



# City of Smyrna

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## Issue Sheet

File Number: 2017-216

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Status: ATS Review

In Control: City Council

File Type: Authorization

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**WARD:** 3

**COMMITTEE:** Community Development

**\$ IMPACT:** N/A

**Agenda Title:**

**Public Hearing** - Zoning Request Z17-010 - Rezoning from R-15 to RAD-Conditional for the development of 2 homes at a density of 5.99 units per acre - 0.334 Acres - Land Lot 487 - 2925 Mann Street - J. Carpenter Homes

**ISSUE:** J. Carpenter Homes is requesting rezoning from R-15 to RAD-Conditional for the demolition of the existing home and the construction of two new single-family residences at a density of 5.99 units per acre. Both homes are proposed to front on Stephens Street. One home will be accessed from Stephens Street via a front-entry garage and the other home will be accessed from Mann Street via a side entry garage. The applicant has submitted building elevations and floor plans for both residences in the rezoning application. The submitted elevations reflect a more traditional style home with a mixture of exterior façade materials and architectural elements. The design of both homes will enhance the architectural standards of the general neighborhood.

**BACKGROUND:** The zoning request was heard at the June 12, 2017 Planning and Zoning Board Meeting and was recommended for approval by a vote of 5-0 with staff recommendations.

**RECOMMENDATION/REQUESTED ACTION:** Community Development recommends approval of the request rezoning from R-15 to RAD-Conditional for the construction of two new single-family residences at a density of 5.99 units per acre with the following conditions:

**Standard Conditions**

**(Requirement #2, 3, 4, 8, 9, 10 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.The stormwater management facility 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.

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

6.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.

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

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

9.All single-family and/or duplex residential lots shall provide the following at the time of certificate of occupancy: either four 3" caliper trees or three 4" caliper trees. The following species of trees may be used: Nuttall Oak, Swamp Chestnut Oak, Allee Elm, and Village Green Zelkova. Other species may be used if approved by the City.

### **Special Conditions**

10.The development shall maintain the following setbacks:

- Front - 25' (from existing ROW)
- Interior Side - 7.5'
- Street Side - 25' (from existing ROW)
- Rear - 30'

11.Driveway - 22' minimum length from building face to back of sidewalk.

12.The rightways along both Stephens Street and Mann Street shall be increased to 50 feet. Therefore, a dedication of approximately 10' feet is required along both Stephens Street and Mann Street.

13.All new water and sewer taps shall be bored.

14. There shall be a minimum ~~50~~' between the street edge on Stephens Street to the nearest edge of the driveway apron on Mann Street. If the minimum distance of 50' cannot be provided, a driveway turnaround shall be provided.

15. Approval of the subject property for the Residential Attached Detached (RAD) zoning district shall be conditioned upon the development of the property in substantial compliance with the submitted site plan dated 5/12/2017 created by Paul Lee Consulting Engineering Associates, Inc.

16. The applicant shall be bound to the elevations submitted and dated 5/12/2017. Approval of any change to the elevations must be obtained from the Director of Community Development.

17. The additional stipulations agreed upon by the applicant in the letter by Garvis Sa submitted and dated on June 5, 2017. If there should be a discrepancy between the stipulations in the June 5, 2017 letter and the stipulations stated above, the stipulations stated above shall apply.