



**MPC STAFF REPORT
REZONING MAP AMENDMENT
January 8, 2013
MPC File No. 12-001981**

REZONING SUMMARY

Report Status	Initial Report
Petitioner, Property Owner, Agent Information	Abraxas Development LLC, Owner Aurash Keradmandi, Agent
Property Description	<i>Street Address:</i> 300 Drayton Street <i>Property Identification Number(s):</i> 2-0015 -33-016 <i>Property Size:</i> .25 Acres <i>Existing Use:</i> Vacant Commercial <i>Proposed Use:</i> Restaurant
Existing Zoning	R-I-P-A (Residential-Medium Density)
Requested Zoning	R-I-P-C (Residential-Medium Density)
Future Land Use Plan Designation	Traditional Commercial
Policy Analysis	The subject property contains an existing commercial building which houses office uses on the second and third levels. All the adjacent properties within the same block house either office or retail uses. The existing R-I-P-A zoning classification and the proposed R-I-P-C classification allow a mix of residential and non residential uses as is typical in a downtown area. The primary difference in the districts is the type and intensity of commercial uses that are allowed therein. The R-I-P-C zoning classification exists immediately west and south of the subject property and uses similar to the applicants proposed use currently operate within those districts.
Recommendation	Staff recommends that the Planning Commission forward a recommendation of Approval to the Mayor and Alderman for their consideration on the requested action to rezone the subject property from an R-I-P-A classification to an R-I-P-C classification.

Rezoning Request
 MPC File NO. 12-001981
 300 Drayton Street
 R-I-P-A to R-I-P-C



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

TO: Metropolitan Planning Commission

FROM: MPC Staff

DATE: January 8, 2013

SUBJECT: Petition of Aurash Kheradmandi, Agent
 300 Drayton Street
 PIN: 2-0015-33-016
 Lot Size: .25 Acres
 Aldermanic District: 2
 County Commission District: 3
 MPC FILE NO. 12-001981-ZA

Marcus Lotson, MPC Project Planner

ISSUE: At issue is a request to rezone a quarter acre parcel located at 300 Drayton Street from the existing R-I-P-A (Residential Medium Density) classification to an R-I-P-C (Residential Medium Density) classification.

BACKGROUND: The R-I-P (Residential-Institutional–Professional) zoning districts were established to address those land uses which are typical in the greater downtown area. The subject property has served a number of retail uses on the ground floor in the recent past. These recent uses include a fitness center, a clothing store and a bakery. The upper levels of the building are currently occupied by professional offices.

FACTS AND FINDINGS:

1. **Public Notification:** As required by Ordinance regulations, the subject property was posted, and all property owners within 200 feet as well as the Downtown Neighborhood Association were notified.
2. **Site:** The subject property is a quarter acre lot. The lot is developed with a four story commercial building originally constructed in 1916 with substantial renovations completed in 1985. The building is located on the southeast corner of E. Liberty Street and Drayton Street directly east of the Desoto Hilton. There are five other parcels within the block, all of which are either an office or retail use.
3. **Proposed Use:** The applicant is requesting a change to zone the subject site to an R-I-P-C zoning classification to accommodate a proposed restaurant at the subject property.

Rezoning Request
MPC File NO. 12-001981
300 Drayton Street
R-I-P-A to R-I-P-C

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

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Commercial / Mixed Use	B-C-1 [1]
East	Office	R-I-P-A
South	Commercial	R-I-P-C
West	Hotel	R-I-P-C

[1] Community Business Limited

3. **Development Pattern:** The subject property is within the Savannah Historic District. The development pattern in the immediate vicinity includes a mixture of residential, commercial and office uses. While there are no restaurants within the block there are a number of eating and drinking establishments in adjacent blocks.
4. **Transportation Network:** Both Drayton Street and East Liberty Street conduct a significant amount of vehicular traffic. As is typical in downtown, vehicle access to the site is not gained via these streets but by a lane, which in this case is on the south side of the property.

Transit: Transit service is provided in the vicinity via Chatham Area Transit Route 4 Which travels east and west along Liberty Street.
5. **Public Services and Facilities:** The property is served by the Metropolitan Police Department and by City of Savannah fire protection, water and sewer services.
6. **Existing R-I-P-A Zoning District:**
 - a. **Intent of the R-I-P-A District:** In accordance with the Savannah Zoning Ordinance, the intent of the R-I-P-A district is "...stabilize land use intensity in RIP-A zoning districts to not more than seventy (70) dwelling units per net acre of residential land. Further, the purpose of this district shall be to assure a compatible land use pattern within the unique physical environs of Old Savannah. This district shall only be established within the area bounded by East Broad and West Broad Streets, between the Savannah River and Park Avenue, where detached, semi-detached, and row houses are prevalent and appropriate.
 - b. **Allowed Uses:** The use allowed within the R-I-P-A district appears in the attached chart.
 - c. **Development Standards:** The development standards for the R-I-P-A district appear in the attached table (Table 1).
7. **Proposed R-I-P-C Zoning District:**
 - a. **Intent of the R-I-P-C District:** In accordance with the Savannah Zoning Ordinance, the intent of

Rezoning Request
MPC File NO. 12-001981
300 Drayton Street
R-I-P-A to R-I-P-C

the R-I-P-C district is "...to stabilize land use intensity in R-I-P-C zoning districts to not more than seventy (70) dwelling units per net acre of residential land.

- b. **Allowed Uses:** The uses allowed within the R-I-P-C district appear in the attached chart.
- c. **Development Standards:** The development standards for the R-I-P-C district appear in the attached table (Table 1).

8. **Land Use Element:** The Tri-Centennial Comprehensive Plan Future Development Map designates the subject property as Traditional Commercial. The requested zoning classification, R-I-P-C is consistent with the Future Development Map designation. All other properties within the block as well as the adjacent properties within the R-I-P-C zoning district have the Traditional Commercial designation.

SUMMARY OF FINDINGS

1. *Will the proposed zoning district permit uses that would create traffic volumes, noise level, odor, airborne particulate matter, visual blight, reduce light or increased density of development that would adversely impact the livability or quality of life in the surrounding neighborhood?*

Yes ___ No X

2. *Will the proposed zoning district permit uses that would adversely impact adjacent and nearby properties by rendering such properties less desirable and therefore less marketable for the type of development permitted under the current zoning?*

Yes ___ No X

3. *Will the proposed zoning district permit uses that would generate a type or mix of vehicular traffic on a street or highway that is incompatible with the type of land use development along such street or highway?*

Yes ___ No X

4. *Will the proposed zoning district permit uses that would generate greater traffic volumes at vehicular access points and cross streets than is generated by uses permitted under the current zoning district to the detriment of maintaining acceptable or current volume capacity (V/C) ratio for the streets that provide vehicular access to the proposed zoning district and adjacent and nearby properties?*

Yes ___ No X

5. *Will the proposed zoning district permit uses or scale of development that would require a greater level of public services such as drainage facilities, utilities, or safety services above that required for uses permitted under the current zoning district such that the provision of these services will create financial burden to the public?*

Yes ___ No X

Rezoning Request
 MPC File NO. 12-001981
 300 Drayton Street
 R-I-P-A to R-I-P-C

6. *Will the proposed zoning district permit uses or scale of development that would adversely impact the improvement or development of adjacent and nearby properties in accordance with existing zoning regulations and development controls deemed necessary to maintain the stability and livability of the surrounding neighborhood?*

Yes ___ No X

7. *Will the proposed zoning district permit development that is inconsistent with the comprehensive land use plan?*

Yes X No ___

ALTERNATIVES:

1. Approve the petitioner's request to rezone the property from an existing R-I-P-A zoning classification to an R-I-P-C classification.
2. Recommend approval of an alternative classification.
3. Deny the petitioner's request.

POLICY ANALYSIS:

The subject property contains an existing commercial building which houses office uses on the second and third levels. All the adjacent properties within the same block house either office or retail uses. The existing R-I-P-A zoning classification and the proposed R-I-P-C classification allow a mix of residential and non residential uses as is typical in a downtown area. The primary difference in the districts is the type and intensity of commercial uses that are allowed therein. The R-I-P-C zoning classification exists immediately west and south of the subject property and uses similar to the applicants proposed use currently operate within those districts.

RECOMMENDATION:

Staff recommends that the Planning Commission forward a recommendation of **Approval** to the Mayor and Alderman for their consideration on the requested action to rezone the subject property from an R-I-P-A classification to an R-I-P-C classification.

Rezoning Request
MPC File NO. 12-001981
300 Drayton Street
R-I-P-A to R-I-P-C

Table 1: Comparison of Development Standards for the Proposed RM and Existing P-R-4 Zoning Districts		
	R-I-P-A District	R-I-P-C District
Minimum Lot Area	N/A for non residential	N/A for non residential
Minimum Lot Width	N/A for non residential	N/A for non residential
Front Yard Setback	N/A for non residential	N/A for non residential
Minimum Side Yard Setback	N/A for non residential	N/A for non residential
Minimum Rear Yard Setback	N/A for non residential	N/A for non residential
Maximum Height	75 feet	75 feet
Maximum Building Coverage	75%	75%
Maximum Density	70 units per acre maximum	70 units per acre maximum