

Proposed Deviations from “standard development regulations”

<p><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></p>	
Code Requirement	Applicant’s proposal
<p><u>Supplemental Standards for Daycare Facility:</u> * Day Care Facilities with more than 18 children must have direct access to a collector or arterial street as classified in the most recent GDOT Functional Classification System for the City of Valdosta. [LDR 218-13(N)(5)]</p>	<p>The overall facility will have direct access to/from North Barack Obama Blvd (Minor Arterial) as well as East Adair Street (local street)</p>
<p><u>Supplemental Standards for Daycare Facility:</u> * If located in single-family zoning, the operator shall reside on the premises: [LDR 218-13(N)(6)]</p>	<p>Part of the overall facility is located within a Single-Family Residential (R-6) zoning district. The other part is zoned O-P. The operator(s) of the facility will NOT reside on the premises</p>

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:

POLICY 2.4 – The community will target reinvestment in declining neighborhoods to further encourage private sector redevelopment and accommodate future growth.

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 7.5 – Available land shall be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

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: