

9/20/2017

City of Brookhaven
Community Development Department
4362 Peachtree Rd
Brookhaven, GA 30319

Re: **Letter of Intent – Stream Buffer Variance**
Dresden Dr. (1336, 1342) @ Caldwell Dr.
Land Lot 238, 18th District, City of Brookhaven, Georgia
Planners and Engineers Collaborative, Inc. Project No. 16238.00

Dear Planning & Zoning,

The applicant for the Stream Buffer Variance wishes to request relief from the 75 foot City Stream Buffer to allow for improvements within the 75 foot City Stream Buffer. The proposed development consists of 10 individual parcels between Dresden Drive, Caldwell Road and Parkside Drive. The total combined acreage of the site is 3.73 acres and the development will consist of a mix of office/retail and multifamily units as well as townhome units.

1. The shape, size, topography, slope, soils, vegetation and other physical characteristics of parcel;

The parcel has hardship due to location of existing right of way and proximity of creek with steep topographical issues on the site. The site is developed, but slopes from Dresden up to Caldwell. The stream is located on the opposite side of Parkside Drive across the road from our site. We are requesting the hardship due to topography and the physical characteristics that our site is across a right of way and public road way from a buffer, meaning there is not buffer that exists since the buffer is a road today.

The current condition of 10 individual parcels, all of which have been developed at some point in time. Two of the parcels closest to Parkside Drive are wooded with thick brush. Several of the parcels are vacant. Three of the parcels fronting Dresden Drive contain small businesses. One of the parcels currently houses the DeKalb County Tax Commissioners office. One of the parcels facing Caldwell contains a Single-Family Residence.

The topography generally slopes moderately from North to South towards Dresden drive. According to the USGS soil series maps, soils are predominately comprised of Cecil and Pacolet Urban Land (Hydrologic Soil Group B).

2. The locations of all streams on the parcel, including along parcel boundaries and within adjacent parcels;

The closest stream to the property is located on the west side of Parkside Drive. The encroachment will include a new patio, sidewalk, and roadway improvements. However, the stream is on the other side of the roadway. There is technically no buffer of plantings that exist because of the public right of way.

3. The location and extent of the proposed buffer or setback intrusion;

Currently there is 107 linear feet of impervious asphalt street on Parkside Drive that extends into the 75-foot stream buffer. However, there is no existing impervious surface located within the 75-foot stream buffer on the lot frontage along Parkside Drive. There is approximately 4,825 square feet of the 75-foot stream buffer's outer edge that encroaches into the lot from across the street at the stream's headwall discharge point. The development of a concrete sidewalk, (1) service space, an outdoor patio and small portion of the proposed multi-family building totaling (1,620 sf) of impervious coverage and other City required improvements to Parkside Drive is within the 75-foot stream buffer. The distance of encroachment varies along the street frontage of Parkside Drive. All proposed



improvements are city imposed improvements per the approved rezoning ordinance (Zoning Case-RZ16-05); specifically numbers 11, 12, 15, 18 & 21 of the attached ordinance.

4. Whether alternative designs are possible which require less intrusion or no intrusion;

Per the Brookhaven Ordinance, a service space for multi-family buildings and a connection to the proposed building for the service space must be provided. Therefore, the placement/location of the service space and sidewalk connection to the building is necessary due to site constraints and proposed building locations. An alternative design to provide less intrusion would be for the (560sf) outdoor patio to be designed with pervious pavement/pavers and the reuse of the existing street (Parkside Drive) that's already in the buffer to remain undisturbed in order to provide a less intrusive design for this area within the 75-stream buffer. The designs have been vetted during zoning to pull back as much as possible, but maintain good commercial shop space along Dresden.

5. The water-quality impacts of the proposed variance; and

The project will provide water quality treatment for the 3.73 acres where none currently exists. The current properties were constructed prior to current standards. Additionally, the proposed development will limit runoff leaving the site to flow rates that mimic a natural wooded condition. Therefore, known flooding issues along Dresden Drive and the downstream Cartecay – Eljay – Coosawatee intersection will be slightly improved.

6. Whether the proposed mitigation compensates for the lost buffer or setback functions and otherwise maintains the function of the required buffer or setback at the same site where the impact will occur provides at least the same protection of the water as provided by the natural features to be disturbed or removed.

The proposed underground stormwater system and water quality treatment devices will provide a mitigation strategy which includes stormwater retention, additional treatment to stormwater to improve water quality and reduce rate of flow downstream. Additional trees will be planted throughout the site where today there are very little that will grow to improve the vegetated state of this area and the site.

Sincerely,
Planners and Engineers Collaborative, Inc.

Kenneth J. Wood, P.E., LEED AP
President

Neil M. Schaap, P.E., CFM
Director of Water Resources

kjw/nms/dp

Enclosed