



Staff Report
Specific Development Plan / Group Development
MPC File No. P-090127-50245-2
April 21, 2009

Continental Self Storage
639 E. Park Ave
Aldermanic District 2
County Commission District 2
Zoning District P-B-G-2
1.95 Acres
PIN: 2-0054-02-005
Davis Engineering, Architect/Engineer - Downer Davis, Agent
Continental Self Storage Inc., Property Owner

MPC Project Planner: Marcus Lotson

Report Status: Initial Report

Nature of Request

The petitioner is requesting approval of a Specific Development Plan / Group Development in order to develop a self storage facility within a P-B-G-2 (General Business-Transition) zoning district. A total of five new buildings are proposed on the site

Findings

- 1. Notification:** A notification letter was sent to all property owners within 200 feet and the Eastside Concerned Citizens neighborhood association president.
- 2. Site.** The site contains 2.04 acres and is located on E. Park Avenue at 31st Street. The site is currently developed with a commercial warehouse. Five new buildings are proposed to be added to complete the development.

The adjacent land uses and zoning districts include:

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Single Family Detached Residential	P-R-4 [1]
East	Single Family Detached Residential	P-R-4
South	Single Family Detached / Church Single Family Attached Residential	P-R-4 RM-40 [2]
West	Office	P-B-G-2

[1] Planned four family residential [2] Multi Family residential 40 units per acre



3. Development Standards.

	<u>Required</u>	<u>Proposed</u>	<u>Comments</u>
Setbacks			
Front	30 feet	45 feet	Meets standard
Rear	25 feet	45 feet	Meets standard
Side	10 feet	10 feet	Meets standard
Height	N/A feet	Single story	Meets standard
Parking	5 (1 Handicapped)	8 (1 Handicapped)	Meets standard
Greenspace	20%	15%	Approved by City of Savannah Park and Tree
Tree & Landscape Quality Points	N/A N/A	N/A N/A	<u>Per City of Savannah Park and Tree</u> Street trees recently installed by CoS

4. **Buffers.** Section 8-3066 requires a Type B buffer when non retail commercial is developed adjacent to a residential use or property zoned for residential use. The petitioner will remove the existing chain link fence and replace with a masonry wall matching the building exterior to create a new perimeter buffer.
5. **Traffic.** The proposed site will use the existing curb cuts on Park Avenue.
Transit. The nearest transit route is located at Henry Street, Chatham Area Transit #12.
6. **Building.** The proposed square footage is 19,480. The exterior materials shall be constructed of masonry. The color will be cream to match the existing building. The masonry wall will be extended at the corners to create a new perimeter boundary as the existing chain link fence will be removed. Wrought iron gates will serve vehicular access to the property.
7. **Water and Sewer.** The site will be served by City of Savannah water and sewer.
8. **Stormwater.** Stormwater will not be detained on site.
9. **Lighting & Signage.** No additional lighting or signage is proposed for this site
10. **Variances.** Variances from the requirements of the Zoning Ordinance may be approved at the request of the developer on a finding that those variances:
 - (a) Would be in keeping with the overall character of the area.
 - (b) Would not be contrary to the purpose and intent of this chapter.
 - (c) Would not be detrimental to existing or proposed surrounding uses.
 - (d) Would serve public purposes to a degree equal to or greater than the standards replaced.



The site is currently developed with a single, climate controlled warehouse. Developed prior to the adoption of current standards, the existing site did not meet the greenspace requirements of the Ordinance. Twenty percent greenspace is required – the existing development provides only four percent. The petitioner proposes a redevelopment which, by removing existing non-pervious surfaces, will result in an increase in greenspace to 15 percent. The proposed greenspace has been approved by the City of Savannahs Tree Ordinance Administrator.

RECOMMENDATION: MPC Staff recommends **APPROVAL** of the Specific Development Plan / Group Development.

The Specific Development Plan shall be in compliance with the approved General Development Plan and shall include the following:

- a. *A Landscape Plan, including a Tree Establishment and Tree Protection Plan. The City Landscape Architect shall review the Landscape Plan.*
- b. *A Water and Sewer Plan. The City Water and Sewer Engineer shall review the Water and Sewer Plan.*
- c. *A Drainage Plan. The City Stormwater Engineer shall review the Drainage Plan. The detention pond must be sodded or hydro-seeded.*
- d. *Building Exterior Elevations. New and refurbished buildings shall be compatible with adjacent or surrounding development in terms of building orientation, scale and exterior construction materials, including texture and color. When a proposed nonresidential use is adjacent to or across the street from existing residential use, all structures within the nonresidential property shall be compatible with and/or screened form the structures within the residential property.*
- e. *A Lighting Plan. MPC staff shall review the Lighting Plan. The Lighting Plan shall identify the location of all exterior light standards and fixtures. All exterior lights shall utilize fully shielded fixtures to minimize glare on surrounding uses and rights-of-way. “Fully shielded fixtures” shall mean fixtures that incorporate a structural shield to prevent light dispersion above the horizontal plane from the lowest light-emitting point of the fixture. Exterior light posts higher than 15 feet must not be located on the same island as canopy trees.*
- f. *A Signage Plan. MPC staff shall review the Signage Plan. The location of any freestanding signage shall be shown on the Specific Plan.*
- g. *A Dumpster Plan. The dumpster enclosure shall be of the same material as the primary building unless alternate materials are approved by the MPC or the MPC staff. Gates shall utilize heavy-duty steel posts and frames. A six-foot by twelve-foot concrete apron must be constructed in front of the dumpster pad in order to support the weight of the trucks. Metal bollards to protect the screening wall or fence of the dumpster must be provided.*