



## DEPARTMENT OF PLANNING AND ZONING

### PLANNER'S REPORT

DATE: May 28, 2019  
TO: Adrienne Senter  
FROM: Lynn M. Patterson  
RE: **Site Plan Review – 3365 Northside Drive**

#### **BACKGROUND**

The City of Hapeville has received a site plan application from Paula Smith to construct a single-story single-family dwelling with an attached garage at 3365 Northside Drive. The dwelling will have 2,498 SF of heated floor area and will include three bedrooms and two and a half bathrooms.

The property is zoned R-0, 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 4. - R-0 ZONE (ONE-FAMILY RESIDENTIAL)**

##### **Sec. 93-4-1. - Intent.**

By virtue of its location within the comprehensive land development plan for the city, the R-0 zone is established in order to protect residential areas now developed with one-family detached dwellings, and adjoining areas presently undeveloped likely to be developed for those purposes. Only a few additional and compatible uses are permitted. The regulations of this zone are intended to:

- (1) Ensure the best use of the land.
- (2) Ensure and protect the orderly and proper future development of the land according to its best indicated potential use for single-family dwelling.
- (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 service.

**Sec. 93-4-2. - Permitted uses.**

The following uses are permitted in any R-0 zone:

- (1) One-family dwellings.
- (2) Group homes, subject to the restrictions in section 93-2-19.
- (3) Public, private and parochial schools, not including nursery schools or kindergartens.
- (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. 93-2-8. - Frontage on corner lots and double frontage lots.**

On lots having frontage on more than one street, the minimum front yard shall be provided for each street in accordance with the provisions of this chapter; except, however, on residentially zoned corner lots, the height limitation shall apply to the yard area of such lot which is defined as "rear yard" in section 93-1-2.

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

Dimensional Requirements for **R-0 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		Min. Parking Spaces	Max. Unit/ Bldg. Lot
							Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet		
Single-family Detached	60	10,000	10,000	3br/2bth	1,600	40	30	30	6	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 one story, or 25'-2" high.***
  - ***Setback dimensions provided:***
    - ***Front set back is 38.30'***
    - ***Rear setback is 31.24'***
    - ***Side setbacks are 21.54' and 38.29'***
- b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
- ***A driveway is shown with a width of 15' at the street.***
  - ***No sidewalk is provided on plans. Per the Architectural Design Standards, the Applicant must include a sidewalk with a 1' landscape area and a 4' clear area.***
  - ***Per the Architectural Design Standards, a walkway connecting the main entrance to the adjacent street is required.***
  - ***No cross sections have been provided for the driveway, walkways, or sidewalk.***
- c. The locations, area and number of proposed parking spaces.
- ***A driveway will provide access to an attached two car garage.***
- d. Existing and proposed grades at an interval of five feet or less.
- ***Grades are shown at a 2' intervals, which are compliant.***
- e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.
- ***Twelve existing trees are to be retained, and 13 are to be removed. One of the trees to be removed, a 31" pine, is a landmark tree. Removals of landmark trees are subject to the requirements of section 93-2-14, presented later in this review.***
- 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.
- ***The landscape plan proposes one new minimum 2" river birch, 18 shrubs, and a grass ground cover.***
- 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.).
- ***Not applicable to 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 existing or 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 total site area is 17,859 SF or 0.41 acres. The minimum lot size is 10,000 SF.**
  - 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 Applicant should provide the lot coverage of any walkways.**
- **Proposed lot coverage is 2,498 SF for the house, 500 SF for the garage, 212 SF for the porch, and 780 SF for the driveway, for a total coverage of 3,990 SF or 22% (not including walkways). Maximum lot coverage allowed is 40% or 7,144 SF.**
  - c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
- **One single family dwelling unit with 3 bedrooms and 2.5 bathrooms is proposed. The minimum required is 3 bedrooms and 2 bathrooms.**
  - d. Floor area in nonresidential use by category.
- **Not applicable.**
  - e. Total floor area ratio and/or residential density distribution.
- **One 2,498 SF (heated area) single-family dwelling unit is proposed. Minimum required is 1,600 SF.**

f. Number of parking spaces and area of paved surface for parking and circulation.

- ***The plans include a two-car attached 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.

- ***Single family 3-bedroom/2.5-bathroom 2,498 SF (heated area) residence.***
- ***Authorization of property owner has been provided.***
- ***A construction schedule has been provided.***

#### **Sec. 93-2-14. - Tree conservation.**

(b) *Applicability.*

- (1) The terms, provisions and regulations of this section and the administrative standards and best management practices for Hapeville urban forest, Appendix A hereto, shall apply to any real property, public or private, within the corporate limits of the city:
- a. For all activities which require a land disturbance, building construction, or demolition permit;
  - b. For external renovations of all properties resulting in the increase of total square footage, or the construction of accessory structures, which may impact landmark trees;
  - c. For the purpose of permitting the removal of landmark trees.

(c) *Definitions.* As used in this section, unless specifically stated otherwise, the following terms shall be defined as indicated and where any definition herein conflicts with another definition in this chapter, the more restrictive definition shall prevail.

...

*Landmark tree.* Any canopy tree 30 inch dbh or larger, or otherwise designated by the mayor and council as having significance to the community, or any understory tree eight inches dbh or larger, in fair or better condition, having a life expectation of greater than five years.

...

(d) *General requirements.*

(1) *Tree removal.*

- a. No trees shall be removed or destroyed prior to issuance of a building construction or land disturbance permit. The issuance of a building construction or land disturbance permit shall constitute compliance with the tree conservation provisions of this section.
- b. No landmark tree shall be removed from any real property within the corporate limits of the city without the issuance of a landmark tree removal permit.

(2) *Protected trees.*

- a. All trees outside the footprint of a proposed building construction or land development project, eight inches dbh or larger, shall be considered protected trees.
- b. No protected trees shall be damaged or destroyed.

(3) *Conditions for removal or destruction of trees.*

- a. The removal or destruction of trees is subject to approval of the city arborist, only if all of the following conditions are met:
  1. Unavoidable site modifications resulting from grading, utility work, and construction activities will result in destroying the tree;
  2. Site plan modifications to prevent irreparable damage to the tree are impossible or not practical, based on cost benefit analysis;
  3. Actions are taken to mitigate the removal of trees by way of replacing by meeting overall site canopy requirements.
- b. Approval of the STCP by the city arborist shall constitute approval to remove protected trees.

- c. Any decision of the city arborist relating to the removal or destruction of protected trees may be appealed as provided in subsection 93-2-14(i).

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(5) *The removal or destruction of landmark trees.*

- a. The removal or destruction of landmark trees from any property in the city is subject to the approval of the city arborist, and approval may only be granted if one of the following two conditions is met:

1. The tree threatens the property, safety or health of the property owner or the public.
2. Actions are taken to mitigate the tree's removal by way of planting a new tree of a comparable species and canopy. Payment may be made into the city tree bank in lieu of planting, calculated on a tree lost/replaced basis.

- b. The issuance of a tree removal permit constitutes approval to remove a landmark tree.

- c. Any decision of city arborist relating to the removal or destruction of landmark trees may be appealed as a provided in subsection 93-2-14(g).

(6) *The removal or destruction of boundary trees.* No boundary trees shall be damaged, destroyed, or removed. Procedures for the protection of boundary trees are provided in subsection 93-2-14(e)(4).

- ***The Applicant proposes the removal of a landmark tree. Removal of any landmark trees is subject to the approval of the city arborist and requires a tree removal permit.***

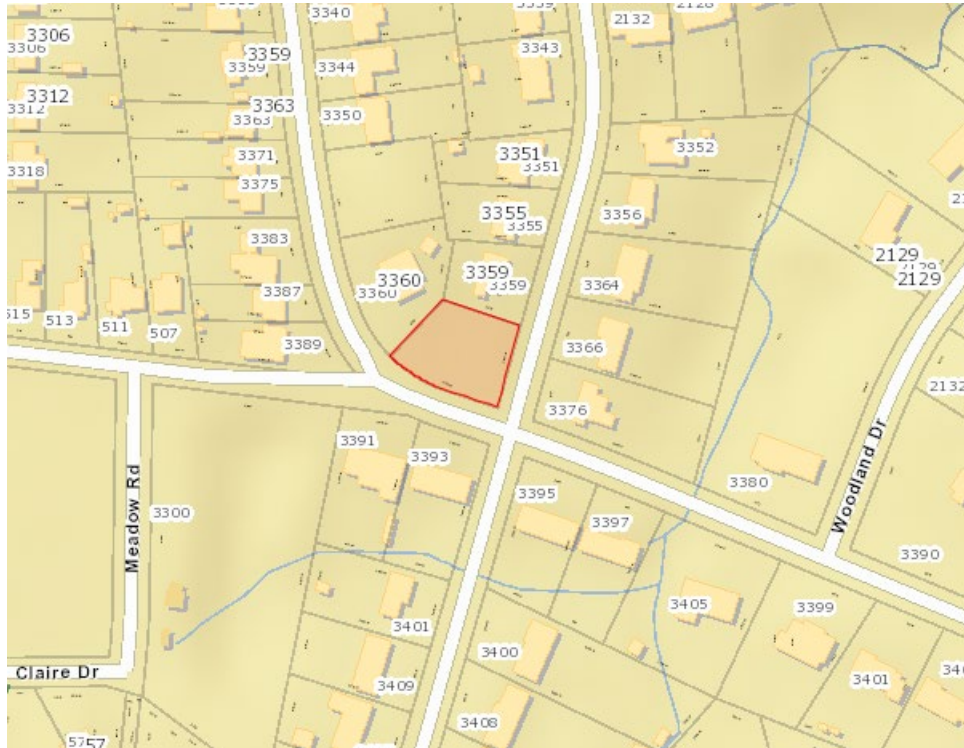
#### **RECOMMENDATION**

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

- Per the Architectural Design Standards, the Applicant must include a sidewalk with a 1' landscape area and a 4' clear area.
- Per the Architectural Design Standards, a walkway connecting the main entrance to the adjacent street is required.
- No cross sections have been provided for the driveway, walkways, or sidewalk.
- The Applicant should provide the lot coverage of any walkways.
- The Applicant proposes the removal of a landmark tree. Removal of any landmark trees is subject to the approval of the city arborist and requires a tree removal permit.

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

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



**Location Map – 3365 Northside Drive**