



# City of Smyrna

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## Issue Sheet

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**Status:** Agenda Ready

**In Control:** City Council

**File Type:** Authorization

**Agenda Number:** A.

**WARD:** 1

**COMMITTEE:** Community Development

**\$ IMPACT:** N/A

**Agenda Title:**

**Public Hearing** - Zoning Request Z19-003 - Rezoning from GC to RM-12-Conditional for 108 townhome units at a density of 8.64 units per acre - 12.495 Acres - Land Lots 845 and 846 - 3110 Sports Avenue - Lennar Homes

**ISSUE:** Lennar Homes is requesting to rezone 12.495 acres at 3110 Sports Avenue from GC to RM-12-Conditional for the development of 108 townhome units at a density of 8.64 units per acre. The applicant is proposing to demolish the existing Cumberland Community Church building and build the new townhome subdivision in its place.

The proposed development will consist of 108 townhome units spread across 20 buildings. The buildings range in size between three and seven units. There will be one three-unit building, two four-unit buildings, six five-unit buildings, ten six-unit buildings and one seven-unit building. The applicant is proposing two townhome products: a 20' wide three-story rear-entry townhome and a 24' wide, three-story front-entry townhome. The proposed floor area for the townhomes will range between 2,000 sq. ft. and 2,400 sq. ft.. The proposed unit breakdown between the unit types is 33, 20' wide rear-entry units and 75, front-entry units.

**BACKGROUND:** The zoning request was tabled at the May13, 2019 Planning and Zoning Board meeting at the request of the applicant by vote of 7-0. The zoning request was heard by the Planning and Zoning Board at the June 10, 2019 Meeting and was recommended for approval with staff conditions by a vote of 3-2.

**RECOMMENDATION/REQUESTED ACTION:** Community Development recommends **approval** of the rezoning from GC to RM-12-Conditional on 12.45 acres for a 108 unit townhome community at a density of 8.64 units per acre, including those variances supported by staff as shown above, **with the following conditions:**

**Standard Conditions**

**Requirements # 2, 8, 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.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.

4.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.

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.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.

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

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

10.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".

11.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.

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

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

**Special Conditions**

14. The development shall maintain the following setbacks:

Front - 15'

Side - 35'

Rear - 40'

15. The development shall maintain the following building separations:

Front to Front - 50'

Rear to Rear - 30'

Side to Side - 20'

Rear to Front - 40'

16. The maximum impervious surface area coverage for the development shall be 69%.

17. The maximum building height for the townhomes shall be 40'.

18. The maximum number of units per building shall be 7 units.

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

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

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

22. The developer shall provide a 10' landscape buffer in accordance with Section 503 of the Zoning Ordinance along the western property line.

23. The developer shall provide a sidewalk connection from the development to the Spring Road multi-use trail along Sports Avenue.

24. The private streets within the development shall not be gated.

25. Approval of the subject property for the RM-12-Conditional zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 5/6/2019 and created by Planners and Engineers Collaborative and all zoning stipulations above.

26. The applicant shall be bound to the elevations submitted on 5/6/2019. Approval of any change to the elevations must be obtained from the Director of Community Development.

The additional stipulations agreed upon by the applicant in the letter submitted and dated on May 6, 2019. If there should be a discrepancy between the stipulations in the May 6, 2019 letter and the stipulations stated above, the stipulations stated above shall apply.