



**Staff Report  
Amended Master Plan  
The Highlands and Willow Point  
MPC File No. M-090423-38699-2  
May 5, 2009**

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**The Highlands at Godley Station  
Tracts M-2 and I including the Willow Point Master Plan  
100 Highlands Boulevard  
Aldermanic District 1 – County Commission District 7  
PIN 2-1016-02-026 and 062 Sites to be amended  
246.92 Acres Tracts M-2 and I (Willow Point)  
PUD-C Zoning District  
MPC File No. M-080602-53647-2  
MPC Ref. File No. M-080602-53647-2 and M-031107-50166-2  
Kern – Coleman and Company, Engineer  
Sam Vick, Agent  
Godley Station Enterprises, L.L.C., Owner**

**Gary Plumbly, MPC Project Planner**

**Nature of Request**

The petitioner is requesting approval of a Master Plan amendment for Willow Point, a residential development located within The Highlands on the south side of Highlands Boulevard approximately 1.35 miles (7,125 feet) west of Benton Boulevard within a PUD-C (Planned Unit Development - Community) zoning district. No variances are requested.

**Findings**

1. **Notification:** A notification letter was sent to the affected property owners on Tuesday, April 28, 2009.
2. **Request:** The petitioner is requesting an amendment to Willow Point Master Plan which will also necessitate the approval of an amendment to The Highlands Master Plan.
3. **Purposes:** The purposes of the request are to: 1) reduce the maximum number of residential units permitted within Tract M-2 from 642 to 635 which is a decrease of 7 units; 2) increase the maximum number of residential units permitted within Tract I, Willow Point, from 286 to 293 which is an increase of 7 units; and, 3) the modification of the future roads in the future phases of Willow Point that will result in the elimination of two curb cuts on Willow Point Lane.
4. The proposed Master Plan amendment for The Highlands is consistent with the current Master Plan approved by the Metropolitan Planning Commission on June 17, 2008 with the exception of the relocation of 7 residential units. The proposed



Master Plan amendment for Willow Point will increase the total number of dwelling units from 286 to 293 and will slightly modify the future road pattern. However, the overall layout and design of the Willow Point development will be compatible with the current Willow Point Master Plan approved by the Metropolitan Planning Commission on December 2, 2003.

5. The Willow Point development consists of single family detached lots with widths that vary from 60 feet to 70 feet. The amended Willow Point Master Plan will result in the development in the future phases having a greater percentage of lots with a 60 foot width than the previous three phases. However, because the previously developed phases and the future phases will be separated by the primary entrance road, the development in the future phases will not adversely impact the existing development.
6. The modification of two proposed streets in the future phases of development will result in the elimination of two curb cuts on Willow Point Drive, the primary street serving the development. However, the two curb cuts on Willow Point Drive serving the proposed development east of Willow Point Drive will be adequate to accommodate the 151 lots in the future phases.
7. The applicant has stated that because of the downturn in the housing industry including the existing and short term market conditions, a change to generate the numbers of houses in select market groups with regard to price points are necessary in the existing residential developments. The proposed amendments will enable the petitioner to maintain an adequate supply of the single family houses with price points that are presently in demand but will not change the Master Plan in such a manner as to adversely impact the integrity of the Willow Point development or the overall Highlands development.
8. Summary: Based on the previously stated findings, the requested amendments to the Willow Point Master Plan and The Highlands Master Plan Tracts M-2 and I, if approved, would not be detrimental to properties in the general area or to the City of Savannah.

### **Recommendation**

The MPC staff recommends **approval** of the amended Willow Point Master Plan and the amended Highlands Master Plan subject to the following condition:

1. Approval by the City review departments including the City Engineer.