



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: MAY 14, 2019
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petition to Rezone Property

Josh Yellin, Petitioner

Brenda K. Horton, Owner

7201 Van Buren Avenue

Aldermanic District: 4, Julian Miller

County Commission District: 1, Helen Stone

Property Identification Number: 2-0491 -04-023

File No. 19-001443-ZA

MPC ACTION:

Approval of the request to rezone the subject property from the R-6 district to the I-P district with the **condition** that a site plan be approved by the MPC for any future change in land use and that all access to the subject property shall occur from Eisenhower Drive.

MPC STAFF RECOMMENDATION:

Approval of the request to rezone the subject property from the R-6 district to the I-P district with the **condition** that a site plan be approved by the MPC for any future change in land use and that all access to the subject property shall occur from Eisenhower Drive.

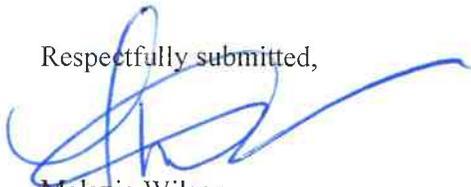
MEMBERS PRESENT: 10 + Chairman

Joseph Ervin, Chairman	Linder Suthers
Thomas Branch	Joseph Welch
Travis Coles	Tom Woiwode
Ellis Cook	
Lacy Manigault	
Tanya Milton	
Wayne Noha	
Lee Smith	

PLANNING COMMISSION VOTE: Approve Staff Recommendation (11-0)

APPROVAL Votes: 11	DENIAL Votes: 0	ABSENT
Ervin Branch Cook Coles Manigault Milton Noha Smith Suthers Woiwode Welch		Jarrett Hernandez Parker

Respectfully submitted,



Melanie Wilson
Executive Director

/jh

Enclosure

cc Mark Massey, Clerk of Council
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Beth Barnes, Department of Inspections



Chatham County - Savannah Metropolitan Planning Commission

May 14, 2019 REGULAR MPC MEETING

Title

REZONING MAP AMENDMENT | 7201 Van Buren Avenue| R-6 (One-Family Residential) to I-P (Institutional Professional) | File no. 19-001443-ZA

Description

A request to rezone one parcel on the west side of Van Buren Avenue near the intersection with Eisenhower Drive from the R-6 (Single-Family Residential) zoning classification to the I-P (Institutional Professional) zoning classification.

Recommendation

Staff recommends **approval** of the request to rezone the subject property from the R-6 district to the I-P district with the **condition** that a site plan be approved by the MPC for any future change in land use and that all access to the subject property shall occur from Eisenhower Drive.

Contact

Financial Impact

Review Comments

Attachments

- 📎 [Staff Report 19-001443-ZA - Revised.pdf](#)
- 📎 [Pictometry.pdf](#)
- 📎 [Application 1443.pdf](#)
- 📎 [Maps_combined.pdf](#)
- 📎 [7201 VAN BUREN AFFIDAVIT.pdf](#)



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

TO: The Mayor and Aldermen of the City of Savannah

FROM: The Planning Commission

DATE: May 14, 2019

SUBJECT: Petition to Rezone Property
Josh Yellin, Petitioner
Brenda K. Horton, Owner
7201 Van Buren Avenue
Aldermanic District: 4, Julian Miller
County Commission District: 1, Helen Stone
Property Identification Number: 2-0491 -04-023
File No. 19-001443-ZA

REPORT STATUS: MPC Recommendation

Issue:

A request to rezone one parcel on the west side of Van Buren Avenue near the intersection with Eisenhower Drive from the R-6 (Single-Family Residential) zoning classification to the I-P (Institutional Professional) zoning classification.

Properties:

The subject property consists of a single contiguous parcel, comprising approximately 0.49 acres. The parcel is located entirely within the R-6 zoning district.

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 March 13, 2019. Public notice was also posted in various locations around the site.
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	Office	P-I-P
South	Single-Family Residential	R-6
East	Office	PUD-IS-B
West	Medical Office	PUD-B-C

Adjacent properties on this portion of Eisenhower Drive primarily consist of office and light commercial uses. A neighborhood of single-family homes extends to the south along Van Buren Avenue.

3. **Existing R-6 Zoning District:**

- a. **Intent of the R-6 District:** “The purpose of this district shall be to maintain single-family dwelling density to not more than six single-family dwellings per net acre of residential land, in order to protect the property in this district from depreciating effects of more densely developed residential uses.”
- b. **Allowed Uses:** The permitted uses for the R-6 district are attached in **Table 1**. These include detached single-family dwellings and a narrow range of institutional uses permitted on a special-use basis.
- c. **Development Standards:** The development standards for the R-6 district are attached in **Table 3**.

4. **Proposed I-P Zoning District:**

- a. **Proposed Intent of the I-P District:** “The purpose of this district shall be to create an area in which residential, institutional and professional uses can be intermixed and at the same time achieve a healthful living environment with functional open space.”
- b. **Proposed Uses:** The permitted uses for the I-P district are attached in **Table 2**. These include residential uses, offices, restaurants, retail and a range of group and congregate care homes.
- c. **Proposed Development Standards:** The development standards for the I-P district are attached in **Table 4**.

5. **Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map designates the subject property as ‘Residential-Suburban Single Family,’ which is defined as “Areas identified for single-family detached residential dwellings at a density not to exceed five (5) units per gross acre.” The proposed zoning district is not consistent with the FLUM designation.

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 property is served by Eisenhower Drive, a major arterial with annual average daily traffic (AADT) of approximately 18,000 vehicles. Chatham Area Transit (CAT) bus routes 4, 31, 20, and 28 run along Eisenhower Drive, with stops about 200 feet east of the subject property.
8. **Affidavit:** On May 9th, 2019, MPC staff received a signed affidavit from the petitioner and property owner which certifies that if the property is rezoned and cease to be utilized for residential purposes, the owner will “submit a site plan for review and approval by the Metropolitan Planning Commission.” It further certifies that such site plan “will provide no access easement, preventing access to the Property from Van Buren Avenue. All access to the Property shall occur from Eisenhower Drive.”

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 X No

A variety of uses permitted under the I-P district such as inns, hotels, restaurants, and laundromats could adversely impact adjacent single-family homes unless proper screening measures are implemented.

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 X No

Possibly, although the limited size of the site will likely restrict some of the most intense uses permitted under I-P. The requirement for MPC review of any future (non-residential) site plan should help ensure compatibility with surrounding land uses.

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

Assuming access is permitted only from Eisenhower Drive consistent with the submitted affidavit, there is enough capacity for traffic associated with any foreseeable land use permitted under the proposed I-P district.

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 X No X

Eisenhower Drive has sufficient capacity for any foreseeable use permitted under the I-P zoning district.

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

The neighborhood to the south is already developed to its full potential as single-family residences. Uses permitted under the I-P designation are unlikely to impact the future development or redevelopment of office and commercial areas to the east and west.

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

Yes X No ___

The future land use designation is “residential suburban single family,” which is not consistent with the proposed institutional-professional designation.

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:

The subject property is the only parcel of land zoned for single-family housing directly fronting Eisenhower Drive. To both the east and west are more intense office and commercial uses. Despite this, the property lacks direct vehicular access to Eisenhower and currently connects only to Van Buren Avenue, which is a dead-end residential street. A change to a more intense land use could result in significantly more traffic on Van Buren, which could have adverse impacts on neighboring single-family residences. In response to these concerns, the petitioner has committed to permit access only from Eisenhower Drive.

The I-P zoning designation permits a vastly greater range of uses than R-6, which only allows single-family residences and a handful of civic uses and care homes. Among the permitted uses in I-P are retail, personal service shops, restaurants, hotels, funeral homes, laundromats and medical laboratories. Some of these uses have clear potential to impact the adjacent residential properties to the south, especially since the I-P development standards only mandate a 5-foot rear-yard setback. In practice, the limited size of the site is likely to constrain the viable commercial uses and many of the most intense are subject to review by the zoning board of appeals. Per an affidavit submitted by the petitioner, a site plan must be approved by the MPC for any change in use, which mitigates some of these concerns.

With the commitment to provide access solely through a new curb cut on Eisenhower and the context nearby surrounding commercial districts, a more intense land use may be warranted. The requirement for review of any site plan by the MPC should help address concerns over incompatible land uses.

RECOMMENDATION:

The Planning Commission recommends **approval** of the request to rezone the subject property from the R-6 district to the I-P district with the **condition** that a site plan be approved by the MPC for any future change in land use and that all access to the subject property shall occur from Eisenhower Drive.

Table 1:

R-6 Zoning District	
List of Uses	Use #
Accessory use	53
Administrative office for city-sponsored neighborhood housing service district	48
Child care center	22b
Church and other places of worship	15
Convent or monastery	16
Day nurseries and kindergartens	22a
Dwelling, one-family	1
Eleemosynary or philanthropic institutions	18
Family adult day care center	18n
Family personal care home for the elderly six (6) or fewer persons	18q
Family personal care home for the handicapped six (6) or fewer persons	18p
Golf course	30
Home occupation	52
Private and parochial schools	22
Private or residential community boat dock or pier	32a
Public schools	20
Public use	23
Public utilities	27
Satellite dish	53a
Temporary use	15a

Table 2:

I-P Zoning District	
List of Uses	Use #
Accessory auto sales lot incidental to a franchised new automobile dealership	46b
Accessory dwelling structure	6
Accessory storage or parking lot as a principal use	46a
Accessory use	53
Administrative office for city-sponsored neighborhood housing service district	48
Adult day care center	18m
Ambulance service or rescue squad	19a
Antique shops	61
Artist studio and/or gallery	60c
Automobile parking lot or parking garage (parking garage may provide gasoline pumps)	46
Banks and offices, office buildings, loan agencies, professional offices, business offices and facilities of a similar nature	47
Bed and breakfast guest unit	12
Bicycle shop	48c
Book and stationery stores, including office supplies and printing businesses	59
Catering services	69
Child care center	22b
Children's home	19
Church and other places of worship	15
Club or lodge	34
Colleges and universities	21
Communication equipment, rental service	64d
Congregate care home for the mentally retarded (over 15 persons)	18i
Congregate personal care home for the elderly (16 or more persons)	18g
Congregate personal care home for the mentally ill (16 or more persons)	18c
Convent or monastery	16
Cultural facilities, art galleries, museums, legitimate theaters, little theaters, libraries and other facilities of a similar nature	60
Day nurseries and kindergartens	22a
Dwelling, one-family	1
Dwelling, two-family	2

Dwellings, multifamily	3
Dwellings, three- and four-family	2b
Eleemosynary or philanthropic institutions	18
Emergency shelters for homeless persons	18j
Family adult day care center	18n
Family personal care home for the elderly six (6) or fewer persons	18q
Family personal care home for the handicapped six (6) or fewer persons	18p
Food service centers for homeless persons	18l
Fraternity and sorority houses	10
Funeral homes and crematory	50
Golf course	30
Grocery, confectionery, bakery, pastry shop and similar neighborhood service facilities	67
Group care home for the abused or mistreated (seven to 15 persons)	18e
Group care home for the elderly (seven to 15 persons)	18f
Group care home for the mentally retarded (seven to 15 persons)	18h
Group personal care home for the mentally ill (seven to 15 persons)	18b
Home occupation	52
Homes for chemically dependent persons	18d
Hospitals and care homes	17
Hotel, motel, motor lodge	11
Inn	14
Interior decorating business	51a
Laboratories serving professional requirements, medical, dental, optical, and similar uses	47b
Laundromats	68
Laundry pickup services	63a
Limited use retail shops	64e
Mixed use, nonresidential	48a
Mixed use, residential	48b
Nonprofit sheltered work center	18a
Personal service shops	63
Pharmacy	57
Photography studio	62
Private and parochial schools	22
Public schools	20
Public use	23
Public utilities	27

Radio or television studio	49
Restaurants, sit-down or cafeteria, which does not serve alcoholic beverages by the drink	65c
Restaurants, sit-down, including the serving of malt beer or wine	65
Roominghouses and boardinghouses	9
Satellite dish	53a
Senior citizen congregate housing	18r
Sewage treatment facility	25
Single-room occupancy residences	18o
Specialty craft shops	64c
Specialty shops	64a
Tailor shop	64b
Teaching of music, voice, and dance	60a
Temporary use	15a
Transitional shelters for homeless persons	18k

Table 3:

R-6 Zoning District Schedule of Development Standards		
Minimum Lot Area (square feet) per use or for two-family and multi-family dwellings, per dwelling unit	Residential: 1. Single-family 2. Two-family 3. Multifamily Nonresidential	6,000 - - 6,000
Minimum Lot Width (feet)	Residential: 1. Single-family 2. Two-family 3. Multifamily Nonresidential	60 - - 60
Minimum Front Yard Setback from Center Line of Street Right-of-Way (feet)	Freeway or parkway Major arterial Secondary arterial Collector street Residential street Access easement	115 85 70 60 50 36
Minimum Side Yard Setback (feet)	Residential Nonresidential	5 5
Minimum Rear Yard Setback (feet)	Residential Nonresidential	25 25
Maximum Height (feet)	Residential Nonresidential	50 50
Maximum Building Coverage (percent)	Residential Nonresidential	30 30
Maximum Density (units per net acre)	One-family dwelling units	6

Table 4:

I-P Zoning District Schedule of Development Standards		
Minimum Lot Area (square feet) for one-family dwellings and nonresidential; per dwelling unit for two-family and multi-family dwellings	Residential: 1. Single-family 2. Two-family 3. Multifamily: a. 3-4 dwellings b. 5-6 dwellings c. 7-8 dwellings d. 9 or more dwellings 4. Single-family semidetached 5. Single-family townhouse 6. Accessory dwelling Nonresidential	6,000 3,600 2,500 2,150 2,000 1,900 3,600 1,800 1,800 6,000
Minimum Lot Width (feet)	Residential: 1. Single-family 2. Two-family 3. Multifamily: a. 3-4 dwellings b. 5-6 dwellings c. 7-8 dwellings d. 9 or more dwellings 4. Single-family semidetached 5. Single-family townhouse 6. Accessory dwelling Nonresidential	60 60 60 60 60 60 30 18 18 60
Minimum Front Yard Setback from Center Line of Street Right-of-Way (feet)	Freeway or parkway Major arterial Secondary arterial or rural road Collector street Residential street Access easement	115 85 70 60 50 36
Minimum Side Yard Setback (feet)	Residential: 1. Single-family 2. Two-family 3. Multifamily Nonresidential	5 5 10 5
Minimum Rear Yard Setback (feet)	Residential: 1. Single-family 2. Two-family 3. Multifamily Nonresidential	25 25 25 5
Maximum Height (feet)	Residential: 1. Single-family 2. Two-family 3. Multifamily Nonresidential	40 40 - 50
Maximum Building Coverage (percent)	Residential: 1. Single-family 2. Two-family 3. Multifamily Nonresidential	- 40 - 50

Maximum Density (units per net acre)	-	-
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