

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 December 13, 2018 (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 subject to the following conditions:

1. Provide anticipated unit mix (number of bedrooms);
2. Clarify how the minimum 20% greenspace requirement will be satisfied;
3. Clarify type of green infrastructure/low-impact stormwater management techniques to be utilized;
4. Present concept building elevations and renderings to the Planning Commission;
5. Incorporate some aspect of the historic building (i.e. historic bricks, sign, etc.) into the design of the new building and allow for historic building materials to be salvaged; and
6. Comply with the MPC’s policy for documenting buildings prior to demolition.

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

