

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:

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.

Objective 3.2.3 – Protect well established neighborhoods from incompatible uses.

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

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:

<i>(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.</i>	
<i>Applicant:</i>	Yes, the proposed change is consistent with the surrounding land use pattern. It will permit uses along the road frontage that are in line with services needed to support SGMC while the multi-family apartment building on the rear of the property provides for a gradual transition to the single-family area to the west.
<i>Staff:</i>	Yes, based on both R-P and C-C zoning as well as the UCCOD, but also with exception of the Deviations as noted in the table above.
<i>(2) Compatibility of the proposed development with land uses on adjacent properties, including the size, scale and massing of buildings and lots.</i>	
<i>Applicant:</i>	Yes, the proposed development will provide a gradual transition from the single-family uses to the west of the site to the SGMC/VSU campus on the east, with the office/commercial portion of the development massed along Patterson Street.
<i>Staff:</i>	Yes. The proposed development is consistent with the scale and massing of the SGMC and VSU buildings to the east. With proper buffering and screening to the west and south, it is also compatible with the other adjacent uses/development as well as consistent with the surrounding land use pattern as a whole.
<i>(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.</i>	