

CITY OF SMYRNA COMMUNITY DEVELOPMENT DEPARTMENT MEMORANDUM

To: Mayor and Council

From: Russell Martin, AICP, Director of Community Development
Joey Staubes, AICP, Planner II

Date: December 8, 2020

CC: Planning and Zoning Board
Joe Bennett - Interim City Administrator

RE: Plat Approval – N Cooper Lake Rd

Applicant: Benchmark Homes

Existing Zoning: R-15

Titleholder: Benchmark Homes

Proposed Zoning: R-15

Size of Tract: 3.86 acres

Location: N Cooper Lake Road
17033400190

Contiguous Zoning:

Land Lot: 334

North R-15

South R-15

East R-15

West R-15

Ward: 4

Access: N Cooper Lake Road

Hearing Dates:

P&Z December 14, 2020

Mayor and Council December 21, 2020

Existing Improvements: Vacant Lot

Proposed Use:

The subdivision of the lot with Property ID of 17033400190 into two single-family residential lots.

Staff Recommendation:

Approval of the proposed subdivision.

The Planning Board recommended approval by a vote of 7-0 at the December 14, 2020 meeting.



STAFF COMMENTS

Benchmark Homes is requesting approval to subdivide their property on N Cooper Lake Rd (17033400190) into two single-family residential lots. The applicant plans to subdivide the property within the requirements of the R-15 zoning district, so no rezoning is required. The subject property is 3.86 acres in size and is zoned R-15 (single-family residential). The proposed subdivision will result in two new lots being 84,330 sq. ft. (1.94 acres) and 84,079 sq. ft. (1.93 acres) in size. Table 1 below shows a comparison of the proposed lots to the R-15 zoning district (Section 801 of the Zoning Ordinance).

Table 1: Lot Requirements for R-20 Zoning District vs. Proposed Lots

	Min. Lot Size (Square Feet)	Min. Lot Width at Setback Line	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Max. Height	Max. Lot Coverage (percent)	Min. Square Footage
R-15 Zoning District	15,000	85'	35'	10'	30'	35'	35	2,000
Proposed Lots	84,079	85'	35'	10'	30'	35'	35	2,000

The proposed lots meet all the zoning requirements of the R-15 zoning district.

STAFF RECOMMENDATION

Community Development has reviewed the proposed subdivision against the requirements of the R-15 zoning district. Staff believes the proposed subdivision meets the intent of the requirements of the R-15 zoning district. Community Development recommends **approval** of the requested subdivision.