

*City Council Agenda Item*

**Variance**



Department: Planning & Development  
Prepared By: Gabrielle Peters, Senior Planner  
Initiator: Gabrielle Peters, Senior Planner

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**SUBJECT:** PZ2024-1327: 4042 PARSON DRIVE - CHAMBLEE PARK MAJOR DCI MODIFICATION

**Meeting Date:** August 15, 2024, 6:00 PM

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**REQUESTED ACTION:**

Staff recommends **APPROVAL WITH CONDITIONS** of the following variance and waiver requests:

1. Variance from Chamblee Park PUD Supplemental Use Regulations, Chapter 2, Section 2.b to not conceal or wrap the multifamily parking on the ground floor of a building.
2. Waiver from Section 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.

**BACKGROUND SUMMARY:**

The application was previously approved in 2020, pursuant to PZ2020-654, for a mixed use development that included, two multifamily apartment buildings with structured parking decks, stacked flats, townhouses, single family detached units, amenity space, realignment of Parsons Drive and Deacon Lane, and construction of multiuse trails. The applicant is now requesting a modification of the approved DCI. The modification includes the following changes:

- Replacement of the two structured parking garages 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 bringing the overall townhouse unit count to 287;
- Relocation of the driveway serving the southern multifamily building; and
- Additional retaining walls ranging from 2 feet to 10 feet tall.

No changes to the remaining portions of the site are proposed.

Per Section 280-25(b), any Major Modification request to approved DCIs shall be processed as a new DCI application including the requirement for fees, notices, and meetings.

**ISSUE:**

**FINANCIAL IMPACT:**

**Attachment List:**

PZ2024-1327\_Chamblee Park Staff Memo (PDF)

1 - Revised Site Plan and Elevations\_7 (25) 24 pdf

2 - PZ2024-1327\_DCI Booklet (PDF)

3 - Chamblee Park PUD Pattern Book 10192021 (PDF)

4 - PZ2020-654\_Action Letter and Site Plan (PDF)

5 - Maps (PDF)