City of Smyrna

Issue Sheet

File Number: 2019-166

Agenda Date: 5/20/2019   **Version:** 2   **Status:** ATS Review

In Control: City Council   **File Type:** Authorization

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WARD: 4

COMMITTEE: Community Development

$ IMPACT: N/A

Agenda Title:
Public Hearing - Approval of subdivision plat for five lots with variances - 2.4 Acres - Land Lot 384 - 3813 North Cooper Lake Road - Charles A. Welch

ISSUE: Charles A. Welch is requesting approval to subdivide the existing lot with a single-family home and an accessory structure into five residential lots at 3813 North Cooper Lake Road. The subject property is currently comprised of one lot of record fronting on North Cooper Lake Road (See Zoning Vicinity Map). The applicant is requesting to demolish the existing single-family home and save the accessory building and convert it to a dwelling unit on the proposed lot #1 (See Preliminary Plat). The existing accessory structure is within nine feet of the adjoining property to the north and will need a variance for the encroachment into the required 10' side setback. The proposed plat reflects a stormwater detention facility at the northeast corner of the property, which will be located on its own lot of record and will be maintained by the subdivision HOA. The wall of the proposed detention facility is located within the 50' undisturbed stream buffer and will require a variance to reduce the city's stream buffer requirement from 50' to 25'. Finally, the applicant is proposing to take a small portion of the subject property along the eastern property line and combine it with his property at 870 Austin Dri

BACKGROUND: The Planning and Zoning Board heard the plat approval and variance request at the May 13, 2019 meeting and made a recommendation for approval by vote of 7-0.

RECOMMENDATION/REQUESTED ACTION: Community Development recommends **approval** of the proposed subdivision plat of 3813 North Cooper Lake Road with the requested variances.