

Planning Analysis & Property Information

Applicant:	Justin Nijem		
Owner:	LePaul Watson Properties LLLP		
Request:	Rezone from Neighborhood Commercial (C-N) to Multi-Family Residential (R-M)		
Property General Information			
Size & Location:	One parcel consisting of 0.84 acres located along the north side of Lankford Drive, about 400 feet east of North St Augustine Road.		
Street Address:	1604 Lankford Drive		
Tax Parcel ID:	Map # 0084D Parcel: 107	City Council District:	3 Councilman McIntyre
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	C-N	Vacant land (cleared)
	Proposed:	R-M	Apartment complex (max. 15 dwellings)
Adjacent Property:	North:	R-10	Single-family residential neighborhood
	South:	R-M	Blanton Common apartment complex
	East:	R-10	Westside Baptist Church
	West:	C-N, C-H	Circle-K convenience store & gas station
Zoning & Land Use History	The subject property was part of the "Islands Annexation" (island #70) in 2006. It was previously zoned Rural Commercial (C-R) in the county, and was given C-N zoning in the City upon annexation. The property has been vacant for more than 35 years.		
Neighborhood Characteristics			
Historic Resources:	There are no designated historic resources in the area		
Natural Resources:	Vegetation:	Cleared land	
	Wetlands:	There are no NWI wetlands within or near the subject 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 on or near the property	
Public Facilities			
Water & Sewer:	Existing Valdosta water and sewer services along Lankford Drive.		
Transportation:	Lankford Drive (Minor Arterial)		
Fire Protection:	Fire Station # 6 (Enterprise Drive) = approximately 1.2 miles to the south. The nearest fire hydrants are located along Lankford Drive, directly across from the subject property		