

# CITY OF DUNWOODY

# 2020-2040 COMPREHENSIVE PLAN

## WHAT IS A COMPREHENSIVE PLAN?

A Comprehensive Plan is a statement of a community's vision for its long-term future that is intended to guide the community's future growth and development. Under State of Georgia guidelines, Comprehensive Plans contain community goals and policies, identification of needs and opportunities, and a 5-year community work program to help guide implementation of the community's vision. Priority needs and opportunities generally look forward over a 20-30 year horizon. The plan is also required to consider a variety of factors that impact the city's physical development including:

- Land Use
- Community Character
- Infrastructure
- Public Facilities and Services
- Economic Development

The plan is informed by extensive analysis and public engagement. The plan does not rezone property or serve as a zoning ordinance. It is a policy document that guides future changes to the City's ordinances and land use decisions.

## 2020 COMPREHENSIVE PLAN UPDATE

The Georgia Department of Community Affairs (DCA) requires that cities and counties update specific areas of its comprehensive plan every 5 years. These areas include:

- Analysis (Population and Household Projections)
- Needs and Opportunities Facing the Community
- 5-year Work Plan (Action Plan)
- Future Land Use/Character Area Maps and Narrative

Dunwoody Next is an update to the City's previous comprehensive plan, Shape Dunwoody, which was completed in 2015. Dunwoody Next meets, and in some areas exceeds, the minimum requirements set by the State and is a minor update to the City's previous plan, not a "major update," or complete overhaul. Dunwoody Next reflects and incorporates findings and recommendations from the following recent planning efforts:

- Dunwoody Transportation Plan (2017)
- Dunwoody Parks Master Plan (2017)
- Create Dunwoody Arts and Culture Master Plan (2017)
- Perimeter Community Improvement Districts Consolidated Plan (2018)
- Dunwoody Village Master Plan (2020)

Dunwoody Next also reflects community needs and recommendations expressed throughout the community engagement process and Sounding Board meetings. The updated plan language is intended to portray the current spirit of and future vision for Dunwoody and a more proactive outlook regarding the City's future growth and development.



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## WHAT HAS CHANGED?

### **Vision**

The Sounding Board, a group of key stakeholders, helped refine the Vision Statement from the previous plan to reflect today's priorities:

*The City of Dunwoody will be a dynamic regional destination and a community where people can thrive – with a balanced mix of urban and suburban environments and amenities; high quality employment; housing and transportation options; and best-in-class infrastructure, facilities and services.*

### **Goals**

Plan Goals were updated and revised based on today's need and priorities. While the wording of some goals were revised to present a more proactive view, the goal areas have not changed significantly. Based on community input and observation, the Sounding Board, along with consultants and City staff, identified one additional goal to include in the plan update: leverage dunwoody's location at the heart of growing job centers, transportation systems and neighboring communities.

### **Community Policies**

Community Policies have been updated and modestly revised to remain consistent with the updated Vision and Goals.

### **Character Areas**

The Character Area map (shown on the following page) has been updated based on evolving conditions over the last 5 years and recent studies. The Character Area text includes modest revisions based on additional studies that have been completed since the last comprehensive plan as well as any changes to City policy. Some topical threads that have been woven into the Character Area update include continuing to refine strategies to incorporate senior housing and leveraging Dunwoody's location and character as a unique asset. Additionally, the North Peachtree Character Area has been re-named "285 Peachtree Gateway" to better describe its location and well-suited position for future redevelopment. First Baptist Church Atlanta (located at 2200 Cotillion Drive) along I-285 is now included within the 285 Peachtree Gateway Character Area. Also, the Georgetown Character Area has been slightly modified to include a parking lot and two condominium communities along Peachford Road. Since the last plan update, the Perimeter zoning code and overlay district have been adopted and are now reflected in this section. Finally, in regards to Dunwoody Village, important zoning changes have been included. Most notably, new action items include, 'replace the Dunwoody Village Overlay with a new set of Dunwoody Village Zoning Districts,' and 'review and implement solutions for structured parking, public parking, and shared parking.' Also, to outline future zoning changes to the area, the proposed Dunwoody Village regulating plan has been included as Figure 7 of the report.

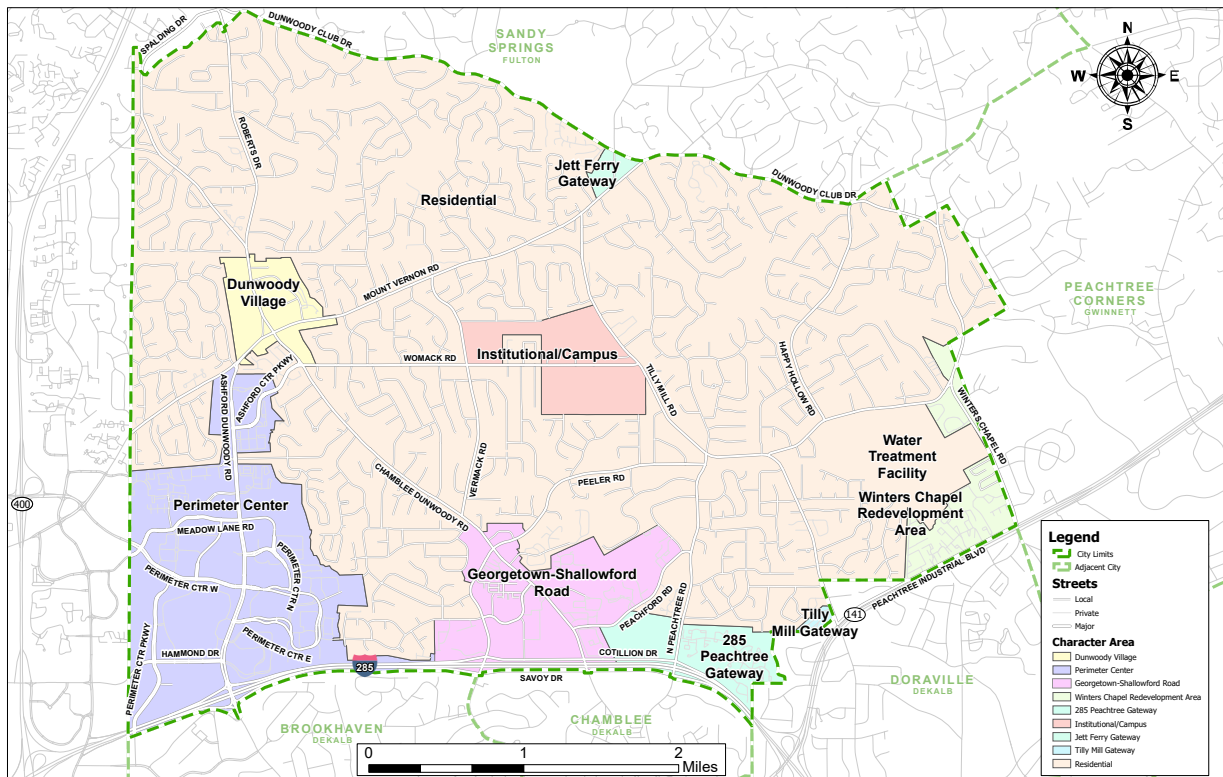
### **Future Land Use**

Changes to the Future Land Use map recommended by City staff include:

- Adding City and Neighboring City limits
- Adding Dunwoody Village Zoning Overlay
- Including Future Park Additions
- Creating New "Institutional" Land Use Category
- Creating New "Utility" Land Use Category



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## Priority Needs and Opportunities

Priority Needs and Opportunities have been revised to reflect a more proactive, forward-thinking plan. An additional need has also been identified, “Prepare for the I-285/400 express lane expansion and infrastructure.”

## Community Work Program

The Community Work Program section headings have been revised, but the action items have not yet been updated. Action items will be updated during the summer of 2020 with input from the community and the Sounding Board. A new action statement has been added to address actions necessary to address opportunities and challenges presented by the I-285 Top End and GA 400 Express Lanes.

## NEXT STEPS

For more information, please view the following documents on the Dunwoody Comprehensive Plan Update website: *ARC Demographic PowerPoint*, *Comprehensive Plan Update*. The Demographic PowerPoint provides an overview of relevant city demographic information and trends that have helped shape and inform the comprehensive plan update. The complete Dunwoody Next Comprehensive Plan Update draft includes recommended revisions to the plan document.

After reviewing the relevant documents, we invite you to provide feedback on the draft plan. Instructions for submitting feedback are located on the plan website. Additionally, please stay tuned for a potential public open house this fall pending the COVID-19 situation. Your feedback is extremely valuable in crafting a comprehensive plan that reflects the City of Dunwoody’s character and vision as well as its most important asset - its residents.