



City of Smyrna

City of Smyrna
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Legislation Details (With Text)

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Title:	Public Hearing - Zoning Request Z18-001 - Rezoning from R-15 (Single-Family Residential) to LC (Limited Commercial) for the use of the building as an office - 0.25 Acres on Spring Road - John and Jane Doe				
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WARD: Ward 3

COMMITTEE: Citizen's Academy

\$ IMPACT:

Public Hearing - Zoning Request Z18-001 - Rezoning from R-15 (Single-Family Residential) to LC (Limited Commercial) for the use of the building as an office - 0.25 Acres on Spring Road - John and Jane Doe

ISSUE: John and Jane Doe are proposing to rezone the property at 596 Spring Road from R-15 to LC for the use of the existing structure as an office building for an association group that manages non-profit organizations. The proposed business will have three (3) employees on-site. The subject property is currently vacant. The subject parcel is currently zoned for a single-residence and is one of the last single-family residences remaining on this portion of Spring Road. The proposed rezoning would allow the applicant to convert the property from a single-family residence to an office use. The applicant is not planning to make any significant changes to the existing structure. Also, the applicant is proposing to construct four (4) parking spaces to accommodate business generated by the office use. These parking spaces will be accessed from Spring Road.

BACKGROUND: The zoning request was heard by the Planning and Zoning Board at the March 12, 2018 meeting and was recommended for approval with staff conditions by a vote of 6-0.

RECOMMENDATION/REQUESTED ACTION: Community Development recommends **approval** of the proposed rezoning from R-15 to LC for use as an office building with the following conditions:

1. The applicant must provide four (4) parking spaces in substantial compliance with the parking plans shown on the site plan and tree plan designed by Paul Lee Consulting and

Engineering Associates, Inc. and submitted 12/15/2017.

2. The stormwater detention facility shall be placed and screened appropriately to be unobtrusive to homes outside the development. The stormwater 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. There shall be no bells, whistles, or outdoor loud speakers permitted on site in conjunction with the commercial use.
4. Any proposed dumpsters shall be surrounded by a three-sided brick enclosure with an opaque gate in the front. The lid of the dumpster shall be made of rubber.
5. The applicant shall install two (2) four inch (4") caliper overstory trees along the Spring Road street frontage.