



City of Smyrna

2800 King Street
Smyrna, GA 30080
www.smyrnacity.com

Issue Sheet

File Number: 2014-371

Agenda Date: 1/5/2015

Version: 1

Status: Agenda Ready

In Control: City Council

File Type: Authorization

Agenda Number: A.

WARD: 7

COMMITTEE: Community Development

\$ IMPACT: N/A

Agenda Title:

Public Hearing - Rezoning Request Z14-024 - Rezoning from R-15 to RAD-Conditional for the construction of a 36 lot subdivision - 12.12 Acre Tract - Land Lots 264 and 265 - 208, 216 and 220 Concord Road - DBB Enterprises, LLC.

ISSUE: DBB Enterprises, LLC is requesting a rezoning from R-15 to RAD-Conditional for the development of a 36 lot subdivision at a density of 2.97 units per acre at 208, 216 and 220 Concord Road.

BACKGROUND: The Planning and Zoning Board heard the rezoning request at the November 10, 2014 meeting and recommended approval by a vote of 7-0.

RECOMMENDATION/REQUESTED ACTION: Community Development recommends **approval** the rezoning from R-15 to RAD-Conditional for the 36 single-family residences at a density of 2.97 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.The developer shall provide a vegetative buffer with a minimum width of 20 feet parallel to any right-of-way external to the development (Concord Road & Highview Drive).
- 3.There shall be protective covenants with a mandatory homeowners association on all lots. These protective covenants shall be supplied to the City prior to the issuance of a building permit.

4.The developer shall provide at least200 square feet of common space per lot. This common space shall be developed with improvements for the residential subdivision such as: gazebos, fountains, recreational/playground equipment or walking trails. The common space shall be controlled and maintained by the Homeowners Association.

5.The detention/retention pond 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.

6.All utilities within the development shall be underground.

7.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. The grass buffer may be waived if it is deemed unnecessary by the City Engineer.

8.A strip of brick pavers or stamped concrete shall be installed on the street at th subdivision entrance for a minimum distance of 20 feet.

9.The development of any streets (including private) shall conform to the City's standards for public right-of-ways.

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

11.The developer will install decorative streetlights within the development, subject approval by the City Engineer. Utilization of low intensity, environmental type lighting, the illumination of which shall be confined within the perimeter of the subject property through the use of "full-cutoff lighting".

12.The developer will comply with the City current tree ordinance (unless noted elsewhere). All required tree protection measures shall be adhered to by the developer during construction.

13.All landscape plans must be prepared, stamped, and signed by a Georgia Register Landscape Architect for any common areas or entrances.

14.All yards and common areas are to be sodded, and landscaped. Irrigate appropriate.

15.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, unless otherwise approved by the City's Arborist. 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.

16.A Level I Archaeological Study shall be provided for the development. The developer shall verify to the city that any historical or archaeological features (including civil war trench lines or evidence of encampments) identified in the study will be protected from development prior to the issuance of a permit for any disturbance activities.

Special Conditions

17.The development shall maintain the following setbacks:

Front - 20'

Side - 5'

Street Side - 20'

Rear - 20'

18.The development shall be developed with a minimum lot size of 7,000 square feet.

19.The proposed homes shall have a minimum floor area of 2,000 sq. ft.

20.All new homes shall be accessed from the new proposed public roads for the subdivision.

21.The developer shall provide 5' sidewalk and 2' grass buffer inside and outside of the subdivision. The developer shall provide sidewalks along both Highview Drive and Concord Road.

22.Driveway 22' minimum length from building face to back edge of sidewalk. Each unit shall have a two-car garage with decorative garage doors.

23.The developer shall be responsible for any water or sewer improvements deemed necessary for the provision of services to the community.

24.No stormwater management facility or portion thereof shall be located on any portion of the proposed lots. The stormwater management facilities shall be solely located on the HOA's property.

25.The developer shall be responsible for the provision and dedication of a sanitary sewer easement for the connection to the city sanitary sewer system at time of final platting. The City Public Works Director and Parks Director shall review and approve all easements.

26.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.

27.Approval 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 11/5//2014 created by London Patterson Engineering Support Services.

28. The applicant shall be bound to the elevations submitted and dated 9/15/2014. Approval of any change to the elevations must be obtained from the Director of Community Development.