



City of Smyrna

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Issue Sheet

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COMMITTEE: Community Development

\$ IMPACT: N/A

Agenda Title:

Public Hearing No Vote- Zoning Request Z16-021 - Rezoning from R-20 to RAD-Conditional for the development of 55 single-family homes - 10.63 Acres - Land Lot 562 - Belmont Avenue, Pierce Avenue, Reed Street & Davis Drive - Traton Homes, LLC

ISSUE: Traton Homes, LLC is requesting the rezoning of the subject property from R-20 to RAD-Conditional for the development of a fifty-five lot subdivision at a density of 5.17 units per acre.

BACKGROUND: This zoning request was table at the November 14, 2016 Planning and Zoning Board Meeting to the December 12, 2016 meeting by a vote of 7-0. The Planning & Zoning Board heard the rezoning request at the December 12, 2016 meeting and recommended approval of the rezoning request with staff conditions by a vote of 6-0.

RECOMMENDATION/REQUESTED ACTION: Community Development recommends **approval** of the request rezoning from R-20 to RAD-Conditional for the development of the fifty-five single-family homes with the following conditions:

Standard Conditions

(Requirement #2, #8, #9 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.There shall be protective covenants on all lots. These protective covenants shall be supplied to the city prior to the issuance of a building permit.

3.The developer shall provide at least 200 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.

4.The detention 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.

5.All utilities within the development shall be underground.

6.The developer shall be responsible for any traffic improvements (including additional right-of-way dedications) deemed necessary by the City 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.

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

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

9.The developer will install decorative streetlights within the development, subject to 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".

10.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.

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

12.All yards and common areas are to be sodded and landscaped. Irrigate appropriately.

13.Each individual lot shall have three four-inch caliper trees replanted per lot. 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

14.The development shall maintain the following setbacks:

Front - 5'
Interior Side - 5'
Street Side - 5'
Rear - 5'

15. Driveway - 22' minimum length from building face to back of curb.

16. The fronts of all homes must be orientated toward a public street, except for lots #50 thru #55 which must be orientated to the lake. All homes shall have a walkway connecting the front of the home with a public sidewalk.

17. The developer shall be responsible for any water and sanitary sewer improvements deemed necessary by the Public Works Director during construction plan review.

18. The developer shall provide 5' sidewalk with a 2' grass buffer along Belmont Avenue, Pierce Avenue, Davis Drive and Reed Street for the length of the development and a 5' sidewalk along the new proposed public street within the subdivision.

19. The developer shall provide new curb and gutter along Belmont Avenue, Pierce Avenue, Davis Drive and Reed Street for the length of the development.

20. The developer shall provide a guardrail along Belmont Avenue as warranted.

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

22. 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.

23. Belmont Avenue is not appropriate for use as an impoundment structure for the lake. A new structure (i.e. earthen berm, detention wall, etc..) shall be constructed to maintain the normal pool elevation of the lake and provide stormwater detention.

24. The developer shall remove the portion of the lake along Belmont Avenue that encroaches into the public right-of-way.

25. Mitigation of the encroachment into the 25-foot impervious surface area setback and the undisturbed buffer must be provided at a rate of 1:1 elsewhere on site along the same stream. A separate mitigation site plan must be submitted for approval prior to issuance of a land disturbance permit.

26. Any required environmental permits or variances from other state or federal agencies must be acquired prior to submittal for a land disturbance permit.

27. Approval of the subject property for the RAD zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted

11/30/2016 created by Gaskins and all zoning stipulations above.

28.The applicant shall build the homes in substantial compliance to the build elevations submitted and dated 11/30/2016. Approval of any change to the elevations must be obtained from the Director of Community Development.

29. The additional stipulations agreed upon by the applicant in the letter submitted and dated on December 12, 2016. If there should be a discrepancy between the stipulations in the December 12, 2016 letter and the stipulations stated above, the stipulations stated above shall apply.

30.Fencing shall be prohibited in the front yards of the residential lots between the hoi and the public right-of-way.