

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
<u>Minimum Lot Area for Single-Family Dwellings:</u> * Minimum lot area for a single-family dwelling in R-15 zoning is 15,000-sf [LDR 214-1, Table 1]	Three (3) lots that average 12,732-sf, and range from a minimum of 12,093-sf to a maximum of 13,072-sf.
<u>Minimum Lot Width:</u> * Minimum lot width in R-15 zoning is 100 feet [LDR 214-1, Table 1]	The proposed average lot width is 101 feet. However, the proposal is 80 feet for Lot 1, and 93 feet for Lot 3.
<u>Minimum Building Setbacks – Front Yards:</u> * Minimum FYS requirements in R-15 zoning is 30 feet [LDR 214-1, Table 1]	Lot 1 and Lot 3 will observe the 30' minimum, but the corner lot (Lot 2) is proposed at 24' setback from N Oak Street.
<u>Minimum Building Setbacks – Rear Yads:</u> * Minimum RYS requirements in R-15 zoning is 25 feet [LDR 214-1, Table 1]	Lot 1 and Lot 3 will observe the 30' minimum, but the corner lot (Lot 2) is proposed at 20' setback from N Oak Street.

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.

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 7.4 – Positive impacts on the built and natural environment shall be anticipated through only the highest standard of development throughout all parts of the community.