



# REGIONAL REVIEW FINDING

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

**DATE:** March 10, 2016

**ARC REVIEW CODE:** R1602241

**TO:** Mayor Eric Clarkson, City of Chamblee  
**ATTN TO:** Gary Cornell, Director of Development  
**FROM:** Douglas R. Hooker, Executive Director, ARC  
**RE:** Development of Regional Impact Review

Digital signature  
Original on file

The Atlanta Regional Commission (ARC) has completed regional review of the following Development of Regional Impact (DRI). Below is the ARC finding. ARC reviewed the DRI with regard to its relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. The finding does not address whether the DRI is or is not in the best interest of the local government.

**Name of Proposal:** Jim Ellis Parking Structure

**Submitting Local Government:** City of Chamblee

**Review Type:** Development of Regional Impact    **Date Opened:** Feb. 24, 2016    **Date Closed:** March 10, 2016

**Description:** This proposed development is located in the City of Chamblee at 5625 and 5665 New Peachtree Road, between Brogdon Court and Kristie Way. The proposed project is a parking facility with 1,538 spaces, consisting of a multi-level parking deck (ground level plus 5 levels of structured parking) and an adjacent surface lot. The purpose of the facility is to store inventory vehicles for multiple Jim Ellis Automotive Group dealerships located in the Cities of Chamblee and Doraville until they are sold to individual buyers in a dealership. Once a vehicle is sold, it will be driven to the appropriate dealership.

**Comments:** According to the ARC Unified Growth Policy Map (UGPM) and Regional Development Guide (RDG), the proposed development is located within the Maturing Neighborhoods area of the region.

The UGPM and RDG state that Maturing Neighborhoods are areas in the region characterized by older neighborhoods that include both single and multi-family development, as well as commercial and office uses at connected key locations. Though commercial and office buildings are aging, they nonetheless are often incorporated into neighborhoods, providing an active mix of uses and amenities. Maturing neighborhoods are denser than established suburbs, and the development pattern is more similar to that of pre-1970s urban development. These areas represent the part of the region that is facing infill and redevelopment pressures. In many cases, infrastructure is in place to handle additional growth, but in some areas, infrastructure is built out with limited ability to expand. This may constrain the amount of additional growth possible in certain areas. Many arterial streets in this area are congested due to their use as regional routes for commuters. Limited premium transit service is available in these areas.

The demand for infill development, redevelopment and adaptive reuse of existing buildings in this area should be balanced with the preservation of existing single family neighborhoods. Consideration should be given to the need for additional usable parks and greenspace close to residents, as well as developing and maintaining pedestrian-friendly amenities such as trails and sidewalks. Maturing Neighborhoods are areas where people are aging in place. These areas should integrate Lifelong Communities principles to ensure options for housing and transportation in the community that support older adults that want to remain in their communities for a lifetime.

–CONTINUED NEXT PAGE–

The intensity of this proposed project generally aligns with the RDG's recommended range of densities and building heights in the Maturing Neighborhoods area. The height of the parking deck will be greater than the context of the surrounding area, which primarily features building heights of 1 to 2 stories. The development team should follow through with its documented plans for grading, buffering and landscaping around the site and "green screening" on the deck itself. These treatments will minimize the facility's visual impact on its surroundings. The project's use is in keeping with existing uses in the immediate area.

The site is located approximately half a mile (via New Peachtree Road and Chamblee Dunwoody Road) north of the boundary of the Chamblee Town Center Livable Centers Initiative (LCI) area, which was expanded significantly in 2013 along with a major, 10-year update of the accompanying study. A significant LCI Supplemental Study related to a "Rail Trail" concept in a portion of the LCI area was funded in 2015 and is currently under development. This sub-area is also roughly half a mile from the project site via New Peachtree Road and Chamblee Dunwoody Road. Finally, the proposed project is also approximately 0.2 miles from the City of Doraville and its LCI area boundary. The development team and City of Chamblee staff and leadership should work together to ensure that impacts of the proposed project do not negatively affect the potential for these LCI areas to develop as planned.

**THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:**

ARC COMMUNITY DEVELOPMENT DIVISION  
ARC RESEARCH & ANALYTICS DIVISION  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY

ARC TRANSPORTATION ACCESS & MOBILITY DIVISION  
ARC AGING & HEALTH RESOURCES DIVISION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
CITY OF DORAVILLE

ARC NATURAL RESOURCES DIVISION  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

If you have any questions regarding this review, please contact Andrew Smith at (404) 463-5581 or [asmith@atlantaregional.com](mailto:asmith@atlantaregional.com). This finding will be published to the ARC review website located at <http://www.atlantaregional.com/land-use/planreviews>.

## Andrew Smith

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**From:** Hood, Alan C. <achood@dot.ga.gov>  
**Sent:** Wednesday, February 24, 2016 7:31 PM  
**To:** Andrew Smith  
**Cc:** Brian, Steve; Comer, Carol; maevans@dekalbcountyga.gov  
**Subject:** RE: ARC DRI Review Notification - Jim Ellis Parking Structure (DRI #2560)  
**Attachments:** Preliminary Report - Jim Ellis Parking Structure .pdf

Andrew,

The proposed parking structure is located less than 1 mile north of the DeKalb-Peachtree Airport (PDK), and is located within the FAA Part 77 approach to Runway 21L, and may impact the airport.

An FAA Form 7460-1 must be submitted to the Federal Aviation Administration for review. That may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notification, no later than 90 days prior to construction, but may be submitted earlier. The FAA will evaluate the potential impact of the project on protected airspace associated with the airport and advise the proponent if any action is necessary.

I have copied and Mr. Mario Evans with DeKalb-Peachtree Airport on this email.

Thank you for the opportunity to comment on the proposed development.

**Alan Hood** | Airport Safety Data Program Manager  
Georgia Department of Transportation - Aviation Programs  
600 West Peachtree Street, N.W. | 2nd Floor | Atlanta, Georgia 30308  
T: 404-631-1343 | F: 404-631-1935 | M: 404-660-3394 | E: [achood@dot.ga.gov](mailto:achood@dot.ga.gov)

View our website at <http://www.dot.ga.gov/IS/Aviation>

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**From:** Andrew Smith [mailto:ASmith@atlantaregional.com]  
**Sent:** Wednesday, February 24, 2016 6:15 PM  
**To:** 'jud.turner@gaepd.org'; VanDyke, Cindy; Fowler, Matthew; Comer, Carol; Hood, Alan C.; Allen, Patrick; Woods, Dan; Olson, David W; 'alware@dot.ga.gov'; 'lbeall@grta.org'; 'BDennard@grta.org'; 'DRI@grta.org'; 'Jon West'; 'Gregory Floyd (gfloyd@itsmarta.com)'; Gary Cornell; MJohnson@chambleega.gov; Enrique.Bascunana@doravillega.us; Luke Howe; 'jimmye@jimellis.com'; Steven Ellis; Ron Sprinkle  
**Cc:** Community Development; Jonathan Tuley; David Haynes; Daniel Studdard; Leslie Caceda; Jim Skinner; Jim Santo; Renee Ray  
**Subject:** ARC DRI Review Notification - Jim Ellis Parking Structure (DRI #2560)

### **Development of Regional Impact (DRI) – Request for Comments**

This e-mail serves as notice that the Atlanta Regional Commission (ARC) staff has begun a Development of Regional Impact (DRI) review for **Jim Ellis Parking Structure (DRI #2560)**.

This proposed development is located in the City of Chamblee at 5625 and 5665 New Peachtree Road, between Brogdon Court and Kristie Way. The proposed project is a parking facility with 1,538 spaces, consisting of a multi-level parking deck (ground level plus 5 levels of structured parking) and an adjacent surface lot. The purpose of the facility is to store inventory vehicles for multiple Jim Ellis Automotive Group dealerships located in the Cities of Chamblee and Doraville until they are sold to individual buyers in a dealership. Once a vehicle is sold, it will be driven to the appropriate dealership.

As a representative of an adjacent community and/or potentially affected entity, we request that you or a member of your staff review the attached Preliminary Report and provide comments to ARC by 5:00 PM on **March 10, 2016**. You may also view the preliminary report by visiting the [ARC Plan Reviews webpage](#) and searching for “Jim Ellis Parking Structure” in the field at the bottom of the page. The report will be available online as of tomorrow, February 25.

**Review opened on:** February 24, 2016

**Comments due on:** March 10, 2016

**Review will close by:** March 15, 2016\* (If no significant issues are identified during the comment period, the review will close on March 10, 2016.)

For more information regarding the DRI process or other DRIs reviewed by ARC, please see the [ARC DRI webpage](#).

Please let me know if you have any questions.

Regards,

Andrew Smith

Senior Planner, Community Development Division

**Atlanta Regional Commission**  
**regional impact + local relevance**

40 Courtland Street, NE  
Atlanta, Georgia 30303-2538

P | 404.463.5581

F | 404.463.3254

[asmith@atlantaregional.com](mailto:asmith@atlantaregional.com)

[atlantaregional.com](http://atlantaregional.com)

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In 2015 there were 1,414 fatalities on Georgia's roads. That's the first annual increase in a decade. Many of these deaths are preventable – attributed to distracted driving and failure to wear a seat belt. DriveAlert ArriveAlive implores motorists to drive responsibly. 1—buckle up; 2—stay off the phone/no texting; and 3—drive alert. Take the pledge at [www.dot.ga.gov/DAAA](http://www.dot.ga.gov/DAAA). #ArriveAliveGA



# REGIONAL REVIEW NOTIFICATION

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## DEVELOPMENT OF REGIONAL IMPACT REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Commission for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient scale or importance that it is likely to generate impacts beyond the jurisdiction in which the project is located, for example in adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included in this packet and offer your comments in the space provided. The completed form should be returned to ARC on or before the specified return deadline.

Preliminary Findings of the RDC: Jim Ellis Parking Structure See the Preliminary Report.

Comments from affected party (attach additional sheets as needed):

Per the Georgia Department of Transportation Office of Planning's review, the Jim Ellis Parking Structure DRI (#2560) does not appear to affect any GDOT projects currently programmed in the immediate area.

Individual Completing Form: Julia Billings

Local Government:

Department: GDOT, Office of Planning

Telephone: ( 404 ) 631-1774

Signature:

Date: 2-25-16

***Please return this form to:***

Andrew Smith, Atlanta Regional Commission  
40 Courtland Street NE  
Atlanta, GA 30303  
Ph. (404) 463-5581 Fax (404) 463-3254  
[asmith@atlantaregional.com](mailto:asmith@atlantaregional.com)

Return Date: *March 10, 2016*

**JIM ELLIS PARKING STRUCTURE DRI**  
**City of Chamblee**  
**Natural Resources Division Review Comments**  
**February 25, 2016**

**Watershed Protection and Stream Buffers**

The USGS coverage for the area shows no streams on or near the property. The property is in the Peachtree Creek watershed, which is part of the Chattahoochee River watershed that is downstream of the Region's water intakes and is not in a water supply watershed for the Atlanta Region. Any unmapped streams that may be located on the property would be subject to the requirements of the City of Chamblee stream buffer ordinance. Any state waters that may be on the property are subject to the State 25-foot erosion and sedimentation buffer requirements.

**Stormwater / Water Quality**

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted by polluted stormwater runoff. The amount of pollutants that will be produced after construction of the proposed development has been estimated by ARC based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr) from typical land uses in the Atlanta Region. The loading factors are based on regional storm water monitoring data from the Atlanta Region with impervious areas based on estimated averages for land uses in the Atlanta Region. Because of the impervious coverage shown on the site plan, the office/light industrial land use was used in this calculation. If actual impervious percentages are higher or lower than the estimate, the pollutant loads will differ accordingly. The following table summarizes the results of the analysis:

**Estimated Pounds of Pollutants per Year**

Land Use	Land Area (ac)	Total Phosphorus	Total Nitrogen	BOD	TSS	Zinc	Lead
Office/Light Industrial	11.71	15.11	200.59	1334.94	8290.68	17.33	2.22
TOTAL	11.71	15.11	200.59	1334.94	8290.68	17.33	2.22

Total Impervious = 70%

If new or upgraded on-site detention is required, the design should include stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual ([www.georgiastormwater.com](http://www.georgiastormwater.com)) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.

We also suggest the following additional measures to help reduce stormwater amounts and provide for its reuse:

- Consider using green spaces and tree planting beds as stormwater controls. These can be designed to provide maximum aesthetic value while also providing for water quality treatment and run-off reduction, potentially reducing the need for larger stormwater facilities and helping to minimize the negative effects of stormwater runoff on streams and water quality.
- Consider using pervious concrete or other pervious materials in parking areas and other paved open areas. With the proper substrate, such materials can provide a large storage capacity, which will further help to reduce stormwater runoff.
- Consider including rainwater capture in the project design to provide for landscape irrigation during dry periods.

# Developments of Regional Impact

[DRI Home](#) [DRI Rules](#) [Thresholds](#) [Tier Map](#) [FAQ](#) [Apply](#) [View Submissions](#) [Login](#)

**DRI #2560**

## DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

### Local Government Information

Submitting Local  
Government:

Chamblee

Individual completing form:

Gary Cornell

Telephone:

(470) 395-2333

E-mail:

gcornell@chambleega.gob

\*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

### Proposed Project Information

Name of Proposed Project:

Jim Ellis Parking Structure

Location (Street Address,  
GPS Coordinates, or Legal  
Land Lot Description):

5265 & 5665 New Peachtree Road, Chamblee, GA

Brief Description of Project:

This is a parking facility with 1,392 spaces consisting of a surface parking lot and multi-level parking deck. The purpose of the facility is to store inventory vehicles for several dealerships located in Chamblee and Doraville until they are sold to individual buyers in the dealership. Once a car is sold it is driven to the appropriate dealership.

#### Development Type:

☐ (not selected)

☐ Hotels

☐ Wastewater Treatment Facilities

☐ Office

☐ Mixed Use

☐ Petroleum Storage Facilities

☐ Commercial

☐ Airports

☐ Water Supply  
Intakes/Reservoirs

☐ Wholesale & Distribution

☐ Attractions & Recreational  
Facilities

☐ Intermodal Terminals

☐ Hospitals and Health Care  
Facilities

☐ Post-Secondary Schools

☐ Truck Stops

<input type="radio"/> <b>Housing</b> <input type="radio"/> <b>Waste Handling Facilities</b> <input checked="" type="radio"/> <b>Any other development types</b>	
<input type="radio"/> <b>Industrial</b> <input type="radio"/> <b>Quarries, Asphalt &amp; Cement Plants</b>	
If other development type, describe:	
<hr/> <hr/>	
Project Size (# of units, floor area, etc.):	1,392 spaces
Developer:	Jim Ellis, JBE Realty LLLP
Mailing Address:	5901 Peachtree Boulevard
Address 2:	
	City:Chamblee State: GA Zip:30341
Telephone:	770 458-6811
Email:	jimmye@jimellis.com
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, property owner:	
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, in what additional jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, provide the following information:	Project Name: Project ID:
The initial action being requested of the local government for this project:	<input type="checkbox"/> <b>Rezoning</b> <input checked="" type="checkbox"/> <b>Variance</b> <input type="checkbox"/> <b>Sewer</b> <input type="checkbox"/> <b>Water</b> <input type="checkbox"/> <b>Permit</b> <input type="checkbox"/> <b>Other</b>
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: May, 2017 Overall project:
<hr/> <hr/>	
<a href="#">Back to Top</a>	



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# Developments of Regional Impact

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## DRI #2560

### DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

### Local Government Information

Submitting Local Government:	Chamblee
Individual completing form:	Gary Cornell
Telephone:	(470) 395-2333
Email:	gcornell@chambleega.gob

### Project Information

Name of Proposed Project:	Jim Ellis Parking Structure
DRI ID Number:	2560
Developer/Applicant:	Jim Ellis, JBE Realty LLLP
Telephone:	770 458-6811
Email(s):	jimmye@jimellis.com

### Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
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If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
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If no, the official review process can not start until this additional information is provided.

### Economic Development

Estimated Value at Build-Out:	\$7 million
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Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$134,600
Is the regional work force sufficient to fill the demand created by the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Will this development displace any existing uses?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please describe (including number of units, square feet, etc):	
<hr/>	
<hr/>	
<b>Water Supply</b>	
Name of water supply provider for this site:	DeKalb County
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	.01
Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand the existing water supply capacity:	
Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
<hr/>	
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<b>Wastewater Disposal</b>	
Name of wastewater treatment provider for this site:	DeKalb County
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	.008
Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing wastewater treatment capacity:	
Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
<hr/>	
<hr/>	
<b>Land Transportation</b>	
How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per	5-10

day? (If only an alternative measure of volume is available, please provide.)	
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please describe below:	
<hr/>	
<hr/>	
<b>Solid Waste Disposal</b>	
How much solid waste is the project expected to generate annually (in tons)?	1-2
Is sufficient landfill capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing landfill capacity:	
Will any hazardous waste be generated by the development?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please explain:	
<hr/>	
<hr/>	
<b>Stormwater Management</b>	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	60
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Underground stormwater management facility with approved water quality device	
<hr/>	
<hr/>	
<b>Environmental Quality</b>	
Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
3. Wetlands?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No

4. Protected mountains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
5. Protected river corridors?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
6. Floodplains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
7. Historic resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
8. Other environmentally sensitive resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If you answered yes to any question above, describe how the identified resource(s) may be affected:	
<hr/>	
<hr/>	
<a href="#">Back to Top</a>	

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# J.B.E. REALTY HOLDINGS, LLLP

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5901 Peachtree Blvd. Atlanta, GA 30341

## PROPOSED STORAGE PARKING DECK

### DRI PROJECT SUMMARY

AREAS – 11.71 ACRES

Existing Zoning Light Industrial - I

5625 & 5665 New Peachtree Road

Chamblee, Ga.

2/18/2016

Jim Ellis Automotive is proposing to construct a storage parking deck and revised surface parking on property they currently own known as Jim Ellis University. The proposed 6 story parking deck (ground level plus 5 levels of structured parking) will be attached to the existing building on the site (currently used for car storage/warehouse (80,552 s.f.) and Jim Ellis University/Office (7,470 s.f.). There will be 1,146 spaces in the structure, 228 spaces under the structure and 164 spaces outside the structure. The portions of the storage parking deck visible from New Peachtree Road after completion of site grading and landscaping will have architectural treatments along with green screening. The construction of this deck will allow new car inventory from various surface lots around Chamblee to be consolidated in one secure location.

# J.B.E. REALTY HOLDINGS, LLLP

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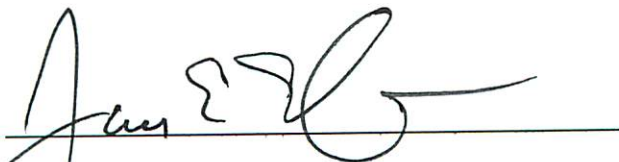
5901 Peachtree Blvd. Atlanta, GA 30341

The deck and surface areas are abutted by a New Peachtree Road and warehouses to the west, a large warehouse to the north, an apartment complex to the east and the existing Jim Ellis University building to the south.

The proposed storage deck and surface storage area (with no public access) is an allowed use in the light industrial district. Most of the new impervious surfaces are located in areas currently paved or occupied by abandoned railroad spur lines. In addition, the view of the new construction from New Peachtree Road will be blocked by:

- Large trees that will remain in front of the existing building
- A new berm along New Peachtree Road
- Architectural finishes and "green screens"
- The existing large warehouse building to the north

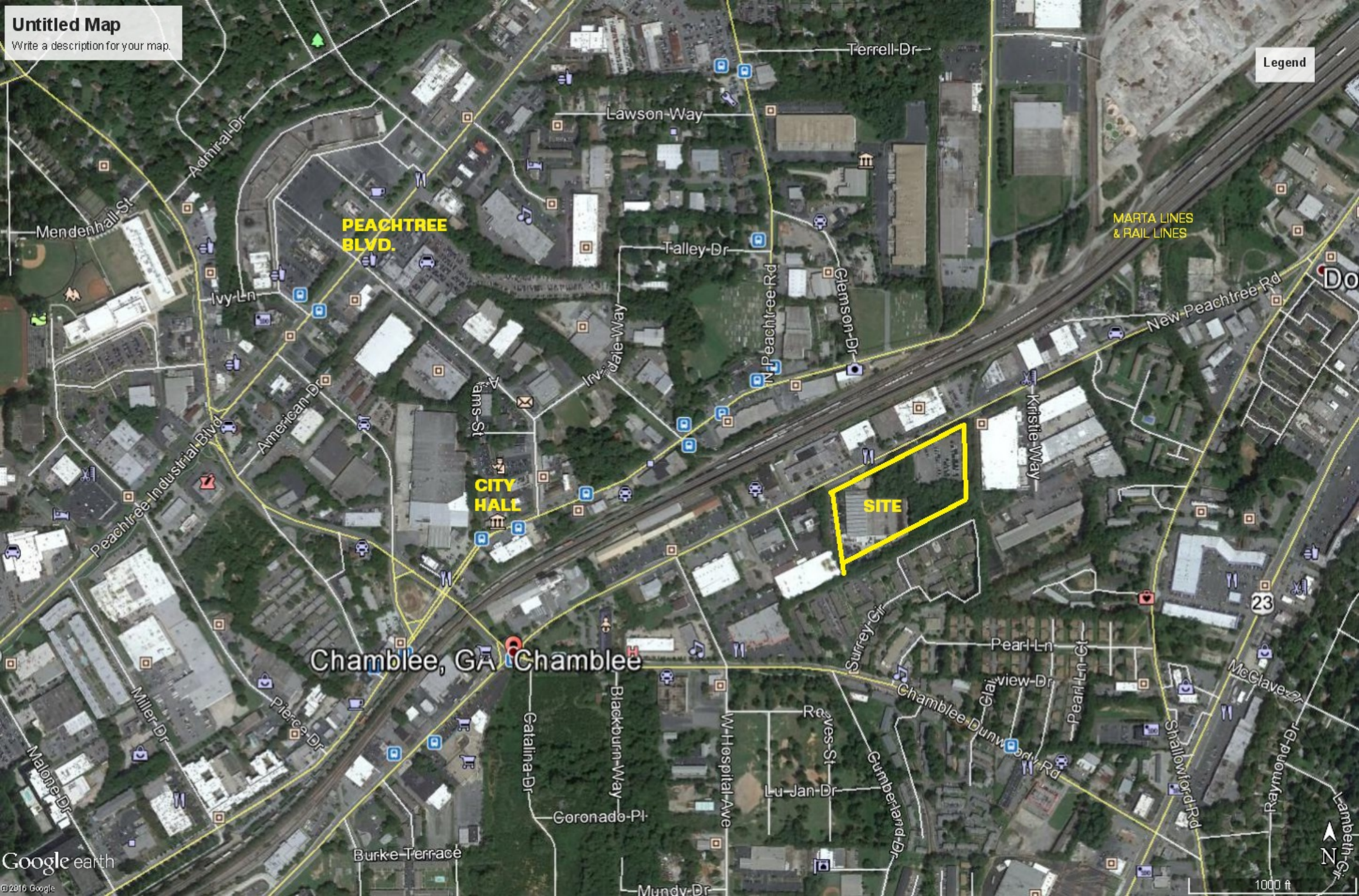
There is very little traffic associated with the storage of new car inventory. On average there will be 150 car trips and 15 tractor trailer trips for a total of 165 trips per day when operating at full capacity. The trips will be generated from the north entrance. There is a designated tractor trailer turn around area within the surface storage lot.



James E Ellis

President and CEO





Legend

PEACHTREE  
BLVD.

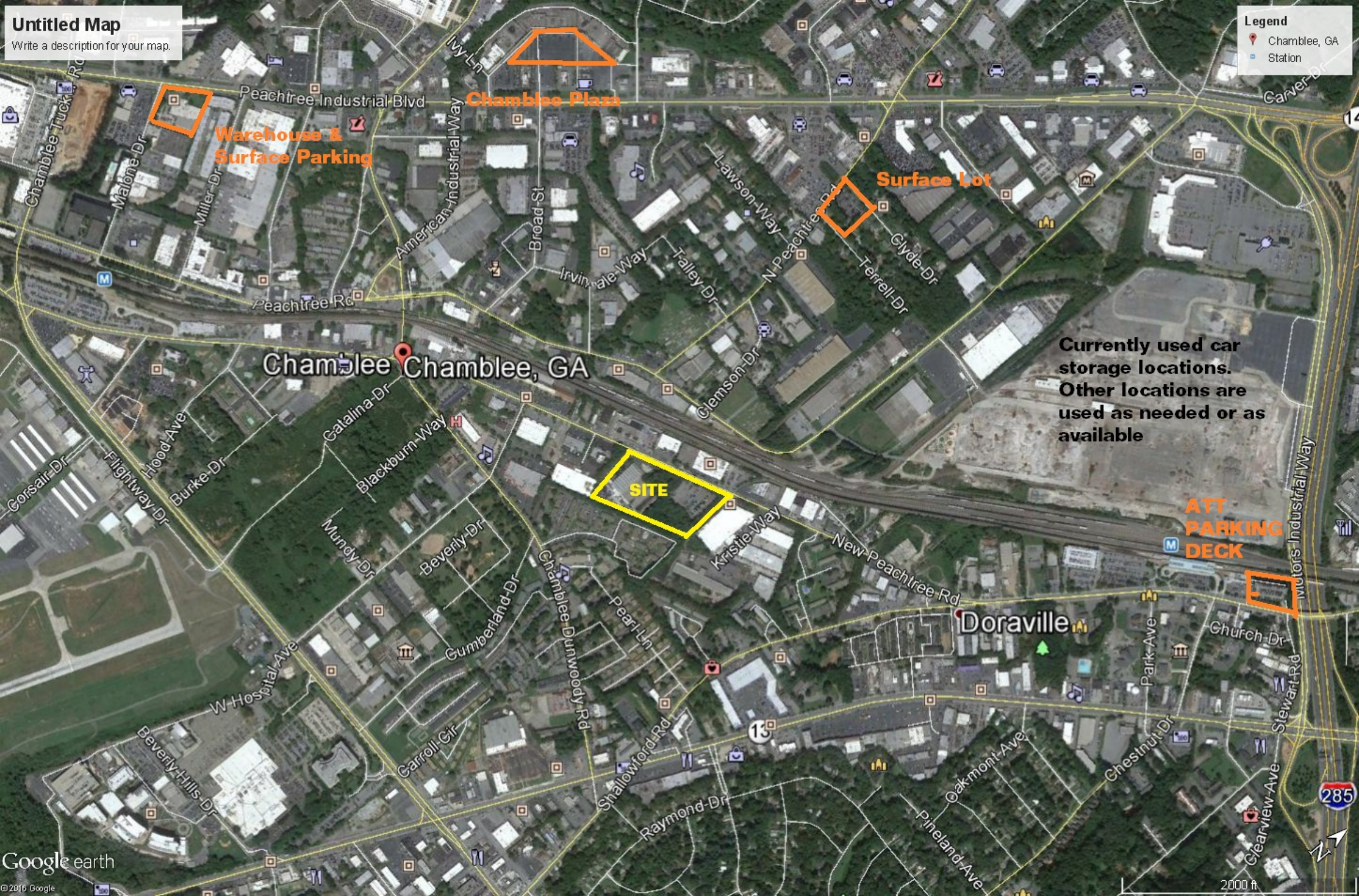
MARTA LINES  
& RAIL LINES

CITY  
HALL

SITE

Chamblee, GA Chamblee





Currently used car storage locations.  
Other locations are used as needed or as available



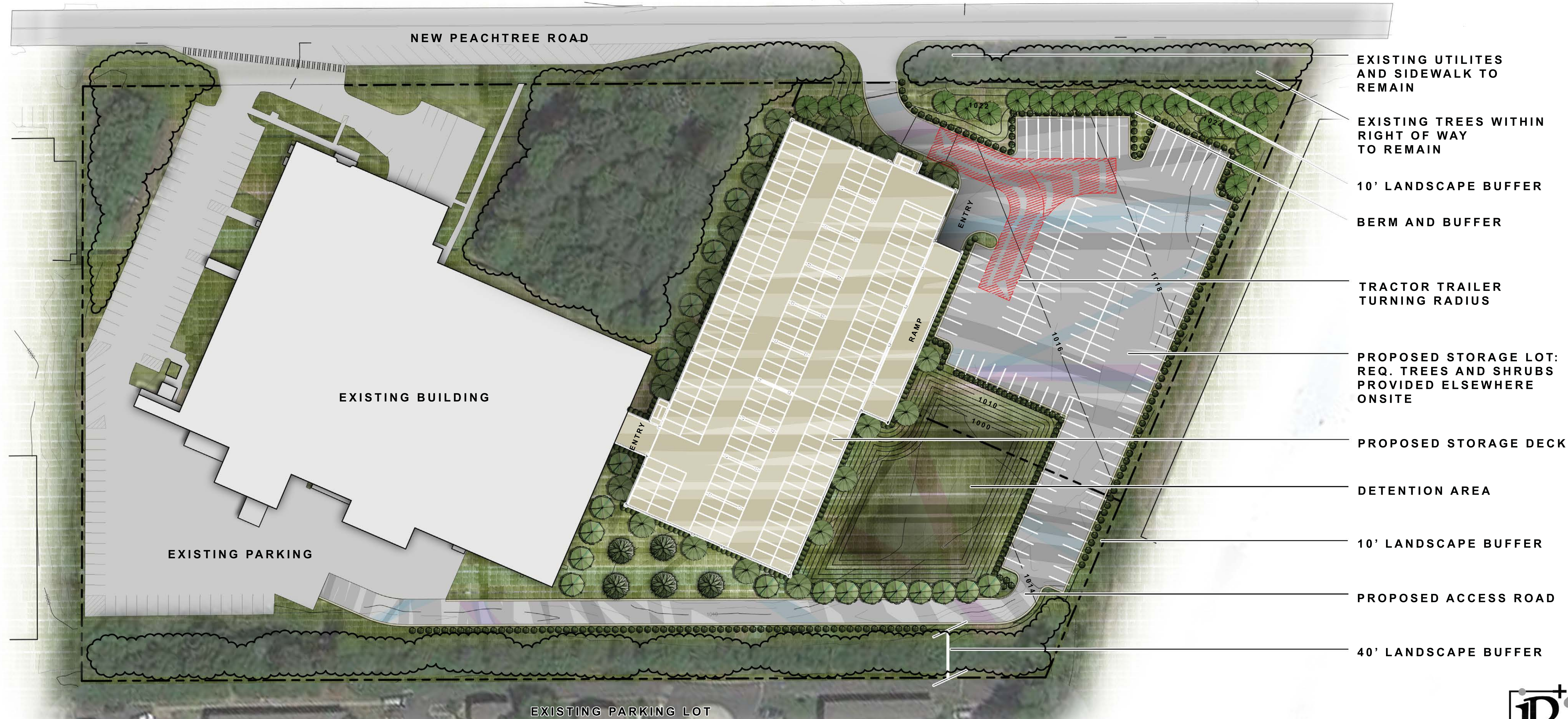
VARIANCE NOTES:

1. SECTION 230-5 STREET TYPE DIMENSIONS TABLE - ELIMINATE THE 7' LANDSCAPE ZONE LEAVING THE EXISTING 5' SIDEWALK AND LANDSCAPE STRIP IN PLACE.
2. SECTION 230-5 STREET TYPE DIMENSIONS TABLE - ELIMINATE 8' SIDEWALK CLEAR ZONE, LEAVING THE EXISTING 5' SIDEWALK AND LANDSCAPE STRIP IN PLACE.
3. SECTION 230-33 (A) (1) C. - ELIMINATE THE REQUIREMENT FOR A 10' SETBACK FOR ANY PART OF THE PARKING STORAGE STRUCTURE ABOVE 50' TALL.
4. SECTION 240-13 (H) (1) B. - ELIMINATE LINEAR BUILDING REQUIREMENT AND ALLOW ARCHITECTURAL FACADE AS SUBMITTED.
5. SECTION 240-13 (H) (1) D. - ELIMINATE THE REQUIREMENT FOR A 5' WIDE SIDEWALK PASSING THROUGH THE STORAGE PARKING STRUCTURE
6. SECTION 240-13 (H) (1) F. & SECTION 240-13 (H) 1 (DIAGRAM) - ELIMINATE THE REQUIREMENT FOR 40% LANDSCAPE SHADE REQUIREMENT AND/OR 40% SURFACE SHADE REQUIREMENT ON THE TOP FLOOR OF THE STORAGE PARKING DECK.
7. VARIANCE #7 FROM SECTION 250-2(A) (4) B. - ELIMINATE THE REQUIREMENT FOR "GRASSCRETE" IN THE AREA OF PARKING SPACES OVER 100% OF THE MINIMUM REQUIREMENT. HOWEVER, IF THE PARKING LOT IS REPURPOSED IT WILL BE BROUGHT INTO COMPLIANCE.
8. VARIANCE #8 FROM SECTION 250-7 (A) (4) A. - ELIMINATE THE REQUIREMENT FOR SUB-COMPACT PARKING SPACES. HOWEVER, IF THE PARKING LOT IS REPURPOSED IT WILL BE BROUGHT INTO COMPLIANCE.

9. A MINIMUM OF FIVE SPACES, OR TEN PERCENT OF THE TOTAL NUMBER OF PARKING SPACES (WHICHEVER IS GREATER) SHALL BE SET ASIDE FOR COMPACT CARS. HOWEVER, IF PARKING LOT IS REPURPOSED IT WILL BE BROUGHT INTO COMPLIANCE.
10. VARIANCE #9 FROM SECTION 300-17(C), ELIMINATE THE REQUIREMENT FOR A NEW 400' X 600' STREET GRID.
11. SECTION 320-21. (A) (1) - ELIMINATE THE REQUIREMENT FOR A LANDSCAPE ISLAND EVERY 10 SPACES. HOWEVER, IF PARKING LOT IS REPURPOSED IT WILL BE BROUGHT INTO COMPLIANCE.
12. SECTION 320-21. (A) (2) - ELIMINATE THE ASSOCIATED PLANTING REQUIREMEN
13. SECTION 320-21. (A) (4) - ELIMINATE THE REQUIREMENT FOR A 5' GRASS STRIP ON HEAD TO HEAD PARKING. HOWEVER, IF PARKING LOT IS REPURPOSED IT WILL BE BROUGHT INTO COMPLIANCE.
14. SECTION 350-25. - ELIMINATE THE REQUIREMENT TO PLACE ALL UTILITIES UNDERGROUND.

NEW PARKING DECK:	
GROUND LEVEL PLUS 5 ELEVATED LEVELS ± 61,188 SF FOOTPRINT	
GROUND LEVEL	228 SPACES
LEVELS 1-4	228 SPACES
LEVEL 5	234 SPACES
PARKING DECK SUBTOTAL	1146 SPACES
SURFACE PARKING	163 SPACES
SUBTOTAL	
PARKING TOTAL	1309 SPACES

COMBINED SITE AREA:	
± 484,264 SF (± 11.1 AC)	
IMPERVIOUS SITE AREA:	
EXISTING BUILDING	88,040 SF
EXISTING PAVING	63,862 SF
NEW DECK	61,188 SF
NEW PAVING	77,394 SF
TOTAL IMPERVIOUS AREA:	290,484 SF (± 6.7 AC)
IMPERVIOUS COVERAGE:	60.0%



# JIM ELLIS UNIVERSITY STORAGE DECK

## CONCEPTUAL VARIANCE PLAN

DATE: 13 JANUARY 2016

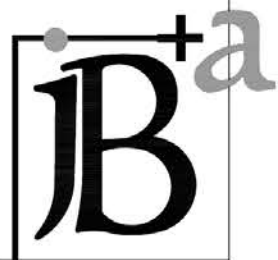
REVISION DATE: FEBRUARY 02, 2016



NORTH

SCALE: 1"=40'

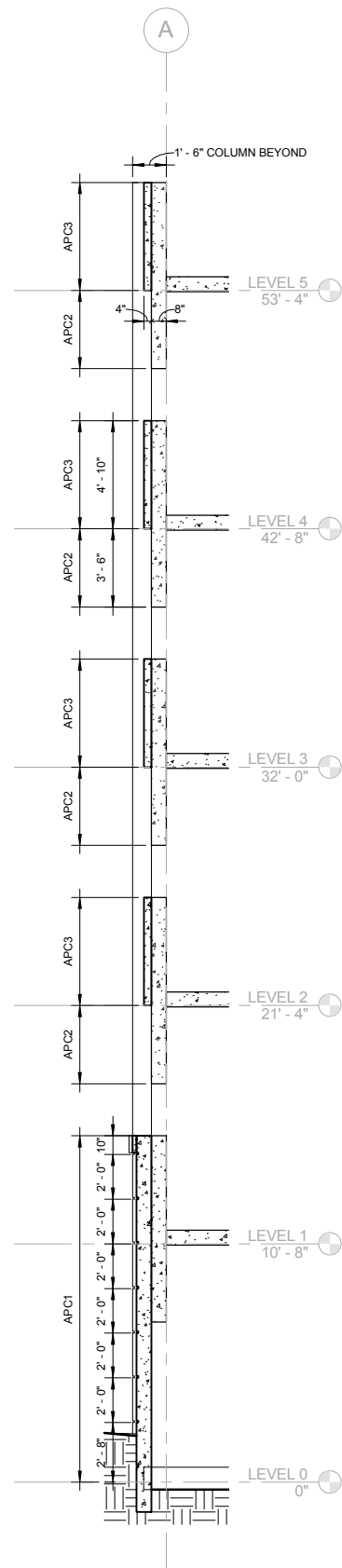
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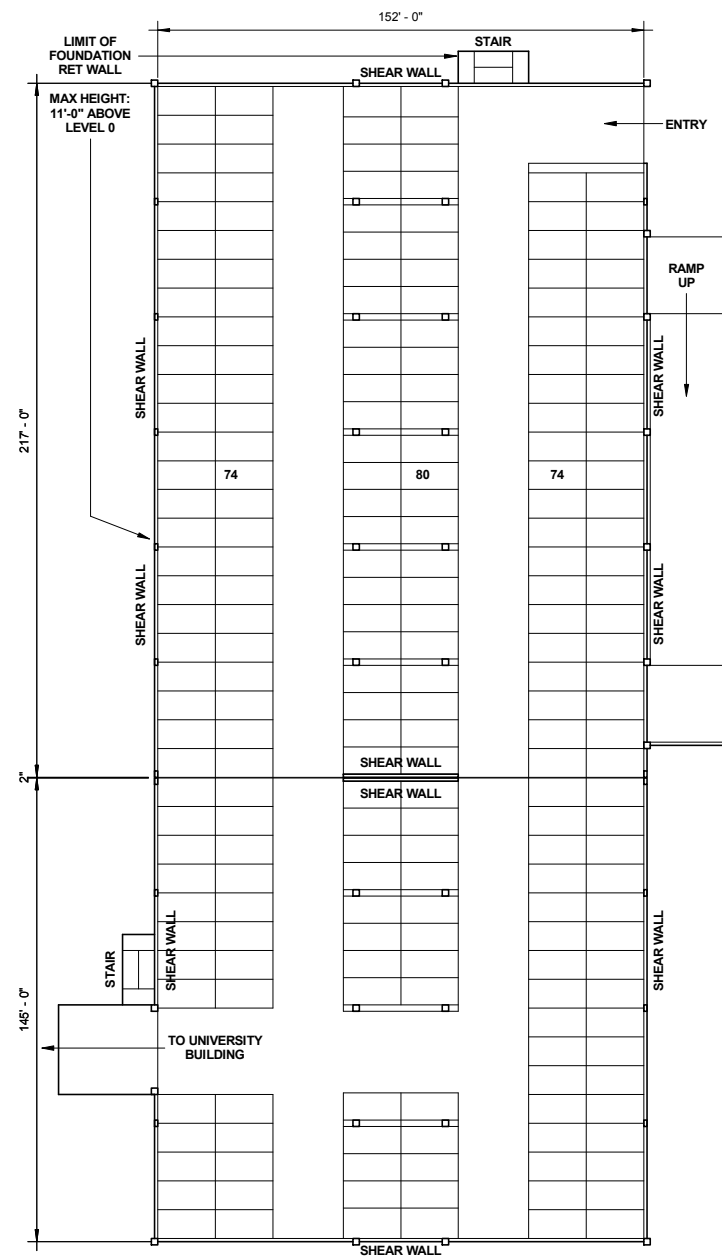
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2625 cumberland parkway  
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770.805.0903 f  
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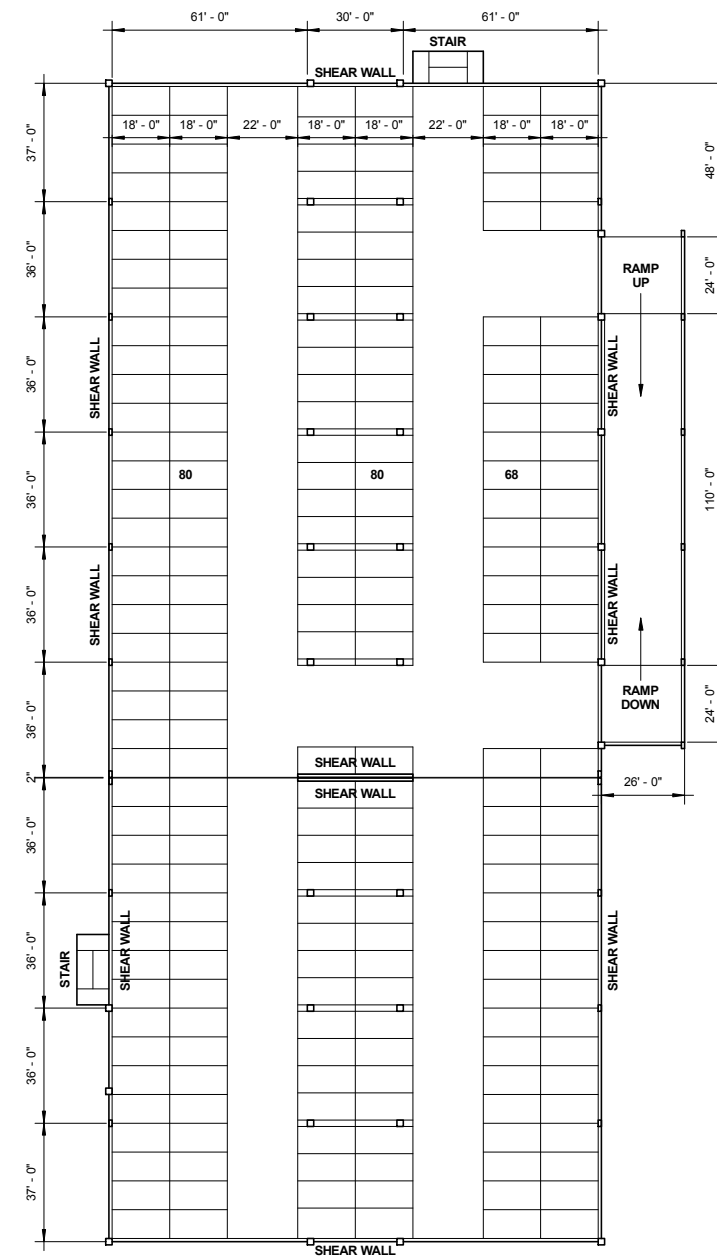


① SCHEMATIC SECTION A  
1/4" = 1'-0"



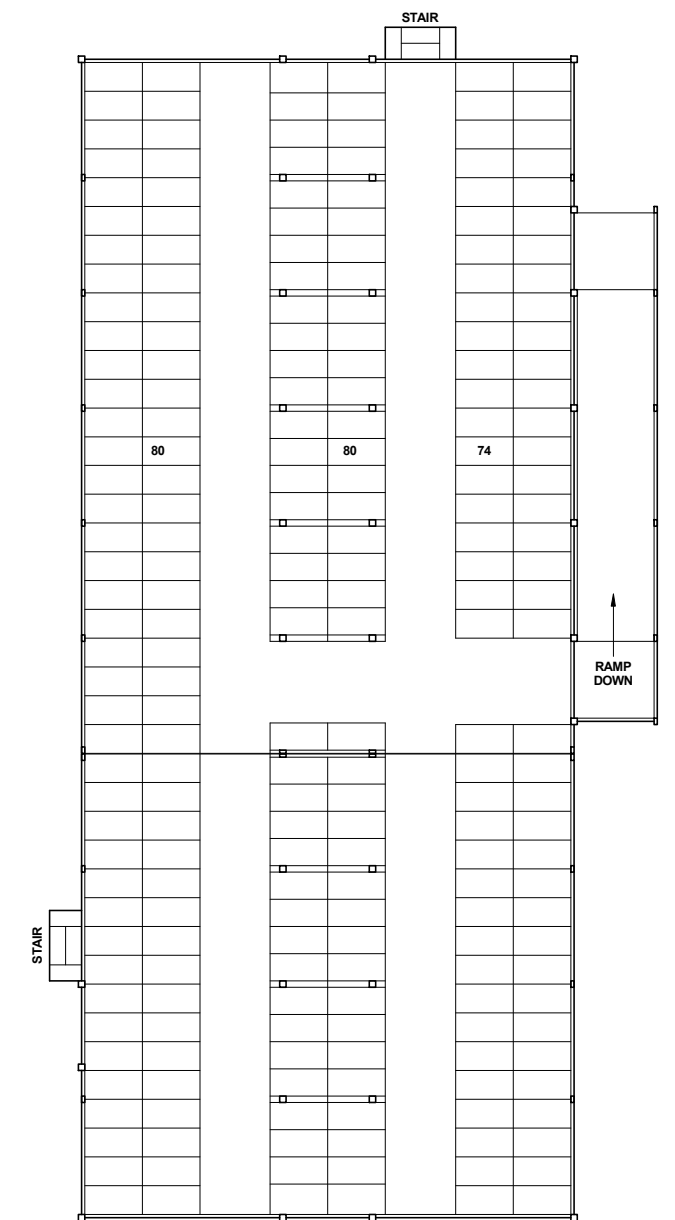
222 SPACES

GROUND LEVEL



222 SPACES

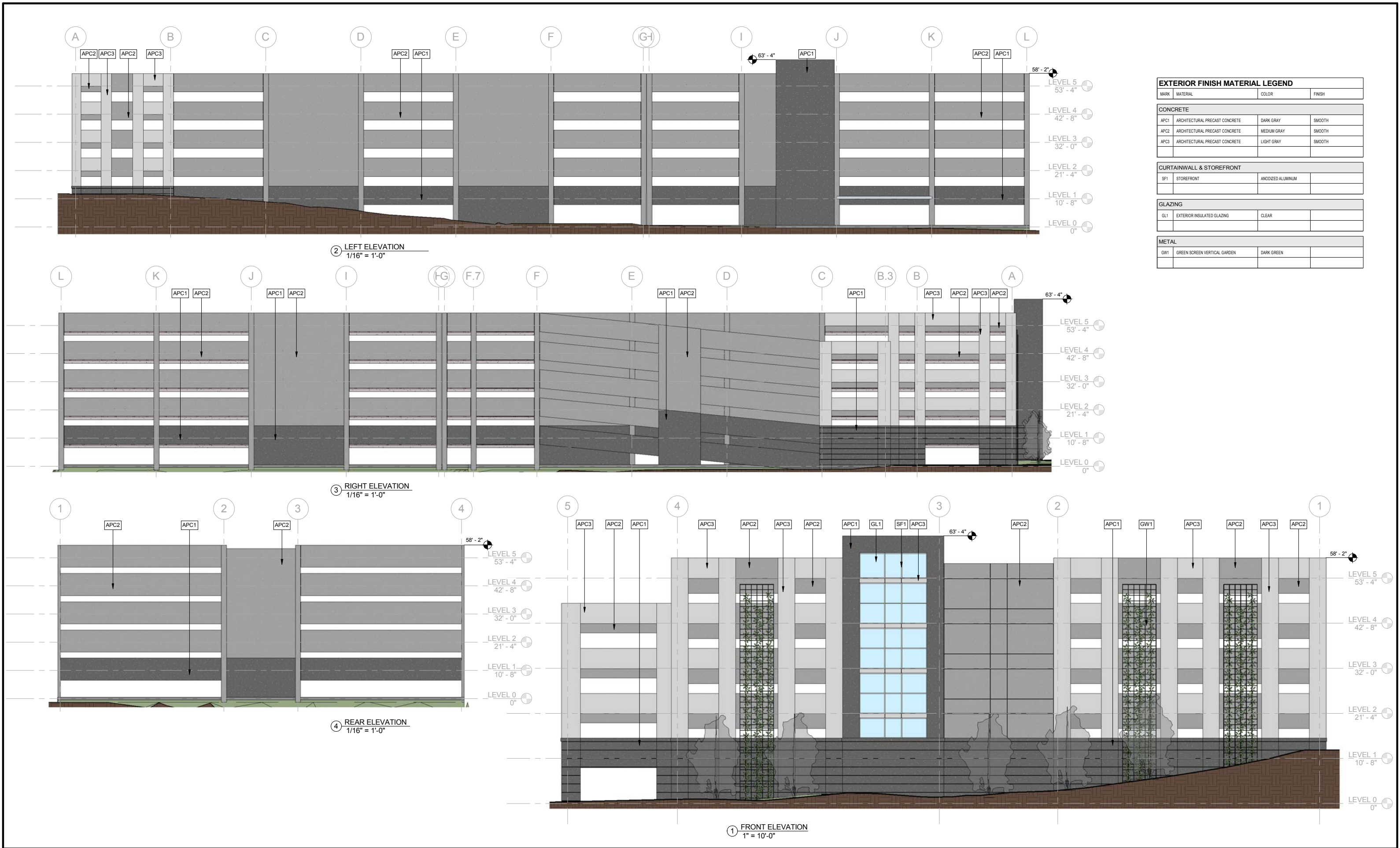
LEVELS 1 / 2 / 3 / 4



228 SPACES

LEVEL 5

# JIM ELLIS UNIVERSITY PARKING DECK



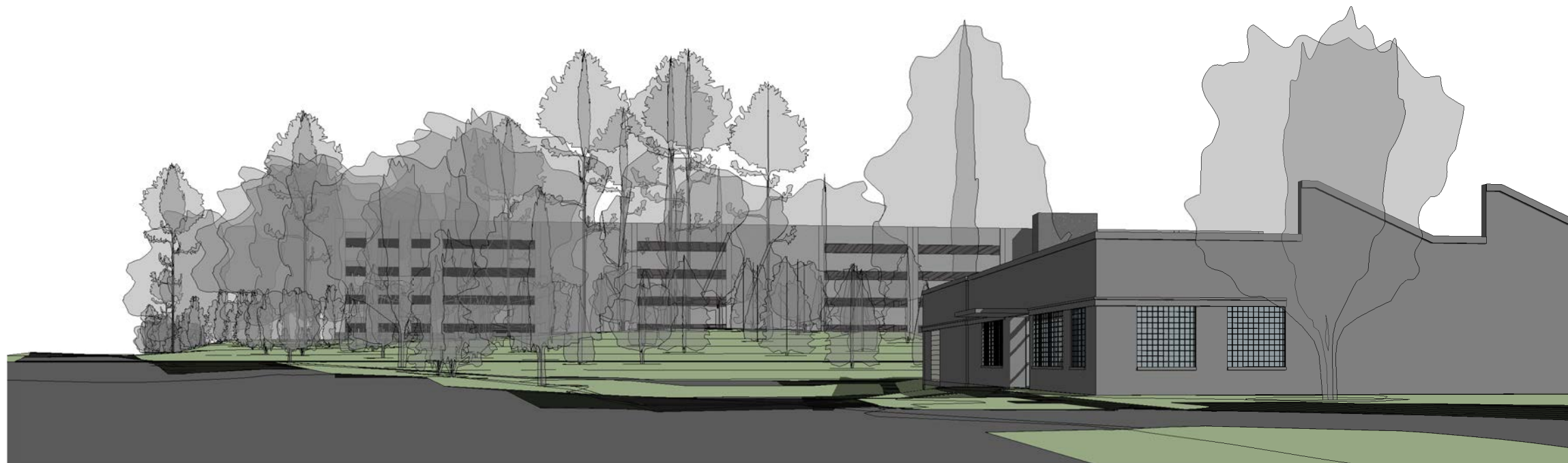
# JIM ELLIS UNIVERSITY PARKING DECK





JIM ELLIS UNIVERSITY PARKING DECK





JIM ELLIS UNIVERSITY PARKING DECK





JIM ELLIS STORAGE DECK