

Planning Analysis & Property Information

Applicant:	Machouse Investments LLC		
Owners:	Ernest & Marjorie McDonald		
Request:	Rezone from DR-10 to R-6		
Property General Information			
Size & Location:	A 1.08 acre portion of four (4) affected parcels (totaling 2.20 acres) located along the south side of West Cranford Avenue and the north side of West Alden Avenue, west of North Oak Street.		
Street Address:	207 & 209 West Cranford Avenue (& rear yard of 212 & 216 West Alden Avenue)		
Tax Parcel ID:	Map # 0113D Parcels: 100 thru 103	City Council District:	6 <i>Councilman Gibbs</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	DR-10	Vacant residential lots, (& rear yard behind houses)
	Proposed:	R-6	Single-family residential lots (smaller)
Adjacent Property:	North:	R-P	"The Timbers" multi-family residential
	South:	DR-10	Single-family residential neighborhood (historic)
	East:	DR-10	Residential
	West:	DR-10, R-15	Vacant yard, single-family residential
Zoning & Land Use History	This property has been zoned DR-10 for more than 35 years.		
Neighborhood Characteristics			
Historic Resources:	Local Historic district; no "contributing resources" on the subject property (1.08 ac). Numerous historic resources nearby.		
Natural Resources:	Vegetation:	Urban forest	
	Wetlands:	No designated wetlands on or near the property	
	Flood Hazards	Located well-outside the current FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas in the vicinity	
	Endangered Species:	No known endangered species in the area.	
Public Facilities			
Water & Sewer:	Existing Valdosta water & sewer services along West Cranford Avenue		
Transportation:	West Cranford Avenue (local street)		
Fire Protection:	Fire Station # 4 (Gornto Road) = approximately 1.30 miles to the West The nearest fire hydrant is along W Cranford Avenue		