



City of Smyrna

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Issue Sheet

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COMMITTEE: Community Development

\$ IMPACT: N/A

Agenda Title:

Public Hearing - Zoning Request Z16-016 - Rezoning from R-20 to RAD-Conditional for two single-family homes - 0.39 Acres - Land Lot 632 - 2731 Mathews Street - Matthew Junder. Public hearing only No Vote.

ISSUE: Matthew Junder is seeking approval of an annexation and rezoning for 2731 Mathews Street from R-20 (Cobb County) to RAD-Conditional for the development of two single-family detached residences at a density of 5.13 units per acre. The applicant is proposing to subdivide the parcel into two lots and construct two detached single-family residences.

BACKGROUND: Rezoning Request heard by Planning and Zoning Board on October 10, 2016 and approved by a 6-0 vote with Emily Hein Warren absent.

RECOMMENDATION/REQUESTED ACTION: Community Development recommends **approval** of the rezoning from R-20 to RAD-Conditional for the development of two single-family units at a density of 5.13 units per acre with the following conditions:

Standard Conditions

(Requirement #2, 3, 4, 5, 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. All utilities within the development shall be underground.

3. 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.
4. No debris may be buried on any lot or common area.
5. 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".
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 - 25'
Side - 5' (with a minimum of 15' between buildings)
Rear - 25'
11. Driveway - 22' minimum length from building face to private driveway.
12. The right-of-ways along Walker Street shall be increased to 50 feet. Therefore, a dedication of approximately 5' feet is required along Mathews Street.
13. The developer shall provide a 5' sidewalk with a 2' grass buffer along Mathews Street for the length of the development.
14. All structures will be built to a maximum height of 35' as measured from the sidewalk along the front elevation.

15. The maximum allowable lot coverage for the property shall be limited to 45%.
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 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 10/4/2016 created by Crescent View Engineering, LLC.
18. The applicant shall be build the homes in substantial compliance with the building elevations submitted and dated 9/9/2016. Approval of any change to the elevations must be obtained from the Director of Community Development.