

**PLANNING AND DEVELOPMENT DEPARTMENT  
STAFF REPORT**

DRB Meeting Date: July 10, 2024

Item #: PZ2024-1327

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**CHAMBLEE PARK – DEVELOPMENT OF COMMUNITY IMPACT WITH CONCURRENT  
VARIANCE AND WAIVER**

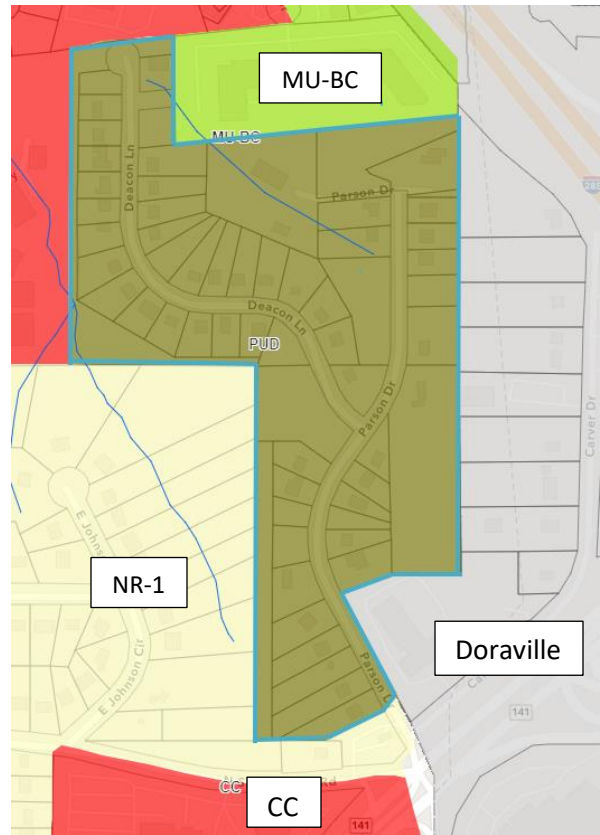
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**Project Name:** Chamblee Park  
**Applicant:** Toll Southeast LP Company Inc. c/o J.R. Crowe  
**Owners:** Toll Southeast LP Company Inc.  
**Proposed Development:** Mixed-Use Development featuring townhomes, apartments, and commercial/retail/restaurant space  
**Request:** Major Modification of the approved Development of Community Impact, PZ2020-654, and additional variance and waiver  
**Site Addresses:** 4042 Parson Drive (All lots on Deacon Lane and most of the lots on Parsons Drive)  
**Parcel Numbers:** Multiple



**Current Zoning:** Chamblee Park Planned Unit Development (PUD) - The PUD district is intended to provide a means of accomplishing the following specific objectives:

- To provide for development concepts not otherwise allowed within non-PUD zoning districts;
- To provide flexibility, unity, and diversity in land planning and development, resulting in convenient and harmonious groupings of uses, structures and common facilities;
- To accommodate varied design and layout of housing and other buildings;
- To allow appropriate relationships of open spaces to intended uses and structures;  
To encourage innovations in quality development and renewal so that the growing demands of the population may be met by greater variety in type, design, and layout of buildings and by the conservation and more efficient use of open space;
- To lessen the burden of traffic on streets and highways; and
- To provide a procedure that can relate the type, design, and layout of development to the particular site, thereby encouraging preservation of the site's natural characteristics.



**Current Uses:** Under Construction

**Surrounding Land Uses:**  
North – MU-BC and CC: Commercial and Office  
South – CC & NR-1: Car Dealership  
East – City of Doraville  
West – NR-1: Single-family detached residences

**Site Description:**

The approximately 23.48-acre site consists of 62 parcels located on Parsons Drive and Deacon Lane. The site is currently under construction. There is significant topography, wherein there is

approximately a 15-foot fall in elevation from the northeastern property line at the terminus of Deacon Lane, which is where the DeKalb County lift station is located. There are two segments of streams located on the site. The largest of the two is located on the northern portion of the site and most of it is piped. The other is a smaller segment that is located on the southwest portion of the site. There are also two wetlands on the site. The largest one is located on the eastern portion of the site, while the smaller one is located on the southern portion of the site.

### **History of the Property:**

The area was first developed in the 1950s and 1960s with single family homes. In 2021, the property was approved for a Development of Community Impact and Rezoning to the PUD zoning district for a 23-acre mixed-use development, pursuant to PZ2020-654. The development was approved for a mix of single-family attached dwellings, stacked flats, detached single-family residences, two multifamily buildings with structured parking, a multiuse path, several parks, amenity space, and three commercial/retail buildings. In 2022 a stream buffer variance was approved pursuant to PZ2022-1061. The site has an approved LDP for all portions of the project except the multifamily buildings. The site also has an approved combination plat, demolition permit, and most of the retaining walls for the site. Staff has not received building permit applications.

### **Description of the Proposed Project:**

The applicant requests a Major Modification of the approved Development of Community Impact for the Chamblee Park Development. The applicant proposes the following modifications to approved DCI, PZ2022-654:

- Replacement of the two structured parking garages at the southern portion of the site with surface parking lots. This will decrease the number of parking spaces from 411 to 378.
- Reduction of the number of multifamily apartment units from 375 to 300.
- Replacement of the stacked flats with townhomes. This will decrease the number of units from 317 to 287.
- Relocation of the driveway serving the southern multifamily building.
- Additional retaining walls ranging from 2 feet to 10 feet tall.

### **Variances:**

The applicant requests the following concurrent variances from the Chamblee Park PUD Pattern Book:

1. Variance from Chamblee Park PUD Supplemental Use Regulations, Chapter 2, Section 2.b to not conceal multifamily parking.

### **Waivers:**

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

1. Waiver from Sec. 320-21(a)(5), to not install a five-foot wide landscape strip along the perimeter of the surface parking lot where it abuts side or rear property lines.

**DRB Scope of Review:**

The scope of the review and recommendations of the Board shall limited to design-related elements, which include architecture, materials, site layout, traffic flow, ingress/egress, multi-modal transportation (including bicycle and pedestrian accommodation), stormwater design, fenestration, utility plans, landscape plans, open space location and design, conformity with surrounding development patterns, effects on the design of adjacent and nearby properties, harmony with surrounding massing and design, and conformity with design-related recommendations and policies of adopted City plans.

**Attachments:**

Attachment 1 – DCI Booklet

Attachment 2 – Adopted PUD Standards Pattern Book for Chamblee Park

Attachment 3 – PZ2020-654: Action Letter and Approved Site Plan

Attachment 4 – Maps