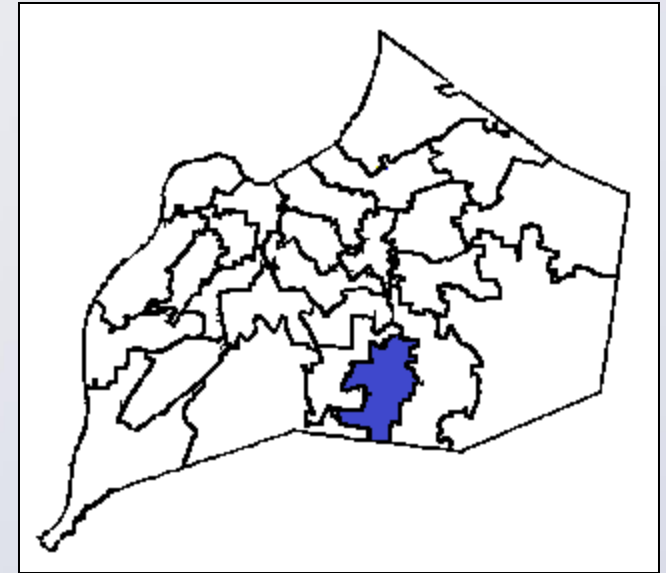
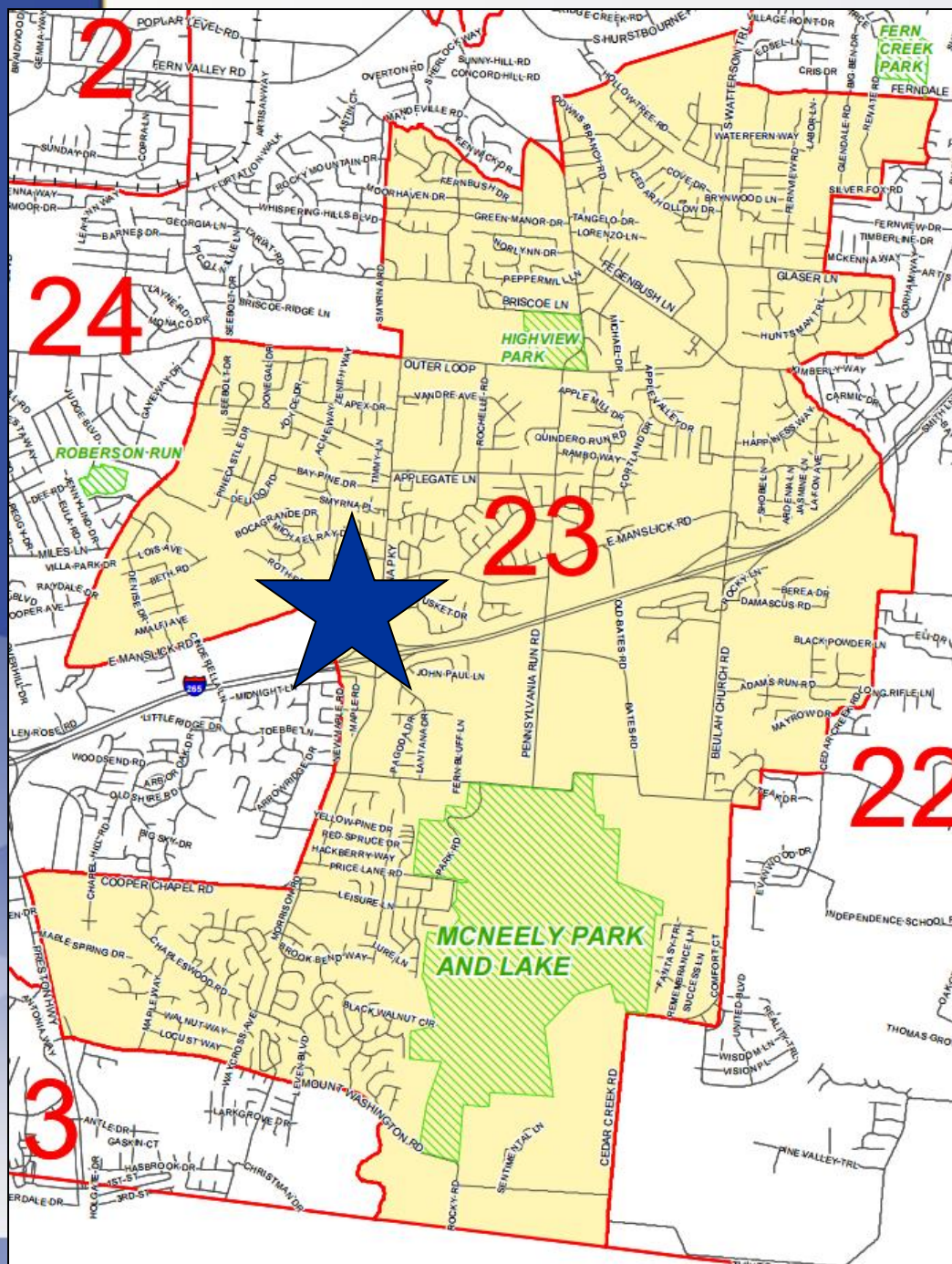


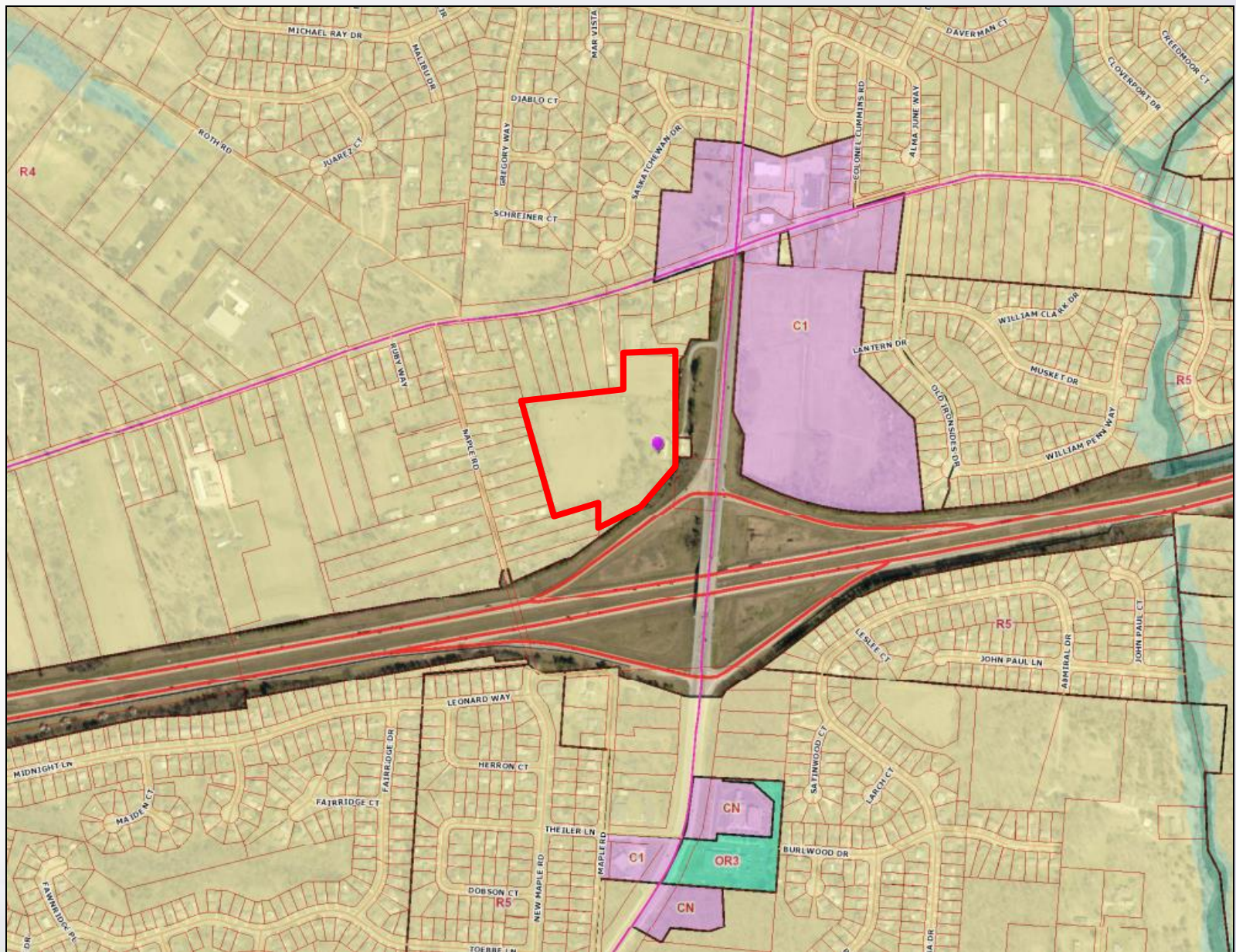
17ZONE1045 SMYRNA VILLAGE

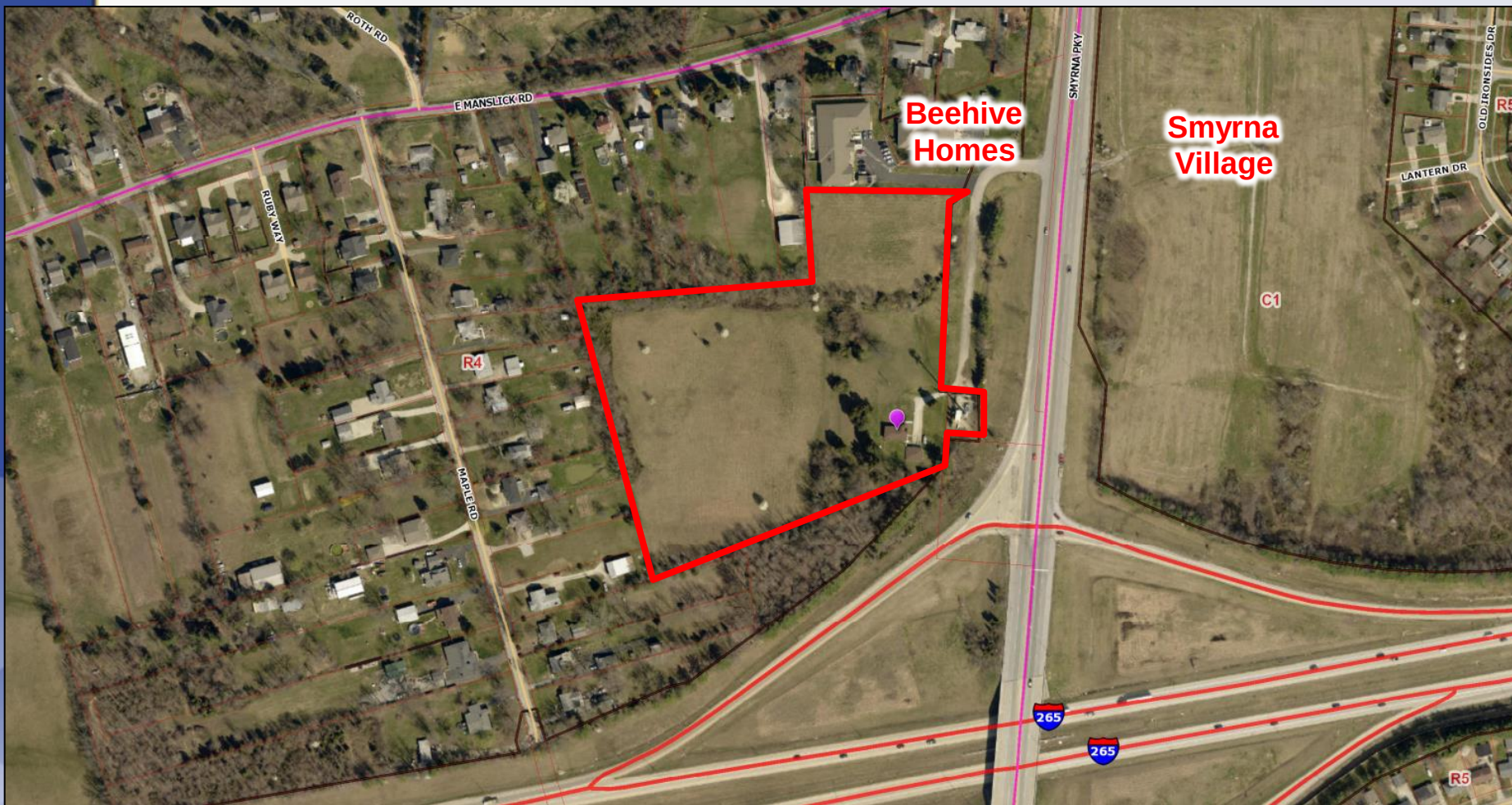


Planning, Zoning & Annexation Committee
April 17, 2018



8912 Smyrna Parkway
District 23 -
James Peden





Requests

- Change in Zoning from R-4, Single-Family Residential to C-2, Commercial on 10.66 acres
- Conditional Use Permit for mini-storage on 2.28 acres with relief for the 30' setback on the east property line of Lot 4
- Variances:
 - 1. Variance from Section 5.3.1.C.5 to allow primary retail building to exceed the maximum 150' setback
 - 2. Variance from Section 5.3.1.C.5 to allow pavement within a portion of the non-residential to residential 50' setback
 - 3. Variance from Section 8.3.3.B.10.d to allow freestanding signs to be 120 square feet in area and 26 feet in height

Requests

- **Waivers:**
 - 1. Waiver from Section 5.8.1.B to omit a portion of sidewalk along Smyrna Pkwy
 - 2. Waiver from Section 10.2.4.B.3 to allow utility easements to encroach more than 50% into the required Landscape Buffer Area along the frontage of Lots 1 and 2
 - 3. Waiver from Section 10.3.5.A.1 to reduce the required 30' Parkway Buffer to 15' along a portion of Smyrna Pkwy
- **Detailed District Development Plan with Binding Elements**

Case Summary

- Large agricultural site with a single family home (TBR)
- Located northwest of Smyrna Pkwy/I-264 interchange
- Commercial development with 2 free standing restaurants, mixed-retail/restaurant and mini-storage
- Access from a frontage road off of Smyrna

Subject Site



Subject Site



Surrounding Area Photos



Surrounding Area Photos



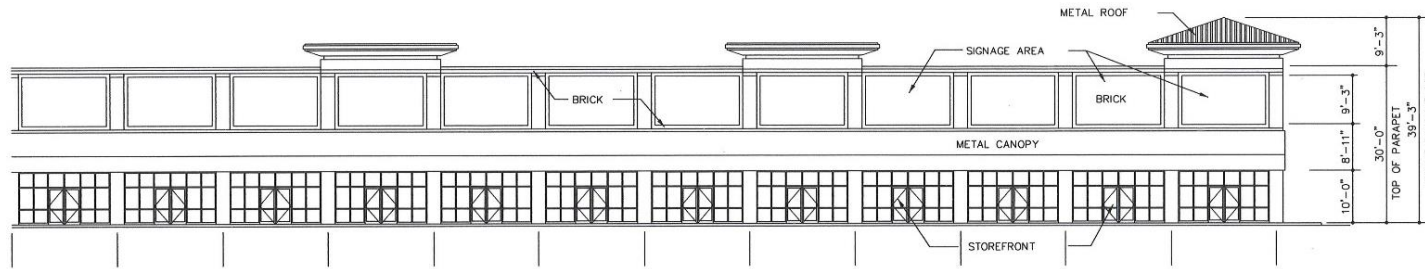
VOLUME REQUIRED:
 $2.8/12 \times (0.85 - 0.26) \times 10.6 \text{ AC} \times 1.5 (\text{POND CREEK}) = 2.189 \text{ AC-FT or } 95,348 \text{ C.F.}$
 APPROXIMATE VOLUME PROVIDED:
 $25,643 \text{ SQ.FT.} \times 4' (\text{DEPTH}) = 102,572 \text{ C.F.}$

TREE CANOPY CALCULATIONS

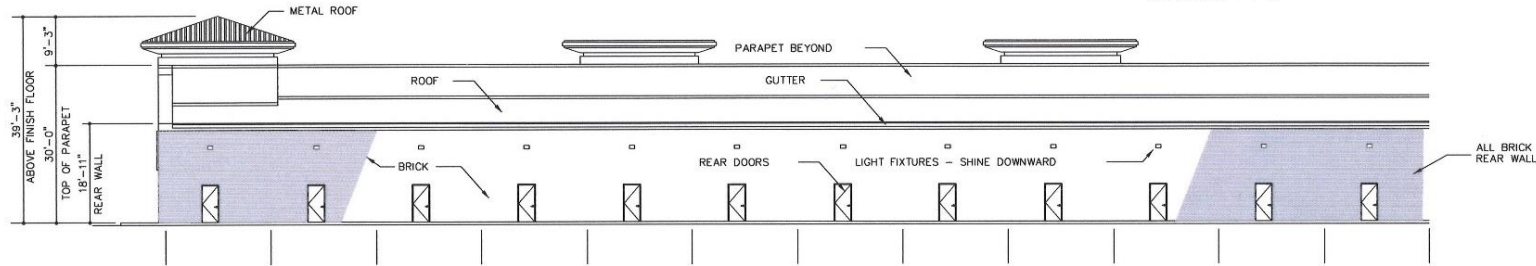
TREE CANOPY CATEGORY CLASS C

SITE AREA: 464,409 S.F.
 EX. TREE CANOPY ON SITE: 129,891 S.F. (28%)
 EX. TREE CANOPY TO BE PRESERVED: 39,707 S.F. (8.5%)
 TREE CANOPY REQUIRED: 92,882 S.F. (20%)
 (TOTAL SITE HAS 2+40% EX. CANOPY COVERAGES)
 ADDITIONAL TREE CANOPY REQUIRED: 53,175 S.F. (11.5%)
 ADD'L TREE CANOPY TO BE PROVIDED: 63,280 S.F.
 74 TREE 4" TREES @ 720 S.F.T.
 TOTAL TREE CANOPY TO BE PROVIDED: 92,987 S.F. (20%)

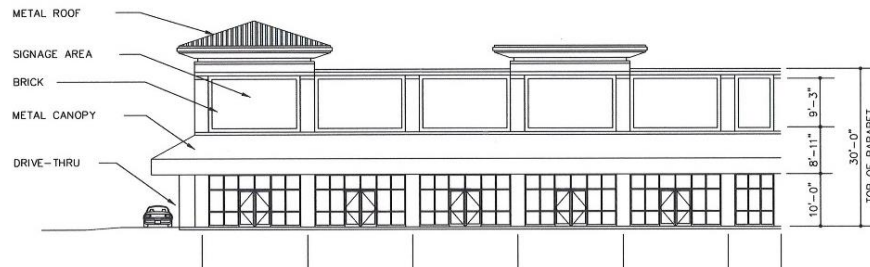




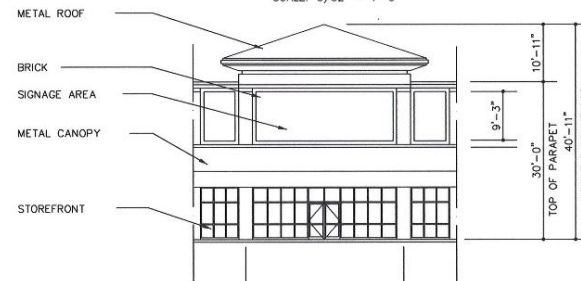
MAIN - EAST - ELEVATION
SCALE: 3/32" = 1'-0"



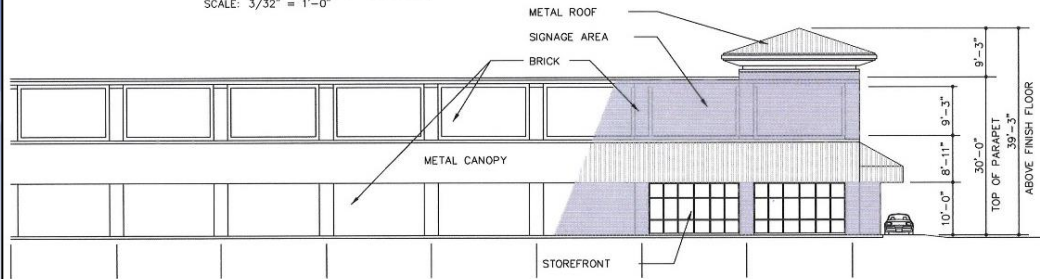
REAR - WEST - ELEVATION - FACING MINI-STORAGE
SCALE: 3/32" = 1'-0"



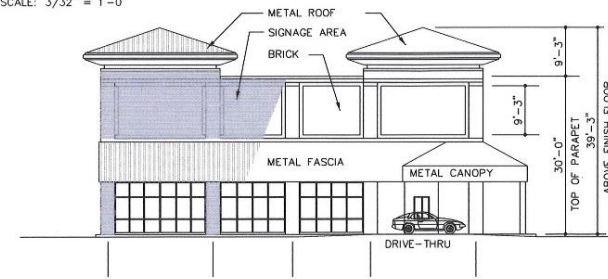
MAIN - NORTH - ELEVATION
SCALE: 3/32" = 1'-0"



MAIN CORNER - NORTHEAST - ELEVATION
SCALE: 3/32" = 1'-0"



FREEWAY - SOUTH - ELEVATION
SCALE: 3/32" = 1'-0"



DRIVE-THRU END - EAST - ELEVATION
SCALE: 3/32" = 1'-0"

Public Meetings

- Neighborhood Meeting on 10/11/2017
 - Conducted by the applicant, 15 people attended the meeting
- LD&T meeting on 2/8/2018
- Planning Commission public hearing on 3/15/2018
 - No one spoke in opposition.
 - The Commission recommended approval of the change in zoning from R-4 to C-2 with a vote of 8-0 (two members were not present).