

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

# COUNCIL STAFF REPORT

## REZN-06-20-1910

<b>Applicant:</b>	NeighborWorks Columbus
<b>Owner:</b>	Same
<b>Location:</b>	530 Walnut Street
<b>Parcel:</b>	014-002-001
<b>Acreage:</b>	0.16 Acres
<b>Current Zoning Classification:</b>	GC (General Commercial)
<b>Proposed Zoning Classification:</b>	RMF1 (Residential Mutlifamily 1)
<b>Current Use of Property:</b>	Commercial
<b>Proposed Use of Property:</b>	Residential
<b>Council District:</b>	District 8 (Garrett)
<b>PAC Recommendation:</b>	<b>Approval</b> based on the Staff Report and compatibility with existing land uses.
<b>Planning Department Recommendation:</b>	<b>Approval</b> based on compatibility with existing land uses.
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>General Land Use:</b>	Consistent Planning Area F
<b>Current Land Use Designation:</b>	Single Family Residential

<b>Future Land Use Designation:</b>		Single Family Residential
<b>Compatible with Existing Land-Uses:</b>		Yes
<b>Environmental Impacts:</b>		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.
<b>City Services:</b>		Property is served by all city services.
<b>Traffic Impact:</b>		Average Annual Daily Trips (AADT) will increase by 11 trips if used for residential use. The Level of Service (LOS) will remain at level A.
<b>Traffic Engineering:</b>		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
<b>Surrounding Zoning:</b>	<b>North</b>	RMF1 (Residential Multifamily 1)
	<b>South</b>	GC (General Commercial)
	<b>East</b>	GC (General Commercial)
	<b>West</b>	RMF1 (Residential Multifamily 1)
<b>Reasonableness of Request:</b>		The request is compatible with existing land uses.
<b>School Impact:</b>		N/A
<b>Buffer Requirement:</b>		The site shall include a Category C buffer along all property lines bordered by the SFR3 zoning district. The 3 options under Category C are: <ol style="list-style-type: none"> <li>1) <b>20 feet</b> with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.</li> <li>2) <b>10 feet</b> with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.</li> <li>3) <b>30 feet</b> undisturbed natural buffer.</li> </ol>
<b>Attitude of Property Owners:</b>		<b>Fifty-five (55)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received <b>no</b> calls and/or emails regarding the rezoning.

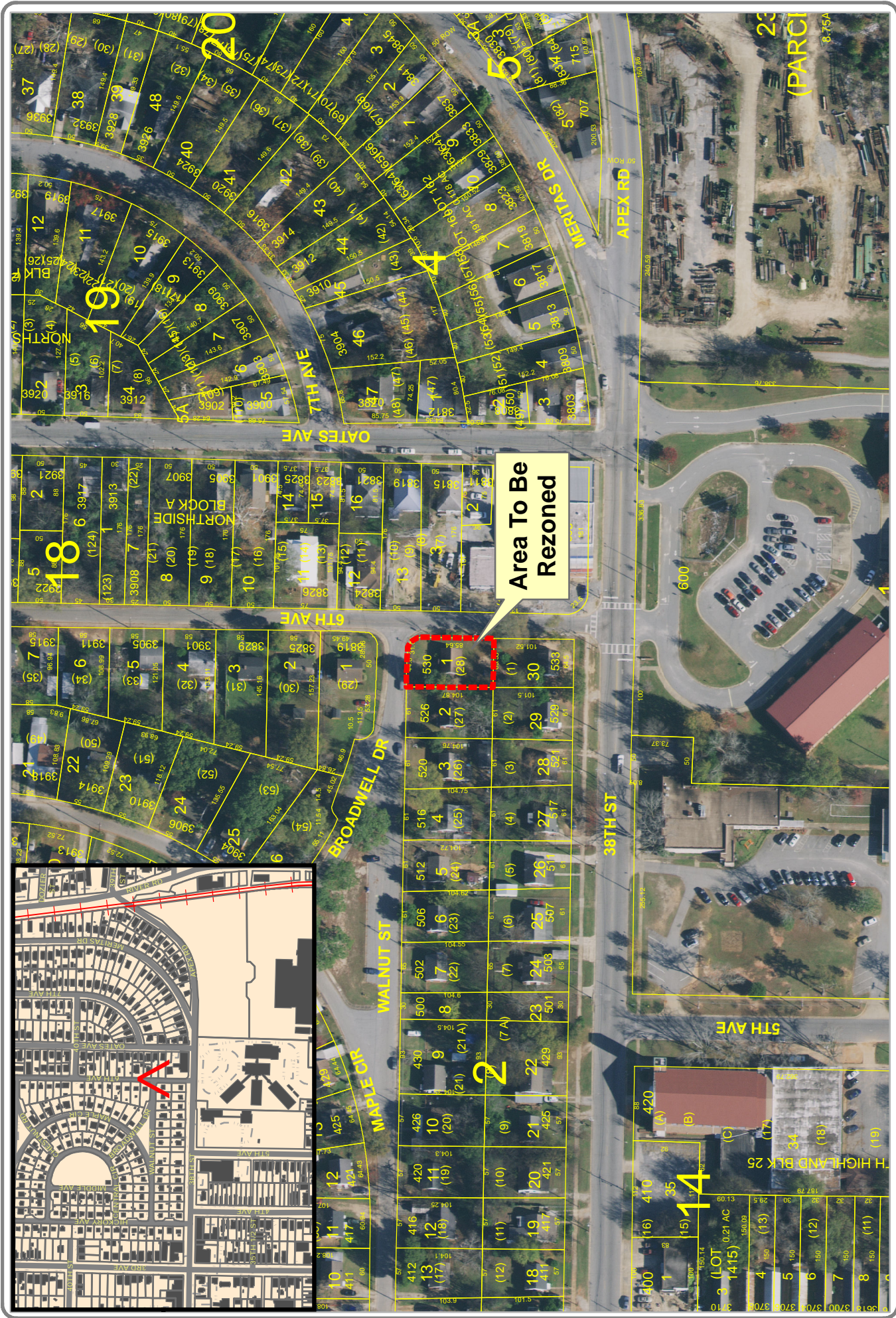
**Approval** 0 Responses  
**Opposition** 0 Responses

**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**

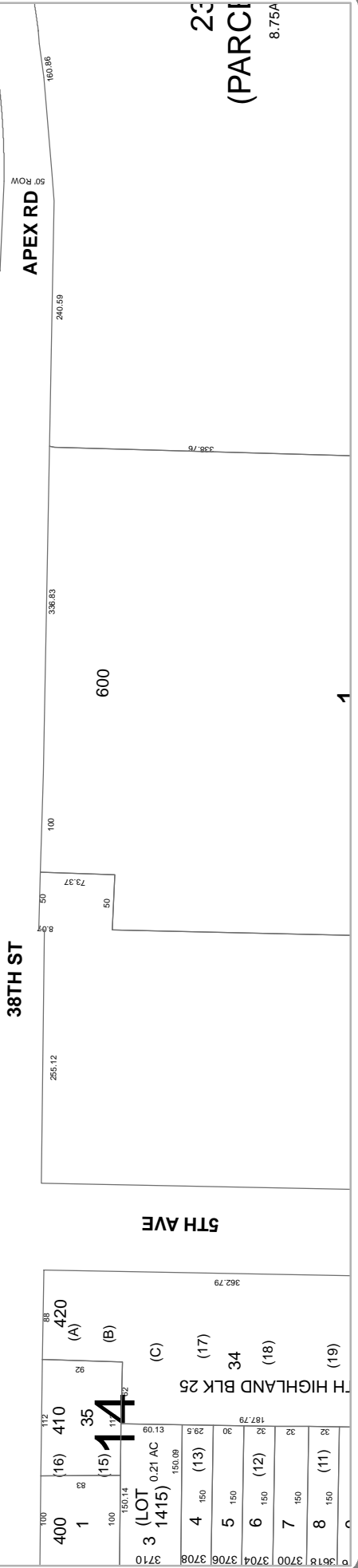
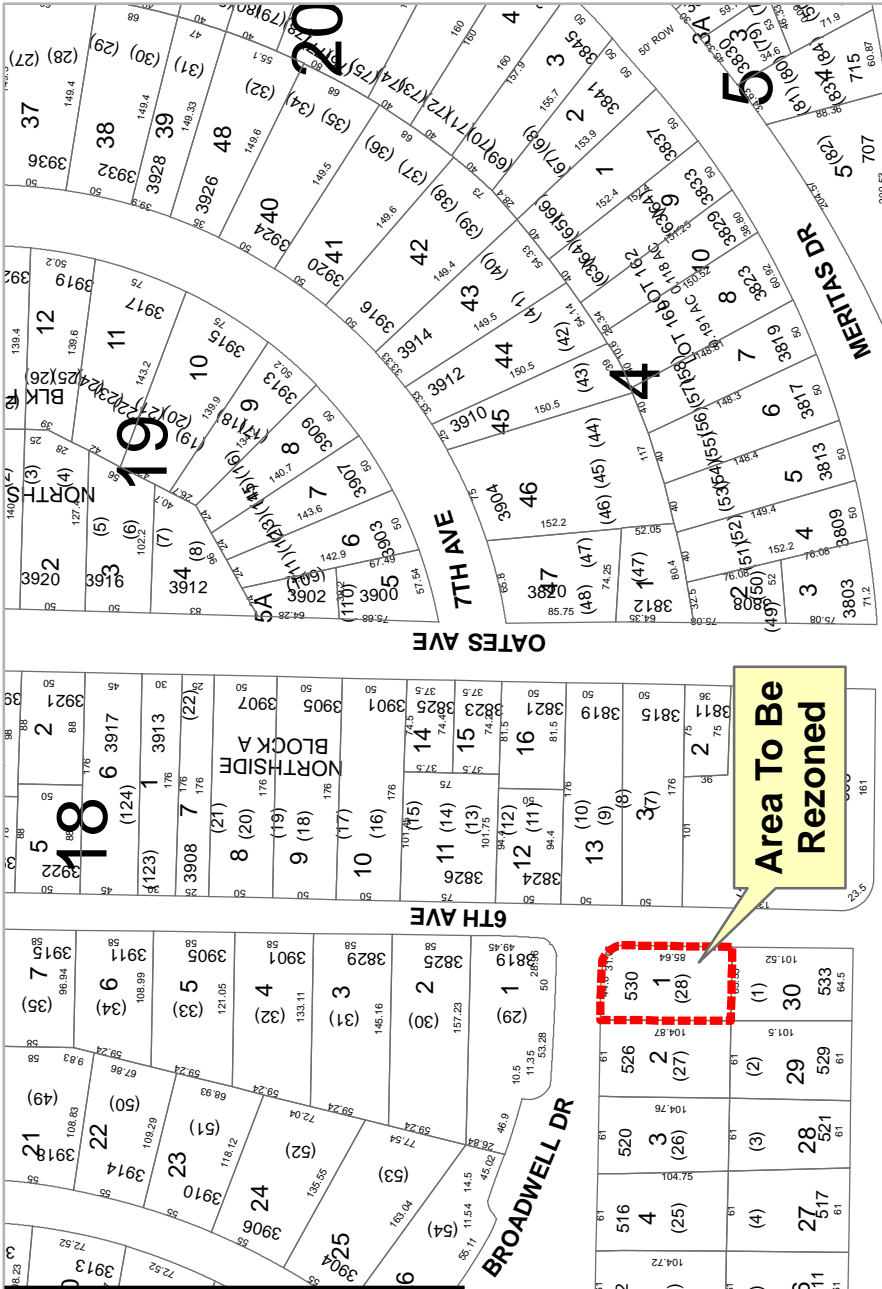


0 75 150 Feet  
1 inch = 150 feet  
Data Source: IT/GIS  
Author: David Cooper

**Aerial Map for REZN 05 - 20 - 1910**  
**Map 014 Block 002 Lot 001**  
**Planning Department-Planning Division**  
**Prepared By Planning GIS Tech**

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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.





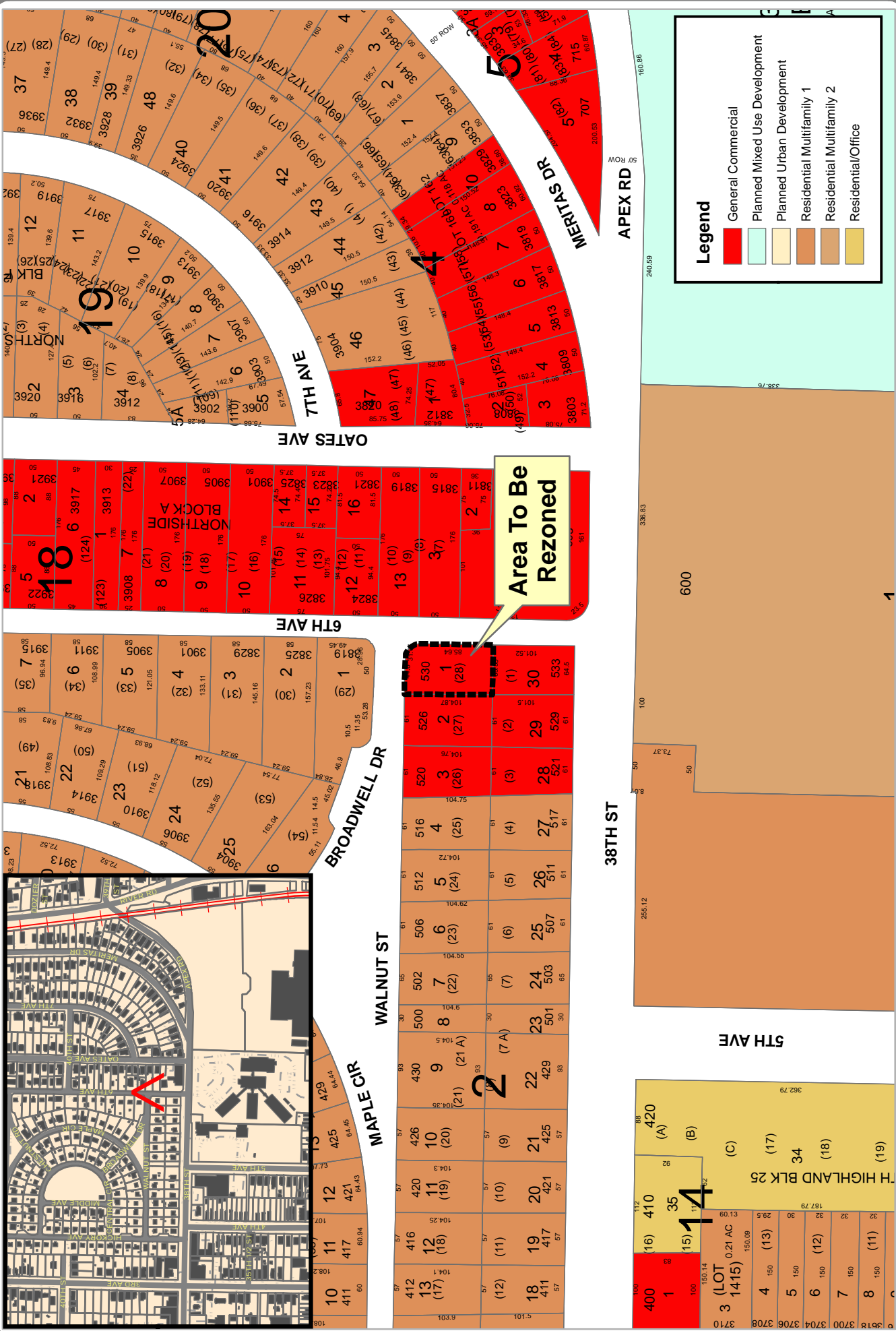
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Location Map for REZN 05 - 20 - 1910  
 Map 014 Block 002 Lot 001  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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



Date: 6/15/2020



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**Zoning Map for REZN 05 - 20 - 1910**  
**Map 014 Block 002 Lot 001**  
**Planning Department-Planning Division**  
**Prepared By Planning GIS Tech**

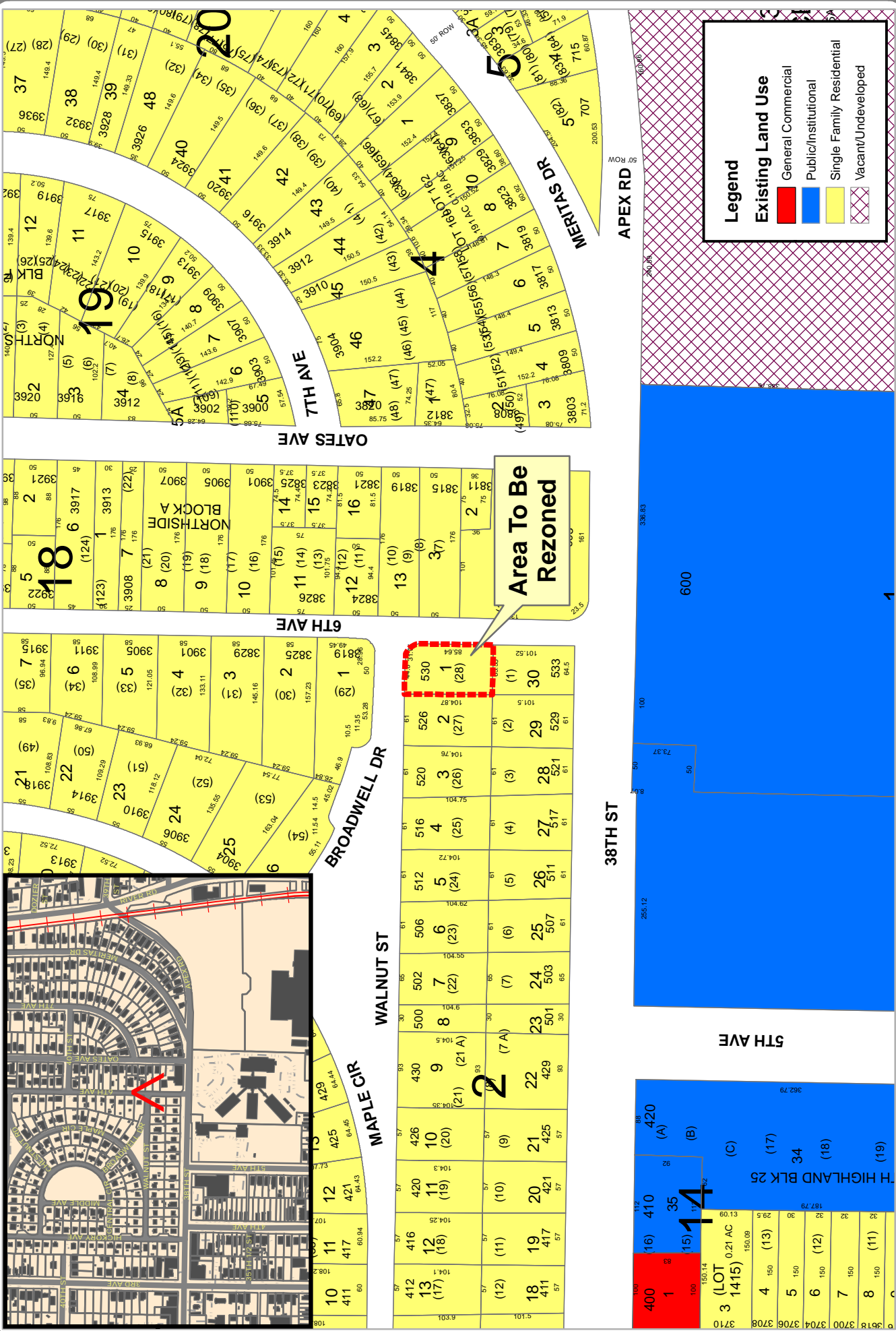
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**Columbus Plans!**  
 Columbus Planning Department

**Area To Be Rezoned**



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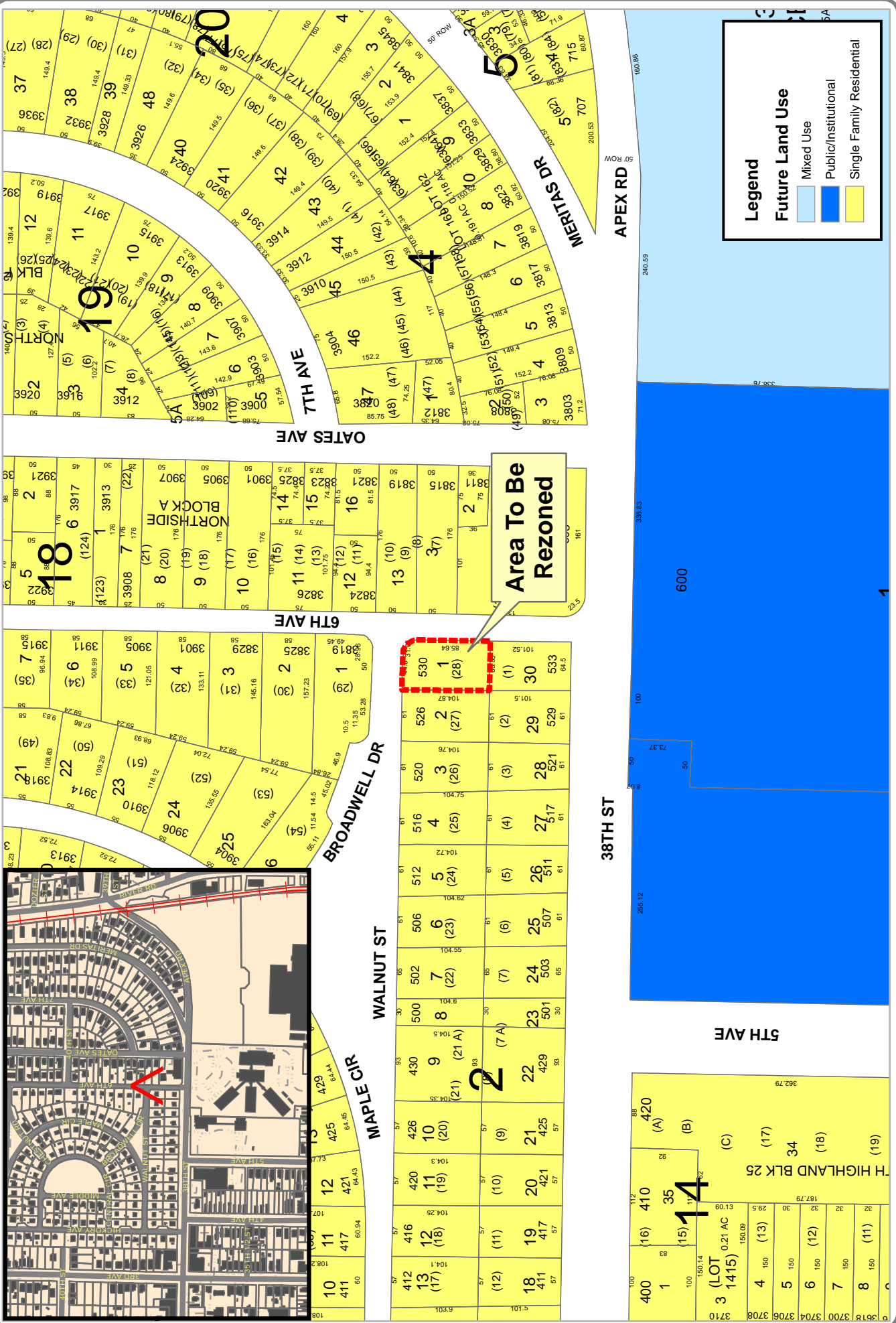


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Existing Land Use Map for REZN 05 - 20 - 1910  
 Map 014 Block 002 Lot 001  
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**Legend**

**Future Land Use**

- Mixed Use
- Public/Institutional
- Single Family Residential

**Future Land Use Map for REZN 05 - 20 - 1910**  
**Map 014 Block 002 Lot 001**  
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