

CITY OF SMYRNA COMMUNITY DEVELOPMENT DEPARTMENT MEMORANDUM

To: Mayor and Council

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

Date: January 15, 2019

CC: Tammi Saddler-Jones, City Administrator

RE: Plat Approval – 3943 Cooper Lake Road

Applicant:	<u>Southern Realty Partners, LLC</u>	Existing Zoning:	<u>R-15</u>
Titleholder:	<u>Southern Realty Partners, LLC</u>	Proposed Zoning:	<u>R-15</u>
Location:	<u>3943 Cooper Lake Road</u>	Size of Tract:	<u>2.28 acres</u>
Land Lot:	<u>336 & 385</u>	<u>Contiguous Zoning:</u>	
Ward:	<u>4</u>	North	R-15
Access:	<u>North Cooper Lake Road & Reed Road</u>	South	R-15
Existing Improvements:	<u>One Single-Family Residence</u>	East	R-15
		West	R-15
		<u>Hearing Dates:</u>	
		P&Z	January 14, 2019
		Mayor and Council	January 22, 2019

Proposed Use:

The subdivision of the lot at 3943 North Cooper Lake Road into five single-family residential lots.

P& Z Board Recommendation:

Approval of the proposed subdivision with a variance to maintain the existing 4' sidewalk along Reed Road.

Staff Recommendation:

Approval of the proposed subdivision.



STAFF COMMENTS

Southern Realty Partners, LLC is requesting approval to subdivide their property at 3943 North Cooper Lake Road into five 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 1.83 acres in size and is zoned R-15 (single-family residential). The proposed subdivision will result in five new lots ranging between 15,000 sq. ft. and 20,389 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	15,000	88'	35'	10'	30'	35'	35	2,000

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

The City's design specifications for public right-of-ways require the upgrading of existing non-conforming sidewalks for new subdivisions. The applicant is proposing install a new sidewalk along North Cooper Lake Road per city code, but is requesting a variance to maintain the existing 4' sidewalk along Reed Road.

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. However, Community Development **does not support** the variance to maintain the 4' sidewalk along Reed Road.

The Planning and Zoning Board heard the request for plat approval and recommended approval of the subdivision with the variance for the existing 4' sidewalk along Reed Road by a vote of 6-0.