



City of Smyrna

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Issue Sheet

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COMMITTEE: Community Development

\$ IMPACT: N/A

Agenda Title:

Public Hearing - Zoning Request Z19-004 - Rezoning from RM-10 to RDA-Conditional for the construction of two single-family homes at a density of 5.71 units per acre - 0.35 Acres - Land Lot 593 - 1601 Walker Street - M. Junger Homes, LLC

ISSUE: M. Junger Homes, LLC is requesting rezoning from RM-10 to RDA-Conditional for the development of two single-family detached residences at a density of 5.71 units per acre. The applicant is proposing to demolish the existing duplex and then subdivide the parcel into two lots and construct two individual single-family residences. The number of units and density will remain unchanged from what currently exists on-site today. The proposed lots will be 7,495 sq. ft. and 7,593 sq. ft.. Each proposed home will be a front-entry home and will face Walker Street. The applicant has provided a site plan with the rezoning application for reference. The applicant has submitted building elevations and floor plans for each home in the rezoning application. The applicant proposes to use brick and siding for the façade materials for each home.

BACKGROUND: The Planning and Zoning Board heard the zoning request at the March 11, 2019 meeting and recommended approval by a vote of 7-0.

RECOMMENDATION/REQUESTED ACTION: Community Development recommends **approval** of the rezoning from RM-10 to RDA-Conditional for the development of two single-family units at a density of 5.71 units per acre with the following conditions:

Standard Conditions

(Requirement #2, 3, 4, 5, 8, 9, 10, 12 and 17 from Section 1201 of the Zoning Code is not applicable)

1.The composition of the homes in a residential subdivision shall include a mixture of elements including; but not limited to: brick, stone, shake, hardy plank and stucco. No elevation shall be comprised of 100% hardy plank siding. The residences whose lots

abut external roadways shall not be permitted to utilize hardy plank for any elevation facing these roads.

2.All utilities within the development shall be underground.

3.The developer shall be responsible for any traffic improvements(including additional right-of-way dedications) deemed necessary by either the City or the County during construction plan review. Sidewalks shall be provided by the developer inside the subdivision and outside the subdivision adjacent to any public right-of-way consistent with City's requirements for the extent of the development. A grass buffer with a minimum width of 2' shall be provided between the back of curb and sidewalk.

4.No debris may be buried on any lot or common area.

5.The developer will comply with the City current tree ordinance. All required tree protection measures shall be adhered to by the developer during construction.

6.All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.

7.All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.

8.All single family and/or duplex residential lots shall provide the following at the time of certificate of occupancy: either four 3" caliper trees or three 4" caliper trees. The following species of trees may be used: Nuttall Oak, Swamp Chestnut Oak, Allee Elm, and Village Green Zelkova. Other species may be used if approved by the City.

Special Conditions

9.The development shall maintain the following setbacks:

Front - 25'

Side - 7.5'

Rear - 30'

10.Driveway - 22' minimum length from building face to private driveway.

11.The rightway along Walker Street shall be increased to 50 feet. Therefore a dedication of approximately 10' feet is required along Walker Street.

12.The developer shall provide ~~5~~ sidewalk with a 2' grass buffer along Walker Street for the length of the development.

13.All structures will be built to a maximum height ~~of~~ 35' as measured from the sidewalk along the front elevation.

14.The developer shall meet all fire access requirements deemed necessary by the Fire Marshal during construction plan review.

15.The developer shall be responsible for any water and sewer improvements deemed necessary by the Public Works Director during construction plan review.

16.The developer shall be responsible for any stormwater improvements deemed necessary by the City Engineer.