

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: January 7, 2020

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

RE: Plat Approval – 3880 Ridge Road

Applicant: Mark Combs

Existing Zoning: R-15

Titleholder: Christopher William Curto

Proposed Zoning: R-15

Size of Tract: 1.53 acres

Location: 3880 Ridge Road

Contiguous Zoning:

Land Lot: 625

North R-15

South R-15

Ward: 6

East R-15

West R-15

Access: Ridge Road

Hearing Dates:

Existing Improvements: Single-Family Home

P&Z January 13, 2020

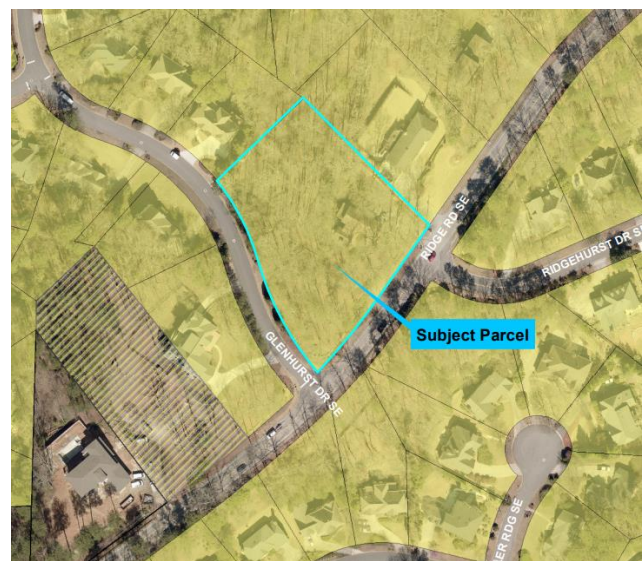
Mayor and Council January 21, 2020

Proposed Use:

The subdivision of the lot at 3880 Ridge Road into two single-family residential lots.

Staff Recommendation:

Approval of the proposed subdivision. The Planning and Zoning Board recommended approval by a vote of 7-0 at the January 13, 2020 meeting.



STAFF COMMENTS

Mark Combs is requesting approval to subdivide their property at 3880 Ridge Road 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 1.53 acres in size and is zoned R-15 (single-family residential). The proposed subdivision will result in two new lots being 30,497 sq. ft. and 26,295 sq. ft. 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	26,295	104'	35'	10'	30'	35'	35	2,000

The proposed lots meet all the zoning requirements of the R-20 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.