



Historic Preservation Commission

March 26, 2025 HISTORIC Preservation Commission Meeting

Title

Petition of LS3P Savannah, Michael Garcia | 24-004735-COA | 1015 / 1001 Whitaker Street & 120 / 124 West Park Avenue | New Construction Large, Parts I & II and Special Exception Request

Description

The applicant is requesting approval for New Construction, Large (Part I: Height and Mass) for the construction of three (3) commercial office buildings and a three-story underground parking deck (the parking deck will not be visible and as such will not be reviewed) on the parcel of land located on Whitaker Street between West Waldburg Street, West Park Avenue and Howard Street, and on West Park Avenue between Howard Street and Barnard Street.

Recommendation

Approve the application for the New Construction, Large (Part I: Height and Mass) for the construction of three (3) commercial office buildings and a three-story underground parking deck on the parcel of land located on Whitaker Street between West Waldburg Street, West Park Avenue and Howard Street, and on West Park Avenue between Howard Street and Barnard Street, with the following condition to be submitted to the Commission for review with Part II: Design Details (within 90 days of this decision) because the project is otherwise visually compatible and meets the standards.

1. The proposed use of metal paneling for the setback top floors of Buildings 1 and 2 should either be restudied or the applicant should apply for a Special Exception as metal panels are not an approved material.

AND

Approve the one (1) Special Exception from the following standards:

Chapter 3. Zoning, Article 5.0 Base Zoning Districts, Sec. 5.13 Traditional Commercial Districts, 5.13.5 Development Standards for Permitted Uses:

TC-2, Building footprint (max sq. ft.). 10,000

To allow for a building footprint for Building 1 (which would be located at the corner of Whitaker Street and West Waldburg Street) of 12,972 SF, where a maximum footprint of 10,000 SF is allowed.

Contact

Financial Impact

Review Comments

Attachments