



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: APRIL 2, 2019

TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Text Amendment to the City of Savannah Zoning Ordinance
Re: Create Article R of the Savannah Zoning Ordinance;
Savannah Harbor Parcel 5 Planned Unit Development
Applicant: Cay/BCD Development LLC. Joseph R. Ross, Agent
File No. 19-001440-ZA

MPC ACTION:

Approval of the request to create Article R Savannah Harbor Parcel 5 PUD with the following conditions:

- Any zoning regulation not specifically addressed by the PUD or master plan shall comply with the City of Savannah Zoning Ordinance.
- Any non-zoning regulation or policy not specifically addressed by the master plan shall comply with the applicable regulations and policies of the City of Savannah as well as other local, state and federal laws.
- Approval of the street cross-sections by applicable City infrastructure departments prior to the issuance of any permit for land disturbing activities.
- Before any signage can be approved, a sign plan for the development shall be submitted and approved by the Planning Commission.

MPC STAFF RECOMMENDATION:

Approval of the request to create Article R Savannah Harbor Parcel 5 PUD with the following conditions:

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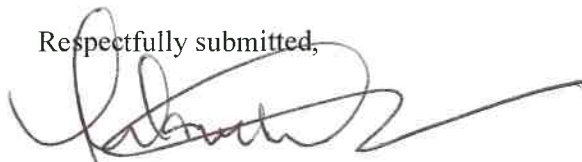
MEMBERS PRESENT: 9 + Chairman

Joseph Ervin, Chairman
Travis Coles
Ellis Cook
Karen Jarrett
Tanya Milton
Wayne Noha
Eula Parker
Lee Smith
Linder Suthers
Tom Woiwode

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

APPROVAL Votes: 10	DENIAL Votes: 0	ABSENT
Ervin Cook Coles Jarrett Milton Noha Parker Smith Suthers Woiwode		Branch Hernandez Manigault Welch

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

April 2, 2019 Regular MPC Meeting

Title

ZONING TEXT AMENDMENT | Establish Savannah Harbor Parcel 5 Planned Unit Development | 19-001440-ZA

Description

Text Amendment to the City of Savannah Zoning Ordinance

Re: Create Article R of the Savannah Zoning Ordinance; Savannah Harbor Parcel 5 Planned Unit Development

Applicant: Cay/BCD Development LLC. Joseph R. Ross, Agent

File No. 19-001440-ZA

Marcus Lotson, MPC Project Planner

Recommendation

Staff recommends **approval** of the request to create Article R Savannah Harbor Parcel 5 PUD with the following conditions:

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Contact

Financial Impact

Review Comments

Attachments

- 📎 [Master Plan.pdf](#)
- 📎 [Savannah Harbor - Parcel 5-PUD-Draft 040219.pdf](#)
- 📎 [Comments from Traffic Eng.pdf](#)
- 📎 [Staff Report-Parcel 5 PUD Text 19-001440.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 Aldermen, City of Savannah

FROM: The Planning Commission

DATE: April 2, 2019

SUBJECT: Text Amendment to the City of Savannah Zoning Ordinance
Re: Create Article R of the Savannah Zoning Ordinance;
Savannah Harbor Parcel 5 Planned Unit Development
Applicant: Cay/BCD Development LLC. Joseph R. Ross, Agent
File No. 19-001440-ZA

Marcus Lotson, MPC Project Planner

ISSUE:

The petitioner is requesting to amend the zoning ordinance to create the Savannah Harbor Parcel 5 Planned Unit Development, a revision to the original Savannah Harbor Master Plan. The proposed Planned Unit Development includes a governing Master Plan for the 27.41-acre tract of land.

FINDINGS:

1. **Proposed Zoning District:** The applicant has requested to create a new Planned Unit Development (PUD) zoning district, the Savannah Harbor Parcel 5 Planned Unit Development. The subject property is a 27.41-acre portion of the Savannah Harbor Master Planned area on Hutchinson Island. The establishment of a Planned Unit Development district on a tract of land of this size and geography is compatible with the land use designation for the property which is Downtown Expansion.
2. **Proposed Use:** The proposed PUD allows a mix of uses consistent with the development pattern of the historic downtown central business district and the Landmark district at large. The allowed uses include but are not limited to all residential housing types, as well as

lodging, retail and services. In addition to the proposed mix use development, a marina is proposed in the slip immediately west of the subject property. The applicant has identified that phase one, which are blocks, A, D and F are proposed to be developed residentially. Phase one will also include the marina, the public plaza adjacent to the marina and the greenspace. The applicant has also proposed several uses that are not permitted under the current zoning including food trucks, commercial charter or watercraft activities and outdoor events. A full comparison list between the existing zoning and proposed zoning is attached.

3. **Master Plan:** The purpose of the master plan is to expand the development pattern of downtown Savannah to the north side of the Savannah River. The master plan provides the framework for a walkable grid system with significant pedestrian amenities and allows development standards that ensure that future development will build upon the character of downtown Savannah through site and building design. Additionally, a private Declaration of Covenants will be administered by the Master Developer, similarly to other planned unit developments in the city. The master plan is also intended to ensure that public space will be provided and that access to the Savannah River will be available.

If adopted, the master plan and its specific zoning standards will guide future site plans. The standards of the City of Savannah Zoning Ordinance shall apply where such standards are not addressed by the approved master plan. Any non-zoning standards will be governed by other city ordinances and policies during the review of individual developments.

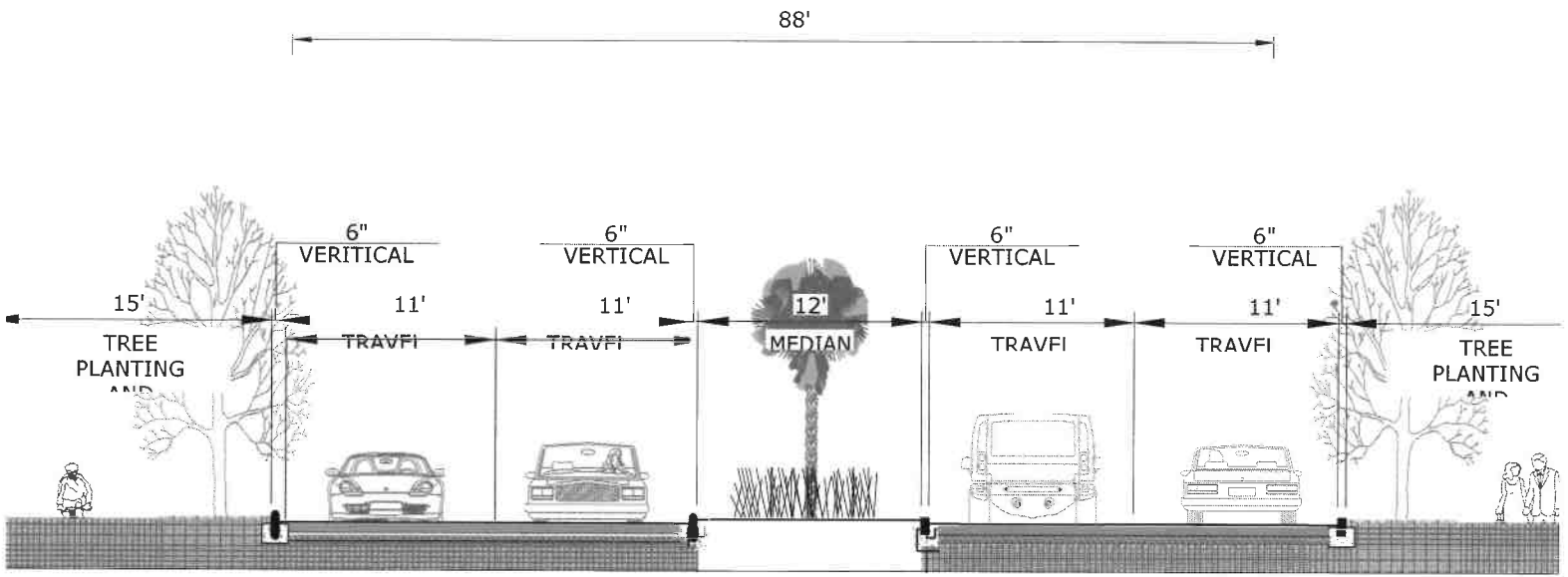
4. **PUD and Master Plan Elements Identified:**

- a. **Blocks**

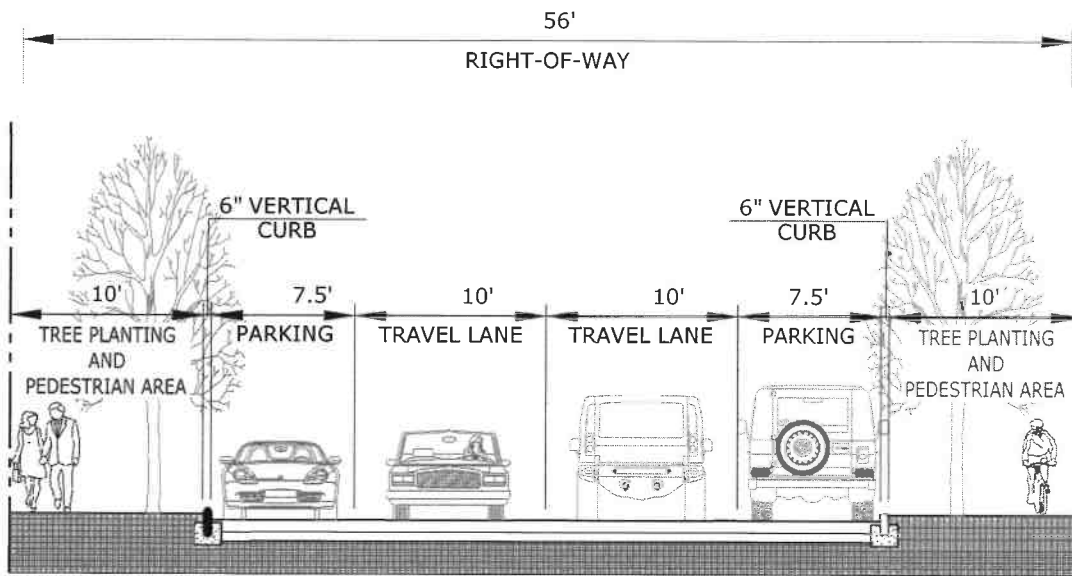
The text of the PUD and the master plan emphasize the importance of the street block and grid system, which is a continuation of the downtown development pattern. The block plan provides public space, improved pedestrian and vehicular connections, the preservation of view corridors to the river and city.

- b. **Streets**

The development will be accessed by Resort Drive via Wayne Shackelford Boulevard. The property has approximately 1,500 square feet of frontage along Resort Drive. The applicant is proposing street sections that include sidewalks, tree lawns and on street parking (except entry boulevard) throughout the development. The proposed sections depict the cross-sections for the various types of streets within the proposed development. These cross-sections shall comply with the requirements of the various City infrastructure departments. Such cross-sections may require future modifications based on ordinances in effect at the time of construction or findings made by the City of Savannah Traffic Engineer. The following cross sections have been provided:



ENTRY BOULEVARD



Internal Street

c. Streetscape

The streetscape is an integral part of a vibrant urban area. A streetscape includes components such as tree lawns, sidewalks and hardscape (e.g., surface materials, seating, receptacles and way-finding signage). Sidewalks will be required throughout the site and will be separated from the street by tree lawns or tree wells that will offer a protective barrier. Canopy trees are to be planted in the tree lawns or tree wells to shade pedestrians and parked vehicles.

d. **Public Space**

The Master Plan provides for two primary public spaces. The green way will be a continuous public park space from Resort Drive to the river, approximately 1,000 linear feet. It will abut the river as a public space and no development blocks are proposed to immediately abut the river. In addition, public space will be available in the form of a hardscaped riverside plaza adjacent to the marina which will be adjacent to residential and nonresidential uses along the western boundary of the subject property.

e. **Parking**

The City of Savannah Parking and Mobility Services Department has reviewed the PUD text and has indicated to MPC staff that the proposed standards are generally in keeping with accepted demand models. Further, they have indicated that because of the location of the development and accessibility to additional parking on the north side of Resort Drive, minimal impacts on adjacent properties are likely should demand outpace supply during some period of time. The PUD text proposes parking standards that include minimum space requirements, shared parking allowances, offsite parking and valet services and travel demand management measures that could decrease required off street parking. The petitioner is also proposing that where on street spaces exist, these spaces be allowed to count toward off street requirements for several uses identified in the PUD text. The following is proposed relative to on street parking:

i. Use of On-street and Valet Parking for Off-Street Requirements

1. The following permitted uses may use on-street parking spaces within a distance of 800 feet of the principal use to meet up to all of their off-street parking requirements as specified in Table 4.
 - a. Food stores and drugstores
 - b. Sale of beer or wine by the package when incidental to other principal retail use
 - c. Plant and produce shops
 - d. Personal service shops
 - e. Clothing stores and dry goods
 - f. Home furnishing and hardware
 - g. Specialty shops
 - h. Craft shops

i. Confectionery

2. The following permitted uses may use on–street parking spaces within a distance of 800 feet of the principal use to meet up to fifty percent (50%) of their off–street parking requirements as specified in Table 4.
 - a.* Banks and Offices
 - b.* Photography studio
 - c.* Teaching of music, voice and dance, and studies for the same
3. The following permitted uses may use on–street parking spaces within a distance of 800 feet of the principal use to meet up to twenty–five percent (25%) of their off–street parking requirements as specified in Table 4.
 - a.* Restaurant, sit–down or cafeteria, which serves alcoholic beverages
 - b.* Restaurant, sit–down or cafeteria, which does not serve alcoholic beverages
 - c.* Cocktail lounges, taverns
 - d.* Fast food
4. Any of the uses listed in Item 3 above may use valet parking services to meet an additional twenty–five (25%) of the parking requirements from Table 4. Applicants must provide documentation of a valet services agreement and identify locations where valet services will park vehicles.

f. Density

Density shall be measured as the required area of land per dwelling unit for a given housing type, if any, divided by the total lot area. Density shall not exceed the maximum density permitted by block as shown on the Master Plan. Under the current zoning, a maximum of 70 dwelling units per acre is permitted, the petitioner is proposing a maximum of 60 dwelling units per acre for all residential uses. The maximum number of dwelling units is 940.

g. Development Standards

The proposed detailed development standards are codified within the PUD text. These include all relevant standards including parking, density, setbacks (build to lines) buffers and permitted uses. The height permitted for each block is identified on the master plan as has been done with other planned unit developments in the city of Savannah. The PUD, which includes the master plan, must be adopted by the Mayor and Aldermen. Changes to the proposed master plan may only occur pursuant to the Modifications and Variances section of the text.

POLICY ANALYSIS:

A rezoning to the proposed Savannah Harbor Parcel 5 PUD would allow for the redevelopment of nearly 30 acres in a manner that is similar to but more flexible than the permitted uses and development standards of the core downtown across the river. The PUD is also consistent with the Chatham County-Savannah Comprehensive Plan Future Land Use Map designation of Downtown Expansion.

ALTERNATIVES:

1. Approval of the request to create Article R Savannah Harbor Parcel 5 PUD.
2. Deny the petitioner's request.

RECOMMENDATION:

Staff recommends approval of the request to create Article R Savannah Harbor Parcel 5 PUD with the following conditions:

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