



City of Smyrna

City of Smyrna
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Legislation Text

File #: 2019-133, Version: 2

WARD: 7

COMMITTEE: Community Development

\$ IMPACT: N/A

Public Hearing - Zoning Request Z19-008 - Rezoning from GC to RHR-PD for the development of 80 senior housing units at a density of 25.72 units per acre - 3.11 Acres - Land Lot 606 - East/West Connector & Camp Highland Road - One Street Development, LLC

: One Street Development, LLC is requesting rezoning from GC (General Commercial) to RHR- PD (Residential Highrise-Planned Development) for the development of an 80-unit age-restricted senior housing community. The proposed senior housing units would be limited to persons 62 years of age or older and would be 80 units. The submitted site plan reflects a four-story building with 50 residential units fronting East/West Connector and a three-story building with 30 residential units along the western property boundary. The site will be accessed from East/West Connector via a right-in/right-out entrance between the buildings. In addition, a circulation lane and small acceleration lane will be provided on East/West Connector. The site plan provides 80 parking spaces for the development at a ratio of one parking space per unit. The development will provide a small play area with community gardens, as well as, a planned direct connection to the Silver Comet Trail. The site plan reflects underground stormwater detention facilities at the rear of the site. Finally, the site plan shows two easements on the subject property, a gas easement along the rear of the property and a stream buffer on the northern end of the property.

BACKGROUND: The Planning and Zoning Board heard the zoning request at the April 8, 2019 meeting and made a recommendation for approval by vote of 5-0.

RECOMMENDATION/REQUESTED ACTION: Community Development recommends **approval** of the rezoning from GC to RHR-PD on 3.11 acres for the development of an 80-unit age restricted senior community at a density of 25.72 units per acre, including those variances supported by staff as shown above, **with the following conditions:**

Standard Conditions

Requirements # 2, 3, 4, 10, 12, 16 and 17 from Section 1201 of the Zoning Code are not applicable. The parking requirements remain applicable.

1. 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 percent hardy plank siding. The residences along external roadways shall not be permitted to utilize hardy plank for any elevation facing these roads.
2. The retention pond 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 ten percent reduction in a 100-year storm event. The city engineer shall approve all plans.

3. All utilities within the development shall be underground.
4. 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.
5. The developer shall install a deceleration lane at the entrance for the subdivision. The deceleration lane shall have a minimum length of 150 feet with a 50-foot taper.
6. A strip of brick pavers or stamped concrete shall be installed on the street at the subdivision entrance for a minimum distance of 20 feet.
7. No debris may be buried on any lot or common area.
8. The developer will comply with the City's current tree ordinance. All required tree protection measures shall be adhered to by the developer during construction.
9. All landscape plans must be prepared, stamped, and signed by a Georgia Registered Landscape Architect for any common areas or entrances.
10. All yards and common areas are to be sodded, and landscaped. Irrigate as appropriate.

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11. The development shall maintain the following setbacks:
 - Front - 25'
 - Side - 25'
 - Rear - 40'
 - Building Separation - 80'
12. The developer shall meet all fire access requirements deemed necessary by the Fire Marshal during construction plan review.
13. The developer shall be responsible for any water and sewer improvements deemed necessary by the Public Works Director during construction plan review.
14. The developer shall be responsible for any stormwater improvements deemed necessary by the City Engineer.
15. The developer shall provide a 10' landscape buffer in accordance with Section 503 of the Zoning Ordinance along the western property line.

16. The developer shall seek approval from Cobb County for the sidewalk connection to the Silver Comet Trail.
17. The trash dumpsters shall utilize rubber tops and be appropriately screened with a three-sided brick enclosure.
18. Utilization of low intensity, environmental type lighting shall be allowed within the development. The illumination of which shall be confined within the perimeter of the subject property through the use of "full cut-off lighting".
19. Approval of the subject property for the RHR-PD zoning district shall be conditioned upon the development of the property in substantial compliance with the site plan submitted 3/8/2019 and created by Foley Design and all zoning stipulations above.
20. The applicant shall be bound to the elevations submitted on 3/8/2019. Approval of any change to the elevations must be obtained from the Director of Community Development.