



DEPARTMENT OF PLANNING AND ZONING

PLANNER'S REPORT

DATE: September 4, 2019
TO: Adrienne Senter
FROM: Michael Smith
RE: **Site Plan Review – 451 Walnut Street**

BACKGROUND

The City of Hapeville has received a site plan application from Bernard Vigilance to construct a new single-family dwelling at 451 Walnut Street. The dwelling will have four finished bedrooms and three finished bathrooms, as well as two unfinished bedrooms and two potential bathrooms in the basement. The structure will be built on a hill, with a height of 1.5 stories at the front and 2.5 stories in the rear. The property is currently vacant. The dwelling will have 2,337 SF of heated floor area, a 1,358 SF unheated basement, and a 484 SF two-car garage, with a total roofed area of 4,275 SF including a porch.

The property is zoned R-SF - Residential Single-Family, 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 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;
- (2) Group homes, subject to the restrictions in section 93-2-19;
- (3) Playgrounds, parks and buildings operated on a noncommercial basis, solely for recreational purposes; and
- (4) Customary accessory uses and buildings used for utility storage not to exceed 600 square feet.

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 site plan shows the subject tract as currently occupied by an existing single-family dwelling and an existing driveway. However, the site is currently vacant.***
 - ***The plans indicate the structure will be built on a hill, with a height of 1.5 stories at the front and 2.5 stories in the rear. The applicant should provide the height of the structure from grade at both the front and the rear in feet.***
 - ***Setback dimensions provided:***

- **Front setback is 16.7'.**
 - **East side setback is 13.8'.**
 - **West side setback is 6.5'.**
 - **Rear setback is 45.9'.**
- 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 driveway but does not indicate the width. The applicant should indicate the width of the proposed driveway and curb cut.**
 - **The plans include a new 5' sidewalk with landscape zone.**
 - **The plans include a walkway from the entrance to the street.**
 - **The Applicant should provide design cross sections for all driveways, walkways, sidewalks, and curb cuts.**
- c. The locations, area and number of proposed parking spaces.
- **Parking will be provided by a two-car garage in the rear of the house.**
- 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.
- **The plans indicate there is one 32' oak tree in the rear yard, which will 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.
- **Two "small" trees are to be planted in the supplemental area. The applicant should provide the type of trees to be planted, such as hardwood, evergreen, etc.**
- 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 4,000 SF. The proposed site area is 7,905 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 70%, or 5,534 SF. The plans indicate that the lot coverage will be 1,534 SF for the building area, 484 SF for the garage, 1,350 SF for the driveway and walkway, and 96 SF for the porch, for a total coverage of 3,464 SF or 43.7%, 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 4 bedrooms and 3 bathrooms as built with the option to add two more bedrooms and 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 1,000 SF. The proposed dwelling will have 2,337 SF of heated floor area plus a 1,358 SF unfinished basement, which is compliant.***
 - f. Number of parking spaces and area of paved surface for parking and circulation.
- ***Parking will be provided by a two-car garage in the rear of the dwelling, connected to the street by a driveway with a turnaround area. The applicant should provide the width of the driveway.***

- (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 1.5/2.5 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:

- The applicant should provide the height of the structure from grade at both the front and rear in feet.
- The applicant should indicate the width of the proposed driveway and curb cut.
- The applicant should provide design cross sections for the driveway, walkway, sidewalk, and curb cut.
- The applicant should provide the type of trees to be planted, such as hardwood, evergreen, etc.

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 – 451 Walnut Street.