



City of Smyrna

2800 King Street
Smyrna, GA 30080
770-434-6600
www.smyrnacity.com

Issue Sheet

File Number: 2020-132

Agenda Date: 6/15/2020

Version: 3

Status: ATS Review

In Control: City Council

File Type: Authorization

Agenda Number: A.

WARD / COUNCILMEMBER: Ward 7 / Councilmember Wheaton

\$ IMPACT: N/A

Agenda Title:

Public Hearing - Zoning Request - Z20-003 - Modification of site plan and building elevations for a 75-unit senior living facility - 3.10 acres - Land Lot 606 - 4225 E/W Connector - OneStreet Development LLC

ISSUE AND BACKGROUND:

One Street Development, LLC is requesting a site plan and building elevation amendment due to topography challenges and the discovery of heavy rock formations on the property. The applicant is proposing to consolidate the two buildings into one four-story building, and shift the access drive more to the east. Thus, the variance to reduce the building height to three (3) stories is no longer required. The two setback variances will be carried over from the original Rezoning Case Z19-008. The number of units have been reduced from 80 to 75 units, and the number of parking spaces increased from 80 to 90 spaces. The proposed building will be screened from Creekside at Vinings by a 10' landscape buffer and a 22' tall retaining wall. Community Development has reviewed the proposed development against the zoning standards in Section 1015 of the Zoning Ordinance with respect to the senior residential high-rise developments. The proposed development meets nearly all the zoning requirements for residential high-rise development except for two requirements that deal with minimum setbacks (carried over from the original Rezoning Case Z19-008). Community Development Staff is supportive of the requested zoning amendment. This item has been tabled indefinitely since March 16, 2020 City Council Meeting due to Covid-19 concerns.

RECOMMENDATION / REQUESTED ACTION: Community Development recommends **approval** of the zoning amendment to modify the currently approved site plan and building elevation on 3.10 acres for the development of an 75-unit age restricted senior community at a density of 24.20 units per acre, **with the following conditions carried over from Rezoning Case Z19-008 (changes are highlighted in yellow):**

Standard Conditions

Requirements # 2, 3, 4, 10, 12, 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. 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.
6. 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.
7. No debris may be buried on any lot or common area.
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 - 25'
 - Side - 25'
 - Rear - 40'
 - Building Separation - 80'
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 developer shall provide a 10' landscape buffer in accordance with Section 503 of the Zoning Ordinance along the western property line.
16. The developer shall seek approval from Cobb County for the sidewalk connection to the Silver Comet Trail.
17. The trash dumpsters shall utilize rubber tops and be appropriately screened with a three-sided brick enclosure.
18. 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".
19. 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 2/14/2020 and created by GLA-ATL, LLC and all zoning stipulations above.
20. The applicant shall be bound to the elevations submitted on 2/14/2020. Approval of any change to the elevations must be obtained from the Director of Community Development.
21. A SFD Truck 4 turning analysis must be furnished and prove the tracking of the apparatus maintains the entirety of the vehicle will remain over the fire access road surface.
22. The fire access road from the E/W connector will not exceed established grade limits of the IFC as amended by the State of Georgia and local ordinance/standards.
23. The structure will be required to be compliant with IFC 510.
24. The structure will be protected by an approved automatic fire sprinkler system.
25. The building will include all necessary fire protection features as required by all codes adopted by the City of Smyrna and approved by the Smyrna Fire Department.