



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 Z19-013 - Rezoning from LI to RHR-PD for the development of a 65 unit age-restricted senior living community at 24.8 units per acre - 2.62 Acres - Land Lot 381 - Smyrna Hill Drive - Prestwick Land Holdings LLC

ISSUE: Prestwick Land Holdings, LLC is requesting rezoning from LI (Light Industrial) to RHR- PD (Residential Highrise-Planned Development) for the development of a 65-unit age-restricted senior housing community. The proposed senior housing units would be limited to persons 62 years of age or older and would be rental units. The submitted site plan reflects a four-story building with a 4/5 split fronting on Smyrna Hill Drive. The site will be accessed from Smyrna Hill Drive via a full access drive on the east side of the building. The site plan provides 53 parking spaces for the development at a ratio of 0.82 parking spaces per unit. There will be an additional 8 parallel spaces on Smyrna Hill Drive that will also serve as a traffic calming measure. The site plan reflects a stormwater detention facility at the east end of the site. Finally, the site plan shows one encumbrance on the subject property; and a stream buffer on the eastern side of the property.

Prestwick Land Holdings, LLC has submitted building elevations with the rezoning application. The submitted building elevations are of projects previously developed by Prestwick Land Holdings, to reflect the type and quality of the development planned for this site. Prestwick Land Holdings, LLC proposes to use a mixture of façade materials for the buildings, including but not limited to brick, fiber cement siding, cast stone, and board & batten.

BACKGROUND: The Planning and Zoning Board recommended approval by a vote of 6-0 at the September 9, 2019 meeting.

RECOMMENDATION/REQUESTED ACTION: Community Development recommends **approval** of the rezoning from GC to RHR-PD on 2.62 acres for the development of an 65-unit age restricted senior community at a density of 24.8 units per acre, including those variances supported by staff as shown above, **with the following conditions:**

Standard Conditions

Requirements # 2, 3, 4, 8, 10, 16 and 17 from Section 1201 of the Zoning Code are not applicable. The following requirements remain 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 percent hardy plank siding. The residences along external roadways shall not be permitted to utilize hardy plank for any elevation facing these roads.
2. The retention 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 ten percent reduction in a 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. 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.
6. No debris may be buried on any lot or common area.
7. 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".
8. The developer will comply with the City's current tree ordinance. All required tree protection measures shall be adhered to by the developer during construction.
9. All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.
10. All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.

Special Conditions

11. The development shall maintain the following setbacks:
 - Front - 12.5'
 - Side - 20'
 - Rear - 30'

12. The developer shall meet all fire access requirements deemed necessary by the Fire Marshal during construction plan review.

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

14. The developer shall be responsible for any stormwater improvements deemed necessary by the City Engineer.

15. The trash dumpsters shall utilize rubber tops and be appropriately screened with a three-sided brick enclosure.

16. Utilization of low intensity, environmental type lighting shall be allowed within the development. The illumination of which shall be confined within the perimeter of the subject property through the use of "full cut-off lighting".

17. Approval of the subject property for the RHR-PD zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 9/4/2019 and created by Long Engineering and all zoning stipulations above.

18. The applicant shall be bound to the elevations submitted on 8/9/2019. Approval of any change to the elevations must be obtained from the Director of Community Development.