



Staff Report
General Development Plan / Group Development
MPC File No. P-090402-42560-2
May 5, 2009

Georgia Skin and Cancer Center
900 Mohawk St.
Aldermanic District: 6
County Commission District: 5
Zoning District: PIP
Acres: 4.285
PINs: 2-0782-05-006, -007, -012, -013, and -014 (five parcels) being recombined
Mark D. Crapps, Kern-Coleman and Co., Agent
HTIMS LLC, Property Owner

MPC Project Planner: Jack Butler

Report Status: Initial Report

Nature of Request

The petitioner is requesting approval of a General Development Plan / Group Development in order to construct a 9,892 square foot building addition onto an existing medical office building, a 3,800-square foot storage building, and a 7,500 square foot office building/laboratory, along with associated parking facilities to bring the total number of parking spaces to 142. A residential structure existing on the property is proposed to remain.

Findings

- 1. Public Notice:** As required, all property owners within 200 feet of the subject property were sent notices of the proposed action.
- 2. Site Description:** Georgia Skin & Cancer Center is located between Mohawk Street and Blackweiner Street along Dutchtown Road near Middleground Road. The property is bounded on the west and south by RM-25 multifamily and on the east and north by uses associated with St. Joseph's Hospital. The site is developed with a large main medical office building, a number of smaller temporary storage structures, one vacant residential structure and one occupied residential structure. The occupied residential structure is presently on a separate lot accessed from Blackweiner Street. The proposed building extension will expand the main medical office building onto the lot containing the occupied residential structure. The applicant is in the process of recombining the five parcels involved in the project into a single lot. The residential structure is projected to remain on-site for at least two years.



The adjacent land uses and zoning districts include:

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Hospital Parking Lot	PIP
East	Hospital	IP
South	Institutional (Boy Scouts HQ)	RM-25
West	Multifamily Residential	RM-25

3. Development Standards:

	<u>Required</u>	<u>Proposed</u>	<u>Comments</u>
Setbacks			
Front	25 feet	25 feet	Meets standard
Rear	N/A	N/A	Meets standard
Side	5 feet	12+ feet	Meets standard
Height	50 feet	28ft	Meets standard
Parking	145	142	Granted ZBA parking variance 3/31/2009
Greenspace	50 %	51 %	Meets standard
Tree & Landscape Quality Points	1,808	Not provided	Must be approved by City Arborist

4. **Buffers:** No buffer is proposed between the building addition and the residential structure remaining on site. The residential structure will be removed by a date at least two years in the future, if and when phased construction continues.
5. **Traffic:** The site is a medical office building served by several local streets. No Traffic Impact Analysis is required for the proposed additions.
6. **Building:** The proposed buildings are is 7,500 square feet (laboratory), 9,892 square feet (building addition) and 3,800 square feet (storage building) for a total of 21,192 square feet of construction. The proposed addition is located at rear of the existing medical building and will impact the occupied residential structure on the project site. Construction of the addition will include the removal of five portable storage buildings (“Handi-house” type sheds) presently used for the storage of medical records. The proposed office building/laboratory will occupy the site of an existing vacant residential structure, which shall be removed during the preparation of



the site. The office building/laboratory will be fronted by a 50-space parking lot to be surfaced with oyster shell paving; this non-standard paving material was approved by the city engineer on Friday, April 17. The proposed storage structure will be built in a currently vacant, wooded portion of the property. A drainage detention pond will be built adjacent to the proposed office building/laboratory. Building elevations have not been provided.

7. **Public Services and Facilities:** The property is served by the Chatham County-Savannah Metropolitan Police Department, City of Savannah fire protection and by City of Savannah water and sanitary sewer.
8. **Transportation:** The property is served by Chatham Area Transit. The property is within 180 feet of Abercorn Street and is served by the #14 Route.
9. **Stormwater:** Stormwater will be by detention method and will be retained on site.
10. **Lighting:** A Lighting Plan has not been submitted. The Lighting Plan must be submitted with the Specific Plan and must identify the location and type of all exterior light standards and fixtures.
11. **Signage:** No signage is proposed.
12. **Variances:** A parking variance was granted by the Zoning Board of Appeals reducing the required parking by three spaces, from 145 to 142 overall. A variance was requested by the applicant for the retention of the occupied residential structure as part of the medical facility. This use approval request was not within the Zoning Board of Appeals' powers to grant and was not acted upon.

RECOMMENDATION: Staff recommends APPROVAL of the General Development Plan /Group Development for Georgia Skin&Cancer Center with the following conditions:

The Specific Development Plan shall be in compliance with the approved General Development Plan and shall include the following:

- a. *A Landscape Plan, including a Tree Establishment and Tree Protection Plan. The City Landscape Architect shall review the Landscape Plan.*
- b. *A Water and Sewer Plan. The City Water and Sewer Engineer shall review the Water and Sewer Plan.*
- c. *A Drainage Plan. The City Stormwater Engineer shall review the Drainage Plan. Detention ponds must be sodded or hydro-seeded.*
- d. *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 residential property. A buffer plan shall be provided to screen the residential structure from the medical facility addition, dedicated access to the residential structure and separate from access to all medical uses shall be provided.*



- e. *A Lighting Plan. MPC staff shall review the Lighting Plan. The Lighting Plan 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 structural shield to prevent light dispersion above the horizontal plane from the lowest light-emitting point of the fixture. Exterior light posts higher than 15 feet must not be located on the same island as canopy trees.*
- f. *A Signage Plan. MPC staff shall review the Signage Plan. The location of any freestanding signage shall be shown on the Specific Plan.*
- g. *A Dumpster Plan. The dumpster enclosure shall be of the same material as the primary building unless alternate materials are approved by the MPC or the MPC staff. Gates shall utilize heavy-duty steel posts and frames. A six-foot by twelve-foot concrete apron must be constructed in front of the dumpster pad in order to support the weight of the trucks. Metal bollards to protect the screening wall or fence of the dumpster must be provided.*