



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: 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

Robert Isaacson, Petitioner

L. Robert Isaacson, GIKI and Savannah Core, Owner

535, 601, 607a & b, 609, 612 and 613 East 39th Street

Aldermanic District: 2 Durrence

County Commission District: 2 Holmes

Property Identification Number(s): 2-0075-06-002, 003, 004, 005 & 006

File No. 18-000955-ZA

MPC ACTION:

Approval of the request to rezone 613 E. 39th Street from R-4 to PUD and recommend **approval** of amending the East Broad Market Lofts PUD / Master Plan to permit a maximum of 36 dwelling units on Parcel 7 with the condition that the maximum ground floor area for buildings on Parcel 7 be 5,000 square feet and that a General Development Plan be approved by the Planning Commission.

Denial of the request to replace the existing parking standards with the standards from Article K Mid City Zoning Ordinance.

MPC STAFF RECOMMENDATION:

Approval of the request to rezone 613 E. 39th Street from R-4 to PUD and recommend **approval** of amending the East Broad Market Lofts PUD / Master Plan to permit a maximum of 36 dwelling units on Parcel 7 with the condition that the maximum ground floor area for buildings on Parcel 7 be 5,000 square feet and that a General Development Plan be approved by the Planning Commission.

Denial of the request to replace the existing parking standards with the standards from Article K Mid City Zoning Ordinance.

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)

APPROVAL Votes: 10	DENIAL Votes: 0	ABSENT
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

March 13, 2018 Regular MPC Meeting

Title

ZONING MAP AMENDMENT / PUD AMENDMENT | 535, 601, 607a&b, 609, 612 & 613 East Broad Street | Request to rezone 613 East 39th from R-4 to PUD and to amend the existing PUD | File No. 18-000955-ZA

Description

Petitioner: Robert Isaacson
Savannah Core LLC and GIKI LLC, Owner
535, 601, 607 a&b, 609, 612 and 613 East 39th Street
PIN(s): 2-0075-06-002, 003, 004, 005 and 006
.806 Acres
Aldermanic District: 2 Durrence
County Commission District: 2 Holmes
MPC File No: 18-000955-ZA
Marcus Lotson, MPC Project Planner

Recommendation

Staff recommends **approval** of the request to rezone 613 E. 39th Street from R-4 to PUD and recommend **approval** of amending the East Broad Market Lofts PUD / Master Plan to permit a maximum of 36 dwelling units on Parcel 7 with the condition that the maximum ground floor area for buildings on Parcel 7 be 5,000 square feet and that a General Development Plan be approved by the Planning Commission.

Staff recommends **denial** of the request to replace the existing parking standards with the standards from Article K Mid City Zoning Ordinance.

Contact

Financial Impact

Review Comments

Attachments

- 🔗 [Maps.pdf](#)
- 🔗 [Proposed Plan.pdf](#)
- 🔗 [Hueys Exterior Renderings.pdf](#)
- 🔗 [Master Plan.pdf](#)
- 🔗 [PUD Document.pdf](#)
- 🔗 [Staff Report-.pdf](#)
- 🔗 [Pics.pdf](#)
- 🔗 [R-4.pdf](#)
- 🔗 [Concept Layout and Elevations.pdf](#)



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METROPOLITAN PLANNING COMMISSION

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M E M O R A N D U M

TO: The Planning Commission

FROM: MPC Staff

DATE: March 13, 2018

SUBJECT: Petition to Rezone Property
Robert Isaacson, Petitioner
L. Robert Isaacson, GIKI and Savannah Core, Owner
535, 601, 607a & b, 609, 612 and 613 East 39th Street
Aldermanic District: 2 Durrence
County Commission District: 2 Holmes
Property Identification Number(s): 2-0075-06-002, 003, 004, 005 & 006
File No. 18-000955-ZA

Marcus Lotson, MPC Project Planner

REPORT STATUS: Initial Report

Issue:

A request to rezone property at 613 East 39th Street from R-4 (four family residential) to PUD Planned Unit Development and to amend the existing East Broad Market Lofts PUD.

Background:

The subject properties are in the southeast quadrant of the intersection of East Broad Street and East 39th Street. These properties include four parcels that were a part of a Planned Unit Development (PUD) that was adopted by the Mayor and Aldermen in 2010. The fifth property is adjacent to the aforementioned lots, it is zoned R-4 (four family residential) and is owned by the petitioner who is the original developer of the PUD. The original PUD, East Broad Market Lofts, was approved with two permitted land use designations, Multi Family and Mixed Use. The Multi Family development standards were approved as shown in Exhibit 1:

Exhibit 1

East Broad Market Lofts Multi Family Development Standards Sec. 2.5.1

- Density - A maximum of 36 dwelling units
- Building Footprint – A maximum building footprint of 10,000 square feet shall be allowed.
- Building Coverage – A maximum of 75 percent building coverage shall be allowed
- Height – A maximum building height of 45 feet shall be allowed
- Setbacks – 5 foot front; 10 foot rear; 5 foot sides

Within the parameters listed above, a 36 unit apartment building was constructed on the west side of East Broad Street north of 39th street. The subject properties, excluding the current R-4 property, were designated as Mixed Use in the original PUD. The Mixed-Use development standards were approved as shown in Exhibit 2:

Exhibit 2

East Broad Market Lofts Multi Family Development Standards Sec. 2.5.2

- Density - A total of ten upper story units shall be allowed...ground floor shall not be permitted
- Building Coverage – A maximum of 75 percent building coverage shall be allowed
- Height – A maximum building height of 45 feet shall be allowed
- Setbacks – 5-foot front; 10-foot rear; 5-foot sides

Proposed Amendments:

The petitioner is proposing that in addition to the rezoning of 613 E. 39th Street from R-4 to PUD, that the existing PUD / Master Plan be amended. The proposed amendments include:

- A request to amend the Master Plan to include property at 613 East 39th Street (P.I.N 2-0075 -06-006).
- A request to permit a maximum of 36 dwelling units on parcel 7 as identified on the Master Plan.
- A request to replace the existing approved parking standards with the parking standards from Article K Mid City / Thomas Square Zoning Ordinance.

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 February 23rd, 2018. Public notice was posted and the petitioner reported to have met on various occasions with the Baldwin Park, Midtown and Mid City / Thomas Square neighborhood associations.
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	B-N [1]
South	Residential	B-N
East	Residential	R-4
West	Commercial	PUD

[1] Neighborhood Business

3. **Existing R-4 Zoning District:**

- a. **Intent of the R-4 District:** The intent of the R-4 district is "...to maintain dwelling unit density to not more than twelve units per net acre of residential land in order to protect the property in this district from the depreciating effects of more densely developed residential uses."
- b. **Allowed Uses:** Permitted uses in the R-4 zoning district are found in the attached table.
- c. **Development Standards:** Developed standards for the R-4 zoning district can be found in the attached chart.

4. **Proposed Amended PUD Zoning District:**

- a. **Intent of the East Broad Market Lofts PUD District:** "The purpose of the East Broad Market Lofts Planned Unit Development (PUD) is to provide a process to permit a unique planned unit development which would otherwise not be allowed. The standards and procedures of this district are intended to promote flexibility in design, allow a diverse yet integrated arrangement of uses, and provide the Mayor and Aldermen with the absolute authority to establish such limitations and regulations as it deems necessary to protect the health, safety and general welfare of the area."
 - b. **Proposed Uses:** No new uses are proposed, allowed uses are identified in section 2.3 of the PUD text.
 - c. **Proposed Development Standards:** Development Standards are identified in section 2.5 of the PUD text.
5. **Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map designates the subject property as Traditional Commercial
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 properties associated with the PUD are bisected by East Broad Street, an arterial north / south corridor. The properties are served by Chatham Area Transit Route 11, the closest bus stop is one block south of the subject property.
8. **Parking:** Under the current parking standards of the approved PUD the requirement for residential use is one parking space for each dwelling unit. The requirement for nonresidential uses are as follows:

- i) Retail - One parking space / 400 square feet
- ii) Office – One parking space / 400 square feet
- iii) Restaurants – One space / 6 seats

In addition, per section 4.8.4 of the approved PUD, on street parking spaces can be counted toward required parking. The petitioner has requested that the parking standards of the Mid City zoning ordinance (Article K) be applied to the East Broad Market Lofts PUD. Those standards would exempt the majority of the required parking due to the fact that residential uses would require one space per 1,000 square feet and nonresidential uses less than 2,500 square feet in size would have no parking requirement. Staff believes that the current parking regulations are quite liberal, that there will be some number of grandfathered spaces for previous use and that several administrative avenues exists to address required parking including the use of remote parking and the variance process.

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:

While the East Broad Market Lofts has not fully developed as approved in 2010 for a number of reasons including market conditions and housing demand, the proposed zoning and PUD amendments could provide for housing and retail options that are needed in the neighborhood. Due to the adjacent single family residential uses and the stability of the existing neighborhoods any development must be tightly scrutinized.

Staff believes that the critical element of a successful project for the neighborhood in this case is the site plan review process. The petitioner has provided a concept plan that staff believes is a reasonable starting point for the project and review and approval by the Planning Commission will provide the appropriate platform.

RECOMMENDATION:

Staff recommends **approval** of the request to rezone 613 E. 39th Street from R-4 to PUD and recommend **approval** of amending the East Broad Market Lofts PUD / Master Plan to permit a maximum of 36 dwelling units on Parcel 7 with the condition that the maximum ground floor area for buildings on Parcel 7 be 5,000 square feet and that a General Development Plan be approved by the Planning Commission.

Staff recommends **denial** of the request to replace the existing parking standards with the standards from Article K Mid City Zoning Ordinance.