



**DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT**

DATE: July 25, 2019
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: **Site Plan Review – 3429 Rainey Avenue**

BACKGROUND

The City of Hapeville has received a site plan application from Andy Steele to renovate an existing one-story single-family dwelling located at 3429 Rainey Avenue. The renovations would add a second story extending above a new screened in porch on the north side of the house. The final proposed floor area has not been provided, although the finished height of the dwelling will be 32'. The property is zoned R-SF, Residential Single-Family, and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

The current dwelling has an integrated carport extending into the northern side setback by two feet, making it a nonconforming use. The Applicant will need a variance from the Board of Appeals to alter or enlarge the dwelling in any way unless it is to bring the dwelling into conformance. Further, two additional variances will be required per the proposed design (and are detailed further in the report):

1. A variance to allow additional construction within the north side setback.
2. A variance to reduce the minimum off-street parking to one space.

REVIEW

The following code sections are applicable to this application:

ARTICLE 11.3. - R-SF ZONE (RESIDENTIAL SINGLE-FAMILY)

Sec. 93-11.3-1. - Intent.

The R-SF zone is established in order to protect residential areas currently developed with one-family detached dwellings, and adjoining areas undeveloped, likely to be developed for residential purposes by allowing single-family homes and prohibiting other uses. The regulations of the R-SF zone are specifically 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 dwellings;
- (3) Protect and promote a suitable environment for family life;
- (4) Discourage any use which would generate other than usual residential traffic on minor streets; and

- (5) Discourage any use which, because of its character or size, would create excessive requirements or costs for public service.

Sec. 93-11.3-2. - Permitted uses.

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

- (1) One-family dwellings detached;

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

Dimensional Requirements for **R-SF 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	40	4,000	4,000	3br/2bth	1,000	70	15	15	5	20	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 plans provide the location and footprint of the existing dwelling and carport, and of the proposed expansion to the dwelling.***
- ***The plans indicate the existing dwelling is 1-story or 19' high, and the proposed dwelling will be 2-stories or 32' high.***
- ***The floor areas of the existing and proposed structure have not been provided.***
- ***Setback dimensions of the existing structure are provided:***

- *Front setback is 25'.*
- *North side setback is 3', which encroaches on the R-SF required setback of 5' and is not compliant.*
- *South side setback is 9.3'*
- *Rear setback is 77.3'*
- *Setback dimensions of the proposed structure are unchanged for the front, rear, and south setbacks. The north side setback will be 2.3' which further encroaches on the R-SF required setback by 0.7' and is not compliant.*
 - b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
- *The plans show the location of the driveway, carport, sidewalk, and the new walkway to the street. However, no dimensions are provided. The Applicant should provide the widths of the driveway, curb cuts, and the sidewalk.*
 - c. The locations, area and number of proposed parking spaces.
- *R-SF zoning requires two off-street parking spaces per dwelling unit. Per the Architectural Design Standards, parking may not occur in the supplemental area/front yard. The proposed design will remove parking along the side of the house and reduce provided off-street parking to one space in the carport, which is not compliant.*
 - d. Existing and proposed grades at an interval of five feet or less.
- *Existing and proposed 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.
- *The plans show seven trees on or near the property and does not indicate that any will be removed.*
 - 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.
- *No landscaping is provided or proposed.*
 - 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.
- **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.
- **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 7,663 SF or 0.18 acres. The minimum lot size is 4,000 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.
- **Proposed lot coverage is 1,377 SF for the proposed house (including new porch), 177 SF for the existing driveway, 199 SF for the existing carport, 207 SF for the existing porch, 79 SF for the existing deck, and 99 SF for the new walkway, for a total 2,138 SF or 27.9%. Maximum lot coverage allowed is 70% or 5,364 SF.**
 - c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
- **The proposed dwelling will have 3 bedrooms and 2.5 bathrooms. Single-family dwellings must have at least 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.

- ***The minimum required floor area is 1,000 SF. While the existing and proposed building footprints indicate the dwelling will at a minimum be over 1,000 SF, the Applicant has not provided the existing or proposed heated floor area of the dwelling.***

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

- ***The existing dwelling has a one-car carport and a driveway extending along the side of the building. The proposed dwelling will keep the carport but shorten the driveway and reduce the number of provided off-street parking spaces to one, which is not compliant.***

(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 Applicant has provided an explanation of the project, which consists of the renovation of an existing dwelling including the addition of a new second story partially extending over a new screened side porch on the north side of the dwelling.***
- ***A construction activity schedule has been provided.***
- ***Proof of ownership of the property has been provided.***

FINDINGS

The existing north side setback is 3', which encroaches on the R-SF required setback of 5' and is not compliant. As the existing structure is therefore non-conforming, a variance will be required to perform any renovation to the dwelling that does not bring the structure into conformity.

The designs as submitted are not compliant with R-SF zoning requirements. The following issues, if not resolved, will require variances in addition to the one described above from the Board of Appeals:

- The R-SF zone side setback is 5'. New construction is proposed within the north side setback, including the expansion of the building footprint to within 2.3' of the property line.
- The minimum off-street parking is two spaces. The proposed design will remove parking along the side of the house and reduce provided off-street parking to one space in the carport, which is not compliant.

In addition, the Applicant must provide, and/or the site plan must be revised to address the following:

- The floor areas of the existing and proposed structures have not been provided.
- The Applicant should provide the widths of the driveway, curb cuts, and the sidewalk.

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



Location Map – 3429 Rainey Avenue