



City of Smyrna

City of Smyrna
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Legislation Details (With Text)

File #: ORD2020-12 **Version:** 1 **Name:** ROD Ordinance
Type: Ordinance **Status:** Passed
File created: 8/18/2020 **In control:** Planning and Zoning Commission
On agenda: 10/12/2020 **Final action:** 10/19/2020
Title: Public Hearing - Approval of Ordinance 2020-12, an Ordinance to amend sections 719.8(4)(J) and 1502.9 of Appendix A - Zoning Ordinance for the requirement of a sanitary sewer analysis for the zoning of commercial development, mixed use development or residential development with 10 or more dwellings units, setting a fee for the analysis and to authorize the Mayor to sign and execute all related documents.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Issue Sheet, 2. Memo Amendment to ORD2020-12.pdf, 3. action item ww-6.pdf, 4. MEMO AMENDMENT TO ORDINANCES SECTION 719.pdf, 5. ORD2020-12 Sewer Capacity.pdf

Date	Ver.	Action By	Action	Result
10/19/2020	1	City Council	Approved Item	Pass
10/12/2020	1	Planning and Zoning Commission	Approved for Submission to Mayor and Council	Pass

WARD / COUNCIL MEMBER: CITY WIDE

\$ IMPACT: N/A

Public Hearing - Approval of Ordinance 2020-12, an Ordinance to amend sections 719.8(4)(J) and 1502.9 of Appendix A - Zoning Ordinance for the requirement of a sanitary sewer analysis for the zoning of commercial development, mixed use development or residential development with 10 or more dwellings units, setting a fee for the analysis and to authorize the Mayor to sign and execute all related documents.

ISSUE AND BACKGROUND: Request from Public Works to amend existing ordinances along with amendment to the FY 2021 Schedule of fees and charges approved by the Mayor and council In conjunction with FY2021 Adopted Budget. Public Works is requesting an update to the fee schedule to include a new fee (Development/Redevelopment Analysis Fee) for a charge of \$1,000.00 to a development of 10 dwellings or more. The North Metro Water District requirements under water and wastewater action item WW-6 requires large developments and redevelopments to undergo capacity study to deem if The City's sewer is able to handle the development discharge into sewer mains. It is Public Works responsibility to deem if water and sewer is available along with capacity. The current ordinance only states to provide developer with water sewer availability letter. By amending current ordinance section Sections 719- Redevelopment Overlay District (ROD) section (4) Initiation of concept review (J) along with 1502.9 to add Capacity Study, this will put the City in good standing with the current audit.

RECOMMENDATION / REQUESTED ACTION: Staff recommends approval of Ordinance 2020-12,

an Ordinance to amend sections 719.8(4)(J) and 1502.9 of Appendix A - Zoning Ordinance for the requirement of a sanitary sewer analysis for the zoning of commercial development, mixed use development or residential development with 10 or more dwellings units, setting a fee for the analysis and to authorize the Mayor to sign and execute all related documents.