

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

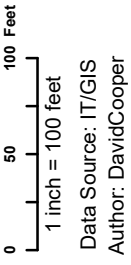
REZN-12-24-2485

| | |
|--|--|
| Applicant: | Truth Spring Real Estate |
| Owner: | Truth Spring Real Estate |
| Location: | 3114 6 th Avenue |
| Parcel: | 014-032-005 |
| Acreage: | 0.11 Acres |
| Current Zoning Classification: | Residential Multifamily – 2 |
| Proposed Zoning Classification: | Residential Multifamily – 1 |
| Proposed Conditions: | 1. Minimum lot size of 4,500 square feet 2. Minimum lot width of 40 feet |
| Current Use of Property: | Vacant |
| Proposed Use of Property: | Single Family Residential |
| Council District: | District 8 (Garrett) |
| 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 Moore’s Recommendation: | N/A |
| DRI Recommendation: | N/A |
| General Land Use: | Consistent Planning Area F |

| | | |
|--|-------------------|--|
| Current Land Use Designation: | | Multifamily Residential |
| Future Land Use Designation: | | Single Family Residential |
| 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 – 2 (RMF2) |
| | South | Residential Multifamily – 2 (RMF2) |
| | East | Residential Multifamily – 2 (RMF2) |
| | West | Residential Multifamily – 1 (RMF1) |
| Reasonableness of Request: | | The request is compatible with existing land uses. |
| School Impact: | | N/A |
| Buffer Requirement: | | N/A |
| Attitude of Property Owners: | | Forty (40) 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: | | Purpose is to build a single-family home. |
| Attachments: | | Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Flood Map |



Area To Be Rezoned



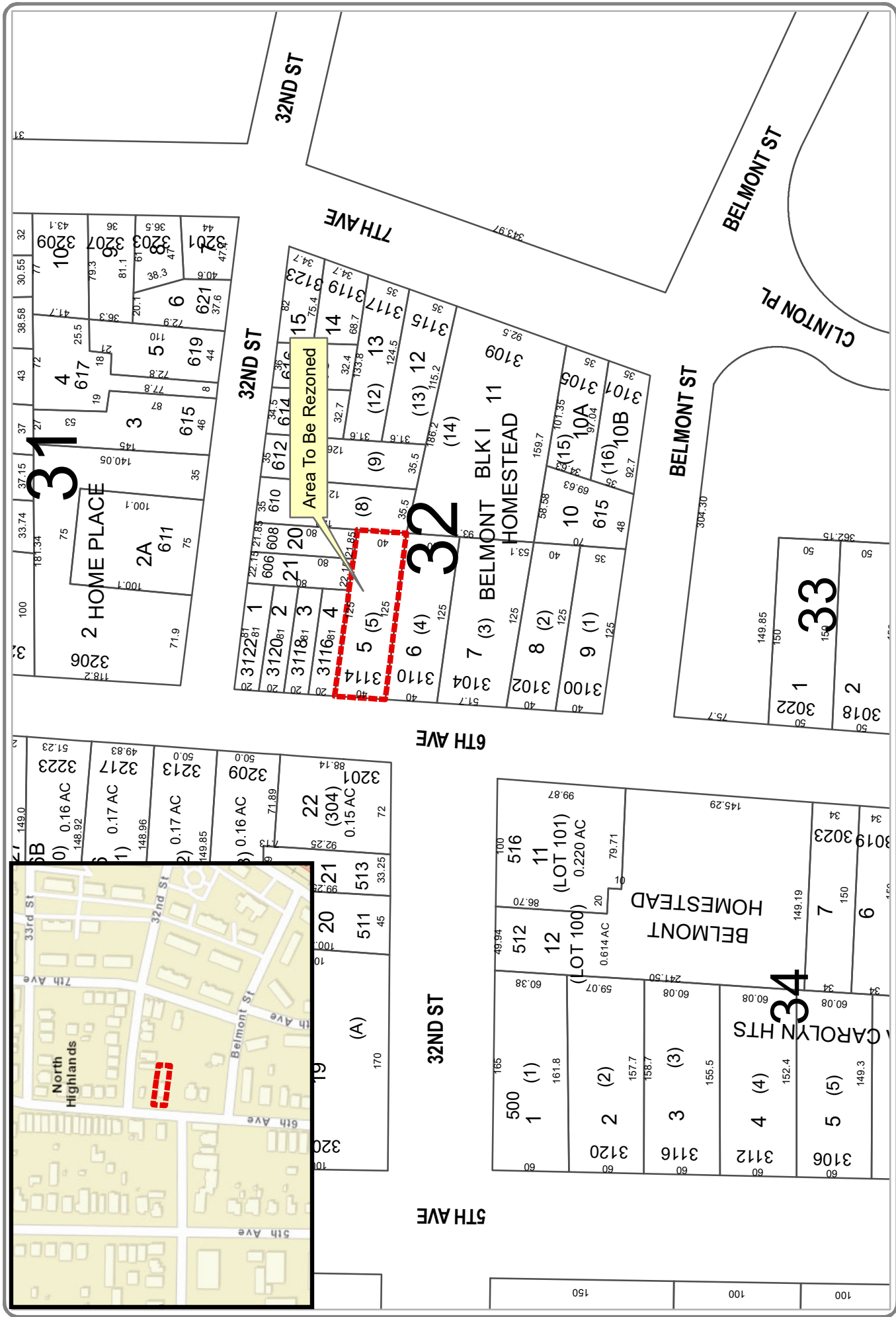
Aerial Map for REZN 12-24-2485
 Map 014 Block 032 Lot 005
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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.

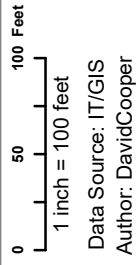


Date: 12/16/2024

Data Source: IT/GIS
 Author: DavidCooper



Area To Be Rezoned

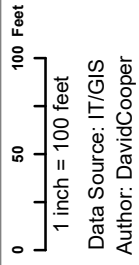
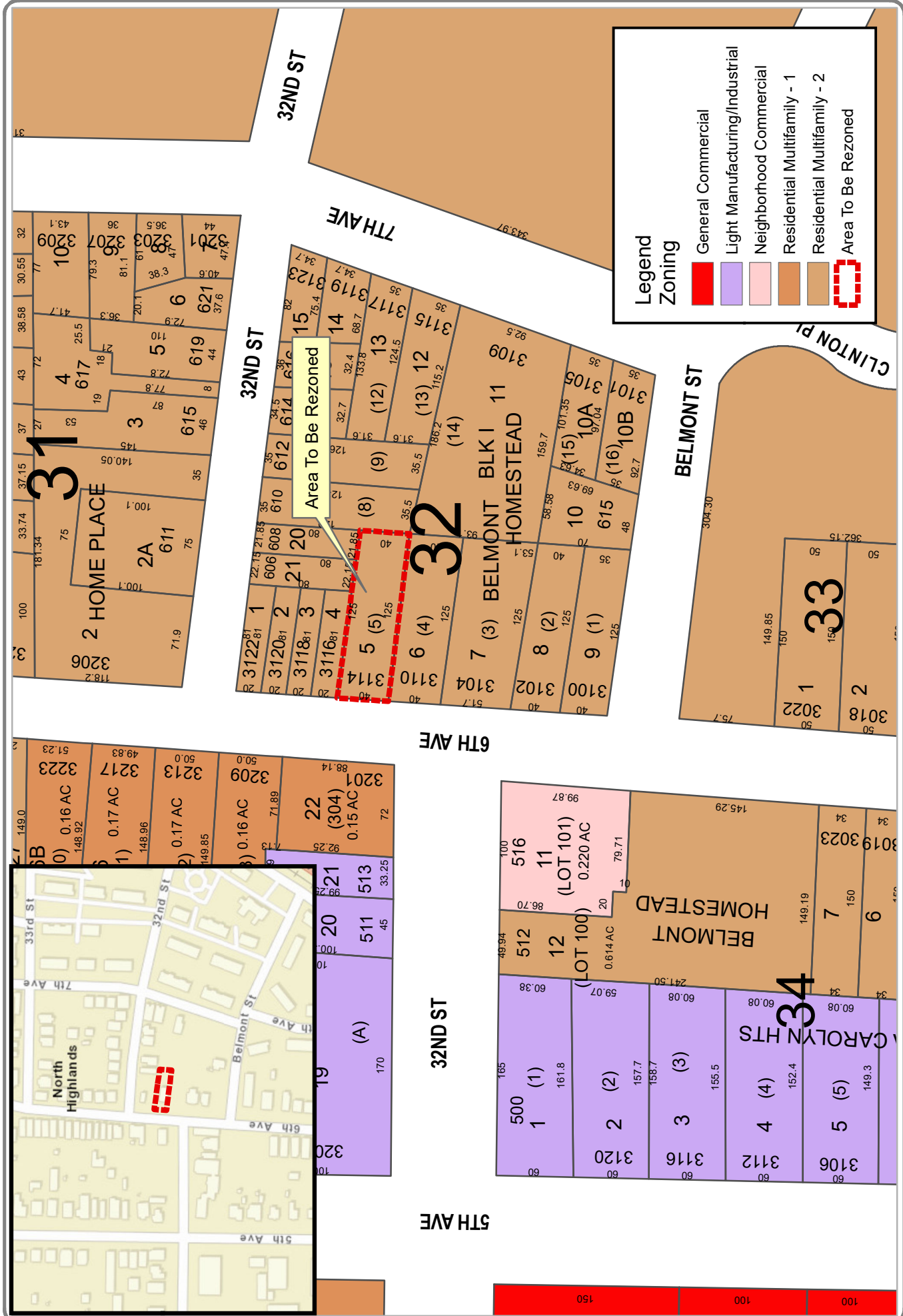


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Location Map for REZN 12-24-2485
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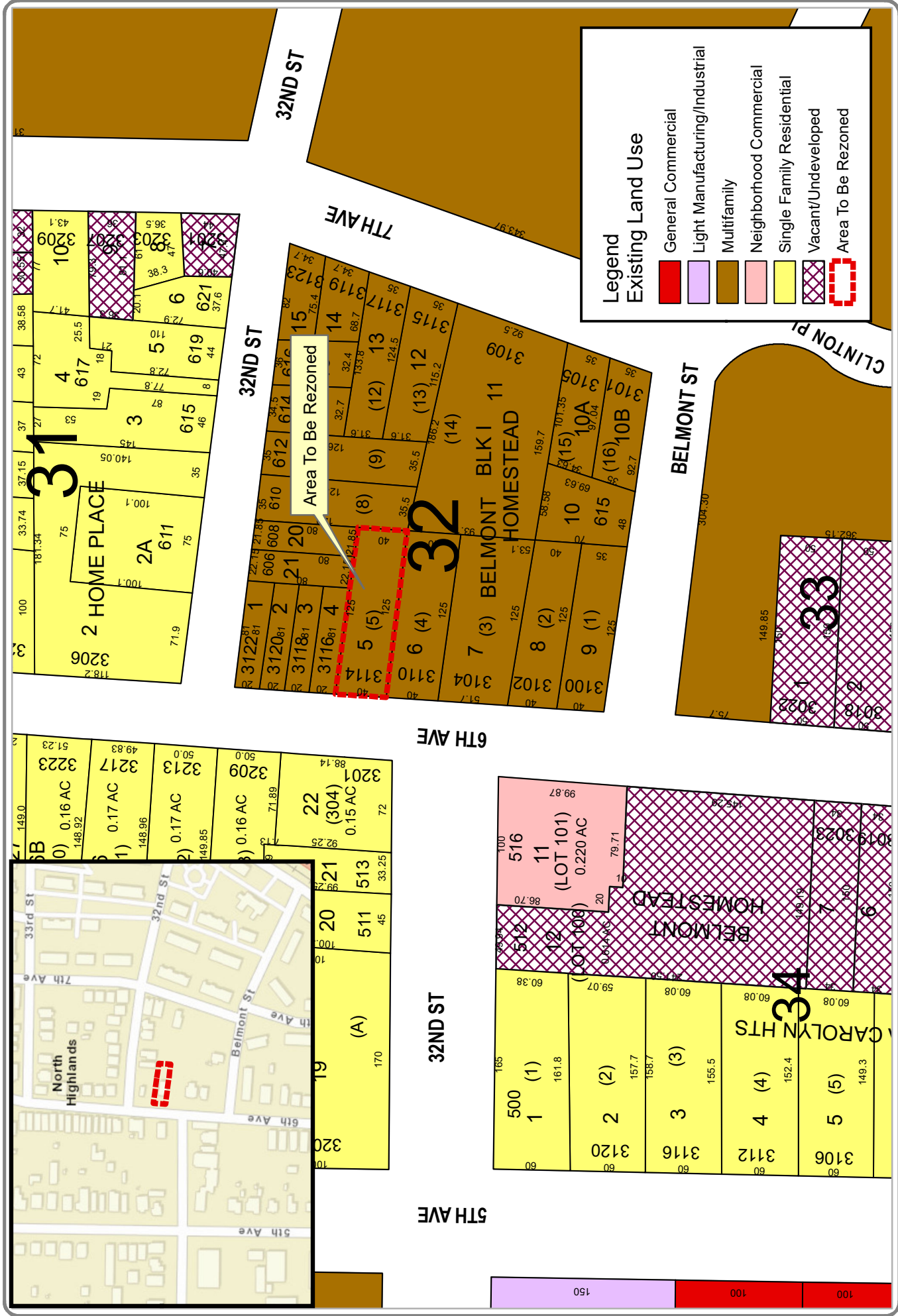


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Zoning Map for REZN 12-24-2485
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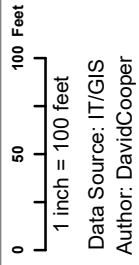
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Legend
Existing Land Use

- General Commercial
- Light Manufacturing/Industrial
- Multifamily
- Neighborhood Commercial
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned



Existing Land Use Map for REZN 12-24-2485
Map 014 Block 032 Lot 005

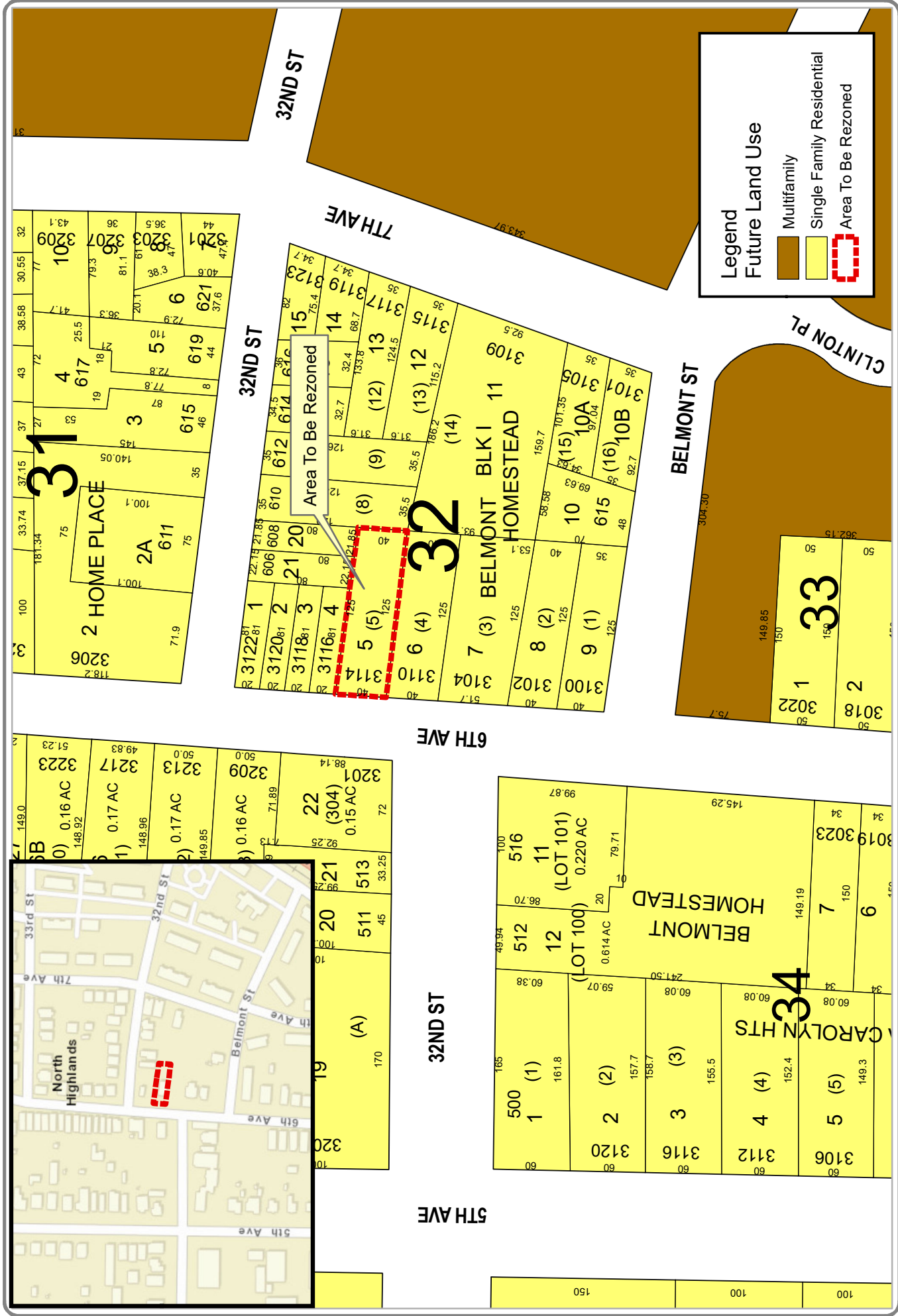
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Legend
Future Land Use

- Multifamily
- Single Family Residential
- Area To Be Rezoned



100 Feet
 50
 0
 1 inch = 100 feet
 Data Source: IT/GIS
 Author: DavidCooper

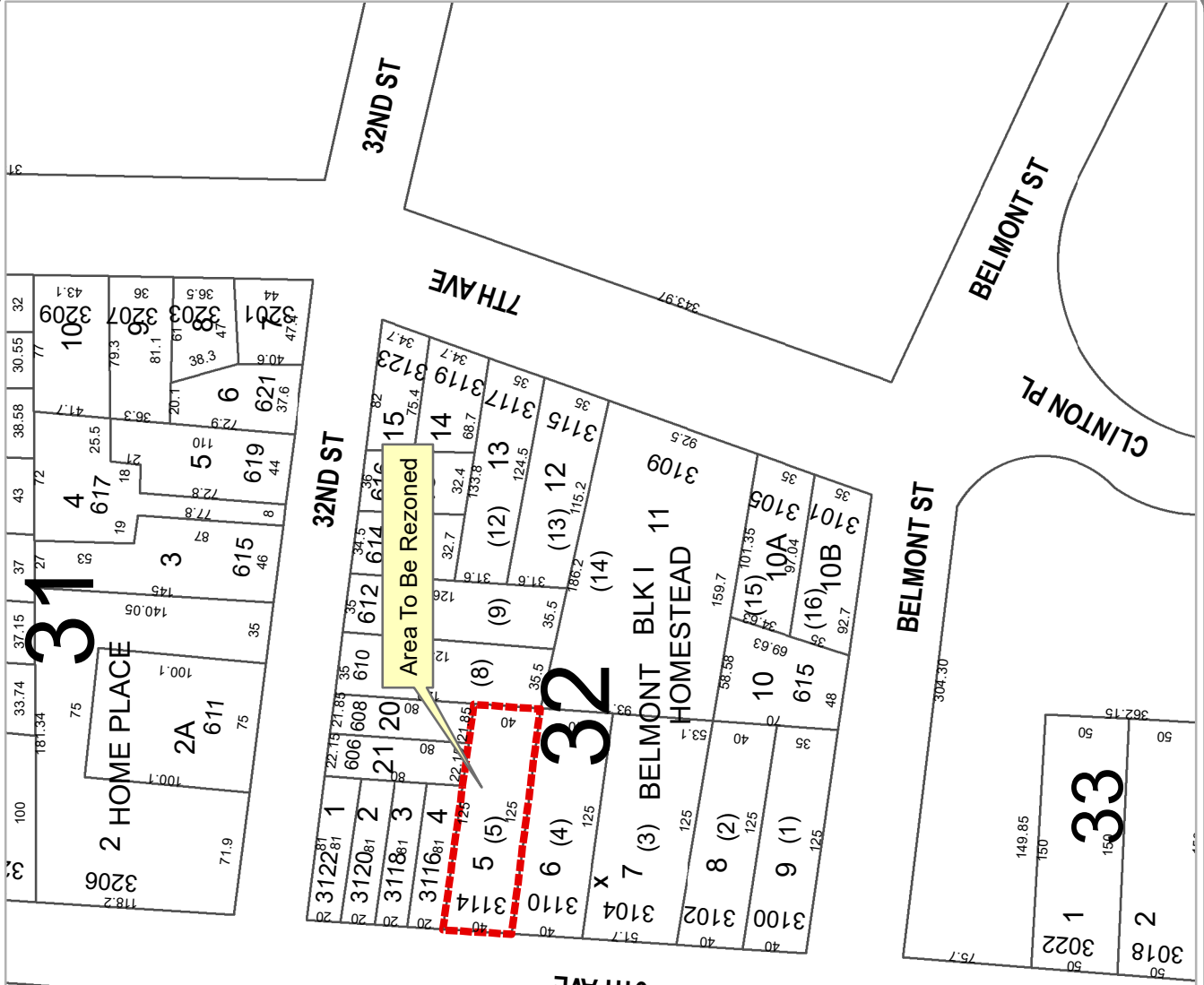
Future Land Use Map for REZN 12-24-2485
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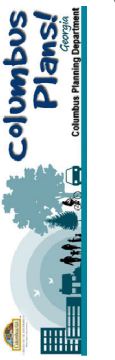
Date: 12/16/2024



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Flood Hazard Map for REZN 12-24-2485
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1 inch = 100 feet
Data Source: IT/GIS
Author: DavidCooper



Date: 12/18/2024