

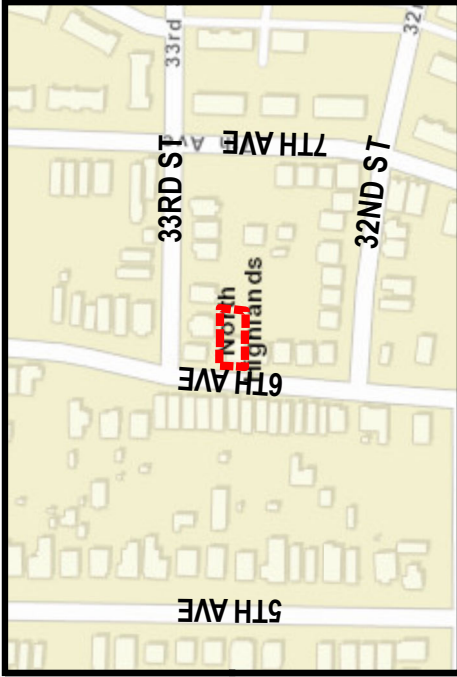
CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

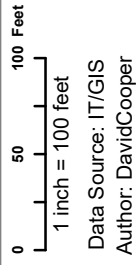
REZN-12-24-2551

Applicant:	Maria Vazquez Lopez
Owner:	Maria Vazquez Lopez
Location:	3212 6 th Avenue
Parcel:	014-031-001
Acreage:	0.10 Acres
Current Zoning Classification:	Residential Multifamily – 2
Proposed Zoning Classification:	Residential Multifamily – 1
Proposed Conditions:	1. Minimum lot size of 4,000 square feet 2. Minimum lot width of 40 feet
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	Residential Multifamily – 2 (RMF2)
	South	Residential Multifamily – 2 (RMF2)
	East	Residential Multifamily – 2 (RMF2)
	West	Residential Multifamily – 2 (RMF2)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		Forty Five (45) 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:		An existing single family residence.
Attachments:		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Flood Map

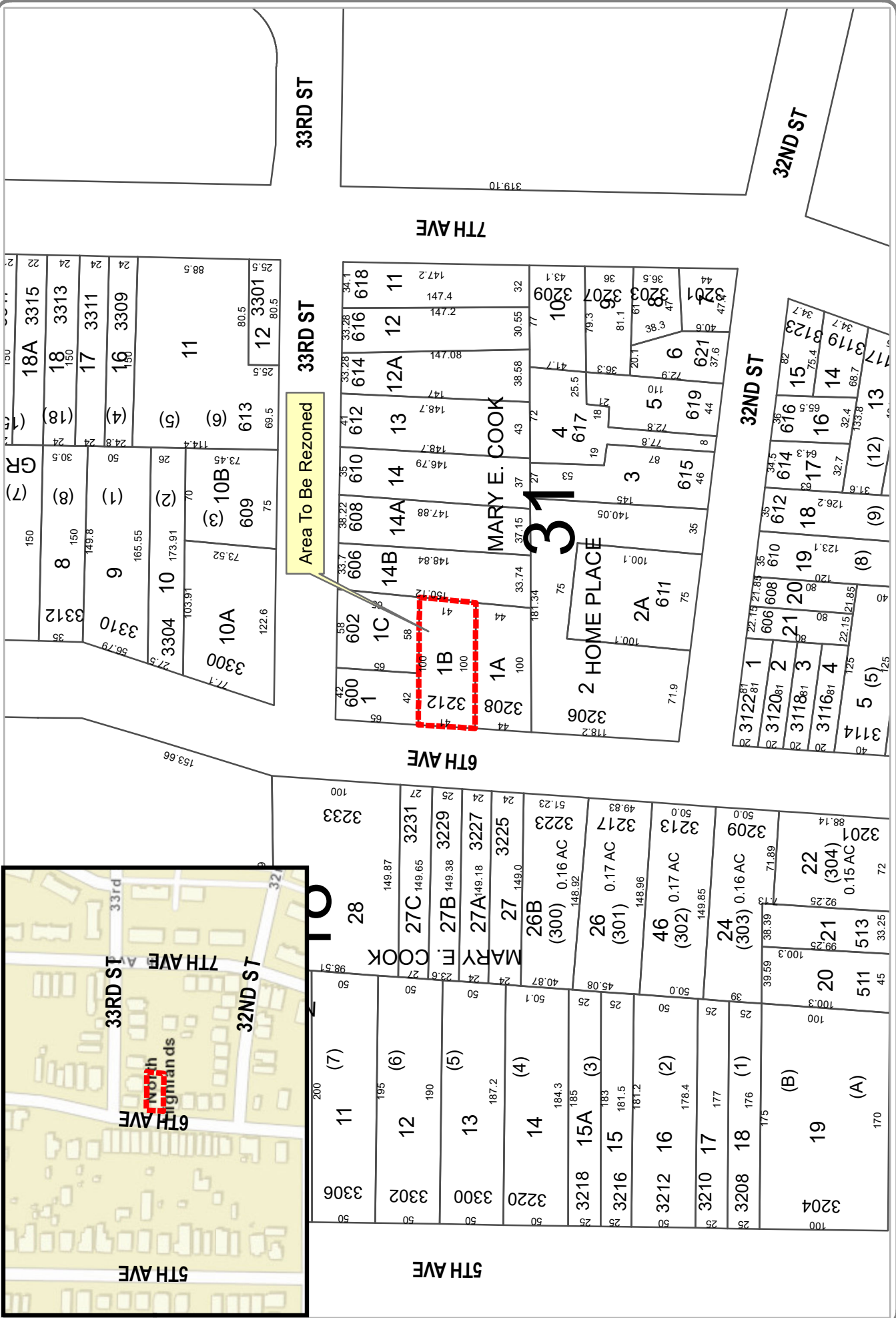
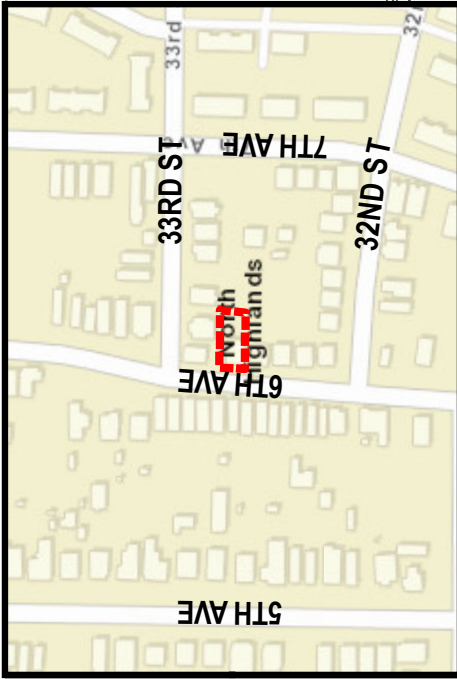


Area To Be Rezoned



Aerial Map for REZN 12-24-2551
 Map 014 Block 031 Lot 001B
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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Area To Be Rezoned

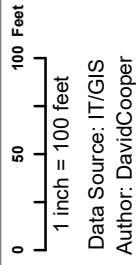
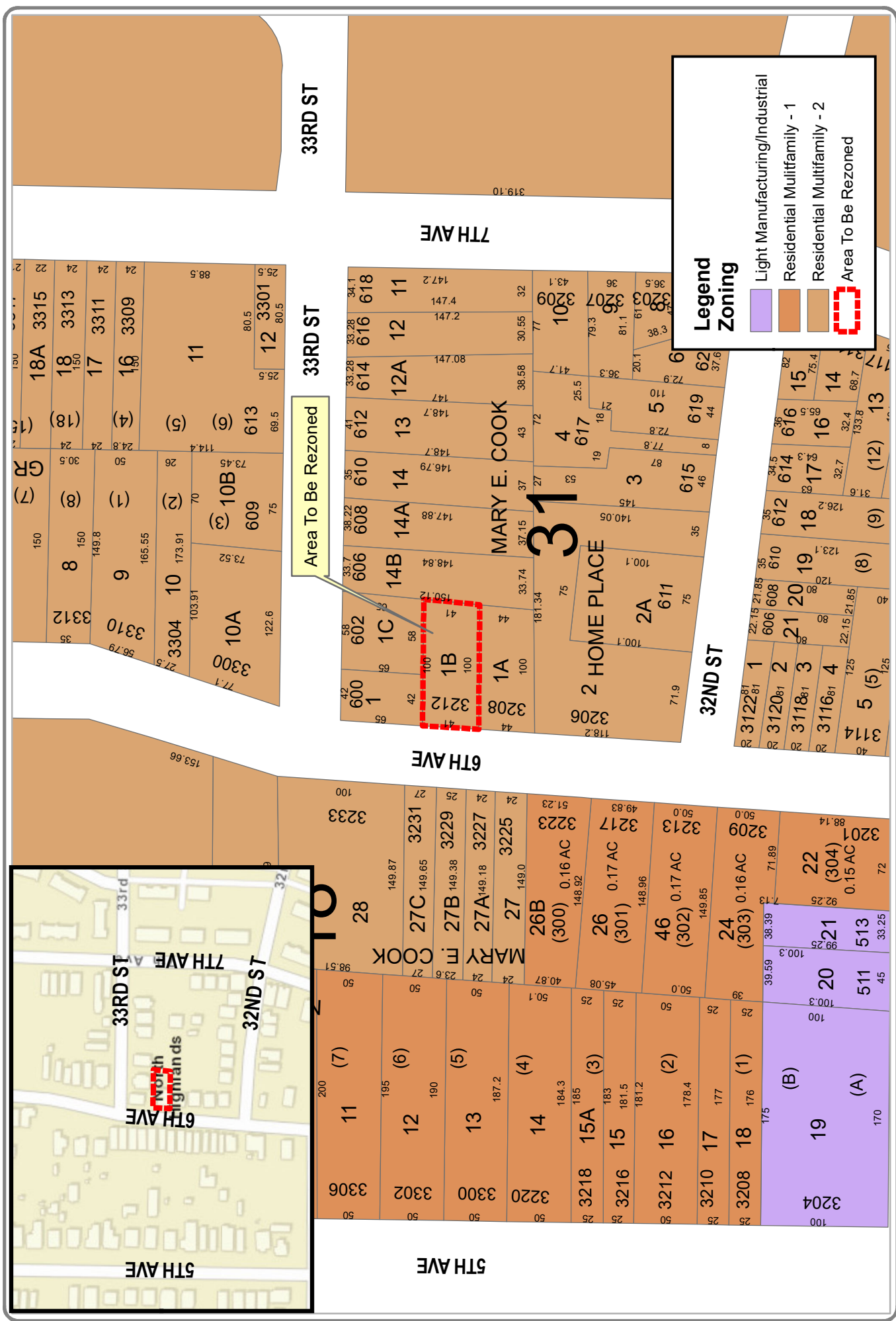


0 50 100 Feet
1 inch = 100 feet
Data Source: IT/GIS
Author: DavidCooper

Location Map for REZN 12-24-2551
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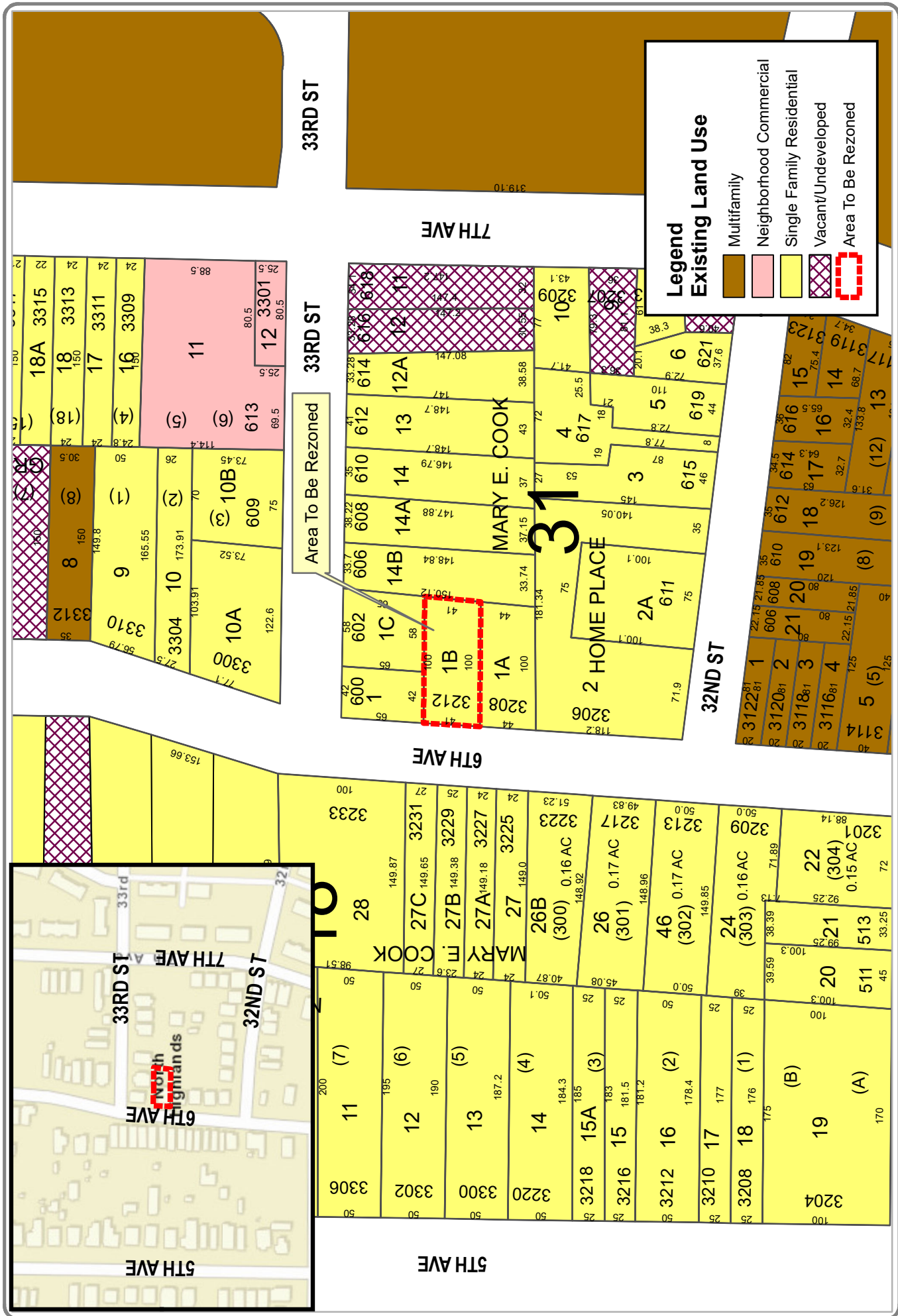




Zoning Map for REZN 12-24-2551
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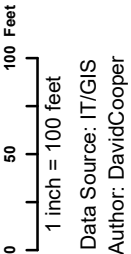
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Legend
Existing Land Use

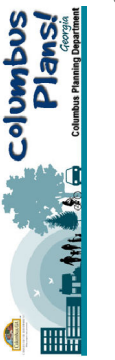
- Multifamily
- Neighborhood Commercial
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned

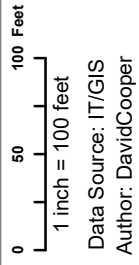
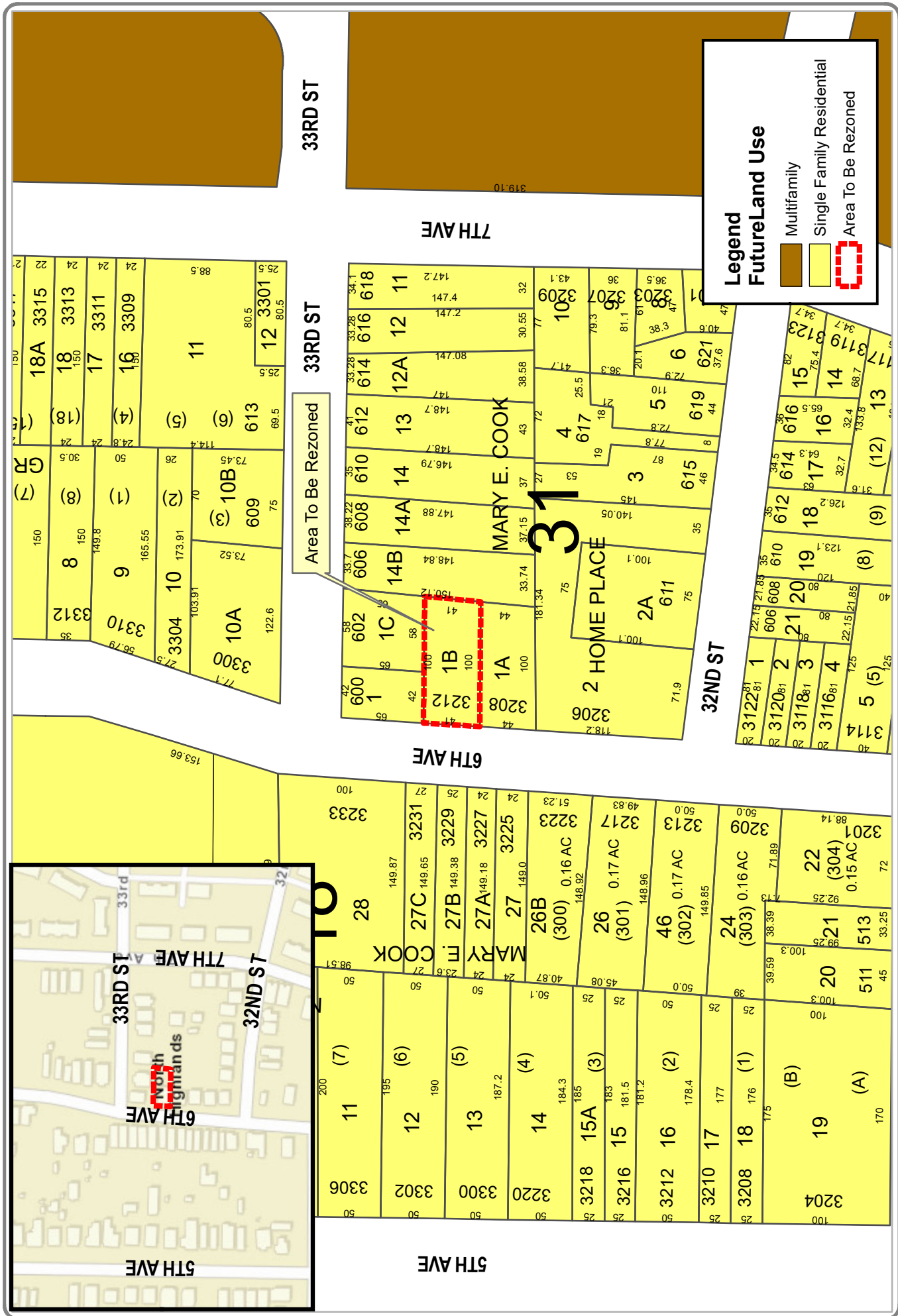


Existing Land Use Map for REZN 12-24-2551
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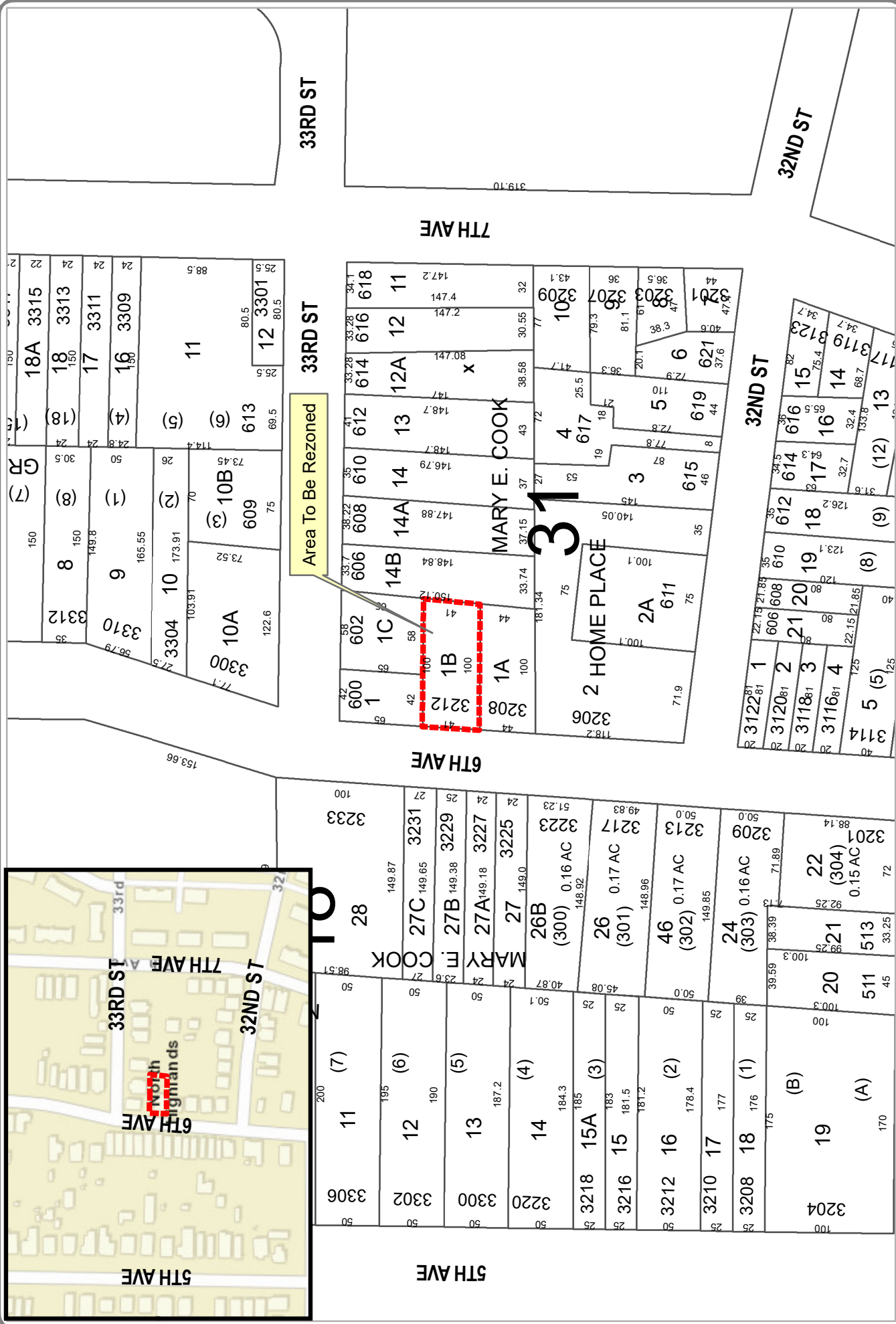


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Future Land Use Map for REZN 12-24-2551
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Flood Hazard Map for REZN 12-24-2551
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