

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Mayor and Council

From: Ken Suddreth, Community Development Director
Russell Martin, AICP, Senior Planner

Date: February 28, 2019

CC: Tammi Saddler-Jones, City Administrator
Planning and Zoning Board

RE: CHANGE OF 2040 FUTURE LAND USE MAP – Williams Park

BACKGROUND

The City of Smyrna adopted its 2040 Comprehensive Plan in October of 2017. The adoption of the plan came after a nine-month planning process that included stakeholder interviews, community surveys, public workshops, open houses and public hearings. The comprehensive plan included the 2040 Future Land Use Plan, which provides a vision for development and land use patterns throughout the city. The 2040 Future Land Use Plan changed a small portion of the Williams Park neighborhood from Moderate Density Residential (< 4.5 units per acres) to Mixed Use.

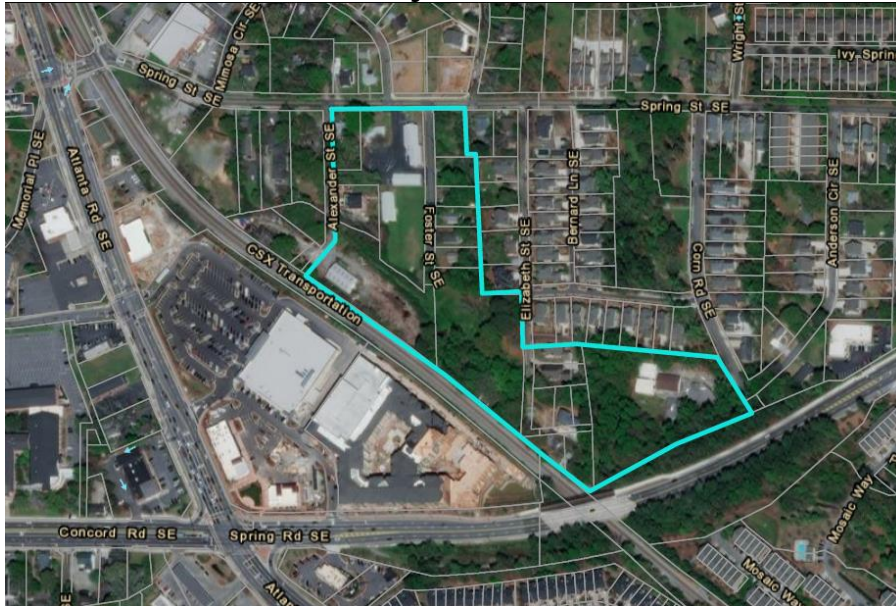
After the adoption of the 2040 Future Land Use Plan, the city received a zoning request to change the zoning of a small parcel for the development of one single-family home on Foster Street (an area on the Future Land Use Plan that changed from Moderate Density Residential to Mixed Use). Upon the conclusion of the zoning request, some residents of the Williams Park neighborhood petitioned the city to change the Mixed Use area back to Moderate Density Residential. The Mayor and City Council directed the Community Development Department to review the requested change and provide a recommendation.

ANALYSIS

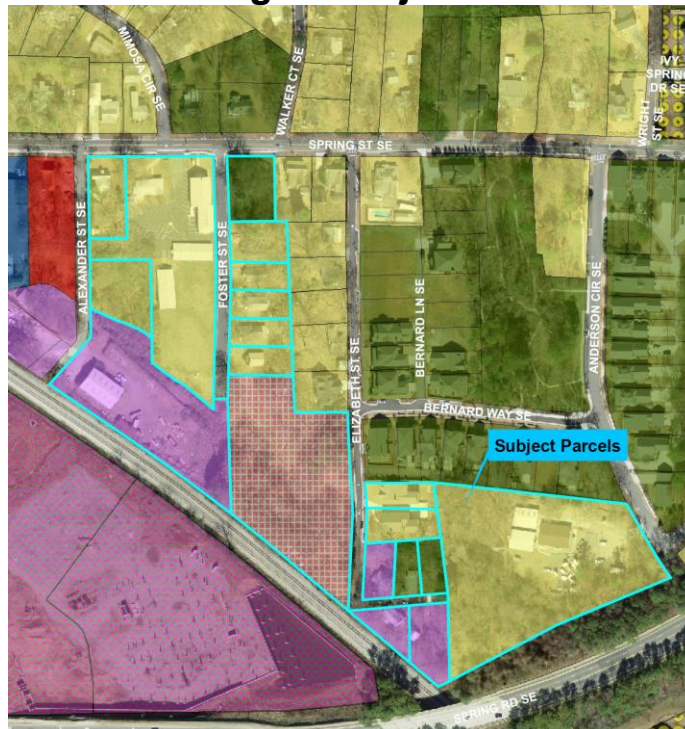
The subject area of the proposed future land use change is located south of Spring Street, east of Alexander Street, north of the CSX railroad and Spring Road and west of Anderson Circle. The subject area consists of 11.9 acres with a mixture of single-family, commercial and industrial zoning districts (See Figures 1 & 2). The 11.9 acres of the subject area breaks down to 7.4 acres of single-family zoning (R-15 and RDA), 2.13 acres of commercial zoning (Limited Commercial) and 2.29 acres of industrial zoning (Light Industrial). The single-family zoning is found primarily along the north side of the subject area along Spring Street, Alexander Street, Foster Street, Elizabeth Street and Anderson Circle. The commercial and industrial zoning is located along the southern portion of the subject area along CSX railroad at the dead ends of Alexander Street, Foster Street and Elizabeth Street. The existing uses with the subject area consists of a church on 1.86 acres, a construction contractor office with a service yard on 1.63

acres, an office and service yard for a local cable provider on 2.93 acres, single-family homes on 1.78 acres and the remaining 3.7 acres is currently vacant.

**Figure 1
Subject Area**



**Figure 2
Zoning of Subject Area**



The 2040 Future Land Use Plan serves as a guide for future growth and development in the City of Smyrna. The primary feature of the Future Land Use Plan are its character areas. Character areas represent a future land use pattern of distinct residential areas, activity centers, employment centers, infrastructure and public spaces that support the community's future vision. Each character area description includes: 1. An overview of the vision and intent; 2. Design and transportation features; 3. Appropriate land uses; 4. Corresponding zoning districts; 5. Implementation strategies; and 6. Character images (examples of preferred land use patterns). The land uses listed for each character area represents the range of possible activities that are compatible with the intent of each area. While providing for a flexible list of potential uses, the Community Development Department will review specific development proposals against the allowable appropriate range of uses. Elected officials have the authority to permit the uses listed within each area deemed appropriate on a case by case basis.

The 2040 Comprehensive Plan provides an overview of both the Moderate Density Residential and Mixed Use future land use designations. The Moderate Density Residential future land use designation is described as (Pages 22 & 23 of the 2040 Comprehensive Plan):

“Moderate Density Residential neighborhoods are primarily single-family detached residential neighborhoods designed at a slightly higher density than Low Density Residential neighborhoods. Density is limited to 4.5 dwelling units per acre or less. They may include a wider variety of housing types – such as accessory dwelling units, cottage courts, duplexes, or quadraplexes – and small civic or recreational uses.

Homes in Moderate Density Residential neighborhoods are characterized by smaller lots, some degree of building separation, and moderate setbacks. Traditional Neighborhood Development (TND) principles should be applied throughout to encourage walkability by orienting buildings toward the street, designing alleys, locating residences near other uses, integrating parks and public spaces, opting for compact designs, and providing safe and inviting alternative modes of transportation.”

The Mixed Use future land use designation is described as (Pages 36 & 37 of the 2040 Comprehensive Plan):

“Mixed Use areas provide a unique sense of place and identity and include several landmark development that many identify with the city, such as Market Village, Belmont, and Jonquil. They provide a vibrant combination of residential and commercial uses, and a venue for gathering, events, and civic activities within a “village center”. The redevelopment of existing automobile-oriented commercial center to Mixed Use nodes is encouraged, particularly at key intersections, such as South Cobb Drive at its intersections with Windy Hill Road and Concord Road.

Each mixed use development should also be supportive of pedestrian and bicycle access through use of a compact site plan that included a mix of uses within close proximity to one another. Buildings should be oriented to the street and feature human scale design elements, using best practices in Traditional Neighborhood Development. Open Spaces-such as parks, pocket parks, plazas, and trails-provide everyday gathering spaces and a place to hold community events. These areas should be designed to integrate seamlessly into the surrounding neighborhoods through a transition in building scale and a connected road network.

Mixed Use areas should be designed as pedestrian oriented nodes, rather than an auto oriented strip corridors. The road network should consist of connected streets with small, walkable blocks. Streets should feature generous sidewalks, lighting, street furniture, and traffic calming elements to create an enjoyable walking experience. To encourage locals to bike to these areas, bike lanes, bike share stations, and trail connections should be provided. Coordination with transit stops and the creation of a potential shuttle system should be provided. Parallel road networks, access management, and coordinated signal timing will help reduce vehicle congestion in the surrounding area.”

The City’s Future Land Use Plans date back to 1990 and provide many different visions for the subject area. The future land use designations for the subject area on these different plans range from Neighborhood Activity Center (1990 FLUP), Traditional Neighborhood Development with 2 to 5 units per acre (1997 FLUP), Mixed Use and Moderate Density Residential with up to 4.5 units per acre (2030 FLUP developed in 2007) and Mixed Use (2040 FLUP developed in 2017).

The 2030 Future Land Use Plan (See Figure 3), adopted in 2007, designated the properties along the CSX railroad as Mixed Use, which would allow for a mixture of uses at higher densities provided the developments integrated appropriately into the adjoining neighborhoods with appropriate scale and transitioning. The remaining properties in the subject area were designated as Moderate Density Residential, which would allow single-family development up to 4.5 units per acre. The 2040 Future Land Use Plan (See Figure 4), adopted in 2017, designated all the Moderate Density Residential property in the subject area as Mixed Use. This resulted in a change to either a portion of a parcel or a whole parcel for seventeen parcels. The 2030 Future Land Use Plan used general polygons to depict future land use designations, which created issues where numerous parcels had two or more future land use designations on the same parcel. During the creation of the 2040 Future Land Use Plan, staff updated the plan by going to a parcel specific designation system that eliminated parcels having two or more future land use designations. The change in the way staff designated the parcels led to some of the parcels that were designated as Mixed Use/Moderate Density Residential being designated as Mixed Use. The rest of the parcels were changed to Mixed Use after an assessment of the subject area’s zoning, existing uses, development potential and future growth needs.

Figure 3
2030 Future Land Use Plan

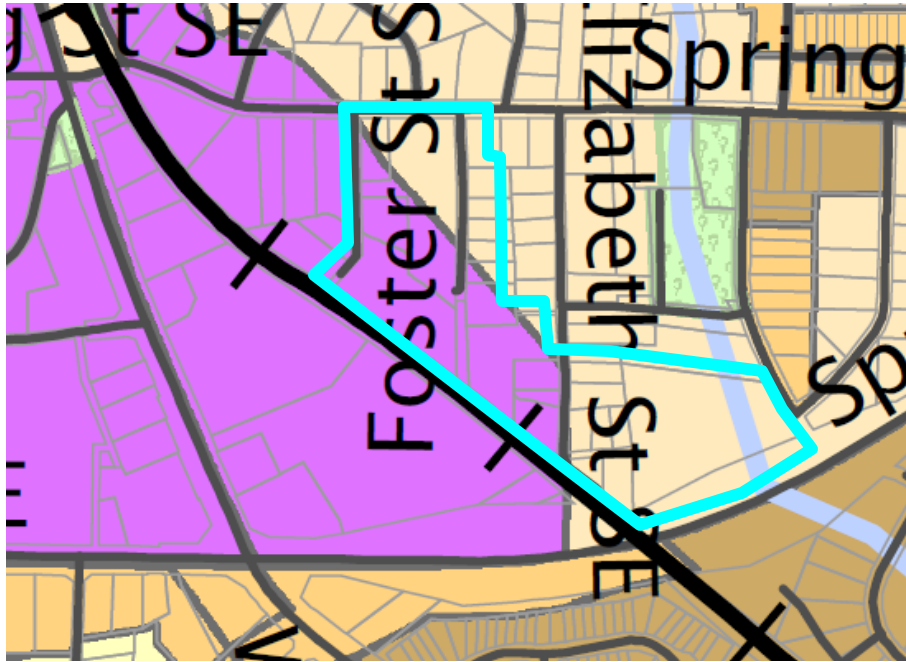
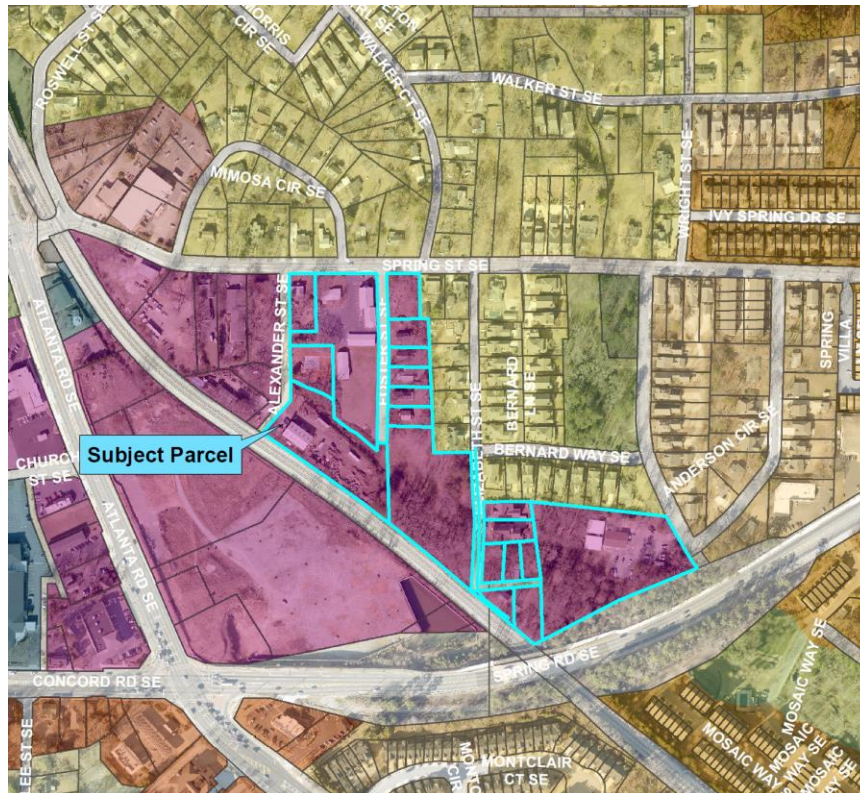


Figure 4
2040 Future Land Use Plan



Community Development held an open house on February 13, 2019 at Brawner Hall to collect information from the Williams Park residents and to verify that the request to change subject area from Mixed Use to Moderate Density Residential was supported by the community. The attendees were provided maps of the proposed changes, future land use maps, future land use descriptions and other supporting documentation. The attendees were asked via secret ballot if they supported the request to change the subject area of the 2040 Future Land Use Map from Mixed Use to Moderate Density Residential. There were 36 attendees at the open house and 33 of those attendees voted in support of the proposed change.

STAFF COMMENTS

Community Development has reviewed the request of the residents of Williams Park to change the subject area on the 2040 Future Land Use Map from Mixed Use to Moderate Density Residential. Based on the information gathered at the open house, **Community Development is recommending changing the subject area of the 2040 Future Land Use Map from Mixed Use to Moderate Density Residential.**

Contractor's Office at the end of Alexander St.



View Looking North on Alexander St. from Dead End



Church on Spring Street



View Looking South on Foster St. from Spring St.



View Looking South on Elizabeth St.



View Looking West from Elizabeth St. to Foster St.



Area at the end of Elizabeth Street



Charter Communications on Anderson Circle

