

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: September 4, 2019

CC: Planning and Zoning Board
Tammi Saddler-Jones, City Administrator

RE: Plat Approval with Variances – 2646 Hughes Street

Applicant: Joel Powell

Existing Zoning: R-15

Titleholder: Joel Powell

Proposed Zoning: R-15

Size of Tract: 0.87 acres

Location: 2646 Hughes Street

Contiguous Zoning:

Land Lot: 487

North R-15

South R-15

East R-15

West RDA

Ward: 3

Access: Hughes

Hearing Dates:

P&Z September 9, 2019

Mayor and Council September 16, 2019

Existing Improvements: Single Family Home

Proposed Use:

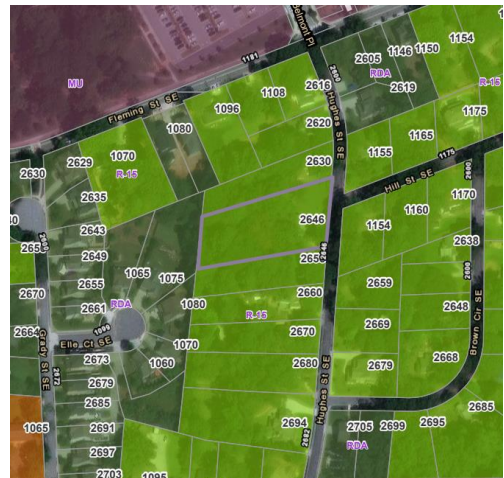
The reconfiguration and platting of one lot at 2646 Hughes Street into two new single-family residential lots with a variance to reduce the lot widths to 78 feet.

Staff Recommendation:

Approval of the proposed plat with lot width variance.

Planning & Zoning Board Recommendation:

Approval by a vote of 5-0



STAFF COMMENTS

The applicant is requesting approval to divide an existing lot into two residential lots at 2646 Hughes Street. The subject property is currently comprised of one lot of record fronting on Hughes Street. The original subdivision plat is recorded with the same property platted as two lots in 1936 within the Mrs. R.N. Hughes Subdivision. The lot is occupied by a single family home that will be demolished. The applicant wishes to revert to the two lot configuration to build a single family home on each lot. The applicant has submitted a proposed site plan for the development for your reference.

The subject property is 38,546 sq. ft. in size and is zoned R-15 (single-family residential). The proposed subdivision will result in two new lots having frontage on Hughes Street with lot widths of 78' and being a minimum of 19,251 sq. ft. in size. Table 1 below shows a comparison of the proposed lots to the R-15 zoning district (Section 801 of the Zoning Ordinance).

Table 1: Lot Requirements for R-15 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
R-15 Zoning District	15,000	85'	35'	10'	30'	35'	35	2,000
Proposed Lots	19,251	78'	35'	10'	30'	35'	35	2,000

The proposed reconfiguration and replatting will require the following variance for each lot:

1. Reduction in the minimum lot width at the setback line from 85' to 78'

Lot sizes along this section of Hughes Street vary from 13,500 sq. ft. to 37,897 sq. ft. Average lot size is 17,860 sq. ft. The two proposed lots have an area of 19,255 sq. ft. and are consistent with the existing development pattern in this immediate area. Approval of the proposed lot split will revert the lots to the configuration as originally recorded for the Mrs. R.N. Hughes Subdivision plat.

STAFF RECOMMENDATION

Community Development has reviewed the proposed reconfiguration and replatting against the requirements of the R-15 zoning district. The variance is necessary to reconfigure the two lots as they were originally. The subject property will maintain an R-15 zoning classification and will not increase the density for the property in its original configuration. Community Development recommends **approval** of the requested reconfiguration and replatting of 2646 Hughes Street.

Subject Property



Adjacent Properties



