



**Staff Report**  
**General Development Plan/Group Development**  
**Aldermanic District: 2**  
**County Commission District: 2**  
**MPC File No. 13-001387-PLAN**  
**April 3, 2013**

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**Ramona Riley Lofts**  
**1108 East Anderson Street**  
**RIP-B Zoning District (proposed)**  
**1.6 Acres – Main Site - 0.22 Acres – Remote Parking Site**  
**PIN 2-0074-02-004 and 005 – Main Site**  
**PIN 2-0055-09-001 and 002 Remote Parking Site**  
**Thomas and Hutton Engineering Company, Engineer**  
**Ryan Thompson, T&H Eng., Agent**  
**Chatham County – Savannah Board of Education and City of Savannah – Owners**  
**W.H. Gross Construction Company, Developer**

**Gary Plumbley, MPC Project Planner**

**Report Status: Initial Report**

**Nature of Request**

The petitioner is requesting approval of a General Development Plan/Group Development for a proposed multi-family residential development to be located on the east side of Waters Avenue between East Henry Street and East Anderson Street within an RIP-B (Residential – Medium Density) zoning district. The proposed development will also include a remote parking site to be located at the southwest corner of Waters Avenue and East Anderson Street within an R-B-1 zoning district.

**Facts and Findings**

1. **Notification:** The proposed development does not require notification. A courtesy notification is typically sent out by the MPC staff for significant developments. However, a courtesy notification was not sent out to properties located within 200 feet of this site because the proposed development is located on a site that has been petitioned to be rezoned to accommodate the proposed use. Notification and posting the site were done as a requirement of the zoning petition. The zoning petition and the site plan will be heard at the same MPC meeting. Because of this, parties that are interested in this site and wishing to comment or observe will be at the MPC meeting. Also, a neighborhood meeting was held by the petitioner on Thursday, March 14<sup>th</sup> at the Sunshine Baptist Church to discuss the proposed development.
2. **Site:** The primary site is 1.6 acres in size and is located on the east side of Waters Avenue between East Henry Street and East Anderson Street. The site is presently



two separate parcels located on each side of East Henry Lane. The western portion of East Henry Lane will be included as part of the development and will be recombined with both parcels to create a unified site. This will necessitate a quit claim of the western portion of the lane right-of-way by the Mayor and Aldermen. The northernmost portion of the site is presently vacant with the exception of a significant paved lot. The southernmost portion is presently occupied by two non-residential (former school buildings) two-story structures which will be retained and rehabilitated to be a significant part of the proposed development.

The secondary site will be located at the southwest corner of Waters Avenue and East Anderson Street and is presently comprised of two separate parcels with a cumulative area of 0.22 acres. The site is presently vacant and is owned by the City of Savannah. This property has been declared as surplus property and the petitioner is presently negotiating with the City on acquiring this site.

The adjacent uses and zoning districts surrounding the subject properties are as follows:

**Primary Site**

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	East Henry Street	
	Appliance Repair and Sales	R-B-1 [1]
	Single Family Residential	R-4
South	East Anderson Street	
	Mixed Use	R-B-1
	One and Two Family Residential	R-4
	Vacant Lot	R-4
	Single Family Residential	R-4
West	Waters Avenue	
	Vacant Service Station	R-B-1
	Multi-Family Residential	R-B-1

[1] R-B-1 – Residential Business

**Secondary Site (remote parking)**

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	East Anderson Street	
	Multi-Family Residential	R-B-1
	Single Family Residential	R-4
South	Vacant Site	R-B-1
	Two-Family Residential	R-B-1
	One-Family Residential	R-4



East	Waters Avenue Single Family Residential	R-4
West	Waters Avenue Mixed Use	R-B-1

3. **Proposed Use/Buildings:** The petitioner is proposing develop the site as an apartment complex for senior citizens. The development will to consist of 57 residential apartments of which 25 will be one-bedroom units and the remaining 32 will be two-bedroom units. The rehabilitated school buildings will house 25 units and 32 units will be located in the proposed three-story structure on the northwest portion of the site. No elevations of the proposed structure have been submitted and are not required in conjunction with the approval of a General Development Plan.
  
4. **Access:** The primary site will have frontage along Waters Avenue, East Henry Street, and East Anderson Street, all of which are paved arterial roadways. However, access to the site will be limited to a right-in right-out curb cut on East Henry Street and a left-in left-out curb cut on East Anderson Street.  
  
The secondary site (off-street parking lot) will have frontage along both East Anderson Street and Waters Avenue. However, access will be restricted to East Anderson Lane.
  
5. **Traffic Generation:** The proposed development will generate approximately 57 peak hour trips. Based on this finding, a traffic study will not be required.
  
6. **Parking:** The required parking for this development is 57 spaces based on the requirement of one space for each of 57 residential units in accordance with the parking standards in an RIP-B zoning district. The proposed development will have 35 off-street spaces on the primary site and 25 spaces designated as remote parking for total of 60 off-street parking spaces including four handicapped spaces. Remote parking can be used to satisfy the parking requirements provided the remote parking is within 150 feet of the development to be served by the remote parking. The proposed remote parking site is approximately 100 feet from the primary site.
  
7. **Trash:** The proposed development will have a dumpster pad located on the middle portion of the site. The dumpster pad will be served by a 25 foot access drive which should accommodate the large trucks serving the dumpster.
  
8. **Greenspace:** The required greenspace for this development is 0.32 acres based on the minimum requirement of 20 percent of the 1.6 acre site. The proposed development will have 0.496 acres of greenspace which is 31 percent of the total site area. The remote parking site is also required to comply with the greenspace requirements. Although this site has not less than 20 percent greenspace, the



General Development Plan must be revised to show the greenspace provided as well as the required Tree Quality Points and Landscape Quality Points.

9. **Water, Sewer, and Public Services:** The proposed development will be provided water and sanitary sewer by the City of Savannah. The site is served by the Savannah-Chatham Metropolitan Police Department and the City of Savannah Fire Department.
10. **Public Transportation:** The subject site is served by the Chatham Area Transit Authority. Transit (bus) service is available on Waters Avenue via Routes 27 and 28 (Waters) and on East Henry Street and East Anderson Street via Routes 24 (Savannah State/Wilmington Island) and 31 (Skidaway/Sandfly/Oglethorpe Mall). The nearest bus stop is located at the intersection of Waters Avenue and East Anderson Street.
11. **Drainage:** Drainage plans have not been submitted and are not required in conjunction with a General Development Plan. However, the majority of the primary site is impervious. A Drainage Plan will be required as part of a Specific Development Plan.
12. **Buffers:** The primary site abuts a public street right-of-way on the north, south, and west and a single family residential on the east. No buffers are required along the public rights-of-way. However, a Type A buffer is required along the eastern portion of the site adjacent to the residential properties. The General Development Plan should be revised to identify a Type A buffer along the eastern property line.  
  
The remote parking site abuts a public street or lane right-of-way on the north, south, and east and a two-family residentially zoned property on the west. A Type G buffer is required along the north, east, and west portions of the site and is identified as such on the General Development Plan.
13. **Summary:** The proposed amended General Development Plan/Group Development, if approved, would not be detrimental to the property owners in the general area or to the City of Savannah.

**Recommendation:**

The MPC staff recommends **approval** of the proposed General Development Plan/Group Development subject to the following conditions:

1. Revise the General Development Plan to note a Type A buffer along the eastern portion of the primary site.
2. Revise the General Development Plan to identify the required and provided greenspace, tree quality points, and landscape quality points on the remote parking site.



3. Approval of the requested rezoning of the primary site from R-4 to RIP-B by the Mayor and Aldermen.
4. Approval of quit claim by the Mayor and Aldermen of the westernmost 300 foot portion of East Henry Lane to the petitioner/developer.
5. Revise the General Development Plan to identify the north south 25 foot travel lane on the primary site as a 25 foot private vehicular access and utility easement. This is necessary to allow the City of Savannah and residents of properties with access on the public lane east of the site to have access onto both East Henry Street and East Anderson Street.

A minor recombination plat to combine the properties and lane into a unified site and to establish the access easement will be required as a condition of approval for a Specific Development Plan.

6. The address of the primary site is 1108 East Anderson Street and the address of the remote parking lot is 1021 East Anderson Street. Include these addresses on all future submittals.
7. Approval by the City of Savannah review departments including the City Landscape Architect and the City Engineer.