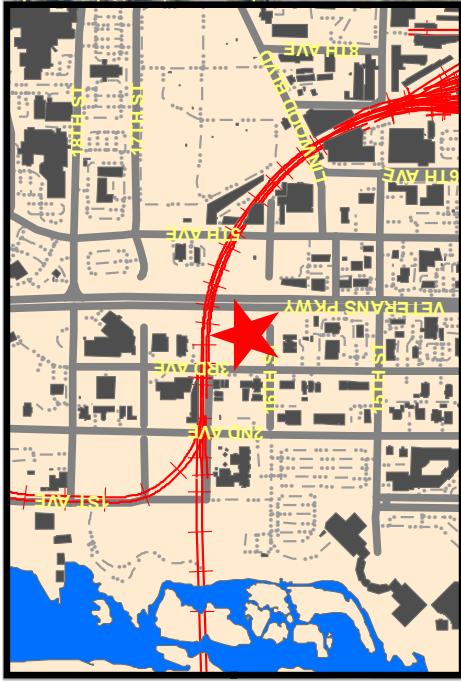
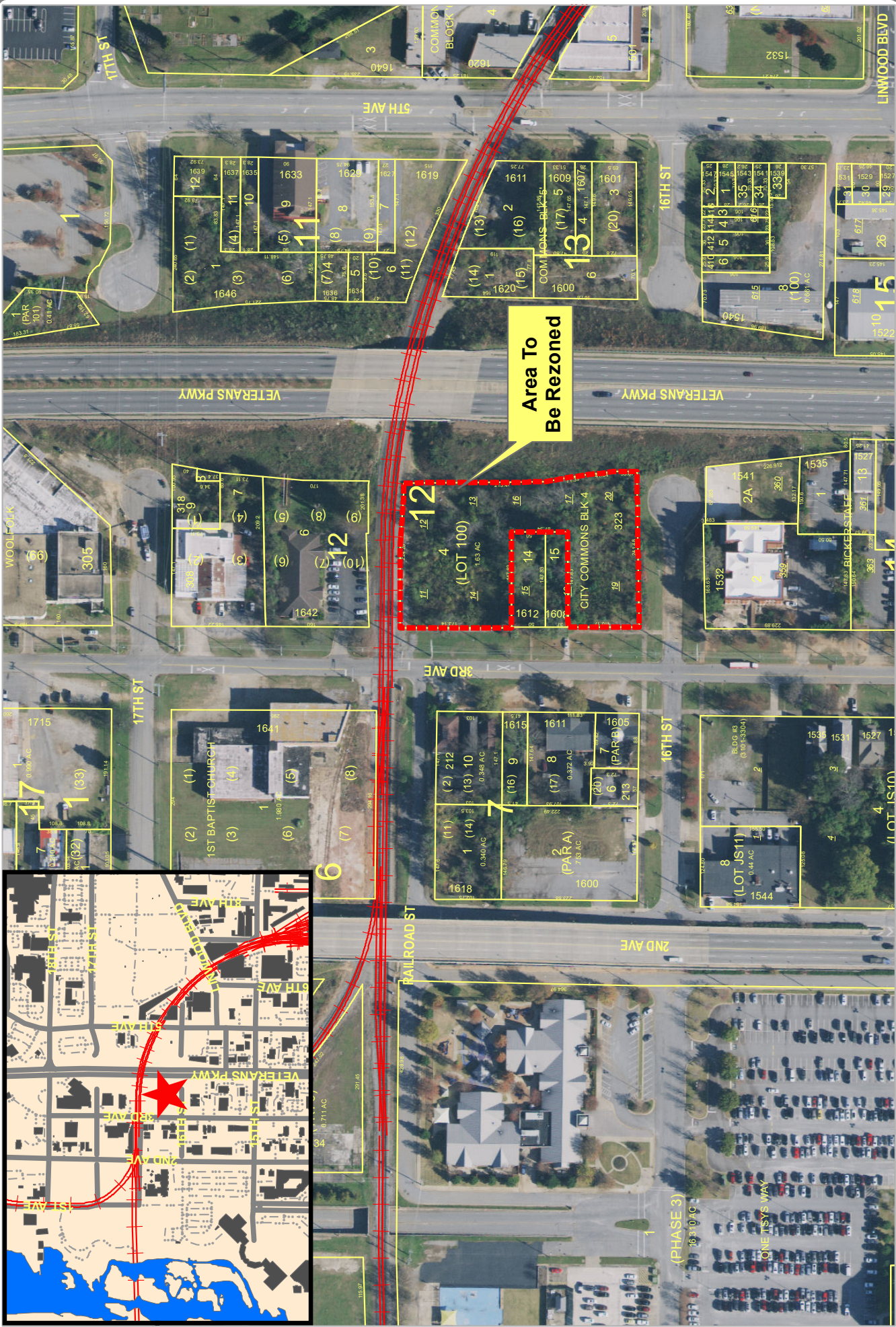


CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT REZN-11-21-2097

Applicant:	Ken Henson, Jr.
Owner:	Same
Location:	323 16 th Street
Parcel:	017-012-004
Acreage:	1.63 Acres
Current Zoning Classification:	LMI (Light Manufacturing / Industrial) / GC (General Commercial)
Proposed Zoning Classification:	UPT (Uptown)
Current Use of Property:	Vacant / Undeveloped
Proposed Use of Property:	Multifamily
Council District:	District 7 (Woodson)
PAC Recommendation:	Approval based on the Staff Report and compatibility with existing land uses.
Planning Department Recommendation:	Approval based on compatibility with existing land uses.
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Consistent Planning Area D
Current Land Use Designation:	Vacant / Undeveloped
Future Land Use Designation:	High Density Mixed Use

Compatible with Existing Land-Uses:		Yes
Environmental Impacts:		The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:		Property is served by all city services.
Traffic Impact:		Average Annual Daily Trips (AADT) will decrease to 160 trips if used for residential use. The Level of Service (LOS) will remain at level B.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Surrounding Zoning:	North	GC (General Commercial)
	South	UPT (Uptown)
	East	GC (General Commercial)
	West	LMI (Light Manufacturing / Industrial)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		Twenty-five (35) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning.
	Approval	0 Responses
	Opposition	0 Responses
Additional Information:		N/A
Attachments:		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Traffic Report Site Plan

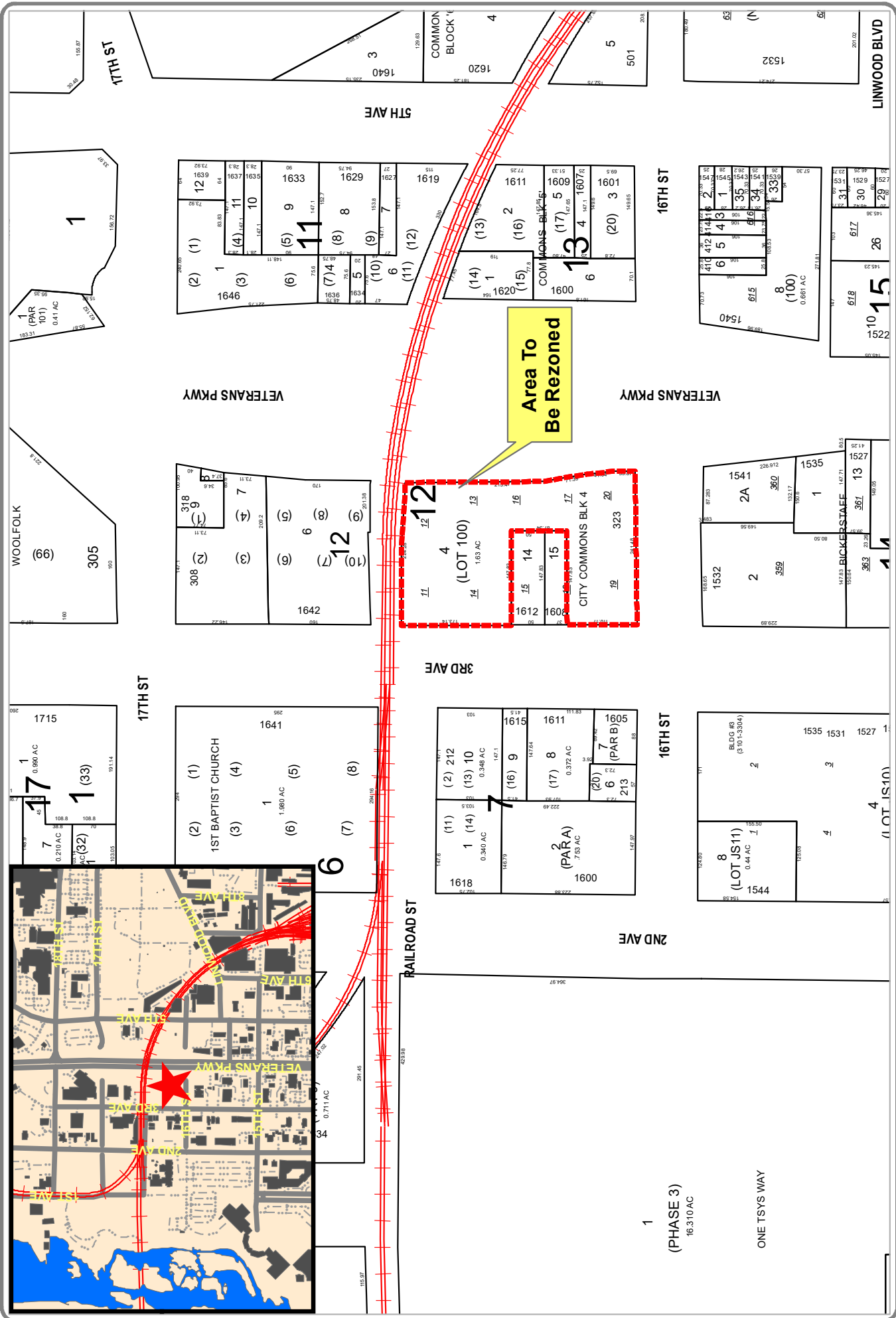


0 100 200 Feet
1 inch = 200 feet
Data Source: IT/GIS
Author: David Cooper

Aerial Map for REZN 11-21-2097
Map 017 Block 012 Lot 004
Planning Department-Planning Division
Prepared By Planning GIS Tech

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**Area To
Be Rezoned**

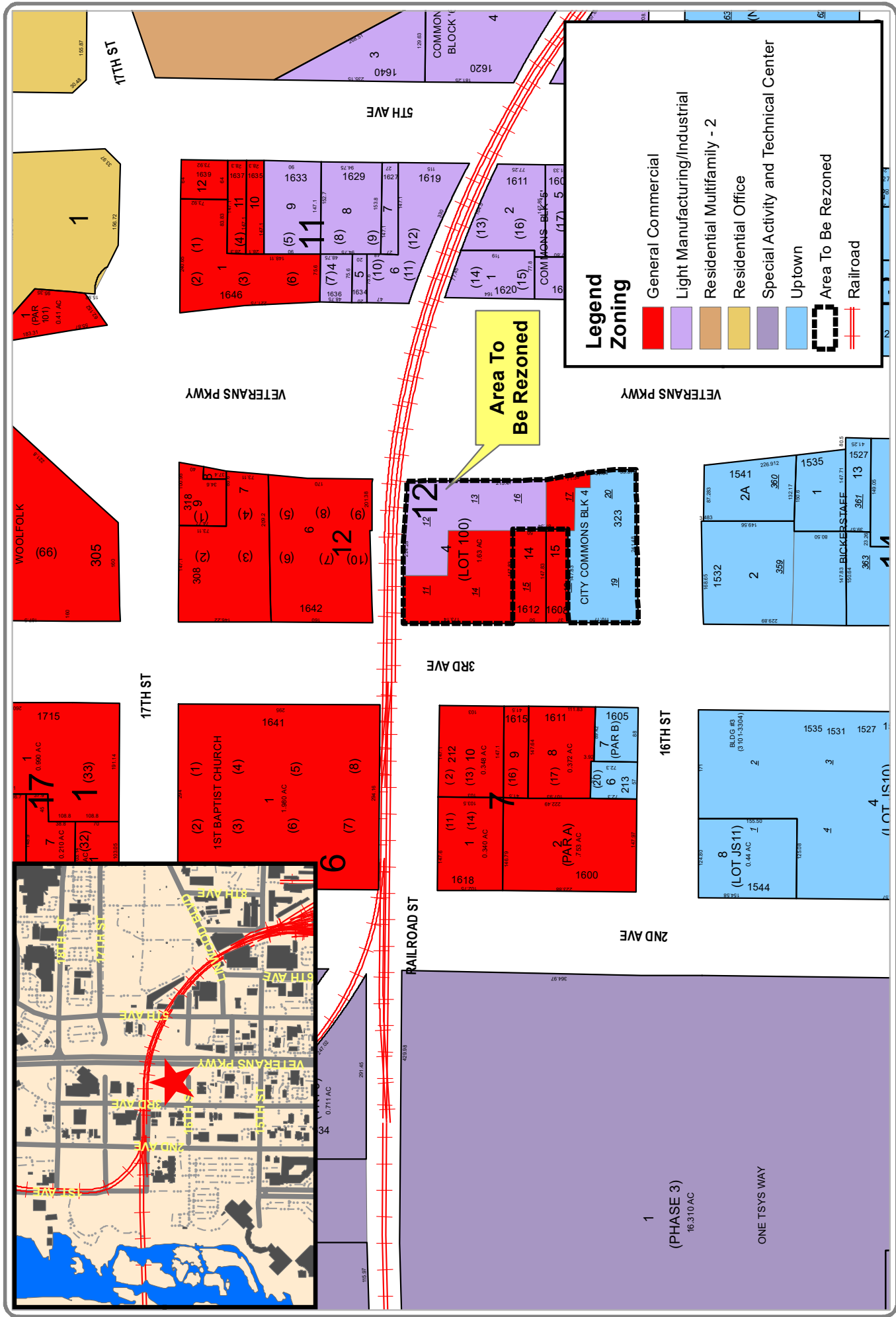


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Location Map for REZN 11-21-2097
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Legend Zoning

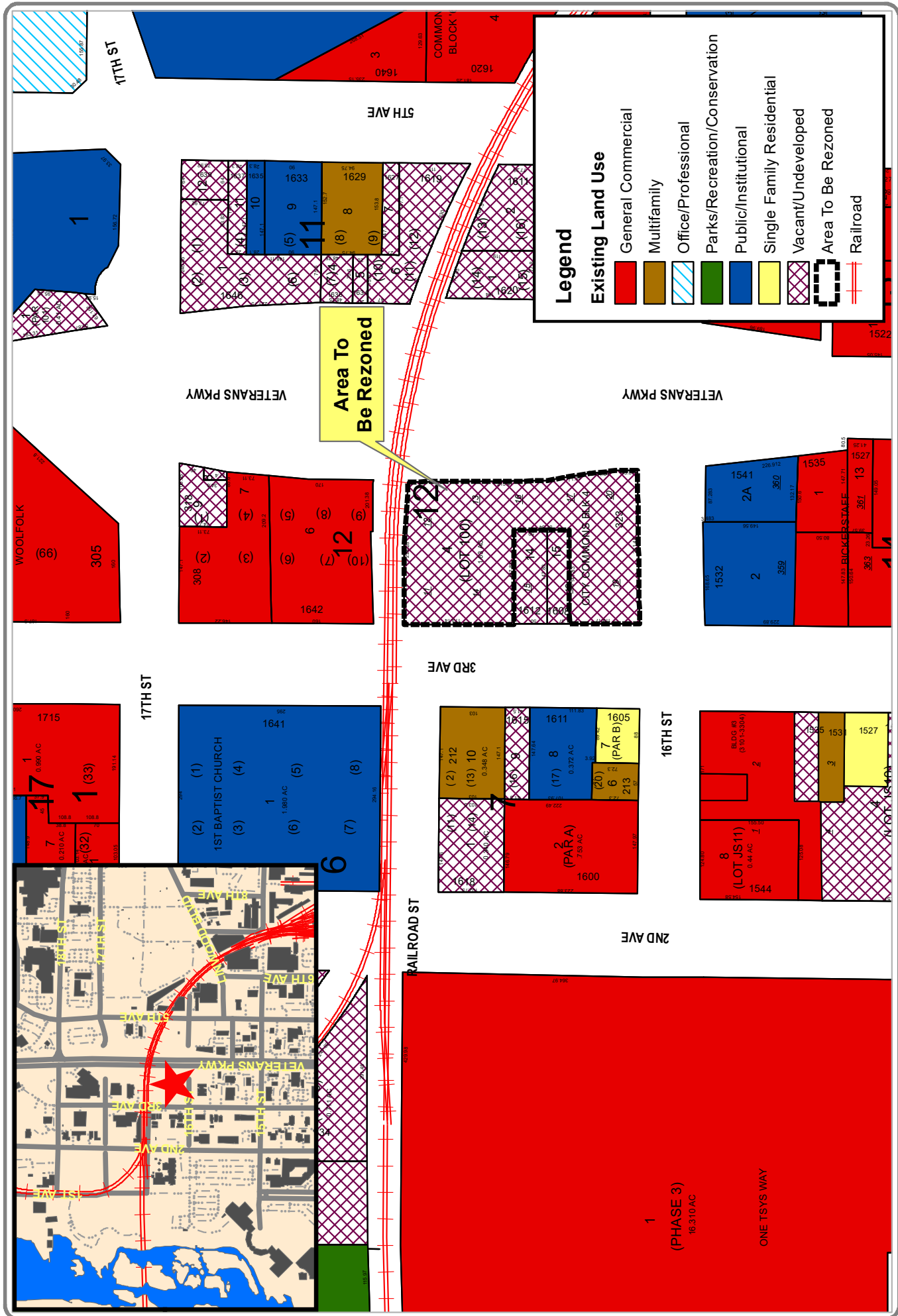
- General Commercial
- Light Manufacturing/Industrial
- Residential Multifamily - 2
- Residential Office
- Special Activity and Technical Center
- Uptown
- Area To Be Rezoned
- Railroad

0 100 200 Feet
 1 inch = 200 feet
 Data Source: IT/GIS
 Author: David Cooper

Zoning Map for REZN 11-21-2097
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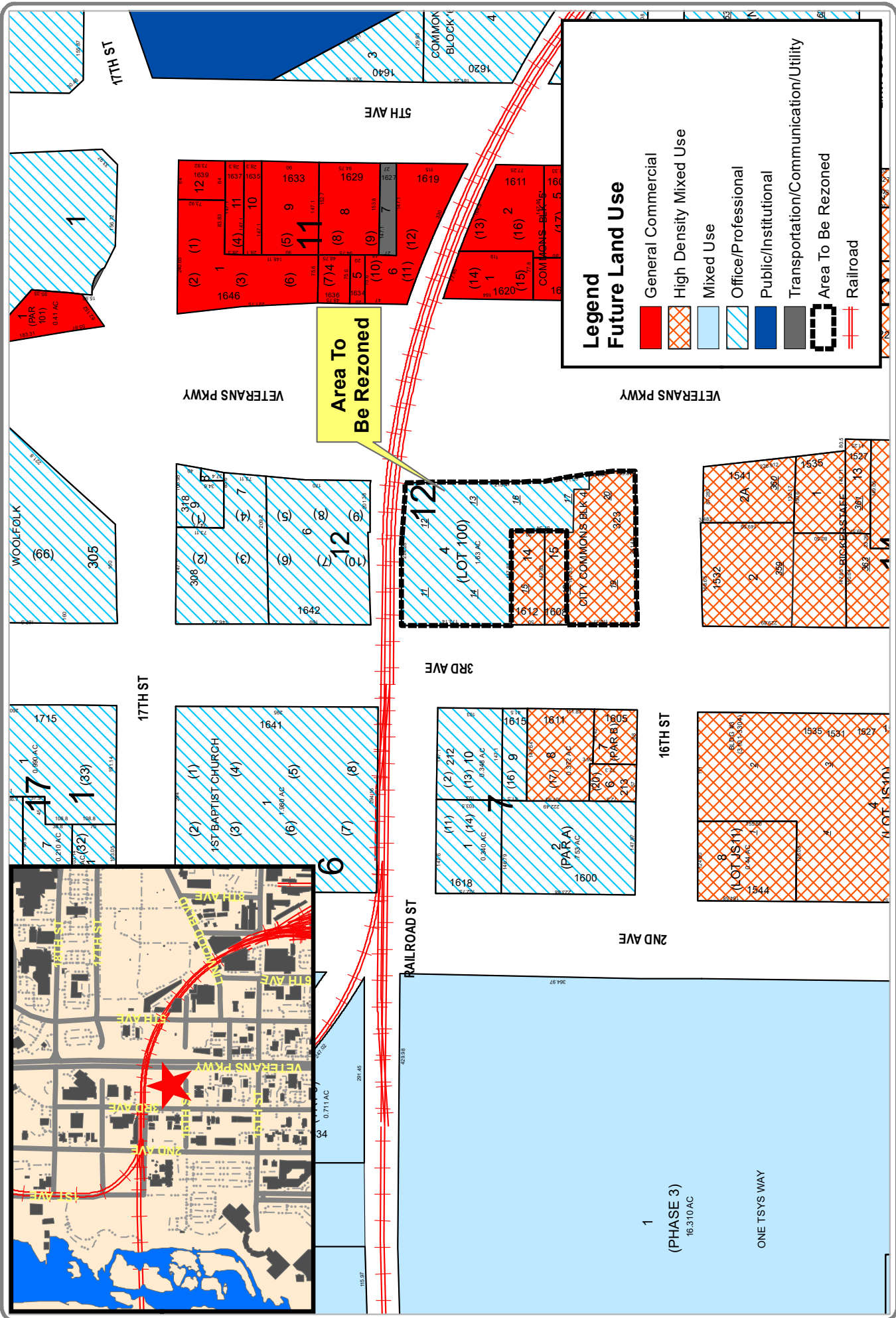


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 Data Source: IT/GIS
 Author: David Cooper

Existing Land Use Map for REZN 11-21-2097
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 Planning Department-Planning Division
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Future Land Use Map for REZN 11-21-2097
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Date: 11/9/2021

