



City of Smyrna

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Issue Sheet

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COMMITTEE: Community Development

\$ IMPACT: N/A

Agenda Title:

Public Hearing Only - Zoning Request Z18-010 - Rezoning from R-20 & NS to RM-12-Conditional for the development of eighty-one townhomes at a density of 9.38 units per acre - 8.64 Acres - Land Lots 634 and 663 - 1755 & 1837 Roswell Street - Quintus Development, L.P.

ISSUE: Quintus Development is requesting the annexation and rezoning of the subject properties on the north side of Roswell Street from R-20 and NS to RM-12-Conditional for the development of an eighty-one (81) unit townhome subdivision at a density of 9.38 units per acre. The eighty-one (81) units will be split between fifteen (15) buildings ranging between 4 to 6 units per building. The community will be comprised of fifteen (15) twenty-eight foot wide townhomes and sixty-six (66) twenty-four foot wide townhomes. The townhomes will consist of a mixture of front and rear loaded two-car garages, which shall be designed to accommodate two vehicles. The twenty-eight foot wide homes will front on Roswell Street and have rear-entry garages. The twenty-four foot wide homes will be located along a public street and have front-entry garages. The floor areas of the townhomes will range between 1,700 sq. ft. and 2,400 sq. ft.. The townhomes will employ a variety of traditional architectural features. The building facades will include, but not be limited to brick, stone, cement-fiber siding, wood or cement-fiber shingles, and other materials per the attached rendering. The applicant has provided elevations and floor plans for both townhome products for review with the zoning application.

BACKGROUND: The zoning request was heard by the Planning and Zoning Board at the June 11, 2018 meeting and was **recommended for approval by a vote of 7-0** with staff conditions and a condition to study Roswell Street for traffic calming measures.

RECOMMENDATION/REQUESTED ACTION: Community Development recommends **approval** of the request rezoning from R-20 & NS to RM-12-Conditional for the development of eighty-one (81) townhomes at a density of 9.38 units per acre with the following conditions:

Standard Conditions

(Requirement #2 and 16 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 (i.e. Roswell Street) shall not be permitted to utilize hardy plank for any elevation facing these roads.

2.There shall be protective covenants on all lots. These protective covenants shall be supplied to the city prior to the issuance of a building permit.

3.The developer shall provide at least 200 square feet of common space per lot. This common space shall be developed with improvements for the residential subdivision such as: gazebos, fountains, recreational/playground equipment or walking trails. The common space shall be controlled and maintained by the Homeowners Association.

4.The detention pond 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.

5.All utilities within the development shall be underground.

6.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.

7.The developer shall install a deceleration lane at the entrance for the subdivision. The deceleration lane shall have a minimum length of 150 feet with a 50-foot taper.

8.A strip of brick pavers or stamped concrete shall be installed on the street at the subdivision entrance for a minimum distance of 20 feet.

9.The development of any streets (including private) shall conform to the city's standards for public right-of-ways.

10.No debris may be buried on any lot or common area.

11.The developer will install decorative streetlights within the development, subject to approval by the city engineer. Utilization of low intensity, environmental type lighting, the illumination of which shall be confined within the perimeter of the subject property through the use of "full-cutoff lighting".

12.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.

13.All landscape plans must be prepared, stamped, and signed by a Georgia Register Landscape Architect for any common areas or entrances.

14.All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.

15.A Level I Archaeological Study shall be provided for the development. The developer shall verify to the city that any historical or archaeological features (including civil war trench lines or evidence of encampments) identified in the study will be protected from development prior to the issuance of a permit for any land disturbance activities.

Special Conditions

16.The development shall maintain the following setbacks:

Front - 15' & 10' for front porches, porticos, balconies & stoops
Side - 25'
Rear - 25'

17.The buildings within the development shall maintain the following building separations:

Front to Front - 50'
Rear to Rear- 45'
Side to Side - 20'

18.Each townhome building shall be limited to no more than six units per building.

19.The proposed homes shall have a minimum floor area of 1,700 sq. ft.

20.Driveway 22' minimum length from building face to back of sidewalk or back of curb if no sidewalk is present.

21.Each home shall have a fire sprinkler system approved by the City's Fire Marshal.

22.The rear of the townhome unit shall have architectural features that delineate the individual townhome units.

23.The developer shall provide ~~5~~ sidewalk with a 2' grass buffer along Roswell Street for the length of the development and a 5' sidewalk within the development along the private street.

24.The developer shall provide ~~20~~' landscape buffer per Section 503 of the Zoning Ordinance along the western property line that adjoins the single-family homes.

25.The developer shall be responsible for any water and sanitary sewer improvements deemed necessary by the Public Works Director during construction plan review.

26. The developer shall be responsible for any fire access improvements deemed necessary by the Fire Marshal during construction plan review.

27. No stormwater management facility or portion thereof shall be located on any portion of the proposed lots. The stormwater management facilities shall be solely located on the HOA's property.

28. Trees shall be planted the entire length of Roswell Street at an average spacing of more than 40'.

29. All trees within the limits of disturbance and not located within a tree protection area may be removed during the land clearing and grading phase of the development.

30. Mitigation of the 495 square foot encroachment into the 75' impervious surface area stream buffer setback must be provided at a rate of 1:1 elsewhere on site along the same stream. A separate mitigation site plan must be submitted for approval prior to issuance of a land disturbance permit.

31. Approval of the subject property for the ~~RM~~ zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 6/5/2018 created by Gaskins Engineering and all zoning stipulations above.

32. The applicant shall be bound to the elevations submitted and dated 6/5/2018 and 7/5/2018. Building fronts shall have a staggered appearance. Approval of any change to the elevations must be obtained from the Director of Community Development.

33. The additional stipulations agreed upon by the applicant in the letter submitted and dated on June 5, 2018. If there should be a discrepancy between the stipulations in the June 5, 2017 letter and the stipulations stated above, the stipulations stated above shall apply.

34. A traffic calming solution on Roswell Street shall be reviewed by staff during the permitting process that is consistent with the city's traffic calming policy and public safety requirements. The developer shall be responsible for installation of the solution approved by the City Engineer. **(Zoning condition added by the P&Z Board at the June 11, 2018 meeting)**