



Redevelopment Assessment Form

(Applied to all existing structures except for Single-Family Detached Residential structures, as per Chamblee UDO Section 270-8)

PROPERTY ADDRESS: _____

Assessment Conducted on: _____ (Date) By: _____

PROJECT TYPE: (Check all that apply)

- Renovation
- Alteration
- Addition
- Repair
- Other _____

THRESHOLD ASSESSMENT:

Total construction cost post renovation/improvement, cumulative: TCC = _____
(Attach documentation for all improvements made over the last 3 years, see UDO Section 270-8(b)(6).)

Fair Market Value of existing structure: FMV = _____
(Attach DeKalb County Tax Assessor documentation for both entire site and individual building, or an appraisal from a certified appraiser.)

Percent calculation: $X = TCC/FMV =$ _____

See Page 2 of this form for *Proportionate Application of New Codes to Redevelopment and Modifications of Existing Buildings Summary Table*.

Mandatory compliance is not intended to result in total improvement costs greater than or equal to 125% of FMV value but applicant shall meet items in order of priority listed in Subsection 270-8(b)(3) of the UDO until the 125% cap is met. Note the priority of provisions is also indicated in the first column of the Proportionate Application of New Codes to Redevelopment and Modifications of Existing Buildings Summary Table on page 2 of this form.

Assessment: (Check one)

- Improvements not required because less than 40% improvement
- > 40% > 60% > 70%

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**Proportionate Application of New Codes to Redevelopment and Modifications of Existing Buildings
Summary Table**

Priority	Code to be applied	Redevelopment costs as a percentage of the fair market value of the structure			
		Less than 40%	40% or more	60% or more	70% or more
1	Section 230-14(a)(6) (Fences in buffer strips)	Not mandatory	Not mandatory	Mandatory	Mandatory
2a	Section 230-27 (Streetscape design)	Not mandatory	Mandatory	Mandatory	Mandatory
2b	Section 230-5 (Street frontages)	Not mandatory	Mandatory	Mandatory	Mandatory
3	Section 230-29 (Relationship to building to Street)	Not mandatory	Not mandatory	Mandatory	Mandatory
4	Section 230-30 (Storefront Streets)	Not mandatory	Not mandatory	Mandatory	Mandatory
NP	Section 230-6 (Front yards)	Not mandatory	Not mandatory	Not mandatory	Mandatory
NP	Remaining provisions of Chapter 230 Article 2 (Civic Design) not listed above	Not mandatory	Not mandatory	Not mandatory	Mandatory
5	Section 250-22 (Screening loading areas and dumpsters)	Not mandatory	Not mandatory	Mandatory	Mandatory
NP	Remaining provisions of Chapter 250 (Off-Street Parking and Loading Standards) not listed above	Not mandatory	Not mandatory	Not mandatory	Mandatory
6	Section 350-2(a)(1)b. (Sidewalks crossing driveways)	Not mandatory	Not mandatory	Mandatory	Mandatory
7	Section 320-21 (Parking area landscaping requirements)	Not mandatory	Not mandatory	Mandatory	Mandatory
NP	Remaining provisions of Chapter 320 Article 2 (Buffers) not listed above	Not mandatory	Not mandatory	Not mandatory	Mandatory
NP: Not a priority when the total cost of mandatory compliance is greater than 125% of the fair market value of the structure immediately prior to such redevelopment.					