

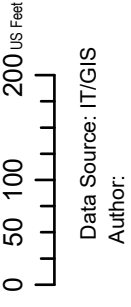
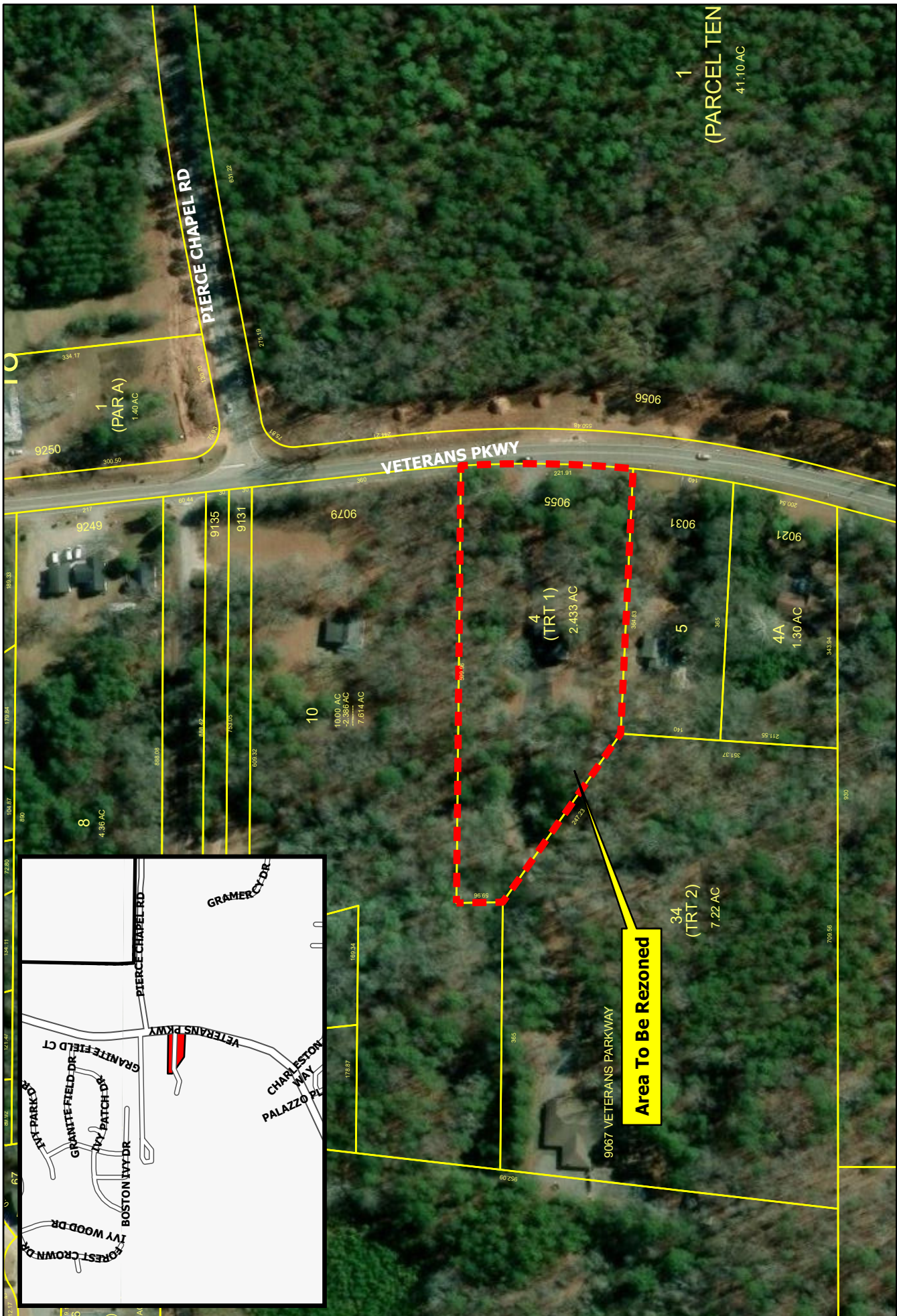
CONSOLIDATED GOVERNMENT
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PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-02-26-0346

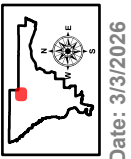
Applicant:	Nakia Miller
Owner:	Janet Lawand
Location:	9055 Veterans
Parcel:	079-001-004
Acreage:	2.43 Acres
Current Zoning Classification:	Residential Office
Proposed Zoning Classification:	Residential Estate - 1
Current Use of Property:	Vacant
Proposed Use of Property:	Personal Care Home, Type 1
Council District:	District 2
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 A
Current Land Use Designation:	Single Family Residential

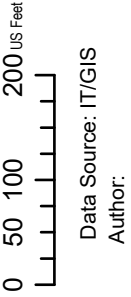
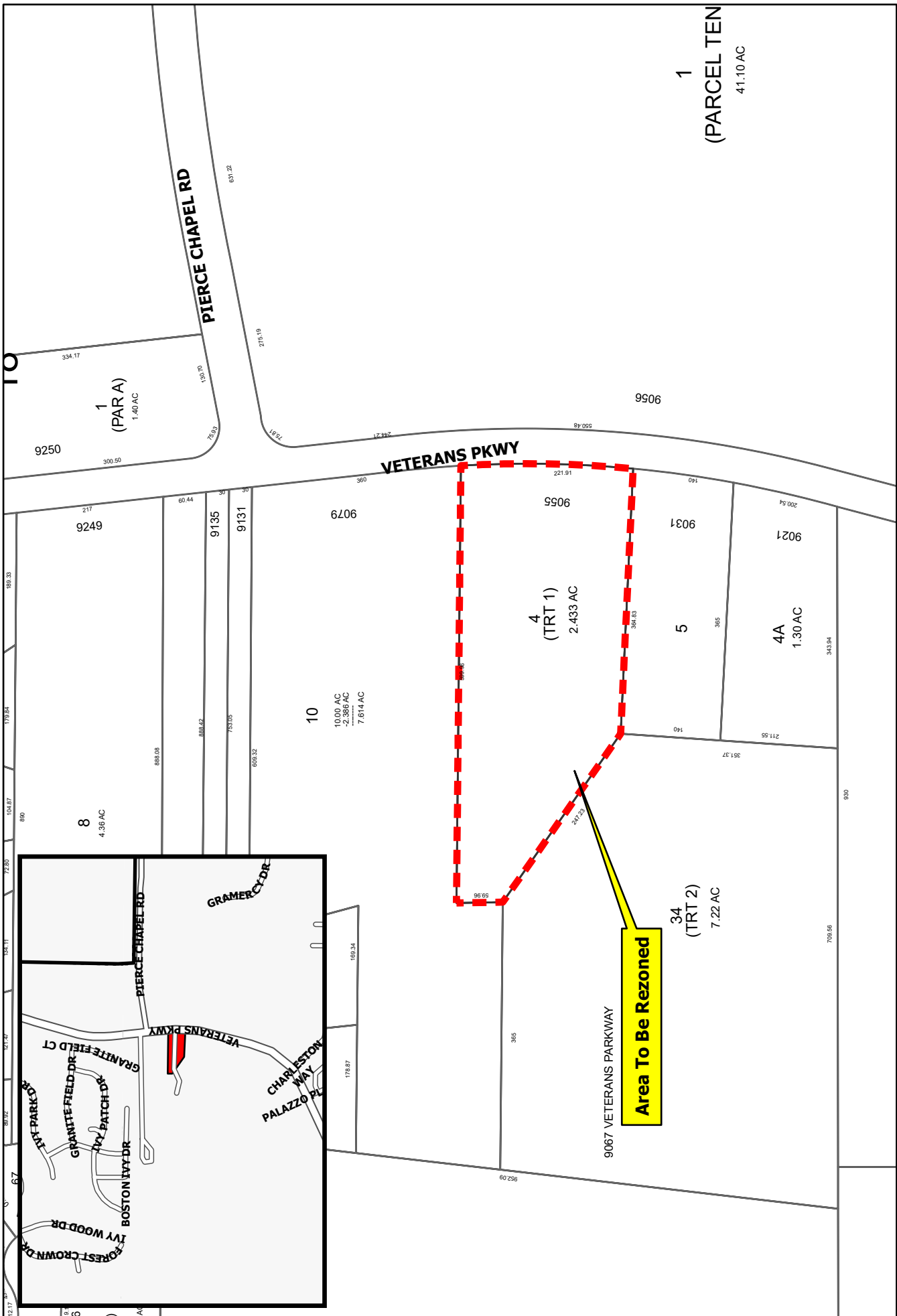
Future Land Use Designation:		Single Family Residential
Compatible with Existing Land-Uses:		Yes
Environmental Impacts:		The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:		Property is served by all city services.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
Surrounding Zoning:	North	Residential Estate 1 (RE1)
	South	Residential Estate 1 (RE1)
	East	Residential Office (RO)
	West	Residential Office (RO)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		Nine (9) 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:		Personal Care Home, Type 1
Attachments:		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Flood Map



Aerial Map for For REZN 02-26-0346
Map 079 Block 001 Lot 004
Planning Department-Planning Division
Prepared By Planning GIS Tech

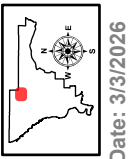
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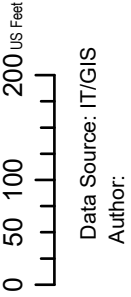
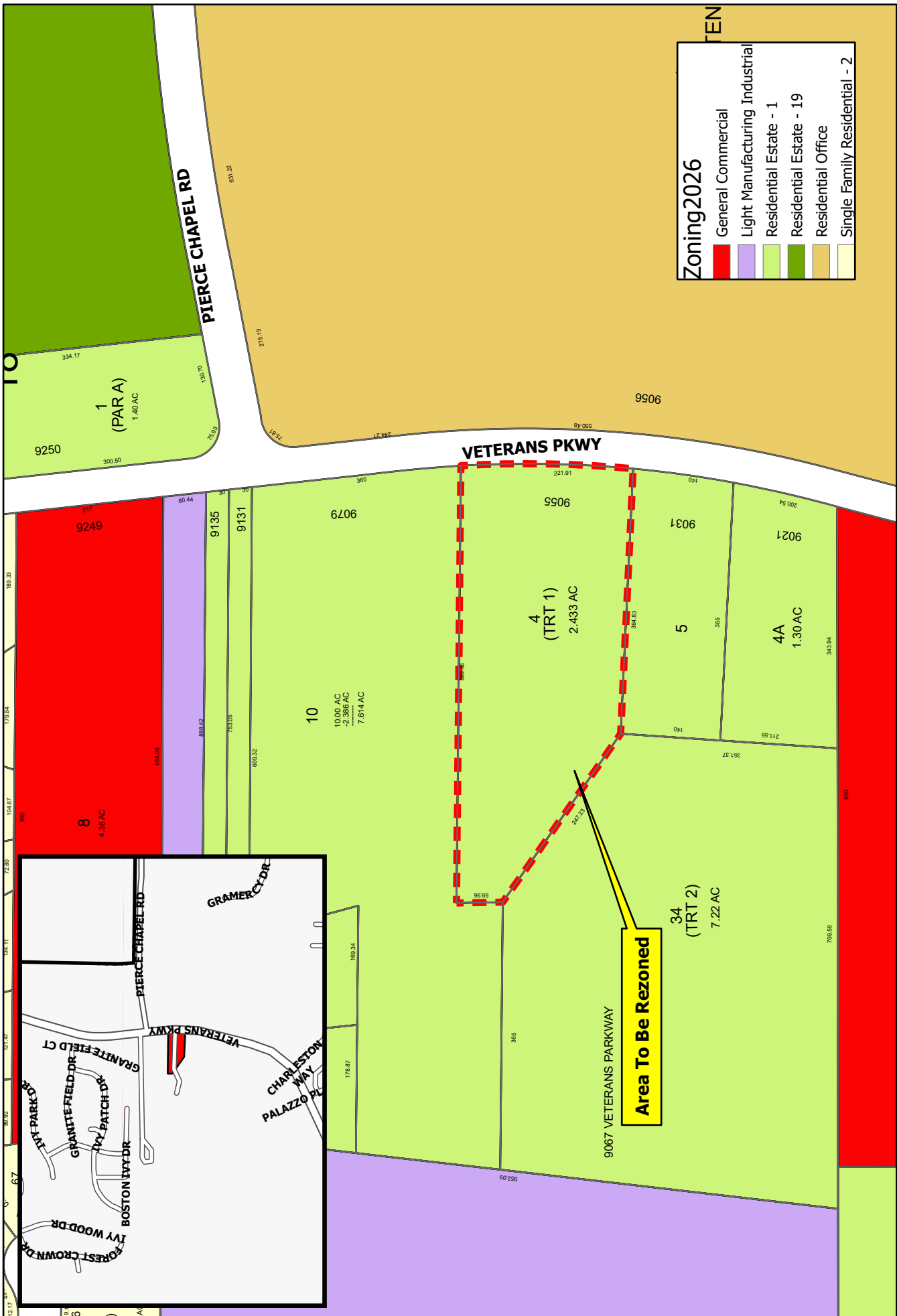




Location Map for For REZN 02-26-0346
Map 079 Block 001 Lot 004
Planning Department-Planning Division
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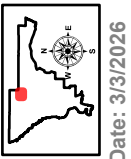
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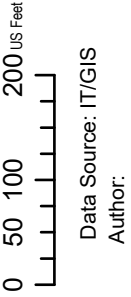
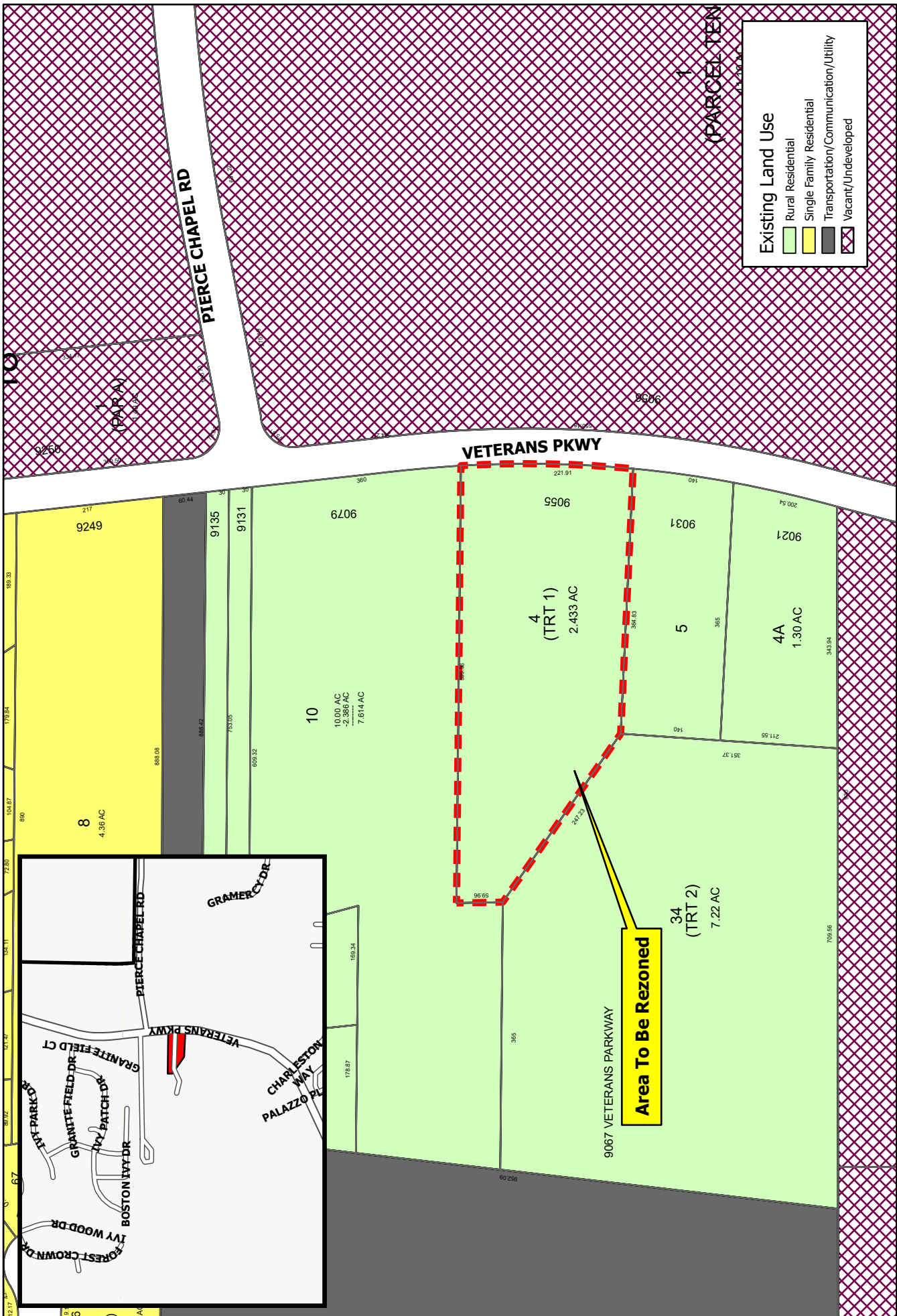


Zoning Map for For REZN 02-26-0346
 Map 079 Block 001 Lot 004
 Planning Department-Planning Division
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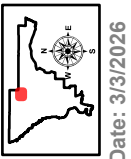


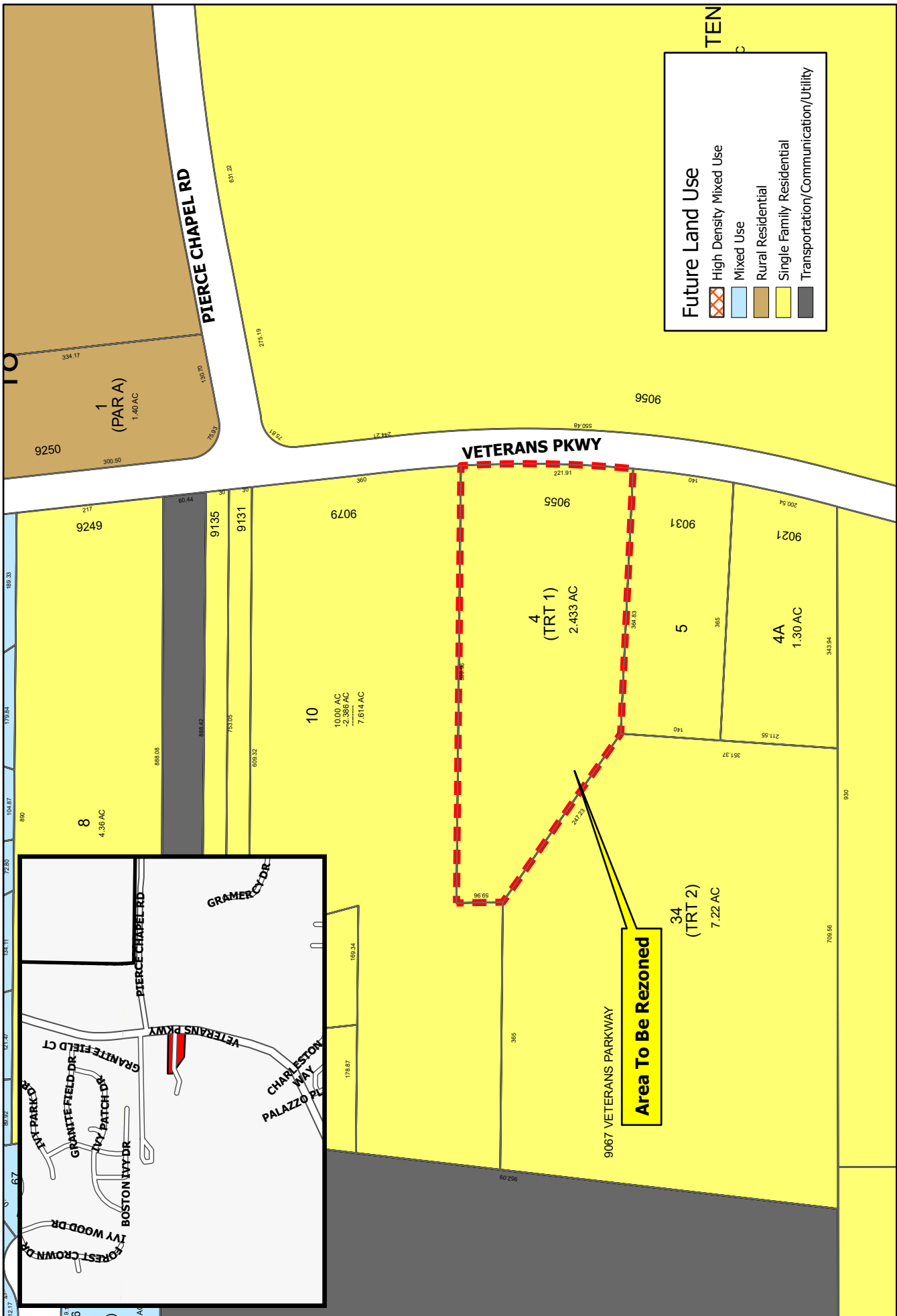
Date: 3/3/2026



Existing Land Use Map for For REZN 02-26-0346
Map 079 Block 001 Lot 004
 Planning Department-Planning Division
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Future Land Use

- High Density Mixed Use
- Mixed Use
- Rural Residential
- Single Family Residential
- Transportation/Communication/Utility



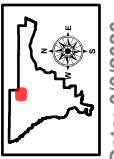
200 US Feet

50 100

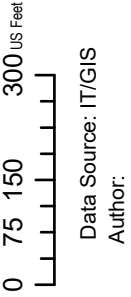
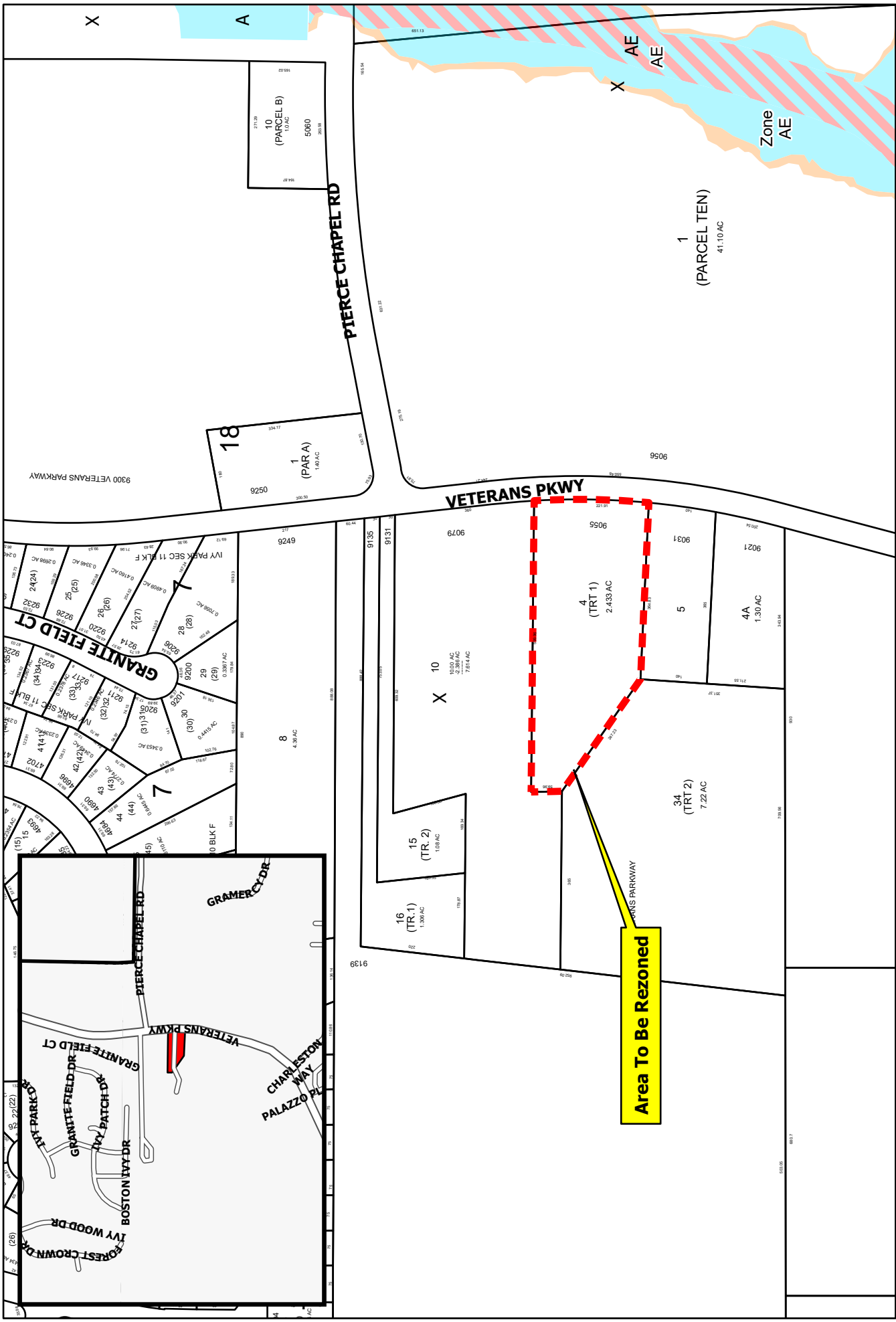
Data Source: IT/GIS
Author:

Future Land Use Land Use Map for For REZN 02-26-03460
Map 079 Block 001 Lot 004
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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Date: 3/3/2026



Flood Hazard Map for For REZN 02-26-0346
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