

<b>(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.</b>	
<b>Applicant:</b>	Yes.
<b>Staff:</b>	No. The subject property is not conducive for single-family residential development due to its irregular shape, and its location along a 4-lane arterial roadway and generally surrounded by uses that are more intensive.
<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>	No.
<b>Staff:</b>	No adverse impacts.
<b>(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.</b>	
<b>Applicant:</b>	Yes.
<b>Staff:</b>	Yes. The proposed R-M zoning is compliant in the CAC Character Area and supported by the Goals & Policies of the Comprehensive Plan
<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>	The approval of the rezoning will allow the property to be developed as an apartment complex.
<b>Staff:</b>	Yes, this is a slowly developing corridor with increasing traffic along Lankford Drive, and the most recent new development is the very large apartment complex (Blanton Common) across the street.
<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>	None.
<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 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.