



**Master Plan Amendment
MPC File No. 26-002792-ZA
June 23, 2026
MPC Staff Report**

East Broad Market Lofts PD

Address: 601 east 39th Street

PIN(s): 20075 06002

Aldermanic District 2 – Detric Leggett and 4 – Nick Palumbo

County Commission District: 2 – Malinda Scott Hodge

Project Acres: 0.48 acres

MPC Ref. File No.(s): 19-004410-ZA-TEXT and 21-002377-ZA-TEXT

Property Owners: 601 39th Street LLC

Petitioner: Kris Talsania KT-Bagel Two LLC dba Bagel Dock Express - Savannah

Nature of Request

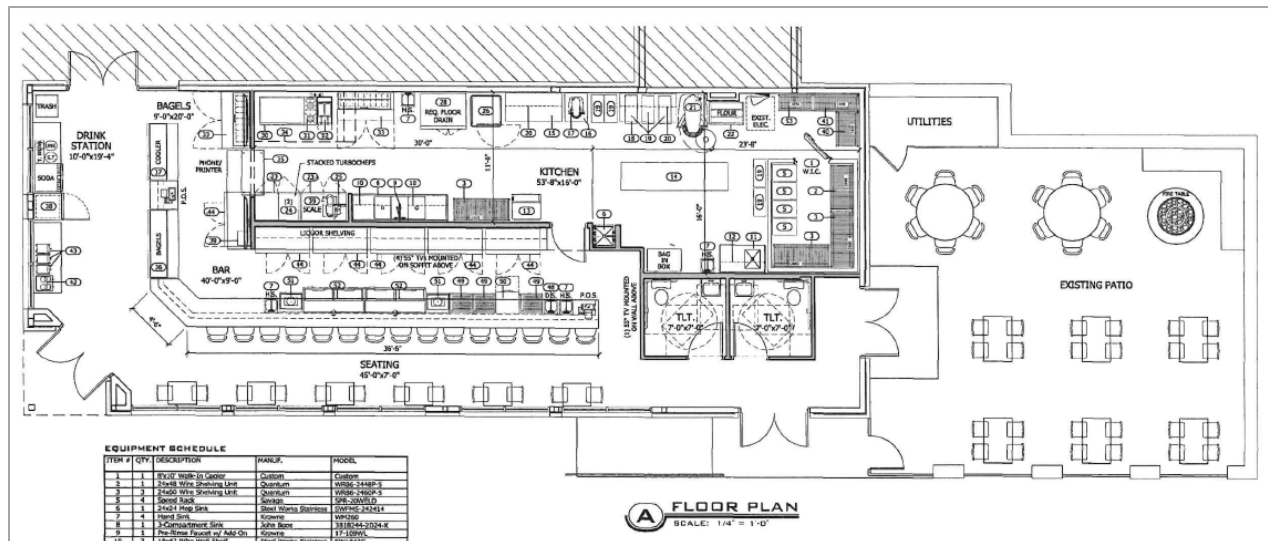
The Petitioner requests a minor amendment to the East Broad Market Lofts PUD to reduce the required off-street parking from ten (10) spaces to five (5) spaces for a proposed 60-seat restaurant at 601 E. 39th Street within the Mixed Use-2 portion of the development.

Under the approved master plan, a total of forty-three (43) off-street parking spaces were allocated to the development, including thirty-eight (38) spaces assigned to the residential component and five (5) spaces assigned to commercial uses. The proposed restaurant is designed to accommodate approximately sixty (60) seats. Pursuant to the PUD parking standards, restaurants are required to provide one (1) off-street parking space for every six (6) seats, resulting in a parking requirement of ten (10) spaces for the proposed use.

Because only five (5) commercial parking spaces were allocated to the commercial component of the development under the approved plan, the Petitioner requests a minor amendment to allow the proposed restaurant to operate utilizing the five (5) existing commercial parking spaces and to reduce the required off-street parking from ten (10) spaces to five (5) spaces.

Background

The East Broad Market Lofts Planned Unit Development (PUD) consists of approximately 2 acres and was originally approved in 2019 and amended in 2021. The development includes parcels located along East Broad Street, East 38th Street, and East 39th Street. The subject property, 601 E. 39th Street, is located at the intersection of East Broad Street and East 39th Street of the PUD and contains a three-story, approximately 45-foot-tall mixed-use building with commercial space on the ground floor and residential units on the two upper floors.



Proposed restaurant floor plan

Public Notice

A letter describing the proposed amendments along with information regarding the upcoming public hearing was provided in accordance with the notification requirements of the Zoning Ordinance.

Existing Development

- Uses:** According to the approved PUD Master Plan and Ordinance, the subject property is designated Mixed Use-2 (MU-2). Permitted uses within the Mixed Use areas include upper-story residential units, artist studios and galleries, convenience stores (excluding gas sales), general and medical offices, restaurants with or without alcohol sales (subject to applicable approvals), neighborhood and general retail establishments, and veterinary clinics (excluding dog runs). A maximum of ten upper-story residential units are permitted within the two mixed-use areas of the PUD, and no ground-floor residential units are allowed.

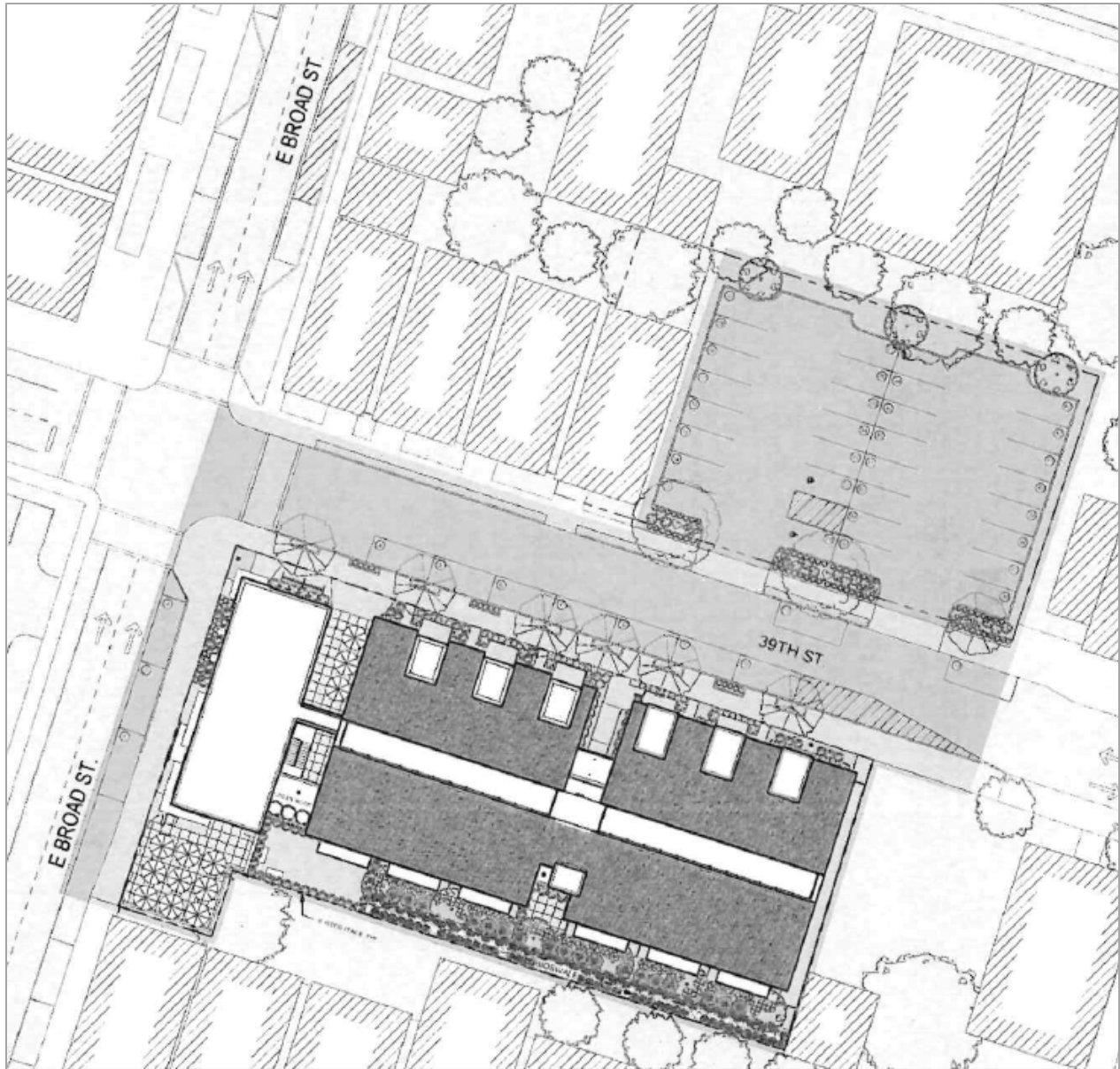
The PUD establishes the following development standards for Mixed Use areas:

- Maximum building coverage: 75 percent
- Maximum building height: 45 feet
- Minimum front setback: 5 feet
- Minimum rear setback: 10 feet

- Minimum side setbacks: 5 feet

Unless otherwise specified, Mixed Use developments are also subject to the applicable commercial development standards of the Savannah Zoning Ordinance.

2. **Access:** The subject property fronts East 39th Street and is integrated into the larger East Broad Market Lofts development. Modifications requiring the issuance of a site development permit will go through the Site Plan review process which includes review and approval of all applicable departments.
3. **Parking:** The PUD establishes separate parking requirements for residential and non-residential uses. Residential uses are required to provide one parking space per dwelling unit. For non-residential uses, retail and office uses require one parking space per 400 square feet of gross floor area, while restaurants require one parking space for every six seats.
Under the approved Master Plan, a total of forty-three (43) off-street parking spaces were allocated to the development. Thirty-eight (38) spaces were assigned to the residential component, while five (5) spaces were allocated to commercial uses. The proposed bagel shop/restaurant is expected to contain approximately sixty (60) seats, which would require ten (10) parking spaces under the PUD parking standards.
4. **Water and Sewer:** The development is provided water and sanitary sewer by the City of Savannah. Modifications requiring the issuance of a site development permit will go through the Site Plan review process which includes review and approval of all applicable departments.
5. **Drainage:** A stormwater detention drainage easement is located at the rear of the property. Modifications requiring the issuance of a site development permit will go through the Site Plan review process which includes review and approval of all applicable departments.
5. **Open Space:** The East Broad Market Lofts PUD, in its entirety, shall have not less than 20 percent of its gross area set aside for green space. Green space is defined as parks, play areas, plazas, tree lawns, buffers and other outdoor areas not covered with habitable buildings or pavement. Street and parking pavement is not considered green space



Parking allocation for the subject retail property and adjacent apartments

Evaluation

The East Broad Market Lofts PUD established specific parking standards for residential and non-residential uses, including a requirement of one parking space for every six restaurant seats. The requested amendment would reduce this requirement by 50 percent, from ten spaces to five spaces.

While restaurant uses are permitted within the Mixed Use-2 area of the PUD, the applicant has not provided sufficient evidence to demonstrate that the proposed reduction in parking would adequately serve the use. No parking demand study, shared parking analysis, or inventory of available parking has been submitted to support the request or demonstrate that the parking demand generated by the proposed restaurant can be accommodated without affecting surrounding parking resources.

MPC Staff Recommendation

MPC Staff recommends **denial** of the requested amendment to reduce the required off-street parking from ten (10) spaces to five (5) spaces. While restaurant uses are permitted within the Mixed Use-2 area of the East Broad Market Lofts PUD, the applicant has not demonstrated that the proposed reduction in parking will adequately accommodate the parking demand generated by the use.