



CHATHAM COUNTY-SAVANNAH
METROPOLITAN PLANNING COMMISSION
"Planning the Future - Respecting the Past"

STAFF REPORT

File No. 26-004357-ZA
Date: October 6, 2026
To: The Planning Commission
Through: Melanie Wilson, Executive Director/CEO
From: Ashley Catterton, Principal Planner – Development Services
Subject: Major Amendment to a General Master Plan
Applicant/Agent: Harley Krinsky on behalf of 38th Street Lofts LLC
Address: 533 E 38th Street
Parcel ID: 20064 43027
Site Area: 0.56 acres
Alderman District: 2 – Detric Leggett
**Chatham County
Commission District:** 2 – Malinda Scott Hodge

REQUEST

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.

BACKGROUND

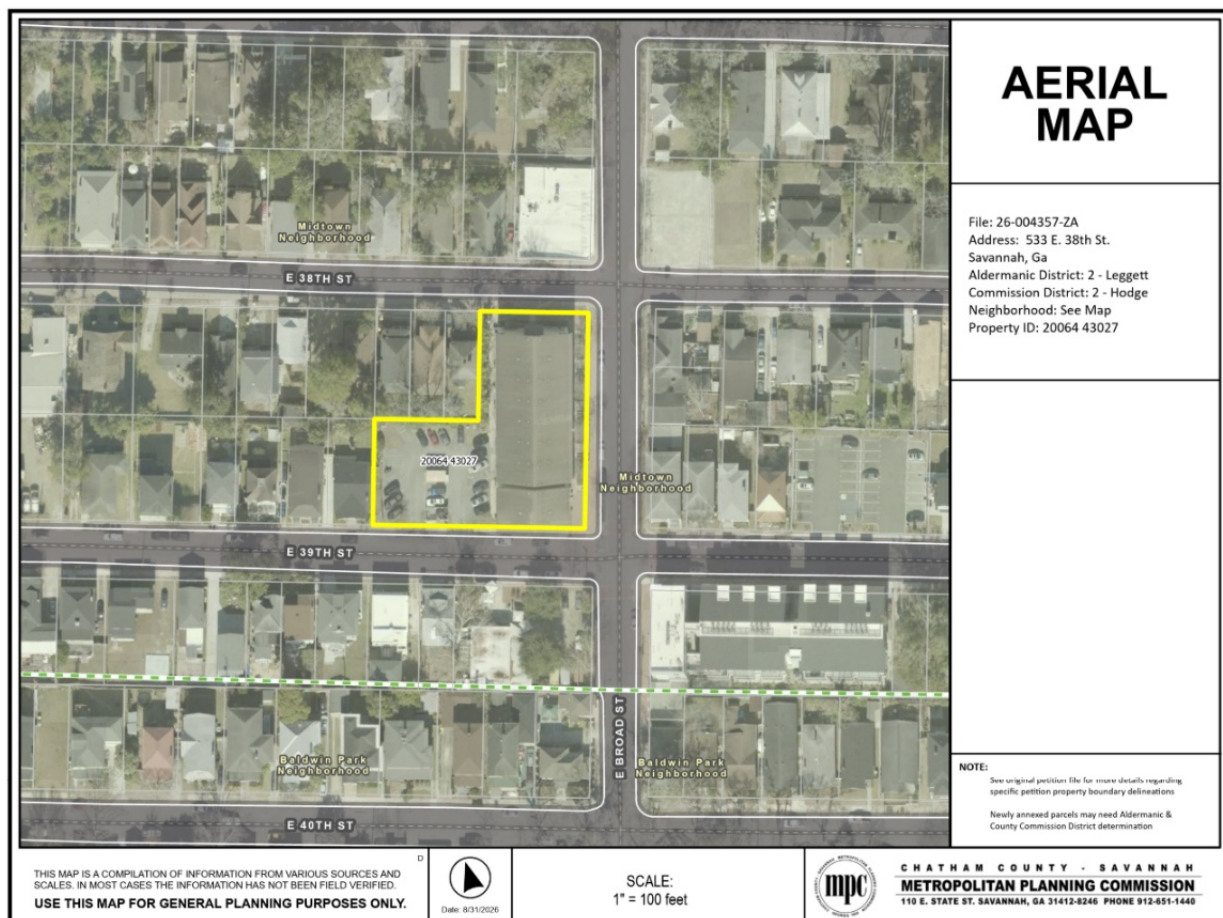
The property was originally zoned East Broad Market Lofts Planned Unit Development (PUD) and was redesignated East Broad Market Lofts Planned Development (PD) upon the adoption of the current Zoning Ordinance on September 1, 2019. The property remains subject to the previously approved Master Plan and the applicable development standards of the Planned Development.

The East Broad Market Lofts PD requires a minimum of one (1) parking space per residential unit, resulting in a requirement of 36 parking spaces for the existing 36-unit multifamily development. The original development approval satisfied this requirement through 18 on-site parking spaces, four (4) on-street spaces along E. Broad Street, and 18 spaces within a remote parking lot at the northeast corner of E. 38th Street and E. Broad Street.

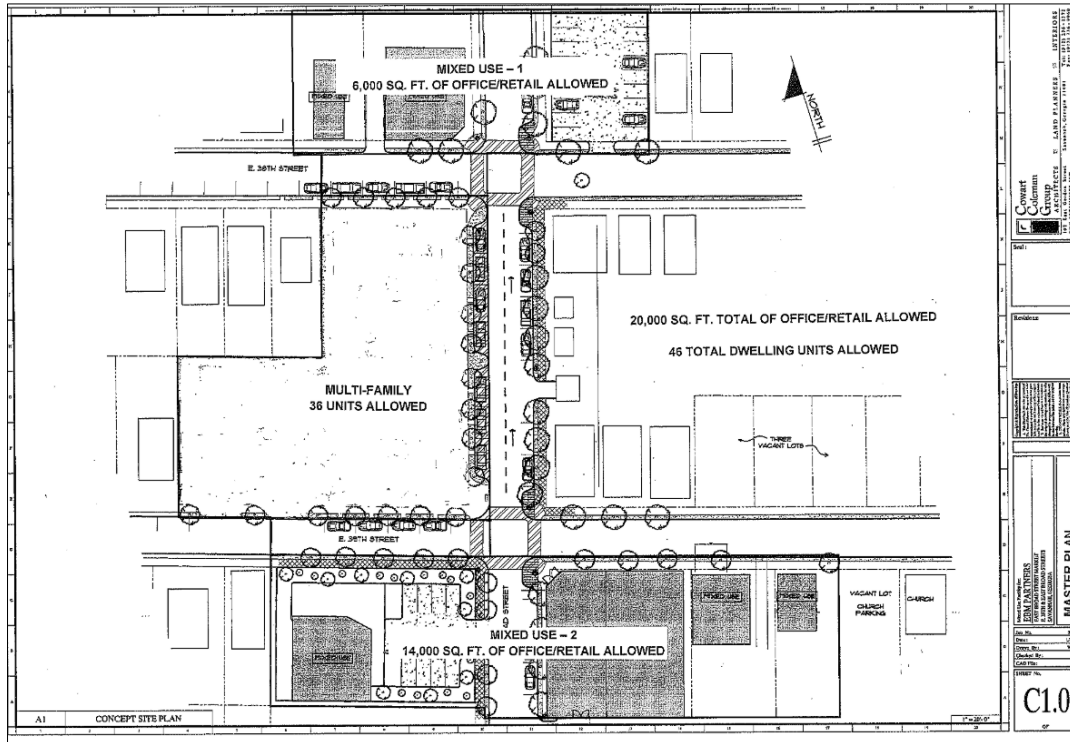
In February 2026, the City of Savannah issued a zoning confirmation determining that 29 spaces may be counted toward the parking requirement without reliance on the remote parking lot. The Petitioner therefore proposes to remove the remote parking lot from the parking calculation and reduce the required parking from 36 spaces to 29 spaces.

Following submission of the request, the Petitioner stated that the remote parking area has historically been necessary for the operation of the building at 2121 E. Broad Street and is now needed to satisfy the parking requirement for a restaurant being developed at that location. The Petitioner is seeking to release the remote parking area from the parking calculation for the multifamily development so that it may instead serve the proposed restaurant.

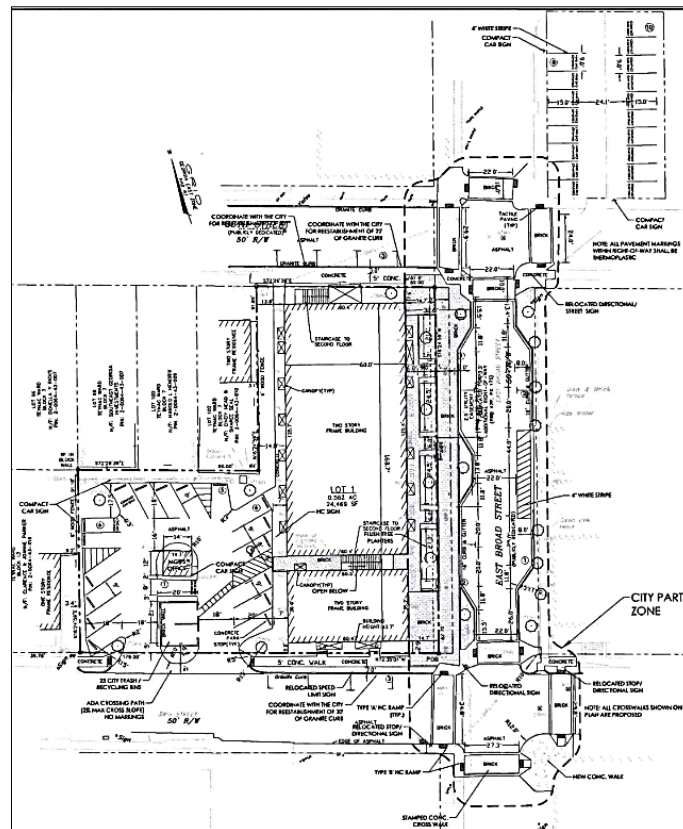
The requested seven-space reduction represents an approximately 19.4% reduction in the required parking. Because the request modifies the required parking standards and exceeds the 10% limitation for Minor Modifications, it is classified as a Major Amendment pursuant to Sections 1.5.1 and 1.5.2 of the East Broad Market Lofts Planned Development.



Current Aerial Map for 533 E 38th Street



General Master Plan for the E. Broad Market Lofts PD



Major Amendment & Proposed Parking for the E. Broad Market Lofts PD

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.

EXISTING DEVELOPMENT

- **Access:** The subject property has frontage along E. Broad Street, E. 38th Street, and E. 39th Street. Existing vehicular access to the development is provided from E. 38th Street and E. 39th Street, as shown on the approved site plan.
- **Parking:** The existing 36-unit multifamily development is subject to a requirement of one (1) space per residential unit, resulting in 36 required parking spaces. The original development approval relied upon a combination of on-site, on-street, and remote parking to satisfy this requirement.

A February 2026 zoning confirmation issued by the City of Savannah determined that 29 parking spaces may be counted toward the parking requirement without inclusion of the remote parking lot. These spaces consist of 19 on-site spaces and 10 qualifying on-street spaces, including three (3) spaces along E. 38th Street, four (4) spaces along E. Broad Street, and three (3) spaces along E. 39th Street.

Three (3) additional on-street parking spaces located on the east side of E. Broad Street were determined by the City of Savannah to be ineligible for credit toward the parking requirement because they do not abut the subject property, as required by Section 4.8.4 of the East Broad Market Lofts PD Development Standards.

A Declaration of Parking Easement dated February 3, 2026, establishes a perpetual parking easement for up to 17 remote parking spaces on the property located at the northeast corner of E. 38th Street and E. Broad Street for the benefit of the 36-unit multifamily development. The easement incorporates a Maximum Parking Plan depicting the location and configuration of the remote spaces and provides that the actual number of spaces subject to the easement is based upon the remaining parking obligation of the multifamily development. The Petitioner has stated that residents of the multifamily development do not currently use the remote parking area and that the property is proposed to serve a restaurant being developed at 2121 E. Broad Street.

FINDINGS

- **Purpose:** The purpose of the proposed Major Amendment is to reduce the parking requirement for the existing 36-unit multifamily development from 36 parking spaces to 29 parking spaces. The requested amendment would release the existing remote parking area from the multifamily development's parking calculation.
- **Zoning District/Approved Use:** The subject property is zoned Planned Development (PD) within the East Broad Market Lofts PD. The approved General Master Plan designates the property for multifamily use with a maximum of 36 dwelling units. The proposed amendment would not modify the approved land use or permitted residential

density.

- **Existing Parking Requirements:** The East Broad Market Lofts PD requires one (1) parking space per residential unit. The existing development is therefore required to provide 36 parking spaces through the combination of parking arrangements recognized under the approved General Master Plan.
- **Current Parking Calculation:** The February 2026 zoning confirmation identified 19 on-site spaces and 10 qualifying on-street spaces that may be counted without reliance on the remote parking lot. The Petitioner has stated that the residents do not use the remote parking area; however, a parking-utilization study or other supporting analysis has not been submitted.
- **Remote Parking Area:** A Declaration of Parking Easement dated February 3, 2026, establishes up to 17 remote parking spaces for the benefit of the multifamily development. The parking configuration depicted in the easement differs from the parking layout submitted with the present application. The easement remains applicable to the remote property unless amended or terminated in accordance with its terms.
- **Proposed Restaurant:** The Petitioner has stated that the remote parking area is needed to satisfy the parking requirement for a restaurant being developed within the building at 2121 E. Broad Street. A coordinated parking plan identifying the parking requirement and proposed parking supply for the restaurant and building at 2121 E. Broad Street has not been submitted at this time but was requested by Staff prior to the completion of this report.
- **Development Pattern:** The proposed amendment would not modify the existing building footprint, approved multifamily use, or maximum residential density established by the General Master Plan. However, it would reallocate a parking resource previously included in the approved parking arrangement for the multifamily development.

EVALUATION

A Declaration of Parking Easement dated February 3, 2026, establishes a perpetual parking easement for up to 17 remote parking spaces on the property proposed for the restaurant use for the benefit of the existing 36-unit multifamily development. The easement incorporates a Maximum Parking Plan depicting the location and configuration of the remote spaces and provides that the actual number of spaces subject to the easement is determined by the multifamily development's remaining parking obligation.

The requested amendment would permanently reduce the parking requirement for the multifamily development from 36 spaces to 29 spaces, consisting of 19 on-site spaces and 10 qualifying on-street spaces. If approved, the remote parking spaces would no longer be necessary to satisfy the multifamily development's reduced parking requirement. However, the existing parking easement must be amended or terminated before the remote spaces may be relied upon exclusively to satisfy the parking requirement of the proposed restaurant.

The Petitioner has stated that the remote parking area is needed to satisfy the parking

requirement for a restaurant being developed within the building at 2121 E. Broad Street. Because the restaurant site plan and seating capacity have not been finalized, the number of parking spaces required for the proposed use cannot yet be conclusively determined. The restaurant will be required to comply with Section 4.8.3(b)(iii) of the East Broad Market Lofts Planned Development Standards, which requires one parking space for every six seats.

The parking configuration depicted in the easement differs from the parking layout submitted with the present application. Staff has not received the proposed restaurant's final site plan, seating capacity, parking calculation, or documentation demonstrating how the parking spaces will be allocated between the multifamily development, the existing building at 2121 E. Broad Street, and the proposed restaurant use.

The 10 on-street spaces proposed to satisfy a portion of the multifamily development's amended parking requirement are located within the public right-of-way and are not reserved exclusively for residents of the development. Reliance upon these spaces may affect parking availability for visitors, surrounding properties, the proposed restaurant, and the general public.

Section 9.3.8 of the Zoning Ordinance establishes the requirements for an Alternative Parking Plan. An approved plan must identify the properties and uses subject to the arrangement, the number and location of the spaces assigned to each use, and any applicable easements or agreements. Section 9.3.8(c)(i) further establishes the applicable requirements for remote parking.

Based on the current parking inventory, retaining seven remote spaces for the multifamily development would allow the existing development to satisfy its current 36-space requirement while potentially allowing the remaining portion of the remote parking area to serve another use. However, Staff cannot determine whether this arrangement or the requested reduction to 29 spaces is appropriate until the Petitioner submits a coordinated parking plan addressing the parking requirements and proposed parking supply for each affected development and use.

Approval of the amendment without this information could result in overlapping parking calculations or shift unmet private parking demand onto the surrounding public streets. Accordingly, Staff finds that a final coordinated parking plan and a proposed amendment to, or termination of, the existing parking easement are necessary before Staff can complete its evaluation of the requested amendment.

ANALYSIS

The requested amendment cannot be evaluated solely as a reduction in the parking requirement for the multifamily development. The Petitioner's stated intent is to release the remote parking area from the multifamily development's parking calculation so that it may satisfy the parking requirement for a proposed restaurant at 2121 E. Broad Street. The parking requirements and proposed parking supply for both properties must therefore be evaluated together.

Staff has not received sufficient information to determine the restaurant's required parking, whether the remote parking area has previously been credited to another use within the

building at 2121 E. Broad Street, or whether the same spaces would be relied upon by more than one development or use. Staff also has not received a final coordinated parking plan or a proposed amendment to, or termination of, the existing parking easement establishing the allocation and continued availability of the remote spaces.

A coordinated parking plan is necessary to demonstrate that each development and use will comply with its applicable parking requirements and that individual spaces will not be counted more than once. The plan should identify the parking requirements for the multifamily development, the existing building at 2121 E. Broad Street, and the proposed restaurant; the number and location of spaces assigned to each development and use; and any Alternative Parking Plan or recorded agreement required pursuant to Section 9.3.8 of the Zoning Ordinance.

Until this information is provided, Staff cannot determine that the requested permanent reduction will adequately serve the multifamily development or avoid adverse effects on the surrounding public parking supply.

MPC STAFF RECOMMENDATION

MPC Staff recommends **continuance** of the requested Major Amendment to allow the Petitioner to submit the following:

1. A final coordinated parking plan identifying the number, location, configuration, and allocation of parking spaces serving the existing multifamily development, the existing building at 2121 E. Broad Street, and the proposed restaurant use, including any Alternative Parking Plan required pursuant to Section 9.3.8 of the Zoning Ordinance;
2. A revised restaurant concept plan identifying the proposed seating capacity and demonstrating compliance with Section 4.8.3(b)(iii) of the East Broad Market Lofts Planned Development Standards, which requires one parking space for every six seats;
3. A proposed amendment to, or termination of, the February 3, 2026, Declaration of Parking Easement that is consistent with the requested amendment and the final coordinated parking plan; and
4. Updated application materials and supporting exhibits consistently identifying the requested reduction in the multifamily development's parking requirement from 36 spaces to 29 spaces, correcting the maximum number of remote parking spaces established by the parking easement from 18 spaces to 17 spaces, and clarifying that the remote parking area would no longer be credited toward the multifamily development if the amendment is approved.

Following receipt and review of the requested information, Staff may determine whether the proposed parking arrangement satisfies the applicable Planned Development standards and whether approval with appropriate conditions is warranted. Any subsequent approval should require the applicable amendment to, or termination of, the existing parking easement to be recorded before the remote spaces may be credited exclusively toward the proposed restaurant use.