



Chatham County - Savannah Metropolitan Planning Commission

June 27, 2017 Regular MPC Meeting

Title

D5 - GENERAL DEVELOPMENT PLAN | 1204 East Broad Street and 1206 East Broad Street | RIP-B (Residential, medium density) Zoning District (Proposed) | File Number 17-003709-PLAN

Description

The petitioner is requesting approval of a general development plan (GDP) for 1204 East Broad Street and 1206 East Broad Street in conjunction with a rezoning request from P-R-4 (Planned, four-family residential) to RIP-B (Residential, medium density) (Ref. File Number 17-002666-ZA). The intent is to replace an existing, vacant townhome development and construct a two-story semi-attached four-family residential dwelling unit (Use 2b) with associated parking.

Recommendation

MPC staff recommends **Approval** of the proposed General Development Plan subject to the following conditions:

1. Approval of the requested rezoning of the site from P-R-4 to RIP-B in accordance with the “unusual and extraordinary” provision of Sec. 8-3031(D)(1)(a) and the requested conditions approved by the Mayor and Aldermen.
2. Any proposed structure elevations regarding height and design must be approved by MPC staff.
3. Any significant changes to the approved General Development Plan must be approved by the Metropolitan Planning Commission and the Mayor and Aldermen.
4. Approval by all City review departments including the City Engineer.

Contact

Financial Impact

Review Comments

Attachments

📎 [Maps 2666.pdf](#)

📎 [Staff Report-17-003709-PLAN.pdf](#)

📎 [Submittal #1_East Broad At Duffy_2017-06-20_Plans_GDP\(ogletreedesign@gmail.com\).pdf](#)

📎 [Site Photos 3709.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 for the City of Savannah

FROM: The Planning Commission

DATE: June 27, 2017

SUBJECT: Petition of Roy Ogletree
1204 East Broad Street and 1206 East Broad Street
PIN(s): 2-0054-06-002 and 2-0054-06-003
Lot Size: 0.11 Acres
Aldermanic District 2: Bill Durrence
County Commission District 2: James Holmes
File No. 17-003709-PLAN

Nature of Request

The petitioner is requesting approval of a general development plan (GDP) proposing the construction of a two-story semi-attached four-family residential dwelling unit (Use 2b) with associated parking located at 1204 and 1206 East Broad Street. The proposed zoning classification is RIP-B (Residential, medium density) (Ref. File Number 17-002666-ZA). There are no variances being requested.

1. **Notification:** In conjunction with the proposed zoning map amendment, (File No. 17-002666-ZA) mailed notice of the June 6th Planning Commission meeting was sent to property owners within 300 feet of the subject site. Signs were also posted on the site with information regarding the date, time and location of the scheduled MPC meeting.

The Dixon Park neighborhood held a meeting on June 12 at 7:00p.m. at 537 East Henry Street (Carnegie Library) to discuss the proposed project. The meeting was well attended by approximately 43 area residents as well as MPC staff and the agent for this development.

A second courtesy notice was sent to property owners within 300 feet of the subject property to explain a proposed change to the original application and to provide explanation that the case would be continued and heard at the June 27th Planning Commission meeting.

2. **Site:** The site is located in the Eastside neighborhood and is adjacent to the Dixon Park neighborhood and Victorian Historic District. The site consists of two lots and has a cumulative area of 0.11 acres. The site currently contains a vacant townhome structure which is proposed to be demolished and replaced by the described project.

The land uses and zoning districts within the vicinity of the site are predominantly residential and includes a variety of existing and proposed housing types including single family and multifamily. The land uses and zoning districts surrounding the subject property include:

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential Single Family Row Houses	P-R-4
East	Residential Single Family Row Houses	P-R-4
South	East Duffy Lane Mixed-use residential and commercial/retail	RIP-B
West	East Broad Street Dixon Park (City Park)	I-R [1]

[1] Victorian District - Residential

- Rezoning:** The petitioner filed an application to amend the official zoning map for the subject site. The case was originally scheduled to be heard by the Planning Commission at the June 6th MPC Regular meeting but was continued to the June 27th MPC Regular meeting. The request is to rezone the site from its current P-R-4 (Planned, four-family residential) classification to a RIP-B (Residential, medium density) classification which is necessary to accommodate the proposed development. Since the proposed zoning district is typically characteristic of areas located within the urban core of the city, particularly of the Savannah Historic District, staff recommended that the “extraordinary and unusual provision” as referenced in Section 8-3031(D)(1)(a) be applied. This provision requires the submittal and approval of a general development plan (GDP) in conjunction with the rezoning request. The GDP serves as a zoning master plan which is able to regulate certain land uses, conditions, development standards and other “special conditions” determined by the Mayor and Aldermen. The conditions attached to the subject property can be referenced in File No. 17-002666-ZA.

The RIP-B district allows for residential density (up to 70 units per acre), parking standards at one off-street space per residential dwelling unit and a 75% building coverage maximum. Setback requirements and height requirements are not provided under Sec. 8-3025(d) Schedule of Development Standards as these districts are typically located in the downtown area and conform to Historic District Overlay Standards found in Sec. 8-3030. As mentioned previously, conditions have been attached to the proposed GDP in order to promote a consistent land use pattern for surrounding properties within the neighborhood.

The small site is located in an area that is more transitional in terms of development from urban core zoning to suburban zoning districts. Given the close proximity of the site to downtown, it is not uncommon to find land uses and development standards that are consistent with historic land use patterns, with smaller lots, in nearby areas. The current

zoning in many of these “transitional” areas, however, often are not zoned properly for promoting development that meets restrictive development standards. As a result, it is difficult for some development to occur without rezoning property, such as the subject site.

4. **Proposed Use and Buildings:** The proposed use is a two-story semi-attached four-family residential development with associated off-street parking. The development will replace an existing townhome structure which is currently vacant. The current use of the site does not provide off-street parking, and requires on-street parking spaces to be utilized. Five off-street parking spaces are proposed and will be utilized by the proposed residential development. The development will also be oriented towards East Broad Street, whereas off-street parking will be accessed by East Duffy Lane.

The ground floor area of the proposed structure will be 1,890 square feet and will be two-stories tall. Each of the four proposed units will be approximately 945 square feet in size and will provide two-bedrooms per dwelling unit.

5. **Access:** The proposed development will have frontage along East Broad Street. East Broad Street is a paved public street with a 50-foot right-of-way. Parking for the site will have access to East Duffy Lane which is a 20 foot unpaved public right-of-way. East Duffy Lane is proposed to be repaved by the adjacent project currently under construction and located at the corner of East Broad Street and Henry Street (Ref. File No. 15-003249-PLAN). Five dedicated off-street parking spaces will be provided for the proposed four-family development.
6. **Parking:** One off-street parking space is required for each of the 4 dwelling units that are proposed, in accordance with the RIP-B zoning classification (Sec. 8-3090). The petitioner has proposed 5 off-street parking spaces for the proposed development.
7. **Greenspace and Buffers:** The greenspace requirement is 20 percent of the total site area. The site is 0.11 acres in size, thereby requiring a minimum of 0.022 acres (958 square feet) established as greenspace. The proposed development will have .0396 acres (1,725 square feet) established as greenspace, which is 36 percent of the total site area. The proposed development is also required to have 1600 Tree Quality Points (TQP) and 400 Landscape Quality Points (LQP) per acre. Based on this requirement, 176 TQP and 44 LQP are required for the 0.11-acre site. The total number to be provided will be specified in conjunction with a required Specific Development Plan.

A Type “G” buffer is required between East Broad Street and the proposed off-street parking spaces along East Duffy Lane. A Type “G” buffer is either a three-foot-wide planting area with a solid evergreen hedge not less than three feet in height, or a minimum three-foot tall fence/wall that is opaque. The GDP indicates that this requirement has been met by placing a 4-foot-high privacy fence shielding the proposed parking. Details of the required Type “G” buffer will be provided in conjunction with a required Specific Development Plan.

8. **Trash Disposal:** Each dwelling unit is proposed to have one on-street trash cart for trash disposal.

MPC staff recommends **approval** of the proposed General Development Plan subject to the following conditions:

1. Approval of the requested rezoning of the site from P-R-4 to RIP-B in accordance with the “unusual and extraordinary” provision of Sec. 8-3031(D)(1)(a) and the requested conditions approved by the Mayor and Aldermen.
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