

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Mayor and Council

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

Date: December 10, 2015

CC: Planning and Zoning Board
Michael Jones, Interim City Administrator

RE: Plat Approval – 3420 Lee Street

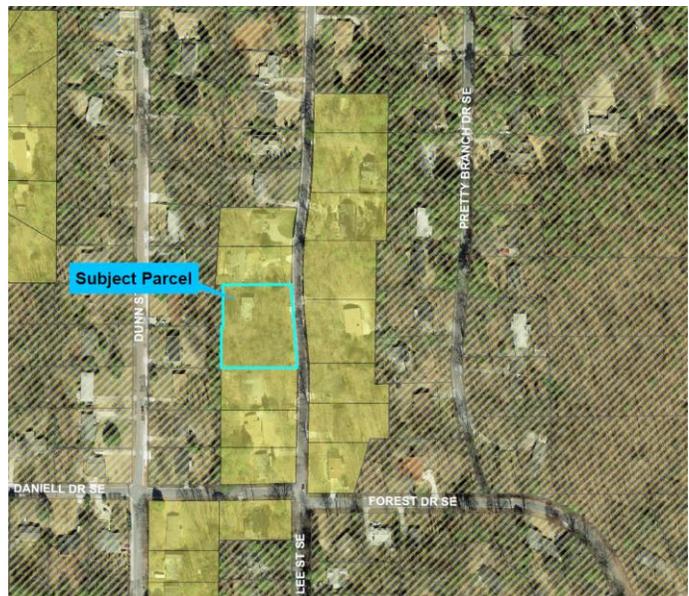
Applicant:	<u>Paramount Realty Group, LLC</u>	Existing Zoning:	<u>R-15</u>
Titleholder:	<u>Paramount Realty Group, LLC</u>	Proposed Zoning:	<u>R-15</u>
Location:	<u>3420 Lee Street</u>	Size of Tract:	<u>0.843 acres</u>
Land Lot:	<u>525</u>	<u>Contiguous Zoning:</u>	
Ward:	<u>4</u>	North	R-15
Access:	<u>Lee Street</u>	South	R-15
Existing Improvements:	<u>One Single-Family Residence</u>	East	R-15
		West	R-20
		<u>Hearing Dates:</u>	
		P&Z	December 14, 2015
		Mayor and Council	December 21, 2015

Proposed Use:

The subdivision of the lot at 3420 Lee Street into two single-family residential lots.

Staff Recommendation:

Approval of the proposed subdivision.



STAFF COMMENTS

Paramount Realty Group, LLC is requesting approval to subdivide their property at 3420 Lee Street into two single-family residential lots. The applicant plans to subdivide the property within the requirements of the R-15 zoning district, so no rezoning is required. The subject property is 0.843 acres in size and is zoned R-15 (single-family residential). The proposed subdivision will result in two new lots being 18,165 sq. ft. and 18,557 sq. ft. in size. Table 1 below shows a comparison of the proposed lots to the R-15 zoning district (Section 801 of the Zoning Ordinance).

Table 1: Lot Requirements for R-15 Zoning District vs. Proposed Lots

	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
Proposed Lots	18,165	102'	35'	10'	30'	35'	35	2,000

The proposed lots meet all the zoning requirements of the R-15 zoning district.

STAFF RECOMMENDATION

Community Development has reviewed the proposed subdivision against the requirements of the R-15 zoning district. Staff believes the proposed subdivision meets the intent of the requirements of the R-15 zoning district. Community Development recommends **approval** of the requested subdivision.

Figure – 1
Subject Property



Figure – 2
Adjoining Property to the South



Figure – 4
Adjoining Property to the North



Figure – 5
Adjacent Property to the East Across Lee Street

