



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 Z17-007 - Rezoning from R-15 to RAD-Conditional for the development of two single-family residences - 0.384 Acres - Land Lot 664 - 2611 Argo Drive - Anthony Lim

ISSUE: Mr. Anthony Lim is requesting rezoning from R-15 to RAD-Conditional for the construction of two new single-family residences at a density of 5.2 units per acre on an existing vacant lot on Argo Drive. The proposed homes will be accessed from Bates Argo Drive through individual private drive ways. The applicant has submitted building elevations and floor plans in the rezoning application. The submitted elevations reflect a more traditional style two-story home with a mixture of exterior façade materials and architectural elements. The new homes will enhance the architectural standards of the general neighborhood.

BACKGROUND: The zoning request was heard by the Planning and Zoning Board at the April 10, 2017 meeting and was recommended for approval by a vote of 7-0.

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 5.2 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 siding for any elevation facing these roads.

2.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.

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, unless otherwise approved by the City's Arborist. 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 - 35'

Side - 10'

Rear - 30'

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

12.The development shall be developed with a minimum lot size of 8,000 square feet.

13.The lots shall be developed with a minimum lot width at the setback line of 50'.

14.The homes shall have a minimum floor area of 1,800 sq. ft.

15.The developer shall provide ~~5'~~ sidewalk with a 2' grass buffer along Argo Drive for the length of the development.

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

17.Approval of the subject property for the RAD zoning district shall be conditioned up the development of the property in substantial compliance with the submitted site plan dated 4/9/2017 created by Survey Land Express, Inc. All listed stipulations above shall be addressed during the plan review process.

18.The homes shall be built in substantial compliance with the elevations submitted a dated 3/10/2017. Approval of any change to the elevations must be obtained from the Director of Community Development.