



# Land Development Report

December 7, 2024 11:06 PM

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## Location

**Parcel ID:** 027300620018  
**Parcel LRSN:** 26413  
Address: 1700 WASHINGTON BLVD

## Zoning

Zoning: R5  
Form District: NEIGHBORHOOD  
Plan Certain #: NONE  
Proposed Subdivision Name: NONE  
Proposed Subdivision Docket #: NONE  
Current Subdivision Name: COLONIAL TERRACE  
Plat Book - Page: 04-051  
Related Cases: NONE

## Special Review Districts

Overlay District: NO  
Historic Preservation District: NONE  
National Register District: NONE  
Urban Renewal: NO  
System Development District: NO  
Historic Site: NO

## Environmental Constraints

### Flood Prone Area

FEMA Floodplain Review Zone: NO  
FEMA Floodway Review Zone: NO  
Local Regulatory Floodplain Zone or  
Combined Sewer Floodprone Area: NO  
Local Regulatory Conveyance Zone: NO  
FEMA FIRM Panel: 21111C0031F

### Protected Waterways

Potential Wetland (Hydric Soil): NO  
Streams (Approximate): NO  
Surface Water (Approximate): NO

### Slopes & Soils

Potential Steep Slope: NO  
Unstable Soil: NO

### Geology

Karst Terrain: YES

## Sewer & Drainage

**MSD Property Service Connection:** YES  
Sewer Recapture Fee Area: NO

## Services

Municipality: LYNDON  
Council District: 7  
Fire Protection District: ST MATTHEWS  
Urban Service District: NO