



# City of Smyrna

City of Smyrna  
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## Legislation Details (With Text)

**File #:** 2017-314      **Version:** 2      **Name:** Zoning Request Z17-014  
**Type:** Authorization      **Status:** Public Hearing  
**File created:** 8/10/2017      **In control:** City Council  
**On agenda:** 5/21/2018      **Final action:** 5/21/2018  
**Title:** Public Hearing Only - Zoning Request Z17-014 - Rezoning from NS & OI to MU-Conditional for the development of a mixed use project with 310 multi-family units, a hotel, 15,000 sq. ft. of retail space and 80,000 sq. ft. of office space - 8.7 Acres - Land Lots 880 & 881 - 2800 & 2810 Spring Road - Westplan Investors Acquisitions, LLC -

**Sponsors:** Derek Norton

**Indexes:**

**Code sections:**

**Attachments:** 1. Issue Sheet, 2. Saff Memo\_V.2\_Z17-014.pdf, 3. Zoning Vicinity Map\_Z17-014.pdf, 4. Land Use Vicinity Map\_Z17-014.pdf, 5. Rezoning Application\_Z17-014.pdf, 6. Annexation Application\_Z17-014.pdf, 7. Site plan\_V.2\_Z17-014.pdf, 8. Building Elevations\_V.2\_Z17-014.pdf, 9. Cobb County Annexation Response\_Z17-014.pdf, 10. Garvis Sams Letter\_03262018\_Z17-014.pdf, 11. Garvis Sams Letter\_03062018\_Z17-014.pdf, 12. Garvis Sams Letter\_02022018\_Z17-014.pdf, 13. Garvis Sams Letter\_08072017\_Z17-014.pdf, 14. GRTA Notice of Decision\_Z17-014.pdf, 15. GRTA Technical Analysis\_Z17-014.pdf, 16. ARC Final Report - Emerson Center DRI 2764\_Z17-014pdf.pdf, 17. ARC Preliminary Report - Emerson Center DRI 2764.pdf, 18. DRI Letter of Understanding\_Z17-014.pdf, 19. DRI Notice of Decision\_Z17-014.pdf, 20. Emerson Center\_DRI\_COC\_Z17-014.pdf, 21. Emerson Center Preliminary DRI 11-01-17.pdf, 22. Traffic Study\_Z17-014.pdf, 23. Legal Ad\_Z17-014.pdf

Date	Ver.	Action By	Action	Result
5/21/2018	2	City Council		
4/9/2018	1	Planning and Zoning Commission	denied	Pass
3/12/2018	1	Planning and Zoning Commission	tabled	Pass
2/12/2018	1	Planning and Zoning Commission	tabled	Pass
1/8/2018	1	Planning and Zoning Commission	tabled	Pass
12/11/2017	1	Planning and Zoning Commission	tabled	Pass
11/13/2017	1	Planning and Zoning Commission	tabled	Pass
10/9/2017	1	Planning and Zoning Commission	tabled to a specific date	Pass
8/14/2017	1	Planning and Zoning Commission	tabled to a specific date	Pass

**WARD:** 1

**COMMITTEE:** Community Development

**\$ IMPACT:** N/A

**Public Hearing Only** - Zoning Request Z17-014 - Rezoning from NS & OI to MU-Conditional for the development of a mixed use project with 310 multi-family units, a hotel, 15,000 sq. ft. of retail space and 80,000 sq. ft. of office space - 8.7 Acres - Land Lots 880 & 881 - 2800 & 2810 Spring Road - Westplan Investors Acquisitions, LLC -

: Westplan Acquisitions, LLC is requesting to annex and rezone the property at 2800 & 2810 Spring Road Neighborhood Shopping (NS) and Office/Institutional (OI) to Mixed Use (MU) - Conditional for the development of a mixed use development consisting of a hotel, an office building, a retail/office building and a multi-family development.

Proposed mixed use development will have the following uses:

A 6 to 12 story hotel (126,000 sq. ft.), which will accommodate 140 to 250 rooms with associated structured parking below the hotel. The hotel will be located near Spring Road.

A 5 to 6 story multi-family building consisting of 310 apartment units wrapped around a 5 to 6 story parking deck with 465 parking spaces. The multi-family building will be 389,333 sq. ft. in floor area with an average unit size of 900 sq. ft.. The multi-family building will be located towards the rear of the property along I-285.

A 3 to 4 story office building containing 80,000 sq. ft. of floor area with frontage on I-285.

A two-story flex retail/office building with 7,500 sq. ft. of retail space on the bottom floor and 7,500 sq. ft. of office/commercial space on the second floor over the retail, located along Spring Road.

**GROUND:** The zoning request was heard by the Planning and Zoning Board at the April 9, 2018 meeting and is recommended for **denial by a vote of 6-0.**

**RECOMMENDATION/REQUESTED ACTION:** If the proposed development is viewed as providing "mixed uses", one could say in a broad sense that it is "generally consistent" with the land use recommendations in the Spring Road LCI Master Plan. However, if viewed in the larger context of meeting the intent and goals of the LCI when the current proposal as designed falls short. The proposed plan does provide different types of uses for the development (apartments, hotel(s), retail and office); however, the layout, design and integration of these uses within the site does not draw someone's interest into the site nor does it encourage easy and natural pedestrian activity within the site or to adjacent sites. As currently design, the proposed use within the site and are separated and independent of one another. The only thing connecting one use to the other is a sidewalk that runs from Spring Road to Springhill Parkway. In addition, the ranges in building heights and number of rooms for the proposed hotel are different than those submitted for the DRI. Further, staff has only been provided limited information regarding the type of hotel that is being requested. The LCI study suggests that "a select service type establishment (somewhat upgraded from a conventional limited service hotel) is possible in the study area. The staff does not have enough information to determine what type of hotel is actually being proposed and as such is not supportive.

The current design does not encourage the essential interactions between the uses to make a successful mixed use development due to building orientation, traffic flow through the site and the site topography. The 30 to 40 foot elevation change from Spring Road to I-285 would allow for the construction of all the buildings on top of a parking structure with the parking below. If all the parking was located below buildings, the development could be designed in a way to meet all the goals and policies established in the Spring Road LCI Master Plan. The buildings could be constructed at the same elevation on a community plaza or open space while separating pedestrians from vehicular traffic and providing integrated landing spots for the pedestrian bridges over Spring Road and I-285. The proposed apartment complex should be oriented closer to and/or along Spring Road with the proposed hotel located closer to I-285.

The proposed site design negatively and permanently impacts the city's opportunity to achieve the officially adopted LCI Master Plan. The opportunity costs associated with the approval of the development are significant with respect to future development south of Spring Road between Cobb Parkway and Cumberland Boulevard. In

n, the proposed plan presents concerns with respect to fire safety & accessibility, as well as stormwater  
ement (since no information was presented). Therefore, Community Development recommends **denial** of  
quest.