

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-09-23-0171

Applicant:	Amarjit Singh
Owner:	Amarjit Singh
Location:	301 42 nd Street
Parcel:	013-001-043
Acreage:	0.40 Acres
Current Zoning Classification:	Light Manufacturing/Industrial (LMI)
Proposed Zoning Classification:	Single Family Residential – 1 (SFR1)
Current Use of Property:	Single Family Residential
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 Benning's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Consistent Planning Area F
Current Land Use Designation:	Single Family Residential
Future Land Use Designation:	Single Family Residential

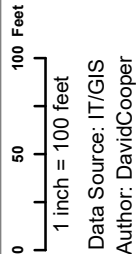
Compatible with Existing Land-Uses:		Yes
Environmental Impacts:		The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:		Property is served by all city services.
Traffic Impact:		Average Annual Daily Trips (AADT) will decrease by 2 trips if used for residential use. The Level of Service (LOS) will remain at level C.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
Surrounding Zoning:	North	Light Manufacturing/Industrial (LMI)
	South	Residential Multifamily – 1 (RMF1)
	East	Light Manufacturing/Industrial (LMI)
	West	Residential Multifamily – 1 (RMF1)
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 LMI zoning district. The 3 options under Category A are: <ul style="list-style-type: none"> 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:		Fifty-three (53) 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:

Property is currently legal, non-conforming for residential use.

Attachments:

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



Aerial Map for REZN 09-23-0019
 Map 013 Block 001 Lot 043
 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: 9/28/2023

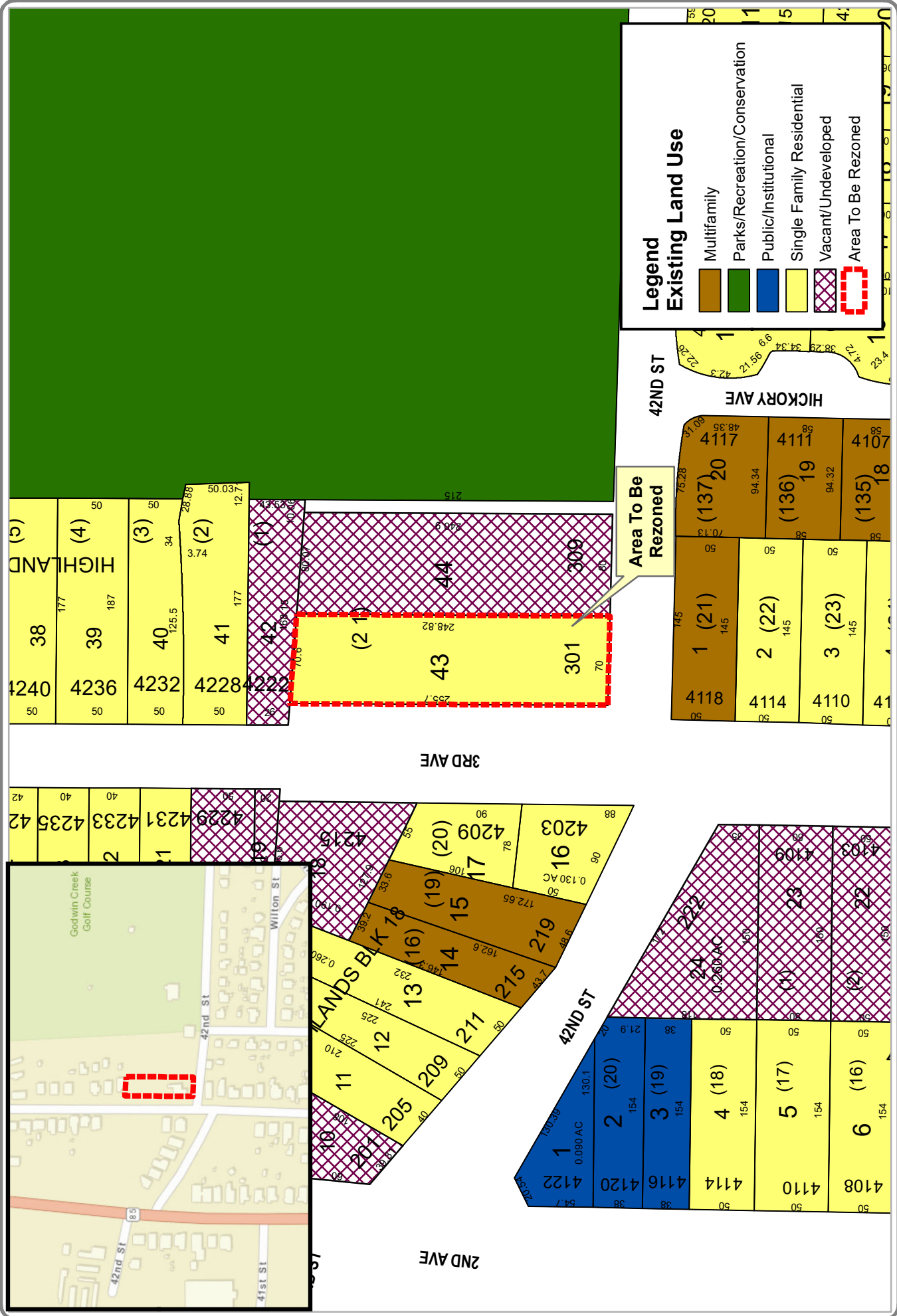




Location Map for REZN 09-23-0019
 Map 013 Block 001 Lot 043
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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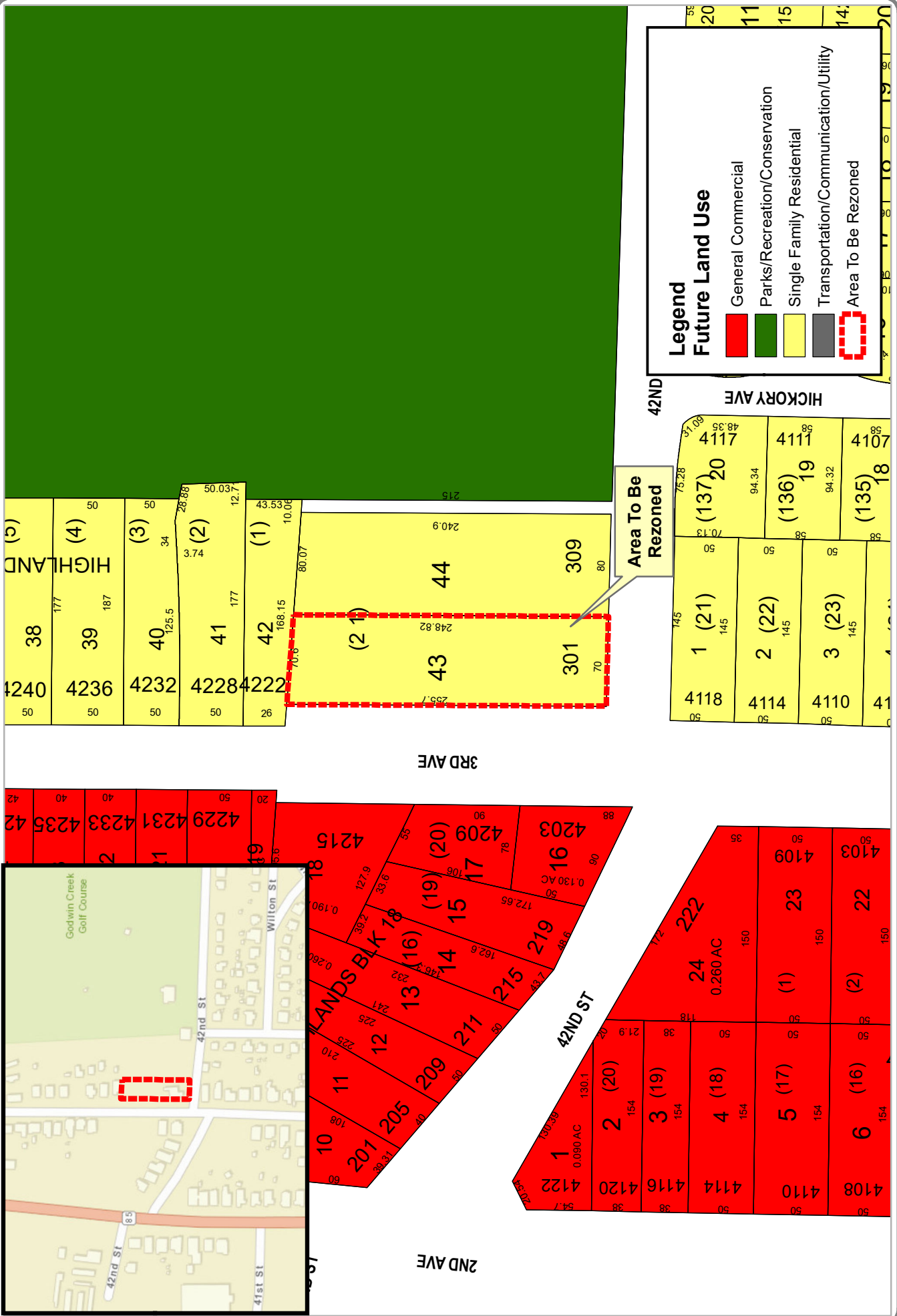
0 50 100 Feet
1 inch = 100 feet
Data Source: IT/GIS
Author: DavidCooper

Existing Land Use Map for REZN 09-23-0019
Map 013 Block 001 Lot 043
Planning Department-Planning Division
Prepared By Planning GIS Tech

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Date: 9/29/2023







Flood Hazard Map for REZN 09-23-0019
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