

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT REZN-02-23-0213

Applicant:	Jean Chery
Owner:	Same
Location:	4128 Forrest Road
Parcel:	086-024-002
Acreage:	1.34 Acres
Current Zoning Classification:	NC (Neighborhood Commercial)
Proposed Zoning Classification:	SFR2 (Single Family Residential 2)
Current Use of Property:	Commercial
Proposed Use of Property:	Residential
Council District:	District 1 (Barnes)
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:	Single Family Residential
Future Land Use Designation:	Single Family Residential
Compatible with Existing Land-Uses:	Yes
Environmental Impacts:	The property does 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:

No available traffic information for this location.

Traffic Engineering:

This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.

Surrounding Zoning:

North
South
East
West

SFR2 (Single Family Residential 2)
SFR2 (Single Family Residential 2)
SFR2 (Single Family Residential 2)
GC (General Commercial)

Reasonableness of Request:

The request is compatible with existing land uses.

School Impact:

N/A

Buffer Requirement:

The site shall include a Category A buffer along all property lines bordered by the GC zoning district. The 3 options under Category A are:

- 1) **5 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) **20 feet** undisturbed natural buffer.

Attitude of Property Owners:

Forty-five (45) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received **one (1)** calls and/or emails regarding the rezoning.

Approval
Opposition

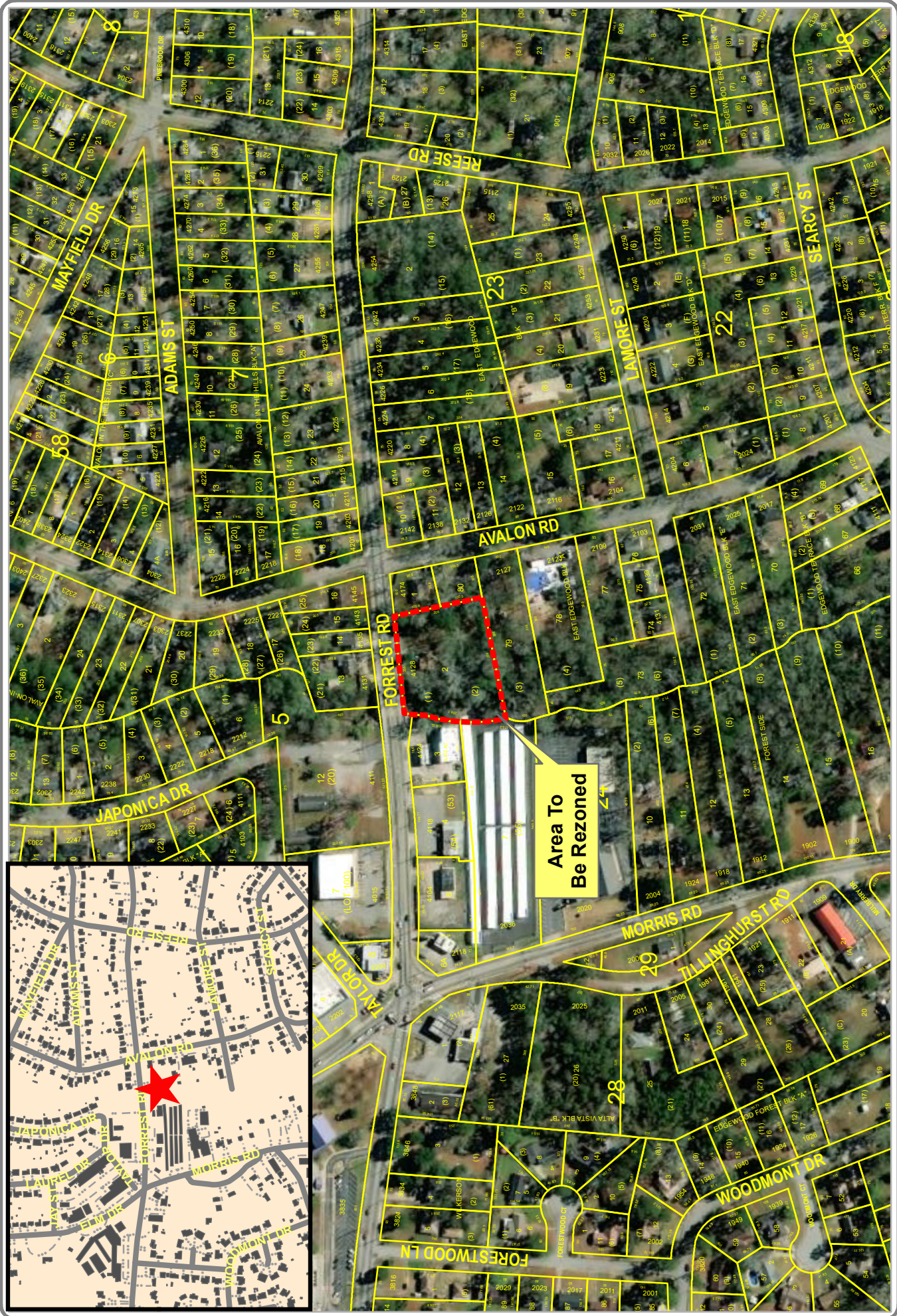
0 Responses
0 Responses

Additional Information:

N/A

Attachments:

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



**Area To
Be Rezoned**



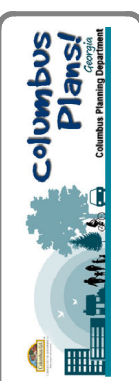
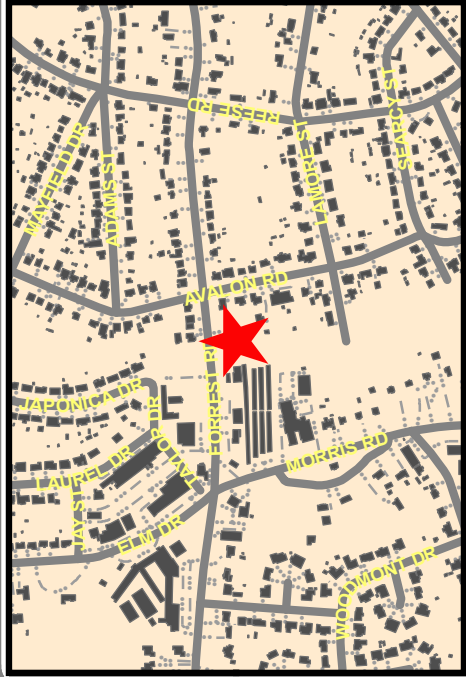
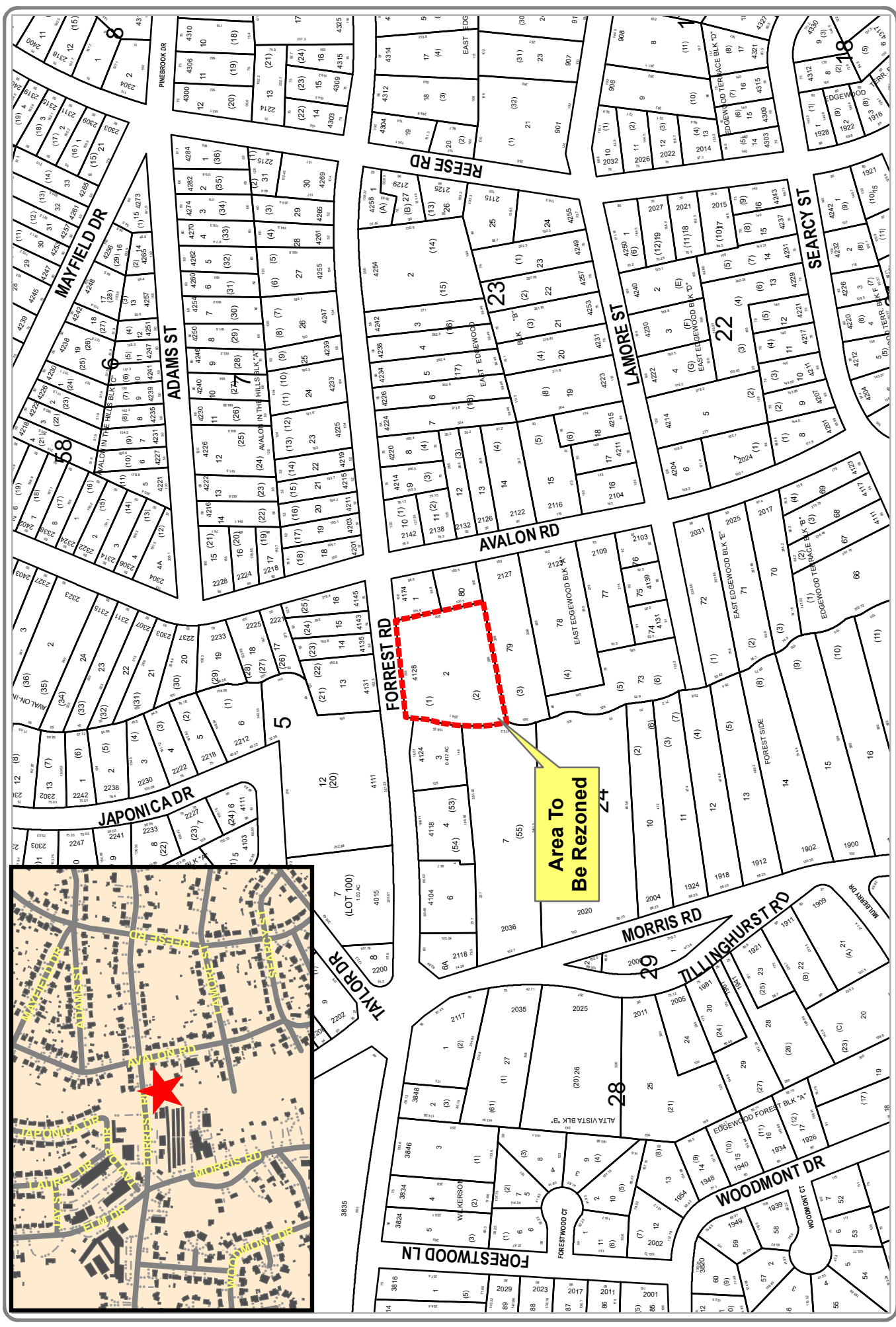
0 150 300 Feet
1 inch = 300 feet
Data Source: IT/GIS
Author: DavidCooper

Aerial Map for REZN 02-23-0213
Map 086 Block 024 Lot 002
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

This material is made available as a public service. 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: 2/10/2023

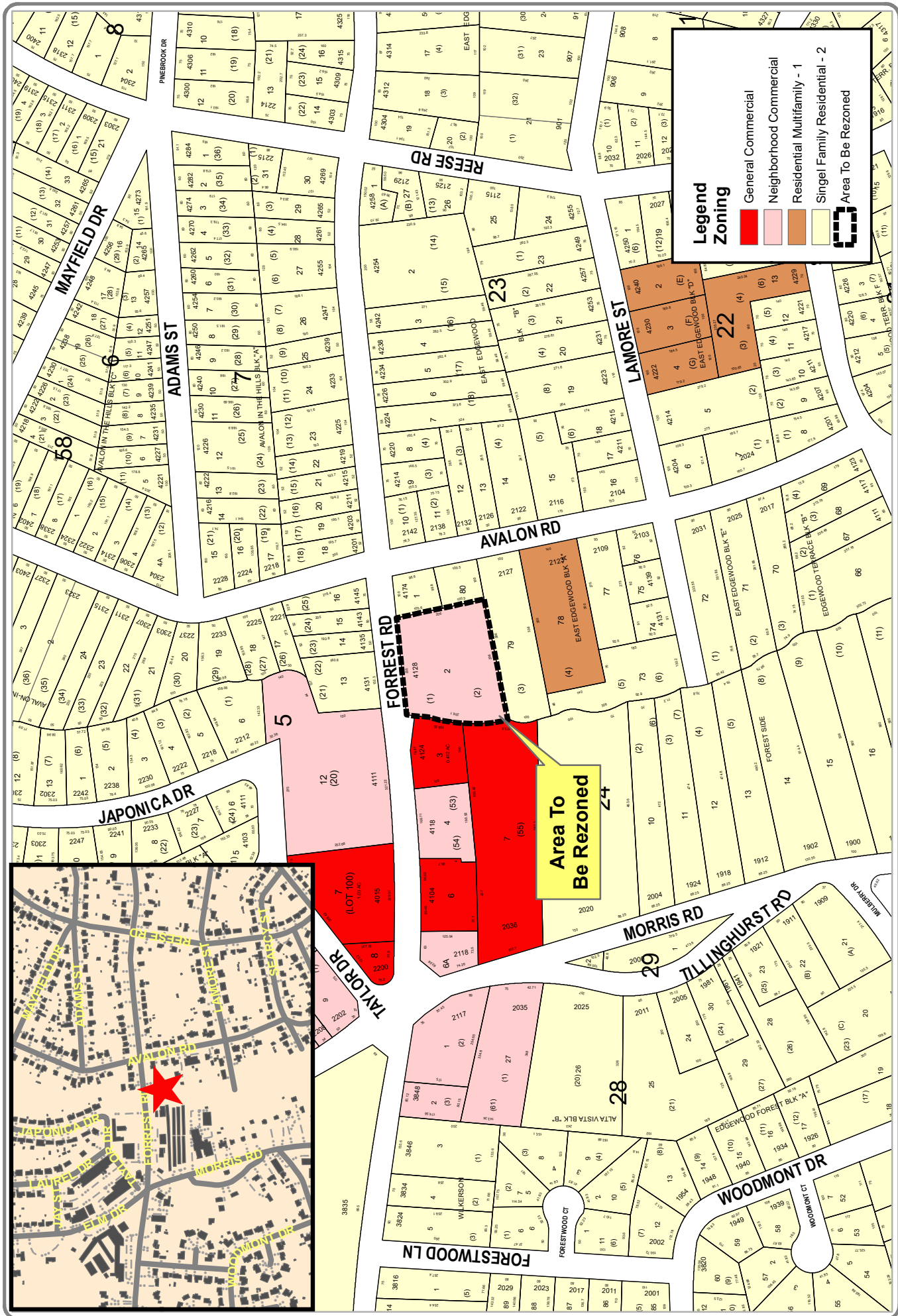


0 150 300 Feet
 1 inch = 300 feet
 Data Source: IT/GIS
 Author: David Cooper

Location Map for REZN 02-23-0213
 Map 086 Block 024 Lot 002
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

This material is made available as a public service. 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.





Legend

Zoning

- General Commercial
- Neighborhood Commercial
- Residential Multifamily - 1
- Single Family Residential - 2
- Area To Be Rezoned

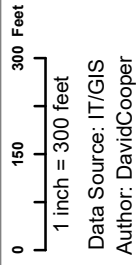
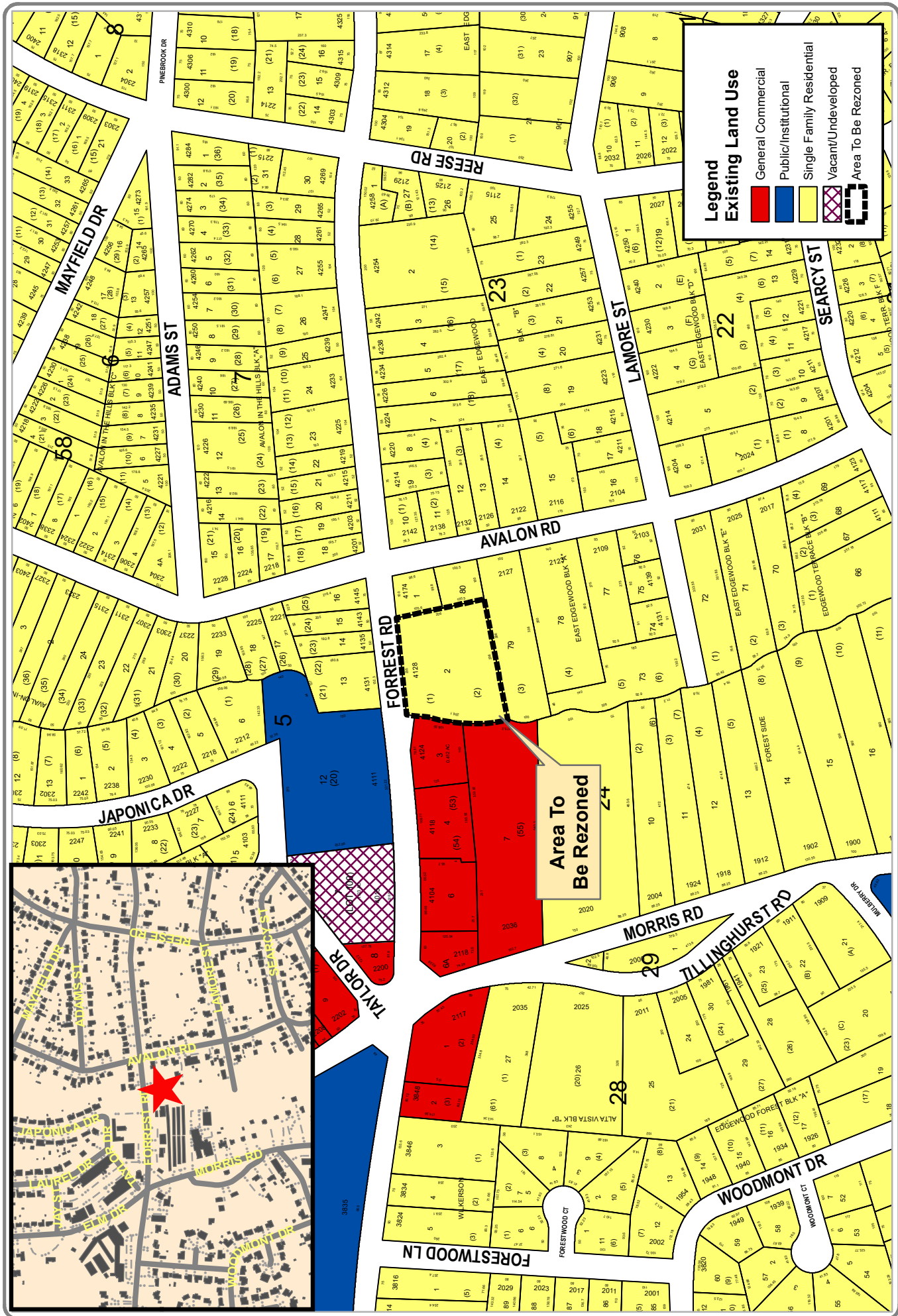


0 150 300 Feet
 1 inch = 300 feet
 Data Source: IT/GIS
 Author: David Cooper

Zoning Map for REZN 02-23-0213
 Map 086 Block 024 Lot 002
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

This material is made available as a public service. 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.





Existing Land Use Map for REZN 02-23-0213
Map 086 Block 024 Lot 002

Planning Department-Planning Division
Prepared By Planning GIS Tech

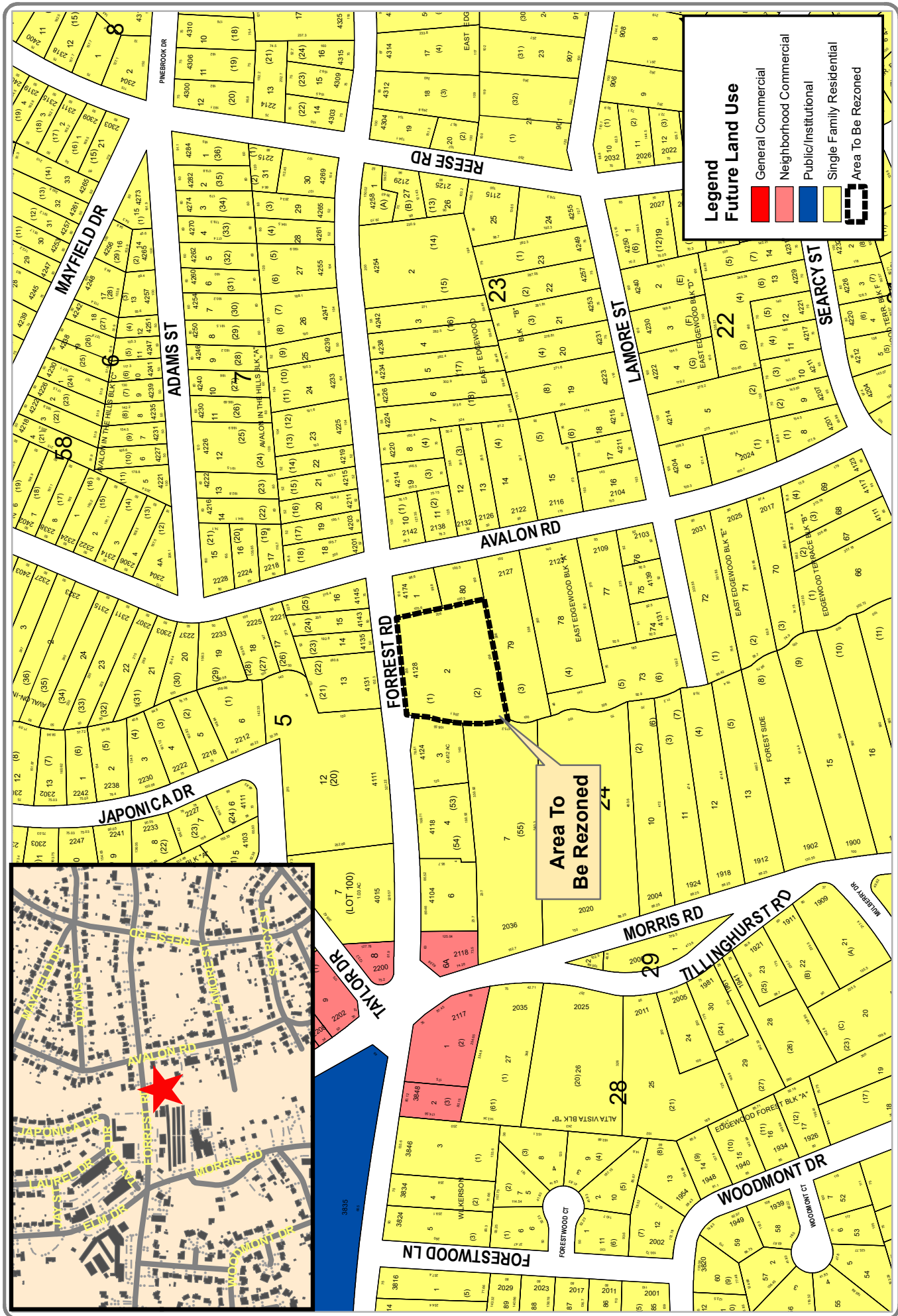
Data Source: IT/GIS
Author: DavidCooper

This material is made available as a public service. 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: 2/10/2023





Legend
Future Land Use

- General Commercial
- Neighborhood Commercial
- Public/Institutional
- Single Family Residential
- Area To Be Rezoned



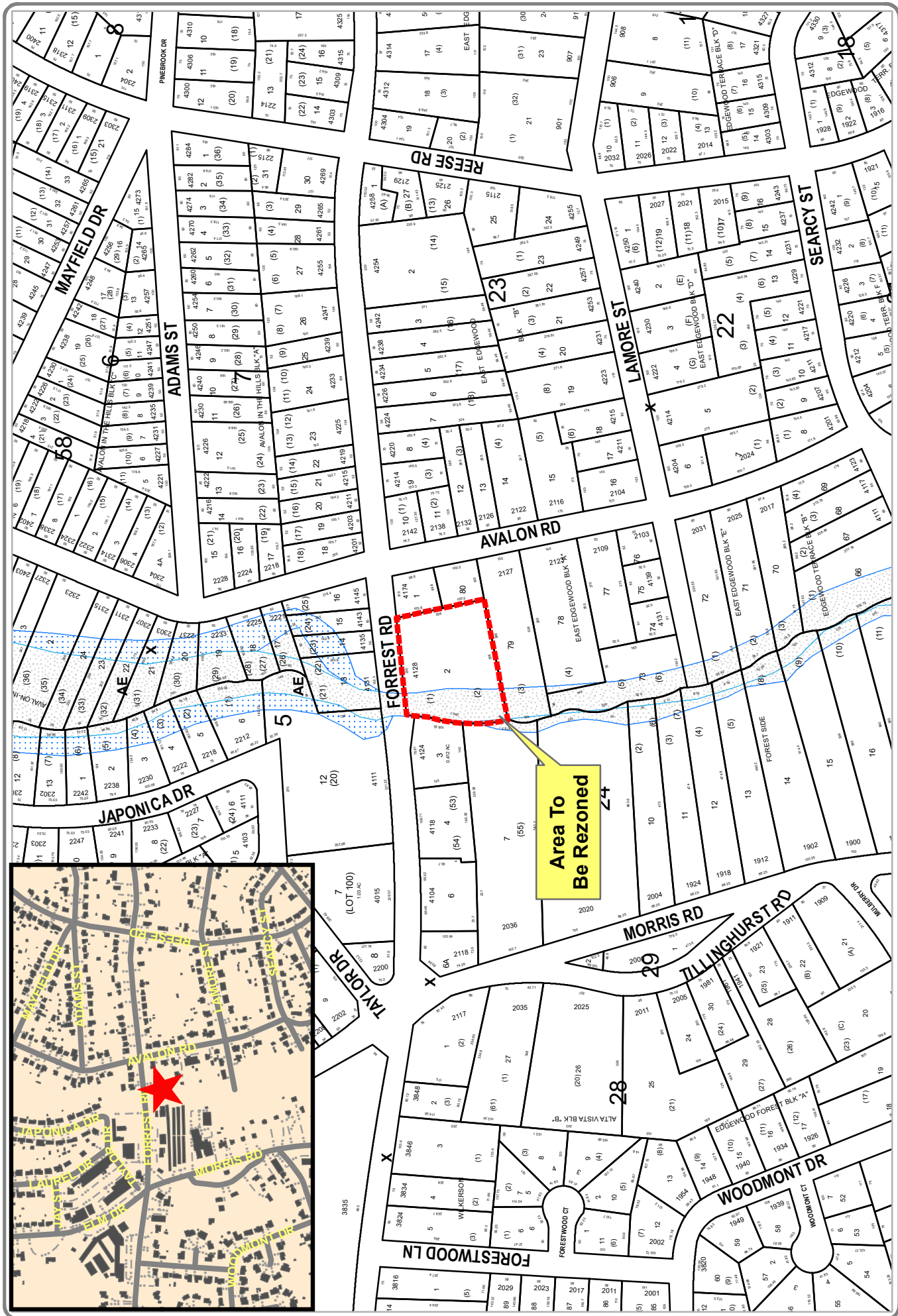
0 150 300 Feet
 1 inch = 300 feet
 Data Source: IT/GIS
 Author: David Cooper

Future Land Use Map for REZN 02-23-0213
Map 086 Block 024 Lot 002
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

This material is made available as a public service. 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: 2/10/2023



Area To Be Rezoned



0 150 300 Feet
 1 inch = 300 feet
 Data Source: IT/GIS
 Author: David Cooper

Flood Zone Map for REZN 02-23-0213
Map 086 Block 024 Lot 002
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

This material is made available as a public service. 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: 2/10/2023