



# City of Smyrna

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## Issue Sheet

File Number: 2017-433

**Agenda Date:** 12/18/2017

**Version:** 1

**Status:** Presented

**In Control:** City Council

**File Type:** Authorization

**Agenda Number:**

**WARD:** 3

**COMMITTEE:** Community Development

**\$ IMPACT:** N/A

**Agenda Title:**

**Public Hearing Only** - Zoning Request Z17-024 - Rezoning from R-20 to RAD-Conditional for the development of five single-family residences - 1.3 Acres - Land Lots 490 & 519 - 2475, 2485 & 2495 Dixie Avenue - Longo Homes, Inc.

**ISSUE:** The applicant is seeking approval of an annexation and rezoning for 2475, 2485 & 2495 Dixie Avenue from R-20 (Cobb County) to RAD-Conditional for the development of five single-family detached residences at a density of 3.82 units per acre. The applicant is proposing to demolish the existing three residences and subdivide the three parcels into five new lots and construct five new detached single-family residences.

**BACKGROUND:** The Planning and Zoning Board heard the rezoning request at the November 13, 2017 meeting and made a recommendation for approval by a vote of 6-0.

**RECOMMENDATION/REQUESTED ACTION:** Community Development recommends **approval** of the rezoning from R-20 to RAD-Conditional for the development of five single-family units at a density of 3.82 units per acre with the following conditions:

**Standard Conditions**

**(Requirement #2, 8, 9, 10, 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 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.

4.The 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 ten percent reduction in a 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 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.

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

8.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".

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

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

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

12.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**

13.The development shall maintain the following setbacks:

Front - 25'

Exterior Side - 10'

Interior Side - 5' (with a minimum of 10' between buildings)

Rear - 30'

14. Driveway - 22' minimum length from building face to private driveway.
15. The development shall be developed with a minimum lot size of 7,500 square feet.
16. The lots shall be developed with a minimum lot width at the setback line of 50'.
17. The homes shall have a minimum floor area of 1,800 sq. ft.
18. The developer shall provide ~~5'~~ sidewalk with a 2' grass buffer along Dixie Avenue for the length of the development.
19. All structures will be built to a maximum height ~~of~~ 6'5' as measured from the sidewalk along the front elevation.
20. The maximum allowable lot coverage for the property shall be limited to 45%.
21. The developer shall be responsible for the installation of all water and sewer lines accordance with the requirements of the Public Works Director.
22. No stormwater management facility or portion thereof shall be located on any portion the proposed lots. The stormwater management facilities shall be solely located on the HOA's property.
23. All trees within the limits of disturbance and not located within a tree protection area may be removed during the land clearing and grading phase of the development.
24. 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 10/13/2017 created by London Patterson Engineering Support Services.
25. The applicant shall be build the homes in substantial compliance with the build elevations submitted and dated 10/13/2017. Approval of any change to the elevations must be obtained from the Director of Community Development.
26. The additional stipulations agreed upon by the applicant in the letter by Garvis Sa submitted and dated on November 7, 2017. If there should be a discrepancy between the stipulations in the November 7, 2017 letter and the stipulations stated above, the stipulations stated above shall apply.