



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

STAFF REPORT

To: The Planning Commission
Through: Melanie Wilson, Executive Director and CEO
From: MPC Staff, Subhashi Karunaratne
Date: July 14, 2026
Subject: General Development Plan Review
Owner: 1800 East 63rd Property Owners LLC
Agent: Lee Webb, PE – Coleman Company Inc.
Address: 1800 East 63rd Street
PIN(s): 20104 30014
Alderman District: 3 – Linda Wilder-Bryan
Chatham County Commission District: 2 – Malinda Scott Hodge
File Number: 26-03047-SITE

Request

As a condition of the rezoning approval for 1800 E. 63rd Street (File No. 25-002851-ZA), the Petitioner requests review of a General Development Plan (GDP) by the Metropolitan Planning Commission in accordance with Section 3.8.4.a of the City of Savannah Zoning Ordinance. The remaining conditions required the Petitioner to submit supporting information regarding stormwater management, floodplain mitigation, wetland permitting, conservation, neighborhood drainage, and site access. The purpose of this report is to evaluate the submitted GDP and supporting documents for consistency with those conditions.

Petition File Number: 25-002851-ZA

These conditions shall apply to the rezoning:

1. All wetlands-related permitting shall be finalized before land disturbing activity takes place on the site.
2. The Planning Commission shall approve a General Development Plan meeting the requirements of Sec. 3.8.4.a of the Zoning Ordinance prior to staff consideration and approval of a specific development plan. The GDP shall identify wetlands to be preserved and filled and lands to be permanently conserved.
3. The Petitioner shall provide a stormwater management concept plan with the following at the time of MPC GDP review:
 - a. Pre-development vs. Post-Development Runoff Rate Comparison
 - b. Detention Volume Calculation
 - c. Flood Elevation Impact Analysis

- d. Demonstration of compliance with the City of Savannah Local Design Manual, the Georgia Stormwater Management Manual, and the Coastal Stormwater Supplement
4. Conserve the 9 acres on the eastern portion of the site.
5. Assist the neighbors with Engineering work in the neighborhood to try to address other flooding issues off site.
6. Look at pervious surfaces for the parking areas and there be no access onto 62nd and 63rd streets.

Facts and Findings

Zoning History

2000: The property was rezoned from R-6 and P-RM-8.5 to P-RM-6.5 to permit the construction of 102 apartments. The development was never constructed and the approval was subsequently abandoned.

2003: A request to rezone the property from P-RM-6.5 to P-R-6-S (Planned Residential–Small Lot) for a small-lot subdivision was denied. An alternative recommendation to rezone the property to R-6 was subsequently approved.

2013: A request to rezone the property from R-6 to P-RM-6 to permit an acute care hospital was approved by the Planning Commission but withdrawn prior to City Council consideration due to unresolved development issues.

2022: The current Petitioner requested to rezone the property from RSF-6 to RMF-2-20 to develop multifamily apartments. The request was denied.

2025: Following revisions to the proposed development and additional coordination with surrounding neighborhoods, the Petitioner submitted a revised rezoning request from RSF-6 to RMF-2-16. On September 11, 2025, the Savannah City Council approved the rezoning subject to six conditions, including approval of a General Development Plan by the Metropolitan Planning Commission prior to Site Development Plan approval.

Site

The subject property consists of approximately 17.6 acres located at 1800 E. 63rd Street at the intersection of Reuben Clark Drive and Harry S. Truman Parkway. The site is currently undeveloped and is characterized by extensive jurisdictional wetlands, floodplain, and low-lying areas that have historically contributed to localized flooding on and around the property. The eastern portion of the site contains the majority of the wetlands and is proposed to remain as a permanently conserved natural area in accordance with the rezoning conditions.

The General Development Plan proposes the construction of Reuben Clark Apartments, a multifamily residential development consisting of three apartment buildings, a clubhouse with a leasing office, a swimming pool and pool deck, surface parking, internal drive aisles, sidewalks, and associated site improvements. Vehicular access to the development is proposed exclusively

from Reuben Clark Drive, consistent with the rezoning condition prohibiting access from East 62nd Street and East 63rd Street.

The western portion of the property is proposed to be developed with the apartment buildings and associated parking areas, while the eastern portion is largely reserved for permanent conservation, floodplain mitigation, stormwater management, and wetland preservation. The applicant proposes to preserve approximately nine acres on the eastern portion of the site through a conservation area. The submitted plans also include a proposed floodplain mitigation area intended to address existing flooding conditions within the project area and to provide flood storage benefits for the surrounding neighborhood.

The applicant has submitted a General Development Plan, Stormwater Management Concept Plan, Floodplain Mitigation Study, Wetland Delineation Exhibit, Wetland Impact Exhibit, and responses to the rezoning conditions and departmental review comments. The submitted wetland exhibits identify areas proposed for preservation and areas proposed for impact; however, the final extent of wetland impacts remains subject to review and approval by the U.S. Army Corps of Engineers as part of the federal permitting process.

The following table provides a summary of the rezoning conditions, the applicant's submitted documentation, and Staff's evaluation of the applicant's progress toward satisfying each condition.

Rezoning Condition	Applicant Response	Staff Finding
1. All wetlands-related permitting shall be finalized before land disturbing activity takes place on the site.	The applicant submitted a Wetland Delineation Exhibit, Wetland Impact Exhibit, and documentation indicating that the U.S. Army Corps of Engineers (USACE) permitting process is underway.	Ongoing. Wetlands documentation has been submitted; however, final USACE permitting has not yet been completed. This condition must be satisfied prior to land disturbing activity, consistent with the rezoning condition.
3a. Provide a pre-development vs. post-development runoff rate comparison.	Included within the submitted Stormwater Management Concept Plan and Floodplain Mitigation Study.	Submitted. The required runoff comparison has been provided for review. Final verification will occur during Site Development Plan review.
3b. Provide detention volume calculations.	Included within the Stormwater Management Concept Plan.	Submitted. Detention calculations have been provided and will be subject to detailed Engineering review.
3c. Provide a flood elevation impact analysis.	Included within the Floodplain Mitigation Study.	Submitted. The required flood elevation analysis has been provided for review.
3d. Demonstrate compliance with the City of Savannah Local Design Manual, Georgia Stormwater Management	The Stormwater Management Concept Plan addresses applicable stormwater design criteria and references	Submitted. Demonstration of compliance has been provided conceptually. Final compliance

Manual, and Coastal Stormwater Supplement.	compliance with the applicable manuals.	will be verified during the Site Development Plan review.
4. Conserve the 9 acres on the eastern portion of the site	The General Development Plan identifies approximately nine acres on the eastern portion of the property to remain as a permanent conservation area.	Complete. The proposed conservation area is shown on the General Development Plan consistent with the rezoning condition.
5. Assist the neighbors with Engineering work in the neighborhood to try to address other flooding issues off site.	The applicant prepared a Floodplain Mitigation Study and incorporated floodplain improvements intended to address existing flooding within the project area and surrounding neighborhood.	Submitted. The applicant has provided the requested floodplain mitigation analysis and proposed improvements for Engineering review.
6. Look at pervious surfaces for the parking areas and there be no access onto 62nd and 63rd streets.	The applicant evaluated pervious pavement alternatives and proposes all vehicular access from Reuben Clark Drive. No access is proposed from East 62nd Street or East 63rd Street.	The applicant evaluated the use of pervious pavement as requested by the rezoning condition. Based on the submitted information, conventional pavement is proposed. Vehicular access is limited to Reuben Clark Drive, and no access is proposed from East 62nd Street or East 63rd Street.

Public Notice

Mailed notice of the Planning Commission meeting was sent to all property owners within 300-feet of the subject property, signs were posted on site and required newspaper advertisements were run at least 15 days prior to the meeting. The mailed notice included instructions on how to access the public meeting via the internet.

During the previous rezoning hearings, members of the public expressed concerns regarding neighborhood flooding, wetland impacts, traffic, environmental resources, and compatibility with the surrounding residential neighborhood. In response to the revised proposal, Staff received numerous written comments, the majority of which expressed support for the project due to the proposed flood mitigation improvements and neighborhood coordination, while some comments continued to express concerns regarding environmental impacts and neighborhood compatibility.

Evaluation

The applicant has submitted the General Development Plan and supporting technical studies in response to the conditions imposed during the rezoning approval. The submitted materials generally address the conditions established by City Council and provide sufficient information

for Board review of the proposed site layout, floodplain mitigation, wetlands, stormwater management, and conservation areas. Several items, including the final U.S. Army Corps of Engineers wetland permit and final engineering approvals, remain under active review and will continue to be evaluated as part of the Site Development Plan process.

Staff Recommendation

MPC Staff recommends **approval** of the General Development Plan for the proposed Reuben Clark Apartments development. Staff finds that the applicant has submitted the required General Development Plan and supporting technical studies in response to the conditions of the rezoning approval. While several conditions, including wetlands-related permitting and final engineering approvals, remain ongoing, those items are required to be completed prior to land disturbing activity or Site Development Plan approval in accordance with the adopted rezoning conditions.