

Sec. 8-3031. Planned district.

(A) *Intent.* To promote an environment of stable and desirable character in harmony with the established or proposed land use pattern in surrounding areas.

(B) *Planned district classification.*

(1) The following properties shall comply with the provisions of section 8-3031:

(a) Any property that abuts a collector street or arterial as identified on the street classification map of the City of Savannah, section 8-3025(e).

(b) Any property shown on the City of Savannah zoning map as a planned district. A petition to rezone property to a planned district may be initiated by the property owner as a rezoning petition or by the MPC on its own motion or by the mayor and aldermen on their own motion.

When an area is zoned to a planned district classification, the letter "P" shall be placed on the zoning map in front of the standard zoning classification for the area in question (e.g., an area zoned R-6 which is rezoned to a planned district classification shall be indicated as a P-R-6.

(c) Any property identified with the PUD (planned unit development) zoning classification, either as a prefix (e.g., PUD-M) or alone (e.g., PUD).

(2) When a general development plan is approved under the provisions of section 8-3031(D)(1)(a), in this chapter, the MPC file number (under which the general development plan and any special site development standards are established) shall be placed on the City of Savannah zoning map and such standards, if any, shall be on file at the MPC and the City of Savannah inspections department.

(C) *Planned district submittals.*

(1) Except as provided in this section, approval of a master plan shall be required for any proposed development that involves more than one lot, land use, or residential density. The master plan shall include:

(a) A site plan application form.

- (b) Property identification numbers for subject property.
- (c) Existing zoning classification.
- (d) A vicinity map and north arrow.
- (e) Property lines.
- (f) Existing and proposed streets and rights-of-way.
- (g) Proposed land uses.
- (h) Net residential density (if applicable).
- (i) Open space, wetlands, and recreational space.

At the applicant's discretion, a general development plan for the entire development may be submitted in lieu of a master plan.

- (2) Approved of a general development plan shall be required for any proposed development within a planned district. Where there is an approved master plan, general development plan may be submitted in phases. Development included in a general development plan may be constructed in phases. The general development plan shall include:
 - (a) A site plan application form.
 - (b) Property identification numbers for subject property.
 - (c) Existing zoning on the subject property and on adjacent properties, including properties directly across a street or right-of-way.
 - (d) Existing and proposed street rights-of-way.
 - (e) Intended use(s).
 - (f) Vicinity map and north arrow.
 - (g) Property lines.
 - (h) Surrounding land uses and buildings within 100 feet of the property lines.
 - (i) Required and proposed parking calculations and parking lot layout including ADA (Americans with Disabilities Act) requirements.

- (j) Existing and proposed curb cuts.
 - (k) Required and proposed buffers and setbacks.
 - (l) Tree and landscape quality points calculations.
 - (m) Green space calculations.
 - (n) Stormwater detention areas and major drainageways.
 - (o) Utility and other easements.
 - (p) Existing and proposed buildings footprints and building heights.
 - (q) Approved master plan (if applicable).
 - (r) Net residential density (if applicable).
 - (s) Wetland areas (where applicable).
 - (t) Dumpster location (where applicable).
 - (u) Mailbox location for multifamily (if applicable).
 - (v) A traffic impact analysis for any proposed development that abuts a roadway with a level of service that is less than C and/or where, in the opinion of the City of Savannah traffic engineer, the proposed development will adversely impact the existing traffic volume or pattern.
 - (w) Specific development plan elements which may be included at the option of applicant.
- (3) Approval of a specific development plan shall be required for any proposed development within a planned district or a planned unit development. The specific development plan shall include:
- (a) A site plan application form.
 - (b) Property identification numbers for subject property.
 - (c) Existing zoning on the subject property and on adjacent properties, including properties directly across a street or right-of-way.
 - (d) Existing and proposed street rights-of-way.

- (e) Intended use(s).
- (f) Vicinity map and north arrow.
- (g) Property lines.
- (h) Surrounding land uses and buildings within 100 feet of the property lines.
- (i) Required and proposed parking calculations and parking lot layout including ADA (Americans with Disabilities Act) requirements.
- (j) Existing and proposed curb cuts.
- (k) Required and proposed buffers and setbacks.
- (l) Tree and landscape quality points calculations.
- (m) Green space calculations.
- (n) Stormwater detention areas and major drainageways.
- (o) Utility and other easements.
- (p) Existing and proposed building footprints and building heights.
- (q) Approved master plan (if applicable).
- (r) Net residential density (if applicable).
- (s) Wetland areas (where applicable).
- (t) Dumpster location (where applicable).
- (u) Mailbox location for multifamily (if applicable).
- (v) A traffic impact analysis for any proposed development that abuts a roadway with a level of service that is less than C and/or where, in the opinion of the City of Savannah traffic engineer, the proposed development will adversely impact the existing traffic volume or pattern.
- (w) Site improvements. Detailed landscape plans, tree protection measures, layout of underground utility systems, design (including height, materials, and colors) of the dumpster/compactor enclosure

and fences, reasonable on-site and off-street traffic improvements as required by the MPC in order to maintain a level of service acceptable to the City of Savannah traffic engineer.

Acceptance of the project by the city engineer and the water and sewer provider shall be required prior to issuance of a land disturbing permit.

- (x) Other improvements. Exterior lighting plan (including fixture design), building exterior elevations (including height, materials and colors).

Approval of these elements is required prior to issuance of a building permit.

- (y) Signage. Existing and proposed signage locations, and sign dimensions, design, and colors pursuant to article E of the City of Savannah zoning ordinance. A sign must be approved by the MPC and the City of Savannah zoning administrator.

(D) Procedures:

(1) *Master plan and general development plan.*

- (a) *Review by mayor and aldermen.* Where the MPC finds that there are unusual or extraordinary conditions associated with an application for rezoning and that planned district classification is warranted, the MPC shall require that the applicant prepare a general development plan. After review of the general development plan, the MPC shall submit the plan with its recommendation to the mayor and aldermen for consideration as part of the rezoning process. The mayor and aldermen may approve the plan as presented, amend the plan as part of the adopted zoning, reject the plan and the rezoning petition, or return the plan to MPC for further consideration and hold the rezoning application in abeyance.

The general development plan approved by the mayor and aldermen shall constitute the approved use for the site. Any subsequent desired change in land use for the property that is not consistent with the approved general development plan shall be resubmitted in the same manner as the original general development plan and shall require review and a recommendation by the MPC and review and approval by the mayor and aldermen.

Any special design standards or special conditions adopted by the mayor and aldermen at the time of rezoning shall be included in the general development plan and shall apply until a subsequent general development plan is submitted and approved by the mayor and aldermen in accordance with article 1, Amendments, of the City of Savannah zoning ordinance.

(b) *Review by the MPC.* In all circumstances other than that of unusual or extraordinary circumstances as set out in section 8-3031(D)(1)(a) above, the MPC shall review master plans and/or general development plans according to the following:

1. The MPC shall approve master plans and/or general development plans upon a finding that the use is permitted by right or that the use has been approved by the zoning board of appeals (pursuant to article H of this chapter) or by the MPC (pursuant to section 8-3031 of this chapter) and that the project conforms to the development standards of this chapter including variances approved by the zoning board or by the MPC.

The MPC may recommend modifications to Master Plans and/or General Development Plans in order to secure an orderly Development pattern in accordance with the purposes of this chapter.

2. The MPC shall disapprove master plans and/or general development plans upon a finding that the use is not permitted by this chapter or that the project does not conform to the development standards of this chapter and no variances have been approved by the zoning board of appeals or the MPC.

Decisions to disapprove shall include specific written findings detailing the reasons for disapproval.

(c) *Review by MPC staff.* The MPC staff may approve general development plans within planned districts, including planned unit developments, where such plans conform in all respects to the development standards of this chapter and no variances are required, upon a determination by the executive director that there are no significant issues that warrant review by the MPC.

(d) *Final Submittal:* A final Master Plan or General Development Plan shall be submitted to the MPC staff in digital form (DXF format or other format as approved by the MPC). Special conditions of approval and approved variances shall be included on the plan.

(2) *Specific development plan.*

(a) Where a general development plan has been approved by the mayor and aldermen pursuant to section 8-3031(D)(1)(a) of this chapter, a specific development plan shall be submitted to the MPC for approval. Except when the MPC has required that the specific development plan be reviewed by the MPC, upon a finding by the MPC staff that the plan is consistent with the general development plan as approved by the mayor and aldermen, the staff shall approve the specific development plan. When the staff finds that the specific development plan differs materially from the approved general development plan, the specific development plan shall be reviewed for approval by the MPC. If the MPC finds that the specific development plan differs materially from the approved general development plan, the MPC shall refer the plan to the mayor and aldermen for approval.

(b) Where a general development plan has been approved by the MPC or MPC staff, a specific development plan shall be submitted for MPC or MPC staff review. Upon a finding by the MPC staff that the specific development plan is consistent with the approved general development plan, the staff shall approve such plan. When the staff finds that the specific development plan differs materially from the approved general development plan, or when the MPC required that it review the specific development plan as a condition of approval of the general development plan, the specific development plan shall be reviewed by the MPC.

(c) Final submittal. A final specific development plan shall be submitted to the MPC staff in digital form (DXF format or other format as approved by the MPC). Special conditions of approval and approved variances shall be included on the plan.

(E) *Issuance of permits.*

(1) No land disturbing permit shall be issued until the elements of a specific development plan outlined in 8-3031(C)(3)(w), Site Improvements, have been submitted and approved, except U.S. Army Corps of Engineers permitted clearing of wetlands.

- (2) No building permit shall be issued until the elements of a specific development plan outlined in section 8-3031(C)(3)(w-x), Other Improvements, have been submitted and approved.
- (3) No signs shall be constructed until a sign plan has been approved and a sign permit issued as outlined in section 8-3031(C)(3)(y).

(F) *Standards.*

- (1) *Exterior lighting plan.* The lighting shall identify the location of all exterior light standards and fixtures. All exterior lights shall utilize fully shielded fixtures to minimize glare on surrounding uses and rights-of-way. "Fully shielded fixtures" shall mean fixtures that incorporate a structure shield to prevent light dispersion above the horizontal plane from the lowest light-emitting point of the fixture.
- (2) *Building exterior elevations.* New and refurbished buildings shall be compatible with adjacent or surrounding development in terms of building orientation, scale and exterior construction materials, including texture and color. When a proposed nonresidential use is adjacent to or across the street from existing residential use, all structures within the nonresidential property shall be compatible with and/or screened from the structures within the residential property.
- (3) *Dumpster/compactor enclosures.* Dumpster pads shall be identified on the plan and shall be constructed of heavy-duty pavement to withstand the weight of trucks and shall incorporate bollards to prevent damage to enclosures. Enclosures shall be of the same material as the building unless alternate materials are approved by the MPC or the MPC staff. Gates shall utilize heavy-duty steel posts and frames.
- (4) *On-site and off-site traffic improvements.* The developer shall construct reasonable improvements as required by the MPC or the City of Savannah traffic engineer to maintain a level of service acceptable to the City of Savannah traffic engineer on all public streets impacted by the development. Improvements may include, but not limited to, acceleration and deceleration lanes, medians, frontage roads, turning lanes, traffic signals and temporary improvements to maintain safety and movement.
- (5) *Garages and bays.* Where a nonresidential structure within this district contains four or more garages or bays, they shall not be oriented towards [or] visible from a single public right-of-way, an R district, or an existing residential use.

However, if the metropolitan planning commission determined that such structures are visually compatible with the surrounding land uses after reviewing the development plan in accordance with this section, the garages or bays within such structures shall be allowed to be oriented towards or visible from a public right-of-way but not towards an R district or any existing residential use.

- (6) *Storage.* Except where otherwise provided in this zoning ordinance, all storage shall occur within an enclosed building. However, outdoor storage shall not be visible from any adjacent zoning district that does not allow outdoor storage.
- (7) *Other standards.* Developments shall also comply with the standards outlined in other sections of this chapter and other City of Savannah Ordinances.

(G) *Variations.* Variations from the requirements of this chapter may be approved by the MPC at the request of the developer on a finding that such variations would:

- (1) Be in keeping with the overall character of the area.
- (2) Not be contrary to the purpose and intent of this chapter.
- (3) Not be detrimental to existing or proposed surrounding uses.
- (4) Serve public purposes to a degree equal to or greater than the standards replaced.