

AN ORDINANCE

To Be Entitled

AN ORDINANCE TO REZONE CERTAIN PROPERTY FROM A P-RIP-D* (PLANNED MEDIUM-DENSITY RESIDENTIAL WITH A GENERAL DEVELOPMENT PLAN) AND I-H (HEAVY INDUSTRIAL) ZONING DISTRICT TO THE P-RIP-D* ZONING DISTRICT IN CONJUNCTION WITH A GENERAL DEVELOPMENT PLAN, APPLYING THE “EXTRAORDINARY AND UNUSUAL” PROVISION OF SECTION. 8-3031(D)(1)(A) WITH CONDITIONS; TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

BE IT ORDAINED by the Mayor and Aldermen of the City of Savannah, Georgia, in a regular meeting of Council assembled and pursuant to lawful authority thereof:

SECTION 1: The following described property, 703 Louisville Road and unassigned land, be rezoned from its present P-RIP-D* and I-H Zoning Districts to a P-RIP-D* Zoning District:

Beginning at a point [X: 984678.808491 & Y: 757309.351825], located at the approximate intersection of the centerlines of the right-of-way for U.S. Highway 17 Northbound Exit Ramp and the roadway centerline of Louisville Road, said point being, THE POINT OF BEGINNING

Thence proceeding in a SE direction along the approximate centerline of Louisville Road for an estimated distance of 709.5 ft. to a point, said point being located along the approximate intersection of the centerline of Louisville Road & the Springfield Canal,

Thence proceeding in a SW/NW direction along the approximate centerline of the Springfield Canal for an estimated distance of 818.6 ft. to a point, said point being located along the approximate intersection of the Springfield Canal & the roadway centerline of U.S. Highway 17 Northbound Exit Ramp (Louisville Road),

Thence proceeding in a NW/NE direction along the approximate centerline of U.S. Highway 17 Exit Ramp for an estimated distance of 357.5 ft. to a point [X: 984678.808491 & Y: 757309.351825], said point being located at the approximate intersection of the centerlines of the right-of-way for U.S. Highway 17 Northbound Exit Ramp and the roadway centerline of Louisville Road, said point also being, THE POINT OF BEGINNING

The property is further identified by the Property Identification Numbers (PINs) as follows:

PINs: 2-0030 -05-001 and Unassigned Land.

SECTION 2: That the subject parcels be rezoned in conjunction with the General Development Plan entitled “Gateway Project” dated March 5, 2019 (Exhibit A), applying the “extraordinary and unusual” provision of Section 8-3031(D)(1)(a), a copy of which is attached hereto and made a part hereof by this reference. The General Development Plan, currently in review under Site Development Permit No. 18-10055-SITE and Plan No. 18-006368-PLAN, is hereby approved after a public hearing in accordance with Section 8-3031, which include the following development notes:

1. Unit Mix: The anticipated unit mix for the project (subject to change based on marked conditions and design) will be 26 3-BDRM units, 102 2-BBRM units, 76 1-BDRM units, and 51 studio units;
2. Greenspace: WEDP is aware of the 20% greenspace requirement and will comply with such requirement. WEDP's compliance plan for greenspace will be finalized in connection with its submittal of a specific development plan;
3. Stormwater: WEDP is aware of both the stormwater ordinance and the flood protection ordinance and will comply with both ordinances. WEDP's compliance plan will be finalized in connection with its submittal of a specific development plan;
4. Elevations and Renderings: WEDP will provide detailed concept elevations and renderings in connection with its submittal of a specific development plan;
5. Re-Purposing Historic Materials: WEDP plans to relocated the "Head House" of the Freight Depot Building intact to the Northeast corner of the property. WEDP will also use its best efforts to partially deconstruct the remainder of the building in order to make available all historic materials for re-purposing to the extent possible. This includes bricks, ironwork, and any salvageable materials;
6. Documentation: WEDP is aware of the MPC's Policy for Documenting Buildings Prior to Demolition and will comply fully with that policy. This includes providing the MPC Preservation

Department, for its review and approval, the following: photographs, a scaled site plan, scaled
floored plans, and scaled exterior elevations. Prior to demolishing any portion of the building,
WEDP will work with the MPC Preservation Department to secure its approval of such item and
ensure its compliance with the MPC's Policy.

SECTION 3: That the requirements of Section 8-3182(f)(2) of said Code and the law in such cases
made and provided has been satisfied. An opportunity for a public hearing was afforded anyone having
an interest or property right which may have been affected by this zoning amendment, said notice being
published in the Savannah Morning News, on the ____ day of _____, 2019, and the ____ day
of _____, 2019, a copy of said notice being attached hereto and made a part hereof.

SECTION 4: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

EFFECTIVE DATE: This ordinance shall be effective as of the date hereof.

ADOPTED AND APPROVED: _____, 2019.

MAYOR

ATTEST:

CLERK OF COUNCIL

FILE NO.: 18-006863-ZA

DRAFT

Exhibit A

ADDRESS:
706 LOUISVILLE ROAD
SAVANNAH, GA 31405

EXISTING PARCEL ACRES: 1.64 AC.
(PIN 2-0040-05-025)
PROPOSED PARCEL ACRES: 2.22 AC

CURRENT ZONING DISTRICT - P-RP-D

PROPOSED LAND USE - (5) DWELLING MULTI-FAMILY

BUILDING BREAKDOWN:

BUILDING	DWELLING UNITS	STORIES	HEIGHT
PROPOSED	265	7	90'

MAXIMUM BUILDING HEIGHT: N/A
MAXIMUM BUILDING COVERAGE: 75%
PROPOSED BUILDING COVERAGE: 76% (1.87 AC)
NET RESIDENTIAL DENSITY: 100 DU/AC
P-RP-D ZONING DISTRICT SETBACKS: 0 FT

TOTAL PARKING REQUIRED: 1 SPACE / UNIT
(AS ADOPTED AND APPROVED BY THE SAVANNAH CITY COUNCIL ON 11/22/16)
TOTAL PARKING PROVIDED: 467
REQUIRED ADA PARKING: 8
ADA PARKING PROVIDED: 8
(ADA SPACES TO BE PROVIDED IN STRUCTURED PARKING UNDER BUILDING)

FEMA FLOOD ZONE A99
FEMA PANEL: 190100199A
ANY PROPOSED FILL WITHIN THE FLOODPLAIN WILL BE MITIGATED IN ACCORDANCE WITH CITY OF SAVANNAH REQUIREMENTS.

WATER & SEWER - PROVIDED BY CITY OF SAVANNAH

STORM DRAINAGE - ENTIRE DEVELOPMENT TO MEET STORMWATER MANAGEMENT CRITERIA REQUIRED BY CITY OF SAVANNAH STORMWATER MANAGEMENT ORDINANCE. PROJECT WILL DISCHARGE TO THE SAVANNAH-OGECHEE CANAL. OTHER INFRASTRUCTURE IMPROVEMENT PRACTICES WILL BE USED TO THE MAXIMUM EXTENT PRACTICAL DURING THE CONSTRUCTION OF THE STORMWATER MANAGEMENT PLAN.

REFERENCE VERTICAL DATUM - NAVD83

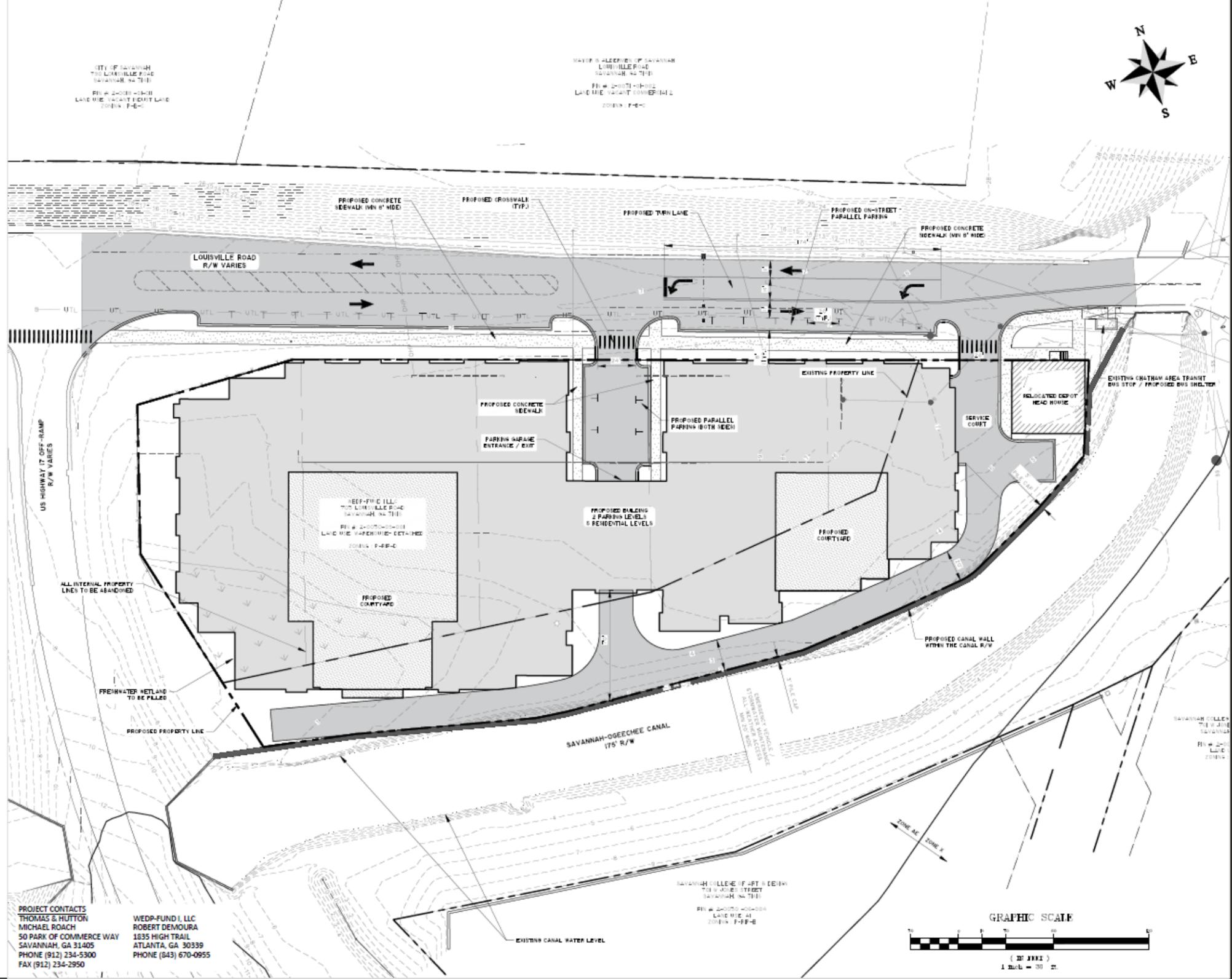
THREE QUALITY POINTS REQUIRED (1000 TGP/AC - 2.65 AC PROPOSED PARCEL AREA): 4,080
LANDSCAPE QUALITY POINTS REQUIRED (400 LQP/AC - 2.22 AC PROPOSED PARCEL AREA): 1,020

PROPOSED LANDSCAPING AND A PAYMENT TO THE TREE FUND WILL BE USED TO MEET TOP/LQP REQUIREMENTS. PROPOSED MITIGATION WILL REQUIRE PARK & TREE APPROVAL AT TIME OF SITEWORK DEVELOPMENT PLAN.

ADEQUATE HORIZONTAL AND VERTICAL SIGHT DISTANCES WILL BE PROVIDED

DEVELOPMENT NOTES

1. UNIT MIX: THE ANTICIPATED UNIT MIX FOR THIS PROJECT (SUBJECT TO CHANGE BASED ON MARKET CONDITIONS AND DESIGN) WILL BE 25 4-BDRM UNITS, 103 3-BDRM UNITS, 78 2-BDRM UNITS, AND 61 STUDIO UNITS.
2. GREENSPACE: WEDP IS AWARE OF THE 50% GREENSPACE REQUIREMENT AND WILL COMPLY WITH SUCH REQUIREMENT. WEDP'S CONCEPT PLAN FOR GREENSPACE WILL BE FINALIZED IN CONNECTION WITH ITS SUBMITTAL OF A SPECIFIC DEVELOPMENT PLAN.
3. STORMWATER: WEDP IS AWARE OF BOTH THE STORMWATER ORDINANCE AND FLOOD PROTECTION ORDINANCE AND WILL COMPLY WITH BOTH ORDINANCES. WEDP'S COMPLIANCE PLAN WILL BE FINALIZED IN CONNECTION WITH ITS SUBMITTAL OF A SPECIFIC DEVELOPMENT PLAN.
4. ELEVATIONS AND FINISHES: WEDP WILL PROVIDE DETAILED CONCEPT ELEVATIONS AND FINISHES IN CONNECTION WITH ITS SUBMITTAL OF A SPECIFIC DEVELOPMENT PLAN.
5. RE-PURPOSING HISTORIC MATERIALS: WEDP PLANS TO RELOCATE THE "HEAD HOUSE" OF THE FREIGHT DEPOT BUILDING INTACT TO THE NORTHEAST CORNER OF THE PROPERTY. WEDP WILL ALSO USE ITS BEST EFFORTS TO PARTIALLY DECONSTRUCT THE REMAINDER OF THE BUILDING IN ORDER TO MAKE AVAILABLE ALL HISTORIC MATERIALS FOR RE-PURPOSING TO THE EXTENT POSSIBLE. THIS INCLUDES BRICK, IRONWORK, AND ANY OTHER SALVAGEABLE MATERIALS.
6. DOCUMENTATION: WEDP IS AWARE OF THE MPC'S POLICY FOR DOCUMENTING BUILDINGS PRIOR TO DEMOLITION AND WILL COMPLY FULLY WITH THAT POLICY. THIS INCLUDES PROVIDING TO THE MPC PRESERVATION DEPARTMENT, FOR ITS REVIEW AND APPROVAL, THE FOLLOWING PHOTOGRAPHS, A BOARDED SITE PLAN, BOARDED FLOOR PLANS, AND BOARDED EXTERIOR ELEVATIONS, PRIOR TO DEMOLISHING ANY PORTION OF THE BUILDING. WEDP WILL WORK WITH THE MPC PRESERVATION DEPARTMENT TO SECURE ITS APPROVAL OF SUCH ITEMS AND ENSURE ITS COMPLIANCE WITH THE MPC'S POLICY.



PROJECT CONTACTS
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GATEWAY PROJECT
GENERAL DEVELOPMENT PLAN
MARCH 5, 2019

PREPARED FOR:
WEDP-FUND I, LLC