

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-10-25-1962

Applicant:	Harlan Price
Owner:	Havenbrook Square Apartments, LLC
Location:	100-800 Havenbrook Court
Parcel:	040-016-006/7/8/9/010/011/012/013
Acreage:	3.01 Acres
Current Zoning Classification:	Light Manufacturing/ Industrial
Proposed Zoning Classification:	Residential Office
Current Use of Property:	Multi Family Residential
Proposed Use of Property:	Multi Family Residential
Council District:	District 7
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:	Inconsistent Planning Area D
Current Land Use Designation:	Multi Family Residential

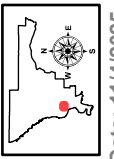
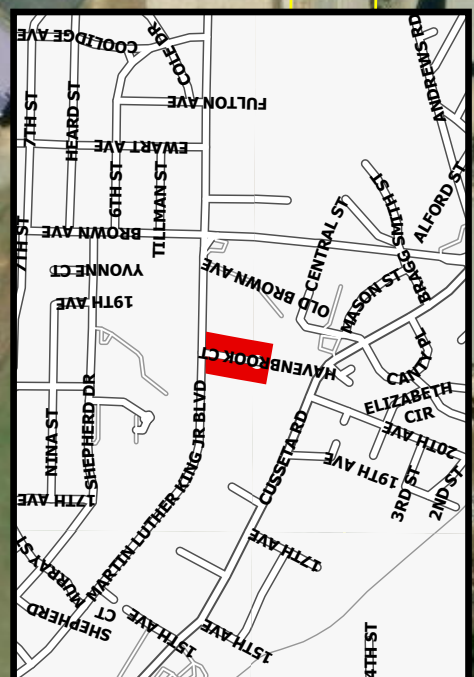
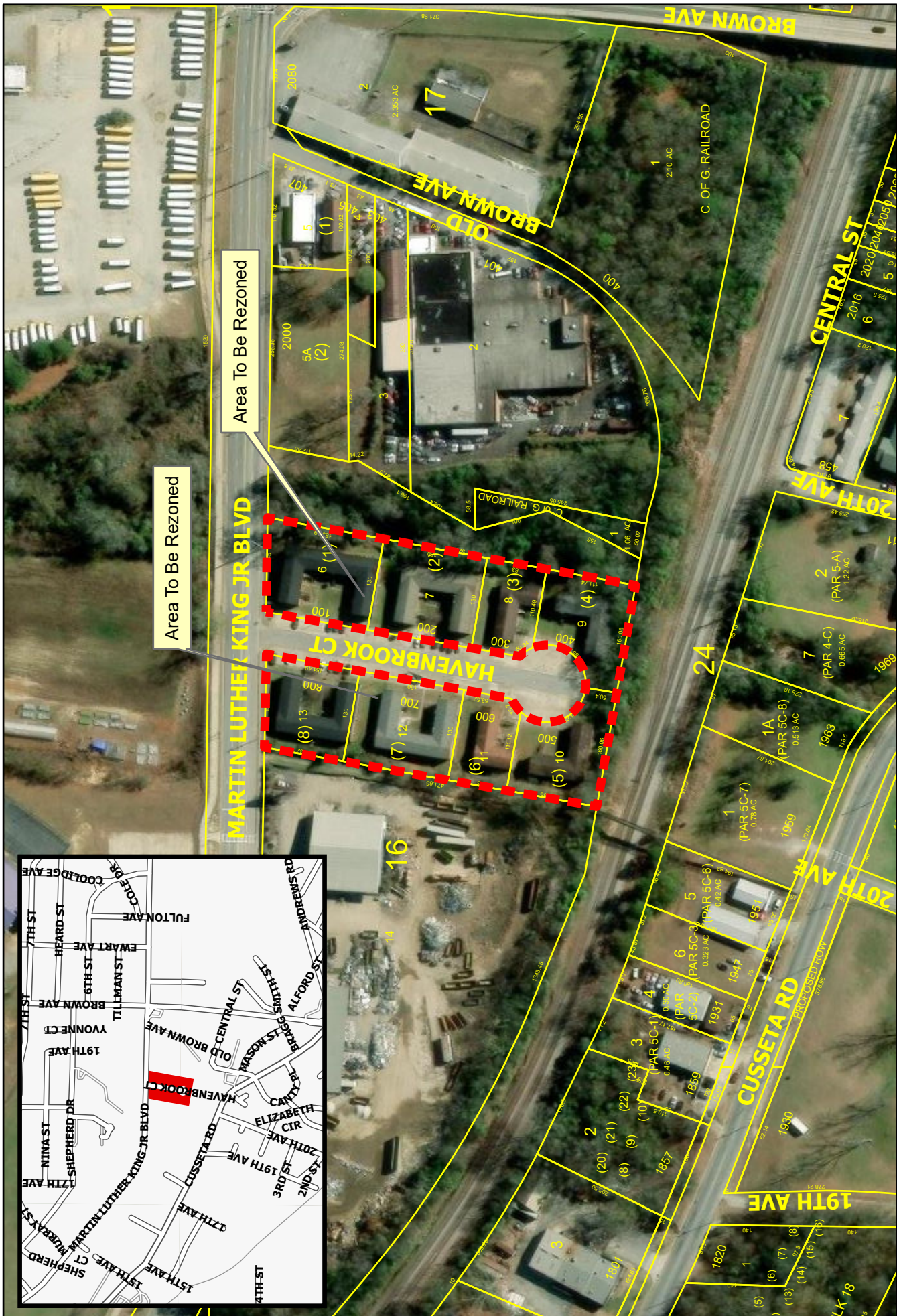
Future Land Use Designation:		Light Manufacturing/ Industrial
Compatible with Existing Land-Uses:		Yes
Environmental Impacts:		The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:		Property is served by all city services.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
Surrounding Zoning:	North	Residential Multifamily – 1 (RMF1)
	South	Light Manufacturing/ Industrial (LMI)
	East	Light Manufacturing/ Industrial (LMI)
	West	Light Manufacturing/ Industrial (LMI)
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 LMI zoning district. The 3 options under Category C are: 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:		Twenty-Nine (29) 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:

Existing Multifamily residential, 8 buildings each 2 stories.

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Flood Map



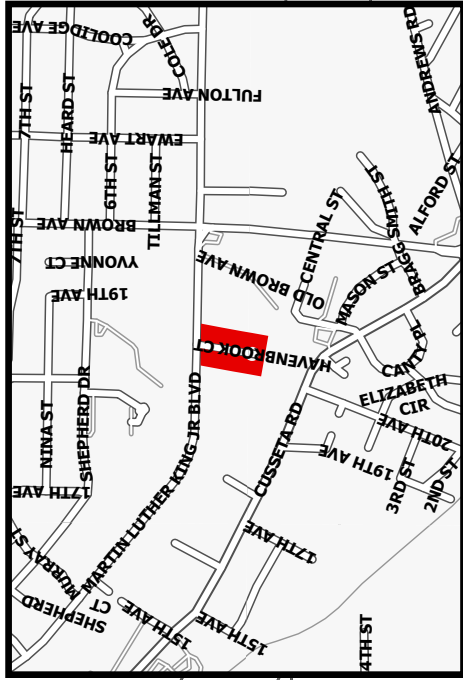
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Aerial Map For 1962
Map 040 016 Lots 001 Thru 016 to 013
Planning Department-Planning Division
Prepared By Planning GIS Tech

0 50 100 200 US Feet
Data Source: IT/GIS
Author:



Date: 11/4/2025



MARTIN LUTHER KING JR BLVD

Area To Be Rezoned

Area To Be Rezoned

HAVENBROOK CT

14 16

BROWN AVE

CENTRAL ST

20TH AVE

20TH AVE

CUSSETA RD

19TH AVE



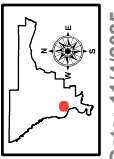
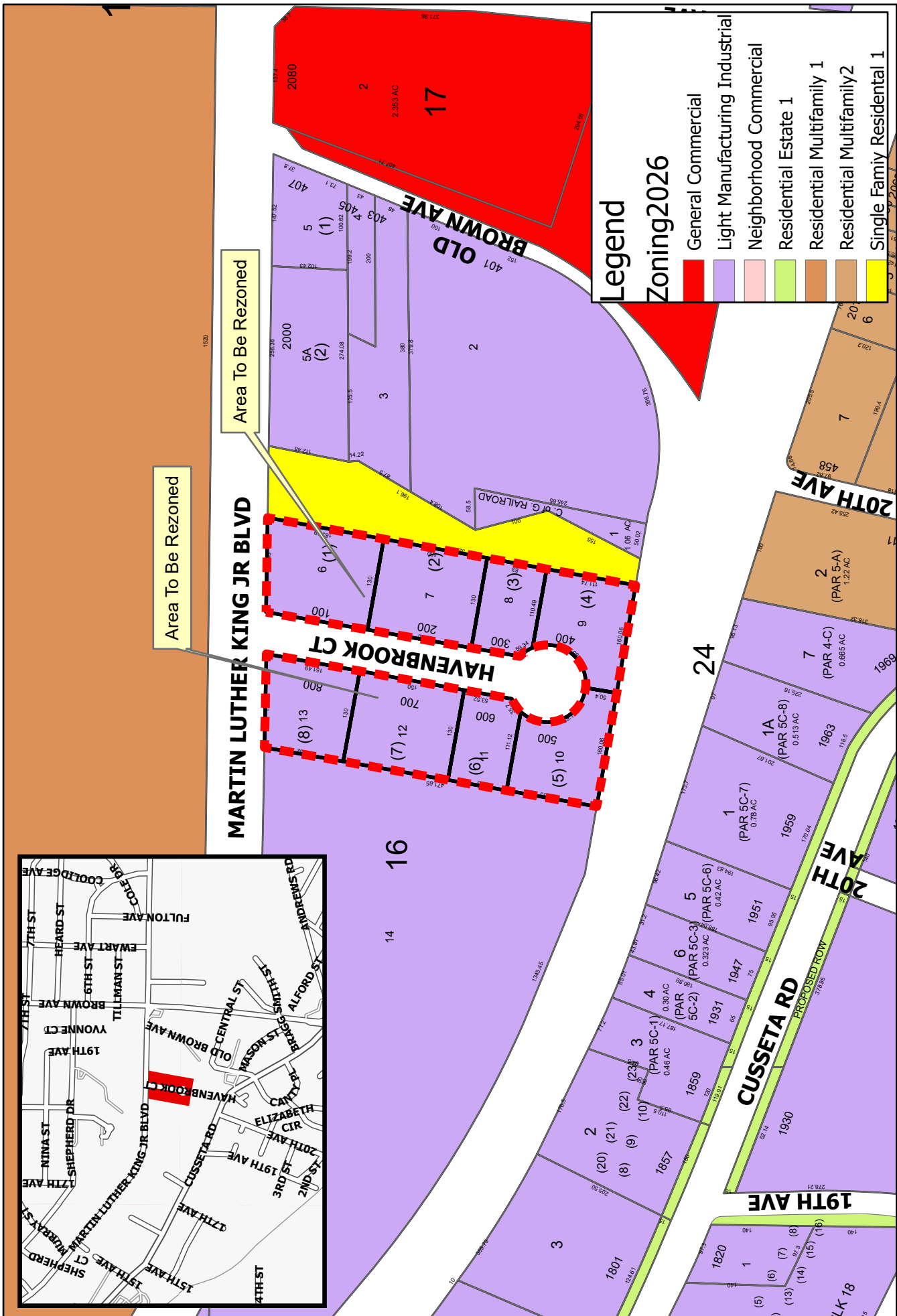
Date: 11/4/2025

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Location Map for REZN 10 25 1962
Map 040 016 Lots 001 Thru 016 to 013
Planning Department-Planning Division
Prepared By Planning GIS Tech

0 50 100 200 US Feet
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Author:





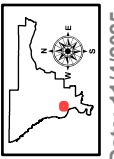
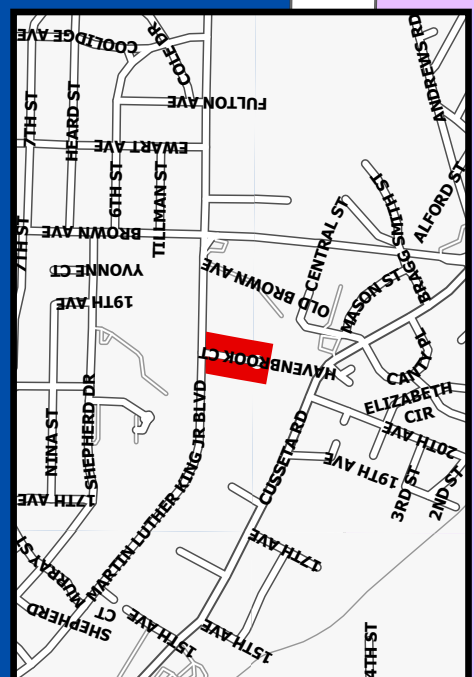
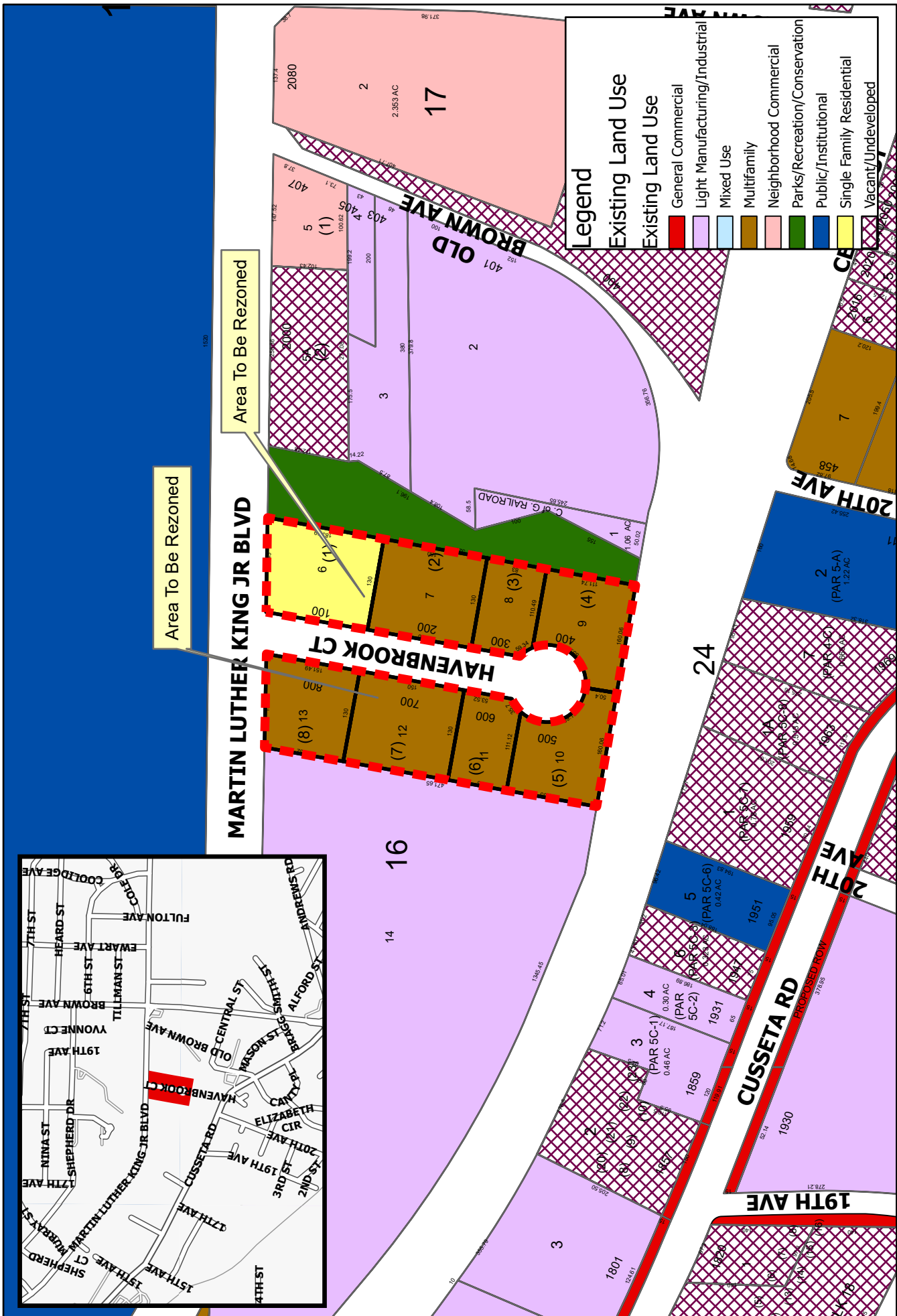
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Zoning Map for REZN 10 25 1962
Map 040 016 Lots 001 Thru 016 to 013
Planning Department-Planning Division
Prepared By Planning GIS Tech

0 50 100 200 US Feet
Data Source: IT/GIS
Author:



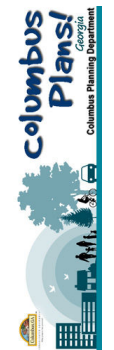
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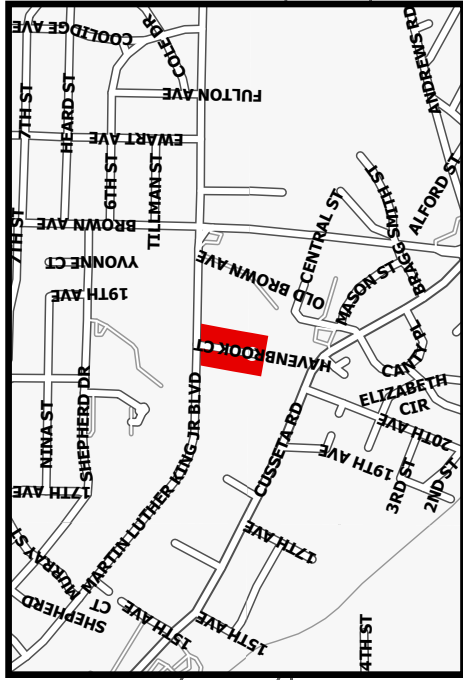
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Existing Land Use Map For REZN 10 25 1962
Map 040 016 Lots 001 Thru 016 to 013
Planning Department-Planning Division
Prepared By Planning GIS Tech

0 50 100 200 US Feet
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Author:



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Flood Hazard Map For REZN 10 25 1962
Map 040 016 Lots 001 Thru 016 to 013
Planning Department-Planning Division
Prepared By Planning GIS Tech

0 50 100 200 US Feet
Data Source: IT/GIS
Author:



