



C H A T H A M C O U N T Y - S A V A N N A H

METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: OCTOBER 9, 2018

TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petition to Rezone Property
Savannah College of Art and Design, Owner
Harold Yellin, Agent
One West Victory Drive
Aldermanic District: 5 (Shabazz)
County Commission District: 5 (Odell)
Property Identification Numbers: 2-0074-26-006
File No. 18-004740-ZA

MPC ACTION:

Denial of the requested rezoning to RIP-D and approval a rezoning to the TC-2 district in conjunction with amendments to Article K (MPC File No. 18-005583).

MPC STAFF RECOMMENDATION:

Denial of the requested rezoning to RIP-D and approval a rezoning to the TC-2 district in conjunction with amendments to Article K (MPC File No. 18-005583).

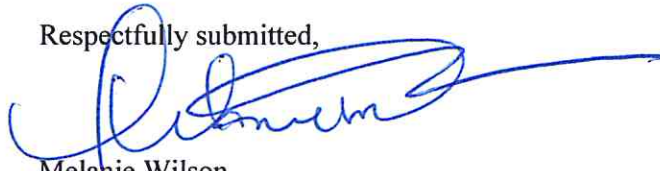
MEMBERS PRESENT: 11 + Chairman

Joseph Ervin, Chairman	Lee Smith
Thomas Branch	Linder Suthers
Travis Coles	Tom Woiwode
Ellis Cook	
Roberto Hernandez	
Karen Jarrett	
Lacy Manigault	
Tanya Milton	
Eula Parker	

PLANNING COMMISSION VOTE: Approve Staff Recommendation (12-0)

APPROVAL Votes: 12	DENIAL Votes: 0	ABSENT
Ervin Branch Cook Coles Hernandez Jarrett Manigault Milton Parker Smith Suthers Woiwode		Noha Welch

Respectfully submitted,



Melanie Wilson
Executive Director

/jh

Enclosure

cc Luciana Spracher, Interim Clerk of Council
Brooks Stillwell, City Attorney
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Beth Barnes, Department of Inspections



Chatham County - Savannah Metropolitan Planning Commission

October 9, 2018 Regular MPC Meeting

Title

REZONING MAP AMENDMENT | 1 West Victory Drive| P-RIP-B (Planned Residential Medium Density to P-R-I-P-D (Planned Residential I Medium Density) | MPC File No. 18-004740-ZA

Description

Petition to Rezone Property
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One West Victory Drive
Aldermanic District: 5 (Shabazz)
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Property Identification Numbers: 2-0074-26-006
File No. 18-004740-ZA

Marcus Lotson, MPC Project Planner

Recommendation

Staff recommends denial of the requested rezoning and approval of an alternative zoning.

Contact

Financial Impact

Review Comments

Attachments

- 📎 [Maps.pdf](#)
- 📎 [Staff Report-18-004740-ZA-MAP.pdf](#)
- 📎 [RIP-B Uses.pdf](#)
- 📎 [RIP-D Uses.pdf](#)



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METROPOLITAN PLANNING COMMISSION

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M E M O R A N D U M

TO: **The Mayor and Aldermen, City of Savannah**

FROM: **The Planning Commission**

DATE: **October 9, 2018**

SUBJECT: **Petition to Rezone Property**
 Savannah College of Art and Design, Owner
 Harold Yellin, Agent
 One West Victory Drive
 Aldermanic District: 5 (Shabazz)
 County Commission District: 5 (Odell)
 Property Identification Numbers: 2-0074-26-006
 File No. 18-004740-ZA

Marcus Lotson, MPC Project Planner

REPORT STATUS: Initial Report

Issue:

A request to rezone property at One West Victory Drive from the P-RIP-B* (Planned Residential - Medium Density - Site Plan Specific) zoning classification to the P-RIP-D (Planned Residential – Medium Density) zoning classification.

Background:

In 2007, the subject properties were rezoned from an I-L (Light Industrial) and a R-B (Residential Business) zoning classification to an R-I-P-B (Residential-Medium Density) zoning classification in conjunction with the approval of a General Development Plan in accordance with Ordinance Section 8-3031(D)(1)(a) subject to a finding of an “unusual or extraordinary condition.” The General Development Plan, MPC File No. P-070215-34479-2, was made a part of the approval and constituted the approved use of the site. The approved uses for the site consisted of 105 residential units and 17,000 square feet of commercial space.

A subsequent General Development Plan was submitted to and approved by the Metropolitan Planning Commission on April 3, 2012 and by the Mayor and Aldermen on

May 3, 2012. The approved amended General Development Plan consisted of 121 dwelling units, 10,341 square feet of commercial space, and a four-story parking garage. The Specific Development Plan was later approved by the Metropolitan Planning Commission with some revisions that included the following:

- The number of residential units had been decreased from 121 to 114.
- The total amount of retail space had been reduced from 10,341 square feet to 6,435 square feet.
- The total number of off-street parking spaces within the proposed parking garage had been slightly increased from 216 spaces to 218 spaces.

This represents what was eventually developed and exists on site today. Since the opening it has operated as a multifamily residential dwelling with ancillary commercial and has since been purchased by the Savannah College of Art and Design to serve as a residence hall. Since no new structures are proposed and only the ownership and operation of the facility would change in this scenario, additional impacts to the surrounding community are not likely.

Facts and Findings:

1. **Public Notice:** As required by the City of Savannah Zoning Ordinance, all property owners within 300 feet of the subject property were sent notices of the proposed rezoning. The property is in the vicinity of the Bingville, Cann Park, Ardsley / Chatham Crescent, Metropolitan and Thomas Square neighborhoods. Public notice was also posted in various locations around the site.
2. **Existing Zoning and Development Pattern:** The land uses and zoning districts surrounding the subject site include:

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Commercial	TC-2(Mid-City) [1]
South	Commercial	P-B-G-1; I-L [2]
East	Residential	R-6 [3]
West	Civic / Residential / Commercial	R-B; I-L [4]

[1] Traditional Commercial
 [2] Planned General Business; Light Industrial
 [3] Single family residential
 [4] Residential Business; Light Industrial

3. **Existing P-RIP-B Zoning District:**

- a. **Intent of the P-RIP-B District:** The intent of the P-RIP-B (Planned Residential – Medium Density) zoning district is to promote residential land uses with a density of no more than 70 dwelling units per acre.
 - b. **Allowed Uses:** See attached list of uses
 - c. **Development Standards:** *Note:* other than density, district standards are the same
4. **Proposed P-RIP-D Zoning District:**
- a. **Intent of the P-RIP-D District:** the intent of the P-RIP-D is to stabilize land use intensity in RIP-D zoning districts to not more than 100 dwelling units per gross acre of residential land. Such districts are intended to be located so as to provide transitional areas between residential uses and more intensive uses and/or districts.” (For Residential Dormitories, a maximum of 150 dwelling units per acre is permitted.)
 - b. **Proposed Uses:** See attached list of uses.
 - c. **Proposed Development Standards:** *Note:* other than density, district standards are the same
5. **Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map designates the subject property as Traditional Commercial. The traditional Commercial Designation is defined as “Business areas in close proximity to downtown or in outlying historically settled areas having development patterns characteristic of the Planned Town, Streetcar, and Early Automobile eras. This category includes residential uses that are compatible with the character of adjacent neighborhoods.”
6. **Public Services and Facilities:** The property is served by the Savannah Police Department, City of Savannah fire protection and by City of Savannah water and sanitary sewer.
7. **Transportation Network:** The subject property is bounded by Victory Drive, a major arterial street under the jurisdiction of the Georgia Department of Transportation, Barnard Street and West 44th Street where vehicle access occurs.

SUMMARY OF FINDINGS

1. *Will the proposed zoning district permit uses that would create traffic volumes, noise level, odor, airborne particulate matter, visual blight, reduce light or increased density of development that would adversely impact the livability or quality of life in the surrounding neighborhood?*

Yes ___ No X

2. *Will the proposed zoning district permit uses that would adversely impact adjacent and nearby properties by rendering such properties less desirable and therefore less marketable for the type of development permitted under the current zoning?*

Yes ___ No X

3. *Will the proposed zoning district permit uses that would generate a type or mix of vehicular traffic on a street or highway that is incompatible with the type of land use development along such street or highway?*

Yes ___ No X

4. *Will the proposed zoning district permit uses that would generate greater traffic volumes at vehicular access points and cross streets than is generated by uses permitted under the current zoning district to the detriment of maintaining acceptable or current volume capacity (V/C) ratio for the streets that provide vehicular access to the proposed zoning district and adjacent and nearby properties?*

Yes ___ No X

5. *Will the proposed zoning district permit uses or scale of development that would require a greater level of public services such as drainage facilities, utilities, or safety services above that required for uses permitted under the current zoning district such that the provision of these services will create financial burden to the public?*

Yes ___ No X

6. *Will the proposed zoning district permit uses or scale of development that would adversely impact the improvement or development of adjacent and nearby properties in accordance with existing zoning regulations and development*

controls deemed necessary to maintain the stability and livability of the surrounding neighborhood?

Yes ___ No X

7. *Will the proposed zoning district permit development that is inconsistent with the comprehensive land use plan?*

Yes ___ No X

ALTERNATIVES:

1. Approve the petitioner's request as presented.
2. Deny the petitioner's request.
3. Deny the petitioner's request and approve an alternative classification.

POLICY ANALYSIS:

The petitioner is requesting to rezone property that is currently developed with a multi family residential structure, commercial use and a structured parking facility. The proposed rezoning is not likely to change the impact of the existing use on site. Due to the fact the existing development is relatively new, major physical changes are unlikely. This zoning request, however, was filed in conjunction with two other requests to rezone properties to the west between Barnard Street and Montgomery Street, File Nos. 18-004742-ZA and 18-005020-ZA. The intent of these rezoning requests is to provide an avenue for the development of residence hall and other uses associated with the Savannah College of Art and Design. Staff found that due to the scale of the project, a more feasible alternative would be to include all the properties submitted for rezoning into the Mid City district and propose amendments relevant to certain properties but not Mid City at large.

RECOMMENDATION:

Although staff finds that the impact of rezoning the subject property to the RIP-D classification is negligible. Due to the alternative recommendation being provided for the related petitions mentioned above, the Planning Commission recommends **denial** of the rezoning and **approval** of the alternative identified in file no. 18-004742-ZA.