



GLPC AGENDA ITEM # 9

NOVEMBER 30, 2015

Planned Development Approval Amendment Request by McAlister Development File #: VA-2015-16

McAlister Development is requesting to amend approval condition # 9 (expiration date) contained in their original Planned Development approval in 2012 (file # VA-2012-14). This subject property consists of 3.78 acres located at the SE corner of North Oak Street and West Brookwood Drive – which is across the street from VSU's Whitehead Auditorium. Per the condition, the Planned Development approval will automatically expire on 2-4-2016 as a deadline to commence development, and a deadline of 2-4-2018 to complete the development. The applicant is proposing to extend the commencement deadline by 2 more years, and to extend the completion deadline by 3 more years – as new expiration dates. No other changes to the Planned Development are being proposed.

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 local **Historic District** as well as the City's Neighborhood Revitalization Area (NRA). The Historic Preservation Commission (HPC) has already approved the Planned Development in early 2013 and this too will need to be renewed before the applicant completes their plan review process and commences development.

In brief, the approved development consists of one 4-story mixed-use building that will contain 216 rental dwelling units of varying sizes (439 total bedrooms), up to 15,000 square feet of commercial space, and a 6-level parking deck that is nested in the center of the complex. Attached is a copy of the Land Use Certificate from 2012 depicting all 9 conditions of approval. Also attached are copies of various maps and schematic drawings depicting the design of the approved development. At the end, is a copy of the 2012 staff report and recommendation which gives further details about the development.

Since the original approval, nothing has really changed about the proposed development and all of the rationale associated with the Planned Development review criteria and conditions of approval. The applicant has now purchased all of the properties and this very large development is simply in a holding pattern due to the recent economic down-turn. The applicant states they still fully intend to construct the development but would like more time in order to get the process started and the development completed.

Staff Recommendation: Again find consistent with the Comprehensive Plan and the Planned Development Review Criteria, and recommend "new approval" to the City Council subject to the original conditions of approval with exception of # 9 (expiration dates) which shall instead read as follows:

- (9) The development shall commence (request for permits) by 2-4-2018, and shall be completed by 2-4-2021. Otherwise, Planned Development approval shall automatically expire.



CERTIFICATE OF LAND USE DECISION

CITY OF VALDOSTA, GEORGIA

The following described property is subject to the following site-specific land use approvals, conditions, and regulations as of the date set forth below:

Tax Map Number: 115D Parcel Numbers: 044 - 047 & 050 - 056

Property Size and Location: 3.78 acres at SE corner of W. Brookwood Drive and N. Oak Street

PLANNED DEVELOPMENT APPROVAL

Applicant: McAlister Development

File #: VA-2012-14

Description of the approved Planned Development:

Mixed-use Development in C-C zoning; commercial & multi-family residential

Date of Final Public Hearing: October 11, 2012

Valdosta Mayor/ Council **approved** the Planned Development Approval request to allow a mixed-use development in C-C zoning, with the following 9 conditions (4-0 vote).

- (1) Approval for a mixed-use development consisting of multi-family residential and low-intensity commercial/office uses only, and in accordance with the submitted layout plan. Uses in the designated ground floor commercial area (15,000 sf) shall be limited to all those non-residential uses permitted in C-C zoning, but excluding the following: animal clinic or boarding, automotive uses (such as gas station, repair shop, taxi), daycare center, drycleaners (except for pick-up stations), personal care service, telecommunications tower, used merchandise store or pawnshop, utilities substation. Individual tenant spaces shall be limited to a maximum 3,000 sf GFA. There shall be no outdoor storage. Outdoor display of merchandise shall be limited to the areas adjacent to commercial businesses, and shall be set back at least 5 feet from the property lines. Alcoholic beverage sales establishments (restaurant with pouring license only) shall be limited to a total of no more than 4,000 square feet for the development. Outdoor seating may be allowed only with a CUP. Outdoor signage shall comply with C-D zoning (downtown) requirements.
- (2) Residential use shall be limited to multi-family dwellings with no more than 4 bedrooms per unit. Overall development shall not exceed 439 bedrooms and unit floor areas shall comply with C-C zoning requirements.
- (3) All existing parcels shall be combined into one tract. The development shall be managed as a single entity with an on-site resident manager, and full-time maintenance staff.
- (4) All buildings shall observe at least a 10' minimum setback from all property lines. Street frontage adjacent to the commercial uses shall consist of a pedestrian walking area with landscape planters and street furniture (seating, tables, lights, etc.). There shall be a decorative retaining fence along West Brookwood Drive to channel pedestrian traffic to the corners of the property for street crossing. All other street frontages shall consist of landscaped street yards as required by the LDR.
- (5) A traffic study shall be performed to analyze ingress/egress and potential impacts to adjacent streets. Minor street improvements or modifications to site access may then be required by the City Engineer.
- (6) An existing tree inventory shall be performed. A landscape plan and tree removal permits shall be submitted and approved by the City Arborist. Where required tree quantities cannot be satisfied by the approved development, contributions may be made to the City of Valdosta "Tree Bank Fund" as prescribed by the LDR. Planted street trees shall exceed the minimum caliper requirements.

- (7) Maximum impervious surface shall not exceed 85% and there shall be at least 15% greenspace maintained in accordance with LDR requirements. Stormwater management shall consist of underground detention.
- (8) All other applicable development standards and requirements shall be followed.
- (9) From the date of final approval, the development shall commence within 3 years (request for permits) and be completed within 5 years. Otherwise, Planned Development approval shall automatically expire.

The summaries of conditions on this certificate are for general information only, and may not be relied upon exclusively. The application and permit files should also be reviewed as it may relate to conditions of approval.

Except for approved variances, this property is still subject to applicable zoning, subdivision, building, and other codes and regulations of the City of Valdosta, Georgia.

This Certificate reflects the status of the property as of October 11, 2012.

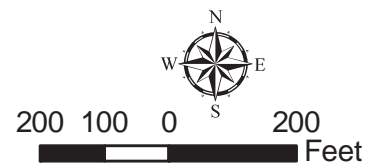
Matt Martin
PLANNING & ZONING ADMINISTRATOR

10-12-2012
DATE

VA-2015-16 Zoning Location Map

McAlister Development Co.
Planned Development Request

N Oak Street & W Brookwood Drive
Tax Map: 115D Parcels 044-047 & 050-056



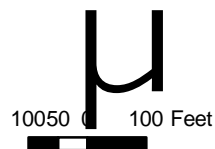
** Map Data Source: VALOR GIS, November 2015



VA-2015-16 Tax Parcels Aerial

McAlister Development Co. Rezoning & Planned Development Requests

North Oak Street & West Brookwood Drive
Tax Map: 115D Parcels: 044-047 & 050-056



** 2007 aerial imagery

** Map Data Source: VALOR GIS, November 2015



LANGDALE VALLOTTON, LLP

ATTORNEYS AT LAW

A LIMITED LIABILITY PARTNERSHIP

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JOSEPH E. VALLOTTON
(1945-2006)

WILLIAM P. LANGDALE, JR.
WILLIAM P. LANGDALE, III
ROBERT A. PLUMB, JR.*
J. DANIEL SCHERT
WILLIAM C. NIJEM, JR.

CHRISTINA L. FOLSOM
JESSICA R. YOUNG**
KATHERINE A. GONOS
JAMES R. MILLER, IV
JENNIFER CRICK MONROE
AMY P. HOLBROOK

*GA, MD & DC
**GA & FL

October 26, 2015

IN REPLY PLEASE
REFER TO FILE

120338/B

Mr. Matt Martin, AICP
Planning and Zoning Administrator
City of Valdosta
Planning and Zoning Division
City Hall Annex
300 N. Lee Street
Valdosta, Georgia 31601

***RE: Request for Renewal of Certificate of Land Use Decision and Extension of Development
Deadlines, VA-2012-14 (the "Renewal Request")***

ENCLOSURES:

1. Site Plan (initially submitted for the December 4, 2012 Historic Preservation Commission Hearing);
2. Survey (initially submitted with August 27, 2012 Applications for Rezoning and Planned Development);
3. Legal Description (initially submitted with August 27, 2012 Applications for Rezoning and Planned Development);
4. Building Elevations / Schematics (initially submitted for December 4, 2012 Historic Preservation Commission Hearing);
5. Certificate of Land Use Decision, VA-2012-14, October 12, 2012;
6. Owner Authorization;
7. List of Adjacent Property Owners; and
8. Check in the amount of \$672.00, payable to the City of Valdosta Planning and Zoning Division.

Dear Mr. Martin:

As you know, we represent Valdosta College Housing, LLC in connection with the above-referenced Renewal Request. Since the issuance of the enclosed October 12, 2012 Certificate of Land Use Decision for Project VA-2012-14 (the "Certificate") to McAlister Development Co., Inc. ("McAlister"), Valdosta College

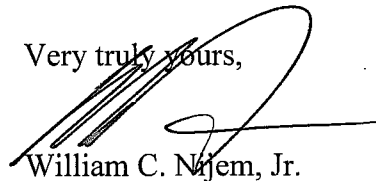
Housing, LLC, an affiliate company of McAlister, has purchased the property which is the subject of the Certificate. Valdosta College Housing, LLC and McAlister will be jointly referred to hereinafter as "McAlister."

Condition No. 9 of the enclosed Certificate provides that "[f]rom the date of final approval, the development shall commence within 3 years (request for permits) and be completed within 5 years. Otherwise, Planned Development approval shall automatically expire." You and I have recently discussed the timelines associated with this Condition No. 9 and you have indicated that "the date of final approval" is not deemed to be the October 11, 2012 Valdosta City Council meeting where the Planned Development application was approved, but rather the Historic Preservation Commission ("HPC") public hearing on February 4, 2013 where final approvals were granted for this project. Accordingly, you have confirmed that the trigger date for Condition No. 9 of the Certificate is February 4, 2013, which results in an expiration date of February 4, 2016 if development permit requests have not been submitted by that date.

Accordingly, McAlister respectfully requests a renewal of the Certificate, and a two (2) year extension of the development commencement date (i.e., request for permits) to February 4, 2018 and three (3) year extension of the completion date to February 4, 2021. At this time, McAlister does not seek any other modifications of the Certificate, as evidenced by the enclosed documents depicting the project, which have not been modified since their initial submission.

Thank you for your time and attention to this matter. Please do not hesitate to contact me if you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read 'William C. Nijem, Jr.', is written over the typed name. The signature is fluid and cursive, with a large loop at the end.

William C. Nijem, Jr.

Enclosures

cc: Mills Buxton, McAlister Development Co., Inc.

October 26, 2015

Mr. Matt Martin, AICP
Planning and Zoning Administrator
City of Valdosta
Planning and Zoning Division
City Hall Annex
300 N. Lee Street
Valdosta, Georgia 31601

Re: Valdosta College Housing, LLC's Request for Renewal of Certificate of Land Use Decision and Extension of Development Deadlines, VA-2012-14 (the "Renewal Request")

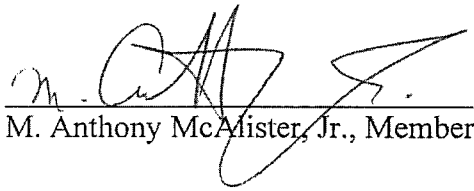
Dear Mr. Martin:

Valdosta College Housing, LLC owns the Property which is the subject of the above-referenced Renewal Request. Please allow this letter to serve as authorization for Langdale Vallotton, LLP and McAllister Development Co., Inc., on behalf of Valdosta College Housing, LLC, to submit the above-referenced Renewal Request and to act on behalf of Valdosta College Housing, LLC regarding said Renewal Request.


If you have any questions concerning the foregoing, or if anything further is needed, please do not hesitate to contact me. Thank you in advance for your cooperation in this matter.

Very truly yours,

Valdosta College Housing, LLC

By: 
M. Anthony McAllister, Jr., Member

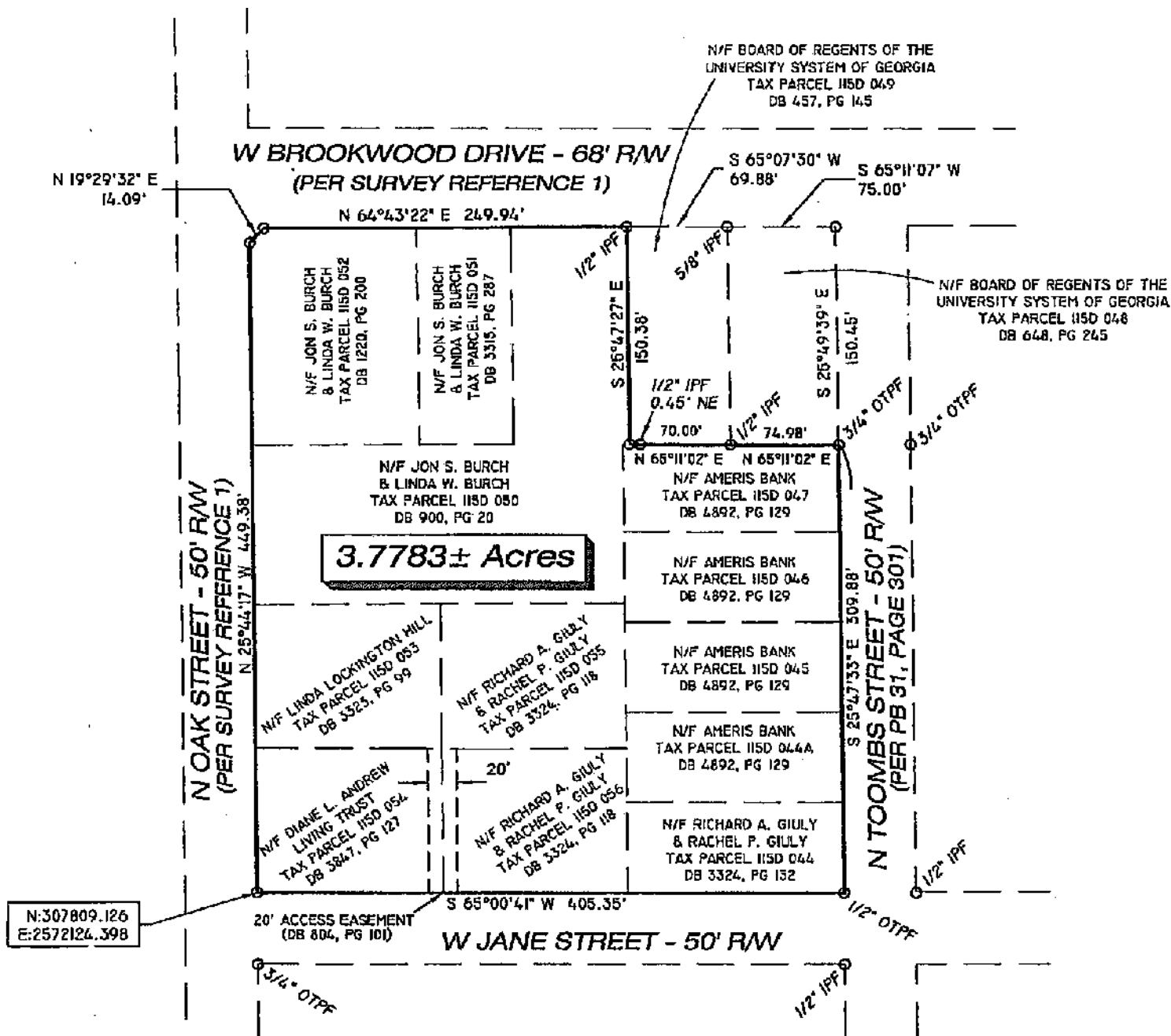
Sworn to and subscribed before
me this 26 day of October, 2015.


Notary Public

Phone No.: (843) 388-1750

Address: 106 Pitt Street

Mt. Pleasant, SC 29464





NOTE : ARTIST RENDERING
HAS NOT BEEN REVISED
TO REFLECT NEW ROOF
CONDITIONS. SEE
ELEVATIONS BEHIND FOR
ACCURATE DEPICTION.

ARTIST RENDERING

PROJECT INFORMATION

- 216 units / 439 bedrooms.
- 12,000 - 15,000 SF of commercial space.
- Surface parking and 6 story parking deck.
- 70 parking spots dedicated to commercial / visitor use.
- 439 parking spots for residential.



ARCHITECTURAL SITE PLAN

SUBMITAL FOR HPC HEARING - PLANNED DEVELOPMENT VA 2012-14

DECEMBER 3, 2012



BROOKWOOD DRIVE COLORED ELEVATION



OAK STREET COLORED ELEVATION



WEST JANE STREET COLORED ELEVATION



NORTH TOOMBS STREET COLORED ELEVATION



PARTIAL BROOKWOOD ELEVATION WITH MATERIALS LABELED
MATERIALS ON OTHER ELEVATIONS ARE SIMILAR



GLPC AGENDA ITEM # 6

SEPTEMBER 24, 2012

Planned Development Request by McAlister Development Company File #: VA-2012-14

McAlister Development Company, is requesting "Planned Development approval" for a mixed-use development. The subject property consists of 12 parcels totaling approximately 3.78 acres and is located at the southeast corner of West Brookwood Drive and North Oak Street. It comprises most of this city block which is also bounded by North Toombs Street and West Jane Street. This block is located directly across the street from Sunset Hill Cemetery and also VSU's Whitehead Auditorium. The subject property is currently zoned Single-Family Residential (R-6) and the applicant is concurrently requesting rezoning of this property to Community Commercial (C-C). This rezoning is being reviewed separately under file # VA-2012-13. The property is currently developed with several single-family residences. The applicant is proposing to redevelop the entire property with a large 4-story mixed-use building consisting of 216 rental dwelling units (439 total bedrooms), 15,000 square feet of total retail commercial space on ground floor storefronts, and also a nested 5.5 level parking garage within the center of the complex. The site will also include a 28-space surface parking lot to be used by the commercial uses. The property will be managed and maintained under one entity with on-site management staff. The applicant is planning to construct the development all at one time and plans to commence construction within about 18 months from the date of final approval. Please refer to the applicant's letter of intent for additional details concerning the proposed development.

The subject property is located within an **Institutional Activity Center (IAC)** Character Area on the Future Development Map of the Comprehensive Plan. The subject property is also located with the City's local Historic District. Any demolitions or redevelopment of the subject property will require approval from the Historic Preservation Commission (HPC).

Planned Development Approvals are reviewed and considered in much the same way as a Conditional Use. There is no zoning change to the property and the applicant would be free at anytime to develop the property in accordance with the underlying zoning district and other regulations --- up until development has commenced in accordance with the approved Planned Development. In this case, the applicant's proposed Planned Development consisting of both retail and multi-family is not eligible under the existing R-6 zoning. The applicant's proposed rezoning to C-C must be acted upon first, and it must be successful, in order for this proposed Planned Development to be eligible for consideration.

The merits and appropriateness of C-C zoning have already been discussed and decided with the foregoing Rezoning case (VA-2012-13). Under C-C zoning, the applicant is proposing a planned development that is mostly residential in nature and therefore the proposed use is "less intensive" than what would typically be found in C-C zoning. However, the applicant is proposing a development that is very dense --- approximately twice the density (# bedrooms per acre) than is allowed in C-C zoning as a permitted use. However, this increased density would normally be eligible for a Conditional Use Permit (CUP) and therefore it is eligible for consideration with this Planned Development proposal. The applicant is also proposing a very large building (4-5 stories throughout) that seemingly takes up the entire block, and resembles more of a downtown style of development. The applicant's proposal does not meet all of the development standards of C-C zoning (such as setbacks or max. impervious area), nor does it meet all of the supplemental standards for multi-family development (such as max. length of building or # access points). However, such deviations from the City's "conventional" development standards are eligible for consideration under a Planned Development --- based on an approved master plan. (A complete listing of these deviations is found on page 5 of this report).

Based on the existing condition of the surrounding land use pattern, and even the existing massing and density of the surrounding development, this proposed development immediately appears "too dense" and inappropriate. This is further compounded by the fact that it is in the local Historic District and there are existing historic buildings on the subject property that are proposed for removal. The residential block to the south also has similar historic resources that would certainly be impacted. The proposed development would therefore seem to be an inappropriate intrusion into this existing historic area. All of these factors, along with the lack of compliance with several of the development standards, result in a negative review of the proposal.

However, the long-term implications and the future land use and development pattern of the area must also be considered. There are many other factors that must be weighed and staff has labored long and hard in analyzing this request. There are numerous goals and policies in the Comprehensive Plan that call for the strong support of VSU (see page 6), but such efforts must also be balanced with the overall needs of the community. There are significant growth pressures associated with VSU that affect both the on-campus and off-campus environment. There is strong need for additional commercial development near the campus, but there are very few viable choices for location of this. There is also a strong need to provide more areas for private-sector student housing (multi-family) nearer to the campus, in order to offset some of the commuting traffic and the negative impacts student rental housing is having on City neighborhoods. It is these blocks immediately south of the main campus that seem to be the best fit for commercial development (particularly along the W Brookwood Drive frontage), as well as for high-density multi-family that is in closer proximity to campus. The applicant's proposal is an attempt to satisfy these needs and in the most efficient manner (use of land) that seems practical. The proposal would indeed be a radical change from the existing pattern of the area. It is intended to begin the process of transforming this area immediately south of main campus to a much more dense urban environment. Given that this area is already bounded by public lands on three sides, it seems like a natural pocketed area to have such development. Staff is supportive of the proposed general concept. However, there are still certain facets of the development and its potential impacts that need to be addressed with proper conditions.

Staff Recommendation: Find the request consistent with the Comprehensive Plan and the Planned Development Review Criteria, and recommend approval to City Council, subject to the following conditions.

- (1) Approval for a mixed-use development consisting of multi-family residential and low-intensity commercial/office uses only, and in accordance with the submitted layout plan. Uses in the designated ground floor commercial area (15,000 sf) shall be limited to all those non-residential uses permitted in C-C zoning, but excluding the following: alcoholic beverage sales, animal clinic or boarding, automotive uses (such as gas station, repair shop, taxi), daycare center, drycleaners, personal care service, telecommunications tower, used merchandise store or pawnshop, utilities substation. Individual tenant spaces shall be limited to a maximum 2,000 sf GFA. There shall be no outdoor storage or outdoor display of merchandise. Outdoor seating may be allowed with a CUP. Outdoor signage shall comply with C-D zoning (downtown) requirements.
- (2) Residential use shall be limited to multi-family dwellings with no more than 4 bedrooms per unit. Overall development shall not exceed 439 bedrooms and unit floor areas shall comply with C-C zoning requirements.
- (3) The commercial/residential buildings shall be limited to a maximum of 3 floors along the West Jane Street frontage, and 4 floors elsewhere. Architectural design of all buildings shall be modified to include more details from the Spanish/Mediterranean Revival Style (corbels, pilasters, decorative brackets, balconies, etc.), and shall be subject to HPC approval.
- (4) Relocate at least 3 of the existing historic buildings to other properties in the Historic District as specified and approved by the HPC.
- (5) All existing parcels shall be combined into one tract. The development shall be managed as a single entity with an on-site resident manager, and full-time maintenance staff.
- (6) All buildings shall observe at least a 10' minimum setback from all property lines. Street frontage adjacent to the commercial uses shall consist of a pedestrian walking area with landscape planters and street furniture (seating, tables, lights, etc.). There shall be a decorative retaining fence along West Brookwood Drive to channel pedestrian traffic to the corners of the property for street crossing. All other street frontages shall consist of landscaped street yards as required by the LDR.

- (7) A traffic study shall be performed to analyze ingress/egress and potential impacts to adjacent streets. Minor street improvements or modifications to site access may then be required by the City Engineer.
- (8) An existing tree inventory shall be performed. A landscape plan and tree removal permits shall be submitted and approved by the City Arborist. Where required tree quantities cannot be satisfied by the approved development, contributions may be made to the City of Valdosta "Tree Bank Fund" as prescribed by the LDR. Planted street trees shall exceed the minimum caliper requirements.
- (9) Maximum impervious surface shall not exceed 85% and there shall be at least 15% greenspace maintained in accordance with LDR requirements. Stormwater management shall consist of underground detention.
- (10) All other applicable development standards and requirements shall be followed.
- (11) From the date of final approval, the development shall commence within 3 years (request for permits) and be completed within 5 years. Otherwise, Planned Development approval shall automatically expire.

Planning Analysis & Property Information

Applicant: McAlister Development Company, Inc.

Owners: Ameris Bank, Diane Andrew Living Trust, Jon & Linda Burch, Linda Lockington Hill, Richard & Rachel Giuly

Request: Rezone from Single-Family Residential (R-6) to Community Commercial (C-C)

Property General Information

Size & Location: Twelve (12) parcels totaling 3.7783 acres located at the southeast corner of West Brookwood Drive and North Oak Street, and comprises most of this city block which is also bounded by North Toombs Street and West Jane Street.

Street Addresses: North Toombs Street: # 1304, 1306, 1308, 1310
Pinehurst Court: # 1301, 1304
West Brookwood Drive: # 205, 207, 209
West Jane Street: # 200, 210

Tax Parcel ID's: Map # 115D Parcels # 044-047 & 050-056

City Council District: 2 (*Councilwoman Deidra White*)

Zoning & Land Use Patterns

	<u>Zoning</u>	<u>Land Use</u>
Subject Property:	Existing: R-6	Single-family residential
	Proposed: C-C	Planned Development (mixed use)
Adjacent Property:	North: R-6	VSU main campus
	South: R-6	Single-family residential
	East: C-C	VSU facilities
	West: E-R	Sunset Hill Cemetery

Neighborhood Characteristics

Historic Resources: The subject property is within the local Historic District, and includes several historic (contributing) single-family residential structures. There are other historic structures on adjacent blocks, and there is the historic Sunset Hill Cemetery across the street to the west.

Natural Resources: Vegetation: Urban forest; mostly mature pine trees

Wetlands: No existing wetlands on or near the property

Flood Hazards:	The property is located outside the current FEMA designated 100-year floodplain
Groundwater Recharge:	No significant recharge areas in the vicinity
Endangered Species:	No known endangered species in the area

Public Facilities

Water & Sewer:	Existing Valdosta water & sewer services along all 4 bordering streets as follows: North Oak Street: 12" water, 8" gravity sewer West Brookwood Drive: 8" water, 8" gravity sewer North Toombs Street: 8" water, 8" gravity sewer West Jane Street: 6" water, 8" gravity sewer Existing fire hydrants are located near all 4 corners of this city block
Transportation:	West Brookwood Drive (principal arterial) North Oak Street (minor arterial) North Toombs Street (local street) West Jane Street (local street)
Fire Protection:	Fire Station # 1 (S Oak Street) = approximately 1.1 miles to the south Fire Station # 4 (Gornto Road) = approximately 1.7 miles to the northwest

Proposed Deviations from "standard development regulations"

<i>LDR Section 212-2(A) Planned Developments shall meet the intent of all applicable development regulations of the City of Valdosta. Where such regulations are in conflict, the Planned Development Approval's plans, terms and conditions shall take precedence. All proposed deviations from the City's development standards shall be itemized and depicted in the Planned Development's proposal. City standards regarding emergency vehicle access and utilities shall be met in all approved Planned Developments without deviation or variance.</i>	
Code Requirement	Applicant's proposal
* Maximum dwelling unit density in C-C zoning is 60 bedrooms per acre, higher density allowed with CUP approval. ** (Planned Developments are eligible for this higher density consideration.)	439 bedrooms on 3.7783 acres = 116.19 bedrooms/acre (216 dwelling units = 57.17 units per acre)
Minimum Building Setbacks (C-C zoning) (a) Front – 15 feet, Side next to a street– 10 feet (b) Minimum setbacks for buildings of 35 feet shall be increased 1' for every 2' of building over 35 feet. (Estimated building height is 50 feet, therefore about 7.5 feet should be added to minimum setback requirements)	(a) Very small setbacks along all road frontages (0-10 feet), approximately 12 feet adjacent to small VSU parcel. (b) No additional setback due to increased building height.
Max. impervious surface allowed in C-C zoning = 75%	Total impervious surface = approximately 84.5%
Parking. 15,000 sf of commercial retail along requires at least 68 parking spaces.	(a) Only 28 parking spaces in the surfaced parking lot dedicated to the commercial uses. Parking for the total project "exceeds" the minimum requirement
No multi-family building façade shall measure greater than 250 feet.	South façade along W Jane Street = 385 feet West façade along N Oak Street (total) = 445 feet
Multi-family architectural standards: - wall modulations at least every 25 feet - pitched roofs (4:12 slope) - no parking space shall be more than 200' from its apt.	Wall modulations exceed 60' in some places. Non-pitched roof. Farthest dwelling unit on the ground floor is about 480' from the parking deck.
Residential developments with more than 200 dwelling units shall have at least 3 driveway access points, with at least one on a Collector street.	Only two access points for the residential parking garage.
Min. landscaped street yard along W Brookwood Dr. = 10' Min. landscaped street yards along secondary streets = 6'	W Brookwood Dr: pedestrian sidewalk area in lieu of a landscaped street yard.

Comprehensive Plan Issues

Character Area: Institutional Activity Center

Description: Concentration of public or private large-scale institutional uses such as hospitals, schools, colleges, and universities. These areas may be characterized by high degrees of access by vehicular traffic, large amounts of on-site parking, low degrees of internal open space, high floor-area-ratios, and large tracts of land, campuses, or unified development.

Development Strategy: Uses supporting the area's primary institutions should be supported and clustered around such institution when feasible. Institutionally compatible architecture should be encouraged over "franchise" or "corporate" architecture. Design should be very pedestrian-oriented, with strong, walkable connections between the institution and supporting uses. Direct connections to nearby networks of greenspace or trails, available to pedestrians and bicyclists should be provided.

Goals and Policies

GOAL 2: ECONOMIC DEVELOPMENT – To support a growing and balanced economy that bolsters the community's position as a regional economic engine offering high-wage jobs, by ensuring a high-level of workforce adequacy.

POLICY 2.3 – The continued growth of primary regional economic engines such as Valdosta State University, South Georgia Medical Center, Moody Air Force Base, Valdosta Technical College, and Georgia Military College shall be actively supported.

POLICY 2.4 – The community will target reinvestment in declining neighborhoods to further encourage private sector redevelopment and accommodate future growth.

Objective 2.4.1 – Promote infill development, especially within Valdosta's designated revitalization areas.

GOAL 3: HOUSING – To ensure access to adequate and affordable housing options for all residents in all income levels.

Objective 3.2.3 – Protect well established neighborhoods from incompatible uses.

GOAL 4: NATURAL AND CULTURAL RESOURCES – To provide for the continued protection of our natural and cultural resources for current and future generations.

POLICY 4.4 –The continued protection and utilization of historic resources shall be encouraged and actively supported

GOAL 6: COMMUNITY FACILITIES – To ensure the provision of infrastructure, community facilities, and public services that support efficient growth and development patterns.

POLICY 6.2 –Public facilities and services shall be coordinated with land use planning to promote more compact urban development, preservation of natural resources, and development of activity centers.

GOAL 7: LAND USE – To ensure the community's anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

POLICY 7.3 – **Mixed use developments** in appropriate areas shall be encouraged to promote the connection of employment and residential activity centers.

POLICY 7.4 – Positive impacts on the built and natural environment shall be anticipated through only the highest standard of development throughout all parts of the community.

POLICY 7.5 – Available land shall be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

POLICY 7.7 – Commercial development of varying sizes shall be encouraged at the intersections of major roadways.

POLICY 7.8 - Innovative planning concepts shall be employed to achieve desirable and well-designed neighborhoods, protect the environment, preserve meaningful open space, improve traffic flow, and enhance our community's overall quality of life.

POLICY 7.9 – Major institutions such as Moody Air Force Base, VSU, SGMC, and Valdosta Tech shall continue to be protected from incompatible land uses through appropriate and consistent land development decisions.

Planned Development Review Criteria

The following criteria shall be applied in evaluating and deciding any application for a Planned Development Approval. No application for a Planned Development Approval shall be granted by the City Council unless satisfactory provisions and arrangements have been made concerning each of the following criteria, all of which are applicable to each application:

(1) Whether or not the proposed development is consistent with all the requirements of the zoning district(s) in which it is located, including required parking, loading areas, setbacks and transitional buffers.	
Applicant:	Yes. The proposed use is consistent with the surrounding area and the "Character Area" designation on the Future Development Map (Institutional Activity Center). The property would be developed as a Planned Development to encourage a mixture of development patterns (retail and multi-family residential) and create a concept of pedestrian-friendly shopping and living space to benefit the surrounding University, businesses and residences. The proposed Planned Development would utilize novel parking requirements and setbacks for a pedestrian-friendly development type that would cater to neighboring university students and businesses.
Staff:	Yes. The proposed development plan is consistent with the allowable uses in C-C zoning, along with the minimum requirements for parking, loading areas, and greenspace. However, some of the other minimum requirements for C-C zoning and supplemental standards for multi-family development are not being met. A more detailed description of these are in the "Proposed Deviations" section above.
(2) Compatibility of the proposed development with land uses on adjacent properties, including the size, scale and massing of buildings and lots.	
Applicant:	Yes. The proposed use is designed around a pedestrian-friendly concept to encourage patronage of university students across Brookwood Drive. The development would encompass the entire block with the exception of two offices of the University located on Brookwood Drive. The size and scale of the proposed building would be compatible to the University buildings across Brookwood Drive and further east on the corner of Brookwood Drive and Patterson Street.
Staff:	In terms of general use, the proposed development is consistent with the surrounding existing land use pattern. The scale and massing of the proposed building is fairly consistent with many of the buildings on the VSU campus, however it is much more massive than the single-family residential development on the blocks to the south. It is also in very sharp contrast with the very open nature of the Cemetery to the west.
(3) Adequacy of the ingress and egress to the subject property, and to all proposed buildings, structures, and uses thereon, including the traffic impact of the proposed development on the capacity and safety of public streets providing access to the subject site.	
Applicant:	Yes. The adjacent streets are adequate to handle any increased vehicular traffic as a result of the development, as both Brookwood Drive and Oak Street are collector streets. However, the applicant believes that due to the proximity of the University, many of the patrons and tenants of the development will access the development by foot rather than vehicles.
Staff:	Yes. Vehicular access to the property is being controlled by two primary access points located in the middle of the block, away from existing street intersections. However, this is a fairly congested area adjacent to the VSU campus with both vehicles and pedestrians. A traffic study is warranted in order to better assess potential impacts (or confirm no impacts) that this development may have.

(4) Adequacy of other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities to serve the proposed development.	
Applicant:	The proposed use will compliment the University in that it would create an additional source of student housing immediately adjacent to the University. Sidewalks will be installed around the development to encourage foot traffic. There should be minimal impact to public facilities other than generating increased revenue for greater water and sewer consumption.
Staff:	Yes. Other public facilities and services appear adequate to support the proposed development under good engineering design.
(5) Whether or not the proposed use will create adverse impacts upon any adjacent or nearby properties by reason of noise, smoke, odor, dust, or vibration, or by the character and volume of traffic generated by the proposed use.	
Applicant:	The adjacent properties are a University (north), a cemetery (west), offices (east), and properties to the south that are primarily student rentals. The proposed use will not adversely impact any of these properties. The pedestrian-friendly concept of the development and the simply location of it near the University will encourage foot traffic in the area.
Staff:	No significant adverse impact.
(6) Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation or the hours of operation of the proposed use.	
Applicant:	No. Any retail will front Brookwood Drive and Oak Street and will be situated away from any existing, adjacent residential properties.
Staff:	No adverse impact.
(7) Whether or not the proposed use will create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplains, etc..).	
Applicant:	No. The property at issue is neither in a floodplain nor has wetlands located on it. The applicant is aware of no environmentally sensitive areas or natural resources unique to the property that would be compromised by the proposed development.
Staff:	No impact.

Supplemental Regulations in the LDR Applicable to the Proposal

Chapter 212 Planned Development Approval

Section 212-1 Purpose and Intent

Planned Development Approvals are intended to provide an alternative method of land development and redevelopment not available within the framework of the City's standard zoning districts. The standards and procedures of Planned Development Approvals are intended to **promote flexibility of design and allow for planned diversification and integration of uses and structures while at the same time, retaining in the Mayor/Council the absolute authority to establish such conditions, limitations and regulations as it deems necessary to maintain community aesthetics and** to protect the public health, safety and general welfare. In doing so, Planned Development Approvals are designed to achieve the following objectives:

- (A) Accomplish a more desirable development pattern than would be possible through strict adherence of standard development regulations.
- (B) **Accommodate a mixture of uses** and/or development patterns which are compatible both internally and externally through limitations on building orientation, architecture, site layout, buffering, signage control, or other techniques which may be appropriate to a particular development proposal.

- (C) **Encourage flexible and creative concepts of site development** design which meet changing needs, technologies, market economics and consumer preferences.
- (D) Permit the combining and coordinating of architectural styles, building forms and building relationships within a Planned Development.
- (E) Preserve natural amenities of the land by encouraging scenic and functional open areas.
- (F) **Encourage an efficient use of land, where appropriate and beneficial to the City**, resulting in smaller networks of streets and utilities thereby lowering development and housing costs.
- (G) Maintain consistency with the Goals, Policies, Future Development Character Areas, and related Community Agenda elements of the Comprehensive Plan.
- (H) Maintain general integrity and compatibility with the underlying zoning districts and their prescribed standards of use and development density.

Section 218-13 Standards of Use and Development (Supplemental Use Standards)

(V) Dwelling, Multi-family.

- (1) Multi-family dwelling units shall not consist of more than 4 bedrooms.
- (2) Multi-family developments with more than 150 units must have access to a collector or arterial street as classified in the most recent GDOT Functional Classification System for the City of Valdosta.
- (3) Minimum building spacing. Buildings shall be separated by a minimum of 15 feet side to side, 40 feet front to back or front to front, and 25 feet back to back or back to side.
- (4) No building façade shall measure greater than **250 feet** in length.
- (5) Architectural Standards for multi-family development:
 - (a) Building facades shall incorporate architectural modulations at intervals of no more than every 25 feet.
 - (b) Buildings must have pitched roofs with a minimum of 4:12 pitch.
 - (c) No exposed concrete masonry units may be used on exterior building walls.
 - (d) Preliminary architectural building elevations shall be submitted prior to approval of rezoning or building permit.
- (6) Streets and Circulation.
 - (a) Private streets may be permitted, provided such streets meet the standards of public streets as specified in Chapter 332, Article 1.
 - (b) Adequate provision is made for vehicular traffic to and from the premises and for vehicular traffic and pedestrian traffic to and from the proposed buildings, structures and parking areas on the premises; including fire fighting and police equipment and personnel, ambulance service, garbage collection service, postal service, delivery service and other public and private services and individuals who would require access to the premises.
- (7) Open Space and Recreation: In residential zoning districts, multi-family residential developments with more than 50 dwelling units shall provide a minimum of 300 square feet of open space or outdoor recreation per dwelling unit.
- (8) Parking
 - (a) Parking areas shall be screened from view of public streets by buildings or by an evergreen hedge, solid fence, or wall not less than 4 feet in height.
 - (b) If parking is provided in covered garages or carports, such parking shall be with in the principal building or in separate garages that are constructed of similar materials, roof slope, and design as the principal structure.
 - (c) Required parking for multi-family developments shall be provided off-street in small parking lots grouped in bays with no more than 100 parking spaces in a non-linear area. No off-street parking space shall be more than 200 feet, by the most direct route on the ground, from a ground floor exterior entrance of the dwelling unit it intends to serve.
 - (d) Parking areas with more than 25 parking spaces shall provide at least two points of access.

- (9) Non-residential zoning districts. Multi-family developments in non-residential zoning districts shall be located on their own parcel of land, unless otherwise approved as part of a Planned Development pursuant to Chapter 212.

Development Review Comments

The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all inclusive as additional items may appear during the plan review process.

Building Plan Review: Plan Review has no comments.

Engineering: No concerns with the owners applying for a Planned Development. A traffic study will be required. Stormwater management appears to be proposed for underground facilities. This project must meet all applicable requirements for new development, including all provision of the Stormwater Ordinance (hydrology report, etc...), land disturbance plans, etc...

Fire: The project will require approved Fire Department access roads and sufficient water service on the interior of the site, stand-pipe connections and additional fire hydrants on a looped water system.

Health Department: Health Dept has no comments.

Police: < No comments received >

Utilities: There is an existing 2-inch water main (Pinehurst Court) that will have to be removed if this project moves forward. The existing sewer line along West Brookwood Drive is very near the property line.

Landscaping: Must meet landscape requirements upon development. A landscape plan will be required and tree removal permits approved.

Traffic Center: A traffic study should be submitted

Attachments:

Zoning Location Map
 Future Development Map
 Aerial Map
 Historic District Buildings Map
 Boundary Survey (2 pages)
 Letter of Intent (2 pages)
 Letters of Authorization (5 pages)
 Conceptual Site Plan
 Building drawings (3 pages)
 Uses Currently Allowed in C-C Zoning
 Draft Ordinance