



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, Petitioner**

**William and Emma Simon; LGB North 44<sup>th</sup> Street, LLC**

**Harold Yellin, Agent**

**203, 221, 227, 301, 303 West Victory Drive; 202, 208, 210, 212, 214 & 322 West 44<sup>th</sup> Street**

**Aldermanic District: 5 (Shabazz)**

**County Commission District: 5 (Odell)**

**Property Identification Numbers: 2-0074-27-004; -005; -007; --008; -009; -010; -011; -012; -013; -014; -015; and -016**

**File No. 18-004742-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  
Thomas Branch  
Travis Coles  
Ellis Cook  
Roberto Hernandez  
Karen Jarrett  
Lacy Manigault  
Tanya Milton  
Eula Parker

Lee Smith  
Linder Suthers  
Tom Woiwode

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

<b>APPROVAL Votes: 12</b>	<b>DENIAL Votes: 0</b>	<b>ABSENT</b>
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 | 203, 221, 227, 301, 303 West Victory Drive; 202; 208; 210; 212; 214 & 322 West 44th Street | Rezone from R-B; B-N; B-C and I-L to P-RIP-D

#### Description

##### **Petition to Rezone Property**

**Savannah College of Art and Design, Petitioner**

**William and Emma Simon; LGB North 44th Street, LLC**

**Harold Yellin, Agent**

**203, 221, 227, 301, 303 West Victory Drive; 202, 208, 210, 212, 214 & 322 West 44th Street**

**Aldermanic District: 5 (Shabazz)**

**County Commission District: 5 (Odell)**

**Property Identification Numbers: 2-0074-27-004; -005; -007; --008; -009; -010; -011; -012; -013; -014; -015; and -016**

**File No. 18-004742-ZA**

**Marcus Lotson, MPC Project Planner**

#### Recommendation

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

#### Contact

#### Financial Impact

#### Review Comments

#### Attachments

- 📎 [Maps.pdf](#)
- 📎 [Submittal 1\\_SCAD Victory Village 2\\_Gen Dev Plan\(ebennett@husseygaybell.com\).pdf](#)
- 📎 [Photos.pdf](#)
- 📎 [All Properties Map.pdf](#)
- 📎 [Staff Report 18-004742-ZA.pdf](#)



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

---

**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, Petitioner**  
**William and Emma Simon; LGB North 44<sup>th</sup> Street, LLC**  
**Harold Yellin, Agent**  
**203, 221, 227, 301, 303 West Victory Drive; 202, 208, 210, 212, 214 & 322**  
**West 44<sup>th</sup> Street**  
**Aldermanic District: 5 (Shabazz)**  
**County Commission District: 5 (Odell)**  
**Property Identification Numbers: 2-0074-27-004; -005; -007; --008; -009; -**  
**010; -011; -012; -013; -014; -015; and -016**  
**File No. 18-004742-ZA**

**Marcus Lotson, MPC Project Planner**

**REPORT STATUS: Council Report**

**Issue:**

A request to rezone 12 parcels that comprise the block bounded by Victory Drive West 44<sup>th</sup> Street, Montgomery Street and Barnard Street to the P-RIP-D zoning classification.

**Background:**

The petitioner has acquired property at 1 West Victory Drive. The property is developed with a multifamily residential use and with ancillary commercial. This property was rezoned by request of the original developer to the P-RIP-B zoning classification in 2007 and was subsequently redeveloped in accordance with the site plan that was approved with the zoning. The petitioner intends to operate the existing multifamily residential building as a residence hall for the Savannah College of Art and Design students.

Adjacent to the property at 1 West Victory drive are 12 parcels west of Barnard Street currently under contract by the petitioner. The petitioner intends to redevelop these properties into additional residence halls and a structured parking facility. The petitioner is requesting that these properties be rezoned to the P-RIP-D classification. This classification

is one of two classifications in the Savannah Zoning Ordinance that permit residential dormitories, the applicants intended use.

**Proposed Zoning and Site Plan:**

The petitioned properties include R-B (Residential – Business) and BN (Neighborhood Business zoning on the properties that abut Victory Drive and I-L (Light Industrial) and BC (Community Business) for the properties that abut 44<sup>th</sup> Street. There are a variety of residential, institutional and commercial structures currently on these properties. The developed properties that abut 44<sup>th</sup> Street are residential. The petitioner is requesting the RIP-D zoning classification. That classification, by definition, requires that when it is established outside the Savannah Historic District, the rezoning request be accompanied by a General Development Plan. This is due to the fact that the district was designed as a downtown district and therefore the standards would be addressed through the criteria of the preservation ordinance. Although the light industrial zoning in particular on the south side of the property is incompatible, the proposed district does not appear to be appropriate either.

The petitioner has submitted a development plan in conjunction with this zoning request. The attached plan includes two buildings designed to serve as dormitories and a parking garage. The following standards are indicated on the plan:

Development Criteria		
	Required	Proposed
<b>Dwelling Units</b>	150 Units per acre (max)	150 Units per acre at buildout
355 Dwelling Units – 710 Beds Building 1 = 295 Beds Building 2 = 389 beds		
Parking	0.5 Space per bed = 355 plus 1 space per 2 employees = 5 Total required = 360	397 Proposed Garage
<b>Height</b>	No Max in RIP-D	6 Stories / 75 feet each bldg.
<b>Building Coverage</b>	75%	69%
<b>Landscape Quality Pts.</b>	1,000 Required	Undetermined
<b>Tree Quality Pts.</b>	4,000 Required	Undetermined
<b>Greenspace</b>	20% Required	11.2 % Proposed (Deficient)

**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 on August 30, 2018. Public notice was also posted in various locations around the sites. In addition, the applicant held a public meeting on October 3<sup>rd</sup>

where the proposed rezoning was presented to the individuals present. Approximately 20 individuals were present including MPC staff.

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 / Victory Dr.	TC-2; B-N; B-C
South	Single Family & Outdoor Storage 44 <sup>th</sup> St.	I-L; B-C
East	Multifamily residential / Barnard St	P-RIP-B
West	Commercial	B-C

3. **Existing R-B Zoning District:**

- a. ***Intent of the R-B District:*** As defined in the Zoning Ordinance, the intent of the R-B district is to "...create an area in which residential uses, institutional uses, professional uses and certain types of convenience-shopping-retail sales and services can be intermixed and at the same time prevent the development of slum and blight conditions..."
- b. ***Allowed Uses:*** The uses allowed within the R-B district appear in the attached chart.
- c. ***Development Standards:*** The development standards for the R-B district appear in the attached table.

**Existing I-L Zoning District:**

- a. ***Intent of the I-L District:*** As defined in the Zoning Ordinance, the intent of the I-L district is "...to create and protect areas for those industrial uses which do not create excessive noise, odors, smoke and dust and which do not possess other objectionable characteristics which might be detrimental to surrounding neighborhoods or to the other uses permitted in this district."
- b. ***Allowed Uses:*** The uses allowed within the I-L district appear in the attached chart.
- c. ***Development Standards:*** The development standards for the I-L district appear in the attached table.

**Existing B-C Zoning District**

- a. **Intent of the B-C District:** The intent of the B-C district is “to provide community shopping facilities consisting of a wide variety of sales and service facilities and locations that will be accessible to a market area containing from 35,000 to 70,000 people.”
- b. **Allowed Uses:** The uses allowed within the BC districts appear in the attached chart.
- c. **Development Standards:** The development standards for the BC district appear in the attached table.

**Existing B-N Zoning District**

- a. **Intent of the Neighborhood Business District:** “The purpose of this district shall be to provide convenient shopping facilities consisting of convenience goods and personal services in neighborhood market areas of from 3,000 to 5,000 people”.
- b. **Allowed Uses:** The uses allowed within the BN districts appear in the attached chart.
- c. **Development Standards:** The development standards for the BN district appear in the attached table.

4. **Proposed P-RIP-D Zoning District:**

- a. **Intent of the RIP-D District:** The intent of the RIP-D district 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. **Development Standards:** The development standards for the RIP-D district appear in the attached Table 1.
- c. **Allowed Uses:** The uses allowed within the RIP-D district appear in attached Table.

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.” The proposed development does not

appear to be compatible with the overall development pattern in the neighborhood as a whole. The overall pattern includes neighborhood scale buildings, typically 1-3 stories in height. Service oriented retail and commercial uses are common in the area.

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. The Fire Department has reviewed the proposed General Development Plan and has indicated that the north / south vehicular access through the site is inadequate to meet the required 20 foot width (not including loading zones.)
7. **Transportation Network:** The subject properties are bounded by Victory Drive, a major arterial street under the jurisdiction of the Georgia Department of Transportation, Barnard Street, Montgomery Street and West 44<sup>th</sup> Street. There is existing on street parking on the portion of Barnard Street that abuts the subject property. The other streets do not currently support on street parking. The petitioner, however, has indicated that it is their intent to establish additional on street parking on 44<sup>th</sup> street. The City of Savannah Traffic Engineer is in the process of reviewing the proposed General Development Plan. They have indicated that a Traffic Impact Analysis will be required to address the proposed increase in residential density on the corridor.
8. **Alternative Zoning:** The proposed RIP-D zoning classification was intended to be used in conjunction with the review procedures of section 8-3030, the Historic District zoning ordinance. Because of this, development standards such as height, setbacks and design criteria are not identified in the district requirements. Rezoning, at this location, to a district without the requisite standards was a concern of staff for a project of this significance. In discussion with the applicant, staff suggested that consideration be given to adding the subject properties on the south side of Victory Drive to the Mid – City boundaries, which currently include properties on the north side of Victory Drive. The intent of the proposal was to ensure that the development could go through a design review process as it relates to building form and design.

The petitioner was amenable to this possibility but indicated that certain amendments would be necessary to meet the standards of the Mid-City ordinance. Staff expressed concern about the proposed height of the three buildings shown on the plan of 6 stories and 75 feet, as well as the potential for very long unbroken facades and the lack of street engagement that could occur. These are some of the reasons that the Mid City district was recommended, the design review process would address these issues.

The initially proposed language for amendments to the Mid – City authored by the petitioner, in staff's opinion, went too far in removing the review criteria. The petitioner proposed exempting the subject properties from the Design Standards as outlined in Section 8-3216(3) of Article K and replacing them with new



development and design criteria that would apply to the subject properties. Additionally, exemption from the existing standards of Section 8-3324(7) which govern parking structures was proposed. New development and design criteria were proposed for this use by the petitioner, some of which staff found to be contrary to the intent of the ordinance. The petitioner indicated that the existing criteria, in many cases, could not be achieved for a development of the scale proposed. Staff recognizes a project of this scale is not typical in Mid-City and is supportive of certain amendments but believe that the review process as outlined in Article K, should largely stay intact.

### SUMMARY OF FINDINGS

1. *Could 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 X      No   

2. *Could 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. *Could 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 X      No   

4. *Could 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         Unknown, Traffic Study Pending

5. *Could 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. *Could 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 X No \_\_\_

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

Yes X No \_\_\_

#### **ALTERNATIVES:**

1. Approve the staff recommendation.
2. Approve the petitioner's request.
3. Deny the petitioner's request.

#### **POLICY ANALYSIS:**

Based on the preceding findings and in conjunction with the applicant, staff is recommending that the properties that have been identified in the zoning requests in MPC file Nos. 18-005020-ZA, 18-004740-ZA and 18-004742-ZA be included into the Mid City zoning district, via an amendment to the Boundary Description found in Article K of the Savannah Zoning Ordinance. In Addition, staff recommends that the following amendments, in **Bold** and underline, be adopted into Article K:

**Sec. 8-3199 Proposal to amend boundary description.**

**Sec.8-3200. Definitions.**

- (1) ***In general.*** The Defined Terms herein apply in addition to those found in Section 8-3002. Where this section specifies a defined term that includes the phrase, “any similar use”, such interpretation shall be made by the Zoning Administrator.
- (2) ***Defined Terms.***

***Agriculture, Personal.*** Agricultural activities intended for personal use such as gardening, beekeeping, the keeping of chickens, and uses of a similar nature. Personal agriculture activities involving animals are subject to additional restrictions in the City of Savannah Animal Control Ordinance.

***Apartment building used by a college (mixed use).*** A building which is managed and supervised by a public or private college or university either by lease or ownership which is designed to provide housing for students registered and attending the college or university, contains a mix of apartments and college dormitory units, may contain a kitchen for a restaurant or cafeteria-style dining area intended to serve only the residents of the building, and complies with the dwelling unit density requirements of the district. Within such use, two dormitory units shall be construed as the equivalent of an apartment for the purpose of density calculations.

***Dormitory.*** A multiple-unit residential structure or complex of structures, other than a hotel, motel, apartment building, boardinghouse, fraternity house, sorority house, or condominium complex, which is (1) established in connection with a college or university for the purpose of housing students registered and attending such institution and which is provided security by the college or university security forces or their equivalent and which has a full-time resident manager, or (2) a senior citizen congregate housing complex for the purpose of housing ambulatory elderly persons. Such use shall not contain kitchen facilities within individual living units. However, kitchenettes, not exceeding 25 square feet in area, may be allowed in individual congregate units provided a communal commercially equipped kitchen and a dining room that serves three meals daily exclusively for the residents and their guests are located in the complex.

***Dormitory unit.*** Living quarters within a college or senior citizen congregate housing development. Such units are further classified as college or senior citizen congregate dormitory units, as follow:

**(1) College dormitory unit. A bedroom unit within a college dormitory designed to house a maximum of two students. Such unit may include a bedroom, bathroom(s), study area(s) and other common area(s) not utilized for sleeping or food preparation. However, kitchenettes, not exceeding 25 square feet in area, may be allowed in individual congregate units provided a communal commercially equipped kitchen and a dining room that serves three meals daily exclusively for the residents and their guests are located in the complex.**

**(2) Senior citizen congregate dormitory unit. Living quarters within a senior citizen congregate dormitory for a maximum of two senior persons, containing no more than 600 square feet per unit including two or fewer bedrooms, bathroom(s) and Section 8-3002 8 other common area(s) not utilized for sleeping or food preparation. However, kitchenettes, not exceeding 25 square feet in area, may be allowed in individual congregate units provided a communal commercially equipped kitchen and a dining room that serves three meals daily exclusively for the residents and their guests are located in the complex.**

**Sec. 3205 Site Plan Review**

Type of Development	No Plan Required	Sketch Site Plan	Minor Site Plan	Major Site Plan
Approved by:	Zoning Administrator	Site Plan Administrator	Site Plan Administrator	MPC
<b>RESIDENTIAL</b>				
<b>New Development</b>				
Single-family or two-family subdivision	✓			
At least 3, but no more than 5 residential/ <u>college dormitory units</u>		✓		
Over 5, but no more than 50 residential/ <u>college dormitory units</u>			✓	
Over 50 residential/ <u>college dormitory units</u> (not subdivision)				✓
<b>Expansion or Renovation</b>				
Up to 5 residential/ <u>college dormitory units</u> added or modified		✓		
Over 5, but no more than 50 residential/ <u>college dormitory units</u>			✓	
Over 50 residential/ <u>college dormitory units</u>				✓
<b>NONRESIDENTIAL</b>				
<b>New Development</b>				
Up to 2,500 SF Gross Floor Area		✓		
Over 2,500 SF, but no more than 50,000 SF			✓	
Over 50,000 SF Gross Floor Area				✓
<b>Expansion or Renovation</b>				

Up to 5,000 SF added or modified		✓		
Over 5,000 SF, but no more than 25,000 SF			✓	
Over 25,000 SF				✓
<b>MISCELLANEOUS</b>				
Site Plan Requiring Waiver				✓

**Sec. 3216 Traditional Commercial Districts**

**(2) Principal Uses.**

- (a) The following principal uses are permitted by right, or permitted as a special use by the Board of Appeals in accordance with Special Use Review.

<b>TC- Districts</b>	<b>TC-1</b>	<b>TC-2</b>	<b>Standards</b>
<b>Key: L = Permitted * = Subject to Special Use Review</b>			
<b>RESIDENTIAL USES</b>			
Single-family detached, semi-detached or end-row, attached or row	L	L	
Two-family detached, semi-detached or end-row, attached or row	L	L	
Multifamily (3 or more units)	L	L	8-3217(3)
Conversion to provide additional units in existing structure	*	*	8-3217(2)
Bed and breakfast inn (up to 8 guest rooms)	L	L	8-3217(1)
Accessory dwelling, garage apartment, carriage house, caretaker's quarters	L	L	8-3217(4)
Upper-story residential	L	L	
Short-term vacation rental <i>[Adopted 11/10/14; effective 1/1/15 (14-003621-ZA)]</i>	L	L	8-3217(5)
<b>CIVIC USES</b>			
Adult group day care home (7 to 18 people)	L	L	8-3218(1)
Adult day care center (over 18 people)	L	L	8-3218(1)
Ambulance service, rescue squad	*	L	8-3218(2)
Apartment building used by college	L	L	
College, university	L	L	
Congregate care home (over 15 people)	*	*	8-3218(3)
Convent, monastery	L	L	
Day care home, Group (7 to 18 children)	L	L	8-3218(4)
Day care center (over 18 children)	L	L	8-3218(4)
Dormitory	L	L	
Eleemosynary or philanthropic institution	L	L	

TC- Districts	TC-1	TC-2	Standards
<b>Key: L = Permitted * = Subject to Special Use Review</b>			
Food service center for homeless	L	L	
Group care home (7 to 15 people)	L	L	8-3218(5)
Homeless shelter (emergency)	*	*	8-3218(6)
Museum, library	L	L	
Place of worship	L	L	
Public uses, including recreation sites	L	L	
School, public or private (K-12)	L	L	
Single room occupancy residence	L	L	8-3218(8)
Special needs housing	L	L	8-3218(9)
Technical, trade or business school	L	L	
Utility, minor	L	L	
<b>COMMERCIAL USES</b>			
Artist studio, gallery	L	L	
Bar, nightclub, tavern	*	*	8-3219(2)
Boarding or rooming house (up to 10 people)	L	L	8-3219(3)
Club, lodge	*	*	
Contractor's office	L	L	8-3219(4)
Dormitory for college or university		L	
Fraternity, sorority house	*	*	
Funeral home	L	L	
Gas station with convenience retail	*	L	8-3219(5)
Greenhouse, plant nursery		L	
Hotel, motel		L	
Indoor recreation (commercial)	L	L	
Inn, hostel	L	L	8-3219(6)
Manufacturing, Limited		L	8-3219(7)
Microbrewery <small>(17-001851-ZA; adopted 6/8/17)</small>	*	*	8-3219(18)
Office, General	L	L	8-3219(8)
Office, Medical	L	L	
Outdoor recreation (commercial)		L	
Package alcohol sales	*	*	8-3219(9)
Restaurant without alcohol sales	L	L	8-3219(10)
Restaurant with alcohol sales	*	*	8-3219(10)
Retail, General	L	L	8-3219(11)
Retail, Neighborhood	L	L	8-3219(11)
Self-storage facility		L	8-3219(12)
Service, General	L	L	8-3219(13)
Service, Neighborhood	L	L	8-3219(13)
Shooting range, indoor		*	
Tattoo Studio		L	8-3219(17)
Taxi dispatch, limousine service, messenger service		L	
Vehicle repair	*	*	8-3219(14)

Vehicle sales and service, Minor	L	L	8-3219(15)
Vehicle sales and service, Major		↗	8-3219(15)
Veterinarian, animal hospital	L	L	8-3219(16)

**(3) Design Standards.**

All uses are subject to the design standards set forth in Division 5, Neighborhood Design Standards. **Provided however, that for properties within Mid-City on the south side of Victory Drive the provisions of Section (4)(b) below, shall apply.**

**(4) General Development Standards**

**(b) For properties zoned TC-2 that are located south of Victory Drive, the following standards apply:**

- i. Density.** No maximum density shall be required for dormitory units.
- ii. Footprint.** The maximum building footprint shall be 20,000 square feet.
- iii. Rear Yard.** No rear yard setback shall be required.
- iv. Building Entrances.** Building entrances shall be required every 150 feet along Victory Drive; building entrances shall be required every 50 feet along Barnard Street and Montgomery Street; and no building entrances shall be required along 44<sup>th</sup> Street.
- v. Facades.** Facades fronting Montgomery Street and Barnard Street shall incorporate transparent features (windows and doors) over at least 30 percent of the ground floor; facades fronting Victory Drive shall incorporate transparent features (windows and doors) over at least 20 percent of the ground floor; and facades fronting 44<sup>th</sup> Street shall not be required to incorporate transparent features.
- vi. Height.** The maximum building height shall not exceed five (5) stories and 65 feet, provided, however, the following shall be required:

**(a) maximum building height within 20 feet of Victory Drive shall not exceed four (4) stories and 55 feet; or**

**Non-habitable rooftop structures such as cupolas, chimneys, tanks, and supports, parapet walls not over 4 feet high, or Mechanical or Access Structures shall neither be considered a story nor count against the maximum height.**

**Mechanical or Access Structures shall be defined as enclosed, non-habitable structures above the roof of a building, other than tanks, towers, spires, dome cupolas or bulkheads, occupying not more**

**than one-third of the roof area. Mechanical or access structures used solely to enclose stairways, elevator machinery, ventilation, air conditioning apparatus, or other similar enclosures, shall neither count as a story nor count against the maximum height.**

**Sec. 8-3218. Civic Use Standards.**

The following use standards shall apply to all permitted and special uses, as set forth in the district regulations of Division 3.

**(1) *Adult Day Care Facilities.***

An adult day care facility shall include adult group day care home or adult day care center and shall be subject to the following:

- (a) The indoor area (the room used for play, rest and eating activities) shall provide thirty-five square feet of usable space per adult. Kitchens, bathrooms, closets, halls, storage areas or rooms, offices, rooms designated for staff use, and other single use areas, shall be excluded in determining usable space.
- (b) An off-street drop-off and loading area shall be provided for any adult day care center. Such area shall not be located in the street yard.

**(2) *Ambulance Service, Rescue Squad.***

- (a) No maintenance repair or services shall be permitted onsite.
- (b) No greater than three emergency vehicles shall be stored or parked on the premises at any given time.
- (c) Such use shall have direct access to a street classified as a collector or greater, provided the Zoning Board of Appeals may waive this requirement upon a finding that the traffic generated by such use will not adversely impact the neighborhood served by such street.

**(3) *Apartment Used by College, Dormitory.***

- (a) Such use shall abut a collector or greater classified street;**
- (b) No more than two students shall resident within a unit;**
- (c) The facility shall have a full-time resident manager.**
- (d) Such uses shall be protected by the college or university security force or the equivalent;**
- (e) No signs, banners, clothing, or similar items (except the name of the dormitory) shall be displayed in any window, on any railing, or on any exterior portion of the building.**



**(f) No loud noise(s) shall emanate from the building in excess of the noise levels permitted by the Noise Control Ordinance for the City of Savannah, Georgia, sections 9-2031 through 9-2041**

**Sec. 8-3224. Parking.**

**(1) Intent.**

To create and protect contiguous, active pedestrian street fronts, parking areas should be located to the side and rear of structures except as provided herein.

*[Sec. 8-3224(1) amended September 3, 2015 (File No. 15-002389-ZA)]*

**(2) Location.**

No parking area or parking structure shall be allowed in any required street yard.

**(3) Parking Lots Over 30 Feet in Length.**

Where a parking lot extends over 30 feet in length along any street, a 36-inch high wall shall be placed parallel to the building façade along the parking lot in order to screen any vehicles parked there. Shrubs that are anticipated to grow to a height of less than 36 inches shall be planted between the wall and the adjacent sidewalk.

**(4) Alternative Parking Surfaces.**

Ribbon strip driveways for single-family structures may be permitted where lane access is not available. Such driveways shall be no wider than 12 feet, shall be planted with grass between the strips, and shall have pavers between the strips in any required parking space.

**(5) Parking Spaces.**

The following minimum space requirements may be met on-site or off-site, except as required below in (b). Long-term access to any off-site spaces must be demonstrated.

**(a) Parking Requirements by Use Type.**

- i. Residential Use.** Minimum one space per 1,000 square feet of gross floor area. Maximum one space per 500 square feet of gross floor area if located on-site.
- ii. Nonresidential use less than 2,500 square feet.** No minimum space requirement. Maximum requirement of one space per 500 square feet of gross floor area if located on-site.
- iii. Nonresidential use 2,500 square feet or more.** Minimum one space per 1,000 square feet of gross floor area. Maximum one space per 500 square feet of gross floor area if located on-site.
- iv. Apartment used by college or Dormitory Use. Minimum one space per 1,000 square feet of gross floor area space requirement. Maximum one space per 500 square feet of gross floor area. Parking may be**

**satisfied on-site or in a Remote Parking Facility located within one thousand three-hundred (1,300) feet of the use. Gross floor area, as used in this section, shall only include the square footage of college dormitory units and shall not include common areas, cafeterias, kitchen facilities, gymnasiums, and other uses ancillary to college dormitories and apartment buildings used by a college.**

**RECOMMENDATION:**

The Planning Commission recommends **denial** of the proposed rezoning to the RIP-D district and recommend **approval** of a rezoning to the TC-2 district in conjunction with amendments to Article K (MPC File No. 18-005583).