



GLPC AGENDA ITEM # 5

OCTOBER 30, 2023

Planned Development approval by Tripp Talley & Sam Straka File #: VA-2023-18

Mr. Tripp Talley and Mr. Sam Straka are requesting Planned Development approval for a non-conventional single-family Residential development in a Single-Family Residential (R-15) zoning district. The subject property consists of 0.88 acres located at 2206 North Oak Street, which is located at the SW corner of North Oak Street and Terrace Blvd. The applicants are proposing to subdivide this existing large vacant lot into 3 individual lots utilizing a non-conventional lot layout with a shared residential driveway. The applicant is then proposing to construct 3 individual houses on each lot with a coordinated architectural design that is Craftsman style. The lot sizes are proposed to range from 12,093 -- 13,072 square feet. The heated floor area of each house is proposed to range from 1,755 -- 1,860 square feet. Some of the lots will have reduced minimum lot width and building setbacks than what is normally required in R-15 zoning. The applicant states they will be marketing all of the homes for sale, rather than for rent.

The subject property is located within an **Established Residential (ER)** Character Area on the Future Development Map of the Comprehensive Plan.

Conventionally under R-15 zoning, the property can be easily subdivided into 2 lots meeting ALL of the R-15 requirements. The total area of the property (38,195-sf) is not quite large enough to make 3 lots in R-15, despite the fact that it has ample total street frontage to make the 3 lots. LDR guidelines for Planned Development proposals allow an applicant to request up to 20% bonus density "in exchange for superior aesthetics and creative site design with due justification." In this case, the applicants are requesting the 20% bonus, which increases the allowable unit density calculation from 2.546 to 3.055, and hence the request for a total of 3 dwelling units. As with all Planned Development requests, the applicants are requesting a few deviations from the City's standard development code for R-15 zoning, and these are fully listed and described on page 4 of this report. The most significant of these is the reduction in lot area for all 3 proposed lots from the minimum 15,000-sf requirement to a proposed average of only 12,732-sf. Other deviations include a slight reduction in lot width and building setbacks for some of the proposed lots (see attached master layout plan). When comparing the applicant's proposal to the six (6) nearby properties that are zoned R-15, the proposal exceeds the existing averages on these other properties. A summary comparison of these is listed below:

	<u>Range is sizes</u>	<u>Average</u>
Lot Area (nearby 6 properties)	7,841 -- 16,117 sf	12,342 sf
Lot Area (proposal)	12,093 -- 13,072 sf	12,732 sf
Lot Width (nearby 6 properties)	50 -- 110 feet	78 feet
Lot Width (proposal)	80 -- 109 feet	101 feet
Heated Floor Area (nearby 6 properties)	1,178 -- 1,659 sf	1,334 sf
Heated Floor Area (proposal)	1,755 -- 1,860 sf	1,790 sf

Conventionally, the applicant would be allowed an individual driveway for each house, and there would be no controls or guidelines regarding the style or overall character of the house design. However, as trade-off for the bonus density and minor deviations, the applicants are proposing to consolidate the 3 driveways into only one (accessing Terrace Blvd), increase the minimum required heated floor area of each house, and mandate a coordinated and attractive house design. With proper conditions of approval, staff believes this is a very good proposal for infill development that truly meets the overall intent and objectives of Planned Development, on a tract of land that has been sitting vacant for several years.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Planned Development Review Criteria, and recommend approval to the City Council, subject to the following conditions.

- (1) Approval shall be granted for a non-conventional single-family residential subdivision in general accordance with the submitted master plan, with a maximum of 3 detached dwelling units on individual lots that are at least 12,000-sf, and with the depicted minimum building setback distances for each Lot as shown. Permitted uses in the development shall be limited to only single-family dwellings, private gardens, internal open space, keeping of household pets, or Home Occupations which produce no customer or client traffic and are in strict accordance with LDR Section 218-13(HH). There shall be no Home Businesses, Home Daycares, Accessory Dwellings, Personal Care Homes, short-term rentals, nor any other LDR defined permitted or conditional use allowed.
- (2) All dwellings within the development shall reflect a generally Craftsman style architecture similar to the submitted façade drawings, and shall contain at least 1,700-sf heated GFA. There shall be no metal or vinyl siding materials allowed.
- (3) The development shall utilize a shared private residential driveway from Terrace Blvd for all dwellings, and there shall be no vehicular access to North Oak Street.
- (4) Planned Development approval shall automatically expire two (2) years from the date of approval, if no subdivision plat for the entire approved Development has been recorded by that date.

Planning Analysis & Property Information

Applicant:	Tripp Talley and Sam Straka		
Owner:	Rob Evans		
Request:	Planned Development approval for a non-conventional single-family residential subdivision development in an R-15 zoning district.		
Property General Information			
Size & Location:	One parcel totaling 088 acres located at the SW corner of North Oak Street and Terrace Blvd..		
Street Address:	2206 North Oak Street		
Tax Parcel ID:	Tax Parcel # 0113D - 014	City Council District:	6 <i>Councilman Gibbs</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-15	Vacant lot
	Proposed:	R-15	Single-family residential lots (non-conventional)
Adjacent Property:	North:	R-15	Single-family residential
	South:	R-15	Single-family residential
	East:	O-P	Pregnancy Support Clinic & annex
	West:	R-15	Single-family residential
Zoning & Land Use History	This property has been zoned R-15 for more than 35 years, and contained a prior-existing single-family residence up until 2020		
Neighborhood Characteristics			
Historic Resources:	Property is located one (1) block north of the Local Historic District. There are no designated historic resources located on or immediately near the subject property.		
Natural Resources:	Vegetation:	Urban forest	
	Wetlands:	No wetlands on or near the subject property	
	Flood Hazards	Located well-outside the FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas in the vicinity	
	Endangered Species:	No known endangered species in the area.	
Public Facilities			
Water & Sewer:	Existing Valdosta water & sewer services along North Oak Street & Terrace Blvd.		
Transportation:	North Oak Street (Major Collector) Terrace Blvd (local street)		
Fire Protection:	Fire Station # 4 (Gornto Road) = approximately 1.3 miles to the west Nearest fire hydrants are along North Oak Street and Terrace Blvd		

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.

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) 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>	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Mostly, but there are few minor Deviations being proposed from the standard/conventional development codes (see above).
<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>	
<i>Applicant:</i>	Yes. The proposed development is comparable in both size and land use for its surrounding properties. It will be a very close match for its neighboring residential homes.
<i>Staff:</i>	Yes. The proposed development meets or exceeds the averages of the lot sizes and house sizes on the nearby properties.
<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>	
<i>Applicant:</i>	Yes. The proposed ingress and egress will be more than adequate to support a comfortable driving and parking situation for all of the homeowners, including safely allowing fire trucks etc.. to enter.
<i>Staff:</i>	Yes. The proposed ingress/egress is more than adequate to serve the proposed development.
<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>	
<i>Applicant:</i>	There will be a positive impact on surrounding properties. The public facilities nearby should have no affect from what is on site now.
<i>Staff:</i>	Yes. Other public facilities will remain adequate to serve the proposed development.
<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>	
<i>Applicant:</i>	No. The proposed development will have no such effect on any nearby properties in any of the above-mentioned areas.
<i>Staff:</i>	No adverse impacts.
<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>	
<i>Applicant:</i>	No. The proposed development will be a strictly residential use.
<i>Staff:</i>	No adverse impacts.
<i>(7) Will the proposed use create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplains, etc..) ?</i>	
<i>Applicant:</i>	No. The proposed development will not have any impact on any protected areas such as wetlands, floodplains, etc...
<i>Staff:</i>	No 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 of uses and structures while at the same time, retaining in the Mayor/Council the absolute authority to establish such conditions, limitations and regulations as it deems necessary to maintain community aesthetics and to protect the public health, safety and general welfare. In doing so, Planned Development Approvals are designed to achieve the following objectives:

- (A) Accomplish a more desirable development pattern than would be possible through strict adherence of standard development regulations.
- (B) Accommodate a mixture of uses and/or development patterns which are compatible both internally and externally through limitations on building orientation, architecture, site layout, buffering, signage control, or other techniques which may be appropriate to a particular development proposal.
- (C) Encourage flexible and creative concepts of site development design which meet changing needs, technologies, market economics and consumer preferences.
- (D) Permit the combining and coordinating of architectural styles, building forms and building relationships within a Planned Development.
- (E) Preserve natural amenities of the land by encouraging scenic and functional open areas.
- (F) Encourage an efficient use of land, where appropriate and beneficial to the City, resulting in smaller networks of streets and utilities thereby lowering development and housing costs.
- (G) Maintain consistency with the Goals, Policies, Future Development Character Areas, and related Community Agenda elements of the Comprehensive Plan.
- (H) Maintain general integrity and compatibility with the underlying zoning districts and their prescribed standards of use and development density.

Development Review Comments

The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all inclusive as additional items may appear during the plan review process.

Engineering: No comments regarding rezoning, but comments may arise during the plan review approval process.

Fire:: No issues or concerns.

Landscaping: No comments.

Public Works: No comments

Police: No issues or concerns.

Building Plan Review: < No comments received >

Utilities: < No comments received >

Attachments:

Zoning Location Map
 Character Area Map
 Aerial Location Map
 Proposed Lot Layout & Survey (master plan)
 Rendered layout plan
 Proposed house facades (3 pages)
 Proposed floor plans (2 pages)

VA-2023-18 Zoning Location Map

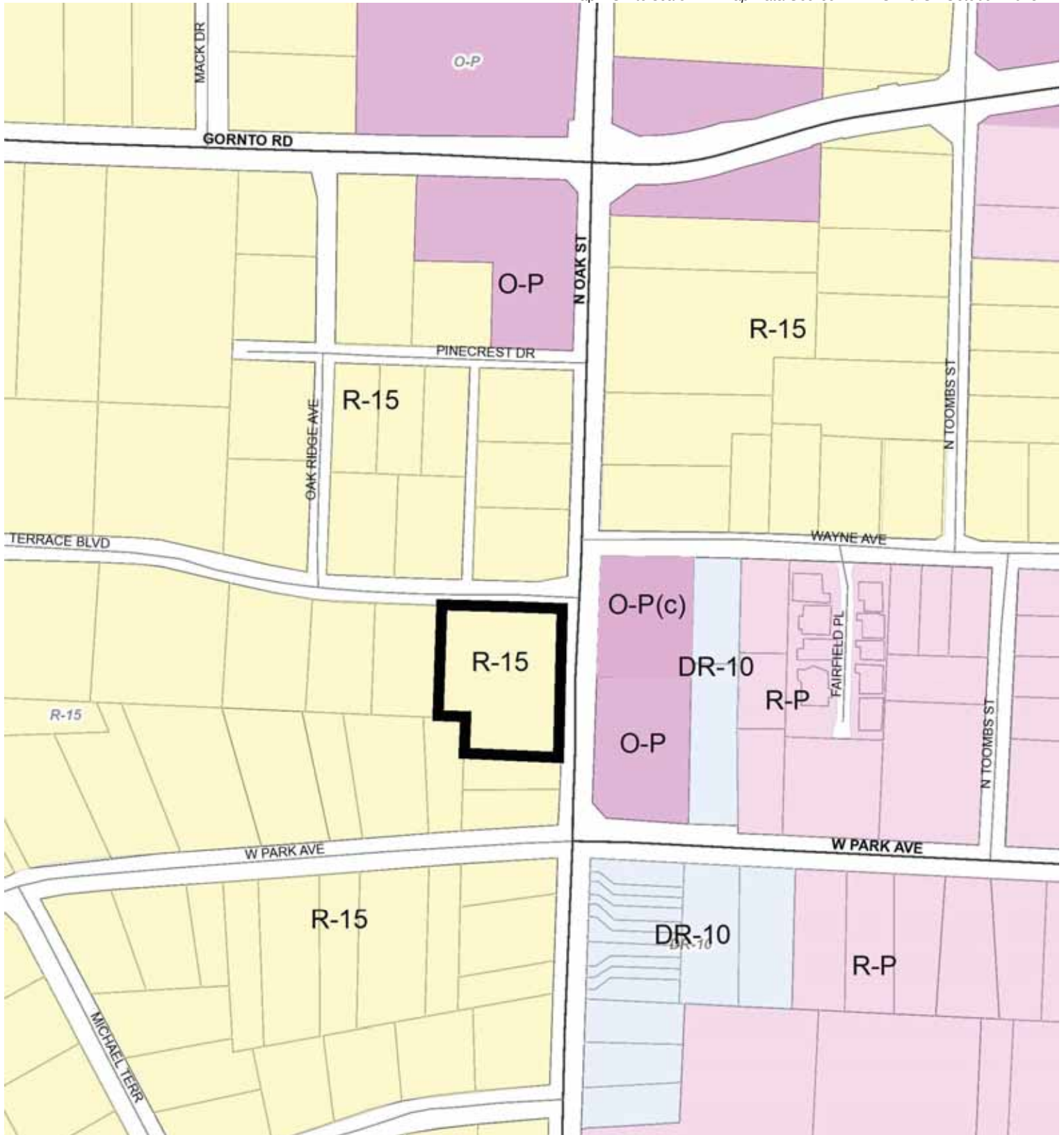


Tripp Talley & Sam Straka
Planned Development Request

2206 North Oak Street
Tax Map # 0113D Parcel # 014

Current Zoning = R-15

** Map NOT to scale Map Data Source: VALOR GIS October 2023



VA-2023-18 Future Development Map

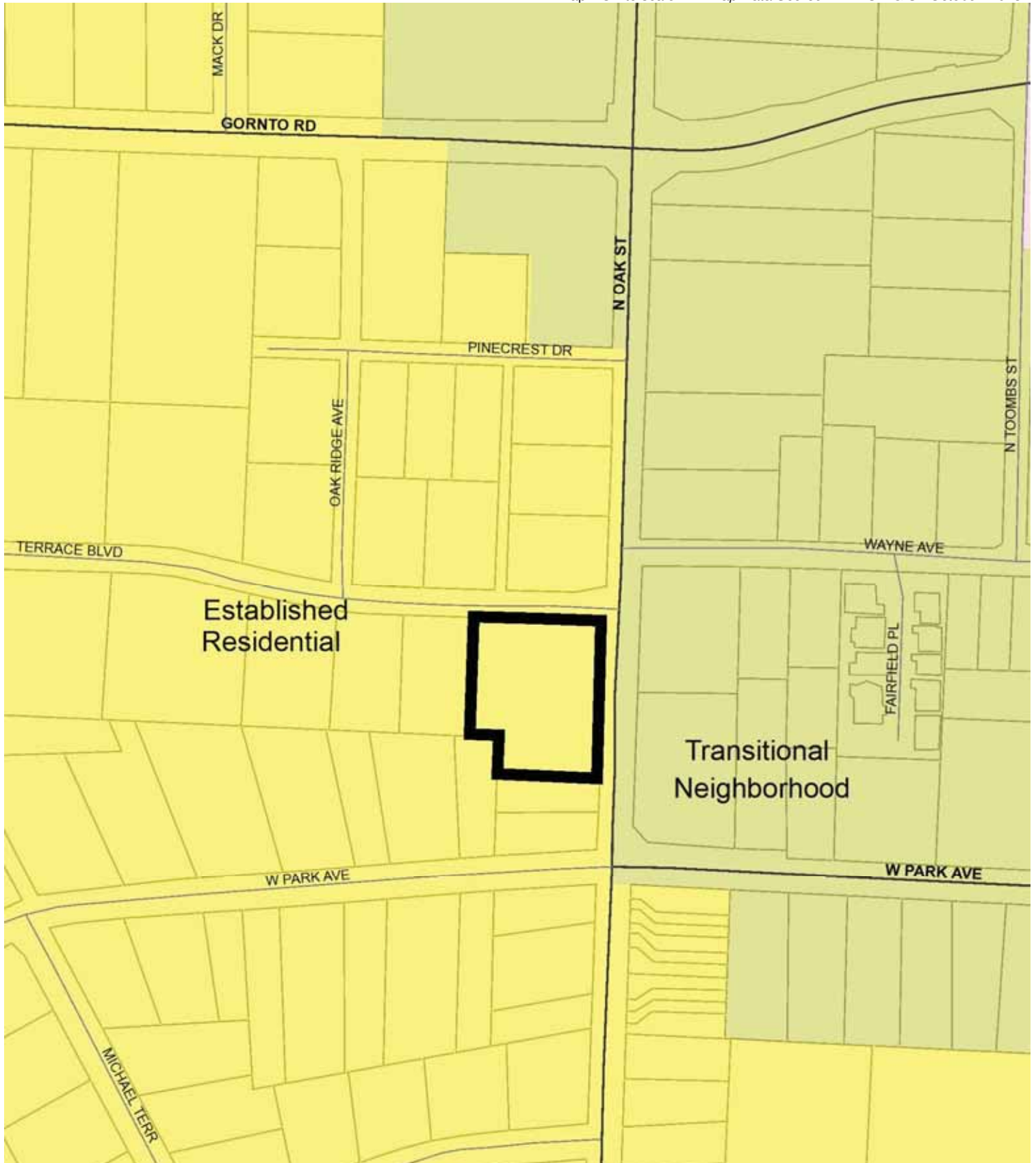


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2206 North Oak Street
Tax Map # 0113D Parcel # 014

Character Area = ER

** Map NOT to scale Map Data Source: VALOR GIS October 2023



VA-2023-18 Aerial Location Map



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2206 North Oak Street
Tax Map # 0113D Parcel # 014

Character Area = ER

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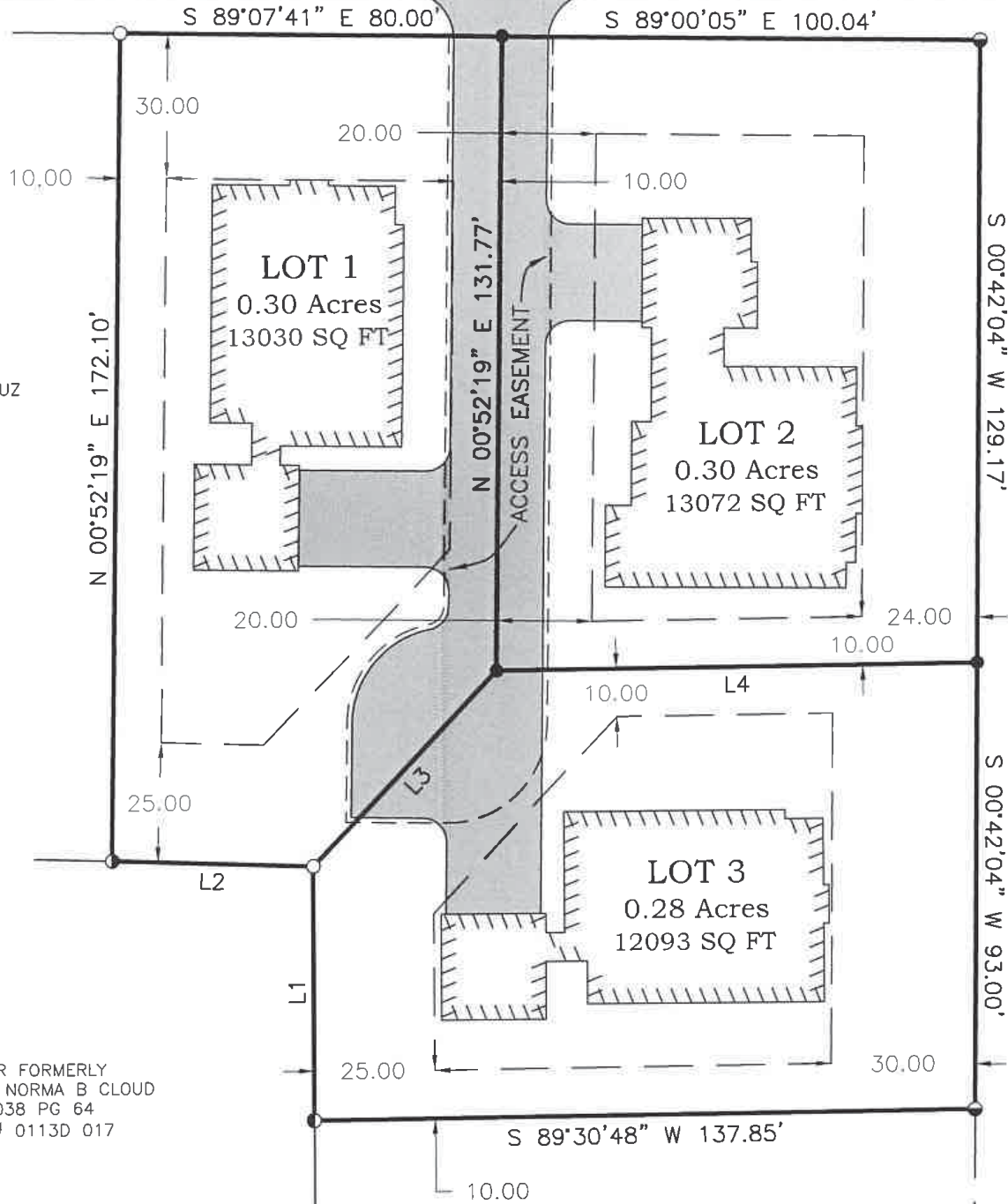
TERRACE BLVD (40' PUBLIC R/W)

NOW OR FORMERLY
PRO CAMARILLO CRUZ
B 6554 PG 844
PARCEL# 0113D 013

NOW OR FORMERLY
JULIAN R & NORMA B CLOUD
DB 1038 PG 64
PARCEL# 0113D 017

NOW OR FORMERLY
TURNER DEVELOPMENT & PROPERTIES LLC
DB 5957 PG 1
PARCEL# 0113D 015

NORTH OAK STREET (60' PUBLIC R/W)





Proposed Site Layout
Scale: N.T.S.



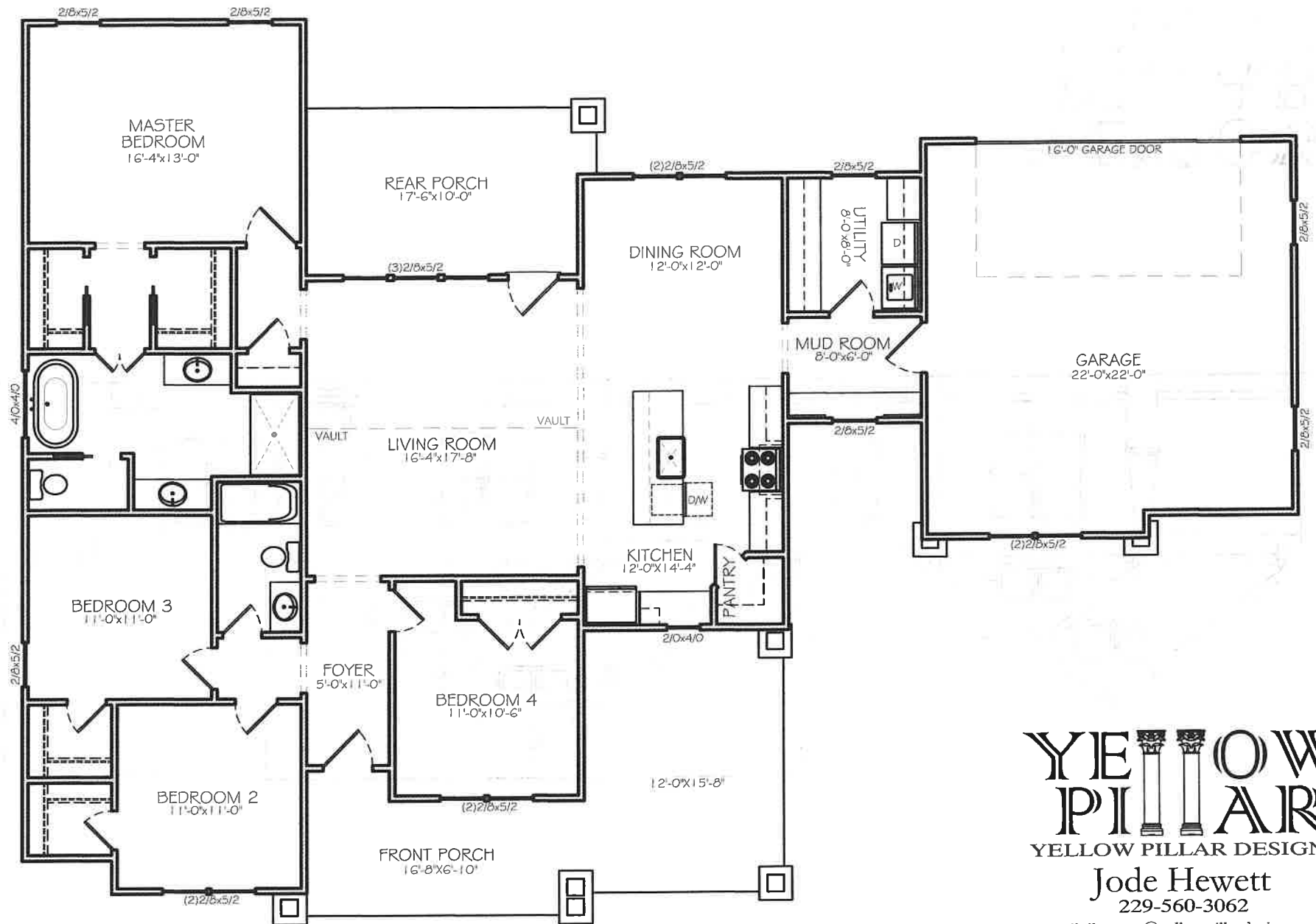
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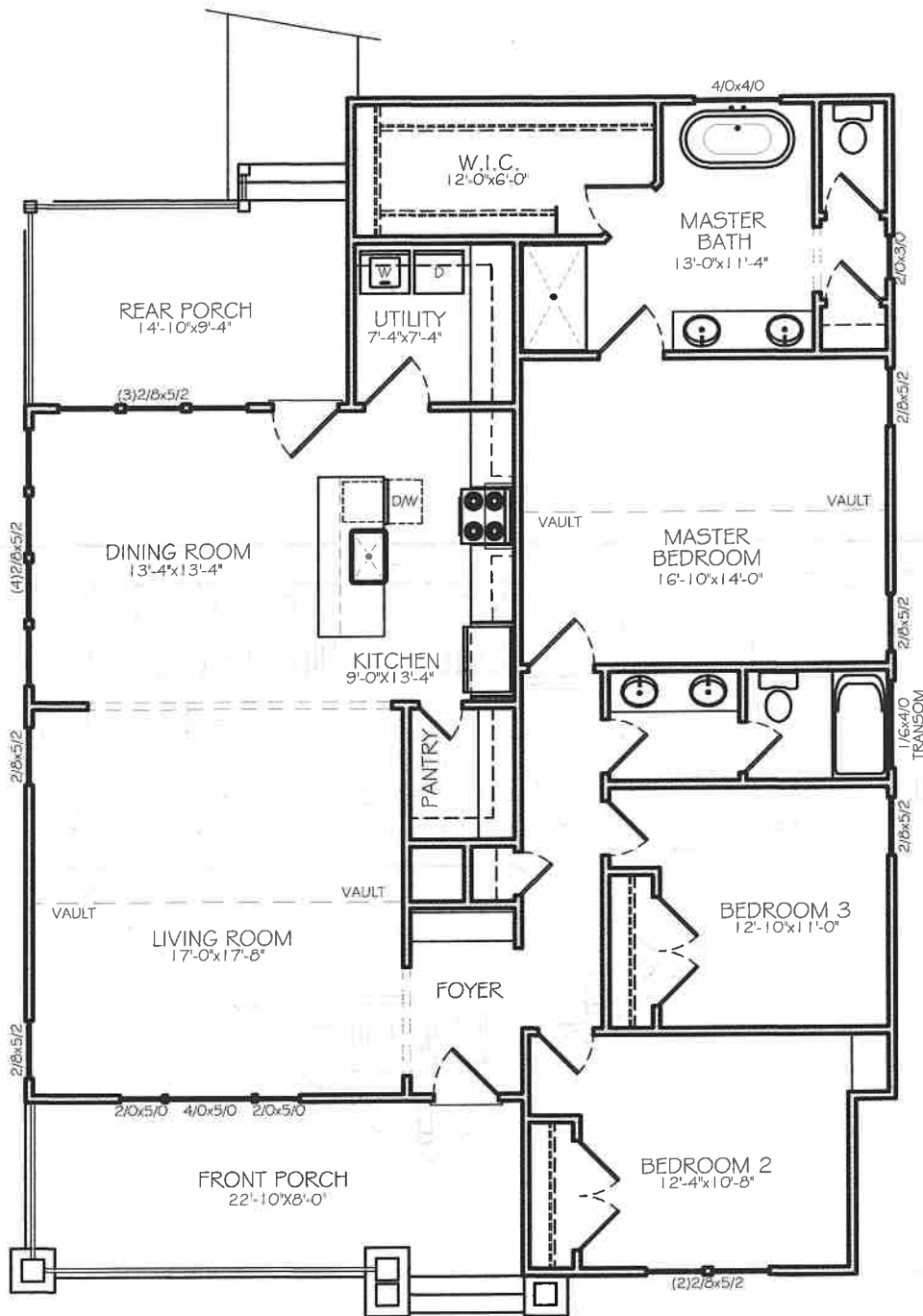
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YELLOW PILLAR DESIGNS

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229-560-3062

Email: jhewett@yellowpillardesigns.com

SQUARE FOOTAGE CALCULATIONS

1st FLOOR (HEATED)	1,860 SF
FRONT PORCH	313 SF
REAR PORCH	168 SF
GARAGE	527 SF
TOTAL	2,868 SF



YELLOW PILLAR

YELLOW PILLAR DESIGNS

Jode Hewett

229-560-3062

Email: jhewett@yellowpillardesigns.com

SQUARE FOOTAGE CALCULATIONS

1st FLOOR (HEATED)	1,755 SF
FRONT PORCH	192 SF
REAR PORCH	138 SF
TOTAL	2,085 SF