



# City of Smyrna

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## Issue Sheet

File Number: 2018-511

**Agenda Date:** 1/22/2019

**Version:** 2

**Status:** Agenda Ready

**In Control:** City Council

**File Type:** Authorization

**Agenda Number:** A.

**WARD:** 1

**COMMITTEE:** Community Development

**\$ IMPACT:** N/A

**Agenda Title:**

**Public Hearing** - Zoning Request Z18-019 - Rezoning from OI to TS-Conditional for the construction of a new hotel - 0.99 Acres - Land Lot 881 - 2875 Spring Hill Parkway - MCP III Real Estate, LLC

**ISSUE:** MCP III Real Estate, LLC is requesting to rezone the property at 2875 Spring Hill Parkway from Office/Institutional (OI) to Tourist Services (TS) - Conditional for the development of a seven-story, 136 room boutique hotel with structured parking.

The applicant is proposing to demolish the existing one-story office/warehouse building to construct a seven-story, 136 room hotel over a two-story structured parking deck. The site will be accessed from a full access driveway off Spring Hill Parkway on to the top deck of the structure and the bottom deck of the parking structured being located below grade. The proposed driveway entrance to the site will remain unchanged for where it is located today. Patrons will enter the site onto the top deck of the parking deck where there will be 28 parking spaces and an area for drop off and pick up. An additional 73 parking spaces will be located on the lower level of the parking deck beneath the hotel. The total number of parking spaces provided is 101 spaces at a ratio of 0.74 spaces per room.

**BACKGROUND:** The Planning and Zoning Board heard the rezoning request at the December 10, 2019 meeting and recommended **approval** with staff conditions by vote of 7-0.

**RECOMMENDATION/REQUESTED ACTION:** Community Development recommends approval of the rezoning from OI to TS-Conditional for a proposed seven-story, 136 room boutique hotel with the following conditions:

**Standard Conditions**

**(Requirement #2, 3, 4, 8, 9, 10, 11, 16 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 percent hardy plank siding. The residences along external roadways shall not be permitted to utilize hardy plank for any elevation facing these roads.

2.The retention pond shall be placed and screened appropriately to be unobtrusive to home inside and outside the development. The storm water detention plan shall be designed to create at least a ten percent reduction in 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 two inches shall be provided between the back of curb and sidewalk.

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

6.The developer will comply with the city's current tree ordinance. All required tree protective 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. There shall be a landscaped front entrance, with monument, indicating the name of the development.

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

### **Special Conditions**

9.The development shall maintain the following setbacks:

Front - 31' (from the existing Right-of-way)

Side - 5'

Rear - 7'

10.The developer shall be responsible for any water and sanitary sewer improvements deemed necessary by the Public Works Director or Cobb County Water System during construction plan review.

11.The developer shall be responsible for any fire access improvements deemed necessary the Fire Marshal during construction plan review.

12.Trees shall be planted the entire length of Spring Hill Parkway at an average spacing of more than 40'.

13.The proposed dumpster shall be located at the rear of the property and screened from the public right-of-way.

14.The development shall be limited to one access point on Spring Hill Parkway.

15.The development shall be allowed two wall signs (one sign on the Spring Hill Parkway elevation and one sign on the I-285 elevation) with a maximum allowable sign area of 125 sq. ft.

for each sign.

16.All trees within the limits of disturbance and not located within a tree protection area must removed during the land clearing and grading phase of the development.

17.Approval of the subject property for the TS zoning district shall be conditioned upon 1 development of the property in substantial compliance with the site plan submitted 11/9/2018 created by Kimley Horn and all zoning stipulations above.

18.The applicant shall be bound to the elevations submitted and dated 11/9/2018. Approval of any change to the elevations must be obtained from the Director of Community Development.

19.The additional stipulations agreed upon by the applicant in the letter submitted and dated December 4, 2018. If there should be a discrepancy between the stipulations in the December 4, 2018 letter and the stipulations stated above, the stipulations stated above shall apply.