

METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

MEMORANDUM-

DATE:

May 21, 2024

TO:

THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM:

METROPOLITAN PLANNING COMMISSION

SUBJECT:

Master Plan Amendment

PETITION REFERENCED:

Petitioner: Housing Authority of Savannah (HAS)

Agent: Rafaella Nutini

Address: Fred Wessels – Hitch Village Planned Unit Development

Alderman: District - 2 - Detric Leggett

County Commission: District - 2- Malinda Hodge

Property Identification Number: 20014 04007

Petition File No.: 24-002441-ZA-TEXT

MPC ACTION:

The Planning Commission recommends **approval** of the amended Master Plan.

MPC STAFF RECOMMENDATION:

The MPC Staff recommends <u>approval</u> of the amended Master Plan.

MEMBERS PRESENT:

11

Traci Amick

Jeff Notrica

Stephen Plunk

Joseph Welch - Online

Travis Coles- Vice Chair

Jay Melder

 $Karen\ Jarrett-Chairwoman$

Michael Kaigler

Laureen Boles

Joseph Ervin

Coren Ross

<u>PLANNING COMMISSION VOTE</u>: Approve Staff Recommendation. (11-0)

APPROVAL Votes: 11	DENIAL Votes: 0	ABSENT
Amick Coles		Stephens Woiwode
Melder Notrica		Noha
Plunk Welch		
Ervin Boles		
Jarrett Kojalar		
Kaigler Ross		

Respectfully submitted,

Melanie Wilson

Executive Director and CEO

MW/sh

Enclosure

СС

Mark Massey, Clerk of Council Lester B. Johnson, Assistant City Attorney Jennifer Herman, Assistant City Attorney

Bridget Lidy, Planning and Urban Design



Council Report Master Plan Amendment MPC File No. 24-002441-ZA-TEXT May 21, 2024

Fred Wessels - Hitch Village Planned Unit Development

PIN(s): 20014 04007

Aldermanic District: 2 – Detric Leggett Project Acres: +/- 7 acres of 41.6 ac total PD (Planned Development) Zoning District MPC Ref. File No. 24-002441-ZA-TEXT

Rafaella Nutini - Agent

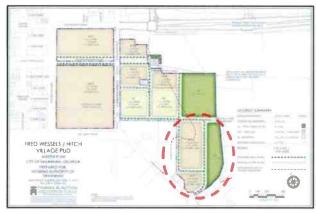
Housing Authority of Savannah (HAS) - Petitioner

MPC Project Planner: Edward Morrow

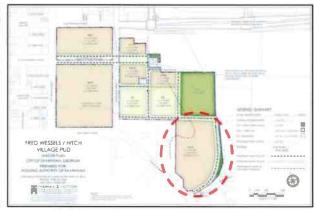
Report Status: Initial Report

Nature of Request

The Petitioner requests approval of an amended Master Plan for the Fred Wessels – Hitch Village Planned Development. The intent of the amendment is to permit the relocation of a proposed 60' right-of-way. This realignment would result in a safer and more efficient design for the future early childhood learning center (ECLC) slated to be constructed on the site.



Current (2015) Master Plan

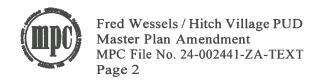


Amended (2024) Master Plan

Findings

Project History: In 2012, HAS received a Choice Neighborhoods Initiative Planning Grant through the U.S. Department of Housing and Urban Development which allowed it to undertake a planning effort to create a "transformation plan" not only for the redevelopment of its own property, but for portions of East Savannah and the Wheaton Street corridor. The plan is known as the <u>East Savannah Gateway Transformation Plan</u>.

The Plan represents a local comprehensive planning effort to bring private and public stakeholders together to develop strategies for the plan's three key elements: housing, people and neighborhood. The PUD district, which includes the previously approved master plan, provides for a variety of housing choices for mixed-income residents with an opportunity to develop neighborhood-serving commercial and institutional uses.



The <u>rezoning request</u> and <u>PUD establishment</u> were previously heard and approved by MPC at the March 18, 2015 meeting. Both were approved by City Council on April 16, 2015.

Purpose of the Proposed Amendment: The primary purpose of the proposed amendment is to realign a proposed right-of way. Per the Petitioner, the shifting of the roadway to the eastern side of tract MU-6 aims to improve traffic flow and safety for future users of an Early Childhood Learning Center being developed by Chatham County and the City of Savannah.

Zoning District/Proposed Uses: The site is currently zoned <u>PD - Planned Development</u>. The land use designations permitted in a PD zoning district are subject to the <u>approved Master Plan</u>. The proposed amended Master Plan is consistent with the current Master Plan from a land use standpoint.

Public Notice: A letter describing the proposed amendment and public hearing information was provided to all residents within 300' of the subject parcel. No public comment has been received by MPC Staff as of the date of this report.

Analysis

The proposed amendment is in keeping with the intent of the original Master Plan and will result in a safer, more efficient design. A conceptual site plan of the future ECLC demonstrates the benefits of the proposed improvements.



Recommendation

The Planning Commission recommends approval of the amended Master Plan.