



PLANNING AND DEVELOPMENT DEPARTMENT STAFF REPORT

Public Hearing Date: February 16, 2023

Item #: PZ2023-1112

3723 & 3731 CHAMBLEE DUNWOODY RD - WAIVER

Project Name: Chamblee Dunwoody Medical Office Building
Owner and Applicant: Gayathri Morampudi – Mass Realty LLC
Site Addresses: 3723 and 3731 Chamblee Dunwoody Rd
Parcel Numbers: 18 308 10 027 & 026

EXECUTIVE SUMMARY WITH STAFF RECOMMENDATION:

Recommendation:

Staff recommends **APPROVAL** of the following waiver request:

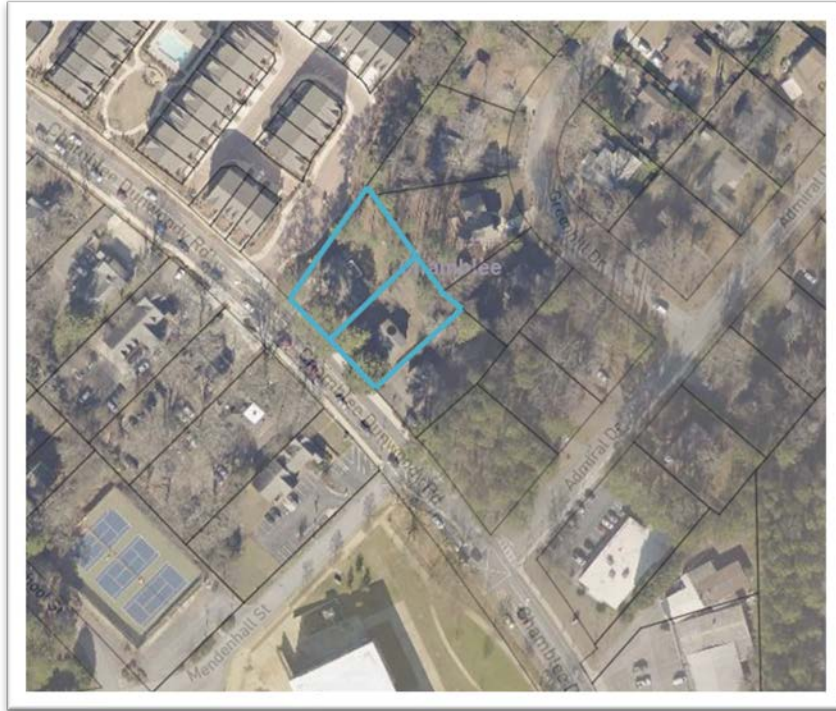
1. Waiver from Sec. 320-12(a)(2) to disturb within the 25-foot-wide zoning buffer.

Proposed Project: Construct a two-story medical office building

Requests: One (1) waiver request

Summary Analysis:

- The applicant proposes to combine the properties, demolish the structures, and construct a two-story, 9,000 square foot commercial building for a medical office.
- Four variances for the redevelopment of the site were approved in February of 2021 pursuant to PZ2021-711, including reduction of the 40-foot-wide zoning buffer to a 25-foot-wide zoning buffer.
- The applicant proposes to construct a 7-foot modular block wall and drainage features within the 25-foot-wide reduced zoning buffer to prevent drainage issues on the site.



Current Zoning: Neighborhood Commercial 1 (NC-1) – This zoning district is intended primarily for a mixture of residential and nonresidential development and related accessory uses at a low density and neighborhood scale. This district provides a location for residences and convenient goods and services directly adjacent to single-family neighborhoods that will satisfy the common and frequent needs of the residents of nearby residential neighborhoods. Design standards and design parameters encourage a pedestrian-friendly traditional urban form, oriented to pedestrians, which limits the conflicts between vehicles and pedestrians.

Current Use: Single family residential uses

Surrounding Land Use: North – NC-1: Townhomes
 South – NC-1: Commercial office
 East – NR-1: Single family residential neighborhood
 West – NC-1: Commercial office and retail; and NR-1: Chamblee High School

Site Description:

The site consists of two properties located on along Chamblee Dunwoody Road, slightly north of the intersection with Admiral Drive and abutting the Huntley Hills neighborhood to the east. The lots combined total approximately 0.57 acres. Each property currently contains a one-story single-family structure and is used for residential purposes. There is a six-foot-wide sidewalk, granite masonry retaining wall, and pedestrian streetlights located along the frontage of both properties that were installed by the City as part of the Chamblee Dunwoody Road streetscape project in 2016. The properties slope down from the front to the rear approximately 10 feet.

History of the Property:

According to tax records, both properties were developed in the early 1960's, and the structures were built in 1963. In September of 2020, these properties were reviewed and denied for variances, PZ2020-648, to reduce the zoning buffer in the rear from 40 feet to 20 feet for a similar project. In February 2021 these properties were reviewed and approved for variances, PZ2021-771, to reduce the zoning buffer to 25 feet. The Land Disturbance Permit for the development of the site is currently under review.

Description of the Proposed Project:

The applicant proposes to combine the properties, demolish the structures, and construct a two-story, 9,000 sq ft building for a medical office. The project includes compliance with tree density requirements, implementation of sustainable development measures, screening of all mechanical units, dumpsters, etc. and full compliance with the architectural and other standards of the UDO. Upon further site study the applicant identified the need for a 7-foot retaining wall and drainage features within the reduced 25-foot-wide undisturbed zoning buffer. The applicant proposes to face the retaining wall with greenery and install a double row of screening trees. The drainage features will include flumes, a bioretention area, and a level spreader. These drainage features will reduce and redirect water and erosion from the subject property onto adjacent properties that slope downward from the site and will overall reduce the impacts of the development.

Applicant's Waiver Requests:

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

1. Waiver from Sec. 320-12(a)(2) to disturb within the 25-foot-wide zoning buffer.

Per the review and approval criteria found in Sec. 300-8, the Mayor and City Council may authorize waivers from the provisions of the UDO only after making the following findings:

- a. **Features such as topography, high frequency transmission lines, existing trees of specimen or significant quality, underlying rock, or other condition outside the owner's control to the extent that strict adherence to said requirements would be unreasonable and not consistent with the purposes and goals of this code;**
The site has topographical features that require the instillation of wall and drainage features within the undisturbed zoning buffer. According to the Chamblee GIS map, the site is approximately 10 feet higher than the adjacent properties rear of the site. Without installation of these features, the adjacent properties would experience negative impacts from the development including water runoff and erosion control issues.
- b. **Proposal will not result in any detriment to the public good, including without limitation, detriment to the interest of the public, and will not result in any harm to the health, safety or general welfare of the City and its citizens;**
Allowing the construction of the retaining wall and drainage features would not result in any detriment to the public good as long as the applicant adequately screens these features from view of the adjacent properties and properly maintains them. Without instillation of these features, there could be detriment to the public good.
- c. **Alternative streetscape or building/façade design configurations are provided (where applicable)**
No other building design configurations were provided.

Staff Recommendation:

Based on the analysis of this application, using the standards and criteria found in Chapter 300 of the UDO, Staff recommends **APPROVAL** of the following waiver request in application PZ2023-1112:

1. Waiver from Sec. 320-12(a)(2) to disturb within the 25-foot-wide zoning buffer

Staff recommends the following conditions of approval:

1. The development shall be constructed in substantial conformity with the Site Plan dated received January 9, 2023, with revisions required by conditions of approval as reviewed and approved by the Planning & Development Director.
2. The retaining wall shall be screened and faced with vines and/or other similar vegetation. Metal grids or mesh shall be mounted on the wall for proper support and maintenance of the wall and vegetation. The property owner shall periodically maintain and trim overgrown vegetation from the wall. Final landscaping and design shall be reviewed and approved by the Planning and Development Department.
3. The developer shall install an 8-foot privacy fence along the northeastern property line adjacent to the NR-1 zoned property located to the rear of the site.

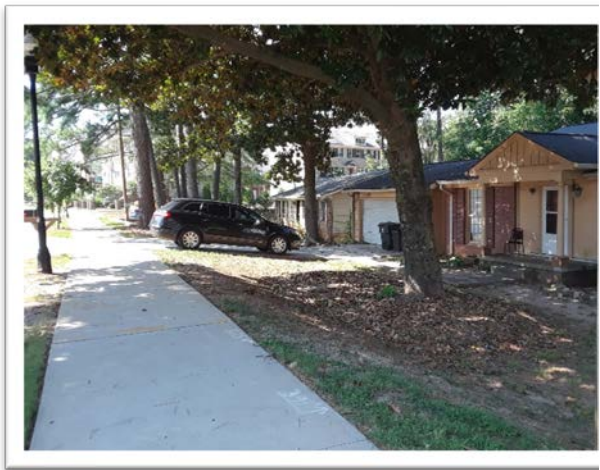
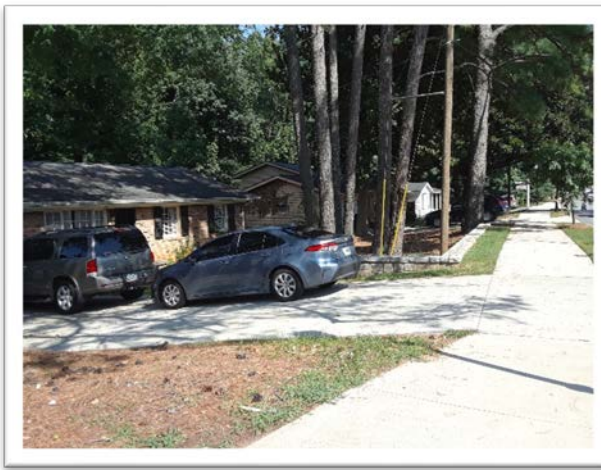
Attachments:

Attachment 1 –Site Plan dated received January 9, 2023

Attachment 2 – Application

Attachment 3 –PZ2021-771 Site Plan and Action Letter Site Plan

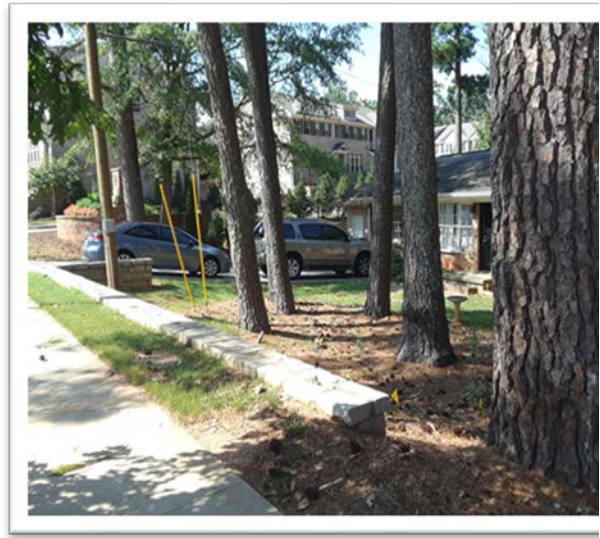
Attachment 4 – Maps

Site Visit:

Existing streetscape



Exisitng Trees



Retaining Wall



3723 Chamblee Dunwoody Rd



3731 Chamblee Dunwoody Rd