



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: February 28, 2023
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petitioner:

Owner:

Aldermanic District: 3, Wilder-Bryan

County Commission District: 2, Rivers

Neighborhood/Subdivision: LaRoche Park, Springhill, Daffin Heights

Current Zoning District:

Future Land Use (FLU) Category: Residential General/Conservation

File No. 22-004421-ZA

Location: 1800 E. 63rd Street

PIN: 20104-30014, 20105-10008 **Acreage:** 20.5

MPC ACTION:

Approval of the request to rezone the subject parcels from RSF-6 (Single Family Residential) to the Residential Multifamily designation (RMF-2-20)

MPC STAFF RECOMMENDATION:

Denial of the request to rezone the subject parcels from RSF-6 (Single Family Residential) to the Residential Multifamily designation (RMF-2-20)

MEMBERS PRESENT: 9 + Chairman

Dwayne Stephens, Chairman
Laureen Boles
Travis Coles
Shedrick Coleman
Joseph Ervin
Jay Melder
Wayne Noha
Jeff Notrica

Michael Kaigler
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Petitioner's Request (9-1)

APPROVAL Votes: 9	DENIAL Votes: 1	ABSENT
Boles Coleman Ervin Melder Noha Notrica Stephens Kaigler Woiwode	Coles	Welch Watkins Jarrett Epstein

Respectfully submitted,



Melanie Wilson
Executive Director

MW/sh

Enclosure

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



CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

"Planning the Future, Respecting the Past"

STAFF REPORT

File No. 22-004421-ZA

Location: 1800 East 63rd Street

PINs: 20104 30014 & 20105 10008 (portion)

Acreage: +/- 20.5 Acres

Prepared by Marcus Lotson, Director



Petitioner: Robert McCorkle, Agent

Owner: Richard G. Mika; Sav. Health Svcs. LLC

Aldermanic District: 3, Wilder-Bryan

County Commission District: 2, Rivers

Neighborhood/Subdivision: LaRoche Park, Springhill, Daffin Heights

Current Zoning District: RSF-6 (Residential Single Family – 6,000 square foot lot minimum)

Future Land Use (FLU) Category: Residential General / Conservation

Request

The petitioner is requesting to rezone the subject parcels to the Residential Multifamily designation (RMF-2-20) with the intent of developing the property as apartments on the east side of the Truman Parkway and north of Reuben Clark Drive. The proposed density is 20 units per acre. The hearing was continued from the January 17th meeting so that a neighborhood meeting could be held. The meeting was held on February 21st with approximately 30 attendees.

Background

The property is currently zoned RSF-6 (Single Family Residential), the applicant is requesting the RMF-2 (Residential Multifamily) zoning district. The site is undeveloped and has been the subject of proposed rezonings in 2000 and 2003 which proved unsuccessful. Additionally, a 2013 rezoning request resulted in a conditional approval by the Planning Commission but was withdrawn prior to a hearing by City Council due to unresolvable development issues. The petitioner originally

applied in September to rezone the PIN 20104 30014 only but continued the hearing for the purpose of finalizing an option on the adjacent property so that it could be included on the request.

Public Notice

As required by the City of Savannah Zoning Ordinance, all property owners within 300 feet of the subject property were sent notices of the proposed rezoning. Public notice was posted on site. The applicant contacted the listed neighborhood association, but they are no longer active.

Existing Development Pattern

The land uses and zoning districts surrounding the subject property include:

<u>Location</u>	<u>Land Use</u>	<u>Designation</u>
North	Single Family Residential	RSF-6
East	Single Family Residential	RSF-10
South	Undeveloped	RSF-6
West	Truman Parkway / Memorial Hospital	PD

The development pattern in the immediate vicinity of the subject properties consists of single-family residential uses on the north and east sides. Many of the neighborhoods began developing in the post war period, primarily the 1950's. Educational and Institutional uses are also nearby. Lot sizes range on average between 5,000 and 6,000 square feet. However, immediately adjacent to the subject parcel, the Springhill neighborhood features many larger lots 10,000 square feet and greater. All these single-family neighborhoods present a traditional suburban development pattern.

Impact and Suitability

Public Utilities

The area has access to the City's public water, sewer, and stormwater systems. There is a major utility easement that bisects the property. This impacts the buildable area and would be a factor in any design layout of buildings, access drives and possibly infrastructure. The applicant has been in discussion with Georgia Power regarding the relocation of some of this infrastructure.

Transportation and Transit

The proposed primary access is from Reuben Clark Drive. Reuben Clark Drive is a public / private section of road that extends from DeRenne Avenue, adjacent to Jenkins high school, and bridges the Truman parkway. It then crosses through Memorial Hospital and intersects with Waters Avenue. The only portion of the road that is public right of way is where it extends from Derenne Avenue to the subject property. The portion that bisects the subject property, the bridge, and the portion that traverses through Memorial Medical Center is private. The primary use is for access to the hospital, including emergency services. However, the entire road operates as if it is public. Currently the only other intersecting street is a service road into the high school. The applicant intends to access the subject properties at two locations on either side of the private section of the road near the top of the hill. *(See attached exhibit)*

Community Development

The proposed zoning will allow a development pattern that is dissimilar to properties in the immediate vicinity. The adjacent properties are small scale single family residential dwellings. Although there will be some separation between the uses by existing vegetation. The easternmost portion of the development will likely interact visually with the neighborhood.

Future Land Use

The Comprehensive Plan Future Land Use Map designates the subject property as Residential General and Conservation. This split designation is likely due to the stormwater impacts created by the higher grades around the parcel. A contour map is attached.

Existing Residential Single Family (RSF-6) District

- The Residential Single-family (“RSF”) districts are established to allow single-family detached development on varying lot sizes which are indicated by the number (suffix) following the district name.
- **Allowed Uses:** Allowed uses in the RSF-6 district are listed in the attached table.
- **Development Standards:** The RSF-6 development standards are listed in the table below.

Proposed Residential Multifamily District:

- **Intent of the RMF District:** The Residential Multi-family (“RMF-”) districts are established to allow multi-family development in addition to other types of residential development. The districts (RMF-1, RMF-2, and RMF-3) within the RMF- designation provide for varying development standards and generally the same uses with a few exceptions. The specific density (a whole number) shall be established at the time of rezoning.
- **Allowed Uses:** Allowed uses in the RMF district are listed in the attached table.
- **Development Standards:** The RMF-2 development standards are listed in the table below.

Zoning Ordinance Review

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

- a. Suitability and Community Need
 - i. Whether the range of uses permitted by the proposed zoning district is more suitable than the range of uses that is permitted by the current zoning district.

MPC Comment: The Planning Commission finds that the range of uses permitted under the proposed multifamily zoning is more suitable than that which is allowed under the current zoning. Based on the site elevations, access, and cost of development, the question of highest and best use is pertinent.

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

MPC Comment: The proposed zoning would allow residential housing inventory to be created, which has been identified as a need in the City of Savannah.

b. Compatibility

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

MPC Comment: The Planning Commission finds that the proposed zoning is not likely to affect the use and usability of nearby properties.

- ii. 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 zoning proposal is compatible with the present zoning pattern. There are not examples of multifamily residential density in the area similar to what is proposed, but there are examples of multifamily development in close proximity to single family.

- iii. 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: There are not existing or changing conditions affecting the use and development of the property which give supporting grounds for approval.

c. 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: The zoning proposal is consistent Residential General Comprehensive Plan designation.

Reasonable Use

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

MPC Comment: The reasonability of use, in this case, is not specific to the zoning. Similar development challenges exist regardless of single-family or multifamily development of any significant number.

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: For the most part adequate services are available. Some issues, such as access and stormwater are unknown at this time. However, the developer will be responsible for ensuring compliance with city standards.

Analysis

The subject property, historically, abutted the Casey Canal. The canal basin separated the nearby neighborhoods from the neighborhoods to the west and the property which includes Memorial Hospital. The construction of the Truman Parkway rerouted the canal and Reuben Clark drive was constructed to provide additional access to the hospital. The developers of the residential subdivisions east of the subject property appear to have recognized the fact that the areas closer to the canal would be difficult to develop. The succeeding years did not result in any development in the area, apparently due to the perceived difficulties.

While there are clear challenges and significant redevelopment costs associated with this site, the Planning Commission finds that the proposed zoning, which is consistent with the Future Land Use Map, is appropriate; and that it is the developers responsibility to meet the standards of the City of Savannah development review process.

Recommendation

Based upon the review criteria, the Future Land Use Map designation the development potential of the property, the Planning Commission recommends **approval** of the rezoning request as submitted.

Development Standards for Existing RSF-6 and Proposed RMF-2-20		
	Existing District	Proposed District
Standard	RSF-6	RMF-2-20
Minimum Lot Area (Each unit unless otherwise specified)	5,000 sf	n/a
Minimum Lot Width	50-feet	n/a
Front Yard Setback	30-feet	25-feet
Minimum Side Yard Setback	20-feet	10-feet
Minimum Rear Yard Setback	20-feet	25-feet
Maximum Height	36-feet	50-feet
Maximum Building Coverage	40%	50%
Maximum Density	Min. lot size applies	Up to 20 upa



Savannah City Council Agenda Item Information Sheet

Date of MPC Hearing: February 28, 2023

Type of Petition: Rezoning Map Amendment

Staff Generated Petition: Y/N

The petitioner, Robert McCorkle (File No. 22-004421-ZA) is requesting approval of a rezoning map amendment for property located at 1800 E. 63rd Street. At issue is a request to rezone an approximately .20-acre parcel from the current RSF-6 (Single Family Residential) zoning classification to an RMF-2-20 (Multifamily Residential) zoning classification. The site is undeveloped and has been the subject of proposed rezonings in 2000 and 2003 which proved unsuccessful. Additionally, a 2013 rezoning request resulted in a conditional approval by the Planning Commission but was withdrawn prior to a hearing by City Council due to unresolvable development issues.

Based upon the review criteria, the Future Land Use Map designation the development potential of the property, the Planning Commission recommends **approval** of the rezoning request as submitted.

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO REZONE CERTAIN PROPERTY FROM AN RSF-6
(SINGLE FAMILY RESIDENTIAL) ZONING CLASSIFICATION TO AN
RMF-2-20 (MULTIFAMILY RESIDENTIAL) ZONING CLASSIFICATION;
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 RSF-6 zoning classification to an RMF-2-20 zoning classification:

Property PIN(S): 20104 30014 & 20105 10008

Beginning from a point [X: 992494.137677 & Y: 740136.485909], located at the approximate intersection of the centerline of East 63rd Street [east of the Truman Parkway right-of-way] & the property boundary of parcel 20104 30014, said point being, THE POINT OF BEGINNING

Thence proceeding in a SW direction [S 17-1-22 W] along a line for an estimated distance of 138.3 ft. to a point,

Thence proceeding in a SW direction [S 17-17-14 W] along a line for an estimated distance of 597.3 ft. to a point,

Thence proceeding in a NW direction [N 64-55-7 W] along a line for an estimated distance of 918.5 ft. to a point,

Thence proceeding in a NE direction along the approximate centerline for the right-of-way for Truman Parkway for an estimated distance of 1,069.4 ft. to a point,

Thence proceeding in a NE direction [N 90-0-0 E] along a line for an estimated distance of 91.5 ft. to a point,

Thence proceeding in a SE direction [S 74-2-44 E] along a line for an estimated distance of 1,124 ft. to a point,

Thence proceeding in a SW direction [S 17-21-56 W] along a line for an estimated distance of 466.8 ft. to a point [X: 992494.137677 & Y: 740136.485909], said point being, THE POINT OF BEGINNING.

SECTION 2: That the requirements of Section 3.2 of the Zoning Ordinance adopted July 18th, 2019, and the law in such cases made and provided has been satisfied. 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 _____, 2023, and the ____ day of _____, 2023, a copy of said notice being attached hereto and made a part hereof.

SECTION 3: 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: _____ 2023.

MAYOR: _____

ATTEST:

CLERK OF COUNCIL

FILE NO.: FILE # 22-004421-ZA

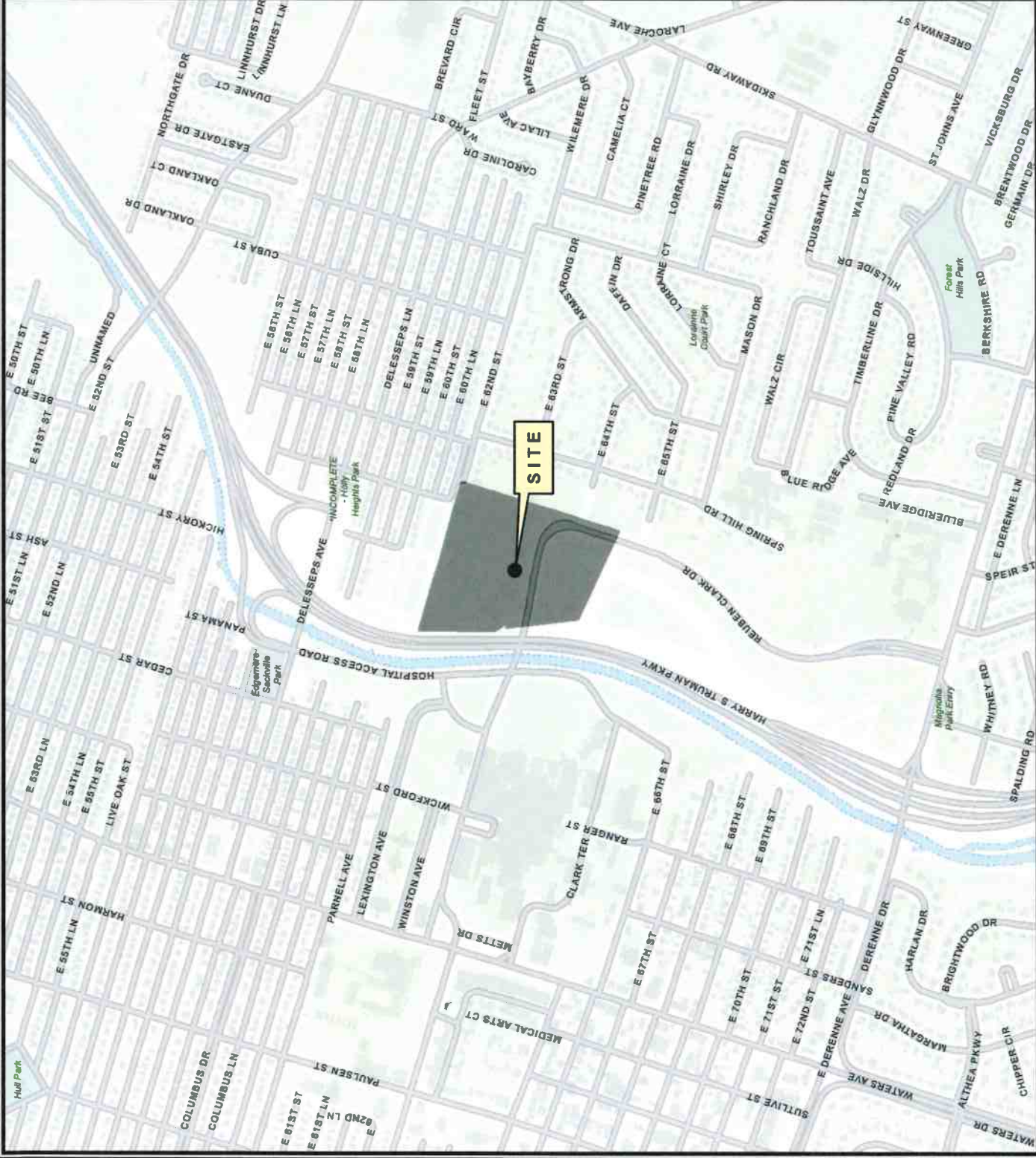
VICINITY MAP

File: 22-004421-ZA
Address: 1800 East 63rd St. &
Portion of 4700 Waters Ave.
Savannah, Ga
Aldermanic District: 3 - Wilder-Bryan
Commission District: 2 - Rivers
Neighborhood: See Map
Property ID: See Map

Date: 11/28/2022



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31412-3246 PHONE 912-651-1449



THIS MAP IS A COMPILATION OF INFORMATION FROM VARIOUS SOURCES AND SCALES. IN MOST CASES THE INFORMATION HAS NOT BEEN FIELD VERIFIED. USE THIS MAP FOR GENERAL PLANNING PURPOSES ONLY.

1 inch = 1,000 feet



ZONING MAP

File: 22-004421-ZA
Address: 1800 East 63rd St. &
Portion of 4700 Waters Ave.
Savannah, Ga
Aldermanic District: 3 - Wilder-Bryan
Commission District: 2 - Rivers
Neighborhood: See Map
Property ID: See Map

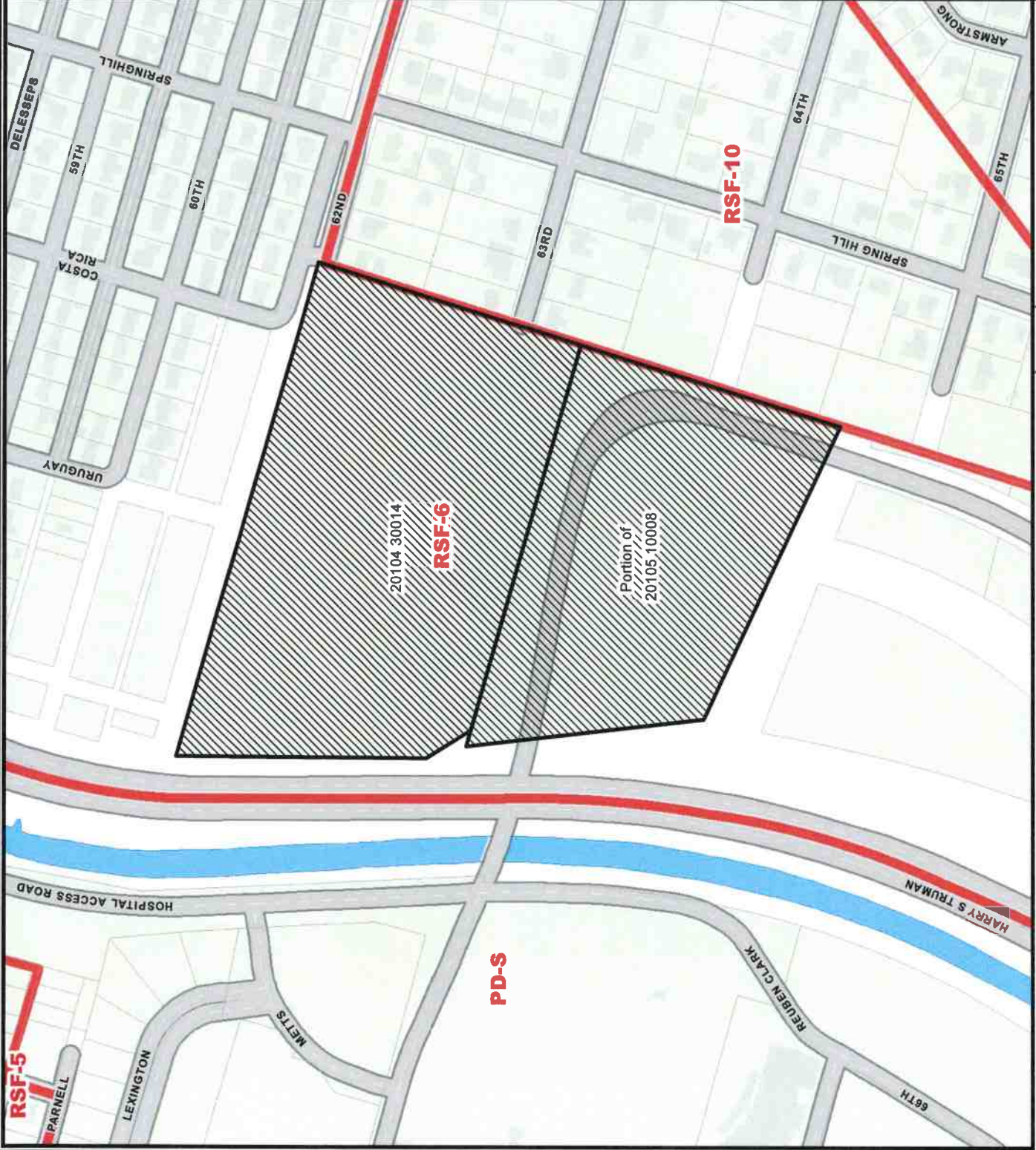
Current Property Zoning
is Primarily
RSF-6
Proposed Property Zoning:
RMF-2-20

ZONING

Date: 11/28/2022



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31401-5340 PHONE 912-661-1440



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1 inch = 300 feet

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AERIAL MAP

File: 22-004421-ZA
Address: 1800 East 63rd St.
Savannah, Ga
Aldermanic District: 3 - Wilder-Bryan
Commission District: 2 - Rivers
Neighborhood: See Map
Property ID: See Map

Date: 11/29/2022



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
119 E. STATE ST. SAVANNAH, GA 31401-3348 PHONE 912-481-1449



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1 inch = 300 feet

D

TAX MAP

File: 22-004421-ZA
 Address: 1800 East 63rd St. &
 Portion of 4700 Waters Ave.
 Savannah, Ga
 Aldermanic District: 3 - Wilder-Bryan
 Commission District: 2 - Rivers
 Neighborhood: See Map
 Property ID: See Map

Date: 11/28/2022



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
 119 E. STATE ST. SAVANNAH, GA 31401-3446 PHONE 912-481-1448



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1 inch = 300 feet

D

FUTURE LAND USE

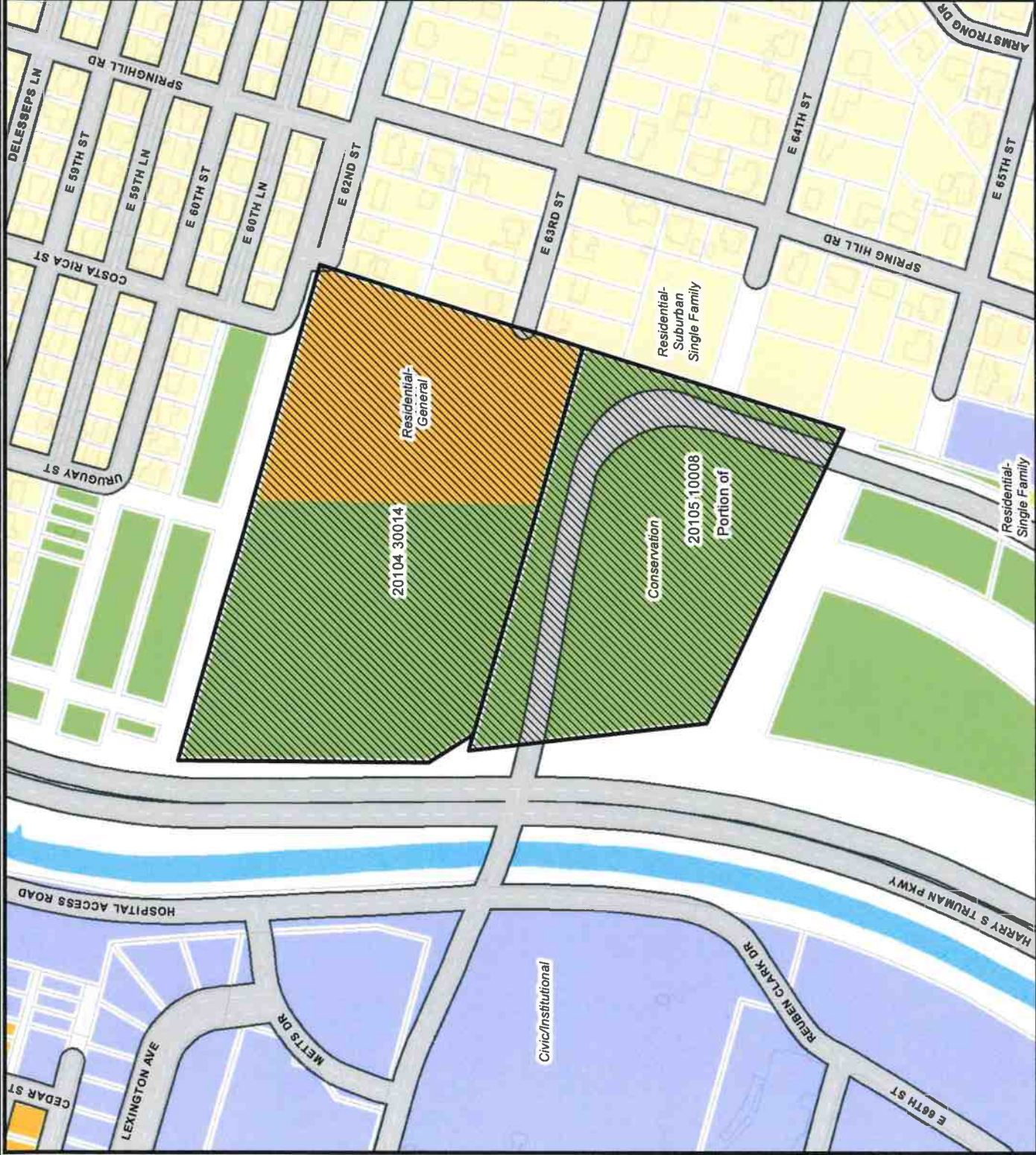
File: 22-004421-ZA
Address: 1800 East 63rd St. &
Portion of 4700 Waters Ave.
Savannah, Ga
Aldermanic District: 3 - Wilder-Bryan
Commission District: 2 - Rivers
Neighborhood: See Map
Property ID: See Map

- Residential- Suburban Single Family
- Residential- Single Family
- Residential- General
- Civic/Institutional
- Conservation

Date: 11/28/2022



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31412-3346 PHONE 912-491-1449



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1 inch = 300 feet