



City of Smyrna

City of Smyrna
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Legislation Details (With Text)

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File created: 9/7/2017 **In control:** City Council
On agenda: 7/16/2018 **Final action:** 7/16/2018
Title: Public Hearing - Zoning Request Z17-021 - Rezoning from GC to MU-Conditional for the development of a mixed use project - 10.4 Acres - Land Lots 845 & 846 - 3110 Sports Avenue - JLB Realty, LLC
Sponsors: Derek Norton
Indexes:
Code sections:

Attachments: 1. Issue Sheet, 2. Saff Memo_V.2_Z17-021.pdf, 3. Zoning Vicinity Map_Z17-021.pdf, 4. Land Use Vicinity Map_Z17-021.pdf, 5. Rezoning Application_Z17-021.pdf, 6. Existing Survey_Z17-021.pdf, 7. Site Plan_V.3_Z17-021.pdf, 8. Building Renderings_1_Z17-021.jpg, 9. Building Renderings_2_Z17-021.jpg, 10. Sewer Easement North of RR_Z17-021.pdf, 11. Sewer Easement on Site_Z17-021.pdf, 12. Sewer Easement South of RR_Z17-021.pdf, 13. Downstream Sewer Anaylsis_Z17-021.pdf, 14. Downstream Sewer Infrastructure_Z17-021.pdf, 15. School Impact Statement_Z17-021.pdf, 16. Legal Description - Revised for Final - 12.495 ACRES.pdf, 17. Traffic Study_Z17-021.pdf, 18. Fire Truck Turn Analysis Z17-021.pdf, 19. Legal Ad_Z17-021.pdf

Date	Ver.	Action By	Action	Result
7/16/2018	4	City Council	denied	Fail
6/11/2018	3	Planning and Zoning Commission	denied	Pass
5/14/2018	2	Planning and Zoning Commission	tabled	Pass
4/9/2018	1	Planning and Zoning Commission	tabled	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

WARD: 1

COMMITTEE: Community Development

\$ IMPACT: N/A

Public Hearing - Zoning Request Z17-021 - Rezoning from GC to MU-Conditional for the development of a mixed use project - 10.4 Acres - Land Lots 845 & 846 - 3110 Sports Avenue - JLB Realty, LLC

: JLB Realty is requesting to rezone 12.495 acres at 3110 Sports Avenue from GC to MU-Conditional for development of a 325 unit multi-family development with 3,040 sq. ft. of accessory retail space and 6,960 sq. ft.

work commercial floor area. The applicant is proposing to demolish the existing Cumberland Community building and build the new multi-family development.

GROUND: The zoning request was heard by the Planning and Zoning Board at the June 11, 2018 meeting and recommended for **denial by a vote of 7-0**.

RECOMMENDATION/REQUESTED ACTION: The proposal does provide a type of housing that is suggested in the Spring Road LCI study (apartments). However, that is all that is provided. The LCI study also states that at the Sports Avenue redevelopment node that housing types should vary from attached to detached homes, to cottages and accessory dwelling units. Within the proposal, there is no mix of housing or housing types. In terms of total square footage dedicated to residential, with the possible exception of the 6 liveable units that are proposed, it consists of all apartment rental. No ownership type of housing such as homes, condominiums or single-family detached housing has been proposed. In terms of the “mixed” portion of the request, approximately 3% of the overall proposed building square footage of the development is being used for something other than rental units. As such, this application is basically for the development of an apartment complex and not a mixed use development. Through the years, Mayor & Council has stated many times they want all future apartment requests to either be integrated into a larger mixed use development or combined with the tear-down and replacement of an existing apartment complex. Stand-alone multi-family developments should not be encouraged. Past approvals of the MU classification for Belmont, Jonquil and Riverview Landing involve the following percentage splits (based on square feet) between uses:

Jonquil:	Apartments -	85%
	Retail -	15%

Belmont:	Apartments -	38%
	Retail/Office -	22%
	SF Detached -	40%

Riverview:	Apartments -	26%
	Townhomes -	61%
	SF Detached -	13%

Mixed use developments that have been approved by the Mayor & Council either contained a variety of uses (Riverview), contained several different land uses (Belmont) or had no less than 15% retail when only two uses were proposed. With the proposed application only providing 3% or so to non-apartment uses the request falls well below the levels that the City has previously approved. Approval of this request would break with past decisions and actions of the Mayor & Council and be the most unbalanced split of land uses allowed in a mixed use development and would at best only marginally contribute to the City achieving its goals for the Spring Road Corridor.

Based on all of the issues discussed through-out this report, staff recommends **denial** of the request.