

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Mayor and Council

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

Date: February 13, 2018

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

RE: Plat Approval with Variances – 1272 Hayes Drive

Applicant: JW HALL Custom Building

Titleholder: Mable Pace

Location: 1272 Hayes Drive

Land Lot: 527

Ward: 6

Access: Hayes Drive

Existing Improvements: One Single-Family Residence

Existing Zoning: R-15
Proposed Zoning: R-15
Size of Tract: 0.946 acres

Contiguous Zoning:

North	R-15
South	RAD
East	R-15
West	R-15

Hearing Dates:

P&Z	February 12, 2018
Mayor and Council	February 19, 2018

Proposed Use:
The reconfiguration and platting of the two lots at 1272 Hayes Drive into two new single-family residential lots.

Planning and Zoning Board Recommendation:
Approval by vote of 7-0.:

Staff Recommendation:
Approval of the proposed plat.



STAFF COMMENTS

JW Hall Custom Building is requesting approval to replat and reconfigure the existing two residential lots at 1272 Hayes Drive. The subject property is currently comprised of two lots of record with one lot fronting on Hayes Drive and another lot being landlocked behind the first lot (See Zoning Vicinity Map). The lot that fronts on Hayes Drive has a single-family home and the landlocked lot is vacant with a stream running through the middle of the site. The applicant is proposing to demolish the existing home and build two new single-family homes on the replatted lots. The applicant has submitted a proposed site plan for the development for your reference.

The subject property is 0.946 acres in size and is zoned R-15 (single-family residential). The proposed subdivision will result in two new lots having frontage on Hayes Drive with a lot widths of 55' and being 20,604 sq. ft. and 20,647 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	20,604	55'	35'	5'	30'	35'	35	2,000

The proposed reconfiguration and replatting of the lots will require three variances:

1. Reduction in the minimum lot width at the setback line from 85' to 55';
2. Reduction of the minimum side setback from 10' to 5'; and
3. Reduction of the minimum driveway setback from 5' to 0'.

The presence of the stream and the required city stream buffers make the landlocked lot unbuildable. The variances will allow for the reconfiguration of the lots into two buildable lots that will be consistent with the development on the adjoining property to the west. The adjoining property to the west was rezoned in May of 2017 for five single-family homes (four fronting Hayes Drive and one single-family home fronting on King Spring Road). The Mayor and Council approved lot width, side setback and driveway setback variances as part of that zoning request (See attached site plan for Zoning Case Z17-005). The proposed reconfiguration and replatting of the lots will be consistent with the adjoining development to the west. The proposal will maintain the development along the south side of Hayes Drive.

STAFF RECOMMENDATION

Community Development has reviewed the proposed reconfiguration and replatting against the requirements of the R-15 zoning district. The variances are necessary maintain two buildable

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lots due to the location of the existing stream. The subject property will maintain an R-15 zoning classification and will not increase the density for the property. Community Development recommends **approval** of the requested reconfiguration and replatting of 1272 Hayes Drive.

The Planning and Zoning Board heard the request for the plat approval with variances at the February 12, 2018 meeting and made a recommendation for **approval** by vote of 7-0.

Subject Property



Adjacent Properties



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