



Staff Report
Amended Master Plan
MPC File No. 24-005502-ZA
November 4, 2024

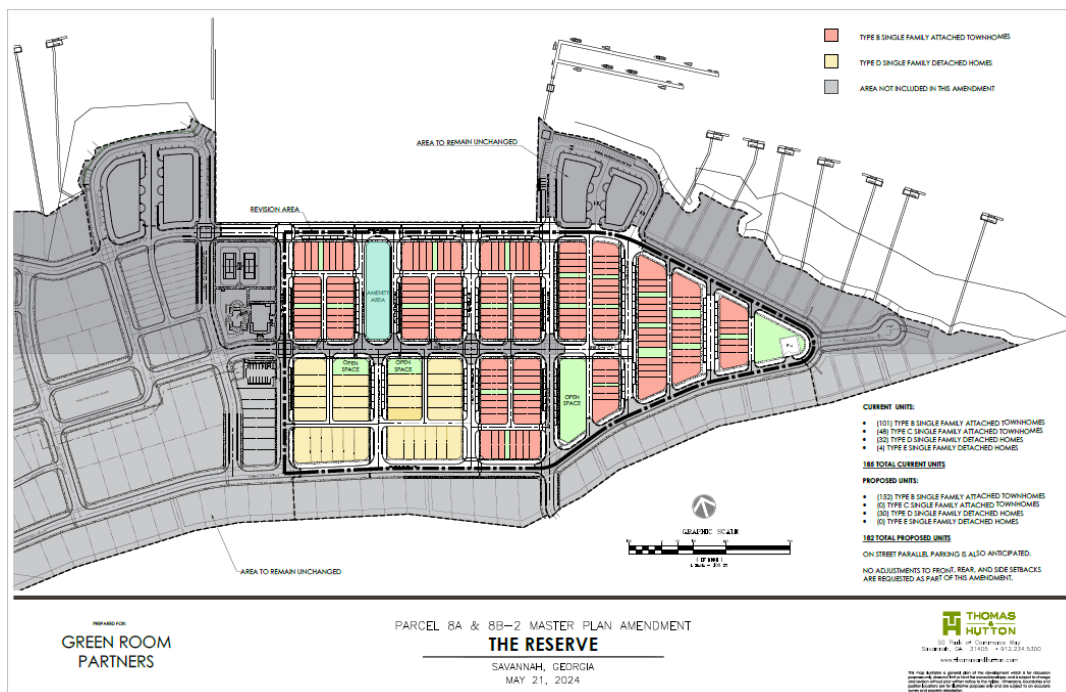
The Reserve at Savannah Harbor Parcels 8A/8B
Hutchinson Island
PIN(s): 20436 01048, 20436 01045
Aldermanic District 1 – Chatham County Commission District 3
Project Acres: 24 acres of the 83-acre property
PD (Planned Development) Zoning District
MPC Ref. File No. M-091007-59537-2, M-09042-38671-2, M-071121-38671-2,
M-040430-53076-2, 23-001403-PLAN, and 24-002547-ZA
Thomas and Hutton, Engineer; Felipe Toledo and Ryan Thompson
Richard Mopper, Mopper Turner Investments, Owner

MPC Project Planner: Brad Clement

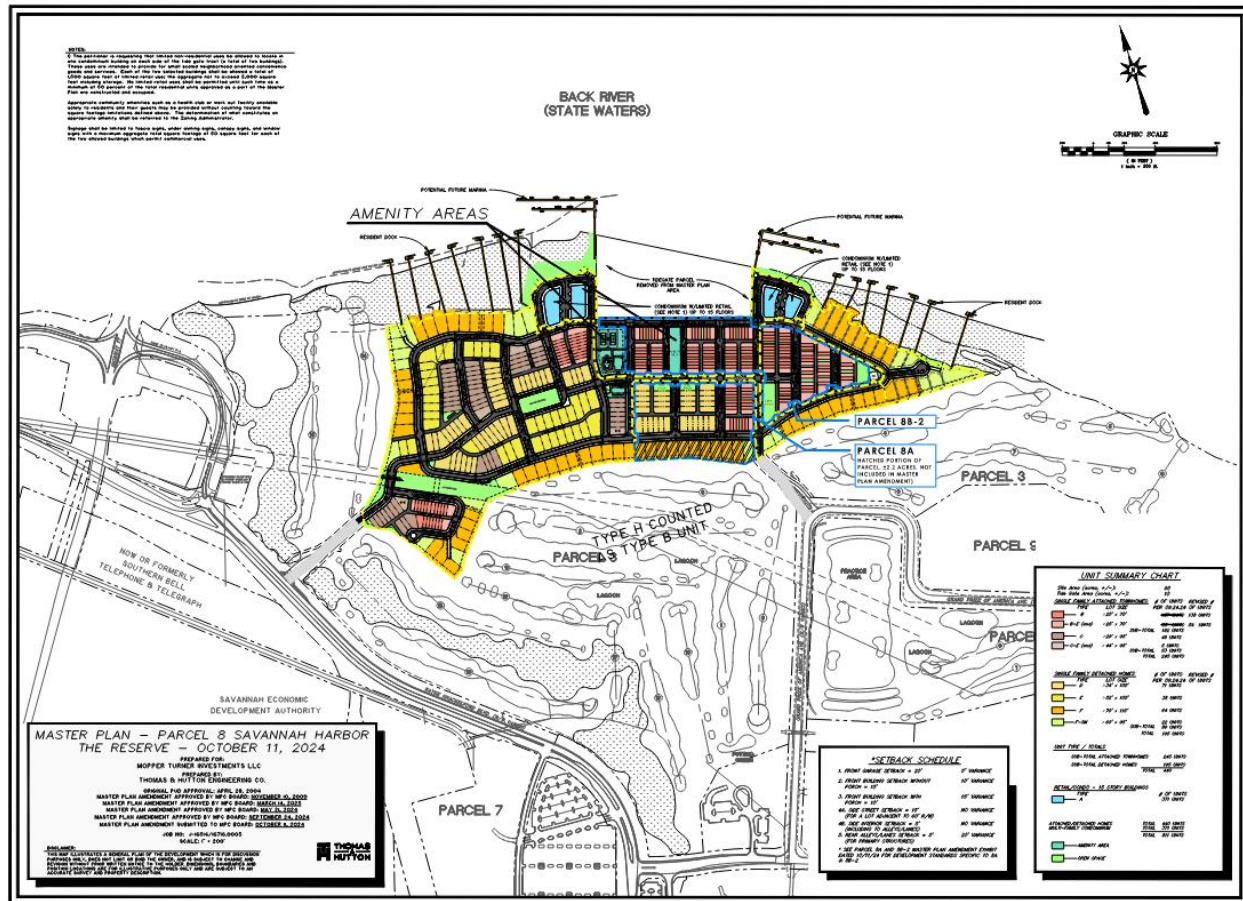
Nature of Request

The Petitioner requests approval of an amended Master Plan for The Reserve at Savannah Harbor, a residential development on Hutchinson Island established as a PD (Planned Development) zoning district. The proposed changes would reduce the setbacks for end unit townhomes and the amenity area.

These modifications, principally affecting 28 'Type B-E' lots, will allow the developer to increase the end unit town home lot width from 20-feet to 25-feet to accommodate end unit floor plans with ground floor master bedrooms. Additionally, the reduction of setbacks for the amenity area will similarly allow for the construction of an amenity clubhouse with a 50-foot width.



Current Approved Master Plan (21 May 2024)



(Current) September 2024 Approved [Master Plan](#)

Existing Development

- Access:** The development will have direct access on Wayne Shakelford Boulevard and Grand Prize of America Avenue. Both streets are existing paved public streets with a varied right-of-way. The primary entrance (Reserve Way) intersects with Wayne Shakelford Boulevard. The interior of the development includes several paved public streets and private lanes as well as private vehicular access easements. There is adequate circulation and interconnectivity planned to accommodate the proposed modifications. All streets within this development are public.
- Parking:** Parking is not indicated as a major proposed modification in this amendment, except to mention the anticipated availability of on-street parking.
- Water and Sewer:** The development is provided water and sanitary sewer by the City of Savannah.
- Drainage:** The stormwater retention was previously approved by the City of Savannah. The proposed amendments reduce the total number of residential buildings.



5. **Open Space:** The proposed development will contain a significant amount of open space. A significant cause of this modification is rooted in increasing availability of more open space. Open space includes public squares and waterfront areas. The open space, lanes, entrance sign(s), and easternmost portion of the docks and wet boat slips will be independent of the individual lots and will be owned and maintained by The Reserve at Savannah Harbor Homeowners Association.

Findings

1. **Purpose:** The primary purpose of the proposed amendment is to adjust lot sizes to allow for the construction of buildings with larger footprints.

Zoning District/Proposed Uses: The site is currently zoned PD Planned Development. The land use designations permitted in a PD zoning district are subject to the approved Master Plan. The proposed amended Master Plan is consistent with the current Master Plan with regard to proposed land uses. The reorientation of single-family residential lots and adjustment of lot sizes do not cause detriment to existing or future property owners, nor does it impair the intent of the current plan. The amended plan does not change any approved land uses or the number of units to be constructed.

2. **Development Pattern:** The Proposed Master Plan will have no impact on the approved development pattern and provides for setback that currently conform to the Townhouse use in other RMF (Residential Multi-family) zoning districts.
3. **Proposed Setbacks:** The proposed setbacks affect 28 Type B-E Single Family Attached Townhomes and a single 'amenity' lot.

General Setback Schedule:

- Front Garage Setback = 20'
- Front Building Setback without Porch = 15'
- Front Building Setback with Porch = 10'
- Side Street Setback = 10'
(For a Lot Adjacent to 60' R/W)
- Rear Lane/Alley Setback = 5'
(For Primary Structures)

Analysis

The proposed amendments are in keeping with the overall development and previous iterations of the plan. Reducing the residential lot and amenity area setbacks should not be detrimental in any way to existing or future property owners and should aid in the delivery of a better final product for end users. Because of the often-prolonged time periods between master plan adoption and site plan approval, adjustments of this nature are anticipated.

Recommendation

MPC Staff recommends **approval** of the request to amend the previously approved master plan for The Reserve at Savannah Harbor.