CITY OF CHAMBLEE
PLANNING AND DEVELOPMENT DEPARTMENT
3518 BROAD STREET | CHAMBLEE, GA 30341

January 23, 2026

Thomas Ryne Clausen
Greystar Development East, LLC
1545 Peachtree St NW
Atlanta, GA 30309

RE: PZ2025-1588: 3525 Broad Street – Chamblee City Center

Dear Mr. Clausen,

This letter serves to confirm that at its regularly scheduled meeting on December 16, 2025, City Council **APPROVED** the Development of Community Impact and concurrent variance and waiver requests with conditions as noted below:

2. Variance from Chapter 2, 3D(2)(c), to reduce the provided shade cover for an open-air parking deck from 40% to 0%.
3. Variance from Chapter 2, 3D(2)(d), to not construct a parking structure to enable the future conversion to residential or non-residential uses.
4. Variance from Chapter 2 4B Flat, for the multifamily building to exceed the maximum street-facing façade width from 200-feet to 426-feet on Peachtree Road and to 369 feet on Ingersol Rand Drive.
5. Variance from Chapter 2 4D and 7B, to reduce the Shopfront ground floor fenestration for building 100 on West/Broad Street and East/Town Green from 70% to 63%.
6. Variance from Chapter 2 4D and 7B, to reduce the Shopfront ground floor fenestration for building 100 on South/Town Green from 70% to 36%.
7. Variance from Chapter 2 4D and 7B, to reduce the Shopfront ground floor fenestration for building 200 on North/Irvindale Drive from 70% to 57%.
8. Variance from Chapter 2 4D and 7B, to reduce the Shopfront ground floor fenestration for building 200 on South/Town Green from 70% to 49%.
9. Variance from Chapter 2 4D and 7B, to reduce the Shopfront ground floor fenestration for building 300 on South/Town Green from 70% to 42%.
10. Variance from Chapter 2 4D and 7B, to reduce the Shopfront ground floor fenestration for building 300 on West/Town Green from 70% to 25%.
11. Variance from Chapter 2 4D and 7B, to reduce the Shopfront ground floor fenestration for building 400 on South/Peachtree Road from 70% to 29%.
12. Variance from Chapter 2 4D and 7B, to reduce the Shopfront ground floor fenestration for building 400 on North/Green Space Facade from 70% to 31%.
13. Variance from Chapter 2 4D and 7B, to increase the Shopfront blank wall area on building 400 facing Peachtree Road from 20 feet to 28 feet 8 inches.

14. Variance from Chapter 2 4D, to decrease the Shopfront floor-to-ceiling height on building 100 from 18 feet to 16 feet 6 inches.
15. Variance from Chapter 2 4D, to decrease the Shopfront floor-to-ceiling height on building 200 from 18 feet to 12 feet 6 inches.
16. Variance from Chapter 2 4D, to decrease the Shopfront floor-to-ceiling height on building 300 from 18 feet to 12 feet 6 inches.
17. Variance from Chapter 2 4E, to decrease the Mixed-Use floor-to-ceiling height on building 100 from 18 feet to 17 feet 4 inches.
18. Variance from Chapter 2 4E, to decrease the Mixed-Use floor-to-ceiling height on building 200 from 18 feet to 17 feet 5 1/2 inches.
19. Variance from Chapter 2 4E and 7B, to reduce the Mixed-Use ground floor fenestration for building 100 facing West/Broad Street from 70% to 53%.
20. Variance from Chapter 2 4E and 7B, to reduce the Mixed-Use ground floor fenestration for building 100 facing East/Town Green from 70% to 57%.
21. Variance from Chapter 2 4E and 7B, to reduce the Mixed-Use ground floor fenestration for building 200 facing North/Irvindale Drive and South/Town Green from 70% to 53%.
22. Variance from Chapter 2 4E and 7B, to increase the Mixed-Use ground floor fenestration for building 100 facing West/Broad Street from 40% to 47%.
23. Variance from Chapter 2 4H(1), to increase the façade length containing storage or equipment rooms abutting a street or Rail Trial from 10% to 21%.
24. Variance from Chapter 2 Section 5B, to decrease the Rail Trail setback on Peachtree Road from 5 feet to 4 feet.
25. Variance from Chapter 2 Section 6B(1), to allow no change in façade material from grade to roof for the mixed-use portion of building 100.
26. Variance from Chapter 2 Section 7B(3), to decrease the visible light transmission from 70% to 43% in the multifamily residential buildings.
27. Variance from Chapter 2 Section 7B(3), to decrease the visible light transmission from 70% to a range between 54% and 35% for all retail buildings.
28. Variance from Chapter 2 Section 8B, to not utilize vertical divisions for pedestrian access entrances on the multifamily residential building on Peachtree Road and Ingersoll Rand Drive where the building massing exceeds 200 feet.
29. Variance from Chapter 2 9B(1), for a linear building to exceed the percentage of residential use on the Rail Trail from 75% to 100%.
30. Variance from Chapter 2 9B(3), to allow the multifamily Flat building type to front a storefront street, Peachtree Road.
31. Variance from Chapter 2 10A(1)(c), to construct a cul-de-sac on a private street within the development.
32. Variance from Chapter 2 12C(3), to locate a loading structure and bay area to face the Rail Trail on Ingersoll Rand Drive.
33. Variance from Chapter 3 Tree Canopy Design, to increase the spacing of trees on Broad Street from 52-feet to 62 and 65 feet.

34. Variance from Chapter 3 Tree Canopy Design, to increase the spacing of trees on Irvingdale Way from 78 feet to a range with a maximum spacing of 69 feet 6 inches and a minimum spacing of 45 feet 8 inches.
35. Variance from Chapter 3 Streetscape SS60, for Irvindale Drive to increase the drive lane width from 9 feet to 13 feet.
36. Variance from Chapter 3 Streetscape SS60, for Irvindale Drive to not install a 2-foot-wide gutter and to install a 0.50-foot header curb.
37. Variance from Chapter 3 Streetscape SS60, for Irvindale Drive to reduce the parallel parking space width from 8 feet to 7 feet 6 inches, to install a 5 foot 3 inch planting strip, a 5 foot 6 inch ramp, to add a planter ranging in width from 3 feet to 5 feet 8 inches, to increase the supplemental zone from 5 feet to a range of widths between 7 foot 6 inches and 5 foot 9 inches.
38. Variance from Chapter 3 Streetscape SS60, for Broad Street, to not install a 2-foot-wide gutter, to increase the drive lane from 9 feet to 13 feet, to install an 8-foot-wide parking island, to install a 0.50-foot header curb, to increase the supplemental zone from 5 feet to 10 feet.
39. Variance from Chapter 3 Streetscape PT60, for Peachtree Road to reduce the parallel parking space width from 8 feet to 7 feet 5 inches.
40. Variance from Chapter 3 Streetscape PT60, Peachtree Road to increase the drive lane from 10 feet to 13 feet.
41. Variance from Chapter 3 Streetscape PT60, Peachtree Road to remove the curb and gutter and install a 0.50-foot header curb.
42. Variance from Chapter 3 Streetscape PT60, Peachtree Road to reduce the landscape strip from 6 feet to 5.5 feet.
43. Variance from Chapter 3 Streetscape RT70, Ingersoll Rand Drive to reduce the parallel parking space from 8 feet to 7.5 feet.
44. Variance from Chapter 3 Streetscape RT70, Ingersoll Rand Drive to increase the drive lane from 10 feet to 13 feet.
45. Variance from Chapter 3 Streetscape RT70, Ingersoll Rand Drive to reduce the landscape zone from 7.5 feet to 5 feet, to install a 0.50-foot header curb, and to install a 5-foot-wide planting strip.
46. Variance from Chapter 4 Mercantile, to install an asymmetrical gabled roof with steel trusses on building 300 instead of a flat roofing for a mercantile structure.
47. Variance from Chapter 4 Table 1, to allow smooth-faced fiber cement paneling and trim for the mixed-use portion of building 200 for ground level street and park facing façades feet.
48. Variance from Chapter 4 C, to allow for awnings made of steel or metal instead of water-resistant canvas for buildings 100 and 200.
49. Variance from Chapter 4 E, to allow the repeated use of a primary material of the same color on multiple sections of the multifamily building.

50. Variance from Chapter 4 G, for the multifamily building to utilized pre-finished non-wood products instead of metal windows painted on site for the window systems and to not recess windows a less than 2 inches from the exterior wall or trim.
51. Variance from Chapter 4 G, to install fiberglass-clad wood windows instead of true wood windows or field-painted windows for buildings 100, 200, and 400.
52. Variance from Chapter 4 G, to install factory finished metal windows instead of true wood windows or field-painted windows for building 300.
53. Variance from Chapter 5 Materials, to allow the use of dry stacked boulders for site walls in the amphitheater south of the retail buildings.
54. Variance from Chapter 5 Materials, to allow the use of dry stacked boulders for site walls on the east and west entrances to the town green.
55. Variance from Section 230-6(d)(1)(b) and 280-37(a)(13), to increase the height of 2 terraced retaining walls within 10 feet of a sidewalk on a public street from 2 feet to 4 feet.
56. Variance from Section 240-7(b)(8)(f), for loading activities in residential building two to temporarily hinder or obstruct the free movement of vehicles, and pedestrians over a street, sidewalk, alley, or to interrupt parking lot circulation on Irvindale Drive.
57. Variance from Section 240-13(b)(3)(b), to allow multifamily and parking uses within 100 feet of a public street and private streets and not wrap the structure with an active use.
59. Variance from Section 250-9(b), to exceed the maximum on street parking spaces from 50 spaces to 60 spaces.
60. Variance from Section 250-9(c), to reduce the on-street parking dimensions from 8 feet by 22.5 feet to 7.5 feet by 22 feet.
61. Variance from Section 250-20(a)(2), to allow loading activities for trash services to temporarily obstruct the free movement of vehicles, and pedestrians over a street, sidewalk, alley, or interrupt parking lot circulation on Irvindale Drive.
62. Variance from Section 250-20(a)(4)(a), to allow the multifamily loading bay areas to face Irvindale Drive and Ingersoll Rand Drive.

1. Waiver from Section 230-27(a)(11), to not provide heat-reflective roofing material for commercial buildings 100, 200, and 300.
2. Waiver from Section 230-27(g)(2), to not screen the transformers between Peachtree Road and Multifamily building 1.
3. Waiver from Section 230-28(a)(1), to allow type VA and type IIIA for a portion of the multifamily building with the remaining being type 1a.
4. Waiver from Section 230-29(b)(1), to reduce the minimum ground floor floor-to-ceiling height on a residential building from 18 feet to 9 feet.
5. Waiver from Section 230-29(b)(1), to decrease the storefront street floor-to-ceiling height on building 100 from 18 feet to17 feet 4 inches for the mixed-use portion and from 18 feet to 16 feet 6 inches for the shopfront portion.

6. Waiver from Section 230-29(b)(1), to decrease the storefront street floor-to-ceiling height on building 200 from 18 feet to 17 feet 5 1/2 inches for the mixed-use portion and from 18 feet to 12 feet 6 inches for the shopfront portion.
7. Waiver from Section 230-29(b)(1), to decrease the storefront street floor-to-ceiling height on building 300 from 18 feet to 12 feet 6 inches.
8. Waiver from Section 230-29(b)(2), to allow multifamily use on storefront streets.
9. Waiver from Section 320-20(a), to allow for on-street parking to be located within the landscape zone on Broad Street and Irvindale Drive.
10. Waiver from Section 350-6, to install a 0.5 food wide header curb and no gutter within the new private drive.
12. Waiver from Section 350-25(a)(2), to not relocate existing power pole and overhead lines underground on Peachtree Road.

Conditions of Approval:

1. The development shall be constructed in substantial conformity with the Site Plan and Elevations dated received by the Planning and Development Department September 29, 2025, and October 14, 2025, with revisions required by conditions of approval as reviewed and approved by the Planning & Development Director.
2. The applicant shall utilize a brick pattern which may include but is not limited to variations in color, texture, brick projection, or a combination of the latter to reduce the appearance of the blank wall on Building 400.
3. Prior to issuance of the Certificate of Occupancy, a servicing plan for the commercial dumpsters for Building 2 shall be provided to demonstrate that loading activities will not excessively hinder or obstruct the free movement of vehicles and pedestrians over a street.
4. A minimum of 41% of the surface of the parking structure shall be treated with a product that meets or exceeds a Solar Reflective Indes (SRI) value of 29 when properly installed . Ownership shall maintain the coating in perpetuity.
5. The open-air roof terraces and covered roof patios on Buildings 100, 200, and 300 shall not require heat-reflective roofing material and shall maintain the proposed configuration as shown on the Site Plan and Elevations dated received by the Planning and Development Department September 29, 2025 and October 14, 2025. Heat reflective materials meeting the requirements of the UDO shall be installed on the remaining roof surfaces of buildings 100 and 200.
6. Ingersoll Rand Drive shall be used as the primary means of vehicular egress from the parking deck. The Planning and Development Director shall be empowered to determine the extent to which compliance with this condition is possible and may approve the final plans based on those findings.

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City Council **DENIED** the following variance and waiver requests:

1. Variance from Chapter 2, 3D(1)(c), to not provide a 5-foot wide pedestrian entrance and walkway through the parking structure to connect to surrounding buildings and streets.

58. Variance from Section 250-7(a)(11), to not provide wheel bumpers for the ADA parking spaces by buildings 200 and 300.

11. Waiver from Section 350-25(a)(2), to not relocate existing power pole and overhead lines underground on Irvindale Drive.

If you have any questions, please contact me at 470-395-2344 or madams@chambleega.gov.

Sincerely,

Matt Adams
I am approving this document
madams@chambleega.gov
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Matthew Adams, CNU-A
Planning and Development Director