

Public Facilities	
Water & Sewer:	Existing Valdosta water & sewer services along Lake Laurie Drive, as well as along Cherry Creek Road
Transportation:	Lake Laurie Drive (local street)
Fire Protection:	Fire Station # 5 (N Oak Street Ext) = approximately 0.90 miles to the south

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>Street Design:</u> * Local streets shall have a minimum right-of-way width of 50', and a sidewalk installed along the E side of a north/south road. Private roads shall still be built to City standards [LDR Title 3]	A PRIVATE internal street system within an overall “Common Area”, with three (3) gated entrances from surrounding public streets. Internal streets will have 24' wide pavement to facilitate 2-way traffic, and be constructed to City standards. Streets are depicted to have curb & gutter, with immediately adjacent sidewalks.
<u>Minimum Lot Area – R-15 zoning district:</u> * Minimum lot area in R-15 zoning is 15,000-sf [LDR 214-1, Table 1]	Proposing 87 single-family residential lots across a total area of 12.13 acres. This yields an overall average lot size of 6,073 square feet. Proposed master plan depicts lot sizes ranging between 4,680 – 13,000 square feet. (only 3 lots are larger than 6,400-sf, the other 84 lots are smaller than 6,400-sf)
<u>Minimum Lot Width – R-15 zoning district:</u> * Minimum lot width in R-15 zoning is 100 feet [LDR 214-1, Table 1]	There are two (2) lots that exceed 100' lot width, and one (1) lot that is 80' wide. The other 84 lots range for 45' – 58' wide.
<u>Minimum Building Setbacks – R-15 zoning district:</u> * Minimum setbacks are as follows: Front yard: 30 feet Secondary front yard: 25 feet Side yard: 10 feet Rear yard: 25 feet [LDR 214-1, Table 1]	Proposing a variety of setback distances as indicated on the master plan... The proposed one (1) large lot will mostly comply with R-15 standards, except for a reduced FY setback of 20 feet. The remaining non-customized lots will have reduced setback ranges as follows: Front yard: 10 feet Side yard: 5 feet Rear yard: 3 - 5 feet ** External setbacks around the perimeter of the development will feature a 30' wide buffer yard, that includes a vegetative fence and a walking trail.
<u>Subdivision entrance – landscaped street yard:</u> * All residential subdivisions are required to have a landscaped street yard at the primary street entrance to the development. The street yard shall be landscaped the entire length of the lot line fronting on a public street at a minimum depth of 10', and include a minimum 3 trees and 20 shrubs per 75 linear feet.	The proposed master plan does not indicate any special landscaped street yard at the development entrances.