



City of Smyrna

City of Smyrna
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Legislation Text

File #: 2017-360, Version: 1

WARD: 3

COMMITTEE: Community Development

\$ IMPACT: N/A

Public Hearing - Zoning Request Z17-018 - Rezoning from FC to RAD-Conditional for the development of two single-family homes - 0.446 Acres - Land Lot 452 - 990 Dell Avenue - Kimberly Norwood Properties, LLC.

ISSUE: Kimberly Norwood properties, LLC is requesting the rezoning of 990 Dell Avenue from Future Commercial (FC) to RAD-Conditional for the development of two new single-family homes at a density of 4.48 units per acre. The existing home on the property and two new homes will be built fronting on Dell Avenue. The submitted elevations reflect a more traditional style home with a mixture of exterior façade materials and architectural elements. The design of both homes will enhance the architectural standards of the general neighborhood.

BACKGROUND: This item was moved from the September 11, 2017 Planning and Zoning Board Meeting that was canceled due to Hurricane Irma. This zoning request was heard by the Planning and Zoning Board at the October 9, 2017 meeting and was recommended for approval by a vote of 6-0.

RECOMMENDATION/REQUESTED ACTION: Community Development recommends **approval** of the request for rezoning from FC to RAD-Conditional for the construction of two new single-family residences at a density of 4.48 units per acre with the following conditions:

Standard Conditions

Requirement #1, 2, 3, 4, 8, 9, 10 and 17 from Section 1201 of the Zoning Code is not applicable)

1. The stormwater management facility shall be placed and screened appropriately to be unobtrusive to homes inside and outside the development. The storm water 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.
2. All utilities within the development shall be underground.
3. 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.

4. No debris may be buried on any lot or common area.
5. The developer will comply with the City's current tree ordinance (unless noted elsewhere). All required tree protection measures shall be adhered to by the developer during construction.
6. All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.
7. All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.
8. All single-family and/or duplex residential lots shall provide the following at the time of certificate of occupancy: either four 3" caliper trees or three 4" caliper trees. The following species of trees may be used: Nuttall Oak, Swamp Chestnut Oak, Allee Elm, and Village Green Zelkova. Other species may be used if approved by the City.

al Conditions

9. The development shall maintain the following setbacks:
 - Front - 25'
 - Side - 7'
 - Street Side - 10'
 - Rear - 30'
10. Driveway - 22' minimum length from building face to back of sidewalk.
11. The right-of-ways along both Dell Avenue shall be increased to 50 feet. Therefore, a dedication of approximately 5' feet is required along Dell Avenue.
12. The developer shall provide a 5' sidewalk with a 2' grass buffer along Dell Avenue for the length of the development and connect the sidewalk to the existing sidewalk in the Evelyn Street right-of-way.
13. All new water and sewer taps shall be bored.
14. The composition of the homes in a residential subdivision 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% hardy plank siding.
15. Approval of the subject property for the Residential Attached Detached (RAD) zoning district shall be conditioned upon the development of the property in substantial compliance with the submitted site plan dated 8/14/2017 created by Sean J. Murphy.
16. The architectural style, composition and treatment of the residences shall be in substantial conformity to the renderings/elevations submitted on 8/14/2017. However, should minor modifications be required during the Plan Review process, said modifications shall be subject to the review and approval of the Director of Community Development.

