

Planning Analysis & Property Information

Applicant / Owner:	Machouse Investments LLC		
Former Owners:	Ernest & Marjorie McDonald		
Request:	Planned Development approval for a non-conventional single-family residential subdivision development in an R-6 & DR-10 zoning district.		
Property General Information			
Size & Location:	Four (4) contiguous parcels totaling 2.20 acres located along the east side of North Oak Street, between West Alden Avenue and West Cranford Avenue.		
Street Address:	212 – 216 West Alden Avenue & 207 - 209 West Cranford Avenue		
Tax Parcel ID:	Tax Map # 0113D Parcels 100 - 103	City Council District:	6 <i>Councilman Gibbs</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-6 & DR-10	Vacant residential lots (& rear yard behind houses)
	Proposed:	R-6 & DR-10	Single-family residential lots (non-conventional)
Adjacent Property:	North:	R-P	“The Timbers” multi-family residential
	South:	DR-10	Single-family residential neighborhood
	East:	DR-10	Residential, professional offices along W Cranford
	West:	R-15	Single-family residential
Zoning & Land Use History	Approximately half (1.12 acres) of this property was rezoned from DR-10 to R-6 last fall (# VA-2022-19). The property has otherwise been zoned DR-10 for more than 35 years. The property contains two (2) existing historic single-family residences that were each built before the City’s adoption of zoning in 1966, and a portion of the property had a long history being used as the McDonald plant nursery with commercial greenhouses, etc..		
Neighborhood Characteristics			
Historic Resources:	Local Historic District. Both existing single-family residences are considered to be “contributing resources” to both the local Distract as well as the Brookwood North National Register District.		
Natural Resources:	Vegetation:	Urban forest	
	Wetlands:	No wetlands on or near the subject property	
	Flood Hazards	Located well-outside the 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 North Oak Street, West Alden Avenue and West Cranford Avenue		
Transportation:	North Oak Street (Major Collector) West Alden Avenue (Major Collector) West Cranford Avenue (local street)		