

- (A) Accomplish a more desirable development pattern than would be possible through strict adherence of standard development regulations.
- (B) Accommodate a mixture of uses and/or development patterns which are compatible both internally and externally through limitations on building orientation, architecture, site layout, buffering, signage control, or other techniques which may be appropriate to a particular development proposal.
- (C) Encourage flexible and creative concepts of site development design which meet changing needs, technologies, market economics and consumer preferences.
- (D) Permit the combining and coordinating of architectural styles, building forms and building relationships within a Planned Development.
- (E) Preserve natural amenities of the land by encouraging scenic and functional open areas.
- (F) Encourage an efficient use of land, where appropriate and beneficial to the City, resulting in smaller networks of streets and utilities thereby lowering development and housing costs.
- (G) Maintain consistency with the Goals, Policies, Future Development Character Areas, and related Community Agenda elements of the Comprehensive Plan.
- (H) Maintain general integrity and compatibility with the underlying zoning districts and their prescribed standards of use and development density.

Section 212-2 Relation to Zoning Districts and Other Regulations.

Planned Development Approvals are not the same as a zoning change, but instead reflect a special development approval which supersedes the underlying zoning district regulations. If development approval is by some means revoked or deleted, then all development regulations of the underlying zoning district will apply. A Planned Development Approval may also be ignored and the property may still be developed at any time in accordance with the current zoning district regulations. However, once development has commenced under a Planned Development Approval, development must continue under the terms and conditions of the approval until it is completed or until the Planned Development Approval is properly amended or deleted.

- (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.
- (B) Planned Developments shall closely conform to the allowable uses and the development density standards of the zoning district which already applies to the subject property, as well as provisions of any applicable Overlay Zoning District. Applicants may request up to a maximum 20% increase in otherwise allowable development density, in exchange for superior aesthetics and creative site design with due justification. Applicants may also request approval of land uses which are deemed less intensive than the allowable uses of the existing zoning district.
- (C) Planned Developments within the local Historic District shall remain subject to the City's Historic Preservation requirements and applicable approvals from the Historic Preservation Commission.
- (D) Planned Development Approvals shall not be used as merely a means to avoid full compliance with standard development regulations for purposes of private gain. Development proposals that can easily be accomplished under standard development regulations and/or a different zoning classification or a Conditional Use Permit, will not be considered for Planned Development Approval.
- (E) Planned Development proposals for traditional neighborhood design, and/or infill residential development on small parcels, are encouraged to utilize the design guidelines for these found in Appendix F and Appendix E respectively.

Development Review Comments

The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all inclusive as additional items may appear during the plan review process.

Building Inspections: No comments, but later pointed out the minimum 5' building setback requirement of the IRC.

Engineering: The intensity of the development appears to have been reduced as compared to previously submitted proposals, and the Planned Development is an attractive alternative to conventional R-15 development.