



GLPC AGENDA ITEM # 12

SEPTEMBER 26, 2022

Planned Development approval by True North Companies File #: VA-2022-20

True North Companies is requesting Planned Development approval for a proposed Mixed-Use development on 6.67 acres of land that is split-zoned with combinations of Residential Professional (R-P) and Community Commercial (C-C) zoning districts. *(some of these zoning areas on the property contain special “conditions of approval” and these are listed in greater detail on page 6 herein).* The subject property is located at 2320 North Patterson Street which is directly across the street from the South Georgia Medical Center (SGMC) at the SW corner of the intersection of North Patterson Street and Roosevelt Drive. The property currently contains a vacant 2-story office building (8,382-sf). The applicant is proposing to keep this existing building and redevelop the entire property as a mixed use development that includes a 4-story apartment building in the rear portion of the property (165 dwelling units -- 215 bedrooms total, plus lots of amenities) which will be marketed to working professionals. The development will also include several small commercial/office buildings in the front of the property which total to about 15,000-sf of leasable space. Contemplated uses for these buildings include medical offices & supplies, pharmacy, coffee shop, café, florist, drycleaner, gift shop, self-storage, etc... See enclosed conceptual site plans and project narrative letter for additional details.

The subject property is located within an **Institutional Activity Center (IAC)** Character Area on the Future Development Map of the Comprehensive Plan. The property is also located within the Urban Commercial Corridor Overlay District (UCCOD), which has supplemental standards for site design and building architecture.

As with most Planned Development proposals, there are a few deviations from the City's standard Land Development Regulations (LDR) (see page 4). All other standard development codes applicable to R-P and C-C zoning (including their previous “conditions of approval” at the time of their rezoning) will be followed as appropriate. These include standard requirements related to landscape, stormwater, parking design, open space, etc.. Building architecture will meet or exceed the requirements of the Urban Commercial Corridor Overlay District (UCCOD). The site will include dense vegetative buffers along the southern and western property lines, and onsite stormwater will be handled through underground detention. Most of the listed deviations are related to the LDR supplemental standards for Multi-family Residential development. These are all minor in scope and the master plan indicates a desire to comply with the “intent” of these regulations while still exercising creativity in the overall design.

The surrounding development pattern is truly dominated by the large and growing institutional uses of SGMC and the VSU North Campus to the east, McKey Park to the north, and the single-family residential areas to the west and south. Development trends over the past 20 years have seen a modest reduction in the amount of residential development and a greater emphasis on expansions of these institutional uses. The subject property has been mostly vacant for most of this time period. Because of these existing development patterns and trends, its development into something significant that is appropriately mixed-use and supportive of these important large institutions, is very logical and supported by the Comprehensive Plan – by virtue of the IAC Character Area and its goals and policies.

An important component of this property's history is its original Planned Development approval from 2007, which featured a 5-level parking deck and an 11-story building (about 380,000-sf GFA) with a majority of the space being planned for medical/professional offices. Due to major changes in the economy after 2007, this project was never constructed. There were several later attempts to instead develop the property in separate portions under new designs – which again were never fully implemented. Now, the current proposal reflects a complete redesign of a master plan that is lesser in scale and intensity overall – but still mixed-use. Its tallest building is 4-story and the overall total building area on the property is reduced to about 235,000-sf, with a much greater emphasis on residential development instead of office/retail. With the proposed good quality design and appropriate safeguards and limitations in place to protect the adjacent residential areas, this new Planned Development proposal will fit in very well with this area and actively support the SGMC and VSU institutions.