



**DeKalb County Department of Planning & Sustainability**

**178 Sams Street,  
Decatur, GA 30030**

**(404) 371-2155 / [www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)**

**Planning Commission Hearing Date: July 11, 2023  
Board of Commissioners Hearing Date: July 27, 2023**

**STAFF ANALYSIS**

<b>Case No.:</b>	Z-23-1246461	<b>Agenda #:</b> 2023-0589
<b>Address:</b>	3355,3375, 3395 Northeast Expressway, Chamblee, GA 30341	<b>Commission District:</b> 01 Super <b>District:</b> 07
<b>Parcel ID(s):</b>	18-267-01-004, 18-267-01-008, 18-267-01-007	
<b>Request:</b>	Rezone the properties located at 3355,3375,3395 Northeast Expressway from OI (Office Institutional) Zoning District to HR-3 (High Density Residential-3) Zoning District to remove the existing office buildings and redevelop the site with multi-family buildings.	
<b>Property Owner(s):</b>	3355 Northeast Expressway, LLC; 3375 Northeast Expressway, LLC; 3395 Northeast Expressway, LLC	
<b>Applicant/Agent:</b>	Lalani Ventures c/o Dennis J. Webb, Jr. (Smith, Gambrell, and Russell, LLP)	
<b>Acreage:</b>	7.24	
<b>Existing Land Use:</b>	Vacant Office Park, Regional Center	
<b>Surrounding Properties:</b>	<b>North:</b> C-1, <b>OI East:</b> OI <b>South:</b> C-2, <b>O-I West:</b> Interstate 85	
<b>Comprehensive Plan:</b>	<b>Regional Center</b> <div style="display: flex; justify-content: space-around; align-items: center;"> <span>Consistent</span> <input checked="" type="checkbox"/> <span>Inconsistent</span> <input type="checkbox"/> </div>	

**Staff Recommendation:** Two-Cycle Deferral.

The applicant to rezone 3355, 3375, 3395 Northeast Expressway from the O-I (Office Institutional) to the HR-3 (High Density Residential-3) Zoning District to demolish three (3) vacant office buildings and redevelop the site with two (2) multi-family, apartment buildings. In November 2022 previous applicant, Alpha Residential, had proposed a larger 775-unit multi-family residential community with ground level retail. The applicant later requested withdrawal of the application due to market conditions. This new proposal will include 650 units consisting of studio, 1-bedroom, 2-bedroom, and 3-bedroom rental units, 5 stories in height, and two parking garages internal to the site. The development will also provide connection to the adjacent Peachtree Creek Greenway via greenway. Per a 2020 text amendment to the *Zoning Ordinance*, the minimum multi-family unit size for the HR-3 Zoning District is 500 square feet. The applicant does not include plans for any retail or commercial units on the ground floor of the development.

The number of proposed units exceeds the statutory threshold of 400 housing units for a region and therefore, is subject to Development of Regional Impact (DRI) review by the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA). A DRI had previously been completed for prior applicant, Alpha Residential, with a Final Report issued in October 2022. The applicant has included a Memorandum prepared by Kimley-Horn comparing the DRI Study completed for Alpha Residential (Apex Audubon DRI #3783). Kimley-Horn specifically compares trip generation differences between land uses for the two proposals. The Memorandum summarizes that the current proposal has 27% less gross daily trips, 25% less AM peak hour trips, and approximately 28% less PM peak hour trips than the previous Alpha Residential proposal. By comparing the land use densities in both proposals, the Memorandum indicates DRI trips have reduced by 30% from the proposal submitted by Alpha Residential. Furthermore, DeKalb County inter-departmental review includes infrastructure requirements relating to Georgia Department of Transportation Review (GDOT), right-of-way expansion, sidewalks, landscape strips and street lighting (see attached comments).

The Board of Commissioners adopted the *2050 Unified Plan* on November 17, 2022, which included a change of the future land use designation for the subject properties and others along the Interstate 85 corridor to Regional Center (RC). This change will significantly enhance the visual appeal of the corridor, increase density, and boost much needed regional housing supply near an academic/employment center. With that change, the requested HR-3 zoning is now consistent with the *2050 Unified Plan*. The HR-3 Zoning District is designed to accommodate high density, high rise, multi-family residential development at a base maximum density of sixty (60) dwelling units per acre. A maximum density up to 120 dwelling units per acre may be achieved if certain community enhancements are provided.

The applicant proposes an additional thirty-six (36) dwelling units per acre worth of bonus density through the provision of the following amenities:

<b>REQUESTED DENSITY BONUSES</b>			
<b>Base Max Density</b>	<b>Amenity</b>	<b>Density Increase %</b>	<b>Add'l Dwelling Units per acre</b>
<b>60 DUs/AC</b>	-	-	-
	MARTA Bus Shelter	20% (60 x .20)	= 12 DUs/AC
	Public Art	20% (60 x .20)	= 12 DUs/AC
	Parking Garage	20% (60 x .20)	= 12 DUs/AC
			<b>TOTAL: 36 DUs/AC</b>
<b>TOTAL MAX DENSITY</b>		<b>60 (Base) + 36 (Bonuses) = 96 DUs/AC</b>	

While the proposed development aligns with future land use and zoning goals, the proposal and site plan present a few notable impacts. The school district estimates additional students for Henderson Mill Elementary and Lakeside High School, which are both at or over capacity (100.2% and 125.9%, respectively). However, the applicant has stated that the proposed development is not designed for families and while the proposal may generate some additional school-aged children, the numbers will be low. Staff has proposed as a condition to monitor student impacts.

Moreover, the project aligns with the Regional Employment Corridor recommendations reuse of developed land, connection between employment and housing, transit/mobility potential, potential for improved

access to greenspace. Given the proposals size and scope of 680,000 square feet and minimal sized courtyards to provide breaks in lot coverage, the applicant should also investigate the possibility of the installation of a green roof otherwise referred to as a “living roof” or “eco-roof”. This type of roof which could reduce stormwater run-off and excessive heat accumulation.

Upon review of Section 7.3.5. of the *Zoning Ordinance*, staff recommends a Two-Cycle Deferral per the applicants request.



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

**NOTE:** PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO  
RACHEL BRAGG [RLBRAGG@DEKALBCOUNTYGA.GOV](mailto:RLBRAGG@DEKALBCOUNTYGA.GOV) OR  
JOHN REID [JREID@DEKALBCOUNTYGA.GOV](mailto:JREID@DEKALBCOUNTYGA.GOV)

**COMMENTS FORM:  
PUBLIC WORKS WATER AND SEWER**

Case No.: Z-23-1246461

Parcel I.D. #: 18 267 01 004

Address: 3355 Northeast Expy

Chamblee, GA 30341

**WATER:**

Size of existing water main: 8 inch (adequate/inadequate)

Distance from property to nearest main: adjacent

Size of line required, if inadequate: \_\_\_\_\_

**SEWER:**

Outfall Servicing Project: North Fork Peachtree Creek

Is sewer adjacent to property: Yes  No  If no, distance to nearest line: \_\_\_\_\_

Water Treatment Facility: City of Atlanta  adequate  inadequate

Sewage Capacity; 40 (MGPD) Current Flow: 36 (MGPD)

**COMMENTS:**

Sewer cap requirement depends on scope of work

Signature: Yola Lewis

6/16/2023

To: Ms. Madolyn Spann, Planning Manager  
Mr. John Reid, Senior Planner  
From: Ryan Cira, Environmental Health Manager  
Cc: Alan Gaines, Technical Services Manager  
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

## DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

6/16/2023

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N.5

SLUP-23-1246459

3401 Rainbow Drive

Amendment

- Review general comments.
- Septic installed on several surrounding properties. Strong possibility septic is present on this property. No records provide within this office.

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N.6

SLUP-23-1246460 / 18 09202 016

928 Fairwind Court

Amendment

- Review general comments.

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N.7

Z-23 - 1246461 / 18 267 01 004, 18 267 01 008 , 18 267 01 007

3355, 3375, and 3395 NE Expressway

Amendment

- Review general comments.

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N.8

CZ-23-1246462 / 009

3070 Clifton Springs Road

Amendment

- Review general comments.

### Zoning Comments June 2023

**NOTE:** County records indicate Shepherds Lane has an existing 60-foot ROW (not 40-feet) and LaVista Road has a 70-foot ROW (not 60 feet). Verify "ROW", as this will greatly impact lot yield.

**N1. 1481 LaVista Road** LaVista Rd is SR 236. GDOT review and approval required prior to permitting. ([mwilson@dot.ga.gov](mailto:mwilson@dot.ga.gov)). LaVista Road is classified as a minor arterial. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multi-use path. A variance is required to not install the bike facilities. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path/sidewalk. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.)

**NOTE:** County records indicate Shepherds Lane has an existing 60-foot ROW (not 40 feet) and LaVista Road has a 70-foot ROW (not 60 feet). Verify ROW as this will greatly impact lot yield.

**Tract A:** Driveway must be located on the southern property line, as shown on zoning plans.

Shepherds Lane is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.)

**N2. 1890 Wee Kirk Road.** No Comments.

**N3. 4746 Flat Shoals Road.** Property does not front public property- no comment. Interior roads private.

**N4. 2998 LaVista Road.** LaVista Rd is SR 236. GDOT review and approval required prior to permitting. ([mwilson@dot.ga.gov](mailto:mwilson@dot.ga.gov)). LaVista Road is classified as a minor arterial. If the owner is widening to the south, they are required to install curb and gutter and sidewalk on the southern right of way of LaVista Rd. Sidewalk width is to match the current GDOT project under construction. Left turn lane is required, as shown on zoning plan. Add right turn channelization island on the northern ingress/egress access point. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multi-use path. A variance is required to not install the bike facilities. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path/sidewalk. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Eliminate parking spots on interior speed table.

**N5. 3401 Rainbow Drive.** Rainbow Drive and Columbia Drive are both classified as minor arterials. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multi-use path. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path/sidewalk. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Ensure there is pedestrian connectivity between the proposed development and the public sidewalk infrastructure. Ensure that the access points meet the minimum sight distance standards per AASHTO. Note required confirming sight distance on plans at Land Disturbance Permit phase.

**N6. 928 Fairwind Court.** No Comments.

**N7. 3355, 3375, and 3395 Northeast Expressway.** I-85 Frontage requires GDOT review and approval required prior to permitting. ([mwilson@dot.ga.gov](mailto:mwilson@dot.ga.gov)). Woodcock Blvd is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 6-foot sidewalk. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.). Provide necessary construction easements and right of way for the connection to the future Peachtree Creek Greenway.

**N8. 3070 Clifton Springs Road.** No Comments.

**N9. 1193 Sherrington Drive.** No Comments.

**N10 & N11. 5646 Covington Highway.** Covington Hwy is SR 12 and a major arterial. GDOT review and approval required prior to permitting. ([mwilson@dot.ga.gov](mailto:mwilson@dot.ga.gov)). Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 10-foot multi-use path. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Young Rd is classified as a collector road. Requires a right of way dedication of 35 from centerline OR such that all public infrastructure is within right of way, whichever greater. Please note that the multiuse path on the plan is not entirely on right of way. Requires a 5-foot landscape strip with a 10-foot multi-use path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). Ensure that the access points meet the minimum sight distance standards per AASHTO. Note required confirming sight distance on plans at Land Disturbance Permit phase.

**N12. 3837 Redan Road.** Must coordinate with the GDOT MMIP Express Lanes project prior to permitting. Project manager Tim Matthews [TMatthews@dot.ga.gov](mailto:TMatthews@dot.ga.gov). Redan Road is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 6-foot sidewalk. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the sidewalk. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.). Ensure that the access points meet the minimum sight distance standards per AASHTO. Note required confirming sight distance on plans at Land Disturbance Permit phase. Please provide a copy of the deed where the Old Redan Right of Way was abandoned to the property owner as County records show that this is right of way. This issue of ownership should be resolved prior to any zoning actions by the county.



**DeKalb County School District  
Development Review Comments**

**Analysis Date:** 6/13/2023

**Submitted to:** DeKalb County

**Case #:** Z-23-1246561

**Parcel #:** 18-267-01-004/-008/-007

**Name of Development:** Lalani Northeast Expressway  
**Location:** 3355, 3375, 3395 Northeast Expy, south of Woodcock Blvd

**Description:** Proposed 650 apartment units to replace 3 office buildings.

**Impact of Development:** When the units are fully constructed, this development would be expected to generate 72 students: 29 at Henderson Mill Elementary, 13 at Henderson Middle School, 16 at Lakeside High School, 12 at other DCSD schools, and 2 at private school. Enrollment at Henderson Mill ES and Lakeside HS is already above capacity and additional students may require temporary or permanent classroom additions and/or redistricting.

	Henderson Mill Elementary	Henderson Middle School	Lakeside High School	Other DCSD Schools	Private Schools	Total
<b>Current Condition of Schools</b>						
Capacity	504	1,590	1,705			
Portables	7	0	11			
Enrollment (Oct. 2022)	505	1,363	2,147			
Seats Available	-1	227	-442			
Utilization (%)	100.2%	85.7%	125.9%			
<b>New students from development</b>	29	13	16	12	2	72
New Enrollment	534	1,376	2,163			
New Seats Available	-30	214	-458			
New Utilization	106.0%	86.5%	126.9%			

	Attend Home School	Attend other DCSD School	Private School	Total
<b>Yield Rates</b>				
Elementary	0.0446	0.0094	0.0008	0.0548
Middle	0.0197	0.0050	0.0000	0.0247
High	0.0248	0.0044	0.0010	0.0303
<b>Total</b>	<b>0.0890</b>	<b>0.0189</b>	<b>0.0018</b>	<b>0.1097</b>
<b>Student Calculations</b>				
<b>Proposed Units</b>	650			
<b>Unit Type</b>	APT			
<b>Cluster</b>	Lakeside High School			
	Attend Home School	Attend other DCSD School	Private School	Total
<b>Units x Yield</b>				
Elementary	28.96	6.11	0.52	35.59
Middle	12.79	3.28	0.00	16.07
High	16.13	2.87	0.67	19.67
<b>Total</b>	<b>57.88</b>	<b>12.26</b>	<b>1.19</b>	<b>71.33</b>
	Attend Home School	Attend other DCSD School	Private School	Total
<b>Anticipated Students</b>				
Henderson Mill Elementary	29	6	1	36
Henderson Middle School	13	3	0	16
Lakeside High School	16	3	1	20
<b>Total</b>	<b>58</b>	<b>12</b>	<b>2</b>	<b>72</b>



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID [jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)**

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**The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.**

**DEVELOPMENT ANALYSIS:**

- **Transportation/Access/Row**

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- **Storm Water Management**

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- **Flood Hazard Area/Wetlands**

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- **Landscaping/Tree Preservation**

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- **Tributary Buffer**

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DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO  
MADOLYN SPANN [MSPANN@DEKALBCOUNTYGA.GOV](mailto:MSPANN@DEKALBCOUNTYGA.GOV) OR JOHN REID [JREID@DEKALBCOUNTYGA.GOV](mailto:JREID@DEKALBCOUNTYGA.GOV)

COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-23-1246461 Parcel I.D. #: 18-267-01; 004  
Address: 3355, 3375, 3395 18-267-01-008  
NORTHEAST EXPY. 18-267-01-007  
Hamblee, Ga 30341

Adjacent Roadway (s):

_____	_____
(classification)	(classification)
Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7<sup>TH</sup> Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the \_\_\_\_\_ square foot place of worship building would generate \_\_\_\_\_ vehicle trip ends, with approximately \_\_\_\_\_ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the \_\_\_\_\_ (Single Family Residential) District designation which allows a maximum of \_\_\_\_\_ units per acres, and the given fact that the project site is approximately \_\_\_\_\_ acres in land area, \_\_\_\_\_ daily vehicle trip end, and \_\_\_\_\_ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

<u>Did not see any traffic Engineering concerns</u>
<u>at this time.</u>

Signature: Jerry Whit

Chief Executive Officer  
Michael Thurmond

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Interim Director  
Cedric Hudson

**REZONING APPLICATION CHECKLIST**

Email one (1) copy of your application as one (1) PDF file to Planner. Submit application through our online portal [www.epermits.dekalbcountyga.gov](http://www.epermits.dekalbcountyga.gov)

**You MUST email us that you've submitted the application online. For questions, email: [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)**

- \_\_\_\_\_ 1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Obtain Pre-Application form (to be completed in pre-application meeting). Please email [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov) for appointment.
- \_\_\_\_\_ 2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Provide documentation of the meeting (**meeting notice and sign in sheets**). Letter(s) from homeowners' association(s) may also be provided.
- \_\_\_\_\_ 3. Submit **Application** (Email to planner and submit online [permits.dekalbcountyga.gov](http://permits.dekalbcountyga.gov) Please assemble materials in the following order).
  - x \_\_\_\_\_ **A. Application form** with name and address of applicant and owner, and address of subject property;
  - \_\_\_\_\_ **B. Pre-submittal community meeting notice and sign-in sheet** and other documentation of meeting, if any;
  - \_\_\_\_\_ **C. Letter of application and impact analysis**
    - \_\_\_\_\_ 1. **Letter of application** identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use (e.g. floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.
    - \_\_\_\_\_ 2. **Impact analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.
  - \_\_\_\_\_ **D. Authorization Form**, if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years.
  - \_\_\_\_\_ **E. Campaign disclosure statement** (required by State law).
  - \_\_\_\_\_ **F. Legal boundary survey** of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. *(If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property.)*
  - \_\_\_\_\_ **G. Site Plan**, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following:
    - \_\_\_\_\_ a. complete boundaries of subject property;
    - \_\_\_\_\_ b. dimensioned access points and vehicular circulation drives;
    - \_\_\_\_\_ c. location of all existing and proposed buildings, structures, setbacks and parking;
    - \_\_\_\_\_ d. location of 100-year floodplain and any streams;
    - \_\_\_\_\_ e. notation of the total acreage or square footage of the subject property;
    - \_\_\_\_\_ f. landscaping, tree removal and replacement, buffer(s); and
    - \_\_\_\_\_ e. site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.
  - \_\_\_\_\_ **H. Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey).
  - \_\_\_\_\_ **I. Building Form Information.** Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.
  - \_\_\_\_\_ **J. Completed, signed Pre-application Form** (Provided at pre-application meeting.)

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**



DEPARTMENT OF PLANNING & SUSTAINABILITY

Rezoning Application to Amend the Official Zoning Map of DeKalb County, Georgia

Date Received: \_\_\_\_\_ Application No: \_\_\_\_\_

Applicant Name: Lalani Ventures c/o Dennis J. Webb, Jr. (Smith, Gambrell, and Russell, LLP)

Applicant E-Mail Address: dwebb@sgrlaw.com

Applicant Mailing Address: 1105 W. Peachtree St. NE, Suite 1000, Atlanta, GA 30309

Applicant Daytime Phone: 404.815.3620 Fax: 404.685.6920

Owner Name: 3355 Northeast Expressway, LLC; 3375 Northeast Expressway, LLC; 3395 Northeast Expressway, LLC

If more than one owner, attach list of owners.

Owner Mailing Address: 5675 Jimmy Carter Blvd., Ste. 109, Lilburn, GA 30047

Owner Daytime Phone: 404.815.3620

Address of Subject Property: 3355, 3375, and 3395 Northeast Expressway, Chamblee, GA 30341

Parcel ID#: 18 267 01 004, 18 267 01 008, 18 267 01 007

Acreage: 7.24 acres Commission District: 1 & 7

Present Zoning District(s): O-I (Office Institutional)

Proposed Zoning District: HR-3 (High Density Residential)

Present Land Use Designation: Regional Center

Proposed Land Use Designation (if applicable): Regional Center

# Community Meeting Documents

1105 W. Peachtree St. NE, Suite 1000  
Atlanta, Georgia 30309-3608  
Tel: 404 815-3500  
www.sgrlaw.com



Dennis (Den) J. Webb, Jr.  
Direct Tel: 404-815-3620  
Direct Fax: 404-685-6920  
dwebb@sgrlaw.com

April 4, 2023

Re: COMMUNITY MEETING Regarding Proposed Development at  
3355, 3375, and 3395 Northeast Expressway, Atlanta, Georgia 30341.

Dear Neighbor:

Our Law Firm represents Lalani Ventures. Lalani Ventures owns 3355, 3375, and 3395 Northeast Expressway and will be filing an application to rezone the above-referenced properties from OI (Office-Institutional) to HR-3 (High Density Residential-3) in order to develop a 650-unit apartment complex. You are receiving this notice because you own property within 500' of one of these parcels.

You are invited to participate in a virtual Community Meeting on Tuesday, April 25, 2023 at 7:00 PM.

**ZOOM:** <https://sgrlaw.zoom.us> ; Meeting ID: **916 4314 2933**; Passcode: **713616**

It is anticipated that this application will be presented at the DeKalb County Planning Commission meeting on July 11, 2023 and the Board of Commissioners' meeting on July 27, 2023. Further details on these meetings will be made available on the County's website as these dates get closer: [www.dekalbcountyga.gov](http://www.dekalbcountyga.gov).

Should you have any questions regarding this application, please feel free to contact me.  
Thank you,

A handwritten signature in blue ink, appearing to read 'D.J. Webb, Jr.'.

Dennis (Den) J. Webb, Jr.  
Representative for Lalani Ventures



**Firm Mailing Book For Accountable Mail**

Name and Address of Sender  Kylie Thomas Smith, Gambrell & Russell, LLP 1105 West Peachtree Street, NE Suite 1000 Atlanta, GA 30309	Check type of mail or service <input type="checkbox"/> Adult Signature Required      £ Priority Mail Express <input type="checkbox"/> Adult Signature Restricted Delivery      £ Registered Mail <input type="checkbox"/> Certified Mail      £ Return Receipt for Merchandise <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD)      £ Signature Confirmation <input type="checkbox"/> Insured Mail      £ Signature Confirmation Restricted Delivery <input type="checkbox"/> Priority Mail
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Hasler

04/10/2023

US POSTAGE

\$15.00<sup>9</sup>



USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	CORPORATION OF MERCER 1350 SPRING ST NW ATLANTA GA 30309	.60	.54											
2.	BYRD W DEAN 3041 QUANTUM LN CHAMBLEE GA 30341	.60	.54											
3.	3355 NORTHEAST EXPRESSWAY LLC 34 PEACHTREE ST STE 2800 ATLANTA GA 30303	.60	.54											
4.	POISE PROPERTIES LLC 2521 OAK GROVE ESTATE NE ATLANTA GA 30324	.60	.54											
5.	BOSM 3300 CHAMBLEE LLC 3240 NORTHEAST EXPRESSWAY STE 100 ATLANTA GA 30341	.60	.54											
6.	WHITE DIEDREA 2931 ARBOR CREEK LN ATLANTA GA 30341	.60	.54											
7.	REALTY INCOME CORPORATION 2424 RIDGE RD ROCKWALL TX 75087	.60	.54											
8.	3300 BUILDING 4 LLC 3300 NE EXPRESSWAY BLDG 3 ATLANTA GA 30341	.60	.54											



9.	THIRTY THREE HUNDRED 3300 NORTHEAST EXPY NE # A ATLANTA GA 30341	.60	.54																
10.	BOYD ATLANTA TULANE LLC P.O. BOX 13470 RICHMOND VA 23225	.60	.54																
11.	ZHANG XIN 3033 QUANTUM LN # 8 ATLANTA GA 30341	.60	.54																
12.	RAPIER RONALD BENARD 3043 QUANTUM LN # 11 ATLANTA GA 30341	.60	.54																
13.	3375 NORTHEAST EXPRESSWAY LLC 5675 JIMMY CARTER BLVD STE 109 LILBURN GA 30047	.60	.54																
14.	DRESDEN CAPITAL PARTNERS LLC 28 WING MILL RD ATLANTA GA 30350	.60	.54																
15.	WOODSPRING SUITES ATLANTA CHAMBLEE LLC P O BOX 49550 CHARLOTTE NC 28277	.60	.54																
16.	BOSM 3240 CHAMBLEE LLC 3240 NORTHEAST EXPRESSWAY 100 ATLANTA GA 30341	.60	.54																
17.	ELLSBERRY TIMOTHY 3037 QUANTUM LN # 10 ATLANTA GA 30341	.60	.54																
18.	3395 NORTHEAST EXPRESSWAY LLC 34 PEACHTREE ST STE 2800 ATLANTA GA 30303	.60	.54																
19.	DAVIS FOX GROUP LLC 3300 NORTHEAST EXPY NE # 8 ATLANTA GA 30341	.60	.54																

20.	UNITED CEREBRAL PALSY OF GA 3300 NORTHEAST EXPY 9 ATLANTA GA 30341	.60	.54																
21.	POINT JOE PARTNERS LLC 3300 NE EXPRESSWAY BLDG 6 ATLANTA GA 30341	.60	.54																
22.	DUKE DAVIDSON LLC 3835 PRESIDENTIAL PKWY STE 200 ATLANTA GA 30340	.60	.54																
23.	RHAMES PATRICIA 3029 QUANTUM LN # 6 CHAMBLEE GA 30341	.60	.54																
24.	EVANS KAYE S 3035 QUANTUM LN CHAMBLEE GA 30341	.60	.54																
25.	RINGER KELLY 3039 QUANTUM LN # 9 CHAMBLEE GA 30341	.60	.54																
26.																			
27.																			
28.																			
29.																			

Attendee Report - Lalani Community Meeting  
 Report Generated: 4/26/2023 9:02  
 Actual Start Time: 4/25/2023 18:53  
 Actual Duration (minutes): 46  
 Unique Viewers: 3  
 Total Users: 5

	Name	Join time	Leave time	Time in session
Host	Dennis (Den) Webb	4/25/2023 18:54	4/25/2023 19:39	46
Guest	Jenna Teston	4/25/2023 19:04	4/25/2023 19:39	36
Guest	David Tracht	4/25/2023 18:56	4/25/2023 18:57	44
Guest	sherry adams	4/25/2023 19:03	4/25/2023 19:39	37
Moderator	Dustin Quinteros	4/25/2023 18:53	4/25/2023 19:39	46

Letter of Application  
and  
Impact Analysis

## DEPARTMENT OF PLANNING & SUSTAINABILITY

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### IMPACT ANALYSIS

(Please respond to the following standards and factors on a separate sheet.)

**Section 27-7.3.5. The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map:**

- A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.  
**See attached Statement of Intent.**
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.  
**See attached Statement of Intent.**
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.  
**See attached Statement of Intent.**
- D. Whether the zoning proposal will adversely affect the existing use of usability of adjacent or nearby properties.  
**See attached Statement of Intent.**
- E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.  
**See attached Statement of Intent.**
- F. Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources.  
**See attached Statement of Intent.**
- G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.  
**See attached Statement of Intent.**
- H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.  
**See attached Statement of Intent.**

**STATEMENT OF INTENT**

and

Other Material Required by  
The DeKalb County Zoning Ordinance  
for the  
Rezoning Application

of

**LALANI VENTURES, LLC**

for

± 7.248 Acres of Land  
located in  
Land Lot 267, 18<sup>th</sup> District, DeKalb County

**From O-I to HR-3**

Submitted for Applicant by:

Dennis J. Webb, Jr.  
Kathryn M. Zickert  
J. Alexander Brock  
Smith, Gambrell & Russell, LLP  
1105 W. Peachtree Street, N.E., Suite 1000  
Atlanta, Georgia 30309  
404-815-3500

## **I. INTRODUCTION**

This Application seeks the rezoning of an assemblage of three parcels totaling  $\pm 7.248$  acres located in Land Lot 267, 18<sup>th</sup> District of DeKalb County (“Subject Property”) from O-I (Office Institutional) to HR-3 (High Density Residential-3). The Subject Property is located in the southwestern quadrant of the intersection of Northeast Expressway and Woodcock Boulevard. Northeast Expressway is an access road adjacent to U.S. Interstate 85 (“I-85”). The Subject Property is currently developed with  $\pm 115,088$  square feet of existing vacant office space in three (3) buildings and the associated surface parking. The owner and developer, Lalani Ventures, LLC,<sup>1</sup> seeks to completely remove the existing buildings and redevelop the property for two five-story multifamily buildings totaling 650 units with wrapped, structured parking and a connection to the adjacent Peachtree Creek Greenway (“Proposed Development”). The Proposed Development will be built in two phases with  $\pm 325$  units per phase.

The property was the subject of a 2022 rezoning filed by a different applicant for a 775-unit multifamily development and 20,000 square feet of retail space. (Zoning Case Z-22-1246093) (“2022 Rezoning”). During the pendency of that application, the County adopted the 2050 Comprehensive Plan (“Comp Plan”), which designated the Subject Property as being within a Regional Center. DeKalb County Planning Staff recommended approval of the application, but it was later withdrawn due to a change in market conditions.

The current application is less intense than the development proposed in the 2022 Rezoning. The Proposed Development will have 125 less units, will be two stories lower in height and will generate 27% less vehicular weekday trips.<sup>2</sup> It also does not include the 20,000 square feet of retail space.\* It also aligns with the Comp Plan.

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<sup>1</sup> Lalani Ventures, LLC is the parent company of 3395 Northeast Expressway, LLC, 3375 Northeast Expressway LLC, and 3355 Northeast Expressway, LLC that are listed as the owners on the DeKalb County tax records.

<sup>2</sup> See the 3355 Northeast Expressway, DeKalb County, GA Trip Generation Memorandum by Kimley-Horn and Associates, Inc., dated May 2, 2023.

The current DeKalb County Future Land Use map locates the Subject Property within the Presidential Parkway Regional Center character area.<sup>3</sup> The Comp Plan notes that the “intent of the Regional Activity Center is to promote the concentration of intensity, development and regional serving activities... These areas include the highest intensity residential... allowed within DeKalb County.” The Regional Activity Center also seeks to reduce dependency on automobile travel, promote walkability and increased transit usage. One method of promoting walkability is to put a mix of uses within proximity to each other. The Presidential Parkway Regional Center character area has a large number of office parks with employers that include the Internal Revenue Service, the Federal Bureau of Investigation, and the Centers for Disease Control’s University Office Park, as well as Mercer University’s Atlanta Campus. The character area, however, is under-served by higher density housing that would allow the office workers to live near their place of employment.<sup>4</sup> The Proposed Development seeks to rectify this by introducing upscale, multifamily apartments to the area. The Proposed Development will have a connection to the Peachtree Creek Greenway to the east that will allow walkable access to nearby office. It also is situated directly in front of two bus stops along MARTA’s Route 47. In sum, the Proposed Development will provide an upscale, walkable solution that is aligned with the Comp Plan’s vision for the area.

This document is submitted as a Statement of Intent with regard to this Application, a preservation of the Applicant’s constitutional rights, and the Impact Analysis as required by the DeKalb County Zoning Ordinance, § 27-7.3.5. A survey of the Subject Property as well as a site

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<sup>3</sup> There is no Small Area Plan associated with the Presidential Parkway Regional Center character area.

<sup>4</sup> The Rosemont Chamblee multifamily residential is also in the Presidential Parkway Regional Center.

\*The Applicant proposes space for food trucks or containers, designed largely to serve walkers and bikers on Peachtree Creek Greenway.



plan and conceptual renderings have been filed contemporaneously with the Application, along with other required materials.

## **II. IMPACT ANALYSIS**

### **A.**

#### **THE PROPOSED ZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE COUNTY'S COMPREHENSIVE LAND USE PLAN.**

As noted above, the Subject Property is located in the Regional Center character area. This application is fully consistent with the following intent and goals of the Regional Center character area as well as the Comp Plan's overall goals:

- Promote the concentration of intensity, development and regional serving activities in a centralized location that...reduces dependency on automobile travel, and promotes walkability and increased transit usage. These areas include the highest intensity residential, commercial, office, and higher-education facilities allowed within DeKalb County and serve as regional destinations for employment, shopping, and services. *See Comp Plan, p. 31.*
- Encourage density of residential in mixed-use projects at 75 dwelling units/acre or greater. *See Comp Plan, p. 31*
- Focus new development and density in existing activity centers, near transit stations, and high-capacity corridors. *See Comp Plan, p. 5.*
- Focus new development and intensity in existing activity centers. *See Comp Plan, p. 9.*
- Encourage reinvestment or redevelopment of commercial corridors including the introduction of residential or other new uses to these areas. *Id.*

- Improve quality of life by increasing the number of sidewalks and trails that connect homes to regional trail networks, nearby businesses, schools, parks and other community services and amenities. *See Comp Plan, p. 16.*

**B.**

**THE PROPOSED ZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTIES.**

The Subject Property is in an area specifically designated for more density and height. The area is currently developed with a large number of offices, including the District at Chamblee offices to the north. The Subject Property is also bordered by undeveloped property to the east and south that will contain an extension of the Peachtree Creek Greenway. The proposed residential uses will complement the existing development by locating high-density multifamily in proximity to employment centers and by providing a connection to the Peachtree Creek Greenway to promote pedestrian connectivity.

**C.**

**THE PROPERTY TO BE EFFECTED BY THE ZONING PROPOSAL HAS LIMITED ECONOMIC USE AS CURRENTLY ZONED.**

The current O-I zoning restricts the development of the Subject Property to office, institutional and limited other uses. Since the COVID pandemic, development of new office space has experienced a decline and using the Subject Property for office use is impractical. Three of the existing office buildings are vacant and there is little demand for office in an area. Residential development, particularly upscale multifamily, is in demand, however. Absent a rezoning to a more appropriate district, the Subject Property is likely to remain undeveloped.

**D.**

**THE PROPOSED ZONING WILL NOT ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTIES.**

See B above.

**E.**

**THERE ARE OTHER EXISTING AND CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH SUPPORT THE APPROVAL OF THE PROPOSED ZONING.**

The area in which the Subject Property is located has lagged change and growth compared to other areas in the County. The County recently adopted the updated Comp Plan to change that. The development proposed is consistent with the Comp Plan's goals, will serve as an asset for the nearby community and, potentially, will provide a catalyst for additional high-quality redevelopment on other parcels in area.

**F.**

**THE PROPOSED ZONING WILL NOT ADVERSELY AFFECT HISTORIC BUILDINGS, SITES, DISTRICTS, OR ARCHAEOLOGICAL RESOURCES.**

The Applicant knows of no historic buildings, sites, districts, or archaeological resources either on the Subject Property or located in the immediate vicinity that would suffer adverse impacts from the zoning requested.

**G.**

**THE PROPOSED ZONING WILL NOT CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS.**

The development, if approved, will not adversely affect existing transportation facilities. This project will be reviewed as a Development of Regional Impact. As a result, the Applicant will be preparing a Traffic Impact Study with this application that directly responds to this issue. The Applicant also notes that, as demonstrated in an exhibit submitted with this application, vehicle

trips would be reduced when compared to the development proposed in the 2022 Rezoning application.

Water and sewer exist at the Subject Property.

Finally, as to schools, the Subject Property is served by Henderson Mill Elementary School, Henderson Middle School, and Lakeside High School. and, hence, not designed for families. Therefore, while the Subject Property may generate some additional school-aged children, the Applicant anticipates that the numbers will be low and should have, at best, a le impact on the County school system.

#### **H.**

#### **THE PROPOSED ZONING WILL NOT ADVERSELY IMPACT THE ENVIRONMENT OR SURROUNDING NATURAL RESOURCES.**

The Applicant will comply with all federal, state, and county regulations relating to environmental protection to ensure that the proposed development will not adversely affect the environment.

#### **III. NOTICE OF CONSTITUTIONAL CHALLENGE AND PRESERVATION OF CONSTITUTIONAL RIGHTS**

The Applicant respectfully submits that the existing zoning on the Subject Property is unconstitutional and that a refusal to approve the proposed rezoning, or any attempt to rezone the Subject Property to an intervening classification, would be unlawful, arbitrary, capricious, irrational and a manifest abuse of discretion, all in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

A refusal to approve the proposed rezoning, or any attempt to rezone the Subject Property to an intervening classification, would discriminate unfairly between the owner of the Subject Property and other property owners similarly situated, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph II of the Constitution of the State of Georgia.

A refusal to approve the proposed rezoning, or any attempt to rezone the Subject Property to an intervening classification, would amount to a taking of property, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

A refusal to approve the proposed rezoning, or any attempt to rezone the Subject Property to an intervening classification, would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Constitution of the State of Georgia.

A refusal to approve the proposed rezoning, or any attempt to rezone the Subject Property to an intervening classification, would be invalid inasmuch as the Zoning Ordinance of DeKalb County is unlawful, null and void because its adoption and map adoption/maintenance did not and does not comply with the requirements of its predecessor ordinance and/or the Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq.*

DeKalb County's Zoning Ordinance lacks adequate standards for the Board of Commissioners to exercise its power to review this Application. Specifically, the "standards and factors" set out in Section 27-7.3.5 are not sufficient to contain the discretion of the Board of Commissioners and to provide the Courts with a reasonable basis for judicial review. Because the

stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance, the Zoning Ordinance is unlawful and violates, among other things, the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia.

Any limitation on the time for presentation of the issues before the Board of Commissioners, which has the power to zone and rezone property, is a violation of the guarantees of free speech under the First Amendment of the Constitution of the United States and Article I, Section I, Paragraph V of the Constitution of the State of Georgia. Further, said limitations are in violation of the right to petition and assemble, in violation of the First Amendment of the Constitution of the United States and Article I, Section I, Paragraph IX of the Constitution of Georgia, as well as the due process clauses of the United States and Georgia Constitutions.

The Applicant raises the defenses of lack of standing and failure to exhaust administrative remedies.

#### **IV. CONCLUSION**

For the foregoing reasons, the Applicant respectfully requests that the proposed rezoning be approved. The Applicant also invites and welcomes any comments from Staff or other officials of DeKalb County so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 4th day of May, 2023.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "D.J. Webb, Jr.", is positioned above a horizontal line.

---

Dennis J. Webb, Jr.  
Attorney for Applicant

Smith, Gambrell & Russell, LLP  
1105 W. Peachtree Street, N.E., Suite 1000  
Atlanta, Georgia 30309  
404-815-3500

# Authorization Form



DEPARTMENT OF PLANNING & SUSTAINABILITY

**AUTHORIZATION**

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 5.2.2023

TO WHOM IT MAY CONCERN:

(I), (WE) Shaneel Lalani Shaneel Lalani (Authorized Agent for 3355 Northeast Expressway, LLC)  
Name of owners(s) (If more than one owner, attach a separate sheet)

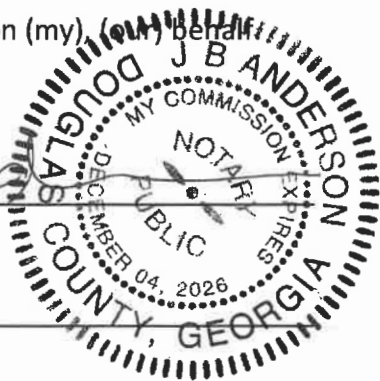
Being (owner) (owners) of the subject property described below or attached hereby delegate authority to:

3355 Northeast Expressway, LLC c/o Dennis J. Webb, Jr. (Smith, Gambrell, and Russell, LLP)

Name of Agent or Representative

to file an application on (my) ~~(our)~~ behalf

JB Anderson  
Notary Public



Shaneel Lalani  
Owner (Authorized Agent for 3355 Northeast Expressway, LLC)

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

**AUTHORIZATION**

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 5.2.2023

TO WHOM IT MAY CONCERN:

(I), (WE) Shaneel Lalani Shaneel Lalani (Authorized Agent for 3375 Northeast Expressway, LLC)  
Name of owners(s) (If more than one owner, attach a separate sheet)

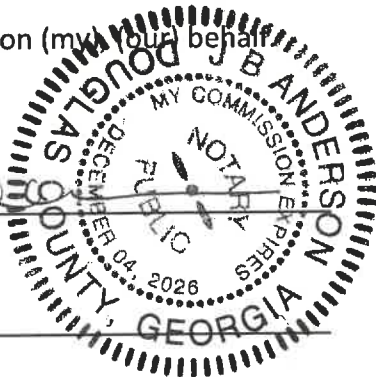
Being (owner) (owners) of the subject property described below or attached hereby delegate authority to:

3375 Northeast Expressway, LLC c/o Dennis J. Webb, Jr. (Smith, Gambrell, and Russell, LLP)

Name of Agent or Representative

to file an application on (my, our) behalf

  
Notary Public



Notary Public

Notary Public

Notary Public

Notary Public



Shaneel Lalani  
Owner (Authorized Agent for 3375 Northeast Expressway, LLC)

Owner

Owner

Owner

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

**AUTHORIZATION**

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 5.2.2023

TO WHOM IT MAY CONCERN:

(I), (WE) Shaneel Lalani Shaneel Lalani (Authorized Agent for 3395 Northeast Expressway, LLC)  
Name of owners(s) (If more than one owner, attach a separate sheet)

Being (owner) (owners) of the subject property described below or attached hereby delegate authority to:

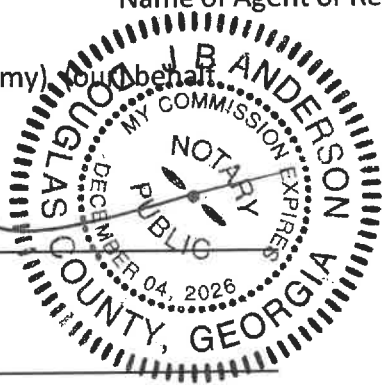
3395 Northeast Expressway, LLC c/o Dennis J. Webb Jr. (Smith, Gambrell, and Russell, LLP)

Name of Agent or Representative

to file an application on (my) own behalf



Notary Public





Shaneel Lalani  
Owner (Authorized Agent for 3395 Northeast Expressway, LLC)

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

# Campaign Disclosures

**DISCLOSURE OF CAMPAIGN CONTRIBUTION**

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.


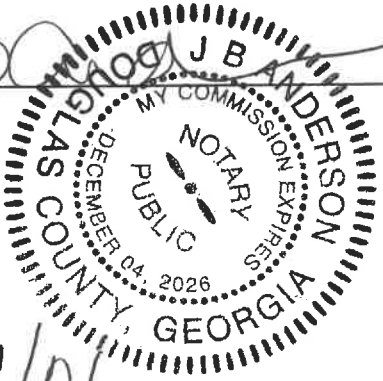
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes \_\_\_\_\_ No  \*


If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

  
Notary  
  
12/4/26

Expiration Date/ Seal

  
Shaneel Lalani 5.2.23  
Signature of Owner/Date (Authorized Agent for 3355 Northeast Expressway LLC)  
Check one: Owner  Agent \_\_\_\_\_

\*Notary seal not needed if answer is “no”.

### DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

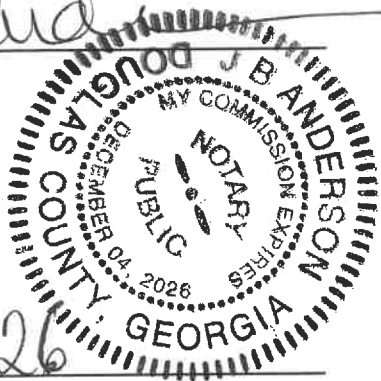
Yes \_\_\_\_\_ No  \*

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

J. Baud  
Notary



12/4/26

Expiration Date/ Seal

Shaneel Lalani 5.2.23  
Signature of Owner/Date (Authorized Agent for 3375 Northeast Expressway LLC)

Check one: Owner  Agent \_\_\_\_\_

\*Notary seal not needed if answer is "no".

**DISCLOSURE OF CAMPAIGN CONTRIBUTION**

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.


Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?


Yes \_\_\_\_\_ No  \*

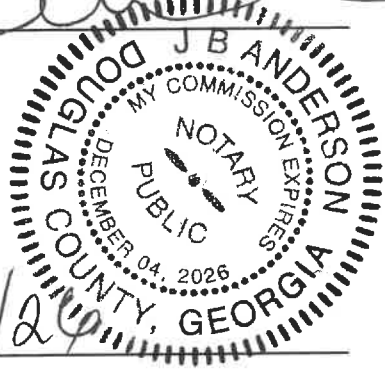
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

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Notary

  
Shaneel Lalani 5.2.23  
Signature of Owner/Date (Authorized Agent for 3395 Northeast Expressway LLC)  
Check one: Owner  Agent \_\_\_\_\_

  
12/4/20

Expiration Date/ Seal

\*Notary seal not needed if answer is “no”.

DEPARTMENT OF PLANNING & SUSTAINABILITY

**DISCLOSURE OF CAMPAIGN CONTRIBUTION**

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?


Yes   X        No      \*

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

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Beverly D Campbell  
Notary

      5.3.2023  
Signature of Applicant/Date  
Dennis J. Webb, Jr. (Smith, Gambrell, and Russell, LLP)

Check one: Owner      Agent/   X    
Applicant

June 27, 2023  
Expiration Date/ Seal



\*Notary seal not needed if answer is "no".



**DEPARTMENT OF PLANNING & SUSTAINABILITY**

**DISCLOSURE OF CAMPAIGN CONTRIBUTION**

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

Yes x      No \_\_\_\*

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Beverly D. Campbell

Notary

Kathryn M Zickert 5.3.2023  
Signature of Applicant/Date

Kathryn M. Zickert (Smith, Gambrell, and Russell, LLP)

Check one: Owner \_\_\_\_\_ Agent/ X \_\_\_\_\_  
Applicant

June 27, 2023  
Expiration Date/ Seal



\*Notary seal not needed if answer is "no".

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

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Yes  No  \*

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Beverly D. Campbell  
Notary

J. Alexander Brock 5.3.2023  
Signature of Applicant/Date  
J. Alexander Brock (Smith, Gambrell and Russell, LLP)

Check one: Owner  Agent/  Applicant

June 27, 2023  
Expiration Date/ Seal



\*Notary seal not needed if answer is "no".

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

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Yes \_\_\_ No X \*

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
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Beverly D. Campbell  
Notary

Kirk R. Fjelstul 5.3.2023  
Signature of Applicant/Date  
Kirk R. Fjelstul (Smith, Gambrell, and Russell, LLP)  
Check one: Owner \_\_\_ Agent/ X Applicant

June 27, 2023  
Expiration Date/ Seal



\*Notary seal not needed if answer is "no".

1105 W. Peachtree St. NE, Suite 1000  
Atlanta, Georgia 30309-3608  
Tel: 404 815-3500  
www.sgrlaw.com



J. Alexander Brock  
Direct Tel: 404-815-3603  
Direct Fax: 404-685-6903  
jabrock@sgrlaw.com

May 4, 2023

**Via Email: bhsander@dekalbcountyga.gov**

ATTN: Barbara Sanders-Norwood  
DeKalb County Board of Commissioners  
1300 Commerce Drive  
Decatur, Georgia 30030

This letter is intended to provide campaign contributions as required by state law for Kathryn M. Zickert, Dennis J. Webb, Jr., J. Alexander Brock and Smith, Gambrell & Russell, LLP. This information is being provided in conjunction with a Rezoning application that will be filed for the properties at 3355, 3375, and 3395 Northeast Expressway. Please be advised that over the past two years (2020-2022) our total contributions have been as follows:

Jan. 2021 Robert Patrick \$500.00 [Kathryn M. Zickert]  
June 2021 Robert Patrick \$500.00 [Kathryn M. Zickert]  
April 2022 Friends of Larry Johnson for \$1,000.00 [SGR-PAC]  
April 2022 Michelle for DeKalb for \$2,000.00 (Michelle Long Spears) [SGR-PAC]  
April 2022 Friends of Lorraine Johnson for \$1,000.00 [SGR-PAC]  
April 2022 Friends of Lorraine Johnson for \$500.00 [Kathryn M. Zickert]  
April 2022 Friends of Lorraine Johnson for \$500.00 [Dennis J. Webb, Jr.]  
April 2022 Michelle for DeKalb for \$500.00 (Michelle Long Spears) [Dennis J. Webb, Jr.]  
June 2022 Michelle for DeKalb for \$1,600 (Michelle Long Spears) [SGR-PAC]  
June 2022 Michelle for DeKalb for \$500 (Michelle Long Spears) [Dennis J. Webb, Jr.]  
June 2022 Michelle for DeKalb for \$250 (Michelle Long Spears) [Dennis J. Webb, Jr.]  
August 2022 Michelle for DeKalb for \$500 (Michelle Long Spears) [Dennis J. Webb, Jr.]

Please let me know if you require any additional information.

Sincerely,

A handwritten signature in blue ink that reads "J. Alexander Brock".

J. Alexander Brock

# Survey

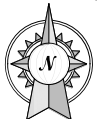
# BOUNDARY, TOPOGRAPHIC & TREE SURVEY

## LALANI VENTURES

3355, 3375, 3395 NE EXPRESSWAY, TUCKER GEORGIA, 30341  
UNINCORPORATED DEKALB COUNTY, GEORGIA - 03/17/2023



VACINITY MAP  
NOT TO SCALE



GRID NORTH  
GA WEST NAD 83  
DATUM NAVD 88  
SCALE: 1" = 30'

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



FOR THE FIRM  
BOUNDARY ZONE, INC.  
LSF #839

*Daniel F. Conroy*  
DANIEL F. CONROY PLS #250

03/23/2023  
DATE

**ADDITIONAL LEGEND:**

- ◻ LEFT WING CATCH BASIN
- ◻ RIGHT WING CATCH BASIN
- ◻ DOUBLE WING CATCH BASIN
- ◻ FLARED END SECTION
- ◻ HEADWALL
- ◻ HARDWOOD TREE
- ◻ PINE TREE

**SITE INFORMATION:**

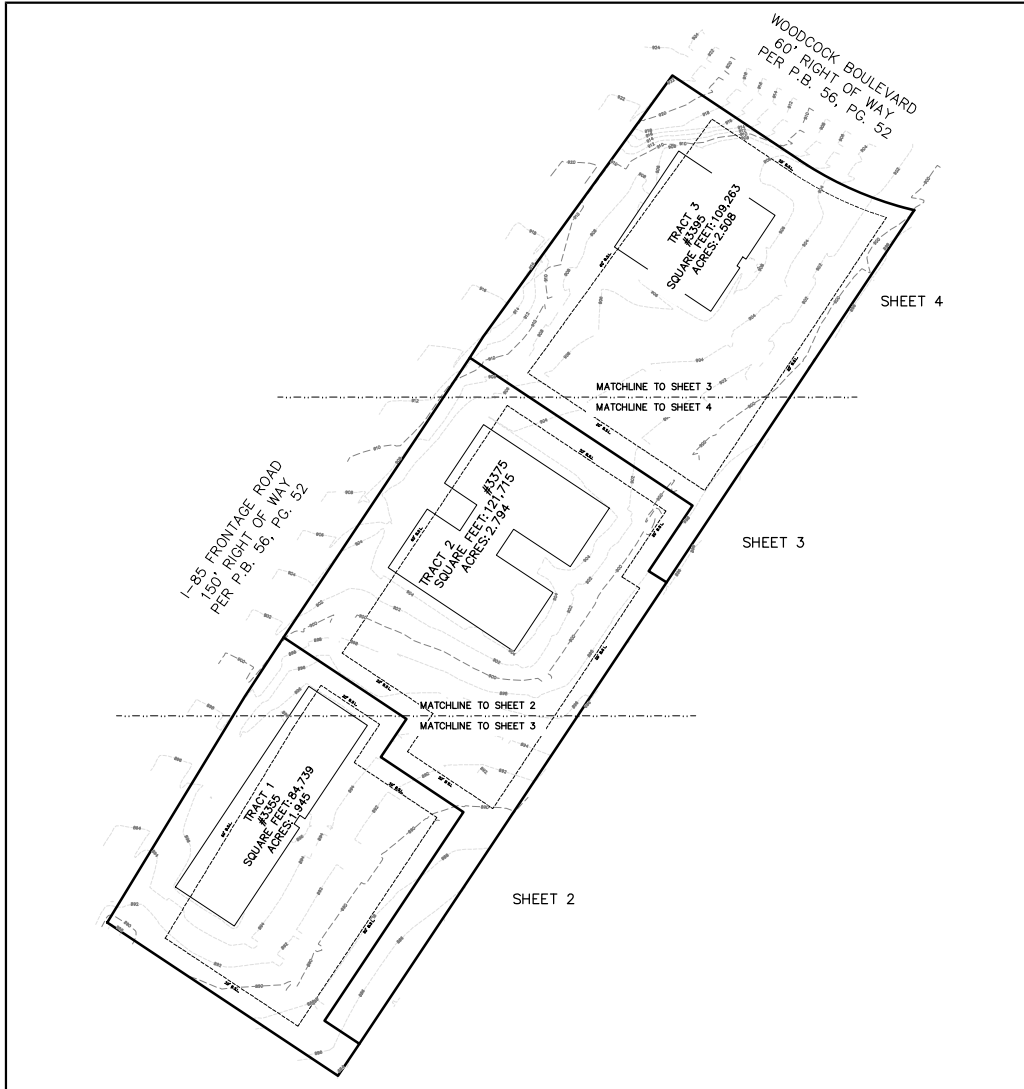
LALANI VENTURES  
3355, 3375, 3395 NE EXPRESSWAY  
TUCKER, GEORGIA, 30341  
#3355 - PARCEL ID.: 1826701004  
#3375 - PARCEL ID.: 1826701008  
#3395 - PARCEL ID.: 1826701007  
#3355 - SQUARE FEET: 84,739/ ACRES: 1.945  
#3375 - SQUARE FEET: 121,715/ ACRES: 2.794  
#3395 - SQUARE FEET: 109,263/ ACRES: 2.508  
TOTAL:  
SQUARE FEET: 315,719  
ACRES: 7.248

**SURVEYOR'S NOTES:**

1. THIS SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS (i) THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS THEREON AND THE DISTANCE THEREFROM TO THE NEAREST FACING EXTERIOR PROPERTY LINES OF THE SUBJECT PROPERTY; (ii) THE LOCATION OF ALL RIGHT-OF-WAY, EASEMENTS AND ANY OTHER MATTERS OF RECORD (OR OF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED, WHETHER OR NOT OF RECORD) AFFECTING THE SUBJECT PROPERTY; (iii) THE LOCATION OF THE PARKING AREAS ON THE SUBJECT PROPERTY SHOWING THE NUMBER OF PARKING SPACES PROVIDED THEREBY; (iv) ALL ABUTTING DEDICATED PUBLIC STREETS PROVIDING ACCESS TO THE SUBJECT PROPERTY TOGETHER WITH THE WIDTH AND NAME THEREOF; AND (v) ALL OTHER SIGNIFICANT ITEMS ON THE SUBJECT PROPERTY;
2. EXCEPT AS SHOWN ON THIS SURVEY AND AS NOTED BELOW, THERE ARE (i) NO ENCROACHMENTS UPON THE ADJACENT PROPERTY BY IMPROVEMENTS ON SUBJECT PROPERTY; (ii) NO ENCROACHMENTS BY THE ADJACENT PROPERTY; (iii) NO PARTY WALLS, OR (iv) NO CONFLICTS OR PROTRUSIONS; (v) SEE CURB & GUTTER AT NORTHWEST CORNER OF PROPERTY;
3. ADEQUATE INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY IS PROVIDED BY INTERSTATE 85 FRONTAGE ROAD; ALL REQUIRED BUILDING SETBACK LINES ON THE SUBJECT PROPERTY ARE LOCATED AS SHOWN HEREON;
4. THE PROPERTY DOES VISIBLY SERVE ADJOINING PROPERTIES FOR DRAINAGE, BUT NOT FOR INGRESS, EGRESS, OR FOR ANY OTHER PURPOSES;
5. THERE WAS NO OBSERVED EVIDENCE OF GRAVEYARDS, BURIAL SITES, EARTH MOVING WORK, BUILDING CONSTRUCTION, OR WETLANDS AT THE TIME OF THE SURVEY.
6. AT THE TIME OF THE SURVEY, THE SURVEYOR DID NOT FIND ANY CHANGES OR PENDING CHANGES TO THE R/W.
7. ALL ADJOINING PROPERTY LINES ARE CONTIGUOUS. THERE WERE NO GAPS OR OVERLAPS.

PURSUANT TO RULE 188-6-06 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE:  
#3355 IS ACCURATE WITHIN ONE FOOT IN 347,830 FEET  
#3375 IS ACCURATE WITHIN ONE FOOT IN 2,398,975 FEET  
#3395 IS ACCURATE WITHIN ONE FOOT IN 535,921 FEET  
TOTAL ALL THREE PARCELS IS ACCURATE WITHIN ONE FOOT IN 800,932 FEET



### OVERVIEW MAP

1" = 100'



**FLOOD STATEMENT**  
BY GRAPHIC PLOTTING ONLY, I HAVE EXAMINED THE INTERMEDIATE REGIONAL FLOOD PANEL CURRENTLY AVAILABLE AND FOUND THAT THE PROPERTY IN QUESTION IS WITHIN FLOOD HAZARD ZONE 'X'.  
#3355 - 13089C0057 K - 08/15/2019  
#3375 - 13089C0019 K - 08/15/2019 (PARTIAL)  
#3395 - 13089C0019 K - 08/15/2019  
UNINCORPORATED  
DEKALB COUNTY, GEORGIA.

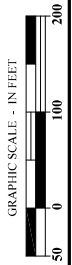
**ZONING INFORMATION:**  
O1  
OFFICE INSTITUTIONAL

FRONT-60'  
SIDE-20'  
REAR-20'

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM UNINCORPORATED DEKALB COUNTY, GEORGIA PLANNING AND ZONING DEPARTMENT.

INFORMATION WAS OBTAINED ON 03/17/2023.

NO.	REVISION	DATE
1		
2		
3		
4		
5		



**BOUNDARY, TOPOGRAPHIC & TREE SURVEY**  
PREPARED FOR: LALANI VENTURES  
3355, 3375, 3395 NE EXPRESSWAY, TUCKER GEORGIA, 30341  
LAND LOT 267, 18TH DISTRICT  
UNINCORPORATED DEKALB COUNTY, GEORGIA - 03/23/2023

© COPYRIGHT 2023  
BOUNDARY ZONE, INC.  
ALL RIGHTS RESERVED.

THIS PLAT WAS PREPARED FOR THE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON.

LEGEND :	
○ PROPERTY CORNER FOUND (AS NOTED)	⊗ POWER/LIGHT POLE
● 1/2" REBAR WITH CAP SET LSF# 839	⊖ GUY WIRE
⊙ R/W MONUMENT	⊞ POWER METER
⊕ FIRE HYDRANT	⊞ POWER BOX
⊖ WATER METER	⊞ A/C UNIT
⊗ WATER VALVE	⊙ MANHOLE
⊙ POWER POLE	⊖ CLEAN OUT
⊕ LIGHT POLE	⊙ JUNCTION BOX
	⊖ OUTFLOW STRUCTURE
	⊞ DRAINAGE INLET
⊞ GAS METER	⊖ WATER LINE
⊞ GAS VALVE	⊖ OVERHEAD UTILITY LINE
⊞ CABLE BOX	⊖ SEWER LINE
⊞ TELEPHONE BOX	⊖ GAS LINE
⊞ SIGN	⊖ CABLE LINE
⊞ LANDSCAPE AREA	⊞ UTILITY BOX
⊞ TELEPHONE LINE	
⊞ FENCE LINE	
⊞ 920-CONTOUR LINE	
⊞ BSL BUILDING SETBACK LINE	
⊞ CONC. CONCRETE	
⊞ EOP EDGE OF PAVEMENT	
⊞ L.L. LAND LOT	
⊞ N/F NOW OR FORMERLY	
⊞ R/W RIGHT-OF-WAY	
⊞ P/L PROPERTY LINE	
⊞ OH OVERHANG	
⊞ C.B. CATCH BASIN	
⊞ CNT CANTILEVER	
⊞ H/C HANDICAP	
⊞ FFE FINISHED FLOOR ELEVATION	
⊞ BFE BASEMENT FLOOR ELEVATION	
⊞ GFE GARAGE FLOOR ELEVATION	
⊞ DB DEED BOOK	
⊞ PB PLAT BOOK	
⊞ PG PAGE	

BOUNDARY REFERENCE: TRACT 1 - D.B. 28473, PGS. 165, TRACT 2 - D.B. 28473, PG. 169, TRACT 3 - P.B. 28473, PG. 173; P.B. 56, PG. 52. FIELDWORK PERFORMED ON 03/16/2023

THIS PLAT HAS BEEN PREPARED USING A ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 74,110 FEET, AND ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

**BOUNDARY zone, inc.**  
SURVEYORS, ENGINEERS AND LAND PLANNERS  
800 SATELLITE BLVD., SUWANEE, GA 30024  
WWW.BOUNDARYZONE.COM (770) 271-3772

PROVIDING SERVICES FOR METRO ATLANTA, RALEIGH-DURHAM & CENTRAL FLORIDA.

PROJECT  
25543-01  
SHEET  
1 OF 4



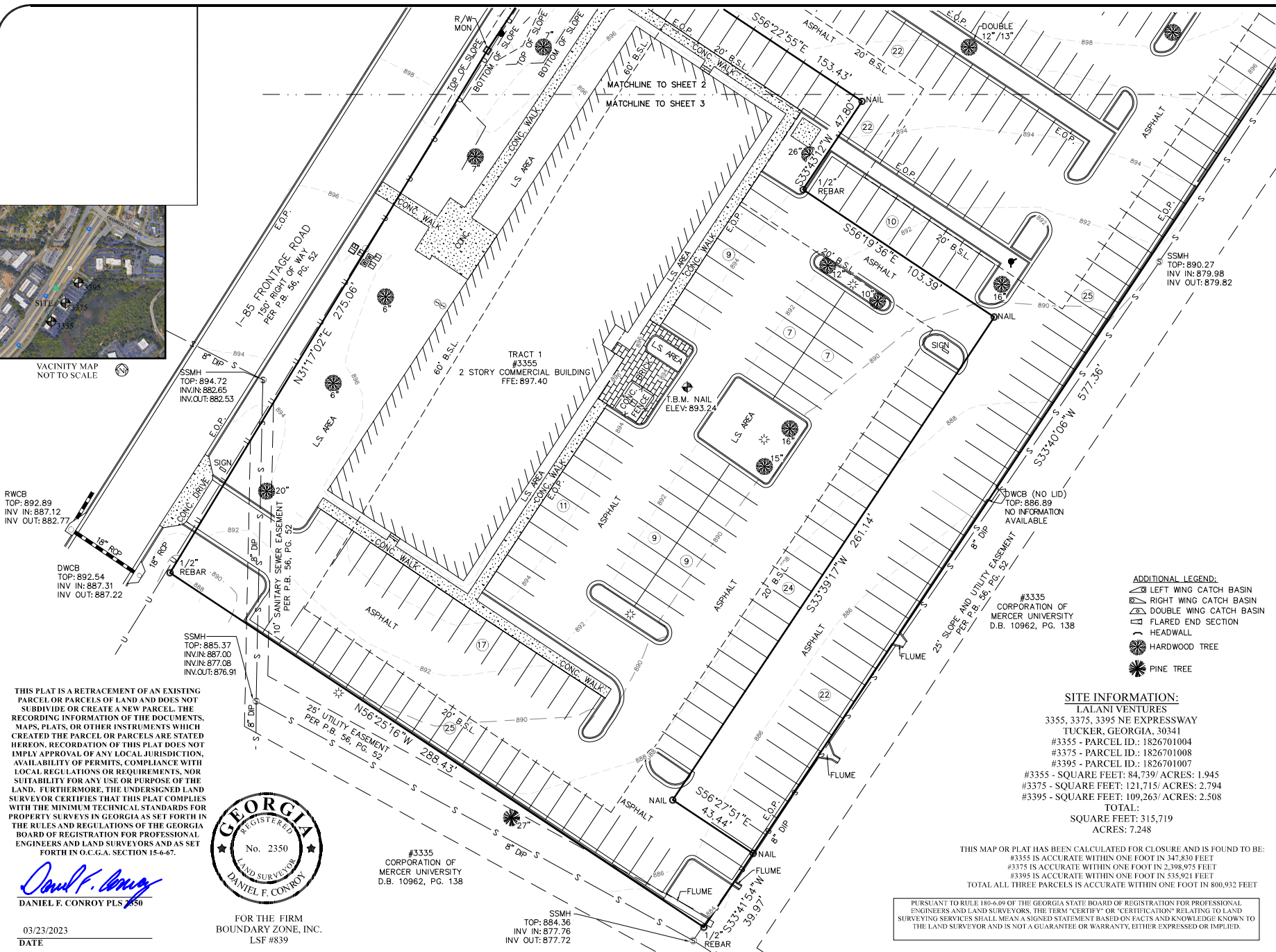
GRID NORTH  
GA WEST NAD 83  
DATUM NAVD 88  
SCALE: 1" = 30'



NO.	REVISION	DATE
1		
2		
3		
4		
5		



VACINITY MAP  
NOT TO SCALE



R/WCB  
TOP: 892.89  
INV IN: 887.12  
INV OUT: 882.77

D/WCB  
TOP: 892.54  
INV IN: 887.31  
INV OUT: 887.22

SSMH  
TOP: 885.37  
INV IN: 887.00  
INV IN: 877.08  
INV OUT: 876.91

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



*Daniel F. Conroy*  
DANIEL F. CONROY PLS #850

03/23/2023  
DATE

FOR THE FIRM  
BOUNDARY ZONE, INC.  
LSF #839

#3335  
CORPORATION OF  
MERCER UNIVERSITY  
D.B. 10962, PG. 138

SSMH  
TOP: 884.36  
INV IN: 877.76  
INV OUT: 877.72

- ADDITIONAL LEGEND:**
- LEFT WING CATCH BASIN
  - RIGHT WING CATCH BASIN
  - DOUBLE WING CATCH BASIN
  - FLARED END SECTION
  - HEADWALL
  - HARDWOOD TREE
  - PINE TREE

**SITE INFORMATION:**  
LALANI VENTURES  
3355, 3375, 3395 NE EXPRESSWAY  
TUCKER, GEORGIA, 30341  
#3355 - PARCEL ID.: 1826701004  
#3375 - PARCEL ID.: 1826701008  
#3395 - PARCEL ID.: 1826701007  
#3355 - SQUARE FEET: 84,739/ ACRES: 1.945  
#3375 - SQUARE FEET: 121,715/ ACRES: 2.794  
#3395 - SQUARE FEET: 109,263/ ACRES: 2.508  
TOTAL:  
SQUARE FEET: 315,719  
ACRES: 7.248

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TOTAL ALL THREE PARCELS IS ACCURATE WITHIN ONE FOOT IN 800,932 FEET

PURSUANT TO RULE 180-6-09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

LEGEND :		L.S. LANDSCAPE AREA		OH OVERHANG		UB UTILITY BOX	
PROPERTY CORNER FOUND (AS NOTED)	POWER/LIGHT POLE	GAS METER	TELEPHONE LINE	OVERHANG	C.B. CATCH BASIN	UTILITY BOX	
1/2" REBAR WITH CAP SET LSF# 839	POWER METER	GAS VALVE	FENCE LINE	C.N.T. CANTILEVER	C.B. CATCH BASIN		
R/W MONUMENT	POWER BOX	CABLE BOX	-920- CONTOUR LINE	H/C HANDICAP	C.B. CATCH BASIN		
FIRE HYDRANT	A/C UNIT	TELEPHONE BOX	B.S.L. BUILDING SETBACK LINE	H/C HANDICAP	C.B. CATCH BASIN		
WATER METER	MANHOLE	SIGN	CONC. CONCRETE	H/C HANDICAP	C.B. CATCH BASIN		
WATER VALVE	CLEAN OUT	W-WATER LINE	E.O.P. EDGE OF PAVEMENT	H/C HANDICAP	C.B. CATCH BASIN		
POWER POLE	JUNCTION BOX	U-OVERHEAD UTILITY LINE	L.L. LAND LOT	H/C HANDICAP	C.B. CATCH BASIN		
LIGHT POLE	OUTFLOW STRUCTURE	S-SEWER LINE	N/F NOW OR FORMERLY	H/C HANDICAP	C.B. CATCH BASIN		
	DRAINAGE INLET	G-GAS LINE	R/W RIGHT-OF-WAY	H/C HANDICAP	C.B. CATCH BASIN		
		C-CABLE LINE	P/L PROPERTY LINE	H/C HANDICAP	C.B. CATCH BASIN		

BOUNDARY REFERENCE: D.B. 28473, PGS. 165-175; P.B. 56, PG. 52  
FIELDWORK PERFORMED ON 03/16/2023

SEE ABOVE FOR MAP CLOSURES

THIS PLAT HAS BEEN PREPARED USING A ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 74,110 FEET, AND ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

**BOUNDARY zone, inc.** SURVEYORS, ENGINEERS AND LAND PLANNERS

800 SATELLITE BLVD., SUWANEE, GA 30024  
WWW.BOUNDARYZONE.COM (770) 271-3772

PROVIDING SERVICES FOR METRO ATLANTA, RALEIGH-DURHAM & CENTRAL FLORIDA.

**BOUNDARY, TOPOGRAPHIC & TREE SURVEY**  
PREPARED FOR: LALANI VENTURES  
3355, 3375, 3395 NE EXPRESSWAY, TUCKER GEORGIA, 30341  
LAND LOT 267, 18TH DISTRICT  
UNINCORPORATED DEKALB COUNTY, GEORGIA - 03/23/2023

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THIS PLAT WAS PREPARED FOR THE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON.

PROJECT  
25543-01  
SHEET  
2 OF 4



VACINITY MAP NOT TO SCALE

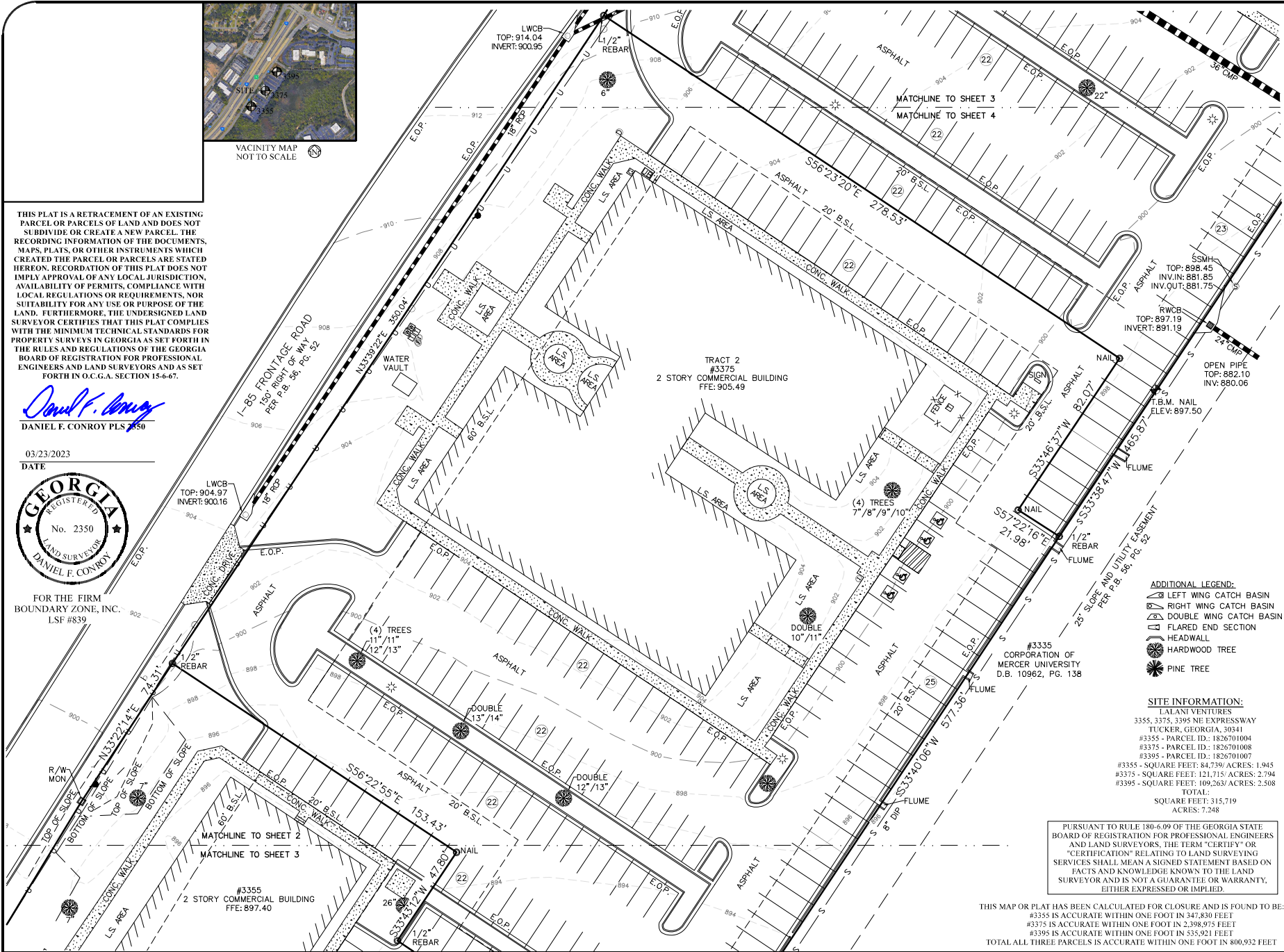
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*Daniel F. Conroy*  
DANIEL F. CONROY PLS #350

03/23/2023  
DATE

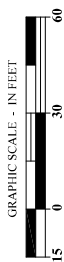


FOR THE FIRM  
BOUNDARY ZONE, INC.  
LSF #839



GRID NORTH  
GA WEST NAD 83  
DATUM NAVD 88  
SCALE: 1" = 30'

NO.	DATE	REVISION
1		
2		
3		
4		
5		



**BOUNDARY, TOPOGRAPHIC & TREE SURVEY**  
PREPARED FOR: LALANI VENTURES  
3355, 3375, 3395 NE EXPRESSWAY, TUCKER GEORGIA, 30341  
LAND LOT 267, 18TH DISTRICT  
UNINCORPORATED DEKALB COUNTY, GEORGIA - 03/23/2023

- ADDITIONAL LEGEND:**
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  - RIGHT WING CATCH BASIN
  - DOUBLE WING CATCH BASIN
  - FLARED END SECTION
  - HEADWALL
  - HARDWOOD TREE
  - PINE TREE

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LEGEND		L.S. LANDSCAPE AREA		OH OVERHANG		UB UTILITY BOX	
	PROPERTY CORNER FOUND (AS NOTED)		—T— TELEPHONE LINE		C.B. CATCH BASIN		UTILITY BOX
	1/2" REBAR WITH CAP SET LSF# 839		—X— FENCE LINE		CNT CANTILEVER		H/C HANDICAP
	R/W MONUMENT		-920- CONTOUR LINE		FFE HANDICAP		FFE FINISHED FLOOR ELEVATION
	FIRE HYDRANT		BSL BUILDING SETBACK LINE		BFE BASEMENT FLOOR ELEVATION		GFE GARAGE FLOOR ELEVATION
	WATER METER		CONC. CONCRETE		DB DEED BOOK		PB PLAT BOOK
	WATER VALVE		EOP EDGE OF PAVEMENT		PG PAGE		
	POWER POLE		L.L. LAND LOT				
	LIGHT POLE		N/F NOW OR FORMERLY				
			R/W RIGHT-OF-WAY				
			P/L PROPERTY LINE				

BOUNDARY REFERENCE: D.B. 28473, PGS. 165-175; P.B. 56, PG. 52  
FIELDWORK PERFORMED ON 03/16/2023

SEE SHEET 1 FOR MAP CLOSURES

THIS PLAT HAS BEEN PREPARED USING A ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 74,110 FEET, AND ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

**BOUNDARY zone, inc.** SURVEYORS, ENGINEERS AND LAND PLANNERS

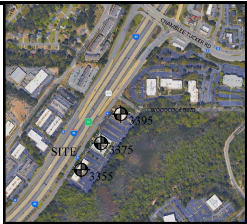
800 SATELLITE BLVD., SUWANEE, GA 30024  
WWW.BOUNDARYZONE.COM (770) 271-5772

PROVIDING SERVICES FOR METRO ATLANTA, RALEIGH-DURHAM & CENTRAL FLORIDA.

PROJECT  
25543-01

SHEET  
3 OF 4





VICINITY MAP  
NOT TO SCALE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

- ADDITIONAL LEGEND:**
- ◻ LEFT WING CATCH BASIN
  - ◻ RIGHT WING CATCH BASIN
  - ◻ DOUBLE WING CATCH BASIN
  - ◻ FLARED END SECTION
  - HEADWALL
  - ⊙ HARDWOOD TREE
  - ⊙ PINE TREE

*Daniel F. Conroy*  
DANIEL F. CONROY PLS #850

03/23/2023  
DATE



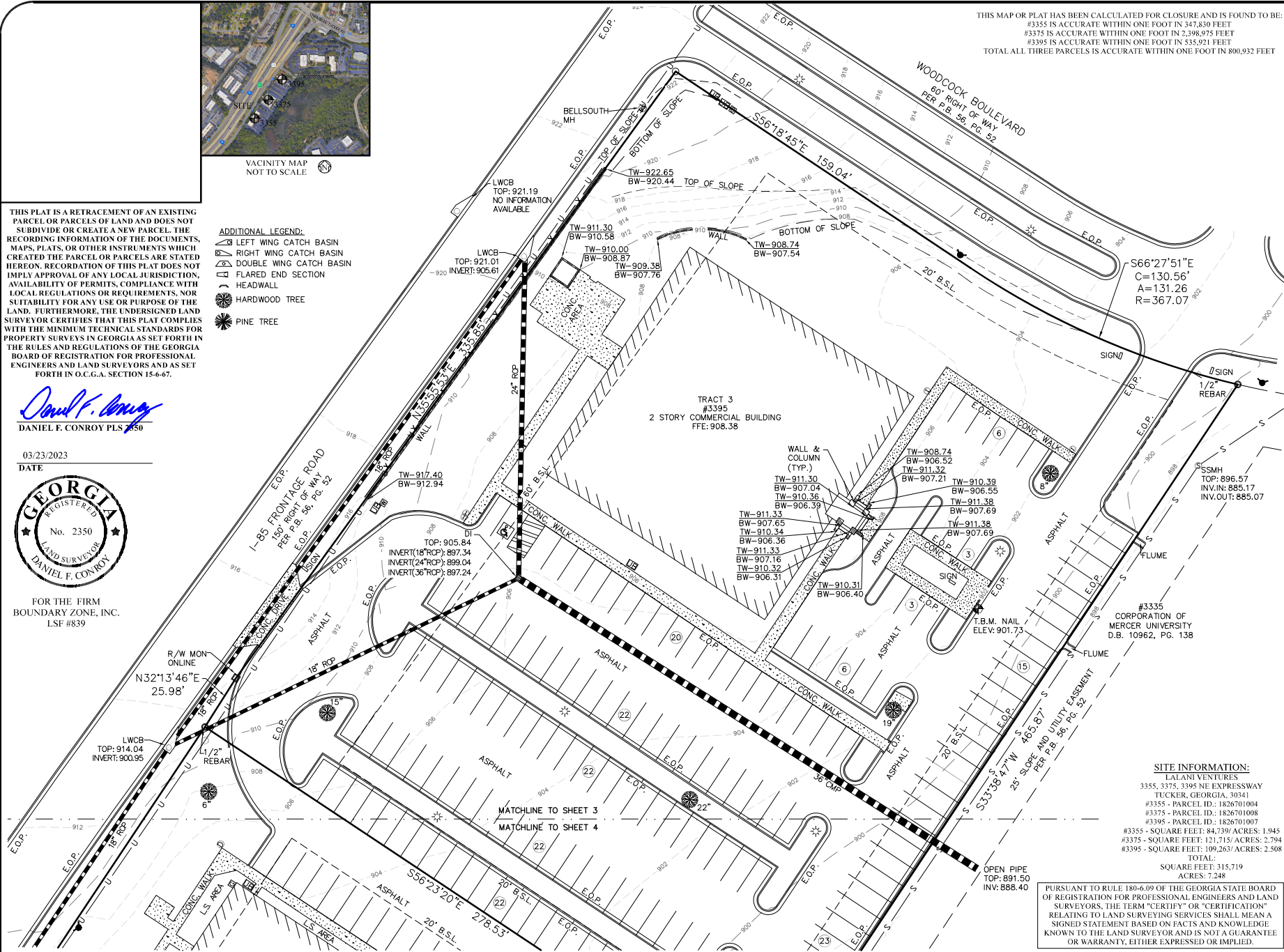
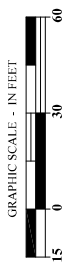
FOR THE FIRM  
BOUNDARY ZONE, INC.  
LSF #839

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE:  
#3355 IS ACCURATE WITHIN ONE FOOT IN 347,830 FEET  
#3375 IS ACCURATE WITHIN ONE FOOT IN 2,398,975 FEET  
#3395 IS ACCURATE WITHIN ONE FOOT IN 535,921 FEET  
TOTAL ALL THREE PARCELS IS ACCURATE WITHIN ONE FOOT IN 800,932 FEET



GRID NORTH  
GA WEST NAD 83  
DATUM NAVD 88  
SCALE: 1" = 30'

NO.	DATE	REVISION
1		
2		
3		
4		
5		



**BOUNDARY, TOPOGRAPHIC & TREE SURVEY**  
PREPARED FOR: LALANI VENTURES  
3355, 3375, 3395 NE EXPRESSWAY, TUCKER GEORGIA, 30341  
LAND LOT 267, 18TH DISTRICT  
UNINCORPORATED DEKALB COUNTY, GEORGIA - 03/23/2023

**SITE INFORMATION:**  
LALANI VENTURES  
3355, 3375, 3395 NE EXPRESSWAY  
TUCKER, GEORGIA, 30341  
#3355 - PARCEL ID: 1826701004  
#3375 - PARCEL ID: 1826701008  
#3395 - PARCEL ID: 1826701007  
#3355 - SQUARE FEET: 84,739/ ACRES: 1.945  
#3375 - SQUARE FEET: 121,715/ ACRES: 2.794  
#3395 - SQUARE FEET: 109,263/ ACRES: 2.508  
TOTAL:  
SQUARE FEET: 315,719  
ACRES: 7.248

PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

○ PROPERTY CORNER FOUND (AS NOTED)	⊙ POWER/LIGHT POLE	⊠ GAS METER	L.S. LANDSCAPE AREA	OH OVERHANG	UB UTILITY BOX
● 1/2" REBAR WITH CAP SET LSF# 839	— GUY WIRE	⊠ GAS VALVE	— TELEPHONE LINE	C.B. CATCH BASIN	
⊠ R/W MONUMENT	⊠ POWER METER	⊠ CABLE BOX	— X — FENCE LINE	CNT CANTILEVER	
⊠ FIRE HYDRANT	⊠ POWER BOX	⊠ TELEPHONE BOX	-920- CONTOUR LINE	H/C HANDICAP	
⊠ WATER METER	⊠ A/C UNIT	⊠ SIGN	B.S.L. BUILDING SETBACK LINE	FFE FINISHED FLOOR ELEVATION	
⊠ WATER VALVE	⊠ MANHOLE	— W — WATER LINE	CONC. CONCRETE	BFE BASEMENT FLOOR ELEVATION	
⊠ POWER POLE	⊠ CLEAN OUT	— U — OVERHEAD UTILITY LINE	E.O.P. EDGE OF PAVEMENT	GFE GARAGE FLOOR ELEVATION	
⊠ LIGHT POLE	⊠ JUNCTION BOX	— S — SEWER LINE	L.L. LAND LOT	DB DEED BOOK	
	⊠ OUTFLOW STRUCTURE	— G — GAS LINE	N/F NOW OR FORMERLY	PB PLAT BOOK	
	⊠ DRAINAGE INLET	— C — CABLE LINE	R/W RIGHT-OF-WAY	PG PAGE	
			P/L PROPERTY LINE		

BOUNDARY REFERENCE: D.B. 28473, PGS. 165-175; P.B. 56, PG. 52  
FIELDWORK PERFORMED ON 03/16/2023

SEE SHEET 1 FOR MAP CLOSURES

THIS PLAT HAS BEEN PREPARED USING A ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 74,110 FEET, AND ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING PLATING COMPASS RULE.

800 SATELLITE BLVD., SUWANEE, GA 30024  
WWW.BOUNDARYZONE.COM (770) 271-3772

PROVIDING SERVICES FOR METRO ATLANTA, RALEIGH-DURHAM & CENTRAL FLORIDA.

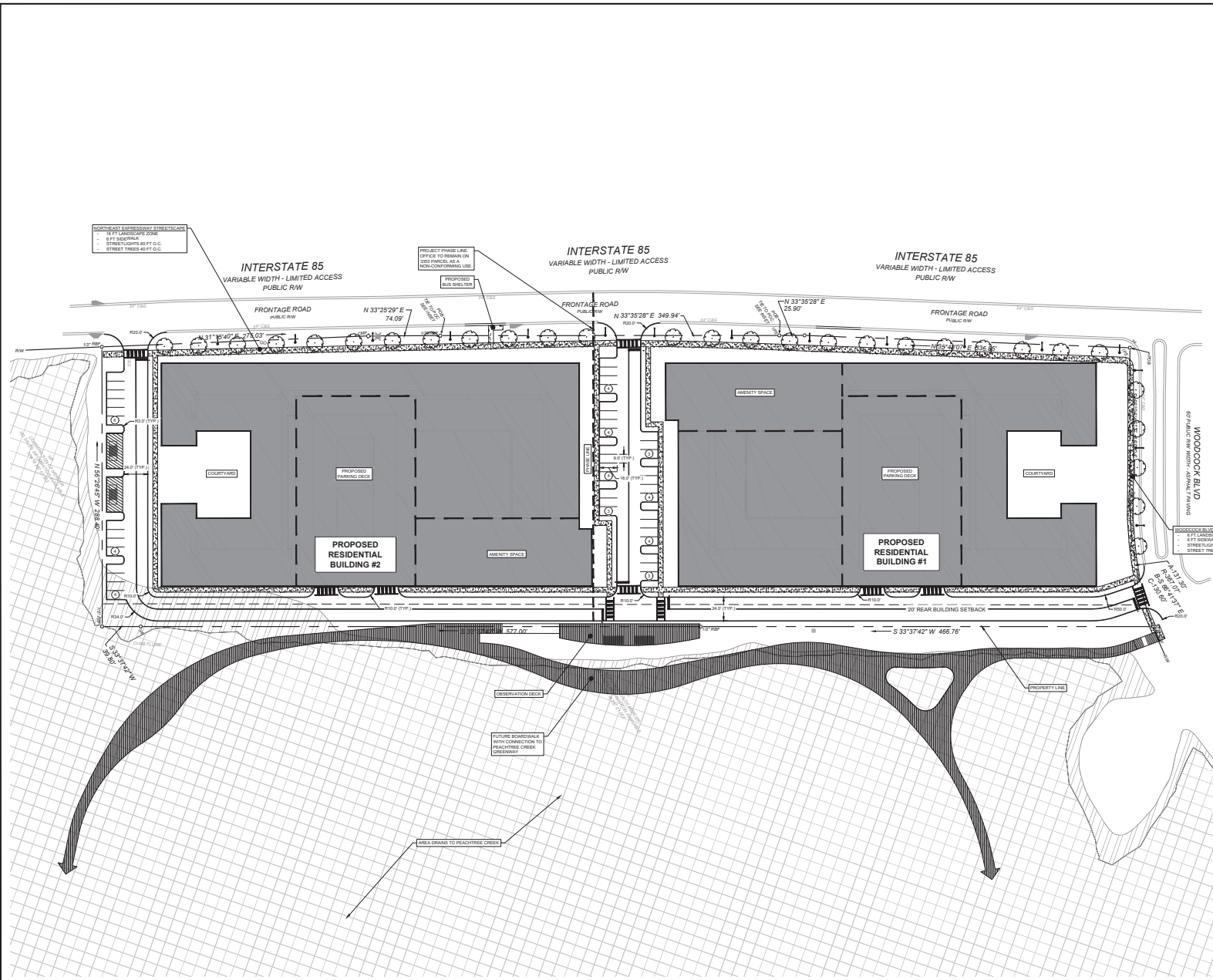
PROJECT  
25543-01

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SHEET  
4 OF 4

# Site Plan

Drawing name: \\hpf\p\proj\121000 - 1355 - Northeast Expressway/COV\Drawings\13 - Rezoning\121000 - 1355 - 3D\Draw - 13 - Blinn-Giddens  
 Date: 05/04/2023 11:54:33 AM



DEVELOPMENT SUMMARY:	
<b>SITE SUMMARY:</b>	
PARCEL ID:	18-267-01-004 (3355 NE EXP) 18-267-01-008 (3375 NE EXP) 18-267-01-007 (3356 NE EXP)
CURRENT ZONING:	OFFICE INSTITUTIONAL (O)
PROPOSED ZONING:	HIGH DENSITY RESIDENTIAL (R-3)
SITE AREA:	7.24 ACRES
OPEN SPACE:	20%
LOT COVERAGE:	74%
PROPOSED BUILDING HEIGHT:	5 STORIES
BUILDING SETBACK:	FRONT: 0 FT SIDE: 0 FT REAR: 20 FT
ALL BUILDING SETBACKS ARE MEASURED FROM EXISTING RIGHT-OF-WAY LIMITS.	
<b>PROPOSED LAND USES &amp; DENSITIES:</b>	
MULTIFAMILY RESIDENTIAL LEASING AND AMENITY	650 UNITS
APPROX. TOTAL GROSS SF:	24,000 SF
APPROX. TOTAL GROSS SF: 680,000 SF	
<b>PARKING SUMMARY:</b>	
MINIMUM REQUIRED PARKING:	973 SPACES (TOTAL) 973 SPACES (1 SHUNT)
MULTIFAMILY (200 UNITS)	1,950 SPACES (TOTAL) 1,950 SPACES (SHUNT)
<b>PROPOSED PARKING:</b>	973 SPACES (1 SHUNT)
STREET GARAGE:	43 SPACES 90 SPACES

- REZONING NOTES:**
- CONCEPTUAL SITE PLAN ONLY. FINAL SITE PLAN AS TO BUILDING LOCATION TO BE APPROVED BY THE BOARD OF COMMISSIONERS.
  - THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS.
  - IT IS UNDERSTOOD THAT THE SITE MUST COMPLY WITH ALL APPLICABLE ADA STANDARDS, INCLUDING PARKING AND CONNECTIVITY, AND WILL BE DESIGNED AND DETAILED AS SUCH.
  - EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED OFF AERIAL INFORMATION, THE DEKALB COUNTY GIS SYSTEM, AND SURVEY PROVIDED BY LAND SURVEYING DATED 08/25/2022.
  - THIS SITE IS IN A 500-YEAR FLOODPLAIN.
  - THIS SITE DOES NOT CONTAIN STATE WATERS.
  - THIS SITE DOES NOT CONTAIN A CEMETERY.
  - ALL TREES ON SITE WILL BE REMOVED AS PART OF THE PROPOSED DEVELOPMENT, BUT THE PROPOSED SITE WILL MEET ALL DEKALB COUNTY LAND DEVELOPMENT REGULATIONS ASSOCIATED WITH LANDSCAPING AND TREE REMOVAL/REPLACEMENT.

**SITE PLAN LEGEND:**

	PROPERTY LINE
	20 FT REAR BUILDING SETBACK LINE
	REGULATORY FLOODWAY
	FLOOD HAZARD ZONE X
	STANDARD DUTY CONCRETE SIDEWALK
	PARKING COUNT
	STREET TREE
	STREET LIGHT

**NOTE:**

THE PROJECT INTENDS TO ACHIEVE THE MAXIMUM BONUS RESIDENTIAL DENSITY FOR THE REGIONAL CENTER CHARACTER AREA. THIS INCREASES THE BASE MAX 60 DWELLING UNITS PER ACRE TO 200 UNITS PER ACRE. THE PROJECT INTENDS TO ACHIEVE THE FULL 100% BONUS THROUGH A MIX OF ENHANCEMENTS.

BASE DENSITY:	60 UNITS PER ACRE
BUS SHELTER	+12 UNITS PER ACRE (20% BONUS)
PUBLIC ART	+12 UNITS PER ACRE (20% BONUS)
PARKING GARAGE	+12 UNITS PER ACRE (20% BONUS)
TOTAL:	96 UNITS PER ACRE

TOTAL MAXIMUM DENSITY WITH BONUS: 96 UNITS PER ACRE

PROPERTY AREA: 7.24 AC  
 MAXIMUM ALLOWABLE UNITS: 7.24 AC X 96 UNITS = 695 UNITS

GRAPHIC SCALE IN FEET

**RESIZING SITE PLAN**

SHEET NUMBER: **C0-10**

DATE: 05/04/2023  
 PROJECT NO: 013778002

DESIGNED BY: ALB  
 REVIEWED BY: KRT

**DEKALB COUNTY**

**Kimley-Horn**

5500 PRITCHETTE STREET, SUITE 800  
 THE PROMENADE CENTRAL, SUITE 800  
 PRITCHETTE, GA 31147-0300  
 WWW.KIMLEY-HORN.COM

**LALANI VENTURES**

4074 BIRCHWOOD WAY, SUITE 100  
 ATLANTA, GA 30306

DATE: 13/21

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**3355 NORTHEAST EXPRESSWAY**

ADJACENT TO DEKALB COUNTY

PROJECT NO: 0000072590  
 DESIGNED BY: BPG  
 DRAWN BY: ALB  
 REVIEWED BY: KRT

DATE: 05/04/2023  
 PROJECT NO: 013778002

**RESIZING SITE PLAN**

SHEET NUMBER: **C0-10**

This document, together with the drawings and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Release of and reliance on this document without authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

# Legal Description

3355 LEGAL DESCRIPTION

AS SURVEYED DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 267, 18TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF WOODCOCK BOULEVARD (A 60' RIGHT OF WAY) AND THE SOUTHEASTERLY RIGHT OF WAY OF INTERSTATE HIGHWAY 85 FRONTAGE ROAD (A 150' RIGHT OF WAY); THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY SOUTH 35 DEGREES 55 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 335.85 FEET TO A RIGHT OF WAY MONUMENT; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 32 DEGREES 13 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 25.98 FEET TO A 1/2" REBAR; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 33 DEGREES 39 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 350.04 FEET TO A 1/2" REBAR AND THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY RUN THE FOLLOWING COURSES SOUTH 56 DEGREES 22 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 153.43 FEET TO A NAIL IN ASPHALT PAVEMENT; THENCE SOUTH 33 DEGREES 43 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 47.80 FEET TO A 1/2" REBAR; THENCE SOUTH 56 DEGREES 19 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 103.39 FEET TO A NAIL IN ASPHALT PAVEMENT; THENCE SOUTH 33 DEGREES 39 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 261.14 FEET TO A NAIL IN ASPHALT PAVEMENT; THENCE SOUTH 56 DEGREES 27 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 43.44 FEET TO A NAIL IN ASPHALT PAVEMENT; THENCE SOUTH 33 DEGREES 41 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 39.97 FEET TO A 1/2" REBAR; THENCE NORTH 56 DEGREES 25 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 288.43 FEET TO A 1/2" REBAR AND RETURNING TO THE SOUTHEASTERLY RIGHT OF WAY OF INTERSTATE HIGHWAY 85 FRONTAGE ROAD; THENCE ALONG SAID RIGHT OF WAY NORTH 31 DEGREES 17 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 275.06 FEET TO A RIGHT OF WAY MONUMENT; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 33 DEGREES 22 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 74.31 FEET TO A 1/2" REBAR AND TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING (1.945 ACRES 84,739 SQUARE FEET).

3375 LEGAL DESCRIPTION

AS SURVEYED DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 267, 18TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF WOODCOCK BOULEVARD (A 60' RIGHT OF WAY) AND THE SOUTHEASTERLY RIGHT OF WAY OF INTERSTATE HIGHWAY 85 FRONTAGE ROAD (A 150' RIGHT OF WAY); THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY SOUTH 35 DEGREES 55 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 335.85 FEET TO A RIGHT OF WAY MONUMENT; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 32 DEGREES 13 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 25.98 FEET TO A 1/2" REBAR AND **THE POINT OF BEGINNING**; THENCE LEAVING SAID RIGHT OF WAY RUN THE FOLLOWING COURSES SOUTH 56 DEGREES 23 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 278.53 FEET TO A NAIL IN ASPHALT PAVEMENT; THENCE SOUTH 33 DEGREES 46 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 82.07 FEET TO A NAIL IN ASPHALT PAVEMENT; THENCE SOUTH 57 DEGREES 22 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 21.98 FEET TO A 1/2" REBAR; THENCE SOUTH 33 DEGREES 40 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 577.36 FEET TO A NAIL IN ASPHALT PAVEMENT; THENCE NORTH 56 DEGREES 27 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 43.44 FEET TO A NAIL IN ASPHALT PAVEMENT; THENCE NORTH 33 DEGREES 39 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 261.14 FEET TO A NAIL IN ASPHALT PAVEMENT; THENCE NORTH 56 DEGREES 19 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 103.39 FEET TO A 1/2" REBAR; THENCE NORTH 33 DEGREES 43 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 47.80 FEET TO A NAIL IN ASPHALT PAVEMENT; THENCE NORTH 56 DEGREES 22 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 153.43 FEET TO A 1/2" REBAR AND RETURNING TO THE SOUTHEASTERLY RIGHT OF WAY OF INTERSTATE HIGHWAY 85 FRONTAGE ROAD; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 33 DEGREES 39 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 350.04 FEET TO A 1/2" REBAR AND TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING (2.794 ACRES 121,715 SQUARE FEET).

3395 LEGAL DESCRIPTION

AS SURVEYED DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 267, 18TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF WOODCOCK BOULEVARD (A 60' RIGHT OF WAY) AND THE SOUTHEASTERLY RIGHT OF WAY OF INTERSTATE HIGHWAY 85 FRONTAGE ROAD (A 150' RIGHT OF WAY); THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY SOUTH 56 DEGREES 18 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 159.04 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT A DISTANCE OF 131.24 FEET, HAVING A RADIUS OF 370.38 FEET, AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 66 DEGREES 27 MINUTES 51 SECONDS EAST , FOR A DISTANCE OF 130.56 FEET; THENCE LEAVING SAID RIGHT OF WAY AND RUN THROUGH THE FOLLOWING COURSES SOUTH 33 DEGREES 38 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 465.87 FEET TO A 1/2"; THENCE NORTH 57 DEGREES 22 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 21.98 FEET TO A NAIL IN ASPHALT PAVEMENT; THENCE NORTH 33 DEGREES 46 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 82.07 FEET TO A NAIL IN ASPHALT PAVEMENT; THENCE NORTH 56 DEGREES 23 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 278.53 FEET TO A 1/2" REBAR AND RETURNING TO THE SOUTHEASTERLY RIGHT OF WAY OF INTERSTATE HIGHWAY 85 FRONTAGE ROAD; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 32 DEGREES 13 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 25.98 FEET TO A RIGHT OF WAY MONUMENT; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 35 DEGREES 55 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 335.85 FEET TO A POINT OF INTERSECTION AND THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING (2.508 ACRES 109,263 SQUARE FEET).

# Proposed Elevations



INTERSTATE 85

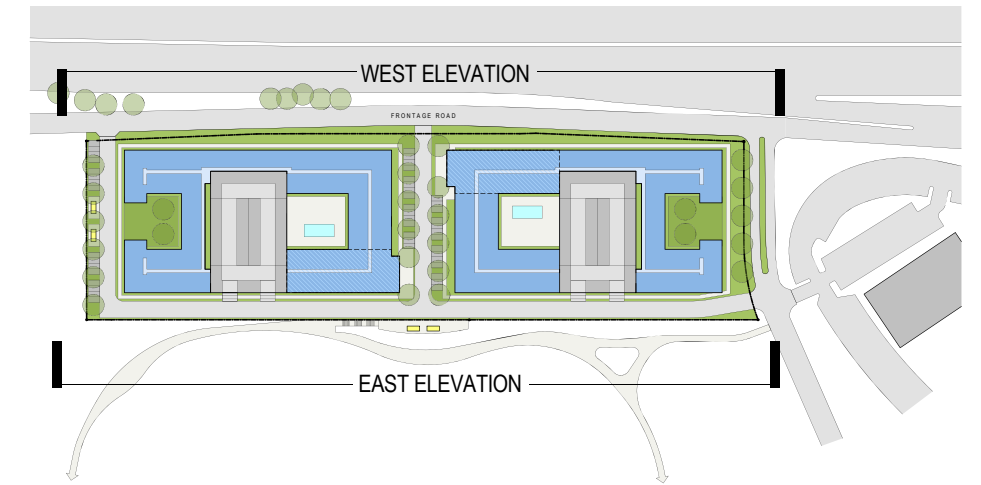
FRONTAGE ROAD

PHASE II

PHASE I

NORTHEAST EXPRESSWAY - UNIT MATRIX (04/21/22)										
UNIT NAME		S1	A1	A2	A3	B1	B2	B3	C1	TOTAL
LEASABLE AREA (SQ.FT)		480	675	710	770	1,090	1,115	1,165	1,260	
TARGET		575	700	750	800	1,050	1,100	1,150	1,250	
TOTAL LEASABLE BY UNIT COUNT		28,320	33,075	65,320	36,190	10,900	21,185	23,300	10,080	228,370
										10,000
224,650										
BLDG.	STORIES	UNITS PER BLDG.	STUDIO	1 BEDROOM			2 BEDROOM		3 BEDROOM	
BUILDING A	5-STORY	304								
	LEVEL 1	50	11	9	13	7	2	3	4	1
	LEVEL 2	62	12	10	19	10	2	4	4	1
	LEVEL 3	64	12	10	20	10	2	4	4	2
	LEVEL 4	64	12	10	20	10	2	4	4	2
	LEVEL 5	64	12	10	20	10	2	4	4	2
TOTAL UNITS		304	59	49	92	47	10	19	20	8
AVERAGE SF/UNIT		751	19%	16%	30%	15%	3%	6%	7%	3%
		TARGET	24%	17%	17%	17%	8%	8%	7%	5%
PHASE	LEASABLE AREA	TOTAL UNITS	INT. AMENITY	EXT. AMENITY	PARKING					
PHASE I	228,370	304	12,000	16,000	6 - LEVELS					
PHASE II	228,370	304	12,000	16,000	420 SPACES	1.4 SP/UNIT				
TOTAL	456,740	608	24,000	32,000						





WEST ELEVATION FACING FRONTAGE ROAD / I-85



EAST ELEVATION FACING WETLANDS / TRAIL





# Trip Generation Memo

## MEMORANDUM

To: David Tracht, *Lalani Ventures*

From: Harrison Forder, P.E., *Kimley-Horn and Associates, Inc.*  
John D. Walker, P.E., PTOE, *Kimley-Horn and Associates, Inc.*

Date: May 3, 2023

RE: ***3355 Northeast Expressway, DeKalb County, GA***  
***Trip Generation Memorandum***

---

Kimley-Horn is pleased to provide this memorandum regarding the trip generation for the proposed *3355 Northeast Expressway* development. A transportation analysis by Kimley-Horn was prepared for the same site in October 2022 (*Apex Audubon DRI #3783*). At that time, the project went through a Development of Regional Impact (DRI) review with the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA). The ARC Final Report was issued on October 27, 2022, and the GRTA Notice of Decision was issued on November 7, 2022.

The purpose of this memorandum is to compare the trip generation differences between the land uses proposed in DRI #3783 (775 multifamily residential units and 20,000 SF of retail space) and the new proposed land use and density (650 multifamily residential units). The site currently consists of approximately 115,088 SF of existing vacant office space in three (3) buildings and the associated surface parking which will be demolished. The site is located in the southeast quadrant of the intersection of I-85 Northbound Frontage Road at Woodcock Boulevard in unincorporated DeKalb County, Georgia.

### PROJECT OVERVIEW

As currently envisioned, the development will be a multi-family residential development consisting of 650 units. The site is proposed to be rezoned from O-I (Office-Institutional) to HR-3 (high-density residential). Access to the proposed *3355 Northeast Expressway* development will be provided at three (3) locations (two access points along the I-85 North Frontage Road and one location along Woodcock Boulevard), which are the same three (3) access points proposed in DRI #3783.

The purpose of this memorandum is to provide a trip generation comparison between the land uses proposed in DRI #3783 (775 multifamily residential units and 20,000 SF of retail space) and land uses proposed in the new *3355 Northeast Expressway* development (650 multifamily residential units).

**Figure 1** provides a location map. **Figure 2** provides an aerial imagery of the project site.

## TRIP GENERATION

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the development and the distribution and assignment of that traffic through the study roadway network.

Anticipated trip generation for the proposed *3355 Northeast Expressway* development was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11<sup>th</sup> Edition, 2021. Consistent with the DRI analysis, reductions to gross trips are also considered in the analysis, including mixed-use reductions and pass-by reductions based on ITE methodologies, and alternative transportation mode reductions.

**Mixed-use reductions** occur when a site has a combination of different land uses that interact with one another. For example, people living in a residential development may walk to the restaurants and retail instead of driving off-site or to the site. This reduces the number of vehicle trips that will be made on the roadway, thus reducing traffic congestion. Mixed-use reductions were considered for interaction between the residential and retail uses on site.

**Alternative modes reductions** are taken when a site can be accessed by modes other than vehicles (walking, bicycling, transit, etc.). Alternative mode reductions were taken consistent with the GRTA Letter of Understanding for DRI#3783.

**Pass-by reductions** are taken for a site when traffic normally traveling along a roadway may choose to visit a retail or restaurant establishment that is along the vehicle's path. These trips were already on the road and would therefore only be new trips on the driveways.



The density and the project trip generation comparison for the approved DRI land uses and the new proposed land use are summarized in **Table 1**.

Table 1: Gross Trip Generation											
Land Use	ITE Code	Density	Daily Traffic			AM Peak			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
<b>DRI#3783 Proposed Land Uses (October 2022)</b>											
Multi-Family Housing (Mid-Rise)	221	775 units	3,650	1,825	1,825	329	79	253	303	185	118
Strip Retail Plaza (<40k)	822	20,000 SF	1,074	537	537	45	27	18	127	64	63
Mixed-Use Reductions			-216	-108	-108	-10	-5	-5	-44	-22	-22
Alternative Mode Reductions			-226	-113	-113	-18	-5	-14	-19	-11	-8
Pass-by Reductions			-312	-156	-156	-0	-0	-0	-34	-17	-17
<b>Net New Trips</b>			<b>3,970</b>	<b>1,985</b>	<b>1,985</b>	<b>346</b>	<b>93</b>	<b>252</b>	<b>333</b>	<b>199</b>	<b>134</b>
<b>New Proposed Development (April 2023)</b>											
Multi-Family Housing (Mid-Rise)	221	650 units	3,054	1,527	1,527	274	63	211	254	155	99
Mixed-Use Reductions			-0	-0	-0	-0	-0	-0	-0	-0	-0
Alternative Mode Reductions			-152	-76	-76	-14	-3	-11	-13	-8	-5
Pass-by Reductions			-0	-0	-0	-0	-0	-0	-0	-0	-0
<b>Net New Trips</b>			<b>2,902</b>	<b>1,451</b>	<b>1,451</b>	<b>260</b>	<b>60</b>	<b>200</b>	<b>241</b>	<b>147</b>	<b>94</b>
<i>Difference in Net Project Trips</i>			<b>-1,068</b>	<b>-534</b>	<b>-534</b>	<b>-86</b>	<b>-33</b>	<b>-52</b>	<b>-92</b>	<b>-52</b>	<b>-40</b>
<i>% Difference in Net Project Trips</i>			<b>-27%</b>	<b>-27%</b>	<b>-27%</b>	<b>-25%</b>	<b>-35%</b>	<b>-21%</b>	<b>-28%</b>	<b>-26%</b>	<b>-30%</b>

Based on the trip generation shown in **Table 1**, the new proposed 3355 Northeast Expressway development density is projected to generate approximately 2,902 net new daily trips (1,451 in; 1,451 out), 260 net new AM peak hour trips, and 241 net new PM peak hour trips. The development is projected to generate approximately 1,068 fewer total daily trips, 86 fewer AM peak hour trips, and 92 fewer PM peak hour trips than the land use densities proposed in DRI #3783. The proposed 3355 Northeast Expressway development will generate approximately 27% less gross daily trips, 25% less AM peak hour trips, and approximately 28% less PM peak hour trips compared to land use densities proposed in DRI #3783.

## SUMMARY

This memorandum compares the site access and trip generation for the *Apex Audubon DRI #3783* (October 2022) and the currently proposed *3355 Northeast Expressway* development on the same site. The *Apex Audubon DRI #3783* proposed 775 multifamily residential units with 20,000 SF of retail space, while the current *3355 Northeast Expressway* development proposes 650 multifamily residential units on the same site. The *3355 Northeast Expressway* development proposes the same three (3) site access points as the *Apex Audubon DRI #3783*. The site is located in the southeast quadrant of the intersection of I-85 Northbound Frontage Road at Woodcock Boulevard in unincorporated DeKalb County, Georgia. The site currently consists of approximately 115,088 SF of existing vacant office space in three (3) buildings and the associated surface parking which will be demolished.

Based on the trip generation, the *3355 Northeast Expressway* development is expected to generate approximately 1,068 fewer net new daily trips (534 in; 534 out), 86 fewer net new AM peak hour trips, and 92 fewer net new PM peak hour trips than land use densities analyzed in the *Apex Audubon DRI #3783*. No changes to the conditions outlined in the GRTA Notice of Decision are proposed.

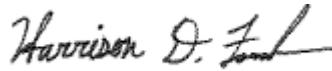
We hope this information is helpful. Please contact us if you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



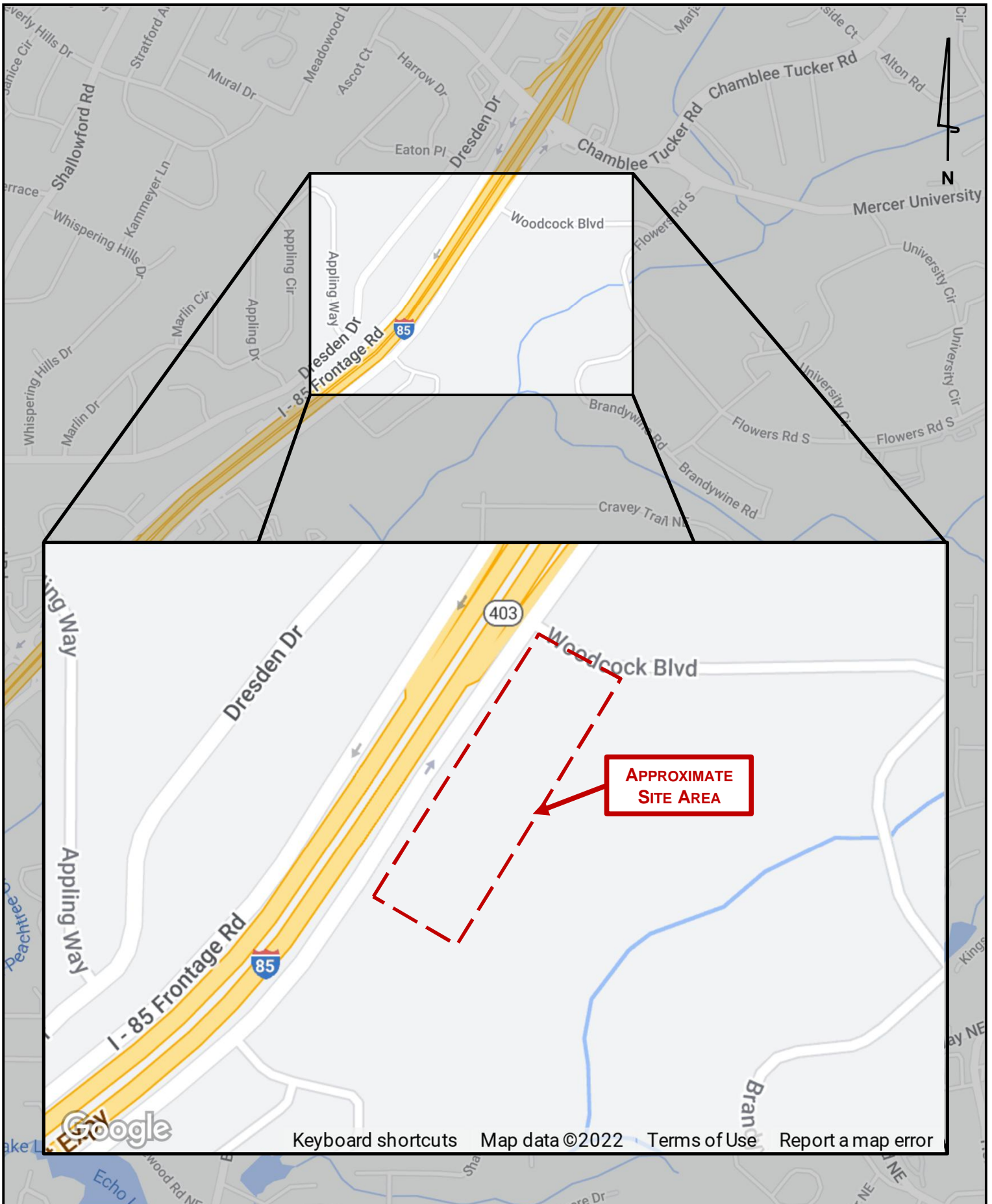
John D. Walker, P.E., PTOE  
Senior Vice President

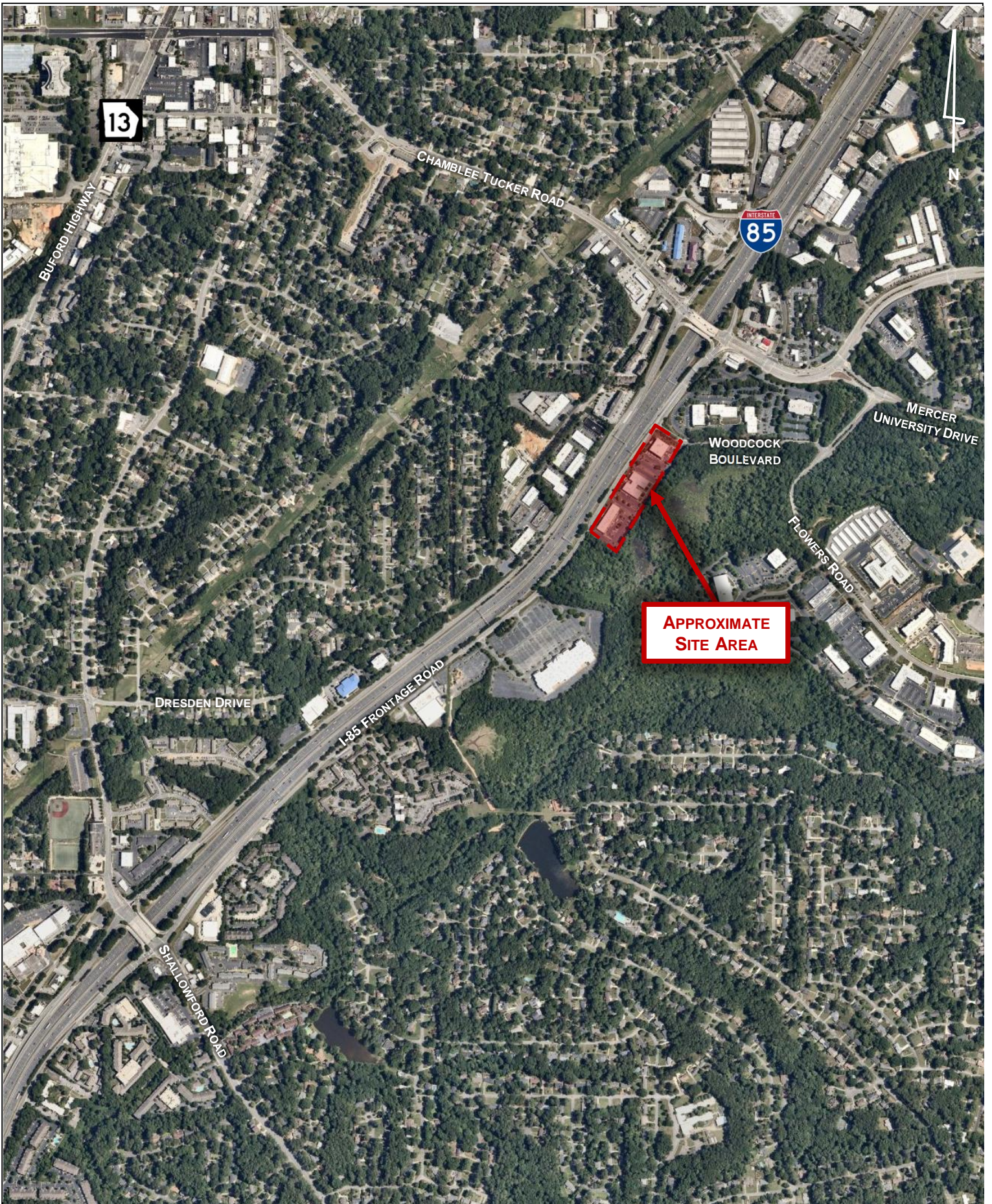


Harrison Forder, P.E.  
Project Engineer

### Attachments:

- Figure 1: Site Location Map
- Figure 2: Site Aerial
- Trip Generation Analysis
- Apex Audubon DRI #3783 Site Plan (October 2022)
- 3355 Northeast Expressway Site Plan (April 2023).





**Trip Generation Analysis (11th Ed. with *2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC*)**  
**Apex Audubon DRI #3783**  
**Dekalb County, GA**

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
<b>Proposed Site Traffic</b>								
221 Multi-Family Housing (Mid-Rise)	775 d.u.	3,650	329	76	253	303	185	118
822 Strip Retail Plaza (<40k)	20,000 s.f. gross leasable area	1,074	45	27	18	127	64	63
<b>Gross Trips</b>		<b>4,724</b>	<b>374</b>	<b>103</b>	<b>271</b>	<b>430</b>	<b>249</b>	<b>181</b>
Residential Trips		3,650	329	76	253	303	185	118
<i>Mixed-Use Reductions</i>		-108	-5	-2	-3	-22	-16	-6
<i>Alternative Mode Reductions</i>		-178	-16	-4	-13	-14	-8	-6
Adjusted Residential Trips		3,364	308	70	237	267	161	106
Retail Trips		1,074	45	27	18	127	64	63
<i>Mixed-Use Reductions</i>		-108	-5	-3	-2	-22	-6	-16
<i>Alternative Mode Reductions</i>		-48	-2	-1	-1	-5	-3	-2
<i>Pass By Reductions (Based on ITE Rates)</i>		-312	0	0	0	-34	-17	-17
Adjusted Retail Trips		606	38	23	15	66	38	28
<i>Mixed-Use Reductions - TOTAL</i>		-216	-10	-5	-5	-44	-22	-22
<i>Alternative Mode Reductions - TOTAL</i>		-226	-18	-5	-14	-19	-11	-8
<i>Pass-By Reductions - TOTAL</i>		-312	0	0	0	-34	-17	-17
<b>New Trips</b>		<b>3,970</b>	<b>346</b>	<b>93</b>	<b>252</b>	<b>333</b>	<b>199</b>	<b>134</b>
<b>Driveway Volumes</b>		<b>4,282</b>	<b>346</b>	<b>93</b>	<b>252</b>	<b>367</b>	<b>216</b>	<b>151</b>

\\kimley-horn.com\so\_alp\alp\_tpto\013778002\_3355\_northeast\_expressway\_trip\_generation\_memo\_-\_dekalb\_county\_-\_april\_2023\dri\_3783[apex\_audubon\_analysis\_cqi\_analysis-11thedition\_ic-2nddaily\_3rdedam-pm.xls]trip\_generation

**Trip Generation Analysis (11th Ed. with *2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC*)**  
**3355 Northeast Expressway**  
**Dekalb County, GA**

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
<b>Proposed Site Traffic</b>								
221 Multi-Family Housing (Mid-Rise)	650 d.u.	3,054	274	63	211	254	155	99
<b>Gross Trips</b>		<b>3,054</b>	<b>274</b>	<b>63</b>	<b>211</b>	<b>254</b>	<b>155</b>	<b>99</b>
Residential Trips		3,054	274	63	211	254	155	99
<i>Mixed-Use Reductions</i>		0	0	0	0	0	0	0
<i>Alternative Mode Reductions</i>		-152	-14	-3	-11	-13	-8	-5
Adjusted Residential Trips		2,902	260	60	200	241	147	94
Retail Trips		0	0	0	0	0	0	0
<i>Mixed-Use Reductions</i>		0	0	0	0	0	0	0
<i>Alternative Mode Reductions</i>		0	0	0	0	0	0	0
<i>Pass By Reductions (Based on ITE Rates)</i>		0	0	0	0	0	0	0
Adjusted Retail Trips		0	0	0	0	0	0	0
<i>Mixed-Use Reductions - TOTAL</i>		0	0	0	0	0	0	0
<i>Alternative Mode Reductions - TOTAL</i>		-152	-14	-3	-11	-13	-8	-5
<i>Pass-By Reductions - TOTAL</i>		0	0	0	0	0	0	0
<b>New Trips</b>		<b>2,902</b>	<b>260</b>	<b>60</b>	<b>200</b>	<b>241</b>	<b>147</b>	<b>94</b>
<b>Driveway Volumes</b>		<b>2,902</b>	<b>260</b>	<b>60</b>	<b>200</b>	<b>241</b>	<b>147</b>	<b>94</b>

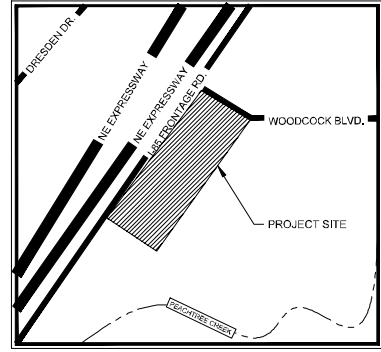
\\kimley-horn.com\so\_alp\alp\_tpto\013778002\_3355\_northeast\_expressway\_trip\_generation\_memo - dekalb county - april 2023\dri 3783\apex\_audubon\_analysis\_cqi\_analysis-11thedition\_ic-2ndeddaily\_3rdedam-pm.xls\trip generation (2)

### PROJECT CONTACTS

**TRAFFIC CONSULTANT:** KIMLEY-HORN & ASSOCIATES, INC.  
11720 AMBER PARK DRIVE, SUITE 600  
ALPHARETTA, GA 30009  
PHONE: (770) 651-4200  
CONTACT: HARRISON FORDER, P.E.  
JOHN WALKER, P.E., PTOE

**CIVIL CONSULTANT:** KIMLEY-HORN & ASSOCIATES, INC.  
817 W. PEACHTREE ST. NW  
THE BILTMORE, SUITE 601  
ATLANTA, GA 30308  
PHONE: (404) 419-9700  
CONTACT: KATE TRIPLETT, P.E.

**CLIENT:** ALPHA CAPITAL PARTNERS  
BEACON 1, 44 ABILEE ROAD, SUITE 44  
BRIDGEVILLE, PA 15017  
PHONE: (781) 940-9729  
CONTACT: PAUL GABLES



### DEVELOPMENT SUMMARY:

**SITE SUMMARY:**

PARCEL ID	16-20741-004 (3085 HE EXP) 16-20741-005 (3075 HE EXP) 16-20741-007 (3065 HE EXP)
CURRENT ZONING	OFFICE INSTITUTIONAL (OI) HIGH DENSITY RESIDENTIAL (R5-3)
SITE AREA	7.24 ACRES
OPEN SPACE	15%
MAXIMUM LOT COVERAGE	85%
MAXIMUM BUILDING HEIGHT	8 STORIES OR 100 FEET
MAXIMUM BUILDING HEIGHT IF BONUS IS ACHIEVED	NO LIMIT
BUILDING SETBACK FRONT YARD	0 FT
REAR YARD	0 FT
SIDE YARD	25 FT

ALL BUILDING SETBACKS ARE MEASURED FROM EXISTING RIGHT-OF-WAY LIMITS.

**PROPOSED LAND USES & DENSITIES:**

MULTIFAMILY RESIDENTIAL MAXIMUM	725 UNITS
CURRENTLY PROPOSED	120 UNITS PER ACRE 108 UNITS PER ACRE
CRANE AND AMENITY APPROX. TOTAL GROSS SF PER BUILDING	20,000 SF 467,200 SF
PHOTOSOLAR FLOCH AREA RATIO	3.0

**PARKING SUMMARY:**

MINIMUM REQUIRED PARKING:	1,200 SPACES (TOTAL)
RETAIL (R5-3)	110 SPACES (9.0)
RETAIL (R5-3)	109 SPACES (9.0)
MAXIMUM ALLOWED PARKING:	2,482 SPACES (TOTAL)
RETAIL (R5-3)	335 SPACES (25.8)
RETAIL (R5-3)	498 SPACES (36.3)

**PROPOSED PARKING:**

MINIMUM REQUIRED PARKING:	1,200 SPACES
RETAIL (R5-3)	335 SPACES (25.8)
RETAIL (R5-3)	498 SPACES (36.3)

### REZONING NOTES:

- CONCEPTUAL SITE PLAN ONLY. FINAL SITE PLAN AS TO BUILDING LOCATION TO BE APPROVED BY THE BOARD OF COMMISSIONERS.
- THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS APPROXIMATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS.
- IT IS UNDERSTOOD THAT THE SITE MUST COMPLY WITH ALL APPLICABLE ADA STANDARDS, INCLUDING PARKING AND CONNECTIVITY, AND WILL BE DESIGNED AND DETAILED AS SUCH.
- EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED ON AERIAL INFORMATION, THE DEKALB COUNTY GIS SYSTEM, AND SURVEY PROVIDED BY LAND SURVEY PROFESSIONAL ON 06/25/2022.
- THE SITE IS IN A 500-YEAR FLOODPLAIN.
- THIS SITE DOES NOT CONTAIN STATE WATERS.
- THIS SITE DOES NOT CONTAIN A CEMETERY.
- ALL TREES ON SITE WILL BE REMOVED AS PART OF THE PROPOSED DEVELOPMENT, BUT THE PHOTOSOLAR SITE WILL MEET ALL LOCAL COUNTY LAND DEVELOPMENT REGULATIONS ASSOCIATED WITH LANDSCAPING AND TREE REMOVAL REPLACEMENT.

### SITE PLAN LEGEND:

	PROPERTY LINE
	20' FT NEAR BUILDING SETBACK LINE
	REGULATORY FLOODWAY
	FLOOD HAZARD ZONE X
	STANDARD DUTY CONCRETE SIDEWALK
	PARKING COUNTY
	STREET TREE
	STREET LIGHT

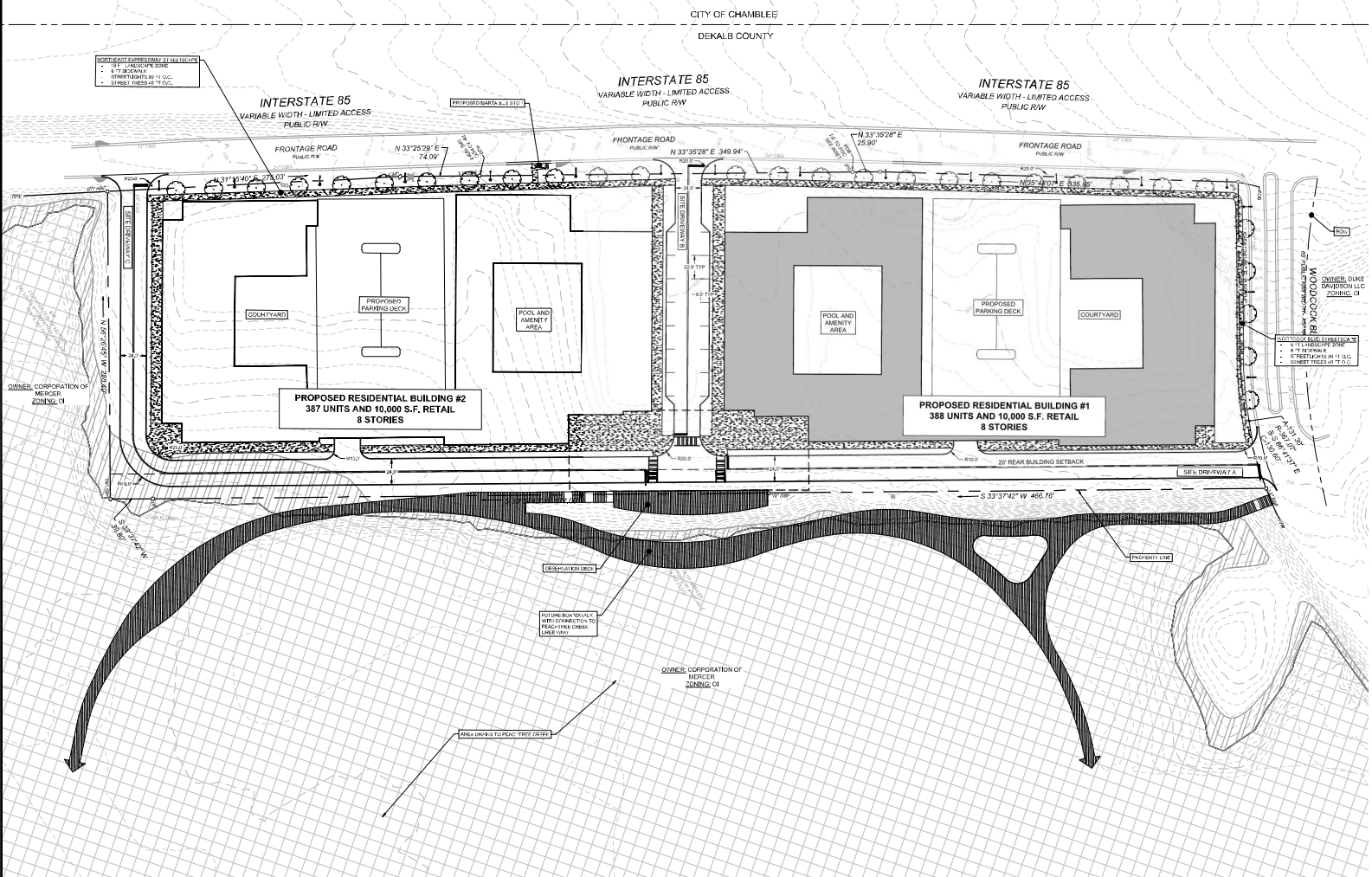
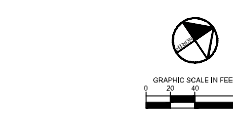
### VARIANCE REQUEST SUMMARY:

**VARIANCES:** VARIANCES FROM MINIMUM MULTIFAMILY PARKING REQUIREMENT OF 1.60 SPACES PER UNIT TO 1.20 SPACES PER UNIT.

### NOTE:

THE PROJECT INTENDS TO ACHIEVE THE MAXIMUM BONUS RESIDENTIAL DENSITY FOR THE RESIDENTIAL CENTER CHARACTER AREA, THIS INCREASES THE BASE MAX GROUNDING UNITS PER ACRE TO 120 UNITS PER ACRE. THE PROJECT INTENDS TO ACHIEVE THE FULL 100% BONUS THROUGH A MIX OF ENHANCEMENTS.

BASE DENSITY:	60 UNITS PER ACRE
BUS SHELTER	+12 UNITS PER ACRE (20% BONUS)
PUBLIC ART	+12 UNITS PER ACRE (20% BONUS)
PARKING GARAGE	+12 UNITS PER ACRE (20% BONUS)
SECT BUILDINGS	+30 UNITS PER ACRE (50% BONUS)
TOTAL:	126 UNITS PER ACRE
TOTAL MAXIMUM DENSITY WITH BONUS:	120 UNITS PER ACRE
PROPERTY AREA:	7.24 AC.
MAXIMUM UNITS:	7.26 AC X 120 UNITS = 869 UNITS



ALPHA CAPITAL PARTNERS  
BEACON 1, 44 ABILEE ROAD, SUITE 44  
BRIDGEVILLE, PA 15017  
PHONE: (781) 940-9729

APEX AUDUBON DRI #3783  
3355 NORTHEAST EXPRESSWAY  
ATLANTA, GA 30341  
DEKALB COUNTY

PROJECT: 01-48899201

DRP SITE PLAN

DATE: 02/24/2022

REVISED BY: HRT

SCALE: 1" = 60'

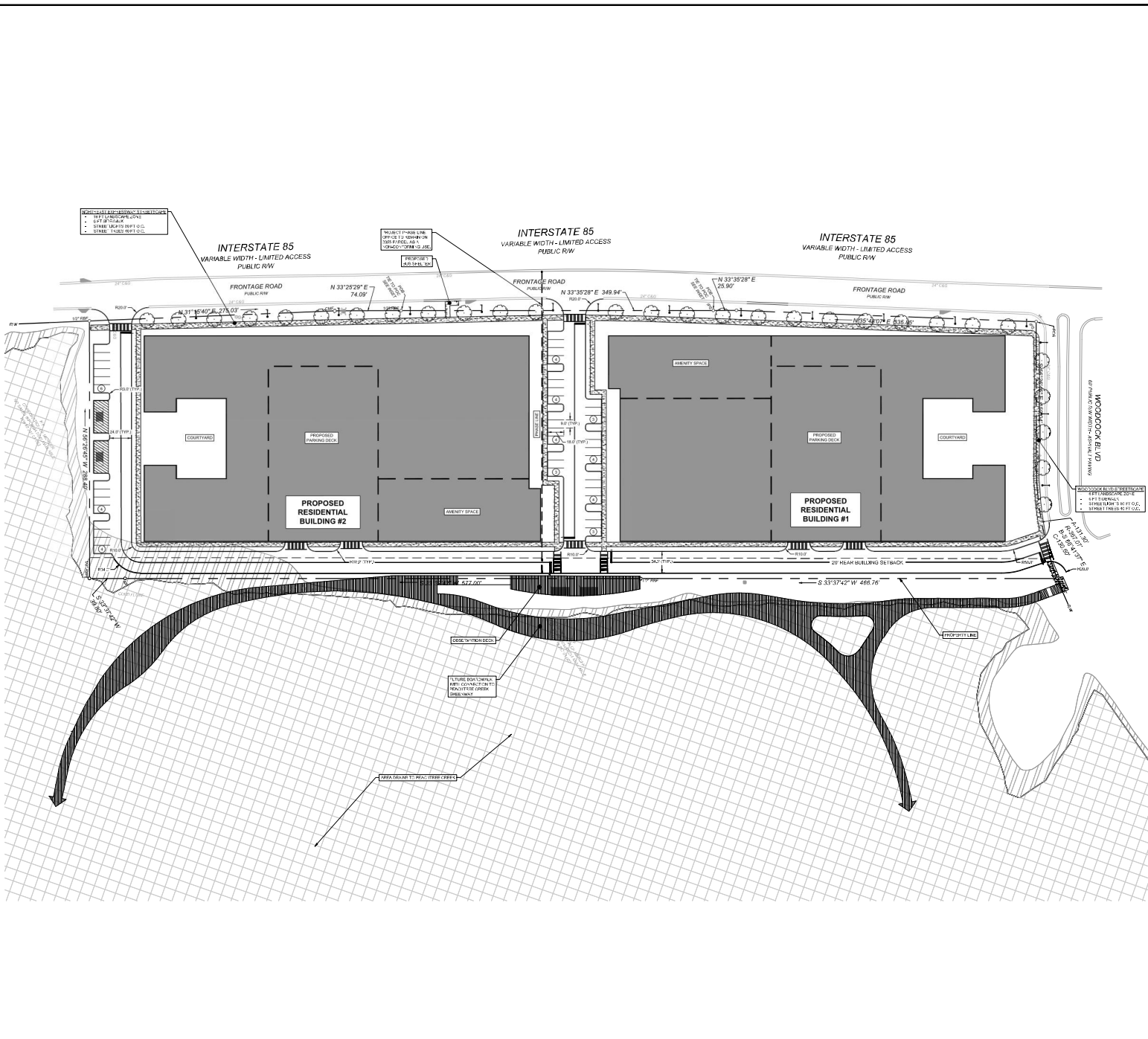
PROJECT NO: 01-48899201

DATE: 02/24/2022

SCALE: 1" = 60'

DRAWN BY: CAMY, CHECKED BY: JAMES, ESTIMATED BY: JAMES, DATE: 02/24/2022, 2:30 PM, BY: AUSTIN BAUMANN  
 DESIGN: JAMES BAUMANN, 3355 NORTHEAST EXPRESSWAY, SUITE 44, BRIDGEVILLE, PA 15017, PHONE: (781) 940-9729, FAX: (781) 940-9730, WWW.KIMLEY-HORN.COM  
 THIS DRAWING IS THE PROPERTY OF KIMLEY-HORN & ASSOCIATES, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN & ASSOCIATES, INC.

3355 NORTHEAST EXPRESSWAY, ATLANA, GA 30304  
 05-27-2023 10:30am by: [unreadable]



**DEVELOPMENT SUMMARY:**

**SITE SUMMARY:**

PARCEL ID: 16-287-01-004 (3355 NE EXP)  
 16-287-01-008 (3355 NE EXP)  
 16-287-01-007 (3355 NE EXP)

CURRENT ZONING: CHHCE INSTITUTIONAL (C)  
 PROPOSED ZONING: HIGH DENSITY RESIDENTIAL (HR-5)

SITE AREA: 7.24 ACRES  
 OPEN SPACE: 20%  
 LOT COVERAGE: 74%

PROPOSED BUILDING HEIGHT: 5 STORIES

BUILDING SETBACK:  
 FRONT: 0 FT  
 SIDE: 0 FT  
 REAR: 20 FT

ALL BUILDING SETBACKS ARE MEASURED FROM EXISTING HEIGHT-OF-WAY LIMITS.

**PROPOSED LAND USES & DENSITIES:**  
 MULTIFAMILY RESIDENTIAL  
 LEASING AND AMENITY: 650 UNITS  
 APPROX. TOTAL GROSS SF: 24,000 SF  
 APPROX. TOTAL GROSS SF: 690,000 SF

**PARKING SUMMARY:**  
**MINIMUM REQUIRED PARKING:** 575 SPACES (TOTAL)  
 MAXIMUM: 250 UNITS  
**MAXIMUM ALLOWED PARKING:** 1,350 SPACES (TOTAL)  
 MAXIMUM: 350 UNITS  
 APPROX. TOTAL GROSS SF: 690,000 SF

**PROPOSED PARKING:** 975 SPACES (TOTAL)  
 SHEET: 11 PARKS, 88 SPACES

- REZONING NOTES:**
- CONCEPTUAL SITE PLAN ONLY. FINAL SITE PLANS TO BE APPROVED BY THE BOARD OF COMMISSIONERS.
  - THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS APPROPRIATE AND SUBJECT TO CHANGE AS DESIGN DEVELOPS.
  - IT IS UNDERSTOOD THAT THE SITE MUST COMPLY WITH ALL APPLICABLE ADA STANDARDS, INCLUDING PARKING AND CONNECTIVITY, AND WILL BE DEMONSTRATED AS SUCH.
  - EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED OFF AERIAL INFORMATION. THE DEKALB COUNTY GIS SYSTEM AND SURVEY PROVIDED BY LAND SURVEYING DATED 06/25/2022.
  - THIS SITE IS IN A 500-YEAR FLOODPLAIN.
  - THIS SITE DOES NOT CONTAIN STATE WATERS.
  - THIS SITE DOES NOT CONTAIN A CEMETERY.
  - ALL TREES ON SITE WILL BE REMOVED AS PART OF THE PROPOSED DEVELOPMENT, BUT THE PROPOSED SITE WILL MEET ALL DEKALB COUNTY LAND DEVELOPMENT REGULATIONS ASSOCIATED WITH LANDSCAPING AND TREE REMOVAL/REPLACEMENT.

**SITE PLAN LEGEND:**

- PROPERTY LINE
- 20' FT REAR BUILDING SETBACK LINE
- REGULATORY FLOODWAY
- FLOOD HAZARD ZONE X
- STANDARD DUTY CONCRETE SIDEWALK
- PARKING COUNT
- STREET TREE
- STREET LIGHT

**NOTE:**

THE PROJECT INTENDS TO ACHIEVE THE MAXIMUM BONUS DENSITY ALLOWED FOR THE REGIONAL CENTER CHARACTER AREA. THIS INCREASES THE BASE MAX 60 DWELLING UNITS PER ACRE TO 96 UNITS PER ACRE. THE PROJECT INTENDS TO ACHIEVE THE FULL 100% BONUS THROUGH A MAX OF 20% INCREASEMENTS.

**BASE DENSITY:** 60 UNITS PER ACRE  
**BUS SHELTER:** +12 UNITS PER ACRE (20% BONUS)  
**PUBLIC ART:** +12 UNITS PER ACRE (20% BONUS)  
**PARKING GARAGE:** +12 UNITS PER ACRE (20% BONUS)  
**TOTAL:** 96 UNITS PER ACRE

**TOTAL MAXIMUM DENSITY WITH BONUS:** 96 UNITS PER ACRE

**PROPERTY AREA:** 7.24 AC.  
**MINIMUM ALLOWABLE UNITS:** 7.24 AC X 96 UNITS = 695 UNITS

KIMLEY-HORN AND ASSOCIATES, INC.  
 1000 W. BROADWAY, SUITE 1000  
 ATLANTA, GA 30309  
 PHONE: (404) 524-1000  
 WWW.KIMLEY-HORN.COM

**LALANI VENTURES**  
 3440 PETERSVILLE ROAD, SUITE 1000  
 ATLANTA, GA 30309

**3355 NORTHEAST EXPRESSWAY**  
 ATLANTA, GA 30304  
 CHHCE CHARACTER AREA

07/24/2023

SHEET NO. 0000072560  
 DESIGNED BY: BPG  
 DRAWN BY: ALB  
 REVIEWED BY: JST  
 DATE: 05/04/2023  
 PROJECT NO: 013778002

**REZONING SITE PLAN**  
 SHEET NUMBER  
**C0-10**



# Pre-Application Form

Chief Executive Officer  
Michael Thurmond

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Interim Director  
Cedric Hudson

**PRE-APPLICATION FORM**  
**REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE**  
**(Required prior to filing application: signed copy of this form must be submitted at filing)**

Applicant Name: Dennis Webb, Jr. Phone: 404-815-3620 Email: dwebb@sgrlaw.com

Property Address: 3355, 3375 and 3395 Northeast Expressway, Chamblee 30341

Tax Parcel ID: 18-267-01-004, 007 & 008 Comm. District(s): 1 & 7 Acreage: 95.9 (?)

Existing Use: \_\_\_\_\_ Proposed Use: Multi-family development

Supplemental Regs: \_\_\_\_\_ Overlay District: \_\_\_\_\_ DRI: \_\_\_\_\_

Rezoning: Yes  No \_\_\_\_\_

Existing Zoning: O-I Proposed Zoning: \_\_\_\_\_ Square Footage/Number of Units: \_\_\_\_\_

Rezoning Request: Rezone for a multi-family development.

Land Use Plan Amendment: Yes \_\_\_\_\_ No \_\_\_\_\_

Existing Land Use: OP Proposed Land Use: \_\_\_\_\_ Consistent \_\_\_\_\_ Inconsistent \_\_\_\_\_

Special Land Use Permit: Yes \_\_\_\_\_ No \_\_\_\_\_ Article Number(s) 27- \_\_\_\_\_

Special Land Use Request(s): \_\_\_\_\_

**Major Modification:**

Existing Case Number(s): \_\_\_\_\_

Condition(s) to be modified:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION**

Pre-submittal Community Meeting: \_\_\_\_\_ Review Calendar Dates: \_\_\_\_\_ PC: \_\_\_\_\_ BOC: \_\_\_\_\_  
 Letter of Intent: \_\_\_\_\_ Impact Analysis: \_\_\_\_\_ Owner Authorization(s): \_\_\_\_\_ Campaign Disclosure: \_\_\_\_\_  
 Zoning Conditions: \_\_\_\_\_ Community Council Meeting: \_\_\_\_\_ Public Notice, Signs: \_\_\_\_\_  
 Tree Survey, Conservation: \_\_\_\_\_ Land Disturbance Permit (LDP): \_\_\_\_\_ Sketch Plat: \_\_\_\_\_  
 Bldg. Permits: \_\_\_\_\_ Fire Inspection: \_\_\_\_\_ Business License: \_\_\_\_\_ State License: \_\_\_\_\_  
 Lighting Plan: \_\_\_\_\_ Tent Permit: \_\_\_\_\_ Submittal Format: NO STAPLES, NO BINDERS PLEASE

**Review of Site Plan**

Density: \_\_\_\_\_ Density Bonuses: \_\_\_\_\_ Mix of Uses: \_\_\_\_\_ Open Space: \_\_\_\_\_  
 Enhanced Open Space: \_\_\_\_\_ Setbacks: front \_\_\_\_\_ sides \_\_\_\_\_ side corner \_\_\_\_\_ rear \_\_\_\_\_  
 Lot Size: \_\_\_\_\_ Frontage: \_\_\_\_\_ Street Widths: \_\_\_\_\_ Landscape Strips: \_\_\_\_\_  
 Buffers: \_\_\_\_\_ Parking Lot Landscaping: \_\_\_\_\_ Parking - Auto: \_\_\_\_\_ Parking - Bicycle: \_\_\_\_\_  
 Screening: \_\_\_\_\_ Streetscapes: \_\_\_\_\_ Sidewalks: \_\_\_\_\_ Fencing/Walls: \_\_\_\_\_  
 Bldg. Height: \_\_\_\_\_ Bldg. Orientation: \_\_\_\_\_ Bldg. Separation: \_\_\_\_\_ Bldg. Materials: \_\_\_\_\_  
 Roofs: \_\_\_\_\_ Fenestration: \_\_\_\_\_ Façade Design: \_\_\_\_\_ Garages: \_\_\_\_\_ Pedestrian Plan: \_\_\_\_\_  
 Perimeter Landscape Strip: \_\_\_\_\_  
 Possible Variances: \_\_\_\_\_

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Planner: Rachel Bragg, Zoning Administrator Date: 05/02/2023

**FILING FEES**

<b>REZONING:</b>	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
<b>LAND USE MAP AMENDMENT</b>		\$500.00
<b>SPECIAL LAND USE PERMIT</b>		\$400.00

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

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**FILING FEES**

At the time of submittal, a filing fee shall accompany each application as follows:

<b><u>Rezoning</u></b>	<b><u>FEE</u></b>
RE, RLG, R-100, R-85, R-75, R-60 MHP, RNC, RSM, MR-1, M-2	\$500.00
HR-1, HR-2, HR-3 MU-1, MU-2, MU-3, MU-4, MU-5 O-L, OD, OIT, NS, C-1, C-2, M, M-2	\$750.00

If the application is a request to rezone to more than one zoning district, the higher fee will apply.

Applications for non-contiguous property (separated by a street) must be filed separately. A separate fee will be charged for each application. Applications deferred “full cycle” do not require additional fees. An application that is withdrawn and later re- filed will be treated as a new case and will require a new fee.

To Whom It May Concern:

I am writing to you this evening to express concern about the proposed development and rezoning at 3355 Northeast Expressway, 3375 Northeast Expressway, and 3395 Northeast Expressway, Chamblee, GA 30341, which is located in an unincorporated portion of DeKalb County. The corresponding application number is Z-23-1246461.

I reside at 3091 Colonial Way E3, which is located approximately half a mile as the crow flies from the newly proposed development. Due to local road networks, the only way I am able to leave my immediate subdivision to physically access work and nearly all services is to drive by the proposed development. The proposed development is located on a two-lane road, which I have personally witnessed on several occasions backed up with cars trying to detour around I-85 in the event of a traffic backup on the interstate. While the road is currently served with neighborhood-only bus service by MARTA route 47, this bus service only runs approximately once every 45 minutes. No other bus service serves this portion of Northeast Expressway.

While I applaud the developers for planning to redevelop vacant office building space to something that will no longer be vacant and the reduction of the number of units and floors in the new plan vs. the original, I still have a significant number of concerns:

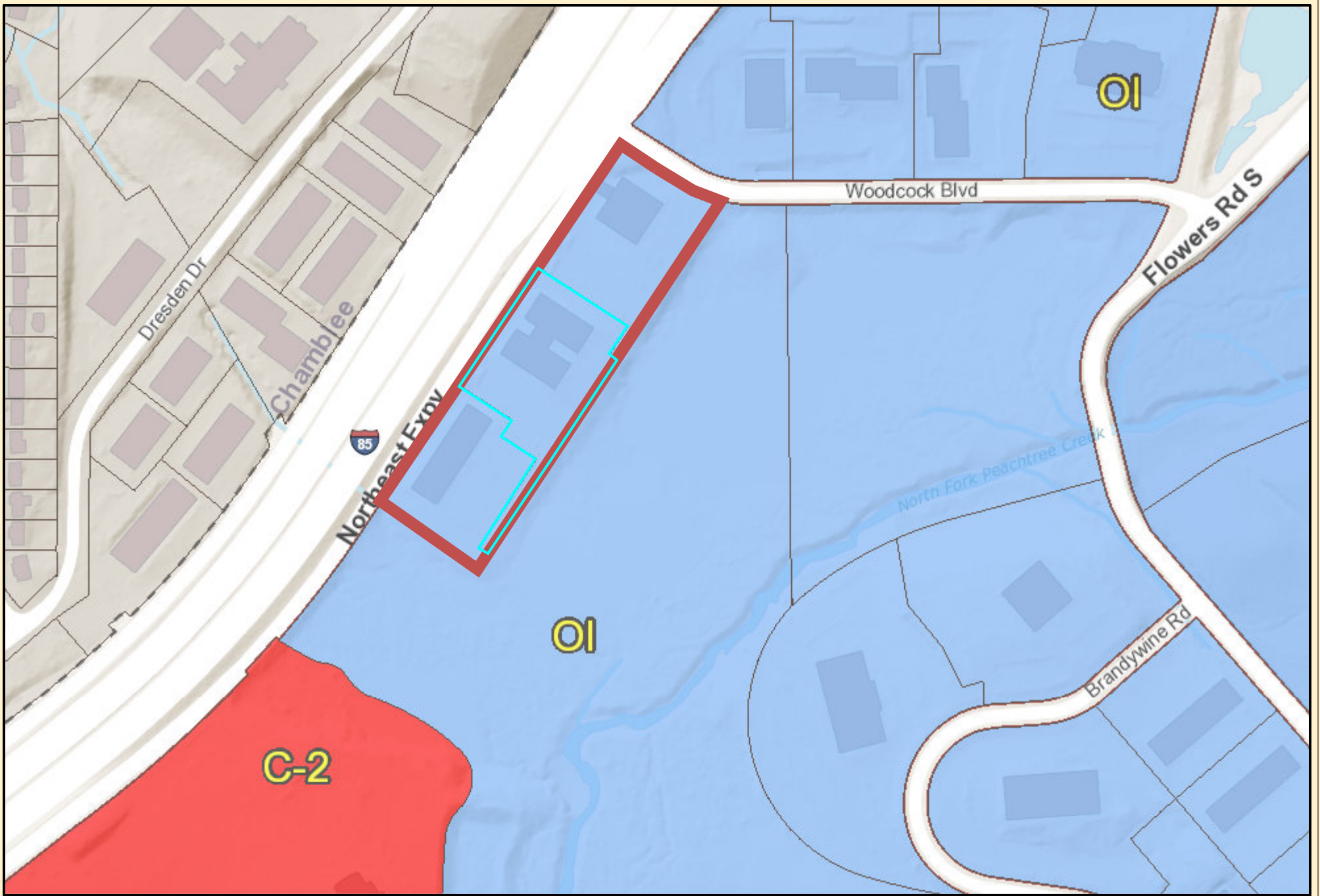
- By removing retail mixed use in the development, this newly proposed development provides little benefit for residents of Colonial Way and Peachtree Creek Circle. Original plans to provide retail would have made this the closest retail area by car for residents on these two roads. This newly updated plan would not have this benefit for residents on Colonial Way and Peachtree Creek Circle. I personally believe that a more ideal plan for the local community would be a further reduced number of apartment units and the re-inclusion of retail space.
- The original plan was using a development bonus for LEED certified building while the new building plan no longer claims the LEED certified building development bonus. As a neighboring resident, I find it extremely concerning that it appears the building may no longer be constructed to the most environmentally friendly standards. I believe that the newly proposed buildings should also be LEED certified, just as the buildings in the original proposal were.
- The new building plan continues to claim a development bonus for public art, but it is not clear where public art will be located on the property or if it will truly be public. The county should require more details about the proposed public art prior to approval, especially because a project without public art would only qualify for the construction of 608 units, less than the amount proposed by the developer.
- Dividing construction into two separate phases has a greater potential to lead to prolonged impact on traffic during construction on Northeast Expressway. If construction was done as one phase simultaneously, I believe this would have less impact on myself as someone who must use this segment of Northeast Expressway for their commute. Alternatively, the county or developer could take action to prevent the closure of any lanes of traffic on Northeast Expressway during construction.

- I would appreciate if the developer would take more action to discourage trips via Northeast Expressway and instead divert a larger number of residents and visitors to enter and exit the property via Woodcock Blvd.

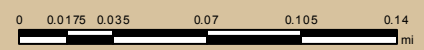
Thank you for your consideration as I hope the county takes further action to mitigate the both the short- and long-term effects of this proposed construction project.

Sincerely,

Harrison Gill  
3091 Colonial Way Apt E3  
Atlanta, GA 30341



# NE Expressway Z Map

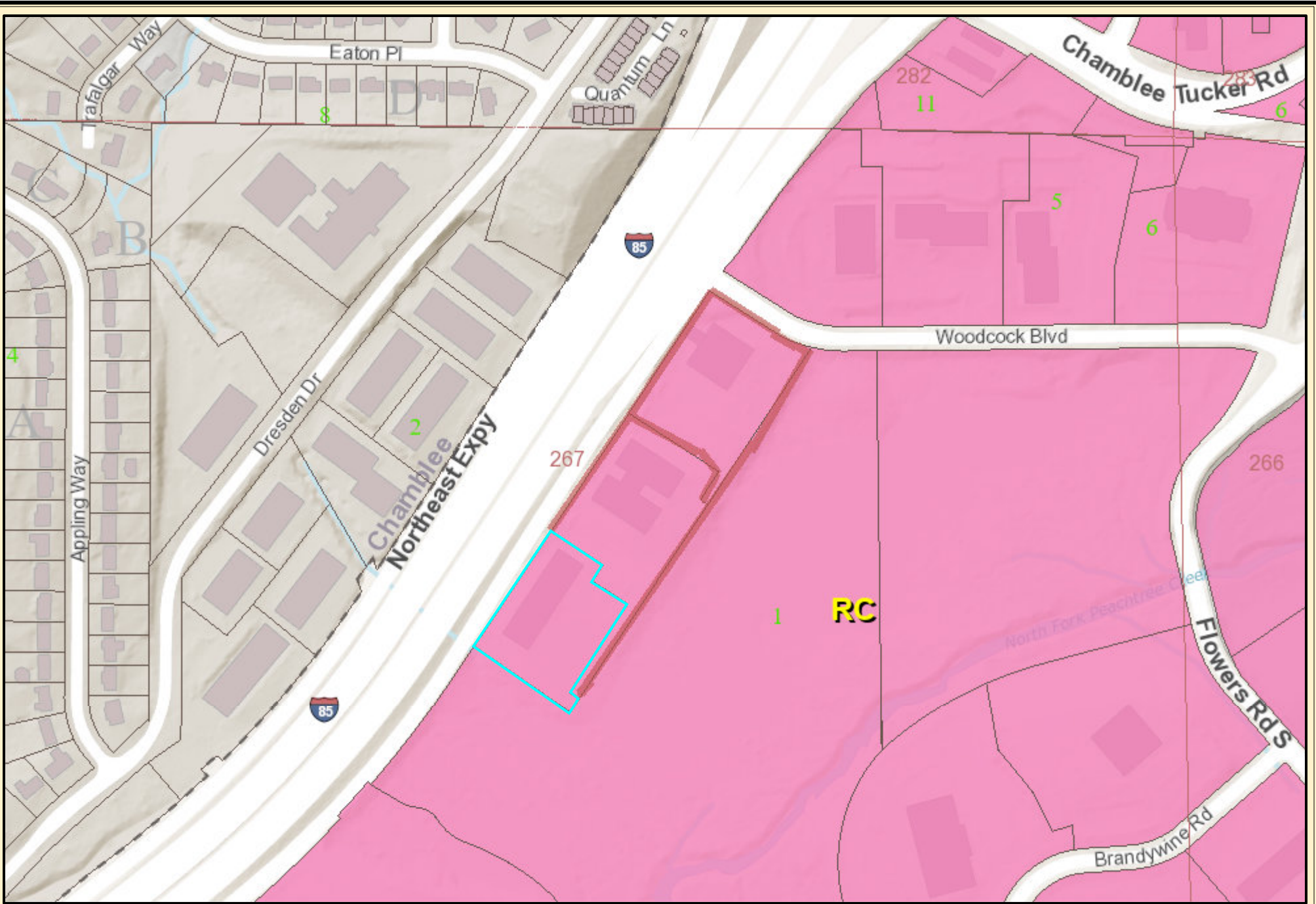


Date Printed: 10/27/2022

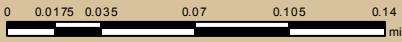


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# DeKalb County Parcel Map



Date Printed: 6/30/2023



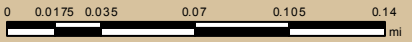
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# NE Expressway Aerial Map



Date Printed: 10/27/2022



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