

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

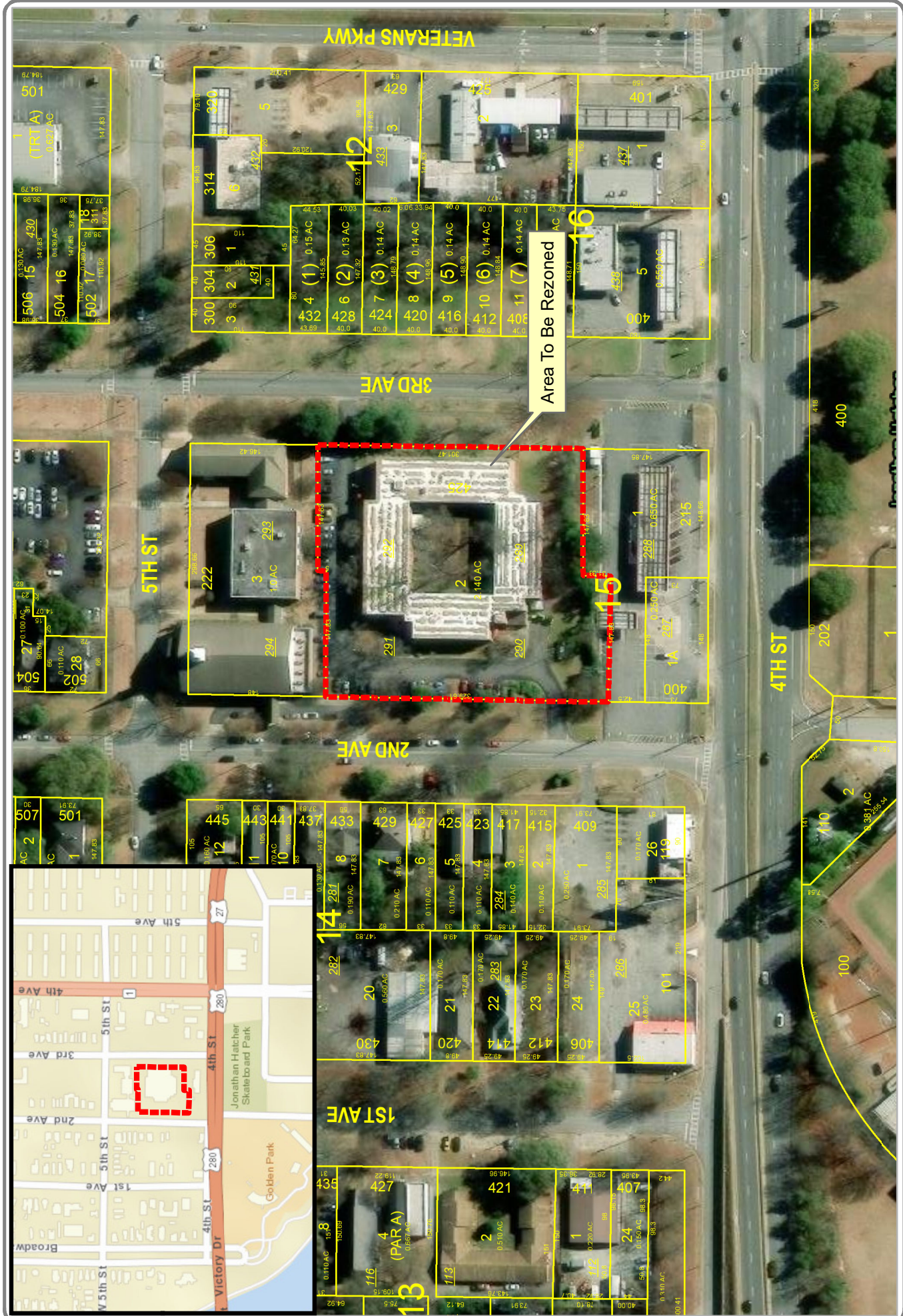
REZN-11-24-2363

Applicant:	LRC Mansion West, LLC
Owner:	LRC Mansion West, LLC
Location:	425 3rd Avenue
Parcel:	002-015-002
Acreage:	2.17 Acres
Current Zoning Classification:	Historic (HIST)
Proposed Zoning Classification:	Residential Office (RO) with Conditions
Conditions Proposed by Applicant:	<ol style="list-style-type: none">1. Reduce the parking requirements from 174 to 42.2. Increase the maximum density permitted in RO from 43 to 53 dwelling units/acre.
Conditions Proposed by PAC:	Conditions of zoning only apply to life of existing HUD contract.
Current Use of Property:	Residential Multifamily
Proposed Use of Property:	Residential Multifamily
Council District:	District 7 (Cogle)
PAC Recommendation:	Conditional Approval based existing use
Planning Department Recommendation:	Conditional Approval based on existing use
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A

General Land Use:	Inconsistent Planning Area D
Current Land Use Designation:	Multifamily
Future Land Use Designation:	General Commercial
Compatible with Existing Land-Uses:	No
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 increase by 24 trips if used for Residential Office use.
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
Surrounding Zoning:	North Historic (HIST) South Historic (HIST) East Historic (HIST) West Historic (HIST)
Reasonableness of Request:	The request is compatible with the existing use.
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 inquiry calls and/or emails regarding the rezoning.
	Approval 0 Responses Opposition 0 Responses
Additional Information:	116 residential units in an existing legal nonconforming residential multifamily complex. Applicant stated the intent is to keep the existing building and number of units.

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Flood Map
Traffic Report
Site Plan

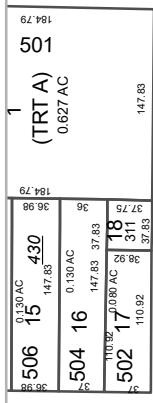
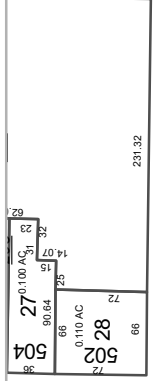
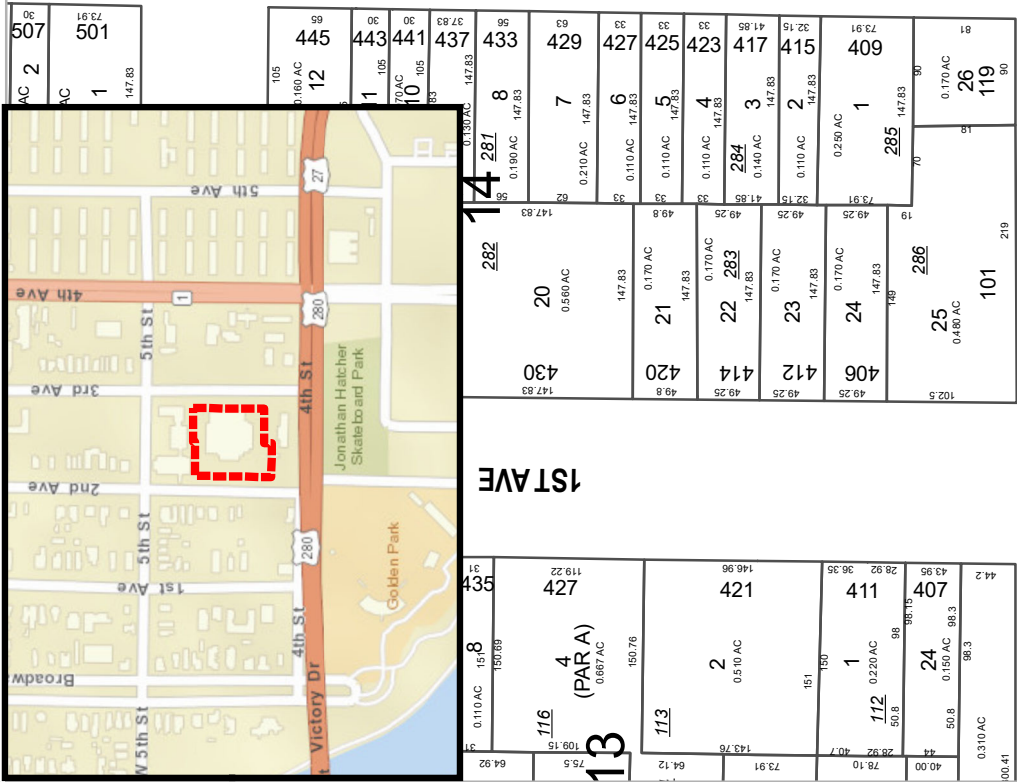
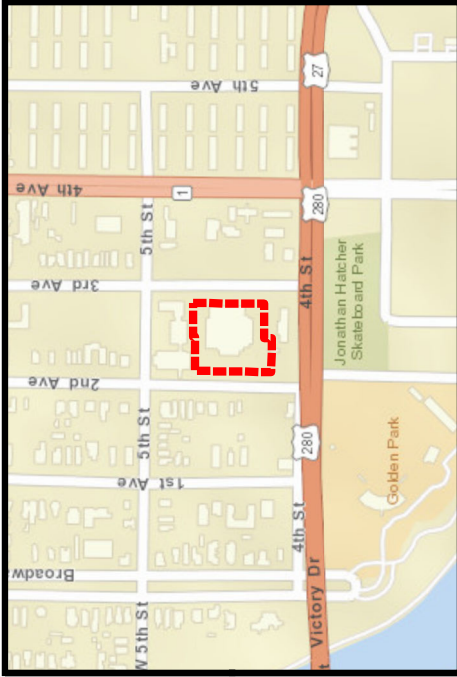


0 75 150 Feet
 1 inch = 150 feet
 Data Source: IT/GIS
 Author: DavidCooper

Aerial Map for REZN 10-24-2263
 Map 002 Block 015 Lot 002
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

This material is made available as a public service. 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: 11/26/2024



5TH ST

VETERANS PKWY

3RD AVE

2ND AVE

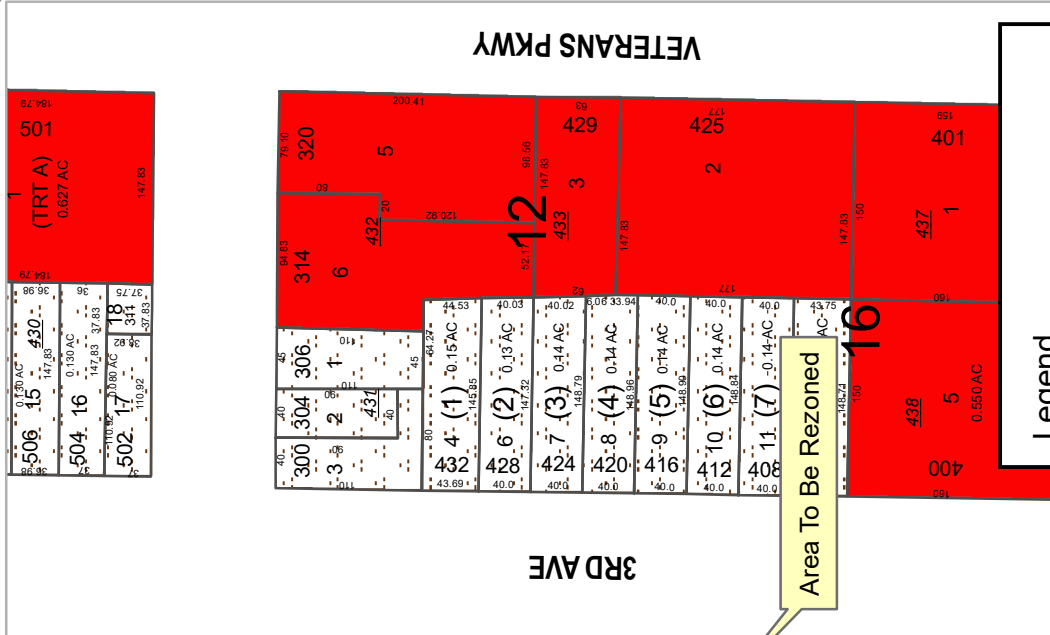
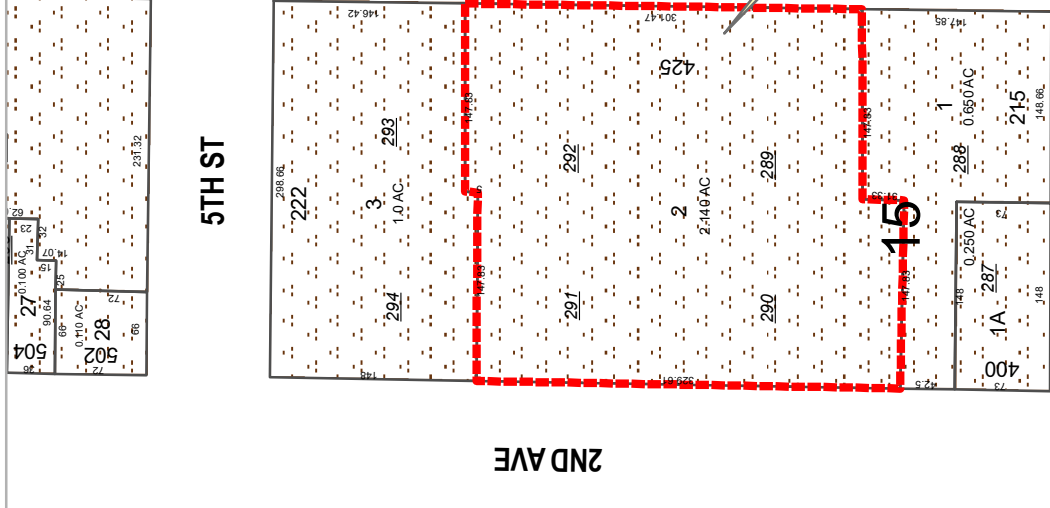
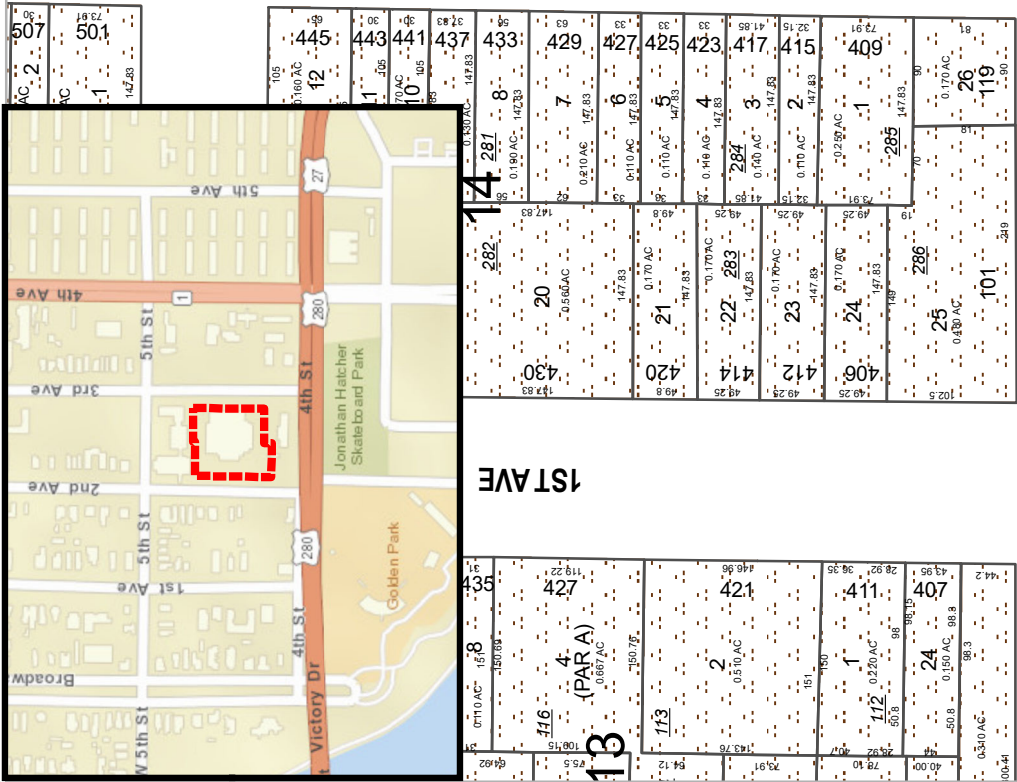
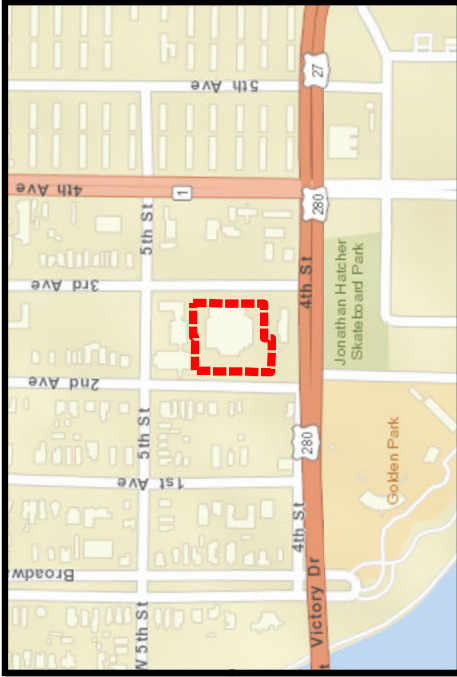
1ST AVE

4TH ST

Area To Be Rezoned



This material is made available as a public service. Maps and data are to



Legend

Zoning

- General Commercial
- Historic
- Light Manufacturing/Industrial
- Area To Be Rezoned



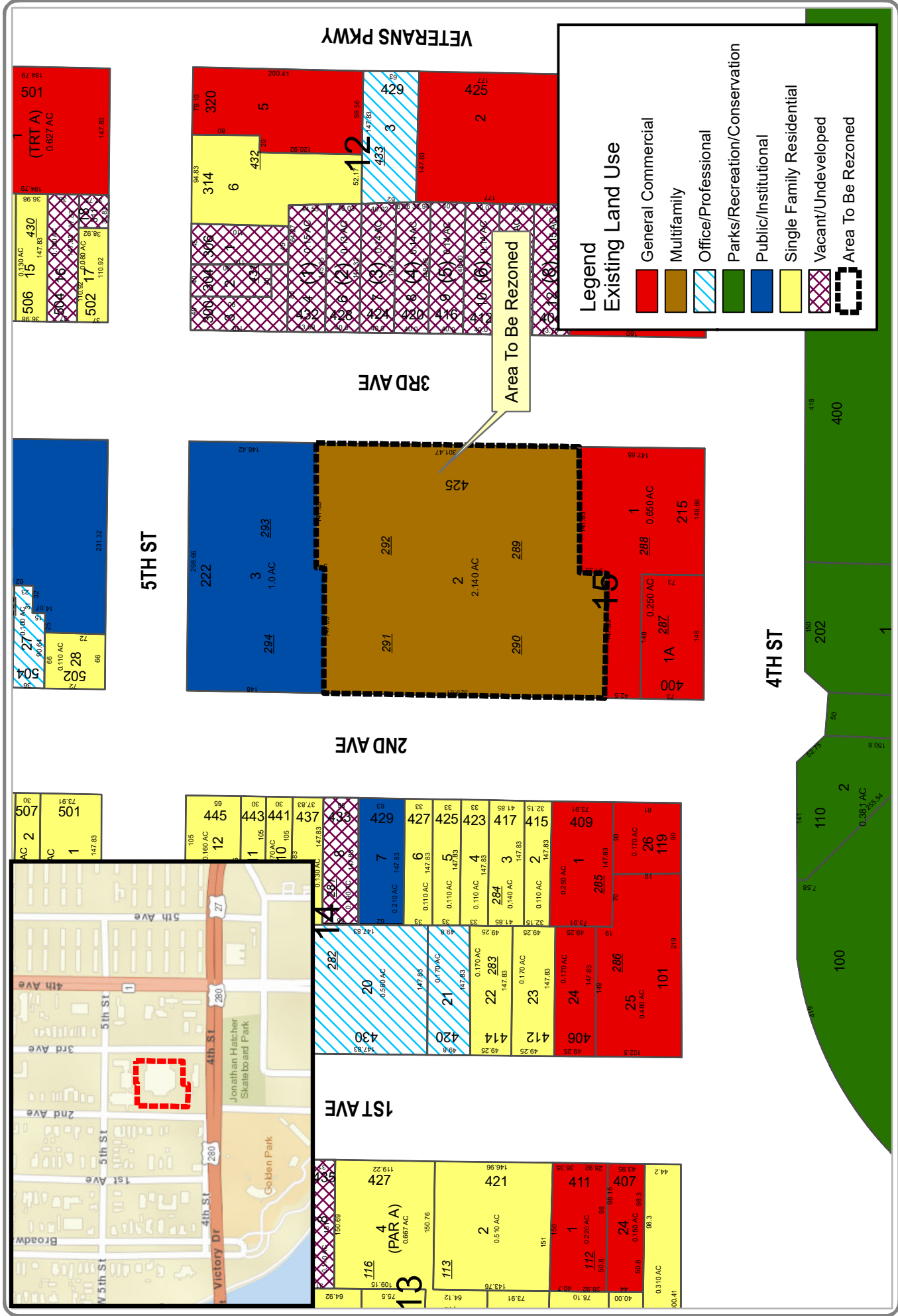
This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

Zoning Map for REZN 10-24-2263
 Map 002 Block 015 Lot 002
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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



Date: 11/26/2024



VETERANS PKWY

5TH ST

2ND AVE

1ST AVE

3RD AVE

4TH ST

Legend
Existing Land Use

- General Commercial
- Multifamily
- Office/Professional
- Parks/Recreation/Conservation
- Public/Institutional
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned



This material is made available as a public service. 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.

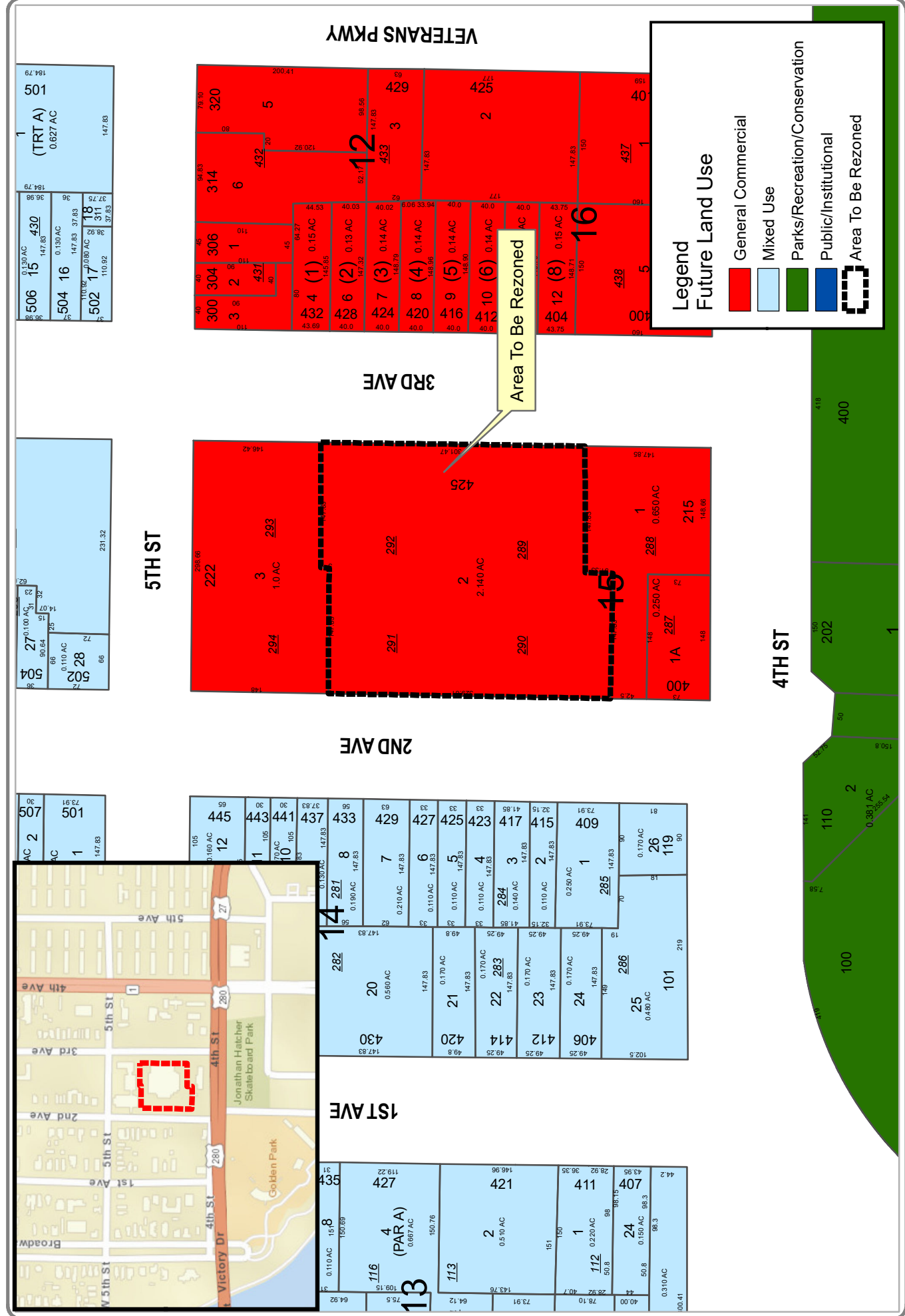
Date: 11/26/2024



Data Source: IT/GIS
Author: DavidCooper

Existing Land Use Map for REZN 10-24-2263
Map 002 Block 015 Lot 002
Planning Department-Planning Division
Prepared By Planning GIS Tech





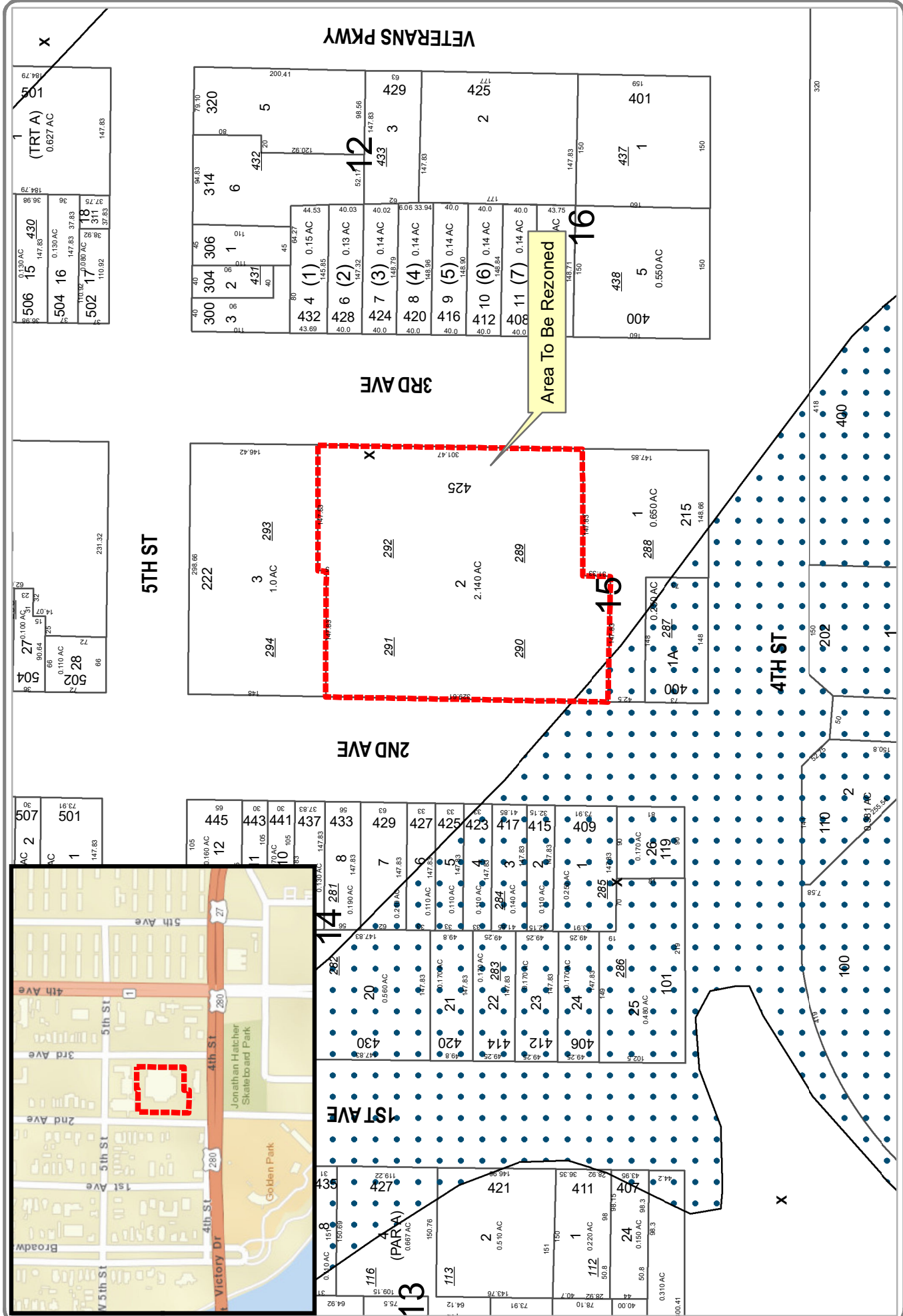
0 75 150 Feet
1 inch = 150 feet
Data Source: IT/GIS
Author: DavidCooper

Future Land Use Map for REZN 10-24-2263
Map 002 Block 015 Lot 002
Planning Department-Planning Division
Prepared By Planning GIS Tech

This material is made available as a public service. 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: 11/26/2024



506	15	0.130 AC	430	147.83	36.98
504	16	0.130 AC	18	147.83	37.83
502	17	0.080 AC	311	110.92	37.83

504	27	0.100 AC	31	90.64	32
502	28	0.110 AC	77	66	231.32

507	AC 2	0.160 AC	147.83	73.91	86
501	1	0.110 AC	105	37.83	86



VETERANS PKWY

5TH ST

2ND AVE

3RD AVE

4TH ST

Area To Be Rezoned



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

Flood Hazard Map for REZN 10-24-2263
Map 002 Block 015 Lot 002
Planning Department-Planning Division
Prepared By Planning GIS Tech

This material is made available as a public service. 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: 11/26/2024

