

**PLANNING AND DEVELOPMENT DEPARTMENT
STAFF REPORT**

DRB Meeting Date: March 30, 2021

Item #: PZ2021-746

PRUITT HEALTH DCI – 5238 PEACHTREE ROAD

Project Name: Pruitt Health Inc. Headquarters
Applicant and Owner: Unico Insurance Company, Ltd.
Proposed Development: Mixed-use office building
Requests: Development of Community Impact (DCI); 9 variances and 3 waivers
Site Addresses: 5238 Peachtree Road
Parcel Numbers: 18 299 14 001



Current Zoning: Transit-Oriented Development (TOD) – This zoning district is intended to support mixed-use development and higher density development within walking distance of the Chamblee MARTA Station. This district provides a location for residences, retail, goods and services and offices with design standards and design parameters to encourage a pedestrian-friendly traditional urban form, oriented to a network of pedestrian and bicycle pathways to the MARTA Station. This district is intended to minimize automobile use and maximize the use of public transportation, bicycle and pedestrian access.

Current Use: Commercial

Surrounding Land Uses: North – TOD: North DeKalb Senior Center and Chamblee Senior Residence
South – TOD: Chamblee MARTA Station
East – TOD: Office Building
West – TOD: Multi-family residential

Character Area and Future Development Map:

The Future Land Use Map calls for office use on the subject site.

This property is located within the Downtown Chamblee character area of the Comprehensive Plan. The vision of the Downtown Chamblee character area is: *“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.”*

Site Description:

The 2.83-acre site consists of a single parcel located at the intersection on the northeast corner of Peachtree Road and Malone Drive. The property is in the Town Center LCI study area and currently contains a 19,545-square-foot, one-story building that is oriented toward Peachtree Road. There is a parking lot in the rear of the property with two curb cuts on Malone Drive. The site slopes gently downward from south to north away from Peachtree Road. While the property is located near a Runway Protection Zone (RPZ), just south of the site, it is not located in one. There is a five-foot-wide sidewalk on Peachtree Rd and Malone Drive and some trees along Peachtree Road. The property has frontage on a section of Peachtree Road where the City streetscape project is currently in progress and nearing completion.

History of the Property:

According to tax records, the property was developed in 2007, with the building used as commercial space and a senior center. In November of 2019, the property was approved for a Development of Community Impact. PZ2019-522 was a DCI for PruittHealth Inc. Headquarters. The development was approved for a complete redevelopment of the existing property into a 197,455-square-foot, five-story office building with a fitness center and café that would be open to the public but not be separate businesses from PruittHealth. The development also included a new curb cut on Peachtree Road and closure of the existing curb cut on the south end of Malone Drive, construction of a 550-space parking deck and installation of streetscape in the front and street side yard of the property.

Description of the Proposed Project:

Similar to PZ2019-522, the applicant proposes to completely redevelop the existing property into a five-story office building with a fitness center and café that would be open to the public. However, the applicant is now requesting the project be completed over a 10-year phasing plan. Phase one would include the construction of a 124,767 square foot office building with a café and fitness center and surface parking with 98 parking spaces. Phase one of the project will also include construction of a new curb cut on Peachtree Road and closure of the existing curb cut on the south end of Malone Drive as well as installation of the streetscape in the front and street side yard of the property. Phase two would include an additional 150,992 square foot office building and a 72,822 square foot parking deck with 171 parking spaces.

Variances and waivers:

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

1. Variance from Section 230-30(a)(2) to increase the amount of impervious open space from 25% to 37.10 in Phase 1 and 43.5% in Phase 2.
2. Variance from Section 230-6(d) to increase the allowable height of retaining walls in the front or street side yards from 2 feet to 3 feet.
3. Variance from Section 230-26(g)(1)(a)(5) to increase the height of the supplemental zone from 24 inches to up to 36 inches higher than the adjacent sidewalk.
4. Variance from Section 230-26(a) to increase the width of the supplemental zone from 8 feet to up to 25 feet along Malone Drive and from 8 feet to up to 63.2 feet along Peachtree Road.
5. Variance from Section 230-27(g) to allow above ground utilities to be located in front of the proposed building to accommodate ground backflow preventers required by DeKalb County to be installed for the new improvements;
6. Variance from Section 260-9(a)(3)(d) to allow 4 wall signs on the Peachtree Road façade.
7. Variance from Section 240-13(b)(40)(b) to allow the above ground decks of the parking garage to face a public street and to not be screened from view from public and private

streets and other properties by liner buildings.

8. Variance from Section 240-13(b)(40)(h) to allow the parking structure to be constructed without flat floor plates on every above ground level.
9. Variance from Section 240-13(b)(40)(i) to allow the parking structure to reduce the minimum floor-to-ceiling height from 15 feet to 10 feet.

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

1. Waiver from Section 350-2(a)(1)(c) to exceed the maximum driveway from 24 feet to 26 feet.
2. Waiver from Section 350-2(a)(2)(a) to allow driveway spacing to be 56 feet from the driveway on the adjacent property.
3. Waiver from Section 350-25(a) to not bury all overhead utilities.

Attachments:

Attachment 1 – Exhibit A: DCI Plan Book dated received March 12, 2021

Attachment 2 – Application

Attachment 3 – Traffic Impact Study

Attachment 4 – Maps

Attachment 5 – Previously Approved DCI Plans from PZ2019-522

Attachment 6 – Action Letter from PZ2019-522



Site Visit: