



DEPARTMENT OF PLANNING AND ZONING

PLANNER'S REPORT

DATE: September 3, 2019
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: **Site Plan Review – 261 Birch Street**

BACKGROUND

The City of Hapeville has received a site plan application from David Cook to construct a new one and a half story single-family dwelling at 261 Birch Street. The dwelling will have 1,777 SF of living area. It will include three bedrooms and two and a half bathrooms. Parking will be provided by a 11' wide driveway running along the west side of the house.

The property is zoned R-1, One-Family Residential and is subject to the Neighborhood Conservation Area, Subarea E 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 vacant but has previously been partially developed. An existing concrete pad will be demolished, and an existing concrete driveway shared with an adjacent lot (265 Birch St) will be incorporated into the new driveway. The width of the existing driveway has not been provided, and it is unclear how it will be incorporated or what the final width will be. Applicant should provide details for the new driveway.***
 - ***The plans indicate the dwelling will be 1.5 stories. The building will be 26'-1" high measured from the finished first floor; however, the height of the building from grade has not been provided.***
 - ***Setback dimensions provided:***
 - ***Front setback is 16.2'.***
 - ***East side setback is 8.8'.***
 - ***West side setback is not provided but is beyond the required 5' setback. Actual setbacks should be provided. .***
 - ***Rear setback is not provided but is beyond the required 20' setback. Actual setbacks should be provided.***

- b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
- ***There is an existing concrete driveway shared with the adjacent property at 265 Birch St. The plans indicate the driveway will be extended along the side of the house, and that the extension will be 11' wide. The plans are unclear about how the existing driveway will be incorporated. The applicant should clarify how the existing driveway will be utilized and provide the width of the driveway at its widest point.***
 - ***A new 4' sidewalk is proposed. The applicant should ensure the sidewalk also includes a 1' landscape zone between the paved area and the street, as required by the Architectural Design Standards.***
 - ***The curb cut for the driveway is not shown on the plans.***
 - ***The plans include a walkway to the house.***
 - ***The provided typical design cross sections contradict the proposed driveway shown in the plans and are not provided for sidewalks or walkways.***
- c. The locations, area and number of proposed parking spaces.
- ***An 11' wide driveway will extend along the side of the house for approximately 50'. This will accommodate the required 2 parking spaces.***
- 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.
- ***A permit to remove 12 trees from the site was issued November 11, 2018. The type and size of the trees was not documented. The applicant should provide detailed information on the trees that were 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.
- ***Lawn is to be planted with grass, shrubs, and crape myrtle trees. A street tree will be required per the Architectural Design Standards.***
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- 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 or are 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 7,405 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 2,962 SF. The plans indicate that the lot coverage will be 1,279 SF for the dwelling and 841 SF for the driveway. However, no lot coverage has been provided for the walkway. The total provided lot coverage is 2,120 SF or 29%, which is likely compliant. However, the applicant should provide the impervious surface area of the walkway.***
- 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 2.5 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 1,777 SF of living space, which is compliant.***
- f. Number of parking spaces and area of paved surface for parking and circulation.

- **An 11' driveway will run along the west side of the house.**
- (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 one and a half story single-family house.**
 - **Authorization of the property owner has been provided.**
 - **A development schedule has been provided.**

RECOMMENDATION

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

- Provide actual setbacks.
- Provide the width of the existing driveway.
- Provide the height of the building from grade.
- Clarify how the existing driveway will be utilized and provide the width of the driveway at its widest point.
- Ensure the sidewalk also includes a 1' landscape zone between the paved area and the street, as required by the Architectural Design Standards.
- Show the curb cut for the driveway on the plans.
- Provide correct typical design cross sections. The ones provided contradict the proposed driveway shown in the plans and are not provided for sidewalks or walkways.
- Provide the impervious surface area of the walkway.

In addition, the applicant should understand the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and changes may be required.

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



Approximate Location Map – 261 Birch Street