

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Mayor and Council

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

Date: June 28, 2022

CC: Planning and Zoning Board
Joe Bennett, City Administrator

RE: Plat Approval – 2400 Lake Park Drive

Applicant: 2400 Lake Park Atlanta Office LLC

Existing Zoning: MU

Titleholder: 2400 Lake Park Atlanta Office LLC

Proposed Zoning: MU
Size of Tract: 9.73 acres

Location: 2400 Lake Park Drive

Contiguous Zoning:

Land Lot: 780

North	Marietta
South	GC
East	Marietta
West	GC

Ward: 2

Access: Lake Park Drive

Hearing Dates:

Existing Improvements: Office Building

P&Z	July 11, 2022
Mayor and Council	July 18, 2022

Proposed Use:

The subdivision of the lot at 2400 Lake Park Drive into two commercial parcels.

Staff Recommendation:

Approval of the proposed subdivision.



STAFF COMMENTS

2400 Lake Park Atlanta Office LLC is requesting approval to subdivide their property at 2400 Lake Park Drive into two commercial parcels. The property was approved to rezone from GC (General Commercial) to MU for the development of 277 multi-family units, 21,000 sq. ft. of retail and retaining an existing 105,000 sq. ft. office building. The applicant plans to subdivide the property within the requirements of the MU (Mixed Use) zoning district, so no rezoning is required. The proposal is to divide the property so the office building and multi-family/retail mixed use building are on separate lots. The subject property is 9.7 acres in size and is zoned MU (Mixed Use). The proposed subdivision will result in two new lots being 6.5 acres with the mixed use building and 3.23 acres with the existing office building. Table 1 below shows a comparison of the proposed lots to the MU zoning district (Section 720 of the Zoning Ordinance). No other changes to the original zoning plan are proposed.

Table 1: Lot Requirements for MU 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
MU Zoning District	0	0	0'	0'	20'	55'	100	0
Proposed Lots	140,698	0'	0'	0'	20'	55'	100	0

The proposed lots meet all the zoning requirements of the MU zoning district.

STAFF RECOMMENDATION

Community Development has reviewed the proposed subdivision against the requirements of the MU zoning district. Staff believes the proposed subdivision meets the intent of the requirements of the MU zoning district. Community Development recommends **approval** of the requested land subdivision with the zoning conditions carried from Z21-005 approved on May 17, 2021.

