

# LETTER OF INTENT

## DEVELOPMENT STANDARDS VARIANCE APPLICATION (DSV-2026-04)

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**Applicant:** Downtown Development Authority of the City of Dallas, Georgia

**Property Address:** 200 Lester Drive, Dallas, Georgia 30132

**Tax Parcel Identification Number:** 137.2.2.062.0000

**To:** City of Dallas Zoning Board of Appeals

**Re:** Development Standards Variance Request – DSV-2026-04

Honorable Members of the Zoning Board of Appeals:

The Downtown Development Authority of the City of Dallas, Georgia respectfully submits this Letter of Intent in support of Development Standards Variance Application DSV-2026-04. The requested variances are necessary to facilitate the development of a high-quality residential community while addressing the unique physical characteristics of the property, including existing topography, grading limitations, roadway design constraints, and site planning considerations.

The requested variances will allow the project to achieve the intent and objectives of the City of Dallas Unified Development Code by promoting efficient land use, quality residential design, functional open space, and enhanced community amenities while maintaining compatibility with surrounding development patterns.

The Downtown Development Authority believes the requested relief represents the minimum variance necessary to address site-specific conditions and will not adversely impact adjacent properties, public infrastructure, or the health, safety, and welfare of the public.

The following Development Standards Variances are respectfully requested:

**A. Unified Development Code Requests**

**1. Reduction of Side Setback Along the North Property Line**

Chapter IV – Zoning Districts; Sec. 4.04(e)(vii)(1-3)

Approval is requested to reduce the required side setback along the north property line to twenty-five (25) feet. This adjustment is necessary to accommodate site layout constraints and achieve an efficient development pattern while maintaining adequate separation from adjoining properties.

**2. Reduction of Rear Setback Along the West Property Line**

Chapter IV – Zoning Districts; Sec. 4.04(e)(vii) (1-3)

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Approval is requested to reduce the required rear setback along the west property line to thirty-two (32) feet. The variance will allow for a more practical site design while preserving buffering and compatibility with adjacent land uses.

### **3. Allow Slopes Exceeding Twenty-Five Percent (25%)**

Chapter VII – Development Standards; Sec. 7.17(2)

Approval is requested to allow development activities within areas containing slopes greater than twenty-five percent (25%). Existing topographic conditions significantly limit developable land area, and limited disturbance within these areas is necessary to achieve a balanced and functional site design.

### **4. Reduction of Required Open Space Percentage**

Chapter VII – Development Standards; Sec. 7.13(4) and (5); Sec. 7.17(3)

Approval is requested to reduce the required open space percentage. While the overall open space calculation will be modified, the development will continue to provide meaningful recreational opportunities, pedestrian connectivity, landscaped common areas, and resident amenities consistent with the intent of the ordinance.

### **5. Alternative Recreational Amenities in Lieu of Mandatory Swimming Pool**

Chapter VII – Development Standards; Sec. 7.16(2)

Approval is requested to allow one or more of the recreational amenities authorized under Sections 2(d), 2(f), and 2(g) to be provided in lieu of the mandatory swimming pool requirement. The proposed amenities are anticipated to provide broader resident utilization and long-term community benefit.

### **6. Allow Cut and Fill Slopes Exceeding Ten Percent (10%)**

Chapter VII – Development Standards; Sec. 7.17(2)

Approval is requested to allow cut and fill slopes exceeding ten percent (10%) where necessary to address existing site topography and facilitate roadway, utility, and stormwater infrastructure improvements.

### **7. Allow Planted Features in Place of Preserved Natural Features**

Chapter VII – Development Standards; Sec. 7.17(2)

Approval is requested to allow enhanced planted and landscaped features in lieu of preserving existing natural features in certain areas of the site where preservation is impractical due to grading and infrastructure requirements. The proposed landscaping plan will provide substantial aesthetic and environmental benefits.

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### **8. Adjustment of Open Space Requirements**

Chapter VII – Development Standards; Sec. 7.13(4) and (5); Sec. 7.17(3)

Approval is requested to adjust the minimum open space percentage requirements in a manner that accommodates site constraints while continuing to provide usable and functional common areas for future residents.

### **9. Reduced Driveway Depths**

Chapter VII – Development Standards; Sec. 7.17(4)

Approval is requested to allow driveway depths of twenty-five (25) feet measured from the edge of pavement. The proposed driveway configuration will provide adequate vehicle accommodation while supporting the overall site design.

### **10. Non-Rear Facing Garage Townhome Units (Units 45-69)**

Chapter IX – Design Standards; Sec. 9.02(5)

Approval is requested to allow front-access garage configurations for Townhome Units 45 through 69. Due to site geometry and roadway layout constraints, the requested design modification provides the most practical and efficient development solution while maintaining an attractive streetscape.

## **B. Code of Ordinances Requests**

### **1. Reduced Intersection Tangent Length**

Chapter 34 – Subdivisions; Sec. 34-24(b)(10)

Approval is requested to allow an intersection tangent length of less than one hundred (100) feet. Existing site conditions and roadway alignment limitations necessitate this request while still maintaining safe and efficient vehicular circulation.

### **2. Non-Rollback Curb and Gutter Within Alleys**

Chapter 34 – Subdivisions; Sec. 34-25

Approval is requested to allow standard non-rollback curb and gutter sections within alley areas. This design will improve drainage performance, reduce long-term maintenance requirements, and provide a durable infrastructure system consistent with the intended use of the alley network.

## **Justification**

The Downtown Development Authority submits that these requests satisfy the intent of the City of Dallas Unified Development Code and the standards for Development Standards Variances. The requested relief is necessitated by unique physical characteristics of the

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property, including topographic constraints, grading challenges, and site design limitations that are not generally applicable to other properties.

Approval of these requests will facilitate quality residential development, promote efficient land utilization, provide enhanced housing opportunities within the City of Dallas, and further the community's long-term economic development objectives. The requested variances represent the minimum relief necessary to accommodate the site's unique conditions while preserving the spirit and intent of the City's development regulations.

Accordingly, the Downtown Development Authority respectfully requests approval of Development Standards Variance Application DSV-2026-04.

Respectfully submitted,

DOWNTOWN DEVELOPMENT AUTHORITY  
CITY OF DALLAS, GEORGIA