



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: April 25, 2017
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: Text amendment for Sections 8-3090(e) and 8-3082(r) of the City of Savannah Zoning Ordinance to allow multifamily residential as a permitted use in the West River Street District.

Harold Yellin, Petitioner
Harold Yellin (Hunter MacLean), Agent
File No. 17-001379-ZA

MPC ACTION:

Approval of the petitioner's request to amend text to Sections 8-3090(e) and 8-3082(r) of the Zoning Ordinance to allow multifamily residential as a permitted use in the West River Street District and to allow the proposed use a 50% parking reduction from the standards in Section 8-3089.

MPC STAFF RECOMMENDATION:

Denial of the petitioner's request to amend text to Sections 8-3090(e) and 8-3082(r) of the Zoning Ordinance to allow multifamily residential as a permitted use in the West River Street District and to allow the proposed use a 50% parking reduction from the standards in Section 8-3089.

Approval of an alternative text amendment to Sections 8-3090(e) and 8-3082(r) of the Zoning Ordinance to allow multifamily residential as a permitted use in the West River Street District and require 0.5 parking spaces per studio dwelling, 1.0 parking spaces per one-bedroom dwelling, and 1.5 parking spaces per two or greater bedroom dwelling.

MEMBERS PRESENT: 10 + Chairman

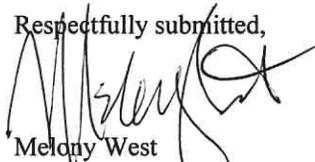
Tanya Milton, Chairman
James Overton, Vice Chairman
Joseph Welch, Secretary
Shedrick Coleman
Travis Coles
Ellis Cook
Joseph Ervin
Karen Jarrett
Timothy Mackey

Linder Suthers
Tom Woiwode

PLANNING COMMISSION VOTE: Approve the petitioner's request (9-2)

APPROVAL Votes: 9	DENIAL Votes: 2	ABSENT
Milton Overton Cook Coleman Coles Ervin Jarrett Mackey Woiwode	Suthers Welch	Hernandez Manigault Smith

Respectfully submitted,



Melony West
Interim Executive Director

/jh

Enclosure

cc Dyanne C. Reese, 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

April 25, 2017 Regular MPC Meeting

Title

D2 - ZONING TEXT AMENDMENT | West River Street District | Multifamily Residential Parking Reduction | Attorney Harold Yellin, Agent | File Number 17-001379-ZA

Description

A request to amend text for Sections 8-3090(e) and 8-3082(r) of the City of Savannah Zoning Ordinance to allow multifamily residential development as a permitted use in the West River Street District. The petitioner wishes to bring the allowed parking reduction for multifamily development in-line with other permitted uses in that district.

Recommendation

Denial of the petitioner's request to amend Section 8-3090(e) and Section 8-3082(r) to allow multifamily residential uses, as described under Section 8-3025(b), a 50% parking reduction from the standards in Section 8-3089, if and only if all required parking is located on-site.

Staff recommends **approval** of an alternative text amendment to Section 8-3090(e) and Section 8-3082(r) to allow multifamily residential uses, as described under Section 8-3025(b), required parking of 0.5 total spaces per studio dwelling, 1.0 total spaces per one-bedroom dwelling, and 1.5 total spaces per two or greater bedroom dwellings.

Contact

Financial Impact

Review Comments

Attachments

- 📎 [Staff Report-17-001379-ZA.pdf](#)
- 📎 [MAPS.pdf](#)
- 📎 [Sec. 8-3089 Minimum Space Requirements.pdf](#)
- 📎 [3025bUseSchedule.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 Alderman for the City of Savannah

FROM: The Metropolitan Planning Commission

DATE: April 25, 2017

SUBJECT: Text Amendment to the City of Savannah Zoning Ordinance
Re: Amendment to Section 8-3090(e) and 8-3082(r) to include
multifamily residential as a permitted use in the West
River Street District
CFI Indian Street Owner LLC, Petitioner
Harold Yellin (Hunter MacLean), Agent
File No. 17-001379-ZA

ISSUE:

A request to amend text for Sections 8-3090(e) and 8-3082(r) of the City of Savannah Zoning Ordinance to allow multifamily residential development as a permitted use in the West River Street District. The petitioner, Harold Yellin, wishes to bring the allowed parking reduction for multifamily development in-line with other permitted uses in that district.

BACKGROUND:

The West River Street District is located west of the Savannah Historic District and is bound by Warner Street to the west, Martin Luther King Jr. Boulevard to the east, River Street to the north and Bay Street to the south. The creation of this district became an indirect product of a parking study for the Downtown area which became known as the Parking Matters Planning and Mobility Plan.

In June 2016, the Mayor and Alderman of Savannah officially adopted text to the zoning ordinance which created the West River Street District (File No. 16-001927-ZA). The intent was to allow a parking reduction for certain uses such as: Lodging Facilities, Retail Sales and Service, Community Facilities, Restaurants, Incidental Uses, and Unclassified Retail Sales and Service. Specific uses associated with these categories are identified in the Business "B" & Industrial "I" Use Schedule found in Section 8-3025(b) of the zoning ordinance. The text amendment, as written, allows each of the aforementioned uses a 50% reduction from the overall parking standards associated in Section 8-3089 (Minimum space requirements for off-street parking areas). The zoning ordinance establishes a minimum parking requirement for all uses in zoning districts that require parking. However, while the ordinance establishes these standards for particular uses, it often does not take into account the development pattern or surrounding character of the area in which a particular use is established.

The Parking Matters Study identified the West River Street District as having strong redevelopment potential that could involve a higher parking demand upon redevelopment. Previously, this area comprised of mostly warehousing and storage uses which usually require a lower parking demand when compared to many other uses. By applying a parking reduction to this developing area, this provides the city an opportunity to establish the area as a mixed-use and pedestrian-oriented expansion of Downtown. As this district continues to become accessible to tourists and pedestrians, however, mixed-use development and zoning amendments will continue to alter/increase the parking demand. The West River Street District was specifically adopted to promote the redevelopment of this area, and to incentivize mixed-use development by reducing the parking demand for specified uses.

The petitioner wishes to include multifamily residential uses within the West River Street District and reduce the parking demand by 50%, as is similar to uses already permitted in the district. In addition to allowing multifamily within the West River Street District, a condition is applied which explains, "...this reduction shall apply only when required parking (as reduced by 50% pursuant to this section) is located on-site of the multifamily residential development". The petitioner wishes to apply this text amendment to Section 8-3090(e) in order to incentivize residential development for the West River Street District while also providing the opportunity for other uses to locate and have parking within the area.

FINDINGS:

1. Base zoning districts identified within the boundary of the West River Street District currently allow multifamily residential uses by-right. The applicable zoning districts that currently allow this include B-G (General Business), B-C (Community Business), and R-B-C (Residential-Business-Conservation).
2. Proposed parking within the West River Street District should follow the provisions found in Section 8-3082 (Plan and Design Standards) and Section 8-3089 (Minimum space requirements for off-street parking areas). The proposed text amendment would allow multifamily uses a 50% parking reduction from the standards in Section 8-3089 if all required parking can be met on-site.
3. Any multifamily development located within the West River Street District that requires remote or on-street parking to fulfill their parking need, that residential portion of the development shall not qualify for the parking reduction as proposed. Standards from Section 8-3089 shall apply instead.
4. The West River Street District currently provides all uses, with the exception of the proposed multifamily use, the opportunity to meet their parking requirement by allowing remote and on-street parking to count towards their overall need. Section 8-3082(r) explains, "For uses within the boundaries of the West River Street Area, as defined in section 8-3090(e), remote parking may be established in approved surface or structured parking areas within the boundaries of the district or within 300 feet of the property line of any use within the boundaries of the district". Since a condition is applied for the proposed multifamily use that all required parking shall be met on-site in order to qualify for the parking reduction, the remote or on-street parking standard does not apply.

5. The proposed condition attached to multifamily residential uses, as mentioned above, would not be variable. This means an appeal could not be made to the Zoning Board of Appeals to be relieved of this condition for any multifamily project; unless otherwise determined by the City Zoning Administrator.
6. Multifamily uses allowed under this proposed text amendment could include upper-story residential (Use 3a) which is currently permitted within the B-C (Community Business) base zoning district (File No. 15-005698-ZA).

7. Definitions:

Dwelling. A building or portion thereof arranged or designed to provide living facilities for one or more families.

Dwelling, multifamily. A dwelling containing three or more dwelling units.

Upper-story residential. A residential dwelling unit located on a floor above a nonresidential use.

8. The petitioner is requesting to amend the zoning ordinance to allow multifamily residential uses, as represented under Section 8-3025(b), a parking reduction of 50% from the standards found in Section 8-3089. A condition for this is also requested to apply this parking reduction only if all required parking for the residential development is located on-site. The petitioner wishes to amend the ordinance as follows:

ENACT

Sec. 8-3090, Exempted uses and special off street parking requirements for specified zoning districts

Note: Text to be enacted shown in bold and underlined

(e) **West River Street Area.** The West River Street Area as seen in Map 1 (attachment) is defined as all properties bounded by West Bay Street, West River Street, Martin Luther King Jr. Boulevard and Warner Street.

(i) Uses within the categories listed in Table 1 Permitted Parking Reduction, that are in the boundaries of the West River Street Area, shall be permitted to reduce the number of off- street parking spaces required in Article D (Sec. 8-3089 – Minimum space requirements for off-street parking).

(ii) Any use that is not within the use categories listed in Table 1 shall meet the requirements set forth in (Sec. 8-3089 – Minimum space requirements for off-street parking).

(iii) Any on-street parking spaces which abut a property line in the West River Street Area may be counted toward the required parking for a single use on such property, **unless otherwise described herein.**

Table 1. Permitted Parking Reduction

Use Categories Sec. 8-3025 (b) B&I Use Schedule	Permitted Reduction
Lodging Facilities*	50%
Retail Sales and Service	50%
Community Facilities	50%
Restaurants	50%
Incidental Uses	50%
Unclassified Retail Sales and Service	50%
<u>Multifamily Residential (includes upper-story residential) **</u>	<u>50%</u>

*Provided however that this reduction shall apply to transient guests only and that a minimum of one half space per room be provided.

****Provided however that this reduction shall apply only when required parking (as reduced by 50% pursuant to this section) is located on-site of the multifamily residential development.**

ENACT

Sec. 8-3082 Plan and Design Standards

Note: Text to be enacted shown in bold and underlined

Sec. 8-3082(r)

(r) Parking provided on same lot as main building. Off-street parking spaces for residential units (one-family and two-family dwellings) shall be located on the same lot as the main building to be served or shall be provided on an approved common parking area in accordance with the city Code. The following types of uses listed under section 8-3089 shall either provide on-site parking or provide for the required off-street parking on a lot or parcel of land that is adjacent to or directly across the street from the use it is intended to serve:

- (1) Multifamily dwellings.
- (2) Health and medical uses.
- (3) Retail sales and services.
- (4) Rooming house or boardinghouse.

Required off-street parking spaces for all other uses shall be provided on the same lot as the main

building to be served or on a lot not more than 150 feet distance from the use it is intended to serve, as measured along the nearest pedestrian walkway. Provided, however, inns, hotels and motels located within RIP-A districts shall not be required to provide greater than 85 percent of the off-street parking requirements for such uses. For uses within the boundaries of the West River Street Area, as defined in section 8-3090 (e) **and with the exception of multifamily uses**, remote parking may be established in approved surface or structured parking areas within the boundaries of the district or within 300 feet of the property line of any use within the boundaries of the district.

Provided, further, that a college dormitory apartment building shall be permitted to utilize remote off-street parking up to 500 feet distance from such building, as measured along the nearest pedestrian walkway, subject to the provisions of section 8-3088, "remote parking facility," and provided that the college or university shall certify that it will require students housed within such dormitory apartment building to park their automobiles in such remote lot as a condition of residing in the dormitory facility, and provided that the college or university shall manage the remote parking facility either through lease or ownership, and provided that by suitable covenants the college or university shall certify that such parking facility shall exclusively serve the apartment building dormitory until such time as it ceases to be used for such purpose.

POLICY ANALYSIS:

The proposed text amendment would incentivize multifamily residential development within the West River Street District. Given that residential development is more of a permanent use than those already permitted within the West River Street District, parking for residents will remain consistent at all hours of the day. By establishing a condition that all required parking shall be met on-site in order to qualify for the reduction, this will ensure that development and required parking remains available and appealing for other transient uses. Allowing multifamily residential, especially upper-story residential, the ability to receive a parking reduction, this will also attract mixed-use development to the area.

Overall, a text amendment that would allow parking reductions for multifamily development within the West River Street District would be consistent with the Comprehensive Plan Future Land Use classification of Downtown. This classification is detailed as, "The traditional Central Business District, including retail, office, entertainment, institutional, civic, and residential uses that are integrated into the urban fabric" (p. 2-7). It is also relatable to the Parking Matters Study which explains, "What is critical to consider...is not just the location and cost of parking, but the way parking can and should be used as a means of guiding development..." (p.18).

RECOMMENDATION:

Approval of the petitioner's request to amend Section 8-3090(e) and Section 8-3082(r) to allow multifamily residential uses, as described under Section 8-3025(b), a 50% parking reduction from the standards in Section 8-3089, if and only if all required parking is located on-site.

ALTERNATIVES:

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