

## Proposed Deviations from “standard development regulations”

<p><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></p>	
Code Requirement	Applicant's proposal
<p><b><u>Residential unit density in R-P zoning:</u></b>            * Maximum unit density for multi-family residential in R-P zoning is 18 dwelling units per acre.            [ LDR 214-1, Table 1 ]</p>	<p>Proposal is for 165 dwellings, with a total of 215 bedrooms, all in the R-P portion of the property (4.67 acres). This equates to 35.33 dwellings per acre. The applicant is proposing to utilize the much higher density allowed in the 2 acres of C-C zoning to augment the overall dwelling unit allowance.</p>
<p><b><u>Supplemental Standards for Multi-Family:</u></b>            * Minimum building spacing. Buildings shall be separated by a minimum of 15' side to side, 40' front to back or front to front, and 25' back to back or back to side.            [ LDR 218-13(V)(3) ]</p>	<p>The existing “amenities building” will be about 20' in two directions from the new 4-story main building.</p>
<p><b><u>Supplemental Standards for Multi-Family:</u></b>            * No building façade shall measure greater than 250' in length.            [ LDR 218-13(V)(4) ]</p>	<p>All 4 facades of the large 4-story building are longer than 250', although each façade has numerous offsets and articulations that mimic a smaller building.</p>
<p><b><u>Supplemental Standards for Multi-Family:</u></b>            * In residential zoning districts, developments with more than 50 units shall provide a minimum of 300-sf of open space or outdoor recreation per dwelling unit. (165x300 = 49,500-sf) [ LDR 218-13(V)(7) ]</p>	<p>Total outdoor recreation and usable open space will amount to about 20,000-sf. Indoor recreation and other amenities will total about 30,000-sf.</p>
<p><b><u>Supplemental Standards for Multi-Family:</u></b>            * Required parking shall be provided in small parking lots grouped in bays with no more than 100 spaces in a non-linear area. No parking space shall be more than 200', by the most direct route on the ground, from an exterior entrance of the dwelling unit it intends to serve.            [ LDR 218-13(V)(8)(c) ]</p>	<p>The designated parking area for the apartments totals 222 spaces, with the largest (southern) parking bay totalling more than 120 spaces. Approximately 20 of the parking spaces are more than 200' walking distance from the nearest building entrance.</p>
<p><b><u>Bicycle Parking:</u></b>            * Bicycle parking spaces (racks or lockers) must be provided for any use requiring &gt;100 parking spaces. At least one bicycle parking space must be provided for each 50 parking. Required bicycle spaces shall be no more than 100' from the main entrance of the principal building [ LDR 222-6 ]</p>	<p>Bicycle spaces are planned for the site but not specifically designated on the master plan.</p>
<p><b><u>Separation of Access Points:</u></b>            * Minimum driveway spacing along a local street with 30-mph speed limit (such as Roosevelt Drive) is 125' [ LDR 332-2(F) ]</p>	<p>Proposed spacing between the driveway along Roosevelt Drive and the existing VLCDA driveway is about 90'.</p>

## 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