



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: JUNE 8, 2021
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:
Petition File No. 21-002377-ZA
Aldermanic District 2 – Leggett

Owner: Savannah Core, LLC.
Petitioner: Robert Isaacson
East Broad Market Planned Development
527 E 39th Street

MPC ACTION: **Denial** of the amendment to the East Broad Market Lofts PD to include 527 East 39th street into the PD boundaries.

MPC STAFF RECOMMENDATION: **Denial** of the amendment to the East Broad Market Lofts PD to include 527 East 39th street into the PD boundaries.

MEMBERS PRESENT: 8 + Chairman

Joseph Welch, Chairman
Laureen Boles
Elizabeth Epstein
Karen Jarrett
Wayne Noha
Eula Parker
Lee Smith
Dwayne Stephens
Maliak Watkins

PLANNING COMMISSION VOTE: Approve Staff Recommendation (4-5)

APPROVAL Votes: 4	DENIAL Votes: 5	ABSENT
Welch Boles Noha Smith	Stephens Jarrett Epstein Parker Watkins	Brown Coles Ervin Joyner Woiwode

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



Petition File No. 20-002377-ZA
Aldermanic District 2 – Leggett

Owner: Savannah Core, LLC.
Petitioner: Robert Isaacson
East Broad Market Planned Development
527 E 39th Street

MPC Project Planner: Marcus Lotson

Report Status: Initial Report

ISSUE:

The petitioner is requesting to amend the East Broad Market Lofts Planned Development (PD) to include an adjacent property, 527 East 39th Street, into the boundaries of the PD.

BACKGROUND:

1. The East Broad Market Lofts PD consists of parcels comprising approximately 1.60 acres. The parcels are located on East Broad St., E. 38th St. and E. 39th St; refer to **Exhibit A – Maps**. The subject property is located adjacent to the southwest boundary of the Planned Development at 527 East 39th Street and is in the TN-2 (Traditional Neighborhood) zoning district.
2. The parcel proposed to be added to the PD is 30 feet in width and 92 feet deep or 2,760 square feet. It is developed with a single-family residence built in 1920 and is approximately 1,200 square feet in size.
3. The applicant has indicated that the intent of the adding the property to the PD boundaries is to convert the residence into a restaurant. Although the existing TN-2 zoning classification allows some nonresidential uses, it does not permit restaurants. The TN-2 district is as follows:

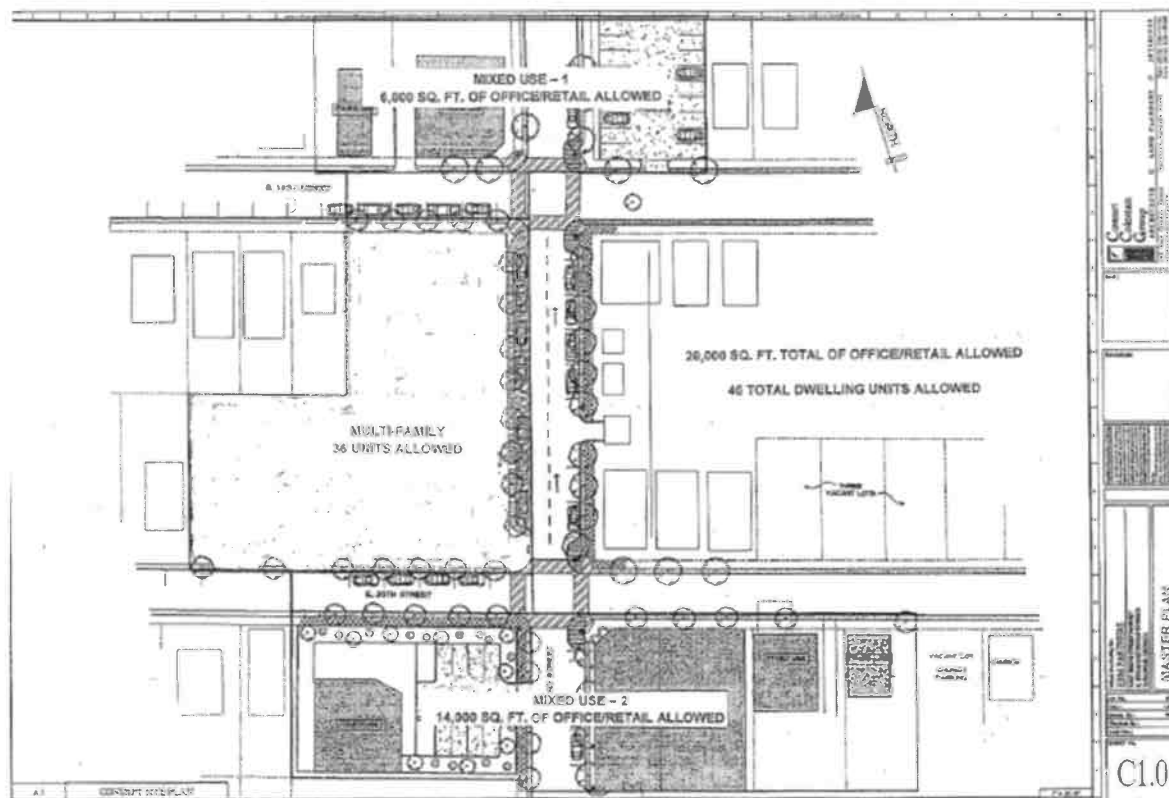
The TN-2 district is intended to ensure the vibrancy of historic residential neighborhoods with traditional development patterns characteristic of Savannah from approximately 1890 to 1930 during the streetcar and early automobile eras. While the district provides for primarily residential uses, it also includes limited nonresidential uses that were historically deemed compatible with the residential character of neighborhoods, including corner stores and mid-block ground floor office uses. The TN-2 district is intended for use only within the Streetcar Historic Overlay District.

4. The development pattern in the vicinity is a typical pattern found in this area and surrounding neighborhoods with larger scale buildings and nonresidential uses on corner lots and varying residential housing types fronting on east west streets. This pattern is consistent with the district description and the use table which permits some nonresidential uses in the TN-2 district when located on a corner lot. The proposed addition of the property onto the PD would allow nonresidential uses on an interior lot.
5. Prior to 2019 the subject property was zoned BN (Neighborhood Business). Staff reviewed the zoning map during the ordinance update process. Based on the development pattern, it was determined that the property, which is in the Streetcar Historic District, should be zoned TN-2.

SUMMARY

- 1 Per the approved PD language (**Exhibit B – Existing East Broad Market PUD**), “the purpose of the East Broad Market Lofts PD is to provide a process to permit a unique planned development which would otherwise not be allowed [...].” The approved PD language establishes permitted uses, development and design standards, and other criteria related to executing a coordinated and phased development.
2. The East Broad Market Lofts PD establishes two use districts, MF (Multi-Family Residential) and MU (Mixed-Use). These districts are illustrated on the Master Plan, depicted below:

East Broad Market Lofts PUD – Master Plan



3. Permitted uses are as follows:

MF – Multi-family residential (3 or more units).

MU – Upper story residential (ground floor residential is not allowed); artist studio, gallery; convenience store (no gas sales); general or medical offices; restaurant without alcohol sales; restaurant with alcohol sales subject to approval by the Zoning Board of Appeals microbrewery subject to approval by the Zoning Board of Appeals; neighborhood and general retail; and veterinarian clinic (excluding dog runs).

4. The petitioner wishes to amend the Planned Development to include 527 E 39th Street into the PD boundaries and establish the MU (Mixed Use) designation at the site.

5. Any nonresidential use would have to accommodate customer parking on street

POLICY ANALYSIS:

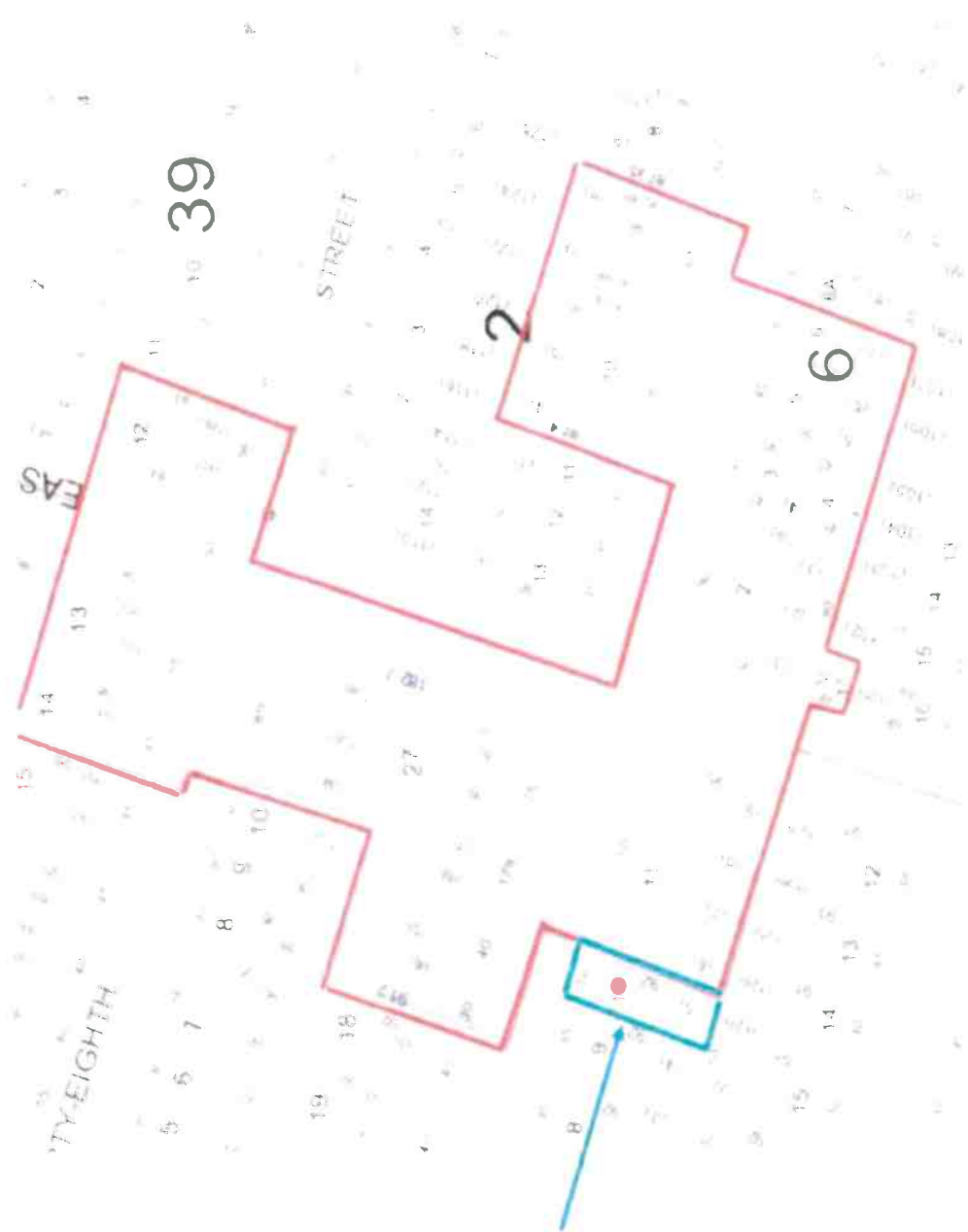
The proposed amendment to the existing East Broad Market Lofts PD would permit nonresidential uses on an interior lot within the Streetcar Historic District. Staff finds that this is inconsistent with the intent of the district and the development pattern in the neighborhood at large. While a use such as an office, which is permitted under the TN-2 zoning, might serve as a transitional use moving away from East Broad Street, introducing more intense nonresidential uses further into the residential portion of the street is inadvisable.

RECOMMENDATION:

The Planning Commission recommends **denial** of the amendment to the East Broad Market Lofts PD to include 527 East 39th street into the PD boundaries.

acres	address	pln
0.14	2121 E Broad	20064 40013
0.12	602 E. 38th	20064 39012
0.09	534 E. 38th	20064 40014
0.59	533 E. Broad	20064 43027
0.25	535 E. 39th	20075 05011
0.19	601 E. 39th	20075 06002
0.02	E. Broad	20075 06017
0.05	607 E. 39th	20075 06003
0.05	607 E. 39th	20075 06004
0.09	609 E. 39th	20075 06005
0.06	613 E. 39th	20075 06006
0.19	608 E. 39th	20075 02010
0.12	612 E. 39th	20075 02009
1.96 Current Total Acres		

0.06 527 E. 39th
 2.02 Proposed Total
 3.1% increase



IN-2