

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Mayor and Council

From: Ken Suddreth, Community Development Director
Russell Martin, AICP, Senior Planner

Date: June 14, 2016

CC: Michael Jones, City Administrator

RE: ZONING AMENDMENT CASE Z16-006 – 1068 Bank Street

Applicant:	<u>Pritchard Builders, Inc.</u>	Existing Zoning:	<u>RAD-Conditional</u>
Titleholder:	<u>Frank L. Pritchard</u>	Proposed Zoning:	<u>RAD-Conditional</u>
Location:	<u>1068 Bank Street</u>	Size of Tract:	<u>0.53 Acres</u>
Land Lot:	<u>488</u>	Contiguous Zoning:	
Ward:	<u>3</u>	North	<u>RAD-Cond.</u>
Access:	<u>Bank Street</u>	South	<u>RAD-Cond.</u>
Existing Improvements:	<u>One Single-Family Residence</u>	East	<u>RAD-Cond.</u>
		West	<u>R-15</u>
		Hearing Dates:	
		P&Z	<u>N/A</u>
		M&C	<u>June 20, 2016</u>

Proposed Use:

The applicant is requesting to modify the currently approved site plan and building elevations.

Staff Recommendation:

Approval of the zoning amendment with conditions carried over from Rezoning Case Z15-010.



STAFF COMMENTS

Section 1508 of the Smyrna Zoning Code details nine zoning review factors which must be evaluated by the Planning and Zoning Board and the Mayor and Council when considering a rezoning request. The following provides the nine factors followed by an analysis of each factor in italics:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The zoning proposal is to modify the currently approved site plan and building elevations from rear-entry homes accessed by a single shared driveway to front-entry homes with individual driveways. The use of the property will remain unchanged as two single-family detached homes. Therefore, the zoning proposal will permit a use that is suitable in the view of the use and development of adjacent and nearby property.

2. Whether the zoning proposal or the use proposed will adversely affect the existing use or usability of adjacent or nearby property.

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The subject parcel has a reasonable economic use as currently zoned.

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

Based upon information provided by the City Engineer, the proposed development is not expected to cause a burden to the existing street network or transportation facilities.

Based upon information provided by the Public Works Director, adequate water and sewer capacities are available in the area to accommodate the development associated with the rezoning. Water and sanitary sewer are located within the right-of-way of Bank Street. Existing water and sewer taps will be used where possible. Any new water and sewer taps are the responsibility of the developer. Elevations are the responsibility of the developer. This information is based upon a rezoning plan for 1068 Bank Street by DGM Land Planning Consultants dated 4/02/2015.

5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan.

The 0.53-acre rezoning will be consistent with the City's Future Development Plan, which indicates a land use of Moderate Density Residential. The approved density of 3.77 units per acre for the development is below the maximum allowable density of 4.5 units per acre for the Moderate Density Residential land use classification on the Future Development Plan. The zoning proposal will not change the density of the development. Therefore, no land use change required for the zoning amendment.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The area surrounding the subject parcel has continued to redevelop into smaller parcels in a neo-traditional form. The proposed development is consistent with the most recent trends in this portion of the city.

7. Whether the development of the property under the zoning proposal will conform to, be a detriment to or enhance the architectural standards, open space requirements and aesthetics of the general neighborhood, considering the current, historical and planned uses in the area.

The proposed development will employ a variety of architectural features and materials that will conform and enhance the existing neighborhood's aesthetics. The proposed scale of the home will be compatible with the existing homes in the immediate areas.

8. Under any proposed zoning classification, whether the use proposed may create a nuisance or is incompatible with existing uses in the area.

The proposed use should not create a nuisance to existing uses in the area due to the fact that the surrounding area is also comprised of single-family residences.

9. Whether due to the size of the proposed use, in either land area or building height, the proposed use would affect the adjoining property, general neighborhood and other uses in the area positively or negatively.

The zoning proposal will not change any setback or height requirements approved in the original zoning of the property (Zoning Case Z15-010). Therefore, the zoning proposal will not negatively affect the adjoining property and the general neighborhood.

The subject property of originally rezoned from R-15 to RAD-Conditional on June 15, 2015 by the City Council by a vote of 4-2 (Zoning Case Z15-010). The original zoning was approved with a site specific site plan and building elevations. The original zoning of the property allowed for the development two residential lots with the demolition of the existing home and the construction of two new single-family residences. Both homes were planned to be rear-entry homes accessed by a single shared driveway that would run in between the homes from Bank Street. The applicant submitted building elevations and floor plans for both residences in the rezoning application. The submitted elevations reflected a rear-entry craftsman and cottage style home with a mixture of exterior façade materials and architectural elements.

The proposed zoning amendment would change both the currently approved site plan and building elevations. The biggest changes to the currently approved plans are as follows:

1. The changing of the garages for the proposed homes from rear-entry garages located on the rear home not visible from Bank Street to front-entry garages located on the front of the home visible from Bank Street; and
2. The elimination of the shared driveway and the allowance of individual driveways for each home.

The proposed homes will remain craftsman and cottage style homes with a mixture of exterior façade materials and architectural elements. The new proposed building elevations have been submitted as part of the zoning package.

Community Development recommends **approval** of the requested zoning amendment with the following conditions carried over from Zoning Case Z15-010 (changes are highlighted in yellow):

Standard Conditions

(Requirement #2, 3, 4, 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. The stormwater management facility 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.
3. All utilities within the development shall be underground.
4. 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.

5. No debris may be buried on any lot or common area.
6. 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.
7. All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.
8. All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.
9. 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

10. The development shall maintain the following setbacks:
Front – 30'
Side – 5'
Rear – 30'
11. Driveway – 22' minimum length from building face to back of sidewalk.
12. The right-of-ways along Bank Street shall be increased to 50 feet. Therefore, a dedication of approximately 5' feet is required along Bank Street.
13. The developer shall provide a 5' sidewalk with a 2' grass buffer along Bank Street for the length of the development.
14. The developer shall provide a 5' right-of-way dedication along Bank Street for the length of the development.
15. ~~The developer shall provide an access easement for the length of the shared driveway.~~
16. 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.
17. Approval of the rezoning 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 5/7/2015 5/13/2016 created by DGM Land Planning Consultants Frontline Surveying and Mapping, Inc.

18. The applicant shall be bound to the elevations submitted and dated 4/9/2015 5/13/2016. Approval of any change to the elevations must be obtained from the Director of Community Development.
19. The developer shall install decorative wrought iron fencing and brick columns along Bank Street similar to the existing fence of Cottages at Parkview Village.

**Figure – 1
(Subject Site)**



Figure – 2
(Adjacent Property Across Bank Street)



Figure – 3
(Adjoining Property to the East)



Figure – 4
(Adjoining Properties to the West)

