

(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes, particularly when developed in conjunction with owner’s remaining parent property.
(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.	
<i>Applicant:</i>	No.
<i>Staff:</i>	No, the proposed rezoning and scale of the proposed development will not result in excessive or burdensome use of existing facilities.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes, the Comprehensive Plan encourages guided infill development and the request is compliant with the Established Residential (ER) character area. However, there remains a question of “compatibility” (in terms of density) of the proposed development as it relates to Goal # 5.
(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.	
<i>Applicant:</i>	The proposed location does not directly abut single-family residential properties. The shape of the property hinders the development of single-family properties.
<i>Staff:</i>	All of the recent development in this area over the past 30+ years has been for single-family development in accordance with (or higher than) R-15 standards.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
<i>Applicant:</i>	Limited (low).
<i>Staff:</i>	No significant adverse impact. Any new residential development on this property (regardless of zoning category) must meet all current applicable development standards.
(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.	
<i>Applicant:</i>	No
<i>Staff:</i>	Yes. The proposed rezoning could be considered a “spot zoning” and therefore construed as a grant of special privilege.

Supplemental Regulations in the LDR Applicable to the Proposal

LDR Chapter 218, Article 3, Supplemental Development Standards

Section 218-13(V) Dwelling, Multi-family

- (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,