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**METROPOLITAN PLANNING COMMISSION**

*"Planning the Future - Respecting the Past"*

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M E M O R A N D U M

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**DATE:**            MARCH 13, 2018

**TO:**                THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

**FROM:**            METROPOLITAN PLANNING COMMISSION

**SUBJECT:**        MPC RECOMMENDATION

**PETITION REFERENCED:**

**Petition to Rezone Property**

**Harold Yellin as Agent for CHSA Development, Inc., Petitioner**

**0 and 2021 East Gwinnett Street**

**Aldermanic District: District 3 (John Hall)**

**County Commission District: District 3 (Bobby Lockett)**

**Property Identification Number: 2-0058-04-018, 2-0039-02-002, -003**

**File No. 18-000958-ZA**

**MPC ACTION:**

**Approval** of the request to rezone three properties located at 0 and 2021 East Gwinnett Street from P-R-B-1 (Planned Residential Business) and P-B-C (Planned Community Business) to Savannah Gardens PUD (Planned Unit Development Mixed Use).

**MPC STAFF RECOMMENDATION:**

**Approval** of the request to rezone three properties located at 0 and 2021 East Gwinnett Street from P-R-B-1 (Planned Residential Business) and P-B-C (Planned Community Business) to Savannah Gardens PUD (Planned Unit Development Mixed Use).

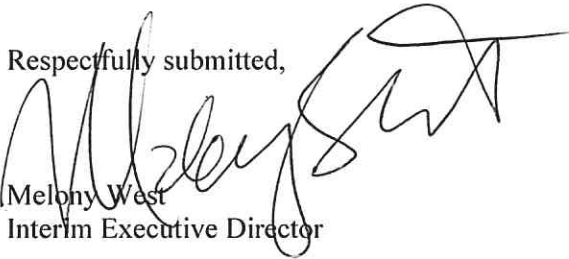
**MEMBERS PRESENT:** 9 + Chairman

James Overton, Chairman  
Thomas Branch  
Travis Coles  
Ellis Cook  
Joseph Ervin  
Karen Jarrett  
Lacy Manigault  
Tanya Milton  
Linder Suthers  
Tom Woiwode

**PLANNING COMMISSION VOTE:** Approve Staff Recommendation (10-0)

<b>APPROVAL</b> Votes: 10	<b>DENIAL</b> Votes: 0	<b>ABSENT</b>
Overton Branch Cook Coles Ervin Jarrett Manigault Milton Suthers Woiwode		Hernandez Smith Welch

Respectfully submitted,

  
Melony West  
Interim 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

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### March 13, 2018 Regular MPC Meeting

#### **Title**

MAP AMENDMENT | Harold Yellin as Agent for CHSA Development, Inc. | Request to rezone property from P-B-C and P-R-B-1 to Savannah Gardens PUD | | 0 and 2021 East Gwinnett Street | 18-000958-ZA

#### **Description**

The petitioner, Harold Yellin as Agent for CHSA Development, Inc., is requesting a rezoning of three parcels from the P-R-B-1 (Planned Residential Business) and P-B-C (Planned Community Business) zoning classifications to a Savannah Gardens PUD (Planned Unit Development Mixed Use) zoning classification. The properties, approximately 2.74 acres, are located on the north side of East Gwinnett Street (2-0039-02-002, 2-0039-02-003) and the south side of East Gwinnett Street (and 2-0058-04-018).

#### **Recommendation**

**Approval** of the request to rezone three properties located at 0 and 2021 East Gwinnett Street from P-R-B-1 (Planned Residential Business) and P-B-C (Planned Community Business) to Savannah Gardens PUD (Planned Unit Development Mixed Use).

#### **Contact**

#### **Financial Impact**

#### **Review Comments**

#### **Attachments**

- ☞ [Existing PUD Master Plan 0958.png](#)
- ☞ [List of Uses B-C and R-B-1.pdf](#)
- ☞ [Maps 0958.pdf](#)
- ☞ [Staff Report-18-000958-ZA-MAP.pdf](#)
- ☞ [Existing PUD With Proposed Amendments 0957.pdf](#)
- ☞ [SavannahGardens2018\\_Master Plan.pdf](#)
- ☞ [Savannah Gardens Concept Plan 2018.pdf](#)
- ☞ [Savannah Gardens Photos 0958.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 Alderman  
**FROM:** The Planning Commission  
**DATE:** March 13, 2018  
**SUBJECT:** Petition to Rezone Property  
Harold Yellin as Agent for CHSA Development, Inc., Petitioner  
0 and 2021 East Gwinnett Street  
Aldermanic District: District 3 (John Hall)  
County Commission District: District 3 (Bobby Lockett)  
Property Identification Number: 2-0058-04-018, 2-0039-02-002, -003  
File No. 18-000958-ZA

### **Issue:**

The petitioner, Harold Yellin as Agent for CHSA Development, Inc., is requesting a rezoning of three parcels from the P-R-B-1 (Planned Residential Business) and P-B-C (Planned Community Business) zoning classifications to a Savannah Gardens PUD (Planned Unit Development Mixed Use) zoning classification. The properties, approximately 2.74 acres, are located on the north side of East Gwinnett Street (2-0039-02-002, 2-0039-02-003) and the south side of East Gwinnett Street (and 2-0058-04-018).

### **Background:**

1. The Savannah Gardens PUD was adopted by the Mayor and Alderman in 2009. The 43.76-acre site, formerly known as Strathmore Estates, was purchased by CHSA Development Inc. in 2007. The intent for establishing the Savannah Gardens PUD was to redevelop the former site and to provide affordable housing for a mix of homeowners, renters and senior citizens. As of 2018, approximately 85 percent of the development has been completed.
2. Because of the scale and type of development proposed, the CHSA pursued the Planned Unit Development Classification (PUD). The PUD document established permitted uses, development and design standards, and other criteria related to executing a coordinated, phased development. Along with the text, a Master Plan was created to illustrate the different land uses, street layout, and the location of certain districts. As Master Developer for the site, CHSA maintains authority over the continuing development of the site, including phasing and incorporating additional parcels into the PUD.
3. While the PUD was adopted in 2009 by the Mayor and Aldermen, the document itself was never incorporated into the City of Savannah Code of Ordinances. Along

with this rezoning request, the petitioner has filed a separate application (File No. 18-000957-ZA) with the intent of amending and incorporating the related text into the City Code.

4. The Savannah Gardens PUD illustrates and details five land use classifications known as Districts which have their own development and design standards. These Districts include Single Family Residential (SF), Townhouse Residential (TH), Multifamily Residential (MF), Mixed Use (MU), and Public Green Space (P). Each district is shown on the adopted PUD Master Plan whereas the corresponding text lists the permitted uses allowed within each established district. The text also lists which uses are not permitted in the PUD.
5. The petitioner wishes to include three parcels, currently designated commercial zoning districts as listed in the Savannah Zoning Ordinance, to become Mixed Use (MU) properties included within the Savannah Gardens PUD. The MU district appears as the most intensive land use classification in the PUD text, and allows for a variety of uses including, but not limited to, banks, bicycle shops, retail, multifamily residential, and office uses.
6. Two of the three parcels exist as surface parking lots and one is a vacant commercial building. The petitioner wishes to incorporate the three underutilized parcels within the PUD in order to encourage commercial and multifamily uses to locate in this area. By becoming part of the Savannah Gardens PUD, the petitioner would also have the authority to ensure that any new development located in these areas would follow the established design and development guidelines as is consistent throughout the PUD.

**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 on February 23, 2018 regarding the proposed rezoning. Public notice was also posted on site. Additionally, two neighborhood meetings were held at Savannah Gardens regarding this petition. One meeting was held on March 2<sup>nd</sup>, 2018 at 6:00PM and the other was on March 9<sup>th</sup>, 2018 at 6:00PM.
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	Residential-General	Savannah Gardens PUD
South	Single-Family Residential (Eastside)	R-4

East	Single-Family Residential (Eastside)	R-4 and R-6
West	Commercial-Suburban Residential-General (Twickenham)	P-R-B-1 and R-6

3. **Existing P-B-C (Planned Community Business) and P-R-B-1 (Planned Residential Business) Zoning Districts:**

- a. **Intent of the Community Business District:** The intent and purpose of the P-B-C district is, "...to provide community shopping facilities consisting of a wide variety of sales and service facilities at locations that will be accessible to a market area containing from 35,000 to 70,000 people".
- b. **Intent of the Planned Residential Business District:** "The purpose of this district shall be to create an area in which certain types of convenience-shopping-retail sales and service uses can be established and at the same time prevent nuisances or hazards created by vehicular movement, noise or fume generation or high-intensity use detrimental to adjacent residential development".
- c. **Intent of the Planned District:** "The purpose of this district shall be to provide areas within which comprehensive development plans shall be prepared for review by the MPC or MPC staff in order to secure an orderly development pattern. Such districts are considered "overlay" districts and the uses permitted in such districts are those uses permitted in the zoning district which they overall".
- d. **Allowed Uses:** See the Attached.
- e. **Development Standards:** See Table 1.

4. **Proposed PUD (Planned Unit Development) District:**

- a. **Proposed Intent of the PUD District:** The intent of the Planned Unit Development (PUD) is to, "...encourage innovations in land development techniques to afford better living environments, more open space, and other amenities, and wider choices of lifestyle for residents of the City of Savannah, and to give the developer more reasonable assurance of ultimate approval before expending complete design money while providing local officials with assurances the project will retain the character envisioned at the time of concurrence".
- b. **Proposed Uses:** The uses allowed within the PUD district are shown in Table 2 of the Savannah Gardens PUD.

- c. **Proposed Development Standards:** Development standards are described in the Savannah Gardens PUD.
5. **Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map designates the subject properties as Commercial-Suburban. This FLUM designation encourages a variety of commercial uses, including retail, services, restaurants, and offices to locate in this area. Appropriate land uses in this FLUM classification also provide for business areas that meet commercial needs in a suburban setting. The proposed PUD classification is consistent with this FLUM designation.
6. **Public Services and Facilities:** The property is served by the City of Savannah Police Department (Eastside Precinct), City of Savannah fire protection and by City of Savannah water and sanitary sewer.
7. **Transportation Network:** The subject properties are located along East Gwinnett Street which is considered a collector street according to the Street Classification Map (Section 8-3048). The two-way street right-of-way varies in width but is typically 54-feet. The site and proposed mixed-use development would be accessible to Chatham Area Transit Bus Route 10. According to the GDOT traffic count reports from 2016, the average number of daily traffic counts along Pennsylvania Avenue near the intersection of Pennsylvania and East Gwinnett Street was 9,090.

### 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

**POLICY ANALYSIS:**

Rezoning the three parcels as part of the Savannah Gardens PUD would ensure that any future development would remain consistent to the purpose and standards as adopted by the Mayor and Aldermen. Incorporating these properties would also ensure that the CHSA has the authority to determine what land uses may locate in these areas, as well as enforce design and development guidelines that are compatible and consistent to the rest of the Savannah Gardens PUD.

The proposed rezoning is also consistent with the Comprehensive Plan which describes the Planned Unit Development as, "Master planned areas accommodating cluster



development, neotraditional development, or mixed residential, commercial or civic uses. Such developments are characterized by internal or external linkages among residential, commercial, institutional, or recreational use components”.

**RECOMMENDATION:**

**Approval** of the request to rezone three properties located at 0 and 2021 East Gwinnett Street from P-R-B-1 (Planned Residential Business) and P-B-C (Planned Community Business) to Savannah Gardens PUD (Planned Unit Development Mixed Use).

**ALTERNATIVES:**

1. Approve the petitioner’s request.
2. Deny the petitioner’s request.
3. Deny the petitioner’s request and approve an alternative.

<b>Table 1: Comparison of Development Standards for the Existing B-C and R-B-1 Zoning Districts</b>		
	<b>B-C</b>	<b>R-B-1</b>
<b>Minimum Lot Area</b>	Residential – 1,800 sf when located in the Savannah Historic District (Sec. 8-3030) Nonresidential – n/a	Residential 1. SF – 6,000 sf 2. 2F – 3,600 sf 3. 3F - 4F – 2,500 sf 4. 5F – 6F – 2,150 sf 5. 7F – 8F – 2,000 sf 6. 9F or more – 1,900 sf Nonresidential – 6,000 sf
<b>Minimum Lot Width</b>	Residential – n/a Nonresidential – n/a	Residential – 60 ft. Nonresidential – n/a
<b>Front Yard Setback (Secondary Arterial and Collector)</b>	40 ft. from center line of Secondary Arterial 30 ft. from center line of Collector Street	70 ft. from center line of Secondary Arterial 60 ft. from center line of Collector Street
<b>Minimum Side Yard Setback</b>	5 ft. or 10 ft. when abutting property in an R district.	Residential 1. SF – 5 ft. 2. 2F – 5 ft. 3. MF – 10 ft. Nonresidential – 0 ft. or 10 ft.
<b>Minimum Rear Yard Setback</b>	No rear yard required except where adjoining yard is in an R district, then rear yard shall be the same as for R district.	Residential - 15 ft. Nonresidential 1. Hotel – 5 ft. 2. Institutional – 5 ft. 3. Other – 15 ft.
<b>Maximum Height</b>	35 ft.	Residential - 40 ft. Nonresidential – n/a
<b>Maximum Building Coverage</b>	n/a	Residential – n/a Nonresidential – 50 percent
<b>Maximum Density</b>	Residential – 24 units per net acre Nonresidential – n/a	n/a