

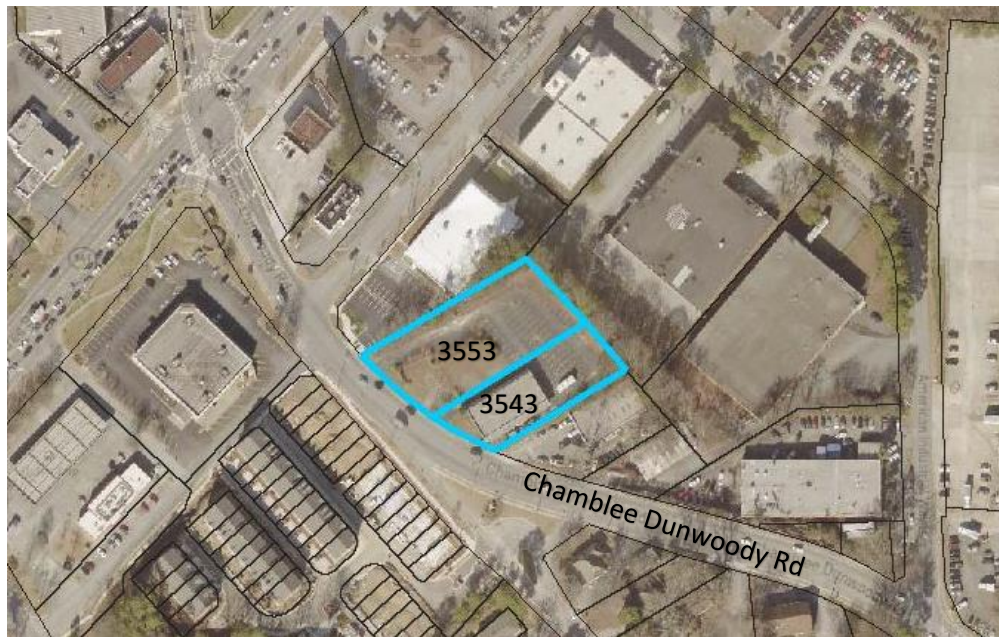
**PLANNING AND DEVELOPMENT DEPARTMENT
DRB STAFF REPORT**

DRB Meeting Date: March 31, 2021

Item #: PZ2020-729

THE GORDON DCI – 3543 AND 3553 CHAMBLEE TUCKER ROAD

Project Name: The Gordon
Applicant and Owner: Rod Mullice, Windsor Stevens Holdings
Proposed Development: 120 Condo Units with first-floor commercial uses
Request: Development of Community Impact (DCI), 18 variances and 1 waiver
Site Addresses: 3543 and 3553 Chamblee Dunwoody Rd
Parcel Numbers: 18 308 04 003 and 002



Current Zoning: Planned Unit Development (PUD) – The site is located within the Downtown Chamblee Town Center PUD.
“The PUD district will accomplish the following:

- Permit development concepts not otherwise allowed within the zoning ordinance;
- Provide flexibility, unity, and diversity in land planning and development, resulting in convenient and harmonious groupings of uses, structures, and common facilities;
- Encourage innovations in quality mixed-use development so that growing demands of the population may be met by greater variety in type and design;
- Promote quality building and site design through the creation and conservation of usable open space;
- Integrate the existing natural and artificial site conditions into new building and site design; and
- Support walking, biking, and transit on streets to reduce the burden of car traffic.”

Current Uses: Unoccupied commercial building and a vacant lot

Surrounding Land Uses: North – PUD: Day care facility
 South – PUD: Commercial businesses
 East – PUD: Commercial businesses
 West – VC: Townhomes under construction

Character Area and Future Development Map:

The property is located within the Downtown Chamblee character area of the Comprehensive Plan. The vision of the Downtown Chamblee character area is that it, *“will be a vibrant and recognizable center that ties the greater Chamblee community together, and attracts visitors from around the Atlanta region. Centered on the Chamblee MARTA Station, this area will support transit-oriented lifestyles with associated housing, services, civic functions, and employment. The area will also contain a compatible blend of historic and modern buildings within a safe and walkable environment.”* Land uses recommended for this area include: *“medium- and high-density residential; commercial retail; office; light industrial; mixed-use; parks and recreation; public/institutional uses; and transit-related utilities.”* Recommended uses include: *“Any combination of residential, commercial, office, and public/institutional uses.”*

Site Description:

The 1.38-acre site is located in the Town Center LCI study area and includes a vacant commercial building and surface parking lot. There are a total of three curb cuts on Chamblee Dunwoody Rd. An intermittent 4 ft-wide sidewalk runs along parts of the southern half of the property frontage just behind the street curb. An on-street stormwater drop inlet and fire hydrant is located in front of the building. Above-ground utilities span the length of the street in front of both parcels. The site slopes upward from the street to the rear of the property, with a steep downward slope along the northern property line toward the adjacent property to the north. The property is

surrounded by a 6 ft chain link fence. There are some mature trees on the site, mostly along the north and east lot lines.

History of the Property:

The building at 3543 Chamblee Dunwoody Rd was built in 1971 and served most recently as the Northside Women's Clinic until it closed years ago. In 2019, the developer received approval of a DCI, with variances and waivers, for the construction of two mixed-use buildings totaling 69,118 square feet, with 56 residential condominium units and 7,000 square feet of retail/restaurant space and surface parking, in zoning application PZ2019-509. A land disturbance permit (LDP) was applied for in 2019, but a permit was never issued. That permit application has since expired.

Description of the Proposed Project:

A summary of the project is as follows:

- Demolish the existing building and parking lot;
- Construct a 147,740 square foot mixed-use building with 141 condominiums and 7,990 square feet of retail space. The building would primarily consist of pre-cast concrete with an in-laid brick exterior brick and glass windows;
- Construct a 218-space pre-cast concrete parking garage screened by liner buildings on the north and west facades and a decorative metal screen on the south and east facades;
- Provide six surface parking spaces for the retail space accessed from one curb cut on Chamblee Dunwoody Rd; and
- Install a 5 ft-wide landscape strip with street trees and pedestrian lights and the 12 ft-wide Rail Trail multi-use path on Chamblee Dunwoody Rd and along the northern property line as shown in the Regulating Plan of the Downtown Chamblee Town center PUD Pattern Book.

Variances and waivers:

The applicant requests the following concurrent variances from the Downtown Chamblee Town Center PUD Pattern Book:

1. Variance from Ch. 2, Sec. 3B1 to increase the percentage of units with a floor area less than 800 SF from 60% to 85%.
2. Variance from Ch. 2, 5B to allow the first-floor residential balconies to project 1.2 ft into the 5 ft setback along the Rail Trail.
3. Variance from Ch. 2, Sec. 3D.2d i-iv to not construct the parking garage to enable future conversion to residential or non-residential uses.
4. Variance from Ch. 2, Sec 13C.2 to exceed the retaining wall height of along the Rail Trail and the adjacent use at the north property line from 2 ft to 2.5 ft.
5. Variance from Ch. 2, Sec. 3D.2a to not screen the external openings of the parking garage with decorative elements, such as metal grill-work, brick screens, or louvers.

6. Variance from Ch.2, Sec. 5C to exceed the maximum building height from 7-stories to 8-stories.
7. Variance from Ch.2, Sec. 3B3 to exceed the percentage of the street-facing façade with balconies from one-third to 36%.
8. Variance from Ch.2, Sec. 4E to reduce the percentage of fenestration on the ground floor of a mixed-uses building type from 70% to 48%.
9. Variance from Ch. 4 Architectural Patterns for Mercantile Buildings to allow the upper-level fenestration window size to increase from the base zone to the cornice.
10. Variance from Ch. 2, Sec 3D.2b to not provide 40% shade cover on the roof level of the parking garage.
11. Variance from Ch. 2, Sec 9B4 to not construct the mixed-use building to at least 65% of the back of the supplemental zone.
12. Variance from Ch. 2, Sec 12C.2 to not provide an on-street loading space.
13. Variance from Ch. 2, Sec. 4E to increase the amount of fenestration on upper stories of a mixed-use building from 40% to 44%.

The applicant requests the following concurrent variances from Title 2 of the UDO:

14. Variance from Sec. 250-7(a)(8) to not provide inter-parcel access.
15. Variance from Sec. 230-30(a)(2) to increase the hardscape in the open space from 25% to 65%.
16. Variance from Sec. 230-20(b)(1) to not provide a minimum 18 ft floor-to-ceiling height on the ground floor of a building along the Rail Trail to varying heights
17. Variance from Sec. 230-26(e)(3) to vary the spacing of trees and street lights in the landscape zone to varying distances to avoid utilities.
18. Variance from Sec. 230-27(g) to allow accessory mechanical systems to be located between the building and the street.

The applicant requests the following concurrent waiver from Title 3 of the UDO:

1. Waiver from Sec. 320-39(a)(1) for the tree density on the landscape plan to provide 33.5 inches in diameter-at-breast-height (dbh) and submit recompense for the remaining density.

Attachments:

Attachment 1 – Exhibit A: DCI Plan Book, dated received March 17, 2021

Attachment 2 – Application

Attachment 3 – Maps

Attachment 4 – DeKalb County School Report

Attachment 5 – Previously approved plans from PZ2019-509

Attachment 6 – Action Letter from PZ2019-509

Site Visit:

