



DEVELOPMENT SUMMARY:	
SITE SUMMARY:	
CURRENT ZONING:	NR-1, MU-BC & CC
PROPOSED ZONING:	PUD - CHAMBLEE PARK
SITE AREA:	23.9 ACRES
DISTURBED AREA:	23.1 ACRES
IMPERVIOUS AREA:	15.36 ACRES (64.2%)
PERVIOUS AREA:	8.56 ACRES (35.8%)
OPEN SPACE:	10.06 ACRES (42%)
MINIMUM 20% OPEN SPACE PER CHAMBLEE PARK PUD	
YARD SETBACK:	0-FT MIN.
PROPOSED LAND USES & DENSITIES:	
RESIDENTIAL:	342 UNITS
- SINGLE-FAMILY ATTACHED	186 UNITS
- SINGLE-FAMILY ATTACHED STACKED PLATS	138 UNITS (3 PER STACK)
- SINGLE-FAMILY DETACHED	38 UNITS
RETAIL/COMMERCIAL/RESTAURANT	20,000 SF
PARKING SUMMARY:	
70% MINIMUM PARKING REQUIRED PER CHAMBLEE PARK PUD STANDARDS:	
PROPOSED PARKING:	919 SPACES (TOTAL)
- SINGLE-FAMILY ATTACHED	332 SPACES (200 UNIT)
- SINGLE-FAMILY ATTACHED STACKED PLATS	238 SPACES (8000 S/F)
- SINGLE-FAMILY DETACHED	75 SPACES (200 UNIT)
- GUEST PARKING	65 SPACES
- GUEST/COMMERCIAL PARKING	65 SPACES
- PUBLIC ON-STREET PARKING	107 SPACES
BICYCLE PARKING	
MINIMUM REQUIREMENTS PER CHAMBLEE PARK PUD:	
RESIDENTIAL	1.00 SPACES / 100 UNITS
NON-RESIDENTIAL	1.00 SPACES / 100 UNITS

- SITE NOTES:**
1. THE PROPOSED BUILDING INFORMATION FOR THE MULTI-FAMILY PARCELS SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY BROCK HAUGEN ARCHITECTS, DATED 08/28/2021 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. FINAL PLANS ARE TO BE DESIGNED BY OTHERS.
 2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY TECHNICAL SURVEY SERVICES, DATED 04/27/2021.
 3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 4. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
 5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
 6. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

SITE PLAN LEGEND:	
---	PROPERTY LINE
---	PROPOSED RIGHT-OF-WAY LINE
---	BUILDING SETBACK LINE
---	CREEK BUFFER LINE
---	STANDARD DUTY ASPHALT PAVEMENT
---	STANDARD DUTY CONCRETE SIDEWALK
---	HEAVY DUTY CONCRETE PAVEMENT
---	PROPOSED HARDSCAPE
10	PARKING COUNT
---	MULTI-FAMILY PARCEL

RIGHT-OF-WAY DEDICATION:	
EXISTING PARCELS DR & DEACON LN	3.03 AC
RIGHT-OF-WAY AREA:	
PROPOSED PARCELS DR	2.79 AC
RIGHT-OF-WAY AREA:	

UNIT TYPE LEGEND:	
	20' X 46' SINGLE-FAMILY ATTACHED 22' X 42' END UNIT REAR LOAD + 5' DRIVE
	20' X 42' SINGLE-FAMILY ATTACHED 22' X 42' END UNIT REAR LOAD + 5' DRIVE
	24' X 44' SINGLE-FAMILY ATTACHED FRONT LOAD + 11' DRIVE
	34' X 46' SINGLE-FAMILY ATTACHED STACKED PLAT REAR LOAD + 5' DRIVE
	24' X 46' SINGLE-FAMILY DETACHED REAR LOAD + 5' DRIVE
	FRONT LOAD + 5' DRIVE

GEORGIA
REGISTERED PROFESSIONAL ENGINEER
08/30/2021
0000008755
ATB
DESIGNED BY: EDK
REVIEWED BY: BWS
DATE: 08/30/2021
PROJECT NO.: 012826010
TITLE: OVERALL SITE PLAN
SHEET NUMBER: C2-00

Kimley-Horn
TOLL SOUTHEAST LP
COMPANY, INC.
500 W. ATLANTA, GA 30338
PHONE (404) 439-0700
WWW.KIMLEY-HORN.COM

PROJECT: CHAMBLEE ASSEMBLY AND LOT 25A, 1ST DISTRICT
DATE: 1/1/21

GEORGIA
REGISTERED PROFESSIONAL ENGINEER
08/30/2021
0000008755
ATB
DESIGNED BY: EDK
REVIEWED BY: BWS
DATE: 08/30/2021
PROJECT NO.: 012826010
TITLE: OVERALL SITE PLAN
SHEET NUMBER: C2-00



CITY OF CHAMBLEE

PLANNING AND DEVELOPMENT DEPARTMENT

5576 PEACHTREE RD, STE 102 CHAMBLEE, GA 30341

October 29, 2021

Laurel David
The Galloway Law Group
4062 Peachtree Road NE
Atlanta, GA 30319

RE: PZ2020-654: Chamblee Park – Parsons-Deacon Rezoning and DCI

Dear Ms. David,

This letter serves to confirm that at its regularly scheduled meeting on October 19, 2021, City Council **approved** your Rezoning and DCI application with the following conditions:

1. The development shall be constructed in substantial conformity with Exhibit A, the Rezoning and DCI Application and plans received September 28, 2021, with revisions required by conditions of approval as reviewed and approved by the Planning and Development Director.
2. The applicant shall construct the Northeast Connector Trail as shown in the MTP as reviewed and approved by the Planning and Development Director.
3. The multi-use trail shall be minimum 12-feet in width along the entirety of the "L53 Main Drive."
4. The proposed parallel parking spaces shall measure minimum 8-feet in width from the face of the curb and minimum 22.5-feet in length.
5. Applicant shall provide all necessary easements, construction designs, and/or bonds to enable the future vehicular and trail connections through the "L53 Main Drive" at the stub out of the northern property line for the future connection to Perimeter Park Drive, as determined by the Planning and Development Director, who will also determine the functional classification of the new roadway for design purposes. The applicant has offered and agreed to pay 1/3 of the design and construction cost of the future connection to Perimeter Point Drive with a maximum of \$200,000.
6. Applicant shall provide documentation to confirm that the owners of the utilities acknowledge that their facilities will be located under pavement, either vehicular traveled way or pedestrian facilities.



7. The PUD Pattern Book shall be updated to incorporate any and all conditions of City Council approval per the review and approval of the Planning and Development Director.
8. Developer shall complete construction of the relocated Parsons Drive through the site and shall rough grade and grass the commercial areas depicted on the Overall Master Plan on or before the issuance of a Certificate of Occupancy for the 120th (~27%) single family home, which shall be inclusive of single-family detached, townhomes, and stacked flat townhomes.
9. Developer shall complete construction of the amenity area depicted on the Overall Master Plan on or before the issuance of a Certificate of Occupancy for the 172nd (~39%) single-family home, which shall be inclusive of single-family detached, townhomes, and stacked flat townhomes.
10. Developer shall commence construction of at least 25% of the total 20,000 square feet of the commercial space as shown on the Overall Master Plan prior to the issuance of a Certificate of Occupancy for the 224th (~50%) single-family home, which shall be inclusive of single-family detached, townhomes, and stacked flat townhomes.
11. Developer shall commence construction of at least an additional 40% of the total square feet of commercial space as shown on the Overall Master Plan prior to the issuance of a Certificate of Occupancy for the 292nd (~66%) single-family home, which shall be inclusive of single-family detached, townhomes, and stacked flat townhomes.
12. Designs for retail/commercial and multi-family uses should be brought back to the Design Review Board prior to issuance of a building permit, as recommended by the Design Review Board. *(Staff clarification from the Design Review Board - the applicant should provide street view renderings that provides detail on the landscaping, sidewalks/multi-use trail, and the building facades.)*
13. The applicant shall explore options for pedestrian connectivity to neighboring developments, particularly in the northern and western portions of the proposed developments, as recommended by the Design Review Board.



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The action taken on your application will become final upon approval of the meeting minutes at the November 16, 2021 regularly scheduled City Council meeting. If you have any questions, please contact me at 470-395-2344 or malexander@chambleega.gov.

Sincerely,

Michelle Alexander
Planning and Development Director