Data Program Manager*



*Aviation Programs*

600 West Peachtree Street NW

6<sup>th</sup> Floor

Atlanta, GA, 30308

404.660.3394 cell

404.532.0082 office

Website: <https://www.dot.ga.gov/GDOT/pages/AirportAid.aspx>

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**From:** Donald Shockey <DShockey@atlantaregional.org>





LOTUS  
GROVE  
CITY OF DORAVILLE

PROJECT SUMMARY

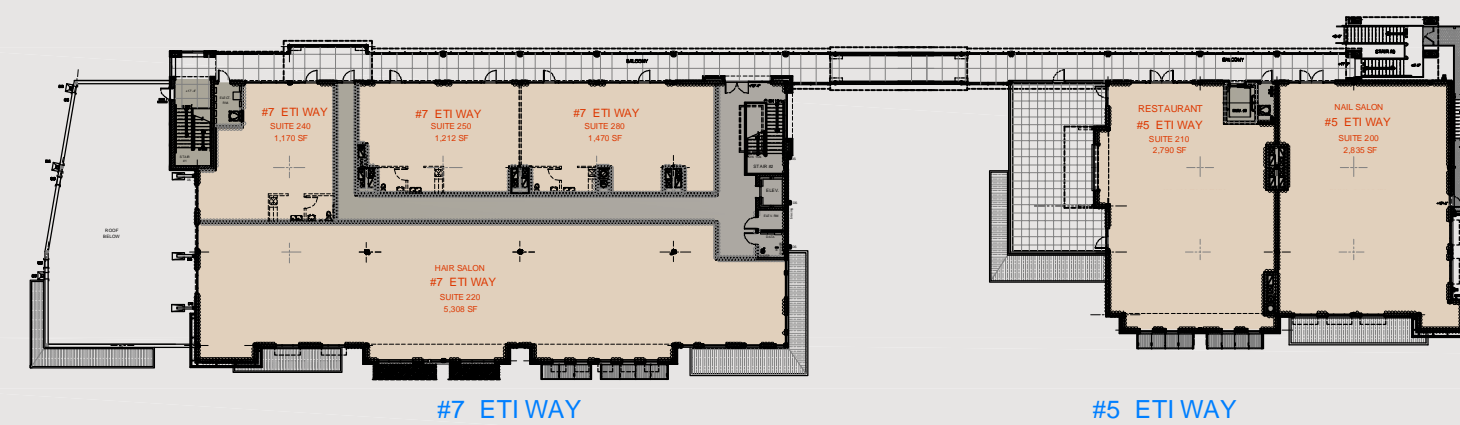
RESIDENTIAL		780 UNITS
BLDG. A 456 UNITS	425,000 SF (12 STORY)	735,000 GSF
BLDG. B 324 UNITS	310,000 SF (12 STORY)	
1140 PARKING SPACES - 1.45 SPACES / UNIT		
HOTEL		160 ROOMS
160 ROOMS	74,500 GSF (7 STORY)	74,500 GSF
74 PARKING SPACES - 0.46 SPACES / ROOM		
MIXED USE		86,323 RSF (90,795 GSF)
# 5 ETI WAY RETAIL/REST.	12,446 RSF (TWO STORY) (12,803 GSF)	
#7 ETI WAY RETAIL/REST.	21,932 RSF (TWO STORY) (24,618 GSF)	
#6 ETI WAY RETAIL/REST.	2,075 RSF (TWO STORY) (3,000 GSF)	
#8 ETI WAY RETAIL/REST.	11,696 RSF (UPPER LEVEL) (13,300 GSF)	
#5 VERONICA ST. RETAIL/REST.	1,134 RSF (ONE STORY) (1,134 GSF)	
#7 VERONICA ST. RETAIL/REST. FOOD HALL	35,940 RSF (TWO STORY) (35,940 GSF)	
#9 VERONICA ST. CITY HALL	1,100 RSF (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

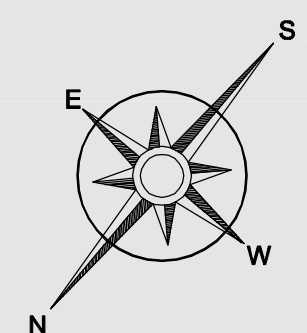
NOTE: THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. SITE INFORMATION WAS OBTAINED FROM CLIENT'S DOCUMENTS. DESIGN MAY VARY, DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE, SOILS, SURVEY, ETC. THIS ADDITIONAL DATA AND SITE CONDITIONS COULD CAUSE CHANGES IN PARKING RATIOS AND SPACE AVAILABLE FOR DEVELOPMENT,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

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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"

25' 50' 75' 100' 125' 150'

LOTUS GROVE, LLC

SK-24A

LATEST REVISION -APRIL 16, 2025

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

LONGMIRE  
WAY

EXISTING  
SIGNAL

DETENTION POND

ALEX ROAD

LOTUS GROVE WAY

VERONICA STREET

VERONICA STREET

NORTH DEKALB DRIVE  
(INTERSTATE 285 R/W)



