

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

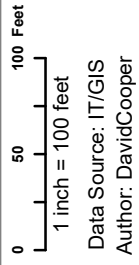
REZN-01-25-0036

Applicant:	Harley Hoad
Owner:	Harley Hoad
Location:	4236/4240 3 rd Avenue
Parcel:	013-001-039/38
Acreage:	0.20/21 Acres
Current Zoning Classification:	Light Manufacturing/ Industrial
Proposed Zoning Classification:	Residential Multifamily – 1
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 Moore'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 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	Light Manufacturing/ Industrial (LMI)
	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:		N/A
Attitude of Property Owners:		Thirty Three (33) 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:		Existing Single Family residence
Attachments:		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Flood Map



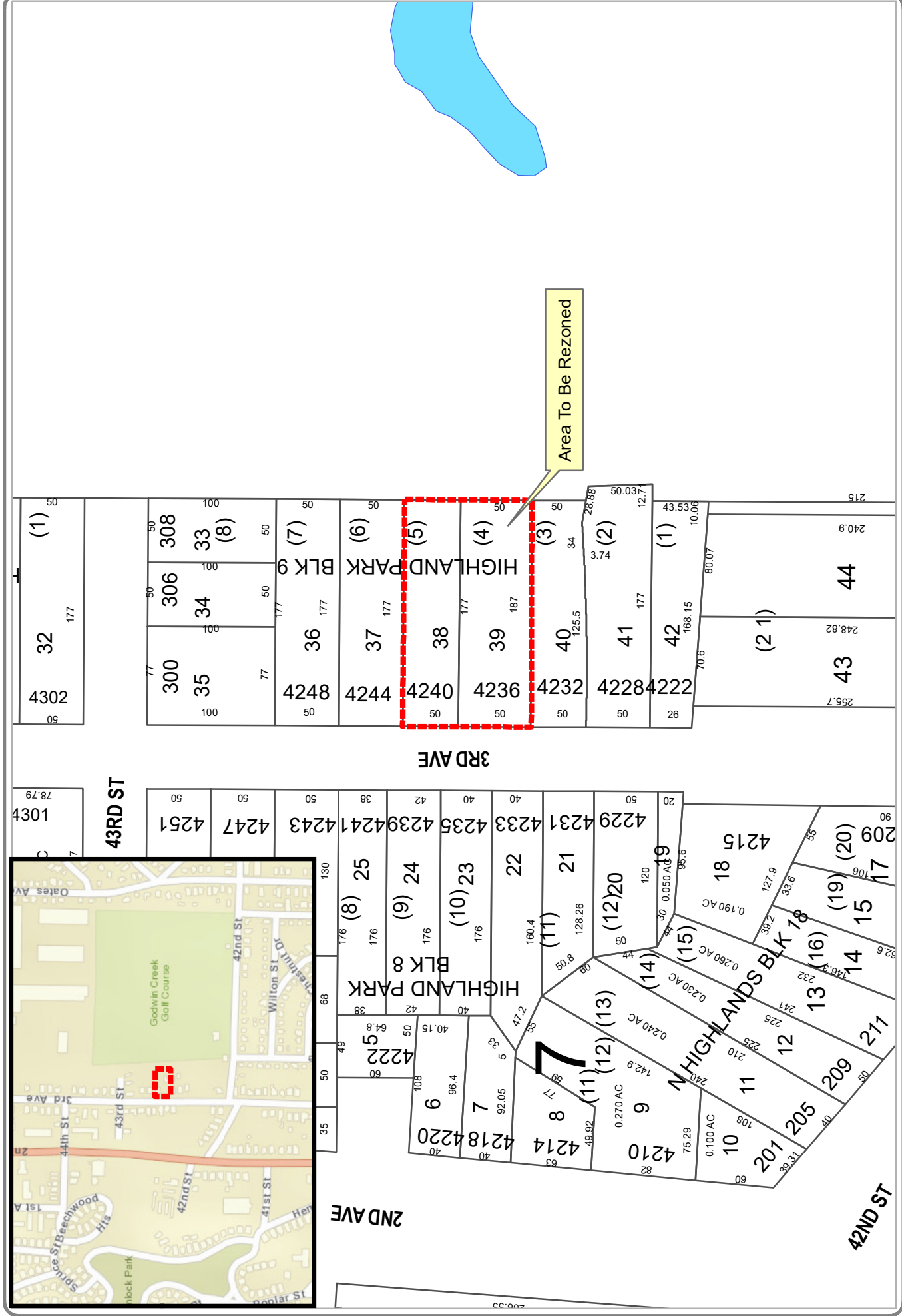
Area To Be Rezoned



Aerial Map for REZN 01-25-0036
Map 013 Block 001 Lots 038 & 039
Planning Department-Planning Division
Prepared By Planning GIS Tech

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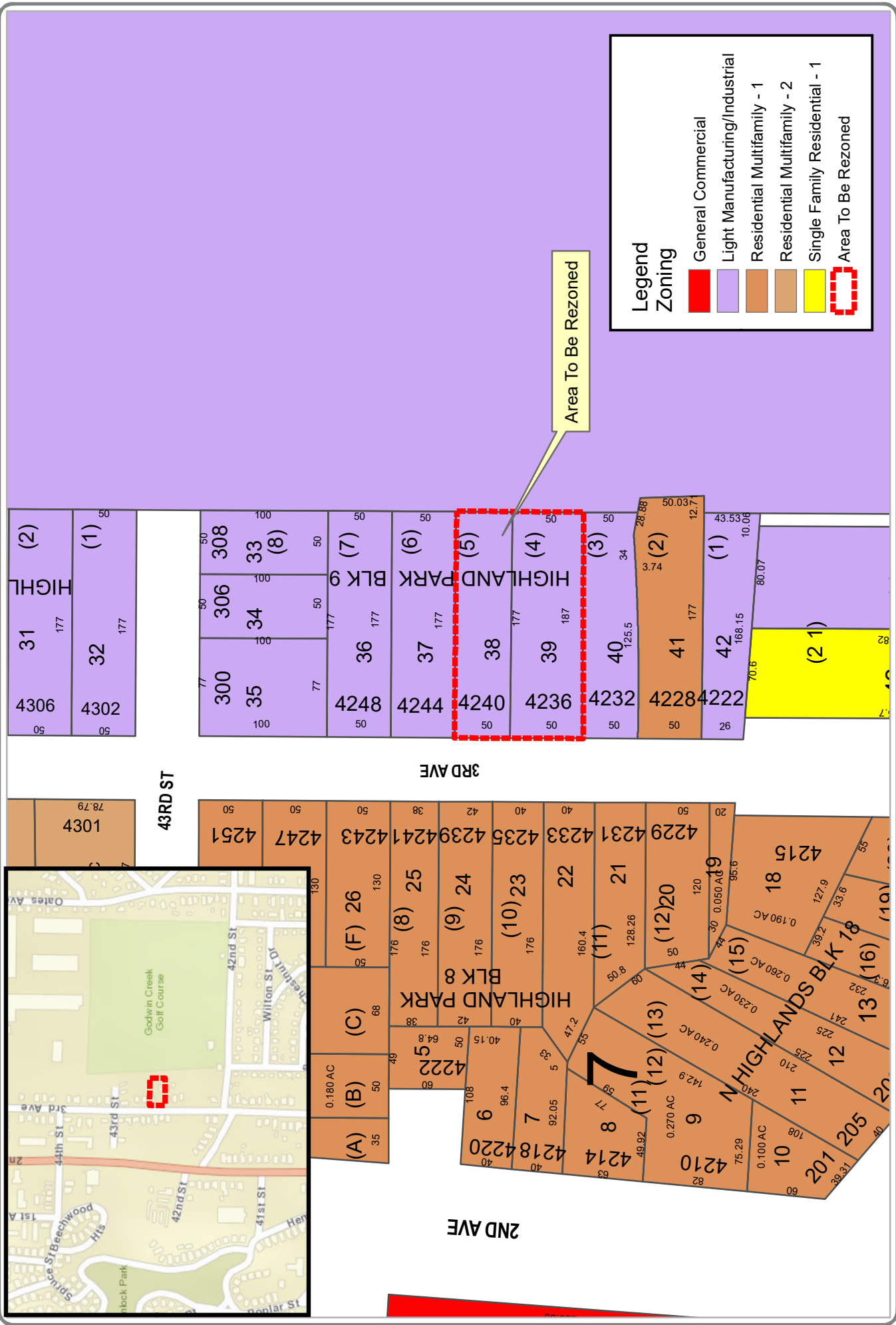




100 Feet
50
1 inch = 100 feet
Data Source: IT/GIS
Author: David Cooper

Location Map for REZN 01-25-0036
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Area To Be Rezoned

Legend
Zoning

- General Commercial
- Light Manufacturing/Industrial
- Residential Multifamily - 1
- Residential Multifamily - 2
- Single Family Residential - 1
- Area To Be Rezoned

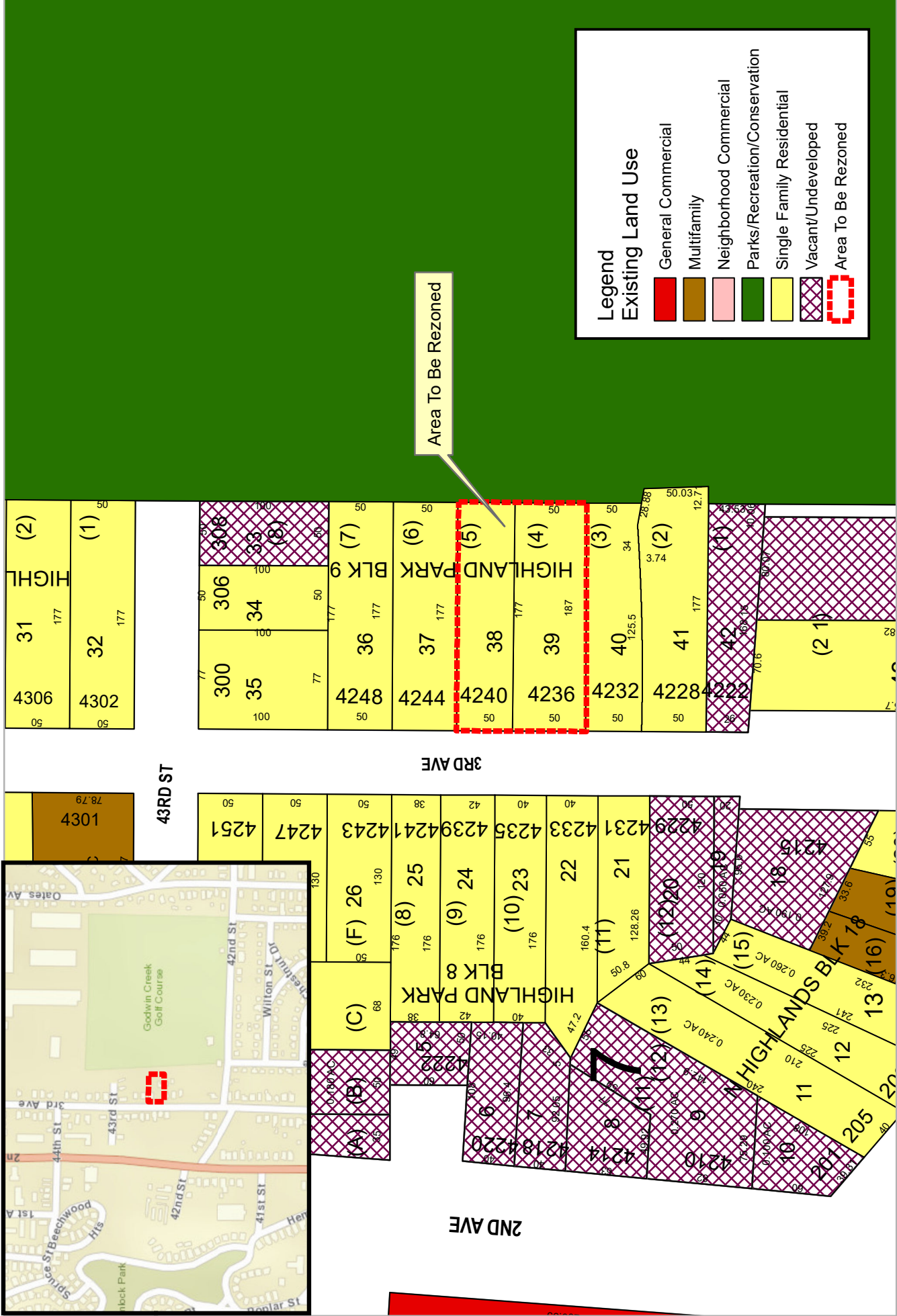
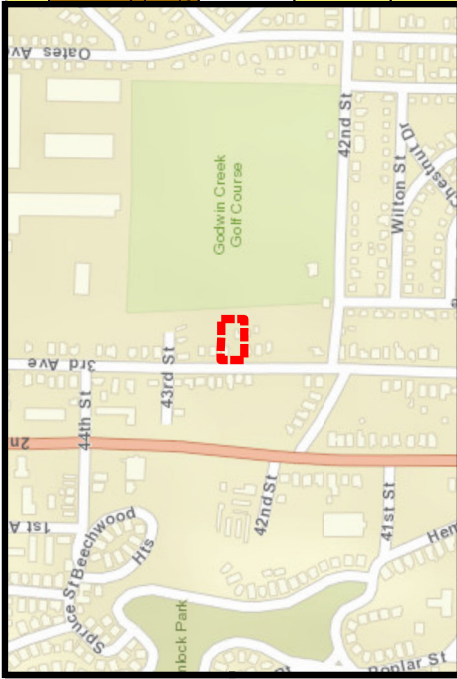
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Zoning Map for REZN 01-25-0036
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Area To Be Rezoned

Legend

Existing Land Use

- General Commercial
- Multifamily
- Neighborhood Commercial
- Parks/Recreation/Conservation
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned

0 50 100 Feet

1 inch = 100 feet

Data Source: IT/GIS

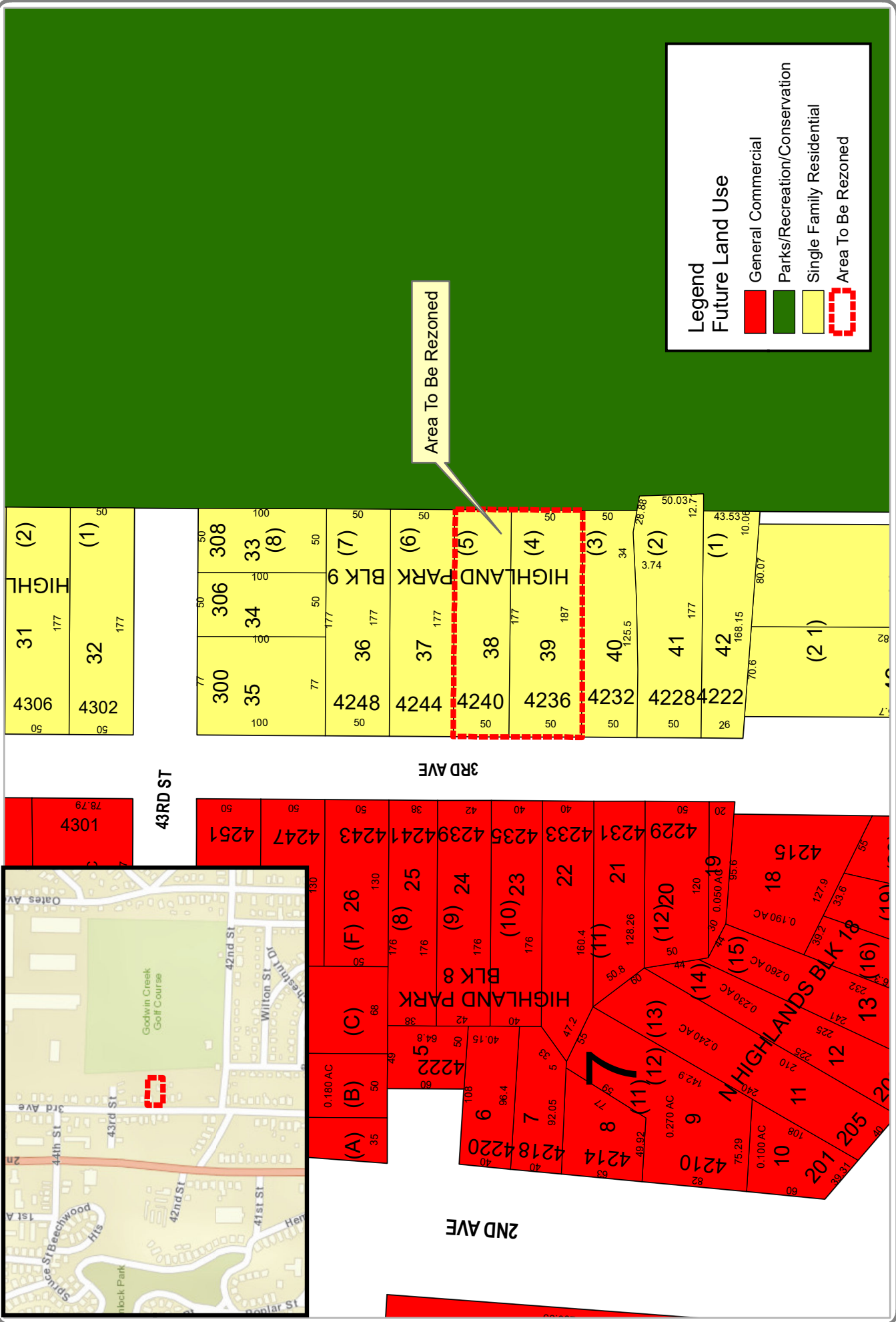
Author: DavidCooper

Existing Land Use Map for REZN 01-25-0036
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Area To Be Rezoned

Legend
Future Land Use

- General Commercial
- Parks/Recreation/Conservation
- Single Family Residential
- Area To Be Rezoned

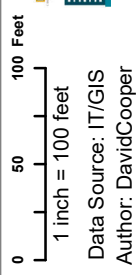
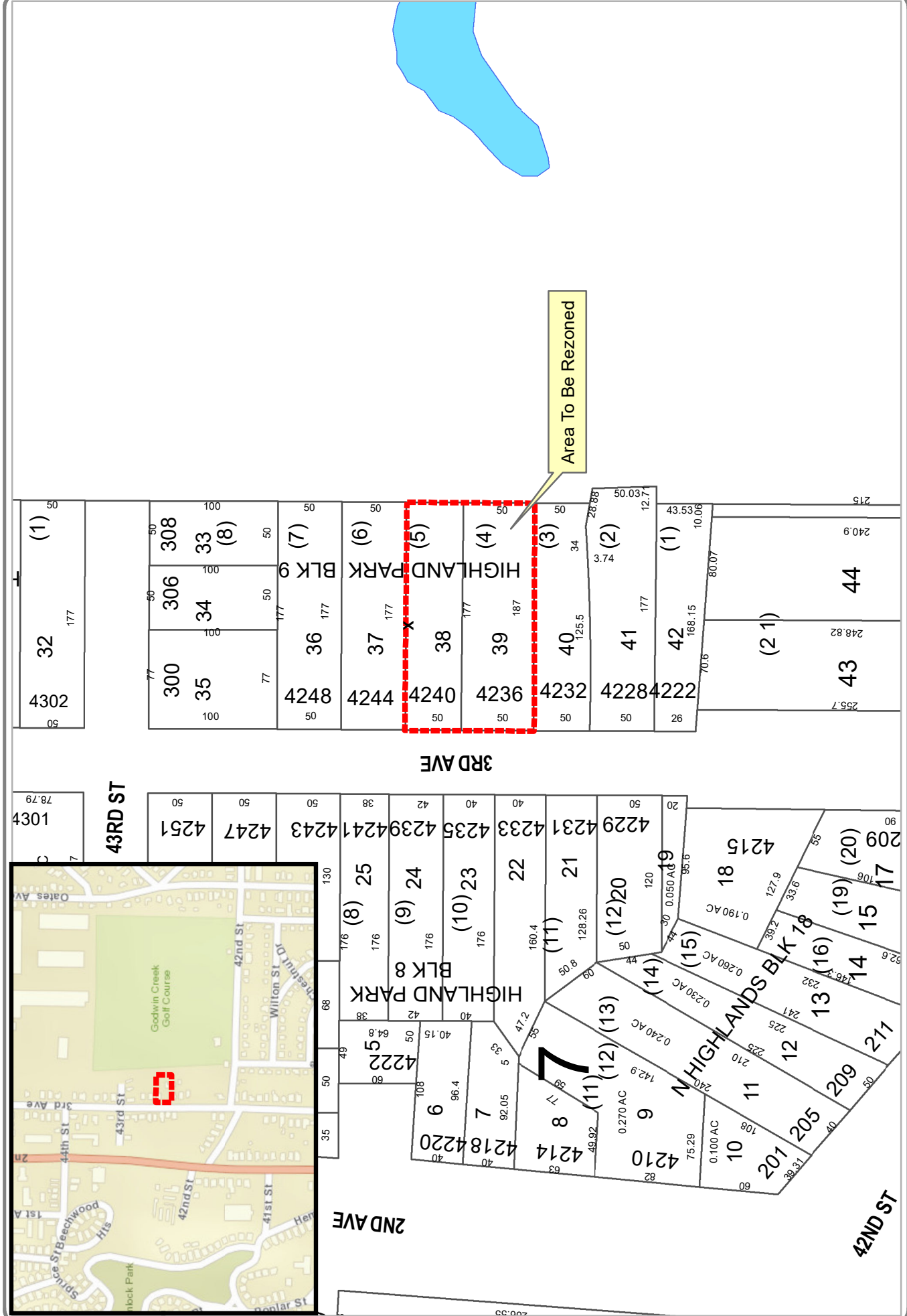
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Future Land Use Map for REZN 01-25-0036
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Flood Hazard Map for REZN 01-25-0036
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