



DEPARTMENT OF PLANNING AND ZONING

PLANNER'S REPORT

DATE: May 28, 2019
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: **Site Plan Review – 105 Lilly Street**

BACKGROUND

The City of Hapeville has received a revised site plan application from Jimmy L. Joyner to construct a new two-story single-family dwelling at 105 Lilly Street. The dwelling will have 1,990 SF of living area and a 442 SF attached garage. It will include three bedrooms and three and a half bathrooms. No parcel I.D. has been provided.

The property is zoned R-1, One-Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

ARTICLE 6. - R-1 ZONE (ONE-FAMILY RESIDENTIAL)

Sec. 93-6-1. - Intent.

By virtue of its location within the comprehensive land development plan for the city, the R-1 zone is established in order to protect residential areas now predominantly developed with one-family detached dwellings and a few adjoining areas likely to be developed for such purposes. Only a few additional and compatible uses are permitted. The regulations of this zone are intended to:

- (1) Protect the present predominantly one-family use of the land.
- (2) Encourage the discontinuance of existing incompatible uses, and insure the ultimate stabilization of the land in one-family usage.
- (3) Protect and promote a suitable environment for family life.
- (4) Discourage any use which would generate other than normal residential traffic on minor streets.
- (5) Discourage any use which, because of its character or size, would create excessive requirements and costs for public services.

Sec. 93-6-2. - Permitted uses.

The following uses are permitted in any R-1 zone:

- (1) One-family dwellings.
- (2) Group homes, subject to the restrictions in section 93-2-19.
- (3) Public, private and parochial schools operated for the purpose of instructing in elementary and high school general education subjects. In addition, other schools are allowed subject to a finding by the planning commission that the proposed method of establishment and operation would not adversely impact the use and enjoyment of surrounding properties.

- (4) Playgrounds, parks and buildings operated on a noncommercial basis for recreational purposes only.
 (5) Customary home occupations as defined in section 93-1-2.
 (6) Customary accessory uses and buildings including noncommercial gardens and greenhouses.

Sec. 93-22.1-1. - Chart of dimensional requirements

Dimensional Requirements for **R-1 Zoning** are as follows:

Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minimum Front Yard Setback		Minimum		Maximum	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
							Minor Col.	Maj. Arterial	Side	Rear	Stories			
Single-family Detached	50	6,750	6,750	3br/2bth	1,600	40	15	15	5	25	2½	35	2 DU	1

REQUIREMENTS

Sec. 93-2-16. - Site plan review.

- (a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of site planning and design resulting in quality development in the city.
- (b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.
- (c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:
- (1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:
- a. The locations, size and height of all existing and proposed structures on the site.
 - ***The subject tract is undeveloped.***
 - ***The plans indicate the dwelling will be 2.5 stories, or 32'-5" tall.***
 - ***Setback dimensions provided:***
 - ***Front setback is 16.8'.***
 - ***East setback is 29.5'.***
 - ***West setback is 15'***
 - ***Rear setback is 25'***
 - b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
 - ***The plans include a proposed 10' wide driveway with cross section.***
 - ***A new sidewalk is proposed. However, its dimensions are not provided. The Applicant should provide the dimensions and a cross section of the proposed sidewalk. Per the Architectural Design Standards, the new sidewalk must at a minimum have a 1' landscape area and 4' clear area.***

- ***The plans include a 4' walkway with cross section, shown extending from the front of the home to the driveway. Per the Architectural Design Standards, walkways must connect directly to the adjacent sidewalk.***
 - c. The locations, area and number of proposed parking spaces.
- ***A driveway will provide access to an attached rear two-car garage.***
 - d. Existing and proposed grades at an interval of five feet or less.
- ***Grades are shown at two-foot intervals.***
 - e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.
- ***Existing survey shows two trees, one 8" oak and one 11" magnolia, at the front of the property. Both are to be retained.***
 - f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.
- ***Lawn is to be planted with grass, hydrangeas, and eastern redbuds.***
 - g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).
- ***Residential development.***
 - h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.
- ***No retaining walls, fences, or earth berms are shown as proposed.***
 - i. The identification and location of all refuse collection facilities, including screening to be provided.
- ***Not applicable to single-family development.***
 - j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
- ***Not applicable.***
 - k. Location and size of all signs.
- ***Not applicable.***
 - (2) *Site and building sections.* Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.

- **Building elevations have been provided. The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.**
 - (3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.
- **Building elevations have been provided. The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.**
 - (4) *Project data.*
 - a. Site area (square feet and acres).
- ***The minimum lot size is 6,750 SF. The proposed site area is 7,799 SF, which is compliant.***
 - b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others.
- ***The maximum lot coverage allowed is 40%, or 3,120' SF. The plans indicate that the lot coverage will be 1,667 SF for the building area, 275 SF for the porch, 950 SF for the driveway, 114 SF for the walkway, and 39 SF for stairs leading to entrances, for a total coverage of 3,045 SF or 39%, which is compliant.***
 - c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
- ***A minimum of 3 bedrooms and 2 bathrooms are required. The proposed dwelling will have 3 bedrooms and 3.5 bathrooms, which is compliant.***
 - d. Floor area in nonresidential use by category.
- ***Not applicable.***
 - e. Total floor area ratio and/or residential density distribution.
- ***The minimum required area is 1,600 SF. The proposed dwelling will have 1,990 SF of living space with an additional 442 SF garage, which is compliant.***
 - f. Number of parking spaces and area of paved surface for parking and circulation.
- ***A 10' driveway will lead to a rear attached two-car garage.***
 - (5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.
- ***The overall project includes the construction of a two-story single-family house.***
- ***Authorization of the property owner has been provided.***
- **A parcel ID has not been provided.**
- **No development schedule has been provided.**

RECOMMENDATION

Prior to approval, the Applicant must provide, and/or the site plan must be revised to reflect the following:

- The Applicant should provide the dimensions and a cross section of the proposed sidewalk. Per the Architectural Design Standards, the new sidewalk must at a minimum have a 1' landscape area and 4' clear area.
- Per the Architectural Design Standards, walkways must connect directly to the adjacent sidewalk.
- A parcel ID has not been provided.
- No development schedule has been provided.

In addition, it is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

With resolution of these items and any others the Planning Commission may deem necessary, approval of the site plan is recommended.



Approximate Location Map – 105 Lilly Street