



City of Smyrna

2800 King Street
Smyrna, GA 30080
www.smyrnacity.com

Issue Sheet

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WARD: 1

COMMITTEE: Community Development

\$ IMPACT: N/A

Agenda Title:

Public Hearing - Zoning Request Z16-012 - Rezoning from R-15 to RM-15-Conditional for the development of 49 townhome units - 3.9 Acres - Land Lots 809 & 847 - Woodland Terrace & Bell Drive - The Woodberry Group, LLC

ISSUE: The Woodberry Group is requesting the rezoning of several properties on Bell Drive and Woodland Terrace from R-15 to RM-15-Conditional for the development of a 49 unit townhome subdivision at a density of 12.56 units per acre.

BACKGROUND: This zoning request was tabled from the July 11, 2016 Planning and Zoning Board meeting to the August 8, 2016 meeting. At the August 8, 2016 meeting, a vote of 6-0 with one absent by the Planning Board was made to table this item until the September 12, 2016 Planning and Zoning Board meeting. At the September 12, 2016 Planning and Zoning Board Meeting, the Board made a recommendation for approval by a vote of 4-1.

RECOMMENDATION/REQUESTED ACTION: Community Development recommends **approval** of the request rezoning from R-15 to RM-15-Conditional with the following conditions:

Standard Conditions

(Requirement #2, 8, 16 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. 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. 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 (unless noted elsewhere). 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:

Development Pod A

Front - 15' (from the existing Right-of-way)
Side - 10'
Rear - 40'

Development Pod B

Front - 15'
South Side - 10'
North Side - 20'

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

Front to Front- 50'
Rear to Rear - 40'
Side to Side - 30'

16. Each townhome building shall be limited to no more than six units per building with the exception of the building reflected in Pod A (units #6 thru #12).

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

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

19. The right-of-ways along Bell Drive and Woodland Terrace shall be increased to 50 feet. Therefore, a dedication of approximately 5' feet is required along both right-of-ways.

20. The developer shall provide a 5' sidewalk with a 2' grass buffer along Bell Drive and Woodland Terrace for the length of the development and a 5' sidewalk within Development Pod A.

21. The developer shall provide a 10' landscape buffer per Section 503 of the Zoning Ordinance along the northern property line.

22. 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.

23. Trees shall be planted the entire length of Bell Drive and Woodland Terrace at an average spacing of no more than 40'.

24. 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.

25. The developer will be required to install a sanitary sewer main extension in both

Bell Drive and Woodland Terrace to serve all lots in the development. Elevations are the responsibility of the developer.

26. The developer shall widen Woodland Terrace to 26' for the length of the development.

27. Approval of the subject property for the RM-15 zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 8/4/2016 created by DGM Land Planning Consultants and all zoning stipulations above.

28. The applicant shall be bound to the elevations submitted and dated 7/21/2016. Building fronts shall have a staggered appearance. Approval of any change to the elevations must be obtained from the Director of Community Development.

29. The additional stipulations agreed upon by the applicant in the letter submitted and dated on July 21, 2016. If there should be a discrepancy between the stipulations in the July 21, 2016 letter and the stipulations stated above, the stipulations stated above shall apply.

30. Channel protection shall be required, discharge into an MS4 maintained system cannot be considered for relief from this design.

31. The detention facility shall be designed to delay the peak flows sufficiently to allow the downstream system to develop adequate capacity.

32. The detention facility shall not be located under the private streets. If required volumes cannot be achieved within the proposed footprint, extending reinforced concrete pipes under the streets may be considered at the City Engineer's discretion.