



City of Smyrna

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Issue Sheet

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WARD: 3, Travis Lindley

COMMITTEE: Community Development

\$ IMPACT: N/A

Agenda Title:

Public Hearing - Zoning Request - Z20-002 - Rezoning from RTD to RDA - for the development of a two lot subdivision at 5.68 units per acre - 0.353 acres - Land Lot 593 - 2790 Mathews Street - FCJ Partners LLC

ISSUE: FCJ Partners, LLC is seeking approval of a rezoning for 2790 Mathews Street from RTD to RDA for the development of two single-family detached residences at a density of 5.68 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 7,260 sq. ft. and 8,090 sq. ft. The homes will face Mathews Street and have a shared drive with rear access to the garages.

BACKGROUND: The Planning and Zoning Board voted to recommend approval by a vote of 6-0 at the January 13, 2020 meeting.

RECOMMENDATION/REQUESTED ACTION: Community Development has reviewed the proposed development against the zoning standards of the recent nearby rezonings and found the proposed development to be compatible. The demolition of the existing duplex and construction of the two single-family homes will result in no change in the number of residential units or density on the subject property. The applicant is requesting a rezoning from RTD to RDA and the proposed zoning is in line with the infill development patterns for this neighborhood and is in compliance with the City's 2040 Comprehensive Plan. Therefore, Community Development recommends **approval** of the rezoning from RTD to RDA for the development of two single-family units at a density of 5.68 units per acre with the following conditions:

Standard Conditions

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.

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

5.The developer will comply with the City's 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 - 5'

Rear - 30'

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

11.The rightway along Mathews Street shall be increased to a minimum of 25 feet from the roadway centerline feet.

12.The developer shall install curb, gutter, and sidewalk at the frontage of property along Mathews Street.

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.

17. Approval of the subject property for the RDA zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 12/13/2019 and created by Surveys Plus, Inc. and all zoning stipulations above.

18. The applicant shall be bound to the elevations submitted on 12/13/2019; however, the applicant shall meet requirements of Condition #1 relating to hardy plank siding on the front elevation as stipulated above. Approval of any change to the elevations must be obtained from the Director of Community Development.