

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO REZONE CERTAIN PROPERTY FROM ITS PRESENT P-R-4 (PLANNED FOUR-FAMILY RESIDENTIAL) ZONING CLASSIFICATION TO AN RIP-B (MEDIUM DENSITY RESIDENTIAL) ZONING CLASSIFICATION IN ACCORDANCE WITH SECTION 8-3031(D)(1)(a) OF THE CODE; TO APPROVE A GENERAL DEVELOPMENT PLAN IN ACCORDANCE WITH SECTION 8-3031(D)(1)(a) OF THE CODE; TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES:

BE IT ORDAINED by the Mayor and Aldermen of the City of Savannah, Georgia, in a regular meeting of Council assembled and pursuant to lawful authority thereof:

SECTION 1: The following described property be rezoned from its present P-R-4 zoning classification to an R-I-P-B zoning classification:

Beginning at a point [X: 989564.767901 Y: 751552.448661], located at the approximate intersection of the centerlines of East Broad Street & East Duffy Lane,

Thence proceeding in a NE direction [N 16-57-23 E] along the approximate centerline of East Broad Street for approximately 74.853 ft. to a point,

Thence proceeding in a SE direction [S 72-45-45 E] along a line for approximately 102.091 ft. to a point,

Thence proceeding in a SW direction [S 17-6-18 W] along a line for approximately 27.6 ft. to a point,

Thence proceeding in a NW direction [N 73-2-44 W] along a line for approximately 24.56 ft. to a point,

Thence proceeding in a SW direction [S 16-52-26 W] along a line for approximately 45.86 ft. to a point,

Thence proceeding in a NW direction [N 73-46-11 W] along the approximate centerline of East Duffy Lane for approximately 77.53 ft. to a point, to a point, [X: 989564.767901 Y: 751552.448661] said point being, THE POINT OF BEGINNING

PIN: 2-0054-06-002 & 2-0054-06-003

SECTION 2: The zoning master plan /general development plan entitled, “East Broad at Duffy”, dated June 2017, a copy of which is attached hereto and made a part hereof by this reference, is hereby approved after a public hearing and findings in accordance with Section 8-3031(D)(1)(a) of the Zoning Ordinance, 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. A subdivision plat to recombine 1204 East Broad Street and 1206 East Broad Street is submitted and approved by the Metropolitan Planning Commission.
3. Any use permitted in the RIP-B district as of the date the district is approved [i.e., the date the ordinance to rezone the subject site is approved] shall be permitted with the exception of the following that shall not be permitted:
 - Rooming and boarding houses (Use 9)
 - College dormitories (Use 13)
 - Short-term vacation rentals (Use 14a)
 - Restaurants, sit-down, including the serving of malt beer, wine, and other alcoholic beverages (Use 65a)

Any significant change in use for the property which differs from the approved GDP, including a use not permitted under these conditions, shall require approval by the Mayor and Aldermen.

4. If the residential units are to be rented/leased, they shall be rented/leased by the dwelling unit.
5. The following development standards shall apply:

Minimum Lot Area per Residential Unit	Residential: 600 sf. Nonresidential: No standards
Minimum Lot Width	Residential: Detached, semi-detached or end-row: 20 ft. Attached or row: 10 ft. Nonresidential: N/A
Setbacks (Front, Side & Rear)	N/A
Maximum Height	40 ft.
Maximum Building Coverage	Residential: 75% Nonresidential: 75%
Maximum Density	70 units per acre

6. Any proposed structure elevations regarding height and design must be approved by the Metropolitan Planning Commission.
7. Significant changes to the approved General Development Plan must be approved by the Metropolitan Planning Commission and the Mayor and Aldermen.

8. The General Development Plan must be approved by all City review departments including the City Engineer.

SECTION 3: That the requirements of Section 8-3182(f)(2) of said Code and the law in such cases made and provided has been satisfied. That an opportunity for a public hearing was afforded anyone having an interest or property right which may have been affected by this zoning amendment, said notice being published in the Savannah Morning News, on the ___ day of _____, 2017, and the ___ day of _____, 2017, a copy of said notice being attached hereto and made a part hereof.

SECTION 4: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

EFFECTIVE DATE: This ordinance shall be effective as of the date hereof.

ADOPTED AND APPROVED: _____, 2017.

MAYOR

ATTEST:

CLERK OF COUNCIL
FILE NO. : 17-002666-ZA
FILE NO. : 17-003709-PLAN