

Fire Protection:	Fire Station # 4 (Gornto Road) = approximately 1.3 miles to the west Nearest fire hydrants are along North Oak Street and West Cranford Avenue
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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
<p><u>Street Design:</u> * Local streets shall have a minimum right-of-way width of 50', and a sidewalk installed along the E side of a north/south road. Private roads shall still be built to City standards [LDR Title 3]</p>	A small PRIVATE internal street which accesses very few lots: 40' private right-of-way as part of an overall Common Area, still meets minimum City pavement width and road construction standards. Utilizes an approved “hammerhead” turnaround in lieu of a conventional cul-de-sac. NO sidewalks installed due to the very low traffic volume and shortness of the street.
<p><u>Minimum Lot Area for Single-Family Dwellings:</u> * Minimum lot area for a single-family dwelling in DR-10 zoning is 10,000-sf [2008 Valdosta Zoning Ord.]</p>	Proposing a variety of lot sizes which range from a minimum of about 6,100-sf to a maximum of about 11,700-sf. All of the lots in the R-6 portion of the development meet the minimum lot area requirement of 6,000-sf in R-6. Four (4) of the lots in the DR-10 portion are below the minimum 10,000-sf requirement for DR-10 (one of them is larger)
<p><u>Minimum Lot Width:</u> * Minimum lot width in DR-10 zoning is 80 feet [2008 Valdosta Zoning Ord.]</p>	Only Lot 8 in the DR-10 portion fails to meet the minimum lot width requirement of 80' – when measured along the Alden frontage – but will measure more than 100' wide along the private road frontage. All other lots meet the minimum lot width requirements for their respective zoning districts.
<p><u>Minimum Building Setbacks:</u> * Depending on the zoning district area, minimum setback requirements along Alden and Cranford range from 20' to 30', and only 19' along Oak. Internal side yard setbacks range from 8' to 10'. Rear yard setbacks range from 20' to 30' [LDR 214-1, Table 1] [2008 Valdosta Zoning Ord.]</p>	Proposing a variety of setback distances as indicated on the master plan... External setbacks along Cranford = 6', along Oak = 15', along Alden = 10', along E boundary of Lot 8 = 10' Internal setbacks along the Private Road system and interior lot lines will range from 6'.to 10'.

Comprehensive Plan Issues

Character Area: Established Residential

Description: Typically an older neighborhood having relatively well-maintained housing, possessing a distinct identity through architectural styles, lot and street design, and having higher rates of home-ownership. These areas are typically located closer to the core of the community and may be located next to areas facing intense development pressures....

Development Strategy: Focus should be on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties. Vacant properties offer opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should be provided to enable residents to walk/bike to work, shopping, or other destinations in the area...

Goals and Policies:

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