

**April 3, 2012 Regular MPC Board Meeting**  
Agenda Item #15

**Title**

One West Victory Drive

**Description**

1 & 109 West Victory Drive

Site Area: 1.74 Acres

PIN: 2-0074 -26-004 & 2-0074 -26-005

Agent: Amy Swick

Attorney: Phillip McCorkle

Aldermanic District: 5

County Commission District: 5

Zoning District: P-RIP-B\*

MPC File Number: P-120222-32609-2

MPC Reference File Numbers: P-070215-34479-2 & Z-070220-43024-2

MPC Project Planner: Geoff Goins

The petitioner is requesting to amend an approved General Development Plan, in order to construct a mixed use development consisting of 121 residential units and 10,341 square feet of commercial space. The petitioner is requesting a 48% building coverage variance to the 25% building coverage maximum required pursuant to Sec. 8-3053.

**Recommendation**

Whereas a General Development Plan, submitted under the auspices of Zoning Ordinance Section 8-3031 was approved in conjunction with the property zoning in 2007, staff recommends that the Planning Commission forward a recommendation of **APPROVAL** to the Mayor and Alderman for their consideration on the requested action to amend the General Development Plan for One West Victory Drive including a 48 percent building coverage variance, subject to the following conditions:

1. Approval of the Traffic Impact Analysis Report by the City of Savannah and Metropolitan Planning Commission and all on-site and off-site traffic improvements (if any) as deemed necessary to maintain an acceptable level of service, based upon the findings of the approved Traffic Impact Analysis Report, by the City of Savannah, the Metropolitan Planning Commission, and the Georgia Department of Transportation if applicable.

**Summary of Variances**

The petitioner is requesting a 48% building coverage variance to the 25% building coverage maximum required pursuant to Sec. 8-3053, in order to allow a 73% building coverage.

**Additional Information**

Attachment: [Maps.pdf](#)

Attachment: [Approved General Development Plan P-070215-34479-2.pdf](#)

Attachment: [Amended General Development Plan P-120222-32609-2.pdf](#)

Attachment: [GDP Staff Report P-120222-32609-2.pdf](#)

Attachment: [Public Comment - Opposed Concerned.pdf](#)

Attachment: [Public Comment - Support.pdf](#)