

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><u>Minimum Lot Area for Single-Family Attached, (individual lots for each dwelling):</u> * Minimum lot area for SF-Attached (townhouse) type development in R-6 zoning is 2,500 square feet. [LDR 214-1, Table 1]</p>	<p>Proposal is for “building pad” lots for each dwelling unit and grouped by buildings, rather than conventional townhouse lots with an open front yard and rear yard area included with each lot.</p>
<p><u>Supplemental Standards for Townhouses:</u> * Minimum lot depth: 100 feet. [LDR 218-13(W)(1)]</p>	<p>Proposal is for “building pad” lots for each dwelling unit and grouped by buildings, rather than conventional townhouse lots with an open front yard and rear yard area included with each lot.</p>
<p><u>Supplemental Standards for Townhouses:</u> * Garages must be accessed from an alley located behind the rear yard. [LDR 218-13(W)(10)]</p>	<p>Proposal is for each dwelling unit to have a 2-car garage facing the rear of each building – the rear of each building will be in the sides of each clustered building pad facing one another. Access will still be in the form of a shared common driveway in between each building cluster.</p>

Comprehensive Plan Issues

Character Area: Suburban Area

Description: Area where typical types of suburban residential subdivision development have occurred or pressures for such type of development are greatest due to availability of water and/or sewer service. These areas are characterized by low pedestrian orientation, high to moderate building separation, predominately residential uses with scattered commercial or civic uses, and varied, often curvilinear, street patterns....

Development Strategy: Moderate density should be promoted in these areas with a greater focus on Traditional Neighborhood Development (TND) style residential subdivisions; where possible, existing development should be retrofitted to better conform to traditional neighborhood development principles. These principles include creating neighborhood focal points by locating schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residences...

Goals and Policies:

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 7.5 – 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: