



City of Dallas

Planning & Zoning Commission

June 1, 2023

6:00PM

DALLAS CITY HALL

129 E. Memorial Dr

Dallas, GA 30132

Z-2023-02

Z-2023-02

STAFF COMMENTS:

The applicant (Blue River Development Acquisitions, LLC) is proposing to rezone 9.23 acres from R-1 to R-2C. The property is located at 250 Polk Avenue.

Properties that border the site to the North, East, South, and West are currently inside City limits.

A. Existing land use and zoning classification of nearby property:

ADJACENT ZONING

ADJACENT DEVELOPMENT

NORTH: Dallas R-1

NORTH: Undeveloped

EAST: Dallas R-1

EAST: Residential, single family

SOUTH: Dallas R-1

SOUTH: Residential, single family

EAST: Dallas R-2

EAST: Residential, single family

B. Permitted Use impact on adjacent properties.

All surrounding properties are single family residential.

C. Adverse effect on the usability of adjacent or nearby property?

None

D. Proposal cause excessive or burdensome use of streets, transportation facilities, utilities, schools

Increased traffic on City streets. May increase student population of nearby schools.

E. Supported by current conditions

Water and Sewer are available.

F. 2022 Comp Plan

Matches the 2022 Comp Plan Future Land use map as Residential.

DEPARTMENT COMMENTS:

Administration:

None.

Business Development:

None received.

Community Development:

Development plan conforms with new R-2C zoning district requirements.

Police:

None received.

Public Works:

- 1- Public water and sewer are available and supplied by the City of Dallas
- 2- Off-site sewer infrastructure is required; Owner/developer is responsible for connection to existing gravity sewer located in West Wood Development.
- 3- West Dallas Special Utility District: Owner/developer is responsible for a \$1,843.00 per lot utility fee payment required at time of final plat approval. This fee is in addition to the standard water and sewer tap fees imposed on each lot.
- 4- Zoning Plan shall be constructed in general conformity to the site plan provided in zoning application. Staff having the ability to grant up to 5% modification to the lots and plan.
- 5- Buffer requirement of 20-foot planted or natural (where possible) buffer shall be included around the entire site perimeter.
- 6- Owner/developer is responsible: Providing a professionally landscaped entrance.
- 7- Owner/developer is responsible: Required Polk Ave. roadway and development entrance improvements, per city's development regulations.
- 8- Owner/ developer is responsible: Flock camera to be install at development entrance compatible with the City of Dallas Police Department system.
- 9- H.O.A mandatory with mandatory membership.
- 10- The architectural style, composition and design of the proposed single-family homes shall be constructed consistent with blended building material that may include the application of stone, brick, hardi-plank, shake, and board and batten. No vinyl materials shall be used on the exterior of the proposed homes. Owner/ developer shall supply for City of Dallas approval,

detailed architectural elevation design plans for front, left side, right side, and rear of homes for each home to be constructed.

Recreation:
None.

Based on the preceding analysis, staff recommends approval with the following stipulations:

1. Off-site sewer infrastructure is required. Owner/developer is responsible for connection to existing gravity sewer located in West Wood Development.
2. West Dallas Special Utility District: Owner/developer is responsible for a \$1,843.00 per lot utility fee payment required at time of final plat approval. This fee is in addition to the standard water and sewer tap fees imposed on each lot.
3. Development shall be constructed in general conformity to the site plan provided in zoning application. Staff having the ability to grant up to 5% modification to the lots and plan.
4. Buffer requirement of 20-foot planted or natural (where possible) buffer shall be included around the entire site perimeter.
5. Owner/developer is responsible for providing a professionally landscaped entrance.
6. Owner/developer is responsible for providing required Polk Avenue roadway and development entrance improvements, per City's development regulations.
7. Owner/developer is responsible for providing and installing Flock camera at development entrance compatible with the City of Dallas Police Department system.
8. Home Owners Association with mandatory membership required.
9. Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of homes for each home to be constructed. No vinyl materials shall be used on the exterior of the proposed homes.

Unless explicitly stated herein, all other lot development standards shall comply with the R-2C zoning district as written in the City of Dallas Code of Ordinances.

The findings made herein are the opinions of the City of Dallas, Ga Development staff and do not constitute a final decision. The City of Dallas, Ga Mayor and Council makes the final decision on all Zoning/Rezoning, Land Use Permit, Special Use Permit, and Medical Hardship Applications.

City of Dallas, Ga Planning and Zoning Commission Decision

Application # **Z-2023-02**

The City of Dallas, Ga Planning and Zoning Commission **APPROVES / DENIES** application # **Z-2023-02** on this _____ day of _____, 2023 with city recommended stipulations as referenced below.

1. Off-site sewer infrastructure is required. Owner/developer is responsible for connection to existing gravity sewer located in West Wood Development.
2. West Dallas Special Utility District: Owner/developer is responsible for a \$1,843.00 per lot utility fee payment required at time of final plat approval. This fee is in addition to the standard water and sewer tap fees imposed on each lot.
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Applicant Signature

Planning and Zoning Commissioner

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The decision regarding this application made herein is the decision of the City of Dallas, Ga Planning and Zoning Commission and do not constitute a final decision. The City of Dallas, Ga Mayor and Council makes the final decision on all Zoning/Rezoning, Land Use Permit, Special Use Permit, and Medical Hardship Applications.

City of Dallas, Ga Mayor and Council Final Application Decision

Application # Z-2023-02

The City of Dallas, GA Mayor and Council APPROVES / DENIES application # Z-2023-02 on this _____ day of _____, 2023 with city recommended stipulations as referenced below.

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Applicant Signature

Mayor

City Clerk

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*The decision regarding this application made herein is the decision of the City of Dallas, Ga Mayor and Councils **final decision**. The City of Dallas Mayor and Council makes the final decision on all Zoning/Rezoning, Land Use Permit, Special Use Permit, and Medical Hardship Applications. The above parties agree to decision and stipulations if applicable. Upon final annexation recording, recorded documents will be added to this packet.*