

<b>(4) Whether the proposed rezoning will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.</b>	
<b>Applicant:</b>	The proposed rezoning will not affect existing public facilities.
<b>Staff:</b>	No adverse impact.
<b>(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.</b>	
<b>Applicant:</b>	Yes, the proposed rezoning is in conformity with the policy and intent of the GLPC.
<b>Staff:</b>	Yes. The proposed R-P zoning is compliant in the Neighborhood Activity Center (NAC) Character Area.
<b>(6) Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning.</b>	
<b>Applicant:</b>	Adjacent property is R-P and will be developed in coordination with the subject property.
<b>Staff:</b>	Yes, the development trends in this immediate area have been for commercial development to the immediate north, with emerging residential development to the immediate south.
<b>(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.</b>	
<b>Applicant:</b>	The proposed development and rezoning is not located in a wetlands area or floodplain, and will not negatively impact the natural environment.
<b>Staff:</b>	No adverse impact.
<b>(8) Whether the proposed change will constitute a grant of special privilege to the individual owner as contrasted with adjacent or nearby property owners or the general public.</b>	
<b>Applicant:</b>	No.
<b>Staff:</b>	No. The proposed rezoning would not constitute a grant of special privilege.

### **Supplemental Regulations in the LDR Applicable to the Proposal**

#### **Section 218-13 Standards of Use and Development (V) Multi-Family Dwellings**

- (1) Multi-family dwelling units shall not consist of more than 4 bedrooms.
- (2) Multi-family developments with more than 150 units must have access to a collector or arterial street as classified in the most recent GDOT Functional Classification System for the City of Valdosta.
- (3) Minimum building spacing. Buildings shall be separated by a minimum of 15 feet side to side, 40 feet front to back or front to front, and 25 feet back to back or back to side.
- (4) No building façade shall measure greater than 250 feet in length.
- (5) Architectural Standards for multi-family development:
  - (a) Building facades shall incorporate architectural modulations at intervals of no more than every 25 feet.
  - (b) Buildings located in the R-M zoning district must have pitched roofs with a minimum of 4:12 pitch.
  - (c) No exposed concrete masonry units may be used on exterior building walls.
  - (d) Preliminary architectural building elevations shall be submitted prior to approval of rezoning or building permit.
- (6) Streets and Circulation.
  - (a) Private streets may be permitted, provided such streets meet the standards of public streets as specified in Chapter 332, Article 1.
  - (b) Adequate provision is made for vehicular traffic to and from the premises and for vehicular traffic and pedestrian traffic to and from the proposed buildings, structures and parking areas on the premises; including firefighting and police equipment and personnel, ambulance service, garbage collection service, postal service, delivery service and other public and private services and individuals who would require access to the premises.