



City of Smyrna

City of Smyrna
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Issue Sheet

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In Control: City Council

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WARD / COUNCILMEMBER: Ward 1 / Councilmember Pickens

\$ IMPACT: N/A

Agenda Title:

FINAL VOTE - Zoning Request - Z21-002 - Allow annexation and rezoning from NS (Smyrna) and OI (Cobb County) to MU-Conditional for the development of a mixed use project - 8.7 acres - Land Lot 880 & 881 - 2800 & 2810 Spring Rd - RASS Associates, LLC

ISSUE AND BACKGROUND:

The applicant is requesting annexation and rezoning of 2800 & 2810 Spring Road from NS (Smyrna) and OI (Cobb County) to MU-Conditional for the development of a mixed use project with 300 multi-family units, 188 hotel rooms, and 37,500 sq. ft. of commercial at a density of 34.5 units per acre. The Planning & Zoning Board voted to recommend approval by a vote of 5-0 at the June 14, 2021 meeting.

RECOMMENDATION / REQUESTED ACTION: Community Development recommends **approval** of the annexation and rezoning from NS & OI (County) to MU-Conditional on 8.7 acres for a 300-unit multi-family building at a density of 34.5 units per acre, hotel with 188 rooms, and 37,500 sq. ft. of commercial/retail. The rezoning meets many goals and policies in the Comprehensive Plan and Spring Road LCI, which serve to support housing diversity in the area and provide a catalyst to future development. Community Development recommends approval including those variances supported by staff as shown above, **with the following conditions:**

Standard Conditions

Requirements # 2, 4, 8, 9, 16 and 17 from Section 1201 of the Zoning Code are not applicable. The following requirements remain applicable.

1.The composition of the development 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 percent hardy plank siding. The residences along external roadways shall not be permitted to utilize hardy plank for any elevation facing these roads.

2.The retention pond shall be placed and screened appropriately to be unobtrusive to home inside and outside the development. The storm water detention plan shall be designed to create at least a ten percent reduction in a 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.The development of any streets(including private) shall conform to the City's standards for public right-of-ways.

6.No debris may be buried on any lot or common area.

7.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".

8.The developer will comply with the City's current tree ordinance. All required tree protection measures shall be adhered to by the developer during construction.

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

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

Special Conditions

11.The development shall maintain the following setbacks for Non-Residential:

- Front - 0'
- Side - 0'
- Rear - 20'

12.The development shall maintain the following setbacks for Residential:

- Front - 20'
- Side - 15'
- Rear - 35'

13.The maximum building height shall be 95'.

14.All apartment units shall be maintained in a Class A/First Class manner.

15.The multi-family units shall include the following interior finishes:

- i. Minimum nine-foot (9') ceilings;
- ii. Forty-two inch (42") upper cabinets in the kitchen;
- iii. Pendant lighting shall be utilized in the in the kitchen area of the units and flush-mount LED can lighting shall be used in both the kitchen and dining areas of the units;

- iv. Bathroom cabinets need to be of equal or similar quality as kitchen cabinets;
- v. Sheet vinyl flooring and VCT vinyl flooring shall be prohibited;
- vi. Tile flooring shall be required in both the kitchen and bathrooms including luxury vinyl tile (i.e. not sheet vinyl or VCT);
- vii. All bathrooms shall have tub/shower surrounds with an aesthetic similar to tile;
- viii. All kitchen and bathroom counter and cabinet tops shall be solid surface granite or similar material. Laminate counter tops are prohibited;
- ix. All kitchen counter tops shall be horizon style counter tops; and
- x. All kitchen sinks shall be under-mounted stainless-steel sinks.

16. The maximum multi-family units shall be 300 units.

17. The average unit size shall be 811 sq. ft.

18. The developer shall provide a right in/right out access at both access drives on Spring Road.

19. The developer shall provide a deceleration lane for the eastern access drive on Spring Rd.

20. The developer shall provide a full access drive on Spring Hill Pkwy.

21. Minimum roadway length shall be 24' from curb of street, or back of sidewalk, or 22' from alleyways.

22. The developer shall be responsible for any transit improvements for the bus stop on Spring Road.

23. The roads and utility infrastructure within the community shall be private and shall be maintained by the HOA.

24. The developer shall meet all fire access requirements deemed necessary by the Fire Marshal during construction plan review.

25. The developer shall be responsible for any water and sewer improvements deemed necessary by the Public Works Director during construction plan review.

26. The developer shall be responsible for any stormwater improvements deemed necessary by the City Engineer.

27. The developer shall make a sidewalk connection from the development to Spring Road at Spring Hill Pkwy.

28. The developer shall provide and dedicate property to the city for the landing areas of 1 pedestrian bridge for Spring Road and I-285 in accordance with the LCI Plan.

29. The developer shall provide a pedestrian connection from the multi-family garage.

30. The gating of the private roads shall be prohibited.

31. The applicant shall be bound to the multi-family building and parking deck elevations submitted on 7/8/2021. Approval of any change to the elevations must be obtained by the Director of Community Development.

32.The applicant shall be bound to the hotel elevations submitted 12/11/2020. Approval of any change to the elevations must be obtained from the Director of Community Development.

33.The applicant shall be bound to the retail elevations submitted on 12/11/2020. Approval of any change to the elevations must be obtained from the Director of Community Development.

34.Approval of the subject property for the ~~MC~~ Conditional zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 5/4/2021 and created by Kimley Horn and all zoning stipulations above.