

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Mayor and Council

From: Ken Suddreth, Community Development Director
Russell Martin, AICP, Senior Planner

Date: June 12, 2018

CC: Planning and Zoning Board
Tammi Saddler-Jones, City Administrator

RE: REZONING CASE Z18-008 – 2664, 2670 & 2680 Grady Street

Applicant:	<u>Pritchard Builders, Inc.</u>	Existing Zoning:	<u>R-15</u>
Titleholder:	<u>Pritchard Builders, Inc., Frank Pritchard, Cathy Pritchard</u>	Proposed Zoning:	<u>RAD-Conditional</u>
Location:	<u>2664, 2670 & 2680 Grady Street</u>	Size of Tract:	<u>0.98 Acres</u>
Land Lot:	<u>489</u>	<u>Contiguous Zoning:</u>	
Ward:	<u>3</u>	North	R-15
Access:	<u>Grady Street</u>	South	R-15 & RM-12
Existing Improvements:	<u>Two Single-Family Residences</u>	East	RAD
		West	RAD
		<u>Hearing Dates:</u>	
		P&Z	May 14, 2018
		M&C	June 18, 2018

Proposed Use:

The applicant is proposing the development of three new detached single-family residences. The density for the site will be 4.08 units per acre. A land use change from Moderate Density Residential will not be required for this rezoning.

Planning and Zoning Board Recommendation:

Approval with staff conditions by vote of 6-0.

Staff Recommendation:

Approval of the proposed rezoning with conditions.



STAFF COMMENTS

Section 1508 of the Smyrna Zoning Code details nine zoning review factors which must be evaluated by the Planning and Zoning Board and the Mayor and Council when considering a rezoning request. The following provides the nine factors followed by an analysis of each factor in italics:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The proposed rezoning would result in the development of four single-family lots. The existing home at 2670 Grady Street will remain and be replatted onto a new smaller lot of record. The existing home at 2664 Grady Street will be demolished and the property will be combined with the property at 2680 Grady Street to create three new lots and homes. The proposed homes will front on Grady Street. The adjoining property to the north is zoned R-15 and occupied by a single-family home. The adjacent properties to the east and west are zoned RAD and are occupied by single-family residences. The adjoining properties to the south are zoned R-15 and RM-12 and are occupied by a single-family residence and a small multi-family building. Since the proposed single-family homes will be located in the middle of an existing single-family neighborhood; the proposed use is suitable in view of the use and development of adjacent and nearby property.

2. Whether the zoning proposal or the use proposed will adversely affect the existing use or usability of adjacent or nearby property.

The proposed rezoning and development should not have an adverse affect upon the existing use or usability of nearby properties.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The subject parcel has a reasonable economic use as currently zoned.

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

Based upon information provided by the City Engineer, the proposed development is not expected to cause a burden to the existing street network or transportation facilities.

Based upon information provided by the Public Works Director, adequate water and sewer capacities are available in the area to accommodate the development associated with the rezoning. Water and sanitary sewer are located within the right-of-way of Grady Street. All existing water and sewer taps shall be used where

possible. Any additional taps are the responsibility of the developer. Elevations are the responsibility of the developer.

5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan.

The 0.98-acre rezoning is consistent with the City's Future Land Use Plan, which indicates a land use of Moderate Density Residential. The proposed density of 4.08 units per acre is below the maximum allowable density of 4.5 units per acre for the Moderate Density Residential land use classification. The zoning proposal will not require a change on the Future Land Use Map from Moderate Density Residential.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The area surrounding the subject parcel has continued to redevelop into smaller parcels in a neo-traditional form. The proposed development is consistent with the most recent trends in this portion of the City. The zoning proposal is within the allowable density for the general area and will be consistent with infill development in the immediate area.

7. Whether the development of the property under the zoning proposal will conform to, be a detriment to or enhance the architectural standards, open space requirements and aesthetics of the general neighborhood, considering the current, historical and planned uses in the area.

The proposed development will employ a variety of architectural features and materials that will conform and enhance the existing neighborhood's aesthetics. The proposed scale of the home will be compatible with the existing homes in the immediate areas. The tree protection plan indicates the required number of tree inches for the site has been conserved and/or planted on-site.

8. Under any proposed zoning classification, whether the use proposed may create a nuisance or is incompatible with existing uses in the area.

The proposed use should not create a nuisance to existing uses in the area due to the fact that the surrounding area is also comprised of single-family residences.

9. Whether due to the size of the proposed use, in either land area or building height, the proposed use would affect the adjoining property, general neighborhood and other uses in the area positively or negatively.

Factors associated with the size of the proposed use, in either land area or building height, will have an effect upon adjacent properties. The applicant is requesting to rezone the property to RAD-Conditional. The applicant is seeking a site plan specific rezoning to deviate from: 1) the required minimum lot size; 2) the

required minimum lot width at setback line; 3) the required minimum front setback; 4) the required minimum side setback; and 5) the required minimum rear setback. Table 1 below shows the requirements of the RAD & R-15 zoning districts versus the proposed development.

	Min. Lot Size (Square Feet)	Min. Lot Width at Setback Line	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Max. Height	Max. Lot Coverage (percent)	Min. Square Footage
R-15 Zoning District	15,000	85'	35'	10'	30'	35'	35	2,000
RAD Zoning District	15,000	100'	35'	10'	30'	35'	45	1,800
Proposed Lots	9,442	55'	20'	5'	20'	35'	35	1,800

Note: Single-family detached dwellings in an RAD district shall meet the minimum side and rear yard requirements specified for the R-15 district.

Note: The street side setback for the new lot is reflected as 23.3' due to Section 1202 of the Zoning Ordinance which requires the street side setback to be two thirds the required front setback.

The proposed rezoning would result in the development of four single-family lots. The existing home at 2670 Grady Street will remain and be replatted onto a new smaller lot of record. The existing home at 2664 Grady Street will be demolished and the property will be combined with the property at 2680 Grady Street to create three new lots and homes. The new homes will be front-entry and have individual driveways accessed from Grady Street. The applicant has submitted building elevations and floor plans for both residences in the rezoning application. The submitted elevations reflect a more traditional style home with a mixture of exterior façade materials and architectural elements. The design of the new homes will enhance the architectural standards of the general neighborhood.

The proposed lots for the rezoning will be 9,442 sq. ft. (new home), 10,234 sq. ft. (new home), 9,447 sq. ft. (new home) and 13,650 sq. ft. (existing home to remain). The proposed lots will require several variances from the zoning requirements of the RAD zoning district. These variances include the following:

1. A reduction in the minimum lot size from 15,000 sq. ft. to 9,442 sq. ft.; **(Staff Support)**
2. A reduction in the minimum lot width at the setback line from 100' to 55'; **(Staff Support)**
3. A reduction in the minimum front setback from 35' to 20'; **(Staff Support)**
4. A reduction in the minimum side setback from 10' to 5'; and **(Staff Support)**
5. A reduction in the minimum rear setback from 30' to 20'. **(No Staff Support)**

These deviations are reflected in Table 1 above. The proposed variances are consistent with variances granted other infill developments and rezoning. Community Development is support of all the variances except the rear setback reduction. Based on the site plan provided, a variance to reduce the rear setback is not need to achieve this plan.

The City Engineer has reviewed the proposed site plan for compliance with the City's stormwater management requirements and believes the proposed plan can meet all city requirements. The applicant has provided an infiltration basin in the front yard of the three new lots to meet the stormwater management requirements.

The proposed rezoning would provide for 4 residences at an overall density of 4.08 units per acre. Although, this density is not excess when compared to other previously approved infill developments in the city, it does exceed the maximum allowable density for the Moderate Density Residential land use classification. Table 2, shows the infill development in the city as it relates to density, lot size and lot width.

Table 2: Infill Developments					
Name of Development	Location	Number of Lots	Site Density	Minimum Lot Size (square feet)	Minimum Lot Width
Proposed Development	Grady Street	4	4.08	9,442	55'
Parkview Village I	Powder Springs Street	38	3.78	5,000	55'
Parkview Village II	Bank Street	3	3.94	11,000	57'
Parkview Village III	Bank Street	13	4.26	6,477	51'
Grady Manor	Grady Street	16	4.11	7,000	50'
Church Street	Church Street	2	3.51	12,400	59'
Parks Edge	Powder Springs St.	18	4.18	5,900	50'
Brown Circle	Brown Circle	2	4	10,772	71'

Community Development has reviewed the zoning proposal against recent infill development and the City's Future Land Use Plan. The proposed density for the site is consistent with the density of all infill developments in the immediate area. Community Development believes the requested rezoning is compatible the surrounding neighborhood and is in line with recent development trends in this portion of the city. The proposed zoning is in line with the infill development patterns for this neighborhood and is compliance with the Comprehensive Plan.

The zoning request was heard by the **Planning and Zoning Board** at the May 14, 2018 meeting and was recommended for **approval by a vote of 6-0.**

Community Development recommends **approval** of the proposed rezoning for 2664, 2670 & 2680 Grady Street with the following conditions:

**Standard Conditions
(Requirements #2, 3, 4, 8, 9, 10, and 17 from Section 1201 of the Zoning Code are 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. The detention pond shall be placed and screened appropriately to be unobtrusive to homes inside and outside the development. The storm water detention plan shall be designed to create at least a 10% reduction in a 2-year to 100-year storm event. The City Engineer shall approve all plans.
3. All utilities within the development shall be underground.
4. 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. The grass buffer may be waived if it is deemed unnecessary by the City Engineer.
5. No debris may be buried on any lot or common area.
6. The developer will comply with the City's current tree ordinance (unless noted elsewhere). All required tree protection measures shall be adhered to by the developer during construction.
7. All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.
8. All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.
9. 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, unless otherwise approved by the City's Arborist. 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

10. The development shall maintain the following setbacks:
 - Front – 20' (from existing right-of-way)
 - Side – 5'
 - Rear – 30' (not as requested by the applicant)
11. The development shall be developed with a minimum lot size of 9,442 square feet.
12. The proposed homes shall have a minimum floor area of 1,800 sq. ft.
13. The driveways shall have a minimum length of 22' from building face to edge of Private Street. Each unit shall have a two-car garage.
14. The final plat for the development shall include a right-of-way dedication of 10' along Grady Street.
15. The developer shall be responsible for any water and sanitary sewer improvements deemed necessary by the Public Works Director during construction plan review.
16. All trees within the limits of disturbance and not located within a tree protection area must be removed during the land clearing and grading phase of the development.
17. Approval of the subject property for the Residential Attached Detached (RAD) zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 3/9/2018 created by Frontline Surveying and Mapping, Inc.. The Community Development Director shall review and approve all minor changes and revision to the site plan during the plan review process.
18. The applicant shall be bound to the elevations submitted and dated 3/9/2018. Approval of any change to the elevations must be obtained from the Director of Community Development.

Figure – 1
Subject Properties





Figure – 2
Adjacent Properties





