Chatham County - Savannah Metropolitan Planning Commission

October 27, 2026 MPC Meeting

Title

Major Master Plan Amendment | 533 E 38th St | reduction of required parking spaced in a PD | 26-004357-ZA

Description

The Petitioner requests approval of a Major Amendment to the General Master Plan for the East Broad Market Lofts Planned Development (PD) at 533 E. 38th Street. The requested amendment would reduce the parking requirement for the existing 36-unit multi-family development from 36 parking spaces to 29 parking spaces, consisting of 19 on-site parking spaces and 10 qualifying on-street parking spaces abutting the subject property. The proposed reduction would eliminate the multifamily development's reliance on the existing remote parking lot at the northeast corner of E. 38th Street and E. Broad Street, allowing the Petitioner to propose allocating the 17 remote parking spaces to a restaurant at 2121 E. Broad Street.

Recommendation

MPC Staff recommends **APPROVAL with CONDITIONS** of the requested Major Amendment to the General Master Plan for the East Broad Market Lofts Planned Development (PD) at 533 E. 38th Street, reducing the parking requirement for the existing 36-unit multifamily development from 36 parking spaces to 29 parking spaces, subject to the following conditions:

1. **Coordinated Parking Plan:** The Petitioner shall submit a final coordinated parking plan during the City's building permit review, consistent with the parking plans submitted on October 8, 2026, identifying the number, location, and allocation of parking spaces serving 533 E. 38th Street and 2121 E. Broad Street, subject to City approval and compliance with the applicable PD Development Standards and Section 9.3.8 of the Zoning Ordinance.
2. **Declaration of Parking Easement:** Prior to reallocating the remote parking spaces, the Petitioner shall provide documentation of the recorded termination of the February 3, 2026, Declaration of Parking Easement, subject to City approval.
3. **Restaurant Parking:** The submitted 102-seat restaurant concept plan identifies 17 required parking spaces under Section 4.8.3(b)(iii) of the PD Development Standards. Final parking compliance shall be demonstrated during the City's building permit review.
4. **Parking Agreement:** The Petitioner shall submit the October 7, 2026, Parking Use Agreement for final City review and approval to demonstrate compliance with the remote parking requirements of Section 9.3.8(c)(i) of the Zoning Ordinance.
5. **General Master Plan:** The General Master Plan and parking exhibits shall be updated to reflect 29 required spaces for the multifamily development (19 on-site and 10 qualifying on-street) and remove the remote parking lot from its parking calculation.
6. **ADA Parking Accessibility:** The Petitioner shall remove the wheel stop obstructing the striped accessible route serving the multifamily development's designated ADA parking space, subject to City inspection and approval.

Contact

Financial Impact

Review Comments

Attachments

- Application revised _Red.pdf
- Staff Report_26-004357-ZA-MAJOR_533 E 38TH ST_AC.pdf
- Tab 21. Declaration of Parking Easement - OCR.pdf
- Proposed Parking Agreement from requested conditions_10.7.26.pdf
- Master Plan.png
- 2121-East Broad-Proposed Site Plan from requested conditions_10.8.26.pdf
- Proposed future parking plan for entire Master Plan from requested conditions_10.8.26 Page 001.png
- Proposed future parking plan for Exhibit C-Master Plan from requested conditions_10.8.26 Page 002.png
- ADA Parking Compliance & Correspondence with City from requested conditions.pdf
- 533 E 38th St - Wheel Stop.png
- 533 E 38th St - Wheel Stop Overhead.png
- ADA accessible area & wheel stop photo from applicant_10-26-26.jpg