



City of Smyrna

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Issue Sheet

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COMMITTEE: Community Development

\$ IMPACT: N/A

Agenda Title:

Public Hearing - Zoning Request Z16-002 - Rezoning from GC to RTD-Conditional for the construction of 68 townhome units - 7.25 Acre Tract - Land Lot 606 - 4710, 4730, 4750, 4760, 4770 & 4780 Camp Highland Road - Prime Interest, Inc.

ISSUE: Prime Interest, Inc. is requesting the rezoning of the subject property from GC to RTD-Conditional for the development of a 68-unit townhome subdivision at a density of 9.37 units per acre.

BACKGROUND: This zoning request was recommended for approval by the Planning and Zoning Board at the October 10, 2016 meeting by a vote of 6-0. This zoning request was tabled by the Mayor and Council from the November 21, 2016 meeting to the December 19, 2016 meeting. This zoning request was tabled by the Mayor and Council from the December 19, 2016 meeting to the January 17, 2017 meeting. This zoning request was tabled by the Mayor and Council from the January 17, 2017 meeting to the February 20, 2017 meeting. This rezoning request was tabled by the Mayor and City Council from the February 20, 2017 meeting to the March 20, 2017 meeting at the request of the applicant.

RECOMMENDATION/REQUESTED ACTION: Community Development recommends **approval** of the request rezoning from GC to RTD-Conditional with the following conditions:

Standard Conditions

(Requirement #16 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 developer shall provide an undisturbed buffer with a minimum width of 20 feet parallel to any right-of-way external to the development (except along Camp Highland Road and where the discharge from the detention facility cross the buffer along East/West Connector as shown on the submitted site plan).
3. There shall be protective covenants on all lots. These protective covenants shall be supplied to the city prior to the issuance of a building permit.
4. The developer shall provide at least 200 square feet of common space per lot. This common space shall be developed with improvements for the residential subdivision such as: gazebos, fountains, recreational/playground equipment or walking trails. The common space shall be controlled and maintained by the Homeowners Association.
5. The detention pond 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.
6. All utilities within the development shall be underground.
7. The developer shall be responsible for any traffic improvements (including additional right-of-way dedications) deemed necessary by the City 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.
8. The developer shall install a deceleration lane at the entrance for the subdivision. The deceleration lane shall have a minimum length of 150 feet with a 50-foot taper.
9. A strip of brick pavers or stamped concrete shall be installed on the street at the subdivision entrance for a minimum distance of 20 feet.
10. The development of any streets (including private) shall conform to the city's standards for public right-of-ways.
11. No debris may be buried on any lot or common area.
12. The developer will install decorative streetlights within the development, subject to approval by the city engineer. Utilization of low intensity, environmental type lighting, the illumination of which shall be confined within the perimeter of the subject property through the use of "full-cutoff lighting".
13. 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.

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

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

16. A Level I Archeological Study shall be provided for the development. The developer shall verify to the city that any historical or archeological features (including civil war trench lines or evidence of encampments) identified in the study will be protected from development prior to the issuance of a permit for any land disturbance activities.

Special Conditions

17. The development shall maintain the following setbacks:

Exterior Setbacks

Front - 15'

Side - 25'

Rear - 40'

Interior Setbacks

Front - 10'

Street Side - 0'

Rear - 10'

18. The buildings within the development shall maintain the following building separations:

Front to Front- 50'

Rear to Rear - 40'

Side to Front/Rear - 30'

Side to Side - 30'

19. Each townhome building shall be limited to no more than six units per building.

20. Driveway - 22' minimum length from building face to back of sidewalk or back of curb if no sidewalk is present.

21. Each home shall have a fire sprinkler system approved by the City's Fire Marshal.

22. The right-of-way along Camp Highland Road shall be increased to 50 feet. Therefore, a small dedication is required along the right-of-way.

23. The developer shall provide a 5' sidewalk with a 2' grass buffer along Camp Highland Road for the length of the development and a 5' sidewalk within the subdivision.

24. The developer shall provide a four-way stop at the entrance of the subdivision and the intersection with Camp Highland Road and Claybrooke Drive. The City Engineer must review and approve all plans.

25. The developer shall provide a crosswalk (with associated signage and notification devices) across Camp Highland Road at the bridge. High intensity LED's shall be incorporated in the crosswalk signage. The City Engineer must review and approve all plans.

26. The developer shall provide a minimum 10' landscape buffer per Section 503 of the Zoning Ordinance along the western property line.

27. No stormwater management facility or portion thereof shall be located on any portion of the proposed lots. The stormwater management facilities shall be solely located on the HOA's property.

28. All trees within the limits of disturbance and not located within a tree protection area must be removed during the land clearing and grading phase of the development.

29. Approval of the subject property for the RTD zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 9/30/2016 created by Planners and Engineers Collaborative and all zoning stipulations above.

30. The applicant shall build the townhomes in substantial compliance to the building elevations submitted and dated 9/30/2016. Building fronts shall have a staggered appearance. Approval of any change to the elevations must be obtained from the Director of Community Development.

31. The additional stipulations agreed upon by the applicant in the letter submitted and dated on September 30, 2016 by Kevin Moore. If there should be a discrepancy between the stipulations in the September 30, 2016 letter and the stipulations stated above, the stipulations stated above shall apply.

32. Infrastructure decision on whether to be public or private will be made by the city after the submittal of civil site design.