

CITY OF SMYRNA COMMUNITY DEVELOPMENT DEPARTMENT MEMORANDUM

To: Mayor and Council

From: Rusty Martin, AICP, Director of Community Development
Joey Staubes, AICP, Planner II

Date: November 3, 2020

CC: Planning and Zoning Board
Joe Bennett, Interim City Administrator

RE: Plat Approval with Variances – 3813 N Cooper Lake Rd

Applicant: Charles A. Welch

Existing Zoning: R-15

Titleholder: Charles A. Welch

Proposed Zoning: R-15

Size of Tract: 2.4 acres

Location: 3813 N Cooper Lake Rd

Contiguous Zoning:

Land Lot: 337/384

North R-15

South R-15

East R-15

West R-20

Ward: 4

Access: N Cooper Lake Rd

Hearing Dates:

P&Z November 9, 2020

Mayor and Council November 16, 2020

Existing Improvements: Two Residential Structures

Proposed Use:

The subdivision of one lot into two lots with a side setback reduction to 2.3 feet.

Staff Recommendation:

Approval of the proposed plat with variance.

Planning Board Recommendation: **Approval** by a vote of 7-0 at the November 9, 2020, meeting.



STAFF COMMENTS

The applicant is requesting approval to subdivide one lot into two lots while retaining the existing R-15 zoning category. The property is currently occupied with two residential structures. The subdivision will allow each structure to occupy separate lots. Tract 1 will be 0.72 acres (31,279 sq. ft.) and Tract 2 will be 1.51 acres (65,620 sq. ft.). Ultimately the structure on Tract 2 will be demolished, however until such time occurs a side setback reduction from 10 feet to 2.3 feet is required while the structure remains. Concurrently, a 7,854 sq. ft. section of the subject property will be combined with 870 Austin Drive; however, this will not create a new lot or increase density.

The proposed subdivision will result in one new lot having frontage on N Cooper Lake Rd. Table 1 below shows a comparison of the proposed lot to the R-15 zoning district (Section 801 of the Zoning Ordinance).

Table 1: Lot Requirements for R-15 Zoning District vs. Proposed Lot

	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	31,279	85'	35'	2.3'	30'	35'	35	2,000

The proposed reconfiguration and replatting will require the following variance for Tract 2:

1. Reduction in the minimum side setback from 10' to 2.3' (**Staff Supports**)

The proposed new lots will have a minimum area of 31,279 sq. ft. and is consistent with the existing development pattern in this immediate area. Approval of the proposed lot reconfiguration will allow each structure to occupy separate lots.

STAFF RECOMMENDATION

Community Development has reviewed the proposed plat against the requirements of the R-15 zoning district. The variance for Tract 2 is necessary until such time that the existing structure is demolished. The subject property will maintain an R-15 zoning classification and will not increase the density for the property as two homes currently occupy the property. Community Development recommends **approval** of the requested reconfiguration and replatting with the following conditions:

1. A reduction of the side setback from 10' to 2.3'.
2. Approval is conditioned upon substantial compliance with the site plan submitted October 21, 2020 and prepared by Gaskins.

Subject Property



Adjacent Properties

