

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Mayor and Council

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

Date: July 7, 2016

CC: Planning and Zoning Board
Michael Jones, City Administrator

RE: REZONING CASE Z16-010 – 1000 McLinden Avenue

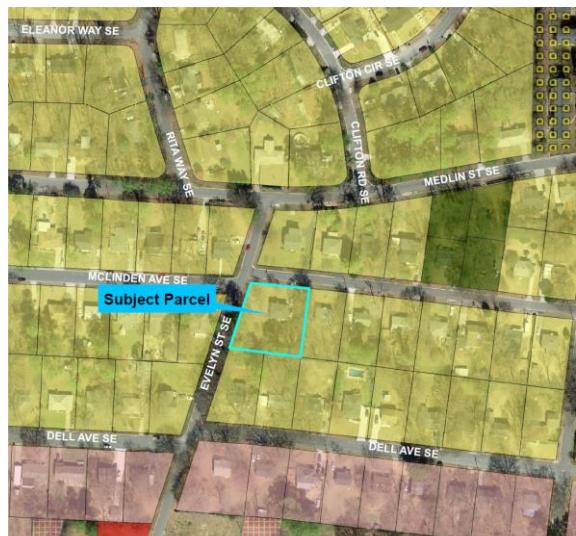
Applicant:	<u>The McLinden Group, LLC</u>	Existing Zoning:	<u>R-15</u>
Titleholder:	<u>The McLinden Group, LLC</u>	Proposed Zoning:	<u>RAD-Conditional</u>
Size of Tract:	<u>0.479 Acres</u>		
Location:	<u>1000 McLinden Avenue</u>	Contiguous Zoning:	
Land Lot:	<u>451</u>	North	R-15
Ward:	<u>3</u>	South	R-15
		East	R-15
		West	R-15
Access:	<u>Evelyn Street & McLinden Avenue</u>	Hearing Dates:	
Existing Improvements:	<u>One Single-Family Residence</u>	P&Z	July 11, 2016
		M&C	August 15, 2016

Proposed Use:

The applicant is proposing the demolition of the existing home and the development of two new detached single-family residences. The density for the site will be 4.2 units per acre. A land use change from Moderate Density Residential will not be required for this rezoning.

Staff Recommendation:

Approval of the rezoning from R-15 to RAD-Conditional with conditions..



STAFF COMMENTS

Section 1508 of the Smyrna Zoning Code details nine zoning review factors which must be evaluated by the Planning and Zoning Board and the Mayor and Council when considering a rezoning request. The following provides the nine factors followed by an analysis of each factor in italics:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The proposed rezoning would result in the development of two single-family lots. The existing home will be demolished and two new homes will be constructed. Since the proposed additional single-family home will be located in the middle of an existing single-family neighborhood (Smyrna Heights); the proposed use is suitable in view of the use and development of adjacent and nearby property.

2. Whether the zoning proposal or the use proposed will adversely affect the existing use or usability of adjacent or nearby property.

The proposed rezoning and development should not have an adverse affect upon the existing use or usability of nearby properties.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The subject parcel has a reasonable economic use as currently zoned.

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

Based upon information provided by the City Engineer, the proposed development is not expected to cause a burden to the existing street network or transportation facilities.

Based upon information provided by the Public Works Director, adequate water and sewer capacities are available in the area to accommodate the development associated with the rezoning. Water is available on both Evelyn Street & McLinden Avenue. All existing water taps will be used where possible. It is the Developer's responsibility to install new water taps. No road cuts will be allowed. Access will be by bore and window if necessary. Sanitary sewer is available on McLinden Avenue. All existing sewer taps will be utilized. Any new sewer taps will be bored into existing manholes.

5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan.

The 0.479-acre rezoning will be consistent with the City's Future Development Plan, which indicates a land use of Moderate Density Residential. The proposed density of 4.2 units per acre for the development is below the maximum allowable density of 4.5 units per acre for the Moderate Density Residential land use classification on the Future Development Plan. The zoning proposal will not require a change on the Future Development Map from Moderate Density Residential.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The area surrounding the subject parcel has continued to redevelop into smaller parcels in a neo-traditional form. The proposed development is consistent with the most recent trends in this portion of the city.

7. Whether the development of the property under the zoning proposal will conform to, be a detriment to or enhance the architectural standards, open space requirements and aesthetics of the general neighborhood, considering the current, historical and planned uses in the area.

The proposed development will employ a variety of architectural features and materials that will conform and enhance the existing neighborhood's aesthetics. The proposed scale of the home will be compatible with the existing homes in the immediate areas. The tree protection plan indicates the required number of tree inches for the site has been conserved and/or planted on-site.

8. Under any proposed zoning classification, whether the use proposed may create a nuisance or is incompatible with existing uses in the area.

The proposed use should not create a nuisance to existing uses in the area due to the fact that the surrounding area is also comprised of single-family residences.

9. Whether due to the size of the proposed use, in either land area or building height, the proposed use would affect the adjoining property, general neighborhood and other uses in the area positively or negatively.

Factors associated with the size of the proposed use, in either land area or building height, will have an effect upon adjacent properties. The applicant is requesting to rezone the property to RAD-Conditional. The applicant is seeking a site plan specific rezoning to deviate from: 1) the required minimum lot size; 2) the required minimum lot width at setback line; 3) the required minimum front setback; 4) the required minimum side setback; and 5) the required minimum street side setback. Table 1 below shows the requirements of the RAD & R-15 zoning districts versus the proposed development.

Table 1: Lot Requirements for RAD Zoning District vs. Proposed Development

	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
RAD Zoning District	15,000	100'	35'	10'	30'	35'	45	1,800
Proposed Lots	9,040	60'	20'	7.5'	30'	35'	45	1,800

Note: Single-family detached dwellings in an RAD district shall meet the minimum side and rear yard requirements specified for the R-15 district.

Note: The street side setback for the new lot is reflected as 23.3' due to Section 1202 of the Zoning Ordinance which requires the street side setback to be two thirds the required front setback.

The proposed rezoning from R-15 to RAD-Conditional would result in the creation of two residential lots with the demolition of the existing home and the construction of two new single-family residences. One home will be accessed from McLinden Avenue and the other home will be accessed from Evelyn Street. 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.

The proposed lots for the rezoning will be 11,811 sq. ft. and 9,040 sq. ft.. The proposed lots will require several variances from the zoning requirements of the RAD zoning district. These variances include the following: 1) a reduction in the minimum lot size from 15,000 sq. ft. to 9,040 sq. ft.; 2) a reduction in the minimum lot width at the setback line from 100' to 60'; 3) a reduction in the minimum front setback from 35' to 20'; 4) a reduction in the minimum side setback from 10' to 7.5'; and 5) a reduction in the minimum street side setback from 23.3' to 15'. These deviations are reflected in Table 1 above. The City Council approved similar variances with the recent Zoning Cases Z13-019 and Z14-017 on McLinden Avenue.

The City Engineer has reviewed the proposed site plan for compliance with the City's stormwater management requirements and believes the proposed plan can meet all city requirements.

The proposed rezoning would provide for 2 residences at an overall density of 4.2 units per acre. Table 2, shows the infill development in the city as it relates to density, lot size and lot width.

Table 2: Infill Developments					
Name of Development	Location	Number of Lots	Site Density	Minimum Lot Size (square feet)	Minimum Lot Width
Medlin Place	Medlin Street & Dunton Street	16	5.143	6,202	45'
Medlin Park	Medlin Street	4	6.67	6,300	49'
McLinden Avenue	McLinden Avenue	2	4.9	8,997	80'
McLinden Avenue	McLinden Avenue	2	5.5	7,747	80'

Community Development has reviewed the zoning proposal against other infill developments in the immediate area and is in-line with recent infill projects. The City Council recently approved two rezonings for four single-family residences on nearby property to the east with similar variances. The City Council has established a precedent, that this type of development and density is suitable in this specific neighborhood.

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 4.2 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 – 20'
Side – 7.5"
Street Side – 15'
Rear – 30'
11. Driveway – 22' minimum length from building face to back of sidewalk.
12. The right-of-ways along both McLinden Avenue and Evelyn Street shall be increased to 50 feet. Therefore, a dedication of approximately 5' feet is required along both McLinden Avenue and Evelyn Street.
13. The developer shall provide a 5' sidewalk with a 2' grass buffer along both Evelyn Street and McLinden Avenue for the length of the development.
14. All new water and sewer taps shall be bored.
15. There shall be a minimum of 50' between the street edge on McLinden Avenue to the nearest edge of the driveway apron on McLinden Avenue. If the minimum distance of 50' cannot be provided, a driveway turnaround shall be provided.
16. 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 6/10/2016 created by SPG Surveying, LLC.

17. The applicant shall be bound to the elevations submitted and dated 6/10/2016. Approval of any change to the elevations must be obtained from the Director of Community Development.

**Figure – 1
(Subject Site)**



**Figure – 2
(Subject Site)**



**Figure – 3
(Subject Site)**



Figure – 4
Adjoining Property to the South



Figure – 5
(Adjacent Property to the West Across Evelyn Street)



Figure – 6
(Adjacent Property to the North Across McLinden Avenue)



Figure – 7
(Adjoining Property to the East)

