

CITY OF SMYRNA

COMMUNITY DEVELOPMENT DEPARTMENT

MEMORANDUM

To: Mayor and Council

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

Date: June 18, 2020

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

RE: Plat Approval with Variances – 1151 Stephens St

Applicant: Longo Homes LLC

Existing Zoning: R-15

Titleholder: Sue Humphries Pritchett

Proposed Zoning: R-15

Size of Tract: 1.72 acres

Location: 1151 Stephens St
17048700040
17048700550
17048700540

Contiguous Zoning:

Land Lot: 487

North	R-15
South	R-15
East	R-15
West	R-15 & RDA

Ward: 3

Access: Stephens St

Hearing Dates:

Existing Improvements: Single Family Home

P&Z	June 29, 2020
Mayor and Council	July 6, 2020

Proposed Use:

The reconfiguration and platting of three lots at 1151 Stephens Street into three new single-family residential lots with a variance to reduce the lot widths to 63 feet; front setback to 25 feet; and driveway setback to 2 feet.

Staff Recommendation:

Approval of the proposed plat with variances.



The Planning & Zoning Board recommended approval by a vote of 5-0 at the June, 29, 2020 meeting.

STAFF COMMENTS

The applicant is requesting approval to reconfigure three existing lots into three residential lots at 1151 Stephens St. The subject property is currently comprised of three lots of record; two fronting on Stephens St, and one landlocked with no street access. The three lots are within the Davis Subdivision. The lots are occupied by a single-family home that will be demolished. The applicant wishes to reconfigure the three lots all with frontage on Stephens St to build a single-family home on each lot. The applicant has submitted a proposed site plan for the development for your reference.

The subject property is 74,923 sq. ft. in size and is zoned R-15 (single-family residential). The proposed subdivision will result in three lots having frontage on Stephens Street with lot widths of 63' and being a minimum of 24,829 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-15 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	24,829	63'	25'	10'	30'	35'	35	2,000

The proposed reconfiguration and replatting will require the following variance for each lot:

1. Reduction in the minimum lot width at the setback line from 85' to 63' (**Staff Support**);
2. Reduction in the minimum front setback from 35' to 25' (**Staff Support**);
3. Reduction in the minimum driveway setback from 5' to 2' (**Staff Support**).

Lot sizes along this section of Hughes Street vary from 13,000 sq. ft. to 51,000 sq. ft. The three proposed lots have a minimum area of 24,829 sq. ft. and are consistent with the existing development pattern in this immediate area. Approval of the proposed lot reconfiguration will allow three new single-family homes to be built and resolve the lack of road frontage for the landlocked parcel. The proposed variances will allow the homes to be pulled closer to the street and away from the existing stream buffer at the rear of the property. Community Development **supports** the requested variances.

STAFF RECOMMENDATION

Community Development has reviewed the proposed reconfiguration and replatting against the requirements of the R-15 zoning district. The variances are necessary to reconfigure the three lots and pull the proposed homes away from the existing stream buffer. The subject property will maintain an R-15 zoning classification and will not increase the density for the property in its current configuration. Community Development recommends **approval** of the requested reconfiguration and replatting of 1151 Stephens Street with the following conditions:

1. The development shall have the following setbacks:
 - Front – 25 feet
 - Side – 10 feet
 - Rear – 30 feet
 - Driveway setback – 2 feet
2. The development shall have a minimum lot width of 63 feet.
3. 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.
4. The developer shall dedicate 5 feet of Right-of-Way along Stephens Street.
5. Approval of the subject property for plat approval shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 6/12/2020 created by Gaddy Surveying & Design, Inc. and all zoning stipulations above.

Subject Property



Adjacent Properties



