



**MPC STAFF REPORT  
 REZONING MAP AMENDMENT  
 OCTOBER 2, 2007  
 MPC File No. Z-070907-59275-2**

**REZONING SUMMARY**

<b>Report Status</b>	Initial Report
<b>Petitioner, Property Owner, Agent Information</b>	Lanyard Development, LLC, Petitioner/Owner Chad Zittrouer, Kern-Coleman & Co, LLC, Agent
<b>Property Description</b>	<i>Street Address:</i> 1102 Bradley Boulevard <i>Property Identification Number:</i> 2-1030 -01-007, -008 <i>Property Size:</i> 32.78 acres <i>Existing Use:</i> Vacant
<b>Existing Zoning</b>	R-A-CO (Residential-Agriculture-County)
<b>Requested Zoning</b>	P-B-C (Planned Community Business):12.78 acres and PUD-M-15 (Planned Unit Development-Multifamily, 15 units per net acre): 20 acres
<b>Future Land Use Plan Designation</b>	Amenity Community
<b>Policy Analysis</b>	The proposed rezoning is consistent with the Tricentennial Future Land Use Plan.
<b>Recommendation</b>	<b>APPROVAL</b> of the request to rezone the subject property from an R-A-CO zoning classification to P-B-C and PUD-M-15 zoning classifications.



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# METROPOLITAN PLANNING COMMISSION

*"Planning the Future - Respecting the Past"*

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M E M O R A N D U M

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**To:** Metropolitan Planning Commission

**From:** MPC Staff

**Date:** October 2, 2007

**Subject:** Petition of Lanyard Development, LLC  
Chad Zittrouer, Kern-Coleman & Co, LLC, Agent  
Amanda Bunce, MPC Project Planner  
MPC File No. Z-070907-59275-2

**Report Status: Initial Report**

**ISSUE:** The petitioner is requesting the rezoning of 1102 Bradley Boulevard from an R-A-CO (Residential-Agriculture-County) zoning classification to P-B-C (Planned Community Business) and PUD-M-15 (Planned Unit Development-Multifamily, 15 units per net acre) classifications. The petitioner is proposing that 12.78 acres be zoned P-B-C and 20.0 acres be zoned PUD-M-15.

**BACKGROUND:** The subject property has been zoned R-A since zoning was adopted in the County in 1962. The property was annexed into the city limits in 2002. Zoning has not changed substantially on the south side of Ogeechee Road since the approval of PUD and PUD-M zoning for the Bradley Pointe South subdivision.

A Development of Regional Impact (DRI) was required to be submitted to the Coastal Georgia Regional Development Council (RDC). The RDC determined that the project is in the best interest of the state. Limited comments were received from the various reviewing agencies. The most significant was the recommendation from Fort Stewart to include a deed disclosure statement attached to the deed of the property to make future buyers aware of potential noise from training activities, specifically the two nearby helicopter flight paths between Hunter Army Airfield and Fort Stewart. These flight paths are not directly above the subject property.

**FACTS AND FINDINGS:**

1. **Existing Development Pattern:** The property is 32.78 acres and is vacant and heavily wooded. The northwest corner of the property was formerly used as a sales lot for

homes in the Bradley Pointe South subdivision. Land along Ogeechee Road to the north and east are typically developed with commercial and industrial uses. The two main exceptions are the Bamboo Farm and Southwest Elementary and Middle Schools. The land uses and zoning districts surrounding the subject property include:

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Ogeechee Rd, Multifamily, Church	PUD-M-10
East	Vacant, Single-Family	R-A
South	Townhomes (under construction)	PUD
West	Bradley Blvd, Vacant	R-A

2. **Transportation Network:** The property is accessed by Ogeechee Road and Bradley Boulevard. The nearest CAT transit line is the #17 Silk Hope route. This route travels Ogeechee Road south and then turns onto Canebrake Road.

**Traffic Study.** The petitioner has submitted a Trip Generation Report for review by MPC staff and City Traffic Engineering.

Ogeechee Road (US Hwy 17) in the vicinity of the subject property is a four lane divided arterial with an average daily traffic (ADT) of 19,000 to 21,000 vehicles per day in 2006. This corresponds to an estimated overall Level of Service (LOS) of C. Canebrake Road has an estimated ADT of 2,700 vehicles per day in 2007, corresponding to an estimated LOS of B.

The developer estimates that future development of the subject property would generate an additional 8,095 vehicle trips per day. In addition, Bradley Point South and Salt Grass Plaza are expected to generate approximately 8,610 additional vehicle trips per day. If these trips were to be distributed based upon observed traffic patterns and added to the roadway network today, the ADT on Ogeechee Road could be expected to rise to about 29,000 vehicles per day (LOS D) and traffic volumes on Canebrake Road would rise to about 4,400 vehicles per day (LOS C).

The traffic count history for this section of Ogeechee Road indicates an average annual growth rate of about 4% per year since the mid-1980s. If the Ogeechee Road corridor continues to experience significant background traffic growth aside from the proposed developments, the LOS may be degraded to an unacceptable level (LOS E or F) by the anticipated project build-out year of 2019.

3. **Public Services and Facilities:** The property is served by the Metropolitan Police Department, City of Savannah fire protection and by City water and sewer services.
4. **Land Use Element:** The Tricentennial Land Use Plan designates the subject property as Planned Development (Amenity Community). This land use category provides for large scale development with a mix of uses and efficient internal or external linkages to commercial, institutional or recreational uses. The petitioner is proposing two zoning

districts for the property to allow for commercial and multifamily development. A 60 foot wide access easement (future right-of-way) is proposed to be located between these two zoning districts to allow access to the commercial properties via a road other than Ogeechee Road.

5. **Existing (R-A) Zoning District:**

- a. **Intent of the R-A District:** The purpose of this district is to protect those rural areas within the urban expansion areas of the county for future urban development, and to protect certain rural highway roadside areas against strip development, which can lead to traffic congestion, traffic hazards and roadside blight.
- b. **Allowed Uses:** The uses allowed within the R-A district appear in the attached chart.
- c. **Development Standards:** The development standards for the R-A district appear in the attached table (Table 1).

6. **Proposed (P-B-C) Zoning District:**

- a. **Intent of the B-C District:** The purpose of this district shall be to provide community shopping facilities consisting of a wide variety of sales and service facilities at locations that will be accessible to a market area containing from 35,000 to 70,000 people.
- b. **Allowed Uses:** The uses allowed within the B-C district appear in the attached chart.
- c. **Development Standards:** The development standards for the B-C district appear in the attached table (Table 1).

7. **Proposed (PUD-M-15) Zoning District:**

- a. **Intent of the PUD-M-15 District:** This district is intended to allow a variety of residential development including single-family residential, two-family residential, multifamily residential (including townhomes, apartments and condominiums), senior congregate housing, and university or college dormitories as well as supportive but limited commercial uses. A PUD-M district must contain a minimum of three acres. The net dwelling unit density shall be established at the time of rezoning and shall not exceed 25 units per net acre.
- b. **Allowed Uses:** The uses allowed within the PUD-M-15 district appear in the attached chart.
- c. **Development Standards:** The development standards for the PUD-M-15 district appear in the attached table (Table 1).

**SUMMARY OF FINDINGS**

1. Will the proposed zoning district permit uses that would create traffic volumes, noise level, odor, airborne particulate matter, visual blight, reduce light or increased density of development that would adversely impact the livability or quality of life in the surrounding neighborhood?  
  
Yes \_\_\_ No X
2. Will the proposed zoning district permit uses that would adversely impact adjacent and nearby properties by rendering such properties less desirable and therefore less marketable for the type of development permitted under the current zoning?  
  
Yes \_\_\_ No X
3. Will the proposed zoning district permit uses that would generate a type or mix of vehicular traffic on a street or highway that is incompatible with the type of land use development along such street or highway?  
  
Yes \_\_\_ No X
4. Will the proposed zoning district permit uses that would generate greater traffic volumes at vehicular access points and cross streets than is generated by uses permitted under the current zoning district to the detriment of maintaining acceptable or current volume capacity (V/C) ratio for the streets that provide vehicular access to the proposed zoning district and adjacent and nearby properties?  
  
Yes \_\_\_ No X
5. Will the proposed zoning district permit uses or scale of development that would require a greater level of public services such as drainage facilities, utilities, or safety services above that required for uses permitted under the current zoning district such that the provision of these services will create financial burden to the public?  
  
Yes \_\_\_ No X
6. Will the proposed zoning district permit uses or scale of development that would adversely impact the improvement or development of adjacent and nearby properties in accordance with existing zoning regulations and development controls deemed necessary to maintain the stability and livability of the surrounding neighborhood?  
  
Yes \_\_\_ No X
7. Will the proposed zoning district permit development that is inconsistent with the comprehensive land use plan?  
  
Yes \_\_\_ No X

**ALTERNATIVES:**

1. Approve the petitioner's request to rezone the property from an R-A-CO zoning classification to P-B-C and PUD-M-15 classifications.
2. Deny the petitioner's request.

**POLICY ANALYSIS:**

The proposed rezoning is consistent with the Tricentennial Land Use Plan and will establish a zoning district that is more compatible for the surrounding neighborhood than the zoning that presently exists.

**RECOMMENDATION: APPROVAL** of the request to rezone the subject property from an R-A-CO (Residential-Agriculture-County) zoning classification to P-B-C (Planned Community Business) and PUD-M-15 (Planned Unit Development-Multifamily, 15 units per net acre) classifications.

	R-A District	P-B-C District	PUD-M-15
<b>Minimum Lot Area</b>	6,000 sf (single-family) 3,600 sf (two-family/duplex)	N/A	3 acres
<b>Minimum Lot Width</b>	60 feet	N/A	N/A
<b>Front Yard Setback</b>	25 ft building setback	15 ft building setback	30 ft development setback
<b>Minimum Side Yard Setback</b>	5 feet	N/A	50 foot buffer required (when adjacent to one and two family zoning districts)
<b>Minimum Rear Yard Setback</b>	25 feet	N/A	50 foot buffer required (when adjacent to one and two family zoning districts)
<b>Maximum Height</b>	36 feet	35 feet	As determined by the Planning Commission
<b>Maximum Building Coverage</b>	40 percent	N/A	N/A
<b>Maximum Density</b>	10 units per net acre	24 units per net acre (with a mixed use development, otherwise no residential allowed)	15 units per net acre