



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: April 9, 2023
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: Rezoning Request

PETITION REFERENCED:

Petitioner: Miles Hansford, LLC
Property Owner: J. Ethan Underwood
Address: 100 Little Neck Road
Alderman: District - 5 – Dr. Estella Shabazz (parcel not updated in SAGIS)
County Commission: District - 5– Tayna Milton
Property Identification Number: 21007 02003
Petition File No.: 23-003457-ZA

MPC ACTION:

The Planning Commission recommends **approval** of the request to rezone to Planned Development (PD) with conditions: 1. Development shall be contingent upon Planning Commission approval of GDP consistent with the conceptual site plan submitted with the Petition with this petition and meeting the requirements of Section 3.8.4 of the Savannah Zoning Ordinance. The Developer must contribute their pro-rata share of that area.

MPC STAFF RECOMMENDATION:

The MPC Staff recommends **approval** of the request to rezone to Planned Development (PD) with conditions: 1. Adoption of the New ZO 'Type B Buffer Planting Standards' in place of the proposed minimum Interior Landscape Strips. 2. Development shall be contingent upon MPC Staff approval of a GDP consistent with the conceptual site plan submitted with this petition and meeting the requirements of Section 3.8.4. of the Savannah Zoning Ordinance. 3. Implement recommendations 1-6 of Traffic Impact Study/Assessments dated 3/15/2024 and submitted with the petition. Then just include enumeration at the top of a new page with the heading 'addendum'.

MEMBERS PRESENT: 13

Traci Amick	Jeff Notrica
Coren Ross	Joseph Welch
Travis Coles- Vice Chair	Jay Melder
Karen Jarrett – Chairwoman	Michael Kaigler
Laureen Boles	Stephen Plunk
Wayne Noha	
Dwayne Stephens	
Tom Woiwode	

PLANNING COMMISSION VOTE: Approval of petition with conditions.
(13-0)

APPROVAL Votes: 13	DENIAL Votes:	ABSENT
Amick Boles Coles Ross Plunk Jarrett Kaigler Melder Noha Notrica Stephens Welch Woiwode		Ervin



Respectfully submitted,



Melanie Wilson
Executive Director and CEO

MW/sh

Enclosure

cc Mark Massey, Clerk of Council
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Bridget Lidy, Department of Inspections



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

To: The Mayor and Aldermen, City of Savannah
From: The Planning Commission
Date: April 11, 2024
Subject: Zoning Map Amendment
Petitioner: Miles Hansford, LLC
Property Owner: J. Ethan Underwood
Address: 100 Little Neck Road
Alderman: District 5 – Dr. Estella Shabazz (parcel not updated in SAGIS)
County Commission: District 5 – Commissioner Tanya Milton
Property Identification Number: 21007 02003
Petition File No.: 23-003457-ZA

REQUEST: The Petitioner seeks to rezone the property at 100 Little Neck Road from Residential Agriculture- Annexed County (R-A-CO) and Planned Community Business-County (P-B-C-CO) to Planned Development (PD) to develop the subject parcel as a mixed-use Planned Development in accordance with the City of Savannah 2040 Comprehensive Plan. The Keller Planned Development (Keller PD) is proposed to contain pods with designated uses of: Commercial, Retail Village, Multi-Family Residential, Senior Living, Park Open Space, and Wetland/Salt Marsh. Commercial development will consist of self-storage facilities (36,000 sf), general retail (145,485 sf), beauty or nail salon (6,477 sf), fast casual restaurant (34,228 sf), high turnover sit-down restaurant (5,600 sf), fast food restaurant with drive-through window (6,300 sf), and convenience store/gas station (5,670 store and 20 fueling stations). Residential development will consist of 534 multifamily housing units and 308 senior living housing units.

Facts and Findings

Background

The City of Savannah adopted and approved the annex of four parcels known as Chatham County tax parcels: 11007 01009; 11007 01010; 11007 01011; and 11007 01014 on 12/22/2022. The new parcel is a combination of the four with the PIN 21007 02003. The petitioner filed the application to rezone the parcel to Planned Development (PD) in June 2023. The application review period was extended to allow time to complete the Development of Regional Impact Report (DRI # 4041), hold a neighborhood meeting, and complete a traffic study. The proposed Keller PD is south of the Hopeton Landing PD (480 acres). Hopeton Landing PD was annexed by the City of Savannah in 2019 and PD zoning was approved by the Mayor and Alderman of the City of Savannah in 2021.

Site

The subject parcel consists of 279.52 acres and does not contain any structures on the site. Powerlines run parallel with Little Neck Road through the property. There are approximately 64 acres of undevelopable salt marsh, 97 acres of parks/open space, 114 acres of mixed-use development consisting of multi-family residential, senior living, retail village, and commercial. The proposed development program for the site is approximately 308 units of senior living, 534 multi-family units, and 145,485 square feet of general retail. Additionally, there are several environmental features on the parcel. The Little Ogeechee River runs through the northeast portion of the parcel, bordered by salt marsh. A canal runs through the parcel and acts as the dividing line of phase I and II development of the multi-family area. A small parcel (1.90 acres) containing a painting and carpet cleaning business is the only existing development along the parcel's edge and Ogeechee Road (Highway 17).

Public Notice

Mailed notice of the Planning Commission meeting was sent to all property owners within 1,000-feet of the subject property, signs were posted on site and required newspaper advertisements were run at least 15 days prior to the meeting. The mailed notice included instructions on how to access the public meeting via the internet.

Community Engagement and Neighborhood Meetings

Two neighborhood meetings were held on August 10, 2023, and October 3, 2023, to inform interested parties that a zoning application had been filed with the City of Savannah Department of Planning and Urban Design.

During the August 10th community meeting, residents voiced various concerns, and the Applicant provided detailed responses to address each issue. The concern over increased

traffic was acknowledged, and Chatham County was reassured that it plans to install traffic lights at the intersection of Al Henderson Boulevard and Little Neck Road and has acquired additional right-of-way along Little Neck Road to manage the influx of vehicles. Worries about the density of the proposed development were addressed, with the Applicant explaining that the requested density of approximately 12 units per acre is lower than neighboring Hopeton Landing PD (14+ units/acre). Concerns regarding potential warehouses on the property were dispelled, affirming that no such plans exist. Inquiries about the market demand for residential units were met with confidence in the strong demand for housing and commercial spaces in the area due to the growing metropolitan landscape.

Fire and police resource management concerns were addressed by the commitment to comply with the City of Savannah's impact fee requirements, ensuring necessary funding for local improvements regarding traffic, first responders, and utility resources to the community. Kerrie Bieber with the West Chatham County Community Watch inquired about proposed buffers and setbacks, which was responded to by referring to the submission of Performance Standards with the application.

Environmental concerns regarding odors from nearby dumps were acknowledged, with a pledge to consider them. Additionally, clarification was provided that only the existing pond, not the marsh, would be filled in. Stormwater discharge plans were explained, involving discharge across approximately 2000 feet of grassland and stormwater ponds in adherence to state and local regulations. Finally, concerns about the development's affordability raised by Savannah City Council Member Kesha Gibson-Carter were acknowledged, with the assurance that the project will offer commercial options and housing to support the diverse needs of local residents amidst the economic growth in the metropolitan area.

During the second meeting held on October 3rd, additional concerns raised by neighbors were addressed in detail. Once again, the issue of increased traffic was brought up, and the Applicant reiterated the traffic-alleviating measures previously discussed. Specifically, a neighbor inquired about the possibility of a traffic signal at Henderson Oaks, to which the Applicant clarified that there would be no signal at that location but rather at Zipperer Drive. Questions arose about the type of commercial development planned for the site, with the Applicant mentioning the intention to incorporate in-market retail but confirming the absence of tire stores.

Regarding grocery options, a neighbor expressed interest in having a Publix, prompting clarification that while there wouldn't be one on the subject property, a Publix was proposed for a location on Berwick Boulevard. The timeline for the project's completion was queried, with the Applicant estimating a completion date of 2031. Concerns about the protection of Keller Cemetery were addressed positively, while no plans were mentioned for protecting the pecan orchard. Inquiries about the timeline for right-of-way improvements revealed an estimated two-year duration by the County. Fire protection for the development was

confirmed to be provided by both the County and City.

Regarding housing, the Applicant confirmed it would be rental units, mostly 1–2-bedroom units, with monthly rents starting at \$2000. A few 3-bedroom units were also proposed. The possibility of vertical mixed-use development was affirmed, particularly within the village center pod. However, the absence of package stores or boat landings was confirmed. Concerns about the beautification of the powerline easement were addressed, with the Applicant stating that enhancements might be possible through landscaping and berms, subject to permission from the power company. Environmental concerns about odors from the nearby dump were reiterated by neighbors, with the Applicant pledging to consider them seriously.

Natural Resources

The Georgia Department of Natural Resources (GDNR) contributed comments on regarding known occurrences of natural communities, plants, and animals of highest priority conservation status on or near DRI #4041 Keller PD (see DRI #4041 for full comments). Species of concern are: *Amorpha georgiana* (Georgia Indigo Bush), *Illicium parviflorum* (Yellow Anise-tree), and *Sarracenia minor var. minor* (Hooded Pitcherplant), *Farancia erythrogramma erythrogramma* (Common Rainbow Snake). Other species found within three miles of the parcel include a nesting bald eagle (*Haliaeetus leucocephalus*), federally threatened frosted flatwoods salamander (*Ambystoma cingulatum*), gopher tortoise (*Gopherus polyphemus*).

While GDNR recommends conserving the undeveloped site, they also advocate for green growth. By clustering development and minimizing infrastructure, such as paved surfaces and utilities, with conscientious design can help protect natural habitats from fragmentation and habitat degradation.

The Ogeechee Riverkeeper submitted comments to the DRI with the following concerns (see DRI #4041 for full comments):

- **Water Supply and Wastewater Treatment Concerns:** Both the water supply and wastewater treatment needs of any development in coastal Georgia must carefully consider its long-term impacts, implications, viability. Since at least 2006, Upper Floridan Aquifer (UFA) has received special protections from withdrawals and wastewater discharge due to decades of overutilization... ORK urges local, regional, and state decision makers to take a regional, long-term, and holistic view of both the water supply and wastewater treatment demand issue and develop comprehensive and sustainable solutions that will allow future generations to thrive throughout Georgia's northern coastal region. Likewise, ORK urges the decision makers here to confirm that these needs are sufficiently addressed at the Keller PD site prior to any rezoning or permitting decisions.
- **Floodplain Fill and Construction Concerns:** The Keller PD should avoid developing or constructing any buildings within the nearby floodplain. The portion of the proposed development areas lying within the 100-year floodplain should be removed

in order to ensure the resiliency of those buildings and the development as a whole. ORK asks that the developers and the county decision makers make the minor adjustments needed to avoid allowing construction activities within the floodplain.

In response, the Petitioner stated that, "The Applicant and Developer will follow all federal, state, and local regulations regarding the protection of certain species applicable to the Subject Property. The Applicant is mitigating the impact of the proposed development through open space and salt marsh that will protect wildlife and be utilized by the public for recreational activities."

Existing Zoning and Development Pattern

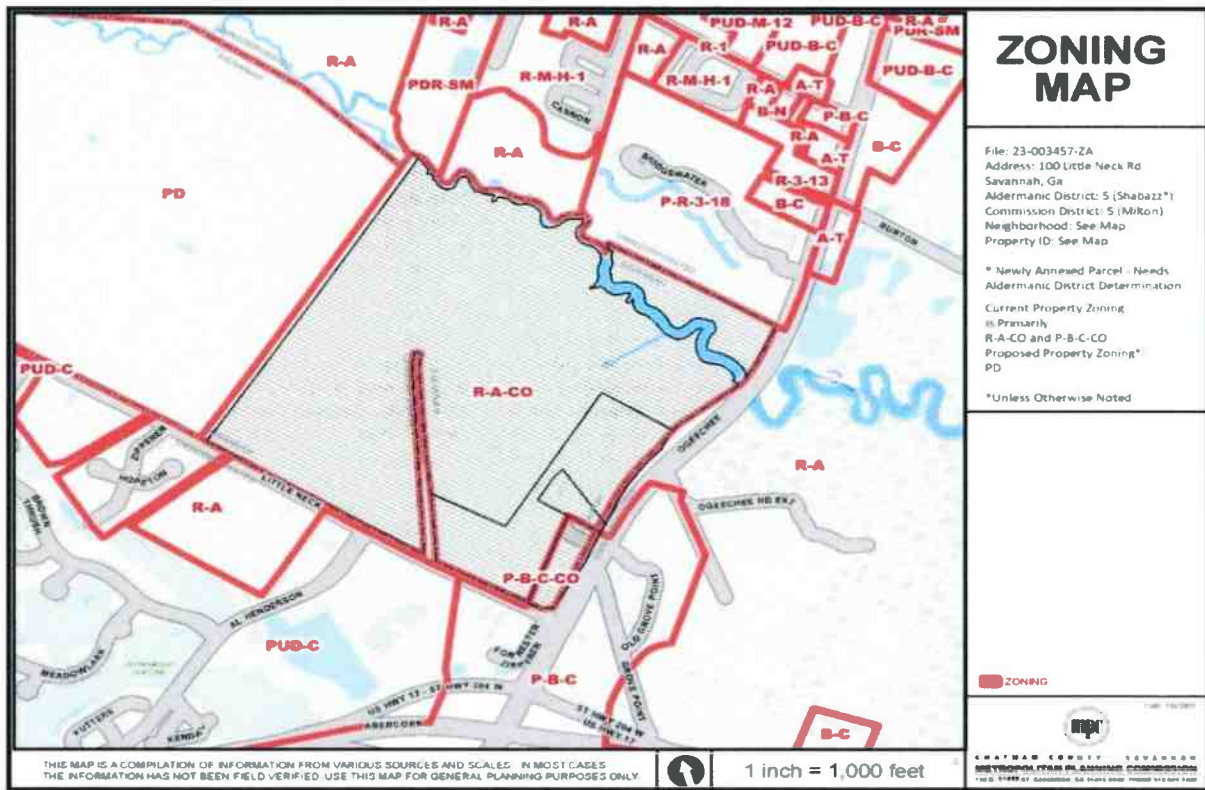
Parcel 21007 02003 was previously four lots: 11007 01014, 11007 01009, 11007 01010, and 11007 01011. The primary zoning of this parcel is zoned Residential-Agricultural-County (R-A-CO) for the area previously divided into parcels 11007 01009, 11007 01010, and 11007 01011. The area previously known as parcel 11007 01014 at the south corner of the lot is currently zoned as Planned-Community-Business-County (P-B-C-CO). On account of this annexation, according to the City of Savannah Code of Ordinances, Sec 1.6 Zoning of Property Relating to New Service Delivery, in addition to the City's Zoning Ordinance, the County's zoning restrictions apply to the annexed mentioned parcels.

Chatham County Zoning Regulations		
Zoning	Purpose	Permitted uses
R-A-CO	Protect those rural areas within the urban expansion areas of the county for future urban development, and to protect certain rural highway roadside areas against strip development, which can lead to traffic congestion, traffic hazards, and roadside blight.	Single-family attached, semi-detached, two-family residences, the use of public facilities or public parks, and more
P-C-B-CO	The purpose of a Planning (P) District is to provide areas within which comprehensive development plans shall be prepared for review by the MPC or MPC staff in order to secure an orderly development pattern. Such districts are considered "overlay" districts and the uses permitted in such districts are those uses permitted in the zoning district which they overlay. The purpose of B-C districts is to provide community shopping facilities consisting of a wide variety of sales and service facilities at locations that will be accessible to a market area containing from 35,000 to 70,000 people.	Incidental or accessory uses and buildings, Public Uses, Churches and other places of worship, Colleges and universities, Hospitals and medical centers, cultural facilities, greenhouse and plant nursery, and other commercial uses.
Refer to Sec. 4-5 in Chatham County Zoning Regulations for further details.		

The Hopeton Landing parcel (PIN 21007 01002) to the north is a PD and annexed into the City of Savannah. All the other neighboring parcels are in Unincorporated Chatham County. The zoning and land use of parcels are listed and illustrated below.

Location	Land Use	Existing Zoning
North	Residential, marsh	R-A
	Planned Development Reclamation Surface	PDR-SM

	Mining	
	Residential: multifamily, marsh	P-R-3-18
South	Residential, Georgia Power Facility	R-A
	Civic/Institutional	PUD-C
	Commercial	P-C-B
East	Commercial, Civic/Institutional, Residential	P-C-B
West	Planned Development (Hopeton Landing)	PD



Zoning of subject and surrounding parcels.



Hopeton Landing PD Master Plan

Existing Zoning District (Sec. 4-1 in Chatham County Zoning Ordinance)

- **Intent of the R-A-CO Zoning District:** The purpose of this district is to protect those rural areas within the urban expansion areas of the county for future urban development, and to protect certain rural highway roadside areas against strip development, which can lead to traffic congestion, traffic hazards, and roadside blight.
 - **Allowed Uses:** The uses allowed in the R-A zoning district appear in the attached chart.
 - **Development Standards:** The development standards of the R-A zoning district appear in the attached chart.

- **Intent of the P-C-B-CO Zoning District:** Planning Districts (P-) provide areas within which comprehensive development plans shall be prepared for review by the MPC or MPC staff in order to secure an orderly development pattern. Such districts are considered "overlay" districts and the uses permitted in such districts are those uses permitted in the zoning district which they overlay. Community Business (B-C) Districts provide community shopping facilities consisting of a wide variety of sales and service facilities at locations that will be accessible to a market area containing from 35,000 to 70,000 people.

- Allowed Uses: The uses allowed in the B-C zoning district appear in the attached chart.
- Development Standards: The development standards of the B-C zoning district appear in the attached chart.

Proposed Zoning District (Sec. 6.1 City of Savannah Zoning Ordinance)

- Intent of the PD Zoning District: The Planned Development (“PD”) districts allow projects that would not otherwise be permitted under this Ordinance because of the strict application of zoning district development standards or general site standards. Generally, the PD district is intended for sites where a developer proposes and the Mayor and Aldermen desire to achieve a certain mix of uses, appearance, land use compatibility and/or apply special sensitivity to the character of the site surrounding area.

In return for greater flexibility in site design requirements, planned developments are expected to deliver innovative and exceptional quality community designs that preserve environmental, historic and cultural resources; incorporate creative design in the layout of buildings, open space and vehicular and pedestrian circulation; assure compatibility with surrounding land uses and area character; and, provide greater efficiency in the layout and provision of roads, utilities and other infrastructure that would not otherwise be possible within a base zoning district.

There are Small-Scale PDs (S-PD) that are limited to projects containing zero to two acres and Large-Scale PDs (L-PD) that are greater than two acres.

- Allowed Uses: A planned development may contain any or all of the uses specified in the approved PD General Master Plan. A wide range of uses is possible in a PD district, and the specific uses allowed may be different in each PD district, therefore the use table in Sec. 5.4, Principal Use Table does not include the PD district. All uses that are identified in an approved General Master Plan shall be permitted uses within the planned development. Any uses not identified in the General Master Plan shall not be permitted. The Mayor and Aldermen have the discretion to require that certain uses be classified as limited uses or special uses.
- Development Standards: The applicant submitted an ordinance with development standards and master plan, permitted use table and development standard table. See attached documents. The proposed development standards are reasonable and consistent with the Hopeton Landing PD. The Petitioner’s Narrative, General Utility Plan, and Phasing Plan described the two construction phases. Phase I connects into the Hopeton Landing PD and inter-parcel access will be provided between the two developments as indicated on the master plan.

Phase I will consist of the installation of utilities and internal infrastructure for the portion of the Subject Property located west of the Chatham County canal (57 acres). Phase I will also include the development of Pod 11 (24.21 acres containing up to 289 multi-family units) & Pod 12 (15.39 acres containing up to 308 senior living units). In addition, Commercial Pods 13 (1.85 acres), Pod 14 (3.45 acres), Pod 15 (1.52 acres), and Pod 16 (1.63 acres), which will be developed as pad-ready and marketed for sale. Phase I will include 9.21 acres of Pod 19, the Powerline Easement, to be commercially zoned. Vertical construction of the residential pods will begin immediately upon completion of site development, which the Applicant anticipates will require 6-12 months of permitting, with the expectation of vertical construction being completed within 24 months thereafter.

Phase II of the development will consist of the development of the portion of the Subject Property located east of the Chatham County canal. Phase II will include the development of Pod 10 (18.65 acres containing up to 260 multi-family units) and the Retail Village containing Pods 4, 5, 6A, 6B, 7A, 7B, and 8 (21.59 acres), as well as Commercial Pod 1 (1.80 acres), Pod 2 (1.62 acres), Pod 3 (1.60 acres), Pod 9 (2.21 acres) and Pod 18 (1.70 acres), which will be developed as pad-ready and marketed for sale. Phase II will include approximately 7.22 acres of Pod 19, the Powerline Easement, to be commercially zoned. Vertical construction of the residential pod is expected to begin immediately upon completion of site development, which the Applicant anticipates will require 6-12 months of permitting. Vertical construction of commercial pods will occur in accordance with market demand, with purchasers developing their respective commercial pods.

Impact and Suitability

Public Services and Facilities

The DRI completed by the Coastal Regional Commission found:

After reviewing the materials provided, the proposed rezoning and development is generally consistent with both the locally adopted Comprehensive Plan, and with the Regional Comprehensive Plan. New developments of this scale can have various impacts on surrounding communities. It is recommended that the applicant coordinate any infrastructure / utility improvements with the City of Savannah. It is also recommended that city staff coordinate with surrounding jurisdictions, particularly the City of Richmond Hill and Bryan County on any long-term infrastructure/utility improvements that can be coordinated if deemed necessary in this growing part of the Coastal Georgia Region.

The City of Savannah contributed comments on water, sewer, engineering, and fire facilities to the DRI.

Water/Sewer Planning & Engineering Department:

The City of Savannah (City) can provide approval for this PUD (Planned Unit Development) Amendment conditional on the developer and City entering into a Water-Sewer Agreement

to address the issues related to future water demand and wastewater capacity needs as well as assurances that the ongoing utility extensions within the area are coordinated with adjacent developers that are engaged in that utility work at this time. The future agreement will define the demand and capacity needs of the development on an allocation schedule established by the City that coincides with the City's ability to meet those needs through the installation of the required infrastructure. Plans are presently in place and underway to meet the future demand needs of this area as quickly as the City's financial resources will allow. The City's utility services in this area are being impacted by groundwater withdrawal reductions and infrastructure needs to address the rapid increase in development to adequately serve the area with potable water and sanitary sewer services. A detailed timeline, demands, and final master plan from the developer will be required to determine the most effective path forward that meets the city and the developer's needs and timelines. After receiving the above, the City will meet with the developer to perform system computer simulations and analyses to ensure the adequacy of utility services for the current and future conditions in the area can be met. Based on those simulations and the project development timeline, the City will determine the most appropriate plan to allocate resources and manage the needs to adequately serve the future development project with water and sewer service.

Savannah Fire Department:

- Multifamily parcels - Per the International Fire Code, 2018 Edition, Appendix D: Multifamily parcels will need two separate and remote fire department access roads. If the proposed buildings do not have sprinkler systems, this requirement goes into effect at 100 units and if the buildings are sprinklered then the requirements go into effect at 200 units. As each Phase is over the 200 mark the secondary access will need to be installed in Phase 1.
- Senior living parcel - Per the International Fire Code, 2018 Edition, Appendix D: Senior living parcel will need two separate and remote fire department access roads. If the Senior living is like a multifamily the access requirements are based off the same criteria stipulated above. If these are single family type residences, then the requirement goes into effect at 120 units.
- All other fire department codes will be addressed when development plans are submitted for review with the City of Savannah Development Services.
- Please contact Cheryl Mason, Savannah Fire Department, point of contact listed below if there are any questions or concerns regarding the response from Savannah Fire Department.

The DRI found the following for Areas Requiring Special Attention (ARSA):

After reviewing the materials provided, the proposed rezoning and development is generally consistent with both the locally adopted Comprehensive Plan, and with the Regional Comprehensive Plan. New developments of this scale can have various impacts on surrounding communities. It is recommended that the applicant coordinate any

infrastructure / utility improvements with the City of Savannah. It is also recommended that city staff coordinate with surrounding jurisdictions, particularly the City of Richmond Hill and Bryan County on any long-term infrastructure/utility improvements that can be coordinated if deemed necessary in this growing part of the Coastal Georgia Region.

School Districts:

Hopeton Landing is within the attendance districts of Southwest Elementary School, Southwest Middle School, and New Hampstead High School. To the south of Hopeton Landing, there are two public schools. One is Southwest Elementary School, accommodating grades from K-5, with a student capacity of 650. However, it currently has an overcapacity enrollment of approximately 909 students. The other is Southwest Middle School, serving grades 6-8, with a student capacity of 850. Despite this capacity, it currently has an undercapacity enrollment of around 750 students. Southwest of Hopeton Landing lies Butler Christian Academy, a private school encompassing grades from K to 12. New Hampstead High School, located roughly 5 miles northeast of Hopeton Landing, caters to grades 9-12. It has a student capacity of 1200 but is currently accommodating an overcapacity enrollment of about 1427 students. To summarize, public schools of all grades are either almost at capacity or overcapacity.

In response to coordinating with the school system in anticipation of the projected student population, the petitioner stated the Applicant will work the school system in anticipation of the projected student population; however, the proposed development is in line with anticipated growth of the County and applicable school populations.



Schools in the vicinity of subject parcel.
Transportation and Transit

The parcel is located along the Chatham Area Transit (CAT) bus route 17 (Silk Hope) and has several bus stops along Hwy 17 and Al Henderson Blvd. There is a narrow, unprotected bike lane along Hwy 17, however it is not considered a safe road for bikers as the speed limit ranges from 35-50 mph. Little Neck Road is considered a shared bikeway and there are no protections in place for cyclists.



Chatham Area Transit (CAT) bus routes and stops.

In response to incorporating bus stops (school and public) and bike lanes, the Petitioner stated the Applicant will work with the City regarding bus stops for the public and school

pick up/drop off as well as the installation of bike lanes, if required.

Traffic Study

A traffic study was conducted by A&R Engineering Inc. for the Keller Mixed-Use Development at Little Neck Road and Highway 17. The study found the following:

The development proposes one full access driveway on SR 25/US 17 (Ogeechee Road) as well as two full access driveways and one right-in/right-out driveway on Little Neck Road. The middle (full access) driveway on Little Neck Road will be aligned with Al Henderson Boulevard. The development proposes to shift the existing median break on SR 25/US 17 (Ogeechee Road) at Grove Point Road north to align with its- Site Driveway 1 location.

Existing and future operations during the AM peak hour (7:00 AM – 9:00 AM) and PM peak hour (4:00 PM – 6:00 PM) before and after completion of the project were analyzed at the following intersections:

1. Little Neck Road @ Al Henderson Boulevard / Site Driveway 3 (Middle)
2. Little Neck Road @ Compassion Christian Church Driveway
3. SR 25/US 17 (Ogeechee Road) @ Site Driveway 1 / Cohen Street
4. Little Neck Road @ Site Driveway 2 (Southern)
5. Little Neck Road @ Site Driveway 4 (Northern, Right-in/right-out)

TABLE 3 – EXISTING INTERSECTION OPERATIONS				
Intersection		Traffic Control	LOS (Delay)	
			AM Peak Hour	PM Peak Hour
1	<u>Little Neck Road @ Al Henderson Boulevard</u>	Stop		
	-Eastbound Approach	Controlled on	C (17.3)	B (14.2)
	-Northbound Left	EB Approach	A (8.4)	A (8.3)
2	<u>Little Neck Road @ Compassion Christian Church Drwy</u>	Stop		
	-Eastbound Approach	Controlled on	B (10.0)	B (12.3)
	-Northbound Left	EB Approach	A (8.5)	A (8.0)

The development proposes access at the following locations:

- Site Driveway 1: Full access driveway on SR 25/US 17 (Ogeechee Road)
- Site Driveway 2: Full access (southern) driveway on Little Neck Road
- Site Driveway 3: Full access (middle) driveway on Little Neck Road, aligned with Al Henderson Boulevard
- Site Driveway 4: Right-in/right-out (northern) driveway on Little Neck Road

The development proposes to shift the existing median break on SR 25/US 17 (Ogeechee Road) at Grove Point Road north to align with Site Driveway 1.



Site plan with proposed accesses

The analysis included the evaluation of Future operations for “No-Build” and “Build” conditions, both of which account for increases in annual growth of through traffic. In our analysis, we have assumed traffic signals as a traffic control at site driveway 1 (Ogeechee Road) and site driveway 3 (Little Neck Road) intersections in the future “Build” conditions. However, Intersection Control Evaluation/signal warrant analysis will have to be completed at these two driveways.

The results of the Future analysis indicate that all the study intersections will operate at level-of-service “D” or better in both the AM and PM peak hours except the stop-controlled driveway approach at the un-signalized intersection of Little Neck Road at Site Driveway 2 (southern) that will operate at LOS “F” in the PM peak hour. It is not unusual for stop-controlled side-streets along arterial roadways to have elevated delays during peak periods as delays are caused by side-street wait times to turn left onto the mainline.

Level-of-service is assigned a letter designation from “A” through “F”. Level-of-service “A” indicates excellent operations with little delay to motorists, while level-of-service “F” exists

when there are insufficient gaps of acceptable size to allow vehicles on the side street to cross the main road without experiencing long delays.

TABLE 7 – FUTURE INTERSECTION OPERATIONS					
Intersection		LOS (Delay)			
		NO-BUILD		BUILD	
		AM Peak	PM Peak	AM Peak	PM Peak
1	<u>Little Neck Road @ Al Henderson Boulevard / Site Driveway 3 (Middle)</u>			<u>C (26.2)</u>	<u>C (24.6)</u>
	-Eastbound Approach	C (22.3)	C (15.8)	D (54.6)	E (58.7)
	-Westbound Approach	-	-	D (37.5)	D (40.1)
	-Northbound Left / Approach	A (8.7)	A (8.6)	B (15.2)	B (16.7)
	-Southbound Approach	-	-	B (19.2)	B (18.7)
2	<u>Little Neck Road @ Compassion Christian Church Existing Driveway (Future Right-Out)</u>				
	-Eastbound Approach	B (10.4)	A (9.6)	B (12.1)	B (11.6)
4	<u>SR 25/US 17 (Ogeechee Rd) @ Site Driveway 1/ Cohen Street</u>			<u>B (14.7)</u>	<u>D (46.8)</u>
	-Eastbound Approach	-	-	D (54.4)	D (53.8)
	-Westbound Approach	-	-	D (42.9)	D (39.3)
	-Northbound Approach			B (10.7)	D (39.2)
	-Southbound Approach			B (14.5)	D (53.4)
5	<u>Little Neck Road @ Site Driveway 2 (Southern)</u>				
	-Westbound Approach	-	-	C (21.8)	F (85.8)
	-Southbound Left			A (8.8)	B (11.6)
6	<u>Little Neck Road @ Site Drwy 4 (Northern, RIRO)</u>				
	-Westbound Approach	-	-	B (11.4)	B (13.8)

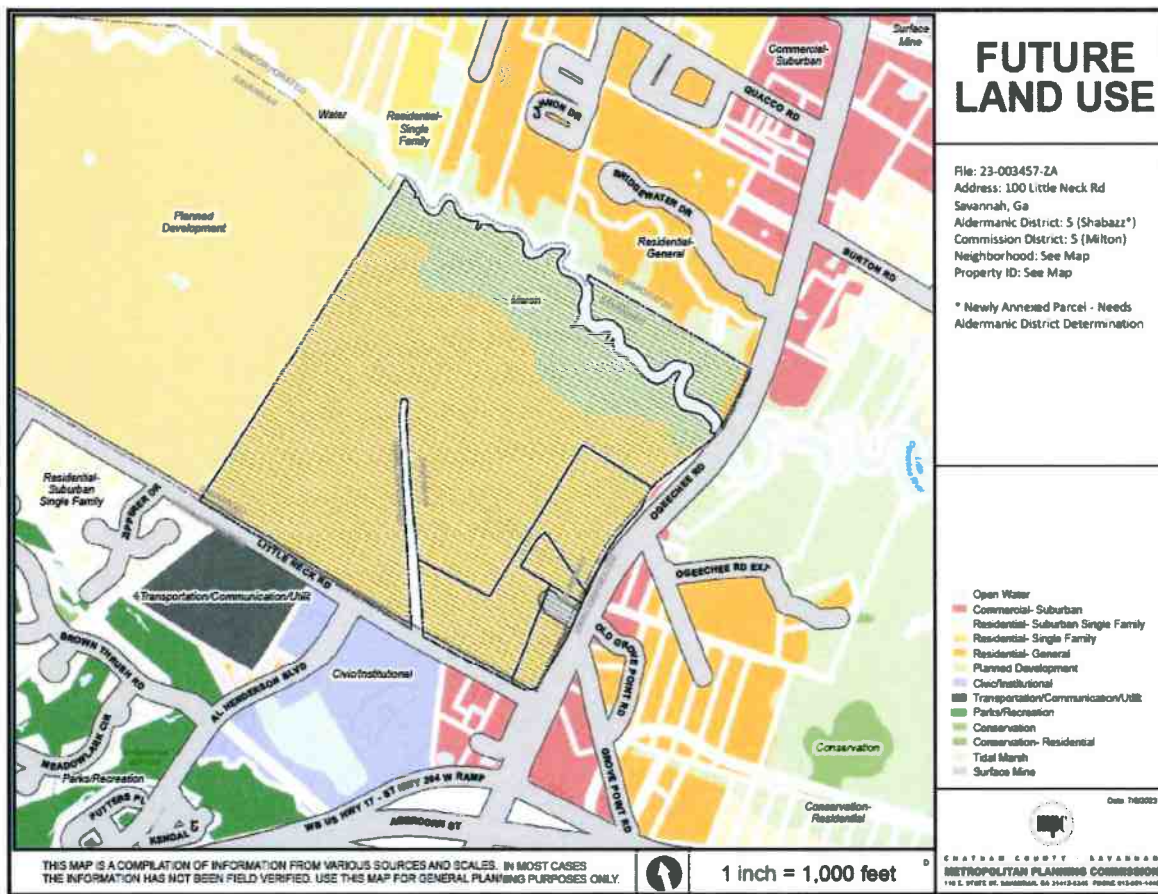
*HCM 2000 results reported

Recommendations included:

- Install a traffic signal at Little Neck Road at Al Henderson Boulevard/Site driveway 3 if a traffic signal is warranted based on the detailed analysis and if approved.
- Install a traffic signal on SR 25/US 17 (Ogeechee Road) at Site driveway 1 if signal warrants are met and approved by GDOT.
- Move the existing median break on SR 25/US17 (Ogeechee Road) north to the proposed site driveway location.
- Intersection 4: SR 25/US 17 (Ogeechee Road) @ Site Driveway # 1
 - Install a traffic signal after completing an Intersection Control Evaluation and if warranted and approved by GDOT.
- Intersection 1: Little Neck Road @ Al Henderson Blvd/Site Driveway # 3
 - Install a traffic signal if warranted and approved.

Comprehensive Land Use Plan Element

The Future Land Use Map currently reflects a designation of Planned Development (PD) on the subject parcel, therefore, a request to amend the Future Land Use Map was unnecessary for the rezoning application. A rezoning to PD is a reasonable request for an appropriate zoning district to align with the designated future land use. The adjacent parcel northwest to the subject parcel is designated as PD on the Future Land Use Map and zoned PD. The PD designation is intended to provide flexibility to accommodate mixed uses that are compatible with the character of the site and surrounding area.



Future land use of subject and surrounding parcels.

Zoning Ordinance Review

The following review criteria for rezoning are prescribed in the Savannah Zoning Ordinance Sec. 3.5.8

Suitability and Community Need

- Whether the range of uses permitted by the proposed zoning district is more suitable than the range of uses that are permitted by the current zoning district.

MPC Comment: *The Highway 17 Corridor is rapidly developing, and the parcel has a future land use of planned development. The proposed rezoning from Residential-Agricultural to Planned Development will provide housing along with commercial and retail development. This area is expected to continue growing, and a PD zoning can aid the City in planning for the development, as opposed to developing the large tract parcel by parcel. The Keller PD is expected to flow into the adjacent Hopeton Landing PD. PD zoning allows for a mixed-use approach, reducing the need for residents to travel further distances for commercial and retail amenities. Rezoning and subsequent development of this parcel and as a PD would enhance the suburban character of the area.*

Further, the PD zoning can control development surrounding natural resources and is proposed to preserve approximately 60% of the parcel. The Little Ogeechee River runs through the north section of the parcel and is surrounded by salt marsh. The PD provides an additional 97 acres of open space to the 64 acres of protected salt marsh. In the DRI, the Georgia Department of Natural Resources listed several important species found within three miles of the development that rely on these valuable ecosystems.

- Whether the proposed zoning district addresses a specific need in the county or city.

MPC Comment: *The parcel was annexed into the City of Savannah with the intent to rezone and develop as a PD. The proposed zoning district will correspond with the suburban residential character as listed in Plan 2040, the Chatham County-Savannah Comprehensive Plan. The City of Savannah is experiencing a severe housing shortage, and this development proposes to create 534 multifamily housing units and 308 senior living housing units. The proposed development is contextually sensitive and would add density and mixing of uses in a manner that will enhance the quality of life for existing residents.*

Compatibility

- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

MPC Comment: *The proposed development is contextually sensitive and would add density and mixing of uses in a manner that will enhance the quality of life for existing residents. The development will impact the traffic patterns of the area, which will impact the existing uses. The traffic study provided multiple recommendations to improve the level of service (LOS) ratings and should be implemented to reduce negative impacts.*

- Whether the zoning proposal is compatible with the present zoning pattern and conforming uses of nearby property and the character of the surrounding area.

MPC Comment: *The proposed use is consistent with the present zoning pattern. There are surrounding residential and commercial areas, many of which are zoned as Planned Unit Development Communities or Business districts. The Keller PD will flow into the Hopeton Landing PD.*

- Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

MPC Comment: *The region's need for centrally located housing is a compelling condition that constitutes grounds for approval of the zoning proposal.*

Consistency

- Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan and other adopted plans, such as a redevelopment plan or small area plan.

MPC Comment: *Plan 2040 indicated the parcel's future land use is expected to become a PD. This area is expected to continue growing and a PD will create housing and economic opportunities in a consistent manner. The goals and strategies of Plan 2040 listed below are relevant to the present request.*

Land Use:

Goal 1: Establish growth policies for the city of Savannah that seek to guide development and redevelopment in a responsible manner, encouraging compact development, walkable neighborhoods, increased connectivity, and open space preservation.

Goal 2: Identify and prioritize future annexations that are regionally coordinated and promote responsible growth.

Goal 5: Enhance the character and image of major corridors by implementing the design and construction of safe, attractive, vibrant, and pedestrian-friendly streetscapes that project a positive image while encouraging walking.

Transportation:

Goal 5: Promote and provide equitable neighborhood connectivity and built environments that encourage active and healthy lifestyles through the strategic placement of bicycle and pedestrian pathways, public parks, enforcement of road regulations, and education about health benefits.

Housing:

Goal 3: Increase affordable housing stock.

Natural Resources:

Goal 1: Protect the public health, safety, and welfare of residents from flood hazards.

Reasonable Use

- Whether the property to be affected by the zoning proposal has a reasonable use as currently zoned.

MPC Comment: *The subject parcel has reasonable use as residential area as zoned. The parcel is in an area transitioning to a suburban character with more residential and commercial uses, as opposed to agriculture and rural residential. The PD zoning will maintain the parcel use at a slightly higher residential density with commercial and retail as well.*

Adequate Public Services

- Whether adequate school, public safety and emergency facilities, road, ingress and egress, parks, wastewater treatment, water supply and stormwater drainage facilities are available for the uses and densities that are permitted in the proposed zoning district.

MPC Comment: *The Petitioner will need to work with the City of Savannah water and sewer, fire, and traffic departments to ensure adequate facilities following the DRI comments. The traffic study recommendations should be adopted to address the changing traffic patterns. The public school system facilities are almost at or over capacity. As multi-family residential development begins, coordination with the school system is necessary to ensure there are sufficient resources in the designated school district. There is sufficient park and open space included in the Master Plan.*

Proximity to a Military Base, Installation or Airport

MPC Comment: *The subject parcel is not within an installation AICUZ or APZ, nor is it in proximity of an airport.*

Compatibility

- The rezoning proposal will be constructed, arranged and operated so as to be compatible with the immediate vicinity and not to interfere with the development and use of adjacent property in accordance with the applicable district regulations.

MPC Comment: *The rezoning proposal will arrange the commercial and retail pods along the outer edges facing Hwy 17 and Little Neck Road, with the residential pods between the those and the open space area. These pods will flow into the adjacent Hopeton Landing PD.*

Resource Protection

- The rezoning proposal will not result in the destruction, loss, or damage of any resource determined by the Mayor and Aldermen to be of significant natural, scenic or historic importance. Such historic resource shall be listed or eligible to be listed on the local or National Register of Historic Places.

MPC Comment: *The proposed PD will preserve approximately 60% of the parcel and provide adequate open park space. This will help to protect species of concern listed by the Georgia Department of Natural Resources. No known historic or cultural resources are*

located on the site.

Design Review

- The rezoning proposal will be compatible or complimentary with the adjacent properties. The architectural style, materials, other treatments, etc., to be utilized within a Planned Development shall be considered by the Planning Commission and Mayor and Aldermen as part of the overall review process.

MPC Comment: The petitioner submitted a vision book featuring examples of open space and amenities, commercial and retail villages with low country architecture styles, multi-family and assisted living developments in the surrounding area (Savannah, Garden City, and Hilton Head), and other Roberts Properties, Inc. mixed-use developments. These create a cohesive design throughout the PD and foster a pedestrian friendly environment.

OPEN SPACE & AMENITIES



Natural Trails



Community Events on the Town Green



Outdoor Games and Entertainment



Ponds



Outdoor Sports Activities



ROBERTS PROPERTIES INC.
www.robertsproperties.com

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COMMERCIAL & RETAIL VILLAGES



Alpharetta, Georgia



Crabapple Market - Milton, Georgia



Milton, Georgia



Freshfields Village - Kiawah Island, South Carolina



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www.robertsproperties.com

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MULTI-FAMILY & SENIOR LIVING



Garden City, Georgia (Developed by Roberts Properties)



Assisted Living - Savannah, Georgia



Assisted Living - Hilton Head, South Carolina



Garden City, Georgia (Developed by Roberts Properties)



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Staff Evaluation

PD zoning will allow for more coordinated development and reduce impacts in the floodplain and preserve natural areas surrounding the Little Ogeechee River. The Keller PD will provide much needed senior and multi-family housing and provide connections to commercial and retail areas.

General Development Master Plan Review

Applying the review criteria established in Section 6.1.17 for General Development Master Plans, the applicant’s submission is evaluated as either complete (C) for having provided sufficient detail or deficient (D) if details are insufficiently clear or missing.

C – Complete D – Deficient N/A – Not Applicable

C	A proposed narrative discussing the market concept of the project, explaining the manner in which the criteria of Sec. 6.1.12 have been satisfied, and providing evidence of compatibility with the Future Land Use Plan and adjacent land uses
C	All proposed land use classifications
C	Total acreage of the overall development and for each land use classification;
C	Total number of dwelling units and density for the overall development and for each phase
C	Proposed square footages of nonresidential uses, if applicable
C	Existing conditions, including the existing zoning districts, locations of existing buildings, streets, alleys driveways, parking areas, etc.
C	Proposed buffers, perimeter and internal, if applicable
C*	Curb cut locations on primary roads, internal road system (if applicable) and

	connectivity to adjacent tracts (if applicable)
D	Locations of sidewalks or trails adjacent to roadways or within buffers, including width, if applicable
C	Open space, including identification of passive and active recreational areas, including wetlands
C	Plans to protect or alter wetlands, if applicable
C	Maximum number of trips to be generated by the development
N/A	Any development condition(s) that may be part of a development agreement
C*	General utility plan
C	Phasing plan, in accordance with Sec. 6.1.20
C	Delineation of any tree preservation areas to be set aside for Tree Quality Point and Landscape Quality Point credit as noted in the City Code Part 4, Chapter 10, Landscape and Tree Protection Ordinance
C	General Location of new buildings and structures, streets, alleys, driveways, parking areas, etc.

*Coordination with the City of Savannah required.

Staff Recommendation

The Planning Commission recommends **approval** of the request to rezone to Planned Development (PD) with conditions: 1. Development shall be contingent upon Planning Commission approval of GDP consistent with the conceptual site plan submitted with the Petition with this petition and meeting the requirements of Section 3.8.4 of the Savannah Zoning Ordinance. The Developer must contribute their pro-rata share of that area.