

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Mayor and Council

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

Date: May 7, 2015

CC: Planning and Zoning Board
Toni Jo Howard, City Administrator

RE: **REZONING CASE Z15-010 – 1068 Bank Street**

Applicant: Frank L. Pritchard

Existing Zoning: R-15

Titleholder: Frank L. Pritchard

Proposed Zoning: RAD-Conditional

Size of Tract: 0.53 Acres

Location: 1068 Bank Street

Contiguous Zoning:

Land Lot: 488

North RAD-Cond.

South RAD-Cond.

East RAD-Cond.

West R-15

Ward: 3

Access: Bank Street

Hearing Dates:

P&Z May 11, 2015

M&C June 15, 2015

Existing Improvements: One Single-Family Residence

Proposed Use:

The applicant is proposing the demolition of the existing home and the development of two new detached single-family residences. The density for the site will be 3.77 units per acre. No land use change from Moderate Density Residential will be required for this rezoning.

Staff Recommendation:

Approval of the rezoning from R-15 to RAD-Conditional 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 two new single-family lots. The existing home will be demolished and two new homes will be constructed. The adjoining properties to the north, east and south are zoned RAD and are occupied by single-family residences. The adjoining property to the west is zoned RAD and is occupied by a single-family home. Since the proposed single-family homes will be located in 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 Bank Street. Existing water and sewer taps will be used where possible. Any new water and sewer taps are the responsibility of the developer. Elevations are the responsibility of the developer. This information is based upon a rezoning plan for 1068 Bank Street by DGM Land Planning Consultants dated 4/02/2015.

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

The 0.53-acre rezoning will be consistent with the City's Future Development Plan, which indicates a land use of Moderate Density Residential. The proposed density of 3.77 units per acre for the development is below the maximum allowable density of 4.5 units per acre for the Moderate Density Residential land use classification on the Future Development Plan. The zoning proposal will not require a change on the Future Development 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.

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 developer will be required to meet the requirements of the City's Tree Ordinance.

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; and 4) the required minimum side setback. Table 1 below shows the requirements of the RAD & R-15 zoning districts versus the proposed development.

Table 1: Lot Requirements for RAD Zoning District vs. 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	11,452	50'	30'	5'	30'	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 from R-15 to RAD-Conditional would result in the creation of two residential lots with the demolition of the existing home and the construction of two new single-family residences. Both homes will be rear-entry homes and will be accessed by a shared driveway that will run in between the homes from Bank Street. The applicant has submitted building elevations and floor plans for both residences in the rezoning application. The submitted elevations reflect a more craftsman and cottage style home with a mixture of exterior façade materials and architectural elements. The design of both homes will enhance the architectural standards of the general neighborhood.

The proposed lots for the rezoning will be 11,469 sq. ft. and 11,452 sq. ft.. 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 11,000 sq. ft.; 2) a reduction in the minimum lot width at the setback line from 100' to 50'; 3) a reduction in the minimum front setback from 35' to 30'; and 4) a reduction in the minimum side setback from 10' to 5'. These deviations are reflected in Table 1 above.

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 developer will be required to meet all city requirements related to stormwater management.

The proposed site plan reflects a stream that runs through the southwest corner of the property. The applicant has designed their site plan to not encroach into the city's required undisturbed buffer and impervious surface area setback. The City Engineer has reviewed the site plan and proposed plan meets all the City's stream buffer requirements as currently designed.

The proposed rezoning would provide for 2 residences at an overall density of 3.77 units per acre. Although, this density is not excessive when compared to other previously approved infill developments in the city; it does not 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
Morris Circle	Morris Circle & Walker Street	4	3.69	8,876	52'
Joni Mitchell Tract	1524 Walker Street	3	4.37	5,460	40'
Walker Manor	Walker Court & Walker Street	9	4.5	6,200	62'
Walker Street Cottages	Walker Street & Mathews Street	12	4.63	6,960	48'
Jason Allen	Bank Street	3	3.29	11,457	59'
Riley's Walk III	Roswell Street	5	3.03	8,037	54'
Medlin Place	Medlin Street & Dunton Street	16	5.143	6,202	45'
Cottages at King Springs	King Springs Road	11	3.02	13,434	56'
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'
Gilbert Street	Gilbert Street	4	2.47	16,602	52'
Church Street	Church Street	2	3.51	12,400	59'
Medlin Park	Medlin Street	4	6.67	6,300	49'
Brown Circle	Brown Circle	2	4	10,772	71'
McLinden Avenue	McLinden Avenue	2	5.5	7,747	80'
McLinden Avenue	McLinden Avenue	2	4.9	8,997	80'
Roswell Street	Roswell Street	3	3.75	8,300	85'
Smyrna Grove	Windy Hill Road	194	4.09	4,245	50'

Community Development has review the zoning proposal against other infill developments in the area and the proposal is in-line with recent infill projects. The City Council has established a

precedent, that this type of development and density is suitable in the area surrounding Market Village.

Community Development recommends approval of the request rezoning from R-15 to RAD-Conditional for the construction of two new single-family residences at a density of 3.77 units per acre with the following conditions:

Standard Conditions

(Requirement #2, 3, 4, 8, 9, 10 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. The stormwater management facility 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.
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. 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 – 30'
Side – 5'
Rear – 30'
11. Driveway – 22' minimum length from building face to back of sidewalk.
12. The right-of-ways along Bank Street shall be increased to 50 feet. Therefore a dedication of approximately 5' feet is required along Bank Street.
13. The developer shall provide a 5' sidewalk with a 2' grass buffer along Bank Street for the length of the development.
14. The developer shall provide a 5' right-of-way dedication along Bank Street for the length of the development.
15. The developer shall provide an access easement for the length of the shared driveway.
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 rezoning 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 submitted site plan dated 5/7/2014 created by DGM Land Planning Consultants.
18. The applicant shall be bound to the elevations submitted and dated 4/9/2015. Approval of any change to the elevations must be obtained from the Director of Community Development.
19. The developer shall install decorative wrought iron fencing and brick columns along Bank Street similar to the existing fence of Cottages at Parkview Village.

Figure – 1
(Subject Site)



Figure – 2
(Adjacent Property Across Bank Street)



Figure – 3
(Adjoining Property to the East)



Figure – 4
(Adjoining Properties to the West)

