

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-12-20-3180

Applicant:	David Realty Company
Owner:	Same
Location:	3518 Gentian Boulevard
Parcel:	069-023-051
Acreage:	2.31 Acres
Current Zoning Classification:	NC (Neighbor Commercial)
Proposed Zoning Classification:	RO (Residential Office)
Current Use of Property:	Vacant / Undeveloped
Proposed Use of Property:	Apartments
Council District:	District 5 (Crabb)
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 E
Current Land Use Designation:	General Commercial

Future Land Use Designation:		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 increase by 638 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 residential usage.
Surrounding Zoning:	North	RO (Residential Office)
	South	RO (Residential Office)
	East	RMF2 (Residential Office 2)
	West	SFR2 (Single Family Residential 2)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		The site shall include a Category C buffer along all property lines bordered by the SFR2 zoning district. The 3 options under Category C are: <ol style="list-style-type: none"> 1) 20 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet. 2) 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall. 3) 30 feet undisturbed natural buffer.
Attitude of Property Owners:		Thirty (30) 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.

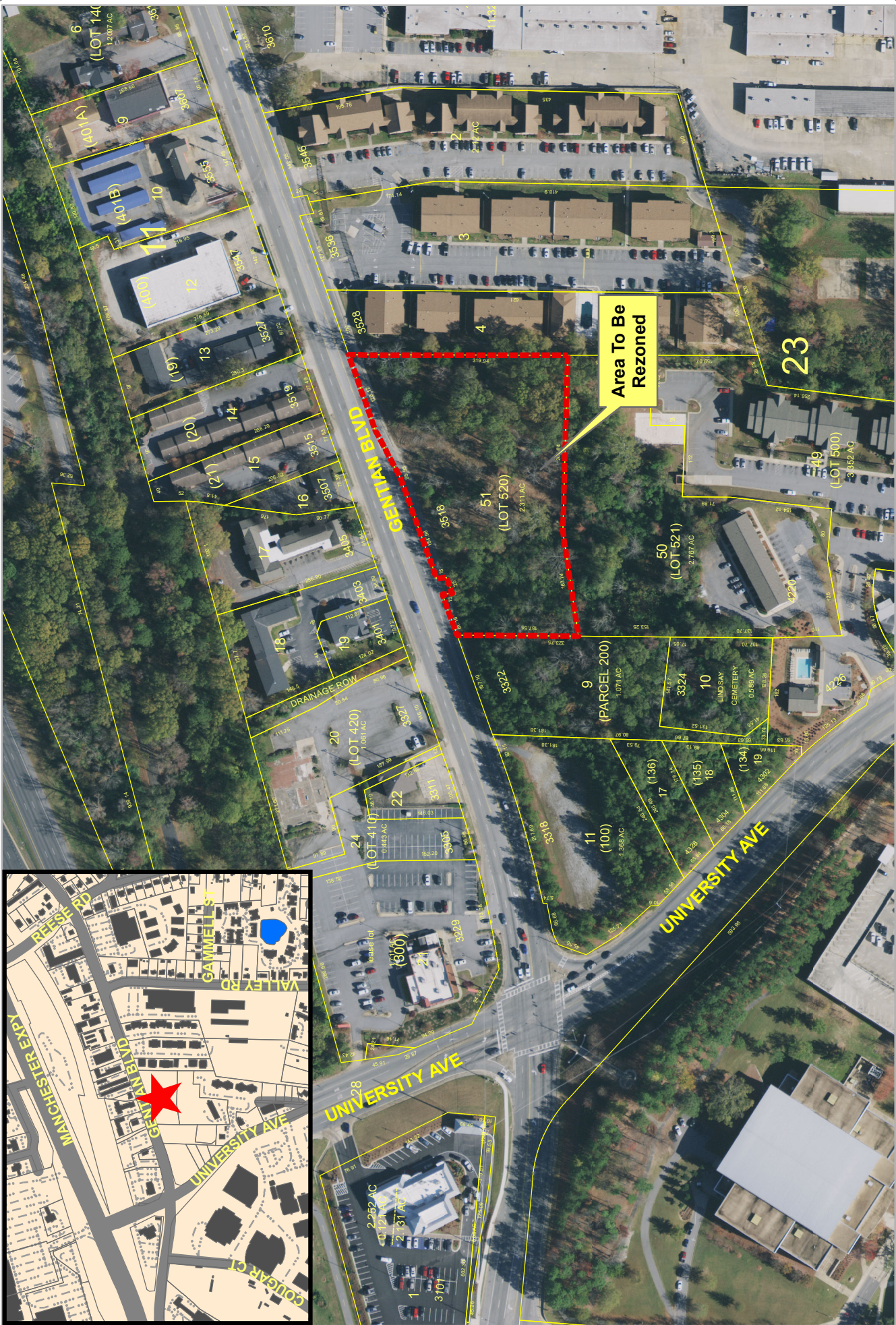
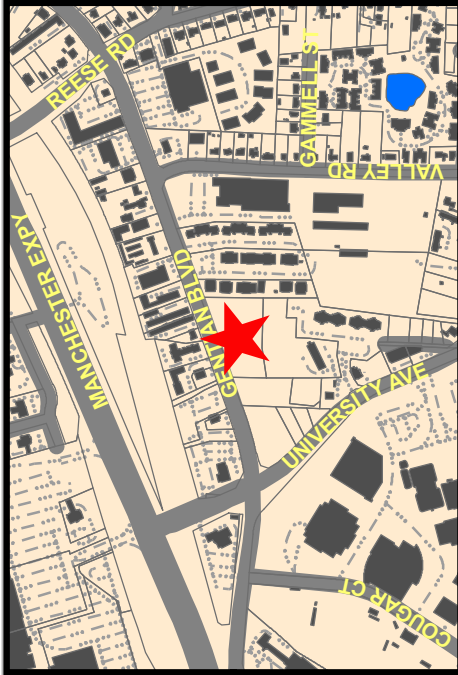
Approval 0 Responses
Opposition 0 Responses

Additional Information:

N/A

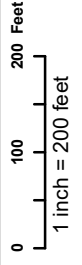
Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Traffic Report
Site Plan



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 Maps and data are to be used for reference purposes only.
 The data contained is subject to constant change.
 Map information is believed to be correct but is not guaranteed.

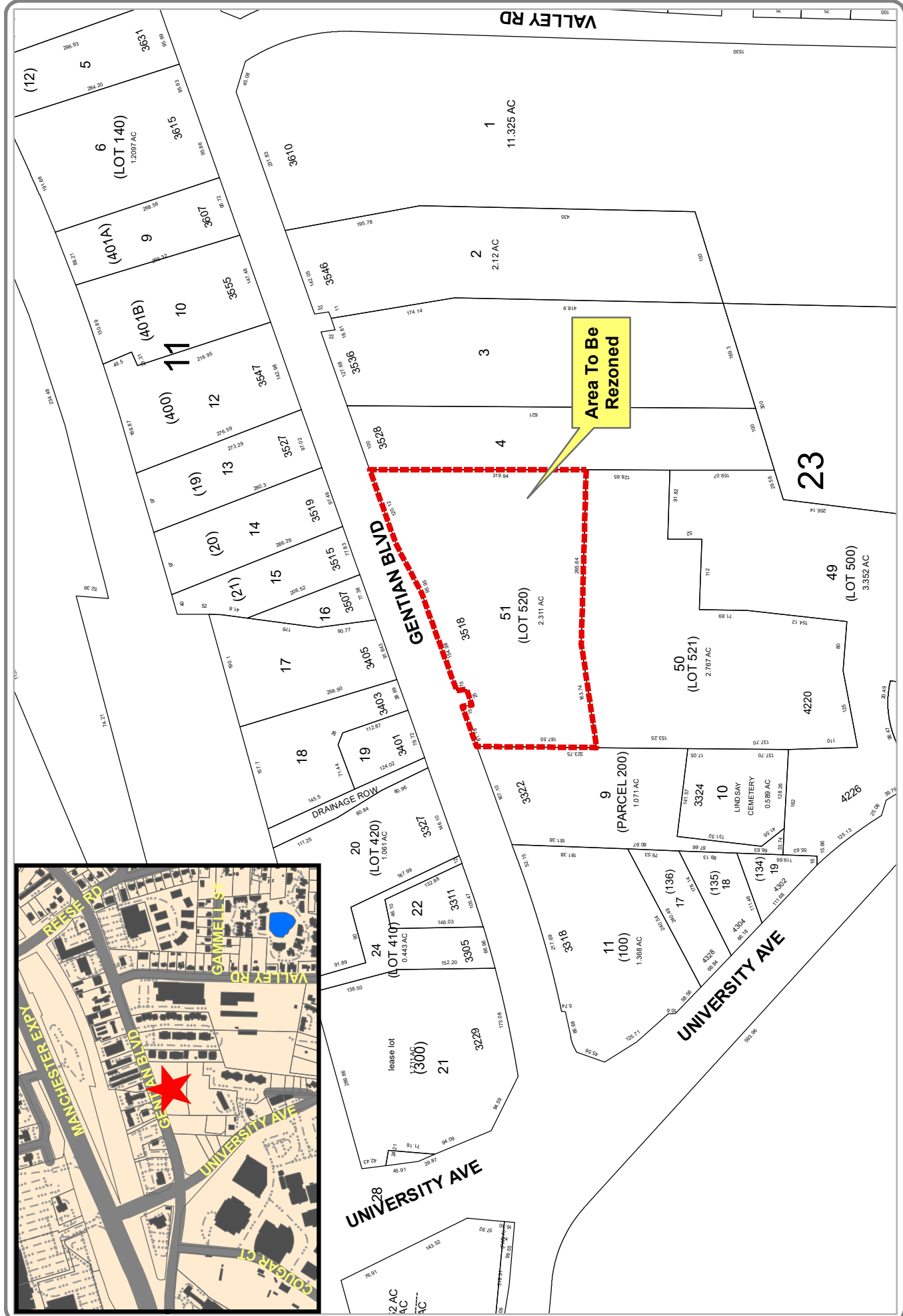
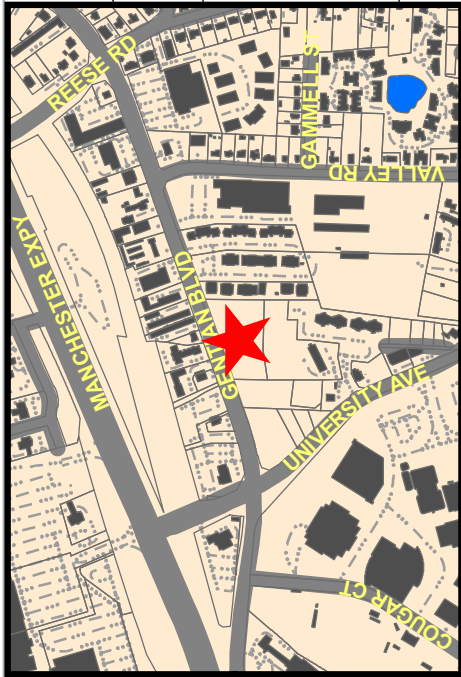
Date: 12/28/2020



Data Source: IT/GIS
 Author: David Cooper

Aerial Map for REZN 12-20-3180
 Map 069 Block 023 Lot 051
 Planning Department-Planning Division
 Prepared By Planning GIS Tech





**Area To Be
Rezoned**

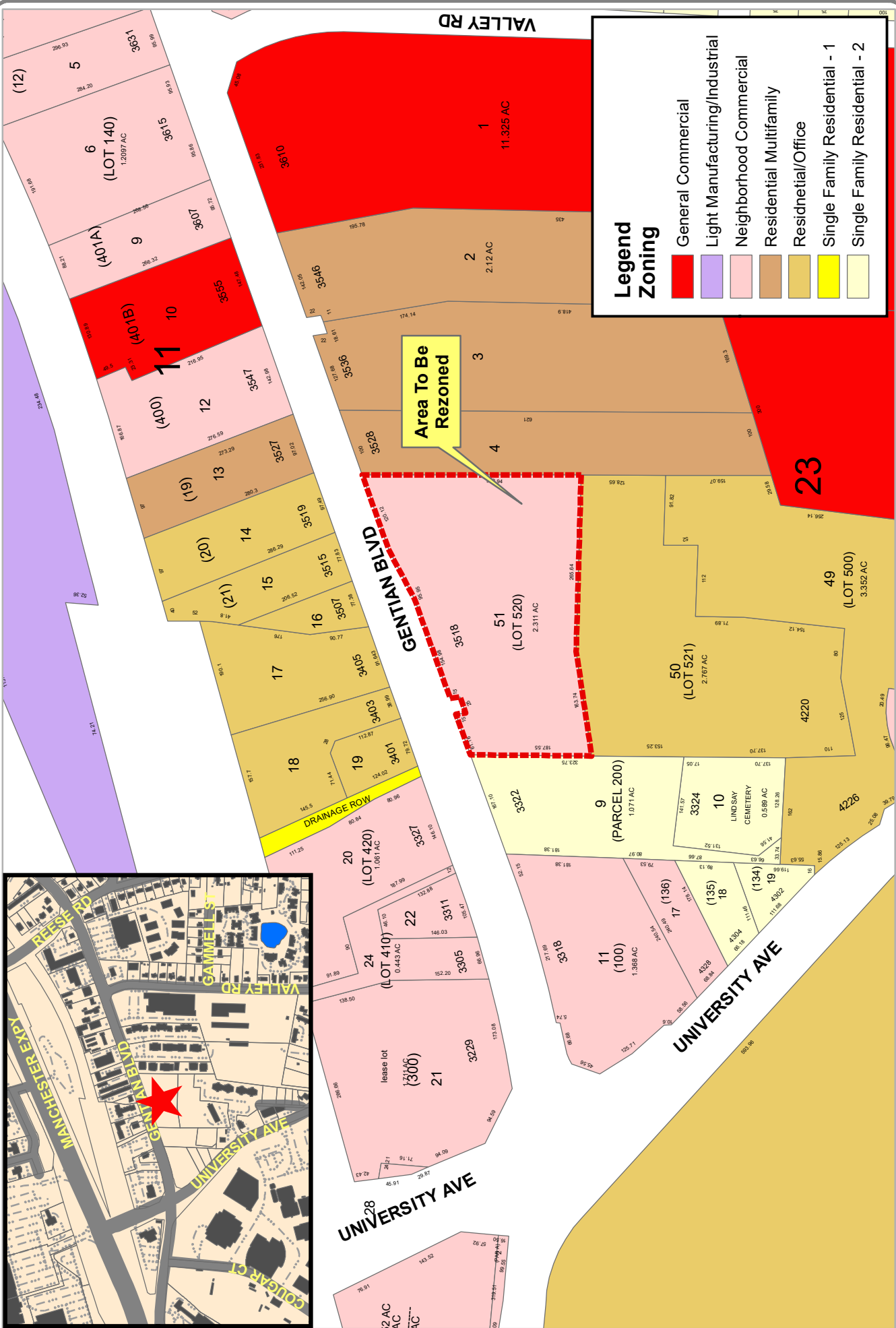
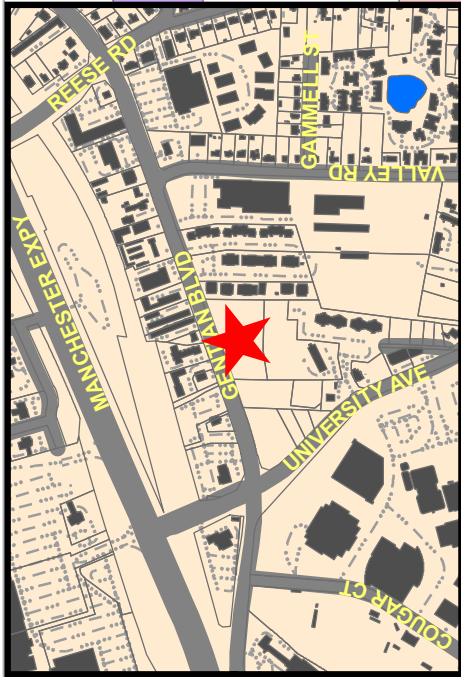


0 100 200 Feet
1 inch = 200 feet
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Location Map for REZN 12-20-3180
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Legend Zoning

- General Commercial
- Light Manufacturing/Industrial
- Neighborhood Commercial
- Residential Multifamily
- Residential/Office
- Single Family Residential - 1
- Single Family Residential - 2



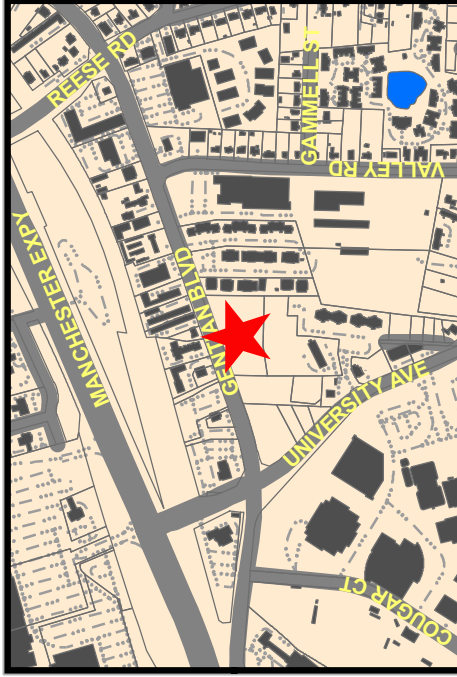
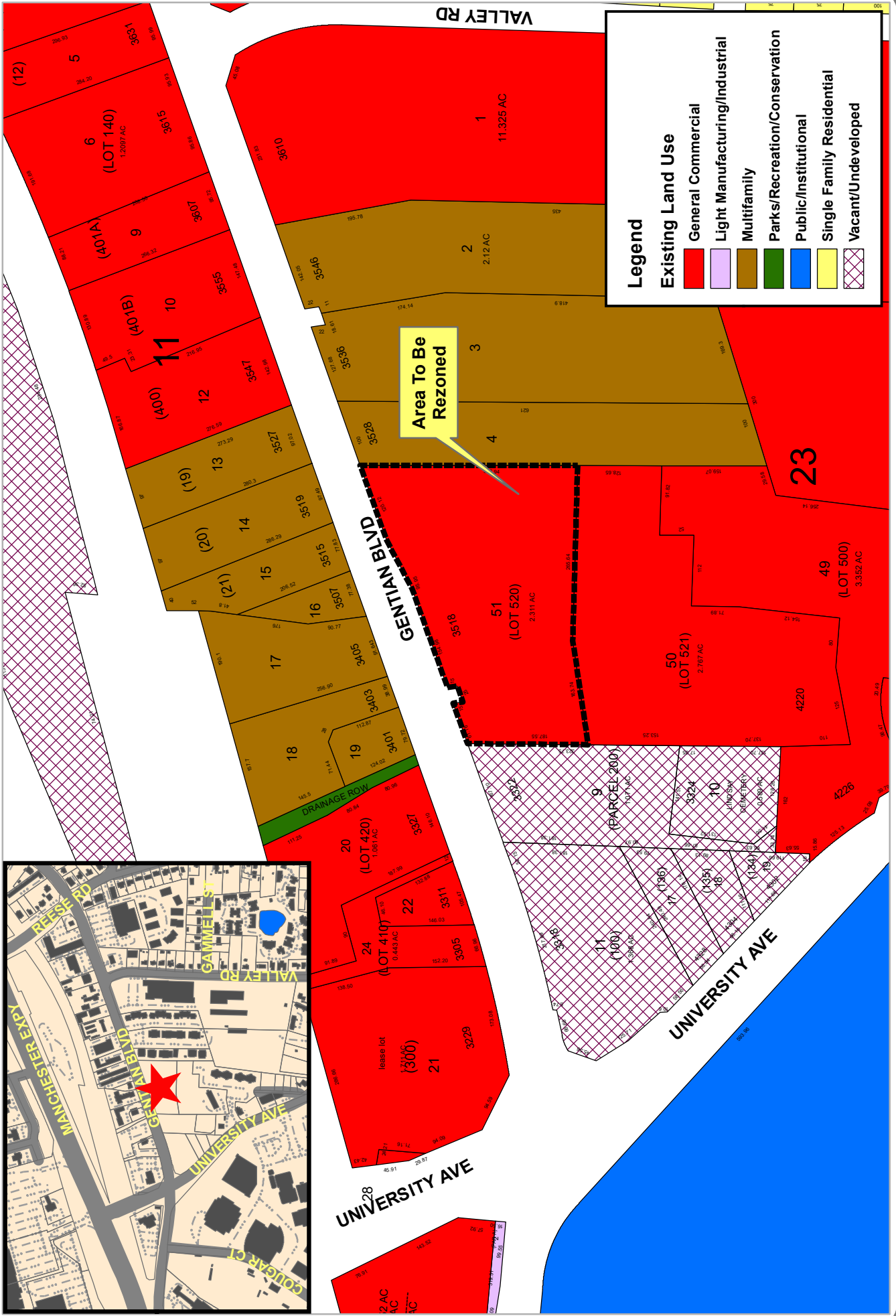
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Zoning Map for REZN 12-20-3180
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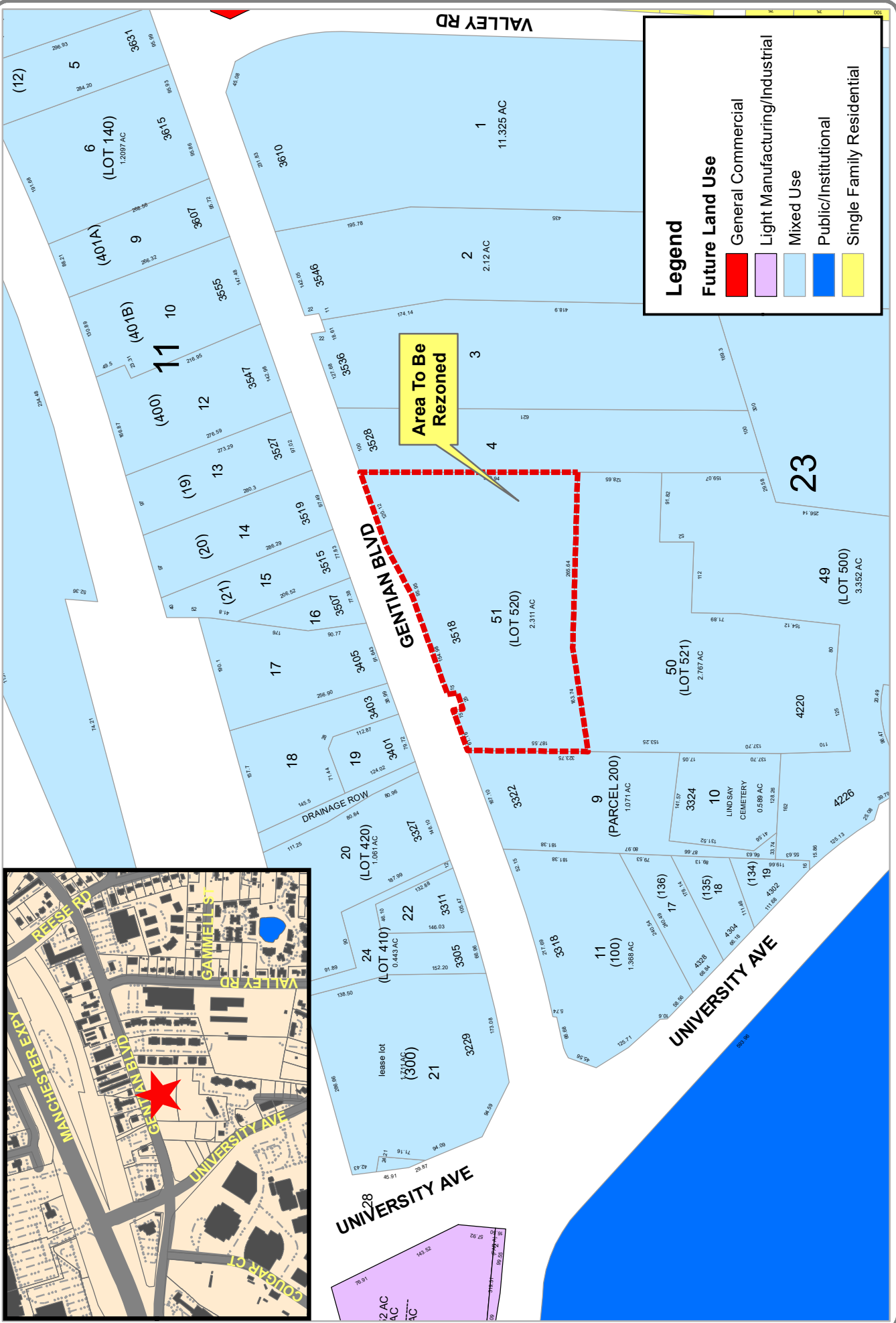
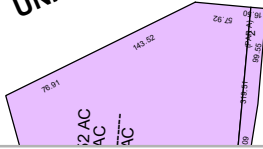
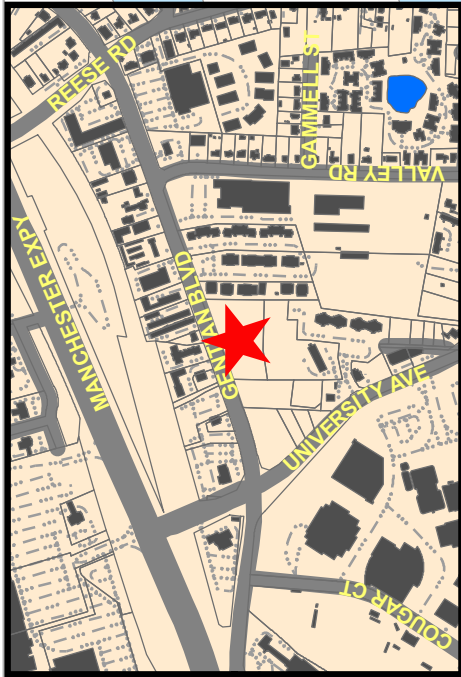


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Existing Land Use Map for REZN 12-20-3180
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Legend

Future Land Use

- General Commercial
- Light Manufacturing/Industrial
- Mixed Use
- Public/Institutional
- Single Family Residential



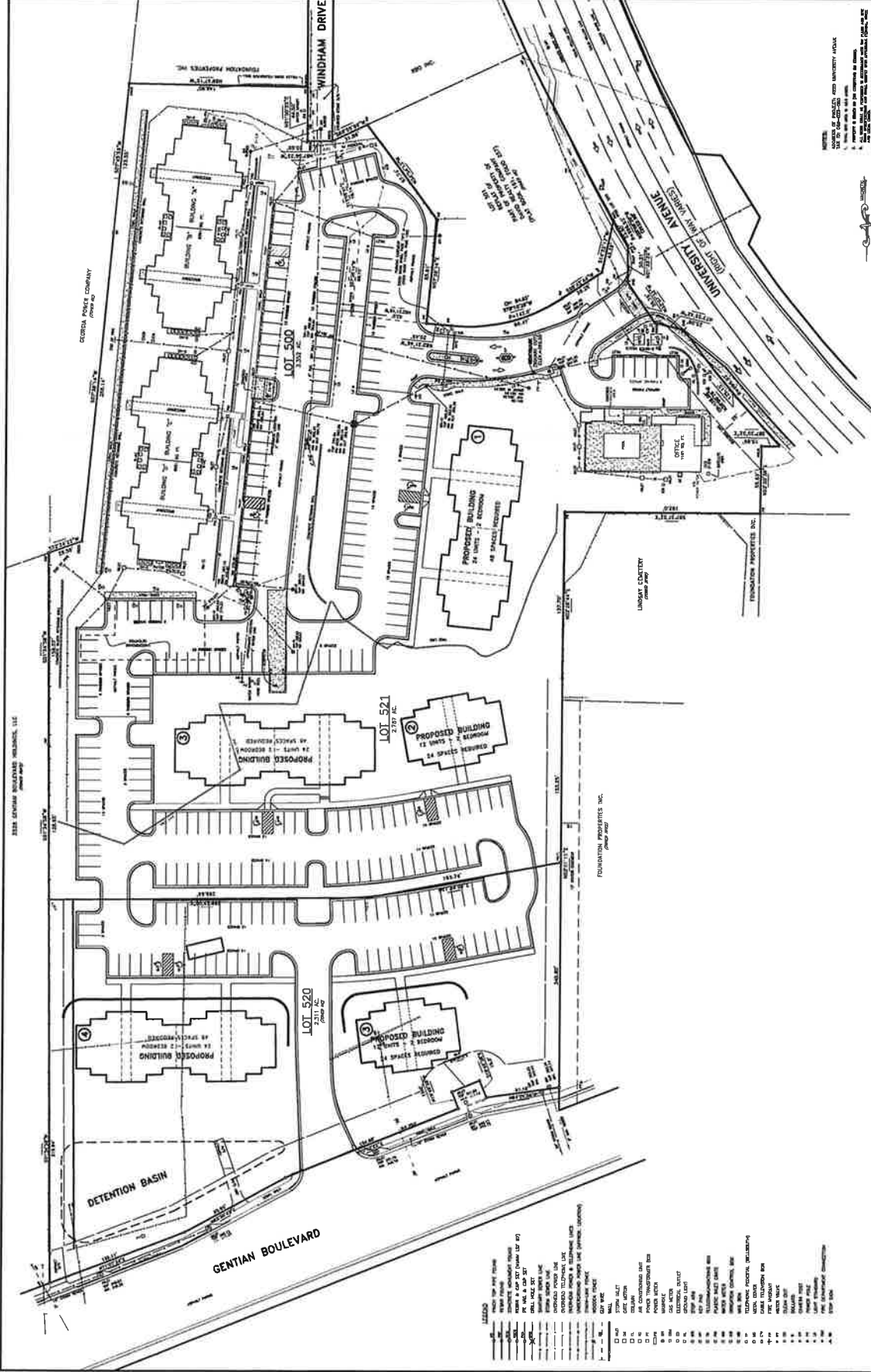
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Future Land Use Map for REZN 12-20-3180
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Date: 12/28/2020



CAUTION !!!
 CONTRACTOR TO LOCATE AND
 PROTECT EXISTING UTILITIES.
 CONSULTOR TO NOTIFY
 UTILITIES PRIOR TO ANY
 BEYOND BEGINNING CONSTRUCTION.



- LEGEND**
- 10' - 12' CONC. DRIVE
 - 12' - 14' CONC. DRIVE
 - 14' - 16' CONC. DRIVE
 - 16' - 18' CONC. DRIVE
 - 18' - 20' CONC. DRIVE
 - 20' - 22' CONC. DRIVE
 - 22' - 24' CONC. DRIVE
 - 24' - 26' CONC. DRIVE
 - 26' - 28' CONC. DRIVE
 - 28' - 30' CONC. DRIVE
 - 30' - 32' CONC. DRIVE
 - 32' - 34' CONC. DRIVE
 - 34' - 36' CONC. DRIVE
 - 36' - 38' CONC. DRIVE
 - 38' - 40' CONC. DRIVE
 - 40' - 42' CONC. DRIVE
 - 42' - 44' CONC. DRIVE
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 - 98' - 100' CONC. DRIVE