

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-07-20-2248

Applicant:	Madalin Brayboy
Owner:	William Doggins
Location:	849 Brighton Road
Parcel:	066-036-043
Acreage:	0.24 Acres
Current Zoning Classification:	GC (General Commercial)
Proposed Zoning Classification:	SFR3 (Single Family Residential 3)
Current Use of Property:	Residence / Day Care
Proposed Use of Property:	Personal Care Home Type 1 (1 to 6)
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:	Neighborhood Commercial
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 44 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	GC (General Commercial)
	South	GC (General Commercial)
	East	SFR3 (Single Family Residential 3)
	West	GC (General Commercial)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		Thirty-five (35) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received two (2) calls and/or emails regarding the rezoning.
	Approval	0 Responses
	Opposition	2 Responses
Additional Information:		This property has been a day care twice in the past. First day care was closed due to child abuse. Second day care was closed due to fraud. Opposition is concerned about surrounding property values if this property is rezoned to residential. Most do not want to lose General Commercial zoning although the primarily use of these parcels is residential in nature.

Attachments:

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



**Area To Be
Rezoned**



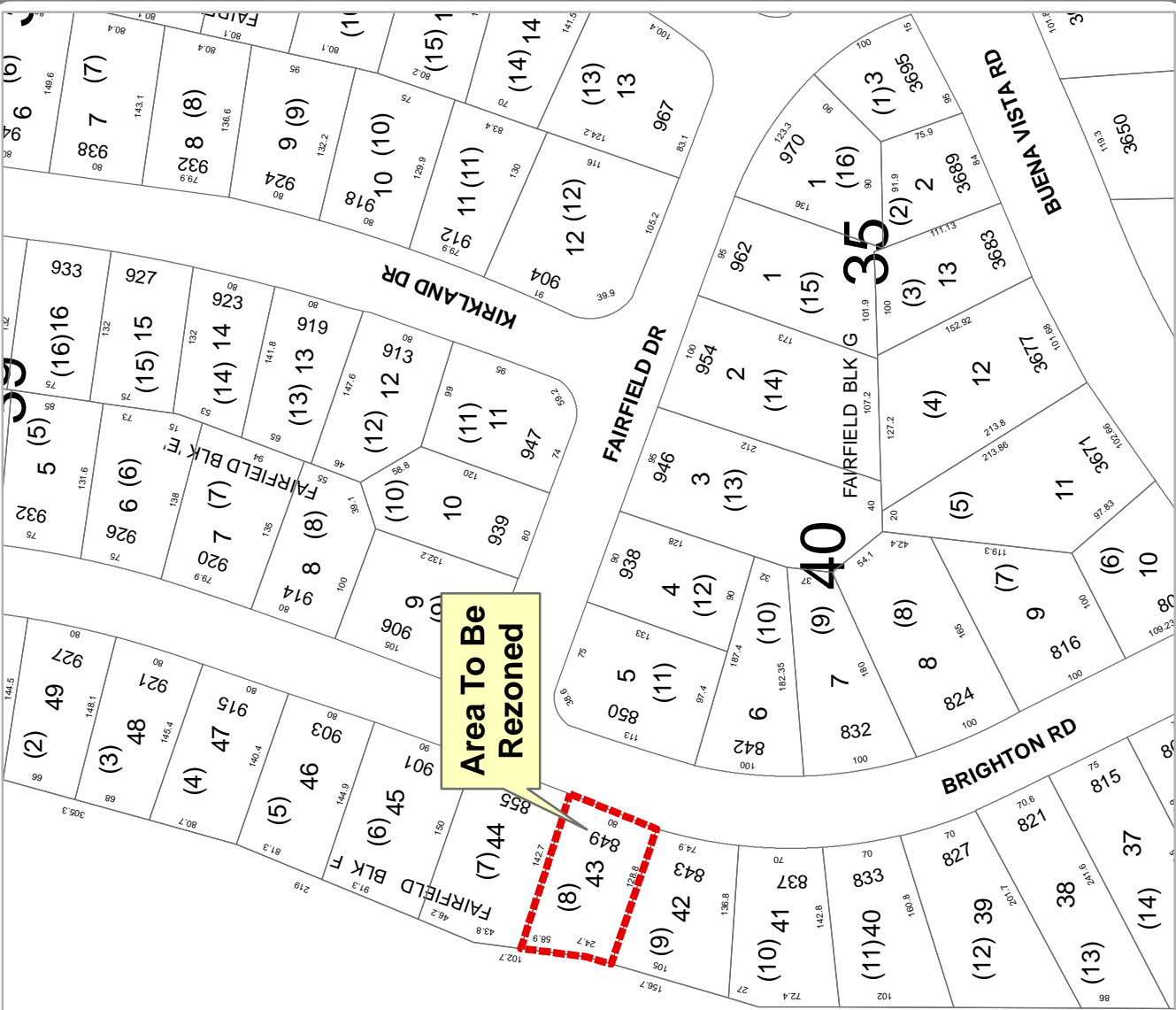
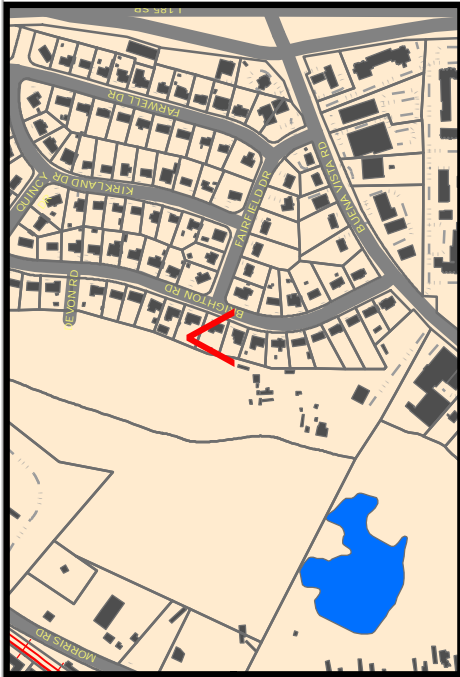
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 Maps and data are to be used for reference purposes only.
 The data contained is subject to constant change.
 Map information is believed to be correct but is not guaranteed.

Date: 7/31/2020

Aerial Map for REZN 07 - 20 - 2248
Map 066 Block 036 Lot 043
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

0 75 150 Feet
 1 inch = 150 feet
 Data Source: IT/GIS
 Author: DavidCooper





**Area To Be
Rezoned**



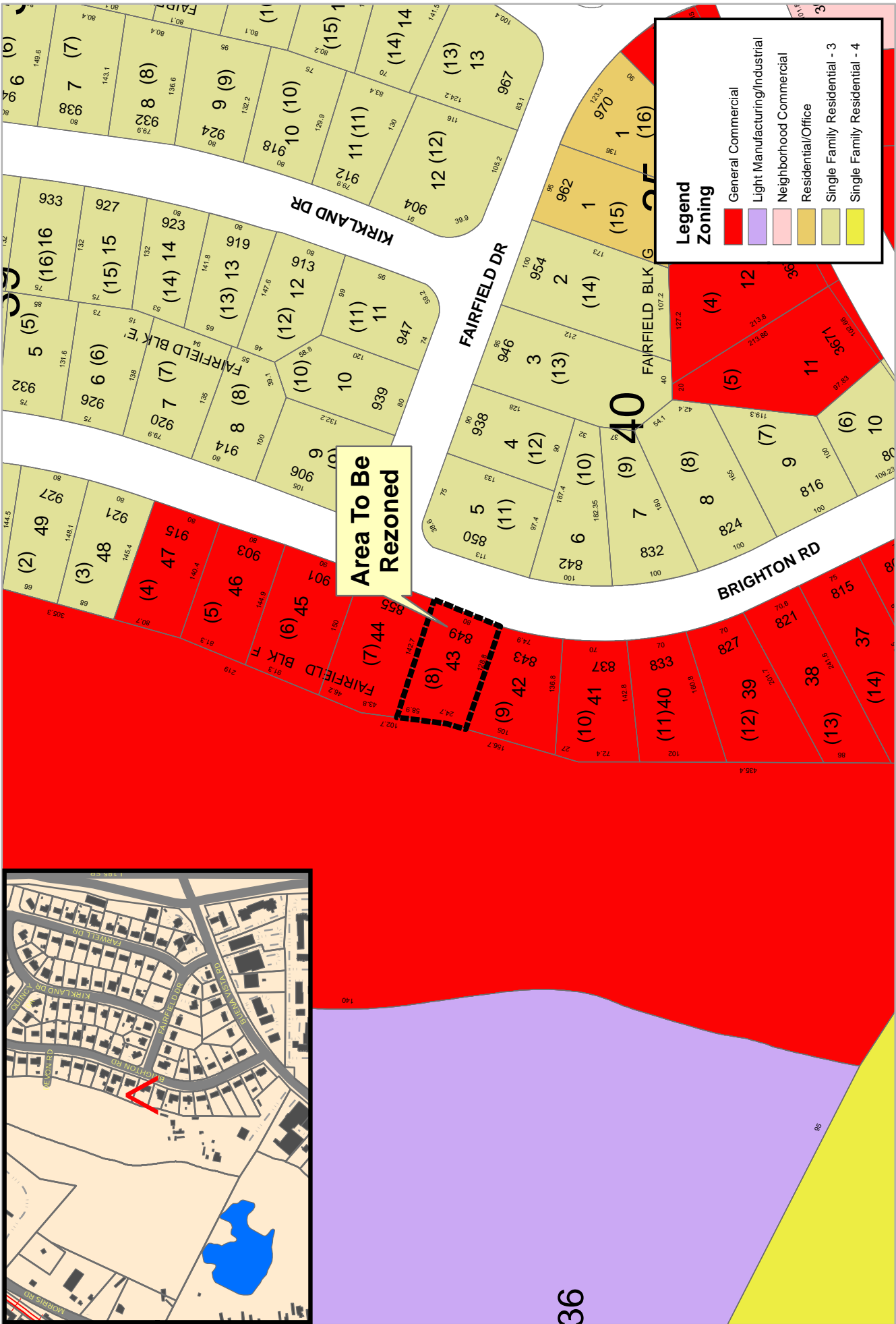
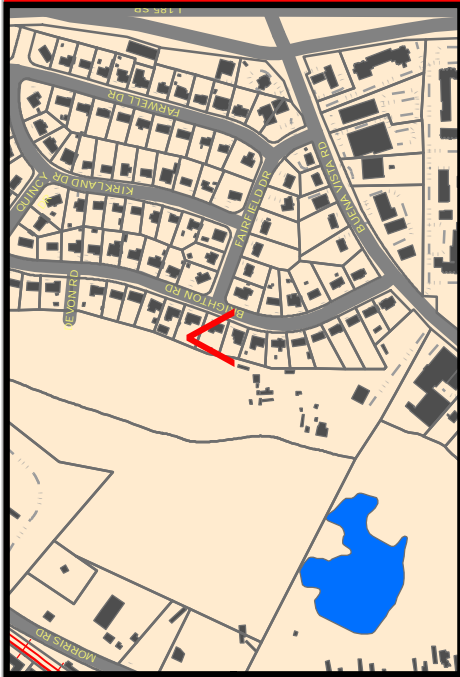
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Location Map for REZN 07 - 20 - 2248
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Legend Zoning

- General Commercial
- Light Manufacturing/Industrial
- Neighborhood Commercial
- Residential/Office
- Single Family Residential - 3
- Single Family Residential - 4

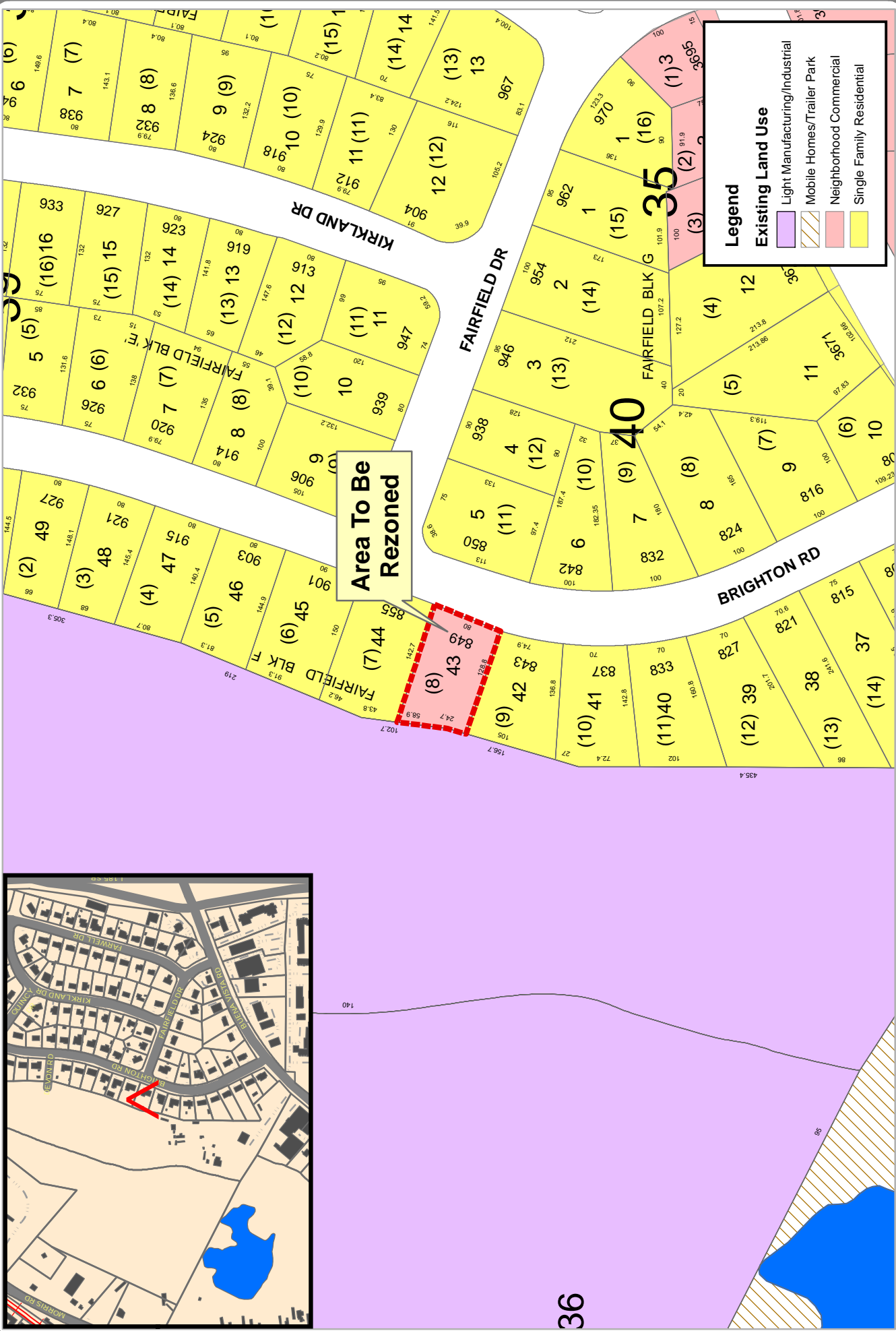
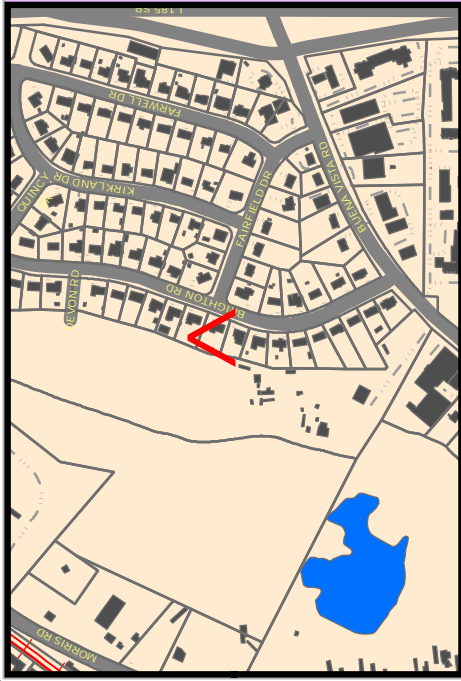
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Zoning Map for REZN 07 - 20 - 2248
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Legend

Existing Land Use

- Light Manufacturing/Industrial
- Mobile Homes/Trailer Park
- Neighborhood Commercial
- Single Family Residential

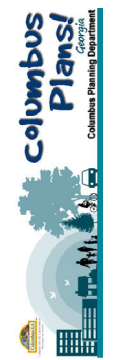


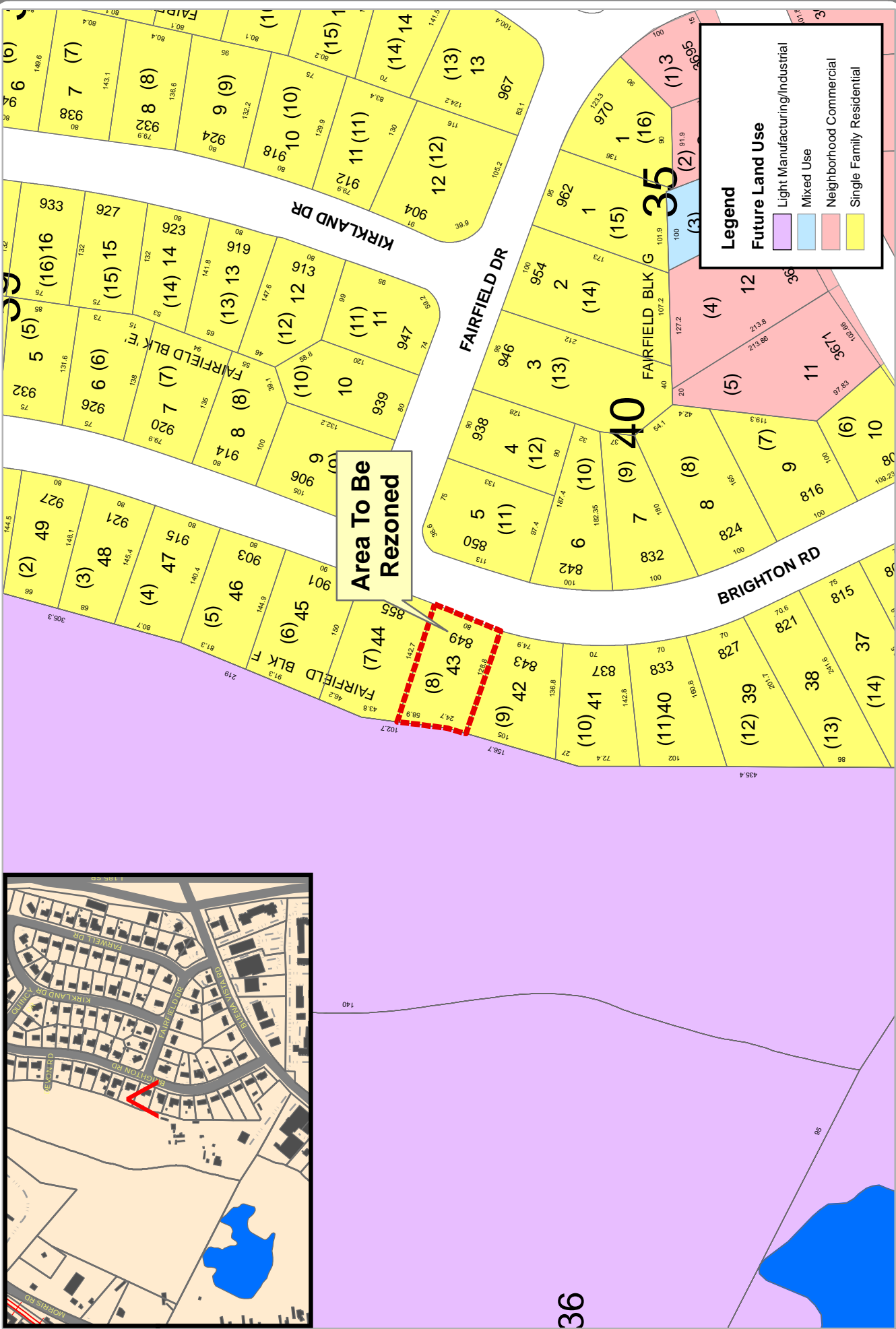
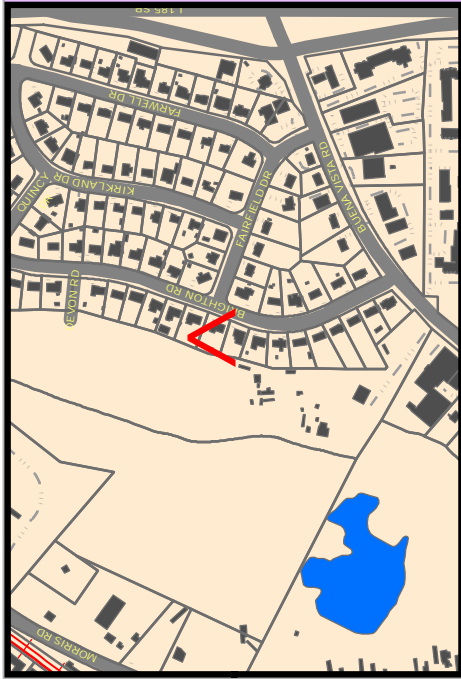
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Legend

Future Land Use

- Light Manufacturing/Industrial
- Mixed Use
- Neighborhood Commercial
- Single Family Residential



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Future Land Use Map for REZN 07 - 20 - 2248
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