

<b><i>(1) Is the proposed development 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></b>	
<b><i>Applicant:</i></b>	Yes. The proposed development has been designed following the intent of the Valdosta Land Development Regulations and designed to fulfill such requirements.
<b><i>Staff:</i></b>	Yes. And in some ways, the proposed master plan exceeds these minimum requirements of R-6 zoning.
<b><i>(2) Is the proposed development compatible with the land uses on adjacent properties, including the size, scale and massing of buildings and lots.</i></b>	
<b><i>Applicant:</i></b>	Yes, the proposed development is very compatible with the land use of adjacent properties, in sharing a similar size, scale and massing.
<b><i>Staff:</i></b>	Yes. The proposed development is compatible with the residential development to the east, and also the likely future commercial development to the west.
<b><i>(3) Is the ingress and egress to the subject property, and all proposed buildings, structures, and uses thereon adequate? Are the public streets providing access to the property adequate to safely handle the traffic generated by the proposed development?</i></b>	
<b><i>Applicant:</i></b>	Yes, the internal drives within the project will provide adequate traffic flow. The public streets adjacent to the project are able to handle the marginal increase in traffic that the development will add.
<b><i>Staff:</i></b>	Yes. The proposed ingress/egress is adequate to serve the proposed development.
<b><i>(4) How will the proposed development impact other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities? Are these facilities and services adequate to support the proposed development?</i></b>	
<b><i>Applicant:</i></b>	The proposed development will have only minor impact to public facilities and services. There is adequate support of the current facilities and services to support the proposed development.
<b><i>Staff:</i></b>	Yes. Other public facilities will remain adequate to serve the proposed development.
<b><i>(5) Will the proposed development 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 development?</i></b>	
<b><i>Applicant:</i></b>	No, the proposed development will not create any adverse impacts to the nearby/adjacent properties. It is to be multi-family housing, which is similar to the nearby properties.
<b><i>Staff:</i></b>	No adverse impacts.
<b><i>(6) Will the proposed development adversely affect adjoining land properties by reason of the manner of use or the hours of operation of the proposed use(s)?</i></b>	
<b><i>Applicant:</i></b>	No, the proposed development will not affect adjoining properties by manner of use.
<b><i>Staff:</i></b>	No adverse impacts.
<b><i>(7) Will the proposed use create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplains, etc.)?</i></b>	
<b><i>Applicant:</i></b>	No, the proposed development will not occur within existing flood zones or wetland areas. It will not have an adverse impact on the natural environment.
<b><i>Staff:</i></b>	No adverse 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