



PLANNING & DEVELOPMENT DEPARTMENT

DRB Meeting Date: November 20, 2019

Item #: PZ2019-560 & 567

DRB MEMO - 4011 and 4147 Chamblee Dunwoody Rd – Rezoning and DCI w/ Concurrent Variances

Project Name: Brighton Park Townhomes
Applicant: Copperleaf Partners, LLC
Owner: Kenneth Wood, Planners & Engineers Collaborative, LLC
Proposed Development: Single-family attached residential townhomes
Requests: Development of Community Impact (DCI); six concurrent variances
Site Addresses: 4011 Chamblee Dunwoody Rd; and a portion of 4147 Chamblee Dunwoody Rd
Parcel Numbers: 18 325 06 001; 18 332 03 020



Current Zoning: NR-2 (4011 Chamblee Dunwoody Rd); NR-1 (4147 Chamblee Dunwoody Rd)

Page 1 of 3

Case Number: PZ2019-560&567
DRB Meeting: November 12, 2019
City Council Work Session (public hearing): December 12, 2019
City Council Meeting: December 17, 2019
City Council Meeting: 2nd Read: January 21, 2020

Current Use: Vacant land (4011 Chamblee Dunwoody Rd); Place of worship (4147 Chamblee Dunwoody Rd)

Surrounding Land Uses: North – NR-1 and NR-2: Nancy Creek and Chamblee United Methodist Church
South – NR-1 and NR-2: Single Family Residential homes (Grammercy Park Subdivision)
East – NR-1: Single Family Residential homes and Nancy Creek
West – City Boundary, City of Brookhaven

Future Development Map:

The subject property is located within the Neighborhood Living character area of the Future Development Map in the Comprehensive Plan. The vision of the character area is: *“This area will remain a strong stable single family residential area of well-maintained housing with a distinct community identity. The interior of the area will remain single family residential on large lots, supported by nearby commercial areas for services, and local parks for recreation.”*

Site Description:

The property is the former site of Korean Central Presbyterian Church of Atlanta, and a portion of the south area of the First Chamblee United Methodist Church property. Currently the project site area is vacant or undeveloped land, improved only with an area of asphalt approximately 1.5 acres in size, several concrete pads, and a gravel road leading to a small shed on the northern half of the site. The northern and eastern boundaries of the site are formed by Nancy Creek. A flood zone buffers the creek in the northern portion of the site and covers an area approximately 1.37-acres in size. The site topography is higher and flatter toward the center of the site and falls off sharply in elevation moving toward the creek to the north and east. A ditch runs from the northern extent of the creek toward the center of the site. The site also has a significant tree cover, except in the areas that are paved with asphalt or concrete. There is no streetscape along the property frontage. There is a utility pole with a three-phase transformer which receives utility lines from across Chamblee Dunwoody Rd in the south of the site, and two other utility poles further north along the frontage that also receives utility lines from the other side of the street. There is not a MARTA stop along the frontage.

Summary of Proposed Project:

The proposed development consists of 73 front- and rear-loaded single-family attached from homes on approximately 11.38 acres. Of the 73 homes proposed, 57 homes would be 22-by-44-foot (22’x44’) rear-loaded units and would have garage access via a 26-foot wide private street. The other 16 homes are proposed to be 24-by-50-foot (24’x50’) front-loaded units. The 14 townhomes fronting on Chamblee Dunwoody Rd would be rear-loaded and are proposed to be constructed in the 2/3-split style. The units would be constructed primarily of brick with some siding. From Chamblee Dunwoody Rd, these units would appear as two-story homes with front

facades oriented toward the street. These homes would be primarily accessed via a 'drive under' garage from individual driveways in the rear of each home. The remaining 43 rear-loaded homes would be accessed by the driveways and garages on the bottom level and would feature front doors oriented toward community common areas. Each rear loaded unit would have two garage spaces and two driveway spaces for parking. The 16 front-loaded units are proposed to be located along the southern boundary of the site. These units would have driveway access to garages on the front.

Because the project exceeds the 70% redevelopment threshold, all non-conforming features on the site must be brought into compliance with the UDO or receive variances.

The applicant has requested the following design-related variances:

1. Variance from Section 230-26(a) to not provide the required 5 ft-wide landscape zone along the interior private streets.
2. Variance from Section 230-26(e)(1) to provide the required street trees and pedestrian lights behind the 5-ft -wide sidewalk along the interior private streets
3. Variance from Section 240-13(b)(1)(r) to not provide covered 8 ft x 6 ft dimension front porches on all the townhomes units.
4. Variance from Section 240-13(b)(1)(i) to reduce the requirement to provide 200 sq feet of private outdoor space for every townhome unit to 0 sq ft.
5. Variance from Section 240-13(b)(1)(g) to reduce the minimum lot size from the required 1,600 square feet to a minimum of 1,200 square feet.
6. Variance from Section 230-6(d)(1) to allow retaining walls to exceed the maximum 8 ft height limit to varying heights up to 22 ft, in the rear and side of the property.

Attachments:

- 1 – DCI Plan Book, dated received November 12, 2019
- 2 – DCI Application
- 3 – Maps