

Agenda Item

File ID: 2023-0589

Substitute

11/8/2023

Public Hearing: YES NO

Department: Planning and Sustainability

SUBJECT:

Commission District(s): Commission District 01 Super District 07

Application of Smith Gambrell and Russell to rezone properties from O-I (Office Institutional) zoning district to HR-3 (High-Density Residential) zoning district in order to remove the existing buildings and redevelop the property for multi-family buildings, at 3355, 3375 and 3395 Northeast Expressway.

Petition No.: 2023-0589 Z-23-1246461

Proposed Use: Removal of existing buildings and redevelopment of multi-family buildings.

Location: 3355, 3375 and 3395 Northeast Expressway, Chamblee, Georgia 30341

Parcel No.: 18-267-01-004, 18-267-01-008, 18-267-01-007

Information Contact: Andrea Folgherait, Planner

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PURPOSE:

Application of Smith Gambrell and Russell requesting to rezone the properties located at 3355, 3375, and 3395 Northeast Expressway from OI (Office Institutional) zoning district to HR-3 (High Density Residential) zoning district in order to remove the existing buildings and redevelop the property for multi-family buildings. The property is located at 3355, 3375, and 3395 Northeast Expressway in Chamblee, Georgia.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Two-Cycle Deferral.

STAFF RECOMMENDATION: Approval with Conditions rev. 11/08/2023

PLANNING STAFF ANALYSIS: The applicant to rezone 3355, 3375, 3395 Northeast Expressway from the O-I (Office Institutional) to the HR-3 (High Density Residential-3) Zoning District to demolish three (3) vacant office buildings and redevelop the site with two (2) multi-family, apartment buildings. In November 2022 previous applicant, Alpha Residential, had proposed a larger 775-unit multi-family residential community with ground level retail. The applicant later requested withdrawal of the application due to market conditions. This new proposal will include a minimum of 290 units and a maximum of 650 units consisting of studio, 1-bedroom, 2-bedroom, and 3-bedroom rental units and 4 stories in height. The development intends to provide connection to the adjacent Peachtree Creek Greenway via greenway. Per a 2020 text amendment to the *Zoning Ordinance*, the minimum multi-family unit size for the HR-3 Zoning District is 500 square feet. The applicant does not include plans for any retail or commercial units on the ground floor of the development. The number of proposed units originally exceeded the statutory threshold of 400 housing units for a region and therefore, was subject to Development of Regional Impact (DRI) review by the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA). A DRI had previously been completed for prior applicant, Alpha Residential, with a Final Report issued in October 2022 for 775 units. The applicant has included a Memorandum prepared by Kimley-Horn comparing the DRI Study completed for Alpha Residential (Apex Audubon DRI

#3783). Kimley-Horn specifically compares trip generation differences between land uses for the two proposals. The Memorandum summarizes that the current proposal has less gross daily trips, less AM peak hour trips, and approximately less PM peak hour trips than the previous Alpha Residential proposal. By comparing the land use densities in both proposals, the Memorandum indicates DRI trips have reduced from the proposal submitted by Alpha Residential. Furthermore, DeKalb County inter-departmental review includes infrastructure requirements relating to Georgia Department of Transportation Review (GDOT), right-of-way expansion, sidewalks, landscape strips and street lighting (see attached comments). The Board of Commissioners adopted the *2050 Unified Plan* on November 17, 2022, which included a change of the future land use designation for the subject properties and others along the Interstate 85 corridor to Regional Center (RC). This change will significantly enhance the visual appeal of the corridor, increase density, and boost much needed regional housing supply near an academic/employment center. With that change, the requested HR-3 zoning is now consistent with the *2050 Unified Plan*. The HR-3 Zoning District is designed to accommodate high density, high rise, multi-family residential development at a base maximum density of sixty (60) dwelling units per acre. A maximum density up to 120 dwelling units per acre may be achieved if certain community enhancements are provided (however the maximum density proposed is 90 units per acre). The applicant will be required to provide density bonuses if the maximum density is proposed prior to issuance of permits. While the proposed development aligns with future land use and zoning goals, the proposal and site plan present a few notable impacts. The school district estimates additional students for Henderson Mill Elementary and Lakeside High School, which are both at or over capacity (100.2% and 125.9%, respectively). However, the applicant has stated that the proposed development is not designed for families and while the proposal may generate some additional school-aged children, the numbers will be low. Moreover, the project aligns with the Regional Employment Corridor recommendations reuse of developed land, connection between employment and housing, transit/mobility potential, potential for improved access to greenspace. Given the proposals size and scope ranging from a minimum of 290 units and a maximum of 650 units and minimal sized courtyards to provide breaks in lot coverage, the applicant should also investigate the possibility of the installation of a green roof otherwise referred to as a “living roof” or “eco-roof”. This type of roof which could reduce stormwater run-off and excessive heat accumulation. Upon review of *Section 7.3.5* of the *Zoning Ordinance*, staff recommends approval with conditions (see attached Substitute Recommended Conditions).

PLANNING COMMISSION VOTE: Two-Cycle Deferral 8-0-1. Jon West moved, Deanna Murphy seconded for a two-cycle deferral to the November 2023 zoning agenda. Edward Patton abstained.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 4-0-1.