

City Council Agenda Item

Variance



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

SUBJECT: PZ2024-1305: 3300 BURK DRIVE

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

Staff recommends **APPROVAL WITH CONDITIONS** of the following variance request:

1. Variance from Section 240-13(b)(41)(g) to not provide adequate shade cover for a minimum of 40 percent of the upper surface of the roof level of the multi-story parking structure.

Should City Council approve the variance request, staff recommends the following conditions of approval:

1. The applicant shall install additional specimen trees on the site that meet or exceed 100 inches Diameter at Breast Height (DBH) per acre of 51% of the surface of the parking structure. If this density cannot be met because the project site cannot bear the density of trees, two (2) alternative methods of compliance may, at the discretion of the Planning and Development Department, be approved:
 - a. Planting at a location remote from the project site; or
 - b. Contribution to the City of Chamblee Tree Bank Fund at the Specimen Tree Recompense Fee rate.

- The applicant is currently constructing a 232,621 square foot mixed use development with 196 residential units, 11,420 square feet of commercial retail space and a 291-space structured parking deck.
- Section 240-13(b)(41)(g) of the UDO requires that the roof level of multi-story parking structures provide adequate shade cover for a minimum of 40 percent of the upper surface to reduce the heat island effect.
- The applicant did not account for this shade structure prior to ordering the precast parking garage structure. To meet this requirement, the applicant would need to refabricate this portion of the parking deck which would set the project timeline back six to nine months.
- In lieu of the structure, the applicant proposes to provide a reflective coating or sealant on over 40% of

the top parking deck to achieve the goal of mitigating the heat island effect.

APPLICATION UPDATE:

· At the July 16th City Council Regular Meeting, City Council voted to defer the application to the August City Council Agenda.

· The applicant has submitted three alternative options that could meet the intent of the zoning ordinance and is included in Attachment 5 titled “Applicant Variance Options.” The options include:

- Financial contribution to the tree fund
- Instillation of moveable planters on the upper parking deck
- Reduction of the site’s impervious surface and installation of additional landscaping on the ground level of the development

REQUESTED ACTION:

BACKGROUND SUMMARY:

ISSUE:

FINANCIAL IMPACT:

Attachment List:

PZ2024-1305_Staff Report_Updated 8 (5) 24 pdf

2 - Application and Letter of Intent (PDF)

1 - Site Plan (PDF)

3 - PZ2019-469 Action Letter (PDF)

4 - Maps (PDF)

5 - Applicant Variance Options_8 (7) 24 pdf