



GLPC AGENDA ITEM # 7
MAY 22, 2023

**Planned Development approval by Machouse Investments
File #: VA-2023-09**

Machouse Investments LLC is requesting a Planned Development Approval for a non-conventional single-family Residential development on 2.20 acres that is split-zoned Single-Family Residential (R-6) (1.08 acres) and Duplex Residential (DR-10) (1.12 acres). The subject property comprises a group of four (4) contiguous parcels located at 212 – 216 West Alden Avenue as well as 207 - 209 West Cranford Avenue. These are all located east of North Oak Street, between West Alden and West Cranford Avenues, and are located within the local Historic District. Two of the existing parcels currently contain historic single-family residences, while the other two are currently vacant. The applicant is proposing to collectively replat all of the properties into 11 individual lots for single-family homes in accordance with an overall master plan. Two of the re-platted lots would contain the existing historic houses. Each of the other lots would contain a new single-family residence (2,000-sf +), and each will be individually reviewed and approved by the Historic Preservation Commission (HPC) for historic compatibility. The overall layout plan calls for the 3 lots fronting West Alden Avenue to have houses facing southward toward West Alden, while the remaining new houses will be oriented toward the interior of the development, with access coming from a shared private drive (private 30' right-of-way). Rear yards of these new lots along North Oak Street and West Cranford Avenue would feature an 8' decorative garden wall along the right-of-way lines. Please refer to the attached draft master plan and Letter of Intent for additional development details.

The subject property is located within an **Established Residential (ER)** Character Area on the Future Development Map of the Comprehensive Plan. The property is also located within the local Historic District, and the two existing houses are both part of the Brookwood North National Register Historic District.

The applicant presented this Planned Development proposal to the Historic Preservation Commission (HPC) on May 1st and received approval of the overall concept plan, with the condition that the final design of each new individual house be brought back to them for final approval before construction. The HPC did however, approve the renovation of the historic McDonald house at 212 West Alden Avenue, as well as construction of the new larger house (3,186-sf) on the lot to the east.

The remainder of the development is the non-conventional portion and has been under review by all the City departments. Staff is generally supportive of the overall concept, but there are still a few minor issues and concerns relating to emergency vehicle access to the interior lots as well as placement of the proposed utility easements. Resolution of these will likely cause some shifting of features in the overall layout design and probably the net loss of one (1) of the proposed interior lots. Because of these uncertainties regarding the final design, staff is recommending the TABLING of this request for one month, to allow sufficient time in resolving these concerns and updating the final proposed master plan.

Staff Recommendation: Give preliminary feedback to the application regarding the proposed design, and recommend TABLING of the request for one month.

VA-2023-09 Zoning Location Map



Machouse Investments LLC

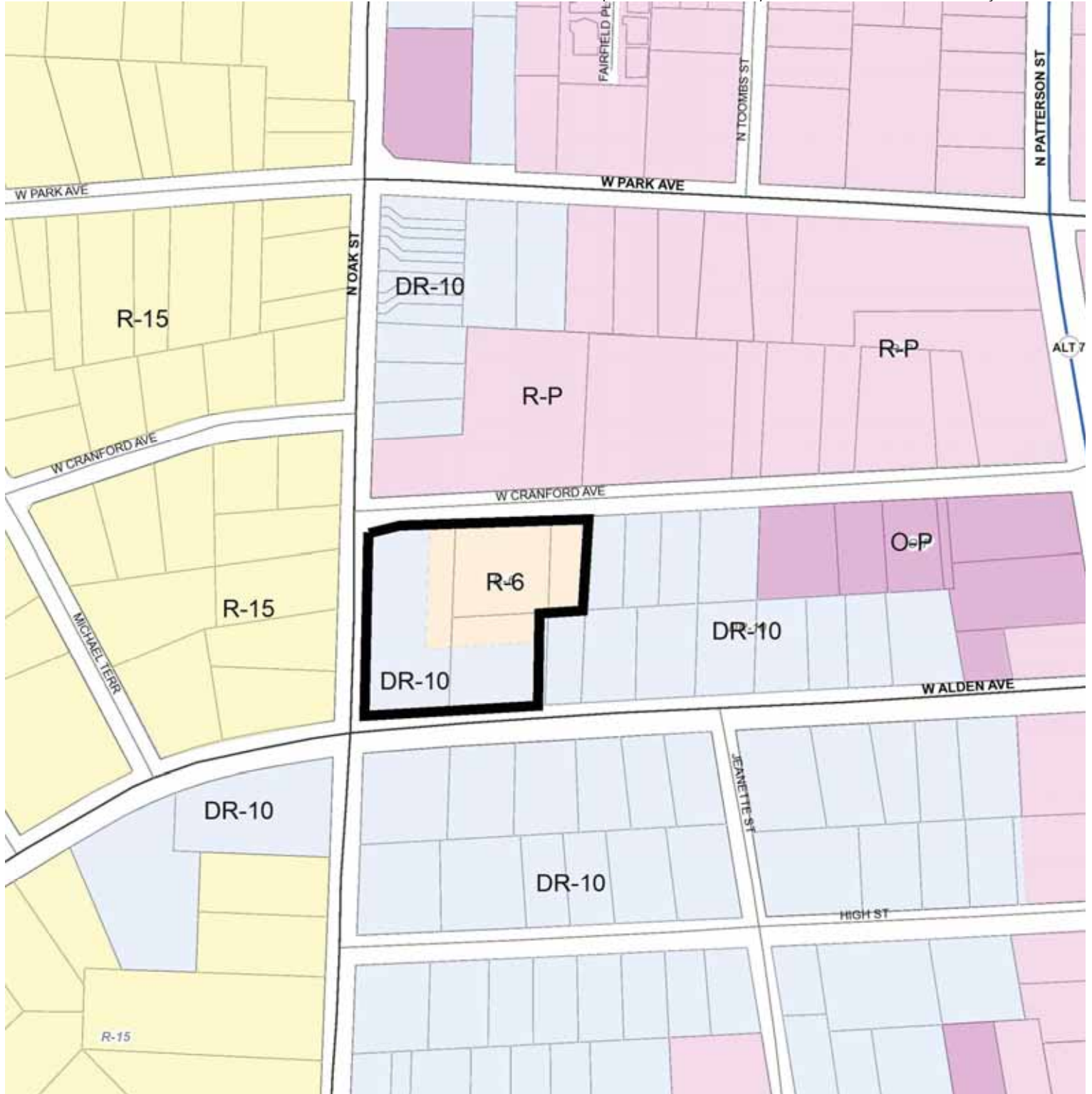
212 - 216 West Alden Avenue &
207 - 209 West Cranford Avenue

Current Zoning = R-6 & DR-10:

Planned Development Request

Tax Map # 0113D Parcels #: 100 - 103

** Map NOT to scale Map Data Source: VALOR GIS May 2023



VA-2023-09 Future Development Map



Machouse Investments LLC

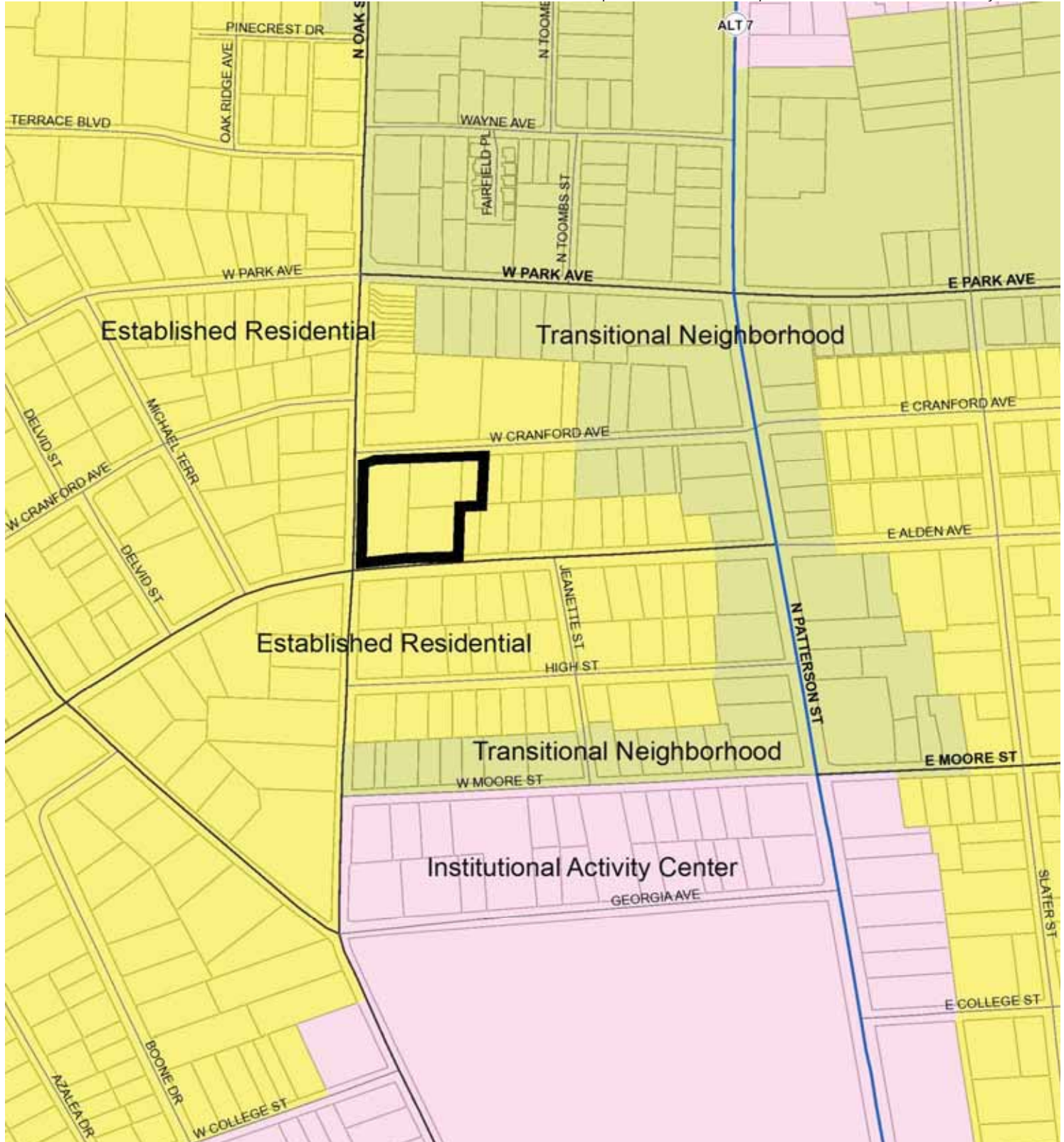
212 - 216 West Alden Avenue &
207 - 209 West Cranford Avenue

Character Area = ER:

Planned Development Request

Tax Map # 0113D Parcels #: 100 - 103

** Map NOT to scale Map Data Source: VALOR GIS May 2023



VA-2023-09 Aerial Location Map



Machouse Investments LLC

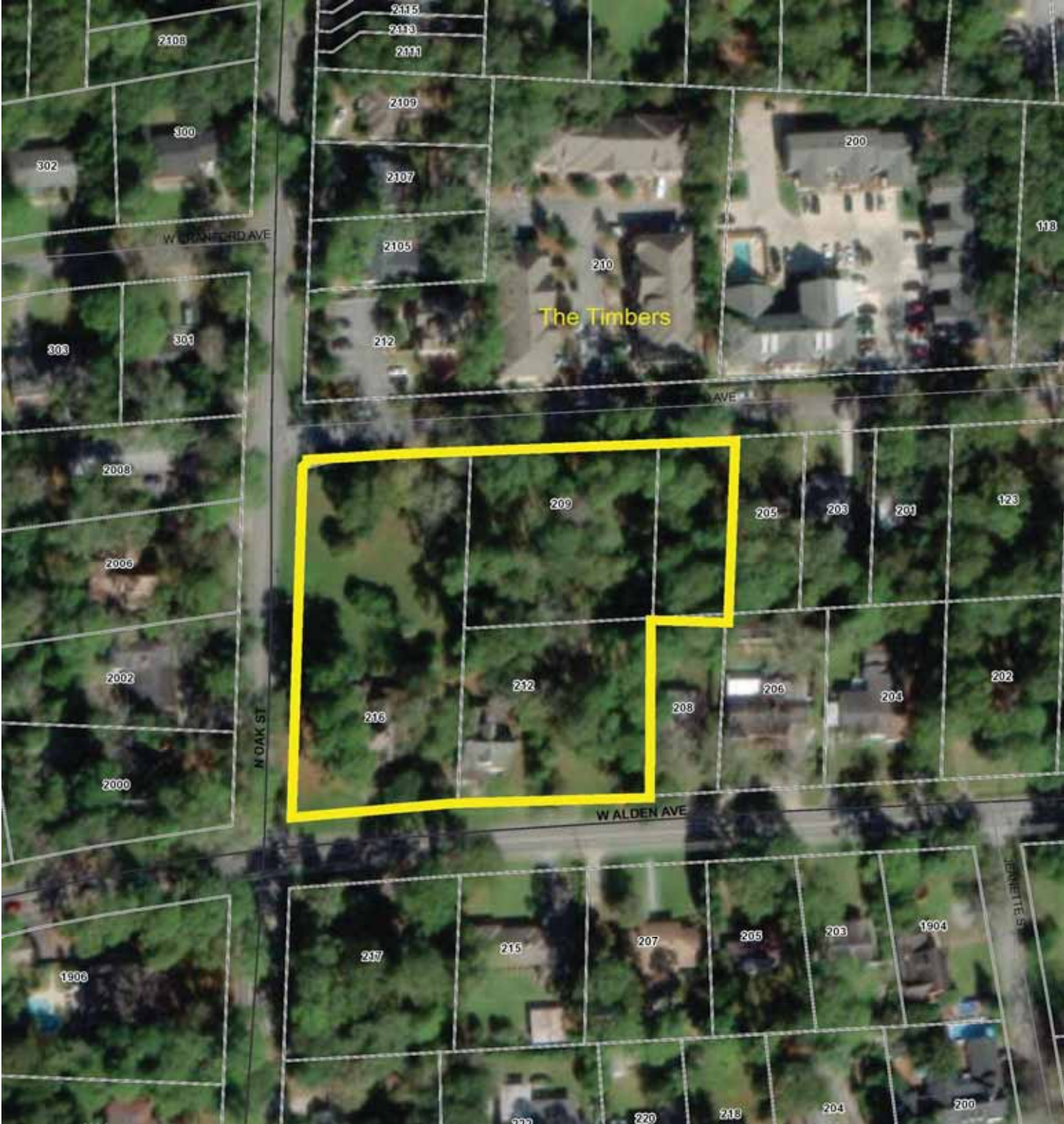
212 - 216 West Alden Avenue &
207 - 209 West Cranford Avenue

Aerial Imagery ~ 2021:

Planned Development Request

Tax Map # 0113D Parcels #: 100 - 103

** Map NOT to scale Map Data Source: VALOR GIS May 2023



Letter of Intent from Machouse Development, for a Planned Development located at 212 West Alden Avenue

The following is a narrative of a proposed project now commonly known as a single family residential development called **212 West**.

The project will consist of remodeling two existing historic homes currently on the property. For the purposes of this letter, the homes will be referred to as the Gulliver House which is on the corner of Oak Street and West Alden Avenue and the McDonald house immediately adjacent to it. The McDonald house will be relocated on the property to allow for a road entrance to be constructed accessing the interior of the 2.2 acres.

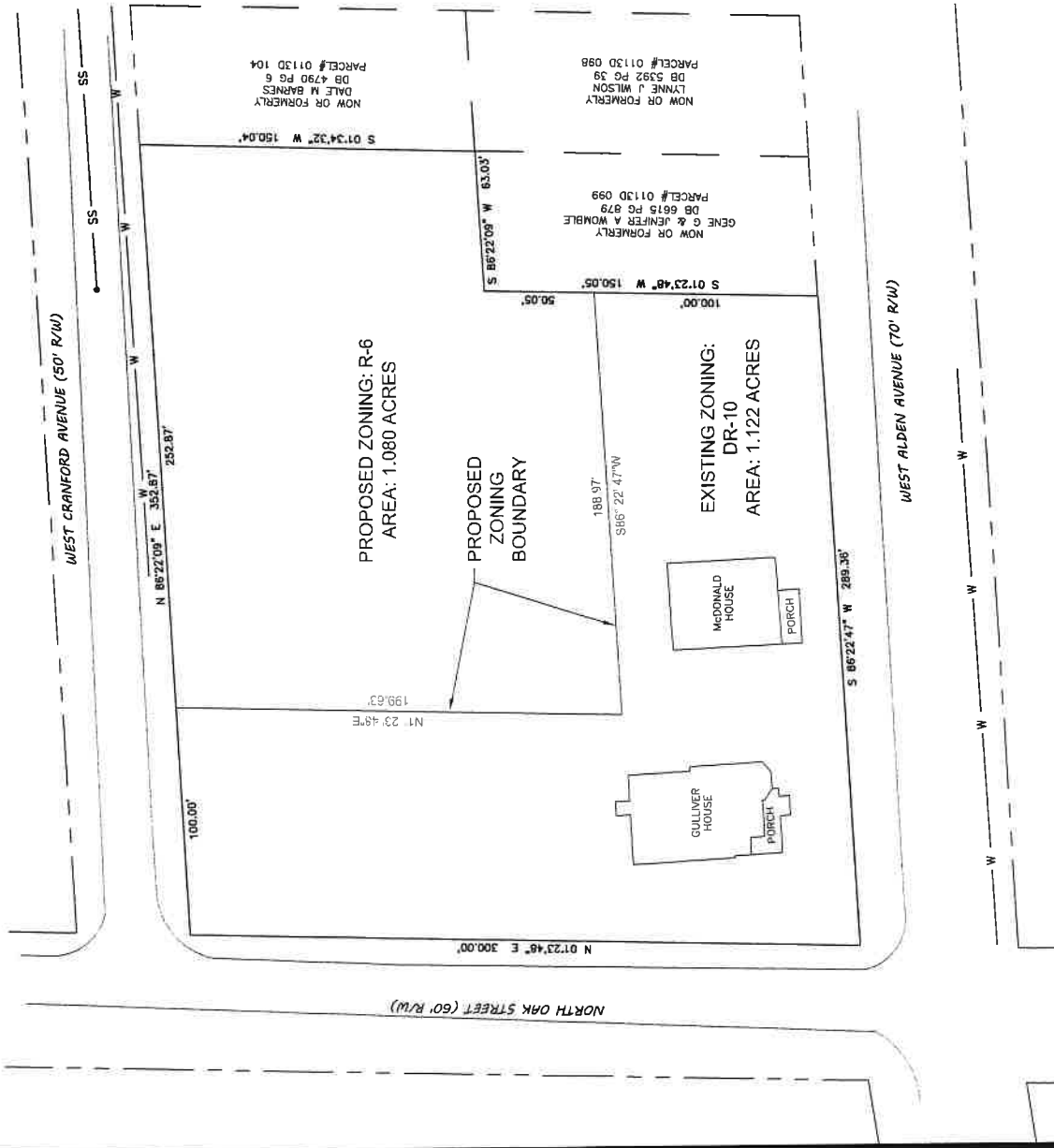
The interior of the development will be enclosed via brick and wood fencing. As the layout shows, primary access to the dwellings will be from West Alden Avenue. Four dwellings will have a private gate access off of Cranford Avenue.

Unified control will be administered via Covenants which will be developed by Machouse Development, LLC. All construction activity will be contracted through Machouse Development, LLC. Strict design guidelines with regard to community cohesiveness will be followed through the entire project buildout.

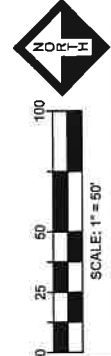
The dwelling unit sizes will range from 2,000 SF to 3,000 SF heated. The configuration of the units will include three bedroom, 2-1/2 bath minimum, a flex room, carport or garage. The development timeline is 24-36 months.

SITE INFORMATION

ADDRESS: 212 ALDEN AVE
 TOTAL ACREAGE: 2.202 ACRES
 CURRENT ZONING: DR-10
 ALLOWABLE DENSITY (DUPLEX):
 6.6 UNITS PER ACRE x 2.202 ACRES = 14.53 UNITS
 PROPOSED ZONING: SPLIT DR-10/R-6
 ALLOWABLE DENSITY (DR-10 DUPLEX):
 6.6 UNITS PER ACRE x 1.122 ACRES = 7.41 UNITS
 ALLOWABLE DENSITY (R-6 DUPLEX):
 4.8 UNITS PER ACRE x 1.080 ACRES = 5.18 UNITS
TOTAL UNITS ALLOWABLE: 12.59 UNITS



212 WEST
 ZONING BOUNDARY
 9-7-2022





NORTH OAK STREET (60' R/W)

WEST CRANFORD AVENUE (50' R/W)

WEST ALDEN AVENUE (70' R/W)

13' UTILITY ESMT
N3° 37' 51" W 90.00'

20' UTILITY ESMT
N3° 37' 51" W 60.00'

ROAD 2 (30' R/W)

ROAD 1 (30' R/W)

WOOD FRAMED HOUSE
11
12,613 SF
PORCH

MAIL

3
7,331 SF

4
5,220 SF

5
5,410 SF

6
5,410 SF

7
6,380 SF

2
5,993 SF

1
5,747 SF

8
6,294 SF

9
8,244 SF

10
8,289 SF

NOW OR FORMERLY
LIVING J. WILSON
PARCELS 01130 1088
PARCELS 01130 1089

NOW OR FORMERLY
LIVING J. WILSON
PARCELS 01130 1088
PARCELS 01130 1089

NOW OR FORMERLY
LIVING J. WILSON
PARCELS 01130 1088
PARCELS 01130 1089

GREEN SPACE

NORTH OAK STREET (60' R/W)

WEST CRANFORD AVENUE (50' R/W)

WEST ALDEN AVENUE (70' R/W)



NOW OR FORMERLY
 OWNED BY
 DR. W. S. WILSON
 DB 4790 PG 6
 PARCEL# 01130 104

NOW OR FORMERLY
 OWNED BY
 GENE C. & JENNIFER A. MOBILE
 DB 4790 PG 6
 PARCEL# 01130 099

NOW OR FORMERLY
 OWNED BY
 DR. W. S. WILSON
 DB 4790 PG 6
 PARCEL# 01130 098



FRONT ELEVATION

1/4" = 1'



LEFT ELEVATION

1/4" = 1'

SHEET NUMBER

5

SCALE: 1/4" = 1'

4/12/2023

DRAWN BY: PSH

ELEVATIONS

SANDERS RESIDENCE

LOT 9

Paul Hotchkiss

100 N. Patterson St.
Valdosta, GA. 31601
229-269-4690



