



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: MARCH 13, 2018
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: Amendment to Sections 2.1, 2.3, 2.5 and 5.2 of the
Savannah Gardens Planned Unit Development;
Establish Article R in the Savannah Zoning Ordinance
as the Savannah Gardens Planned Unit Development**

CHSA Development Inc., Petitioner

Harold Yellin, Agent

File No. 18-000957-ZA

MPC ACTION:

Approval of requested amendments to Sections 2.1, 2.3, 2.5 and 5.2 of the Savannah Gardens Planned Unit Development (PUD).

Approval to establish Article R. of the Savannah Zoning Ordinance as Savannah Gardens Planned Unit Development.

MPC STAFF RECOMMENDATION:

Approval of requested amendments to Sections 2.1, 2.3, 2.5 and 5.2 of the Savannah Gardens Planned Unit Development (PUD).

Approval to establish Article R. of the Savannah Zoning Ordinance as Savannah Gardens Planned Unit Development.

MEMBERS PRESENT: 9 + Chairman

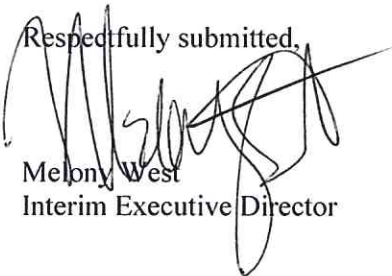
James Overton, Chairman
Thomas Branch
Travis Coles
Ellis Cook
Joseph Ervin
Karen Jarrett
Lacy Manigault
Tanya Milton

Linder Suthers
Tom Woiwode

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

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


Respectfully submitted,


Melony West
Interim Executive Director

/jh

Enclosure

cc Luciana Spracher, Interim Clerk of Council
Brooks Stillwell, City Attorney
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Beth Barnes, Department of Inspections





Chatham County - Savannah Metropolitan Planning Commission

March 13, 2018 Regular MPC Meeting

Title

TEXT AMENDMENT | Harold Yellin as Agent for CHSA Development Inc. | Request to amend Sections 2.1, 2.3, 2.5 and 5.2 of the Savannah Gardens PUD; Request to establish Article R. Savannah Gardens Planned Unit Development | 18-000957-ZA

Description

The request is to amend Sections 2.1, 2.3, 2.5 and 5.2 of the Savannah Gardens Planned Unit Development (PUD) zoning district. The petitioner also wishes to incorporate the Savannah Gardens PUD into the City of Savannah Zoning Ordinance as Article R.

Recommendation

Approval of requested amendments to Sections 2.1, 2.3, 2.5 and 5.2 of the Savannah Gardens Planned Unit Development (PUD).

Approval to establish Article R. of the Savannah Zoning Ordinance as Savannah Gardens Planned Unit Development.

Contact

Financial Impact

Review Comments

Attachments

- 🔗 [2009 PUD Staff Report.pdf](#)
- 🔗 [Savannah Gardens Photos 0957.pdf](#)
- 🔗 [Aerial Photos 0957.pdf](#)
- 🔗 [Staff Report 18-000957-ZA.pdf](#)
- 🔗 [Existing PUD With Proposed Amendments 0957.pdf](#)
- 🔗 [SavannahGardens2018_Master Plan.pdf](#)
- 🔗 [Savannah Gardens Concept Plan 2018.pdf](#)
- 🔗 [Article R. Savannah Gardens PUD Text - March 2018.pdf](#)



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TO: The Mayor and Alderman
FROM: The Planning Commission
DATE: March 13, 2018
SUBJECT: Text Amendment to the City of Savannah Zoning Ordinance
Re: Amendment to Sections 2.1, 2.3, 2.5 and 5.2 of the
Savannah Gardens Planned Unit Development;
Establish Article R in the Savannah Zoning Ordinance
as the Savannah Gardens Planned Unit Development
CHSA Development Inc., Petitioner
Harold Yellin, Agent
File No. 18-000957-ZA

ISSUE:

The request is to amend Sections 2.1, 2.3, 2.5 and 5.2 of the Savannah Gardens Planned Unit Development (PUD) zoning district. The petitioner also wishes to incorporate the Savannah Gardens PUD into the City of Savannah Zoning Ordinance as Article R.

BACKGROUND:

1. The Savannah Gardens PUD was adopted by the Mayor and Alderman in 2009. The 43.76-acre site, formerly known as Strathmore Estates, was purchased by CHSA Development Inc. in 2007. The intent for establishing the Savannah Gardens PUD was to redevelop the former site and to provide affordable housing for a mix of homeowners, renters and senior citizens. As of 2018, approximately 85 percent of the development has been completed.
2. Because of the scale and type of development proposed, the CHSA pursued the Planned Unit Development Classification (PUD). The PUD document established permitted uses, development and design standards, and other criteria related to executing a coordinated and phased development. Along with the text, a Master Plan was created to illustrate the different land uses, street and tract layout, and the location of certain districts. As Master Developer for the site, CHSA maintains authority over the continuing development of the site, including phasing and incorporating additional parcels into the PUD.
3. While the PUD was adopted in 2009 by the Mayor and Aldermen, the document itself was never incorporated into the City of Savannah Code of Ordinances. The petitioner wishes to amend the PUD to incorporate additional language as well as officially establish the adopted PUD as Article R. Savannah Gardens Planned Unit Development into the City Code.
4. The Savannah Gardens PUD illustrates and details five land use classifications known as

Districts which have their own development and design standards. These Districts include Single Family Residential (SF), Townhouse Residential (TH), Multifamily Residential (MF), Mixed Use (MU), and Public Green Space (P). Each district is shown on the adopted PUD Master Plan whereas the corresponding text lists the permitted uses allowed within each established district. The text also lists which uses are not permitted in the PUD.

5. The petitioner wishes to amend the Savannah Gardens PUD as follows:

- a. Amend Section 2.1 Table 1: Land Classifications, Districts and Tracts to reflect an amended PUD Master Plan, as described in File No. 18-000958-ZA;
- b. Amend Section 2.3 Table 2: Permitted Uses to allow Mobile Food Service Units within the Mixed Use (MU) and Public Green Space Districts (P) of the Savannah Gardens PUD;
- c. Amend Section 2.5 Table 3: Residential Development Standards to eliminate Lot Size and Lot Width standards for Townhome uses that are located on the same lot;
- d. Amend Section 5.2 to include a definition for “Mobile food service unit”.

FINDINGS:

1. The standards in the PUD are specific to Savannah Gardens. These standards encourage flexibility in design, allow a variety of land uses, and provide the City of Savannah a documented authority enforce the standards as necessary. In this case, the Master Developer, CHSA, enforces the development and design guidelines for the PUD to ensure that development within Savannah Gardens is unified and consistent.
2. The petitioner wishes to establish the “Mobile food service unit” as a permitted use within the Mixed Use (MU) and Public Green Space (P) districts of the PUD. When the PUD was being created, one of the concerns of residents and neighborhood association representatives was the lack of an available grocery store or similar convenience use located near residential uses. While there was some initial interest in establishing a vacant commercial property located across East Gwinnett Street as a small grocery store, this has not materialized. One solution, as proposed by the petitioner, is to allow Mobile food service units (food trucks) to be permitted in the Mixed Use and Public Green Space areas of the PUD; where there would typically be a larger gathering of people. Permitting this use would help serve the local community with quality food and entertainment, as well as provide incentive for local food trucks and restaurants to conduct business and possibly locate a permanent establishment closer to Savannah Gardens.
3. The proposed definition for “Mobile food service unit” is consistent with the definition established in Section 6-2702 of the Savannah Code of Ordinances. Mobile food service units are defined as, “A trailer, pushcart, vehicle vendor or any other similar conveyance operating as an extension of and under the managerial authority of the permit holder of its permitted base of operation. The mobile food service unit and its permitted base of operation together make a mobile food service establishment”.
4. With the proposed amendment to the Master Plan, as identified in File No. 18-000958-ZA, CHSA wishes to dedicate more Tracts for Townhome development rather than for Single Family development especially in the areas along Wyoming Street. The proposed text to the Townhome Residential Development Standards would eliminate any lot size or lot width requirement for

Townhomes when located on one parcel. At this time, the Tracts identified as TH-2 and TH-3 on the Master Plan are not proposed to be individually platted. Therefore, the intent is to allow greater flexibility for larger parcels to contain several townhome units. CHSA may decide to subdivide these parcels in the future, in which case, they would have to follow the City of Savannah Subdivision Regulations.

5. The proposed PUD ordinance is clear that for any specific standards not identified within the PUD, the standards of other applicable sections of the Savannah Zoning Ordinance will apply. The PUD standards will also specifically apply if there is any conflict with another section of the Savannah Zoning Ordinance.

ALTERNATIVES:

1. Recommend approval of the request.
2. Recommend approval of an alternative.
3. Recommend denial of the request.

POLICY ANALYSIS:

The proposed amendments to the existing Savannah Gardens PUD would allow for the continued development of the community in a unified and coordinated way. The proposed amendments would also provide the residents of Savannah Gardens access to food services and could encourage businesses to possibly locate and conduct future business nearby.

Incorporating the Savannah Gardens PUD into the Savannah Zoning Ordinance would establish a codified process which to analyze a particular land development as a single, planned unit development in a unified and coordinated way which would otherwise not be allowed. The standards and procedures for the PUD are meant to encourage flexibility in design, allow a variety of integrated land uses, and provide the City of Savannah a documented authority to allow and enforce these standards as it deems necessary. Incorporating the text into the Savannah Zoning Ordinance would also fulfill the initial 2009 request to adopt both the Master Plan and PUD to create an official, codified document.

RECOMMENDATION:

Approval of requested amendments to Sections 2.1, 2.3, 2.5 and 5.2 of the Savannah Gardens Planned Unit Development (PUD).

Approval to establish Article R. of the Savannah Zoning Ordinance as Savannah Gardens Planned Unit Development.