

## Planning Analysis & Property Information

<b>Applicant:</b>	Parker Investment Properties		
<b>Owner:</b>	Parker Investment Properties		
<b>Request:</b>	Rezone from Duplex-Residential (DR-10) to Office Professional (O-P)		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	One parcel consisting of 0.23 acres located along the north side of West Moore Street, approximately 600 feet west of North Patterson Street		
<b>Street Address:</b>	114 West Moore Street		
<b>Tax Parcel ID:</b>	Map # 0115B Parcel: 112	<b>City Council District:</b>	6 Councilman Gibbs
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	DR-10	Professional office (vacant)
	Proposed:	O-P	Hair Salon
<b>Adjacent Property:</b>	North:	DR-10	Single-family Residential
	South:	DR-10	Institutional (VSU offices)
	East:	R-P	Art studio
	West:	R-P	Offices
<b>Zoning &amp; Land Use History</b>	The subject property has been zoned DR-10 for more than 40 years		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	The property is located within both the Local Historic District, as well as the Brookwood North NRHP historic districts. There are several contributing historic resources on the surrounding properties.		
<b>Natural Resources:</b>	Vegetation:	Urban landscaping	
	Wetlands:	No depicted NWI wetlands on or near the property	
	Flood Hazards	Not located on or near the currently-depicted FEMA designated 100-year floodplain	
	Other resources	Staff is not aware of any endangered species or any archaeological resources in the immediate area.	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water and sewer services along West Moore Street and Jeanette Street.		
<b>Transportation:</b>	West Moore Street (substandard local street – 30' right-of-way)		
<b>Fire Protection:</b>	Fire Station # 1 (S Oak Street) = approximately 1.5 miles south		