

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

**REZN-03-24-0544**

<b>Applicant:</b>	Marius Hitesan & Daniel Hitesan
<b>Owner:</b>	Marius Hitesan & Daniel Hitesan
<b>Location:</b>	5335 Miller Road
<b>Parcel:</b>	099-008-024
<b>Acreage:</b>	0.48 Acres
<b>Current Zoning Classification:</b>	Single Family Residential 1 (SFR1)
<b>Proposed Zoning Classification:</b>	Residential Office (RO)
<b>Current Use of Property:</b>	Single Family Residential
<b>Proposed Use of Property:</b>	Church Parking Lot
<b>Council District:</b>	District 5 (Crabb)
<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 B
<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>		No traffic study available for this location.
<b>Traffic Engineering:</b>		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
<b>Surrounding Zoning:</b>	<b>North</b>	Single Family Residential 2 (SFR2)
	<b>South</b>	Light Manufacturing / Industrial (LMI)
	<b>East</b>	Single Family Residential1 (SFR1)
	<b>West</b>	Residential Office (RO)
<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 SFR1/2 zoning district. The 3 options under Category C are: <ul 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> </ul>
<b>Attitude of Property Owners:</b>		<b>Twenty (20)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received <b>zero (0)</b> calls and/or emails regarding the rezoning.
	<b>Approval</b>	<b>0</b> Responses
	<b>Opposition</b>	<b>0</b> Responses

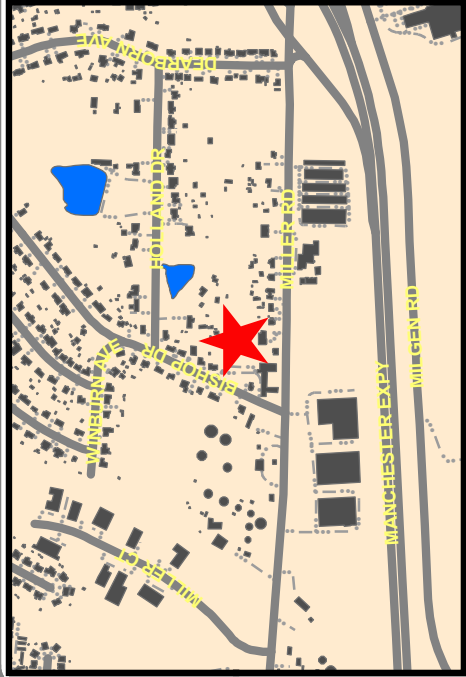
**Additional Information:**

N/A

**Attachments:**

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





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

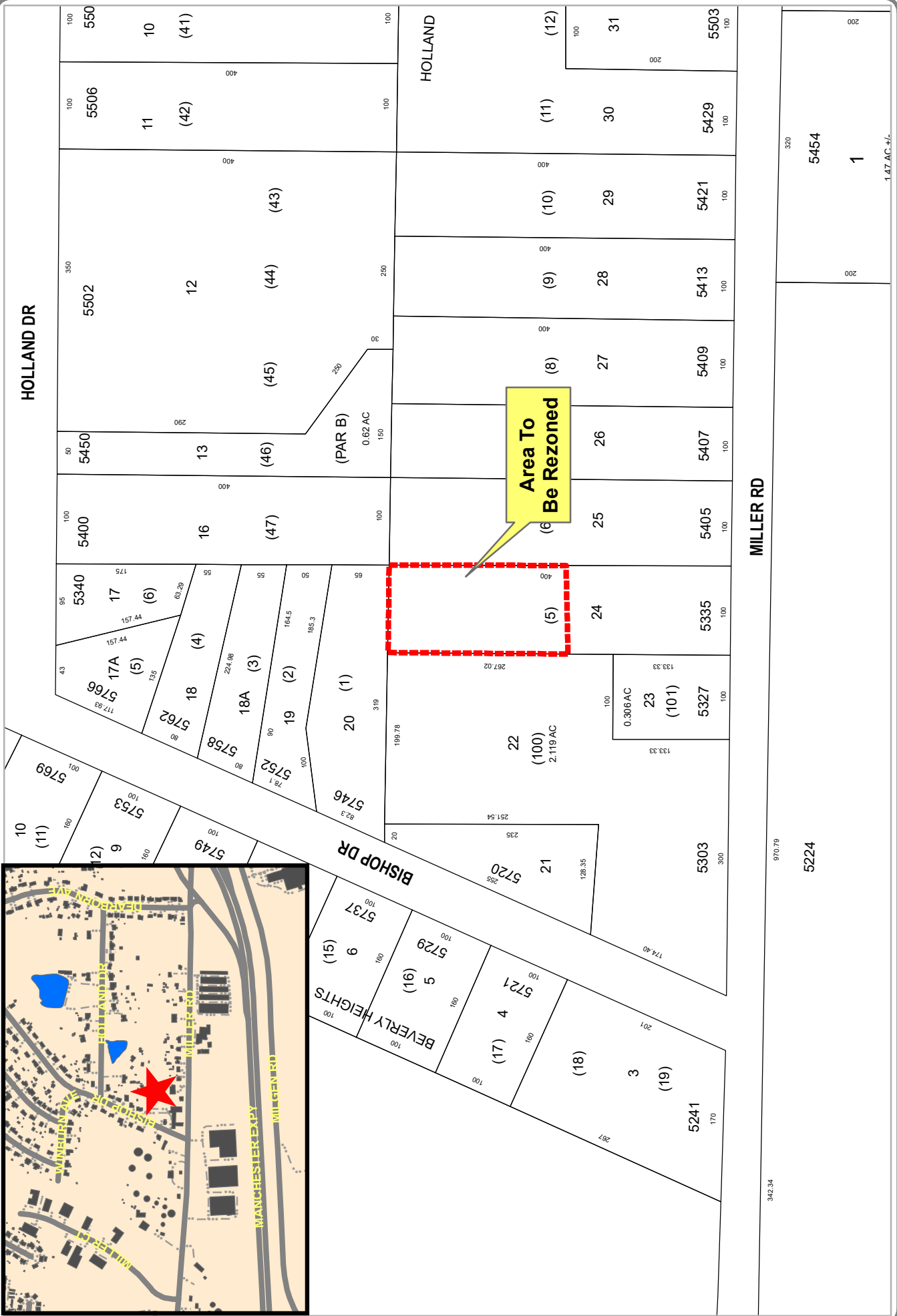
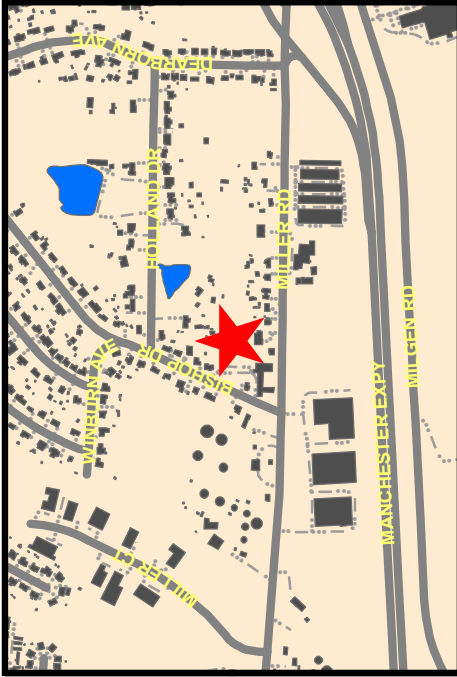
**Aerial Map for REZN 03-23-0544**  
**Map 098 Block 008 Lot 024**  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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: 3/23/2023





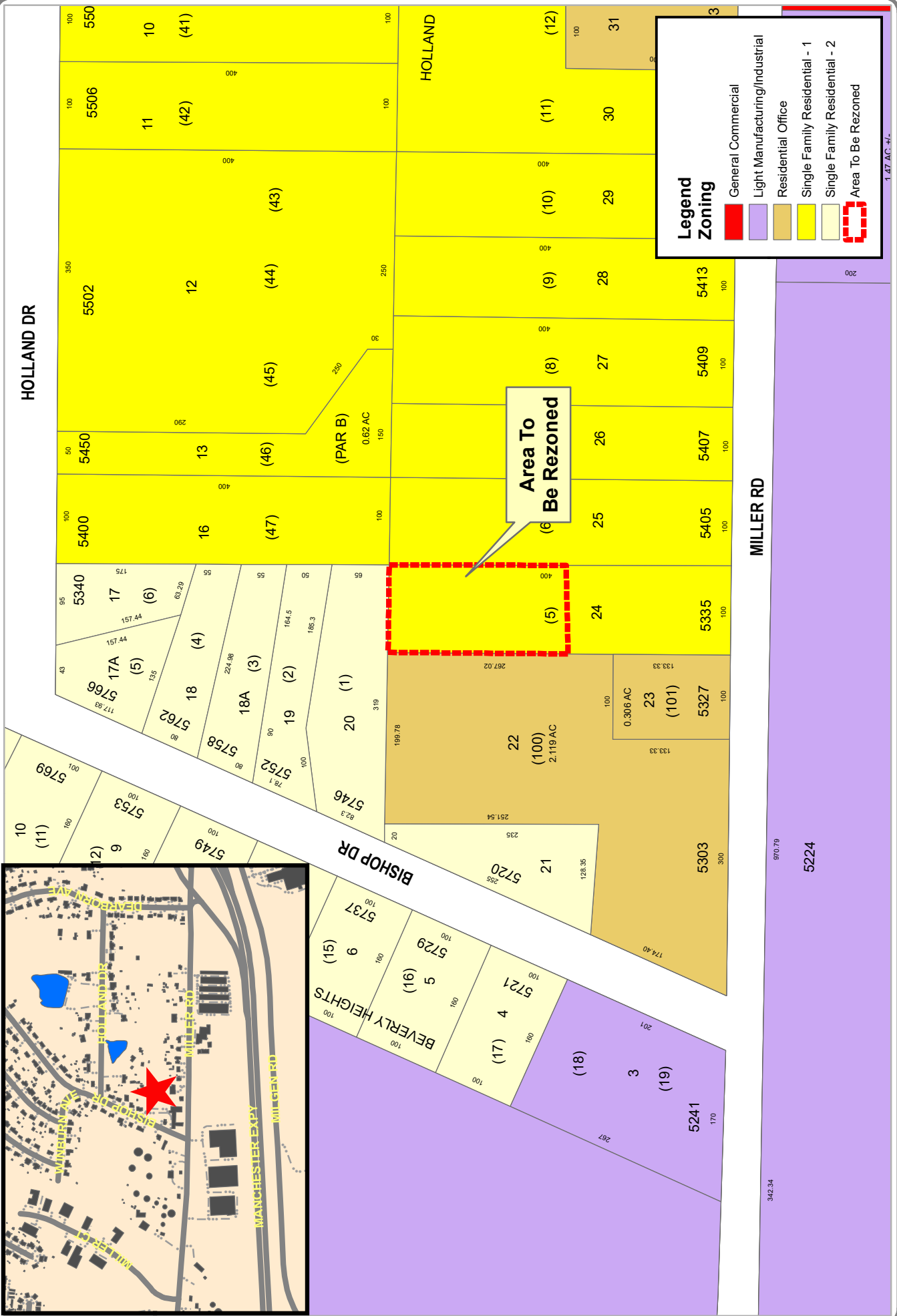
0 75 150 Feet  
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Location Map for REZN 03-23-0544  
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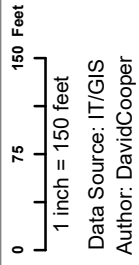


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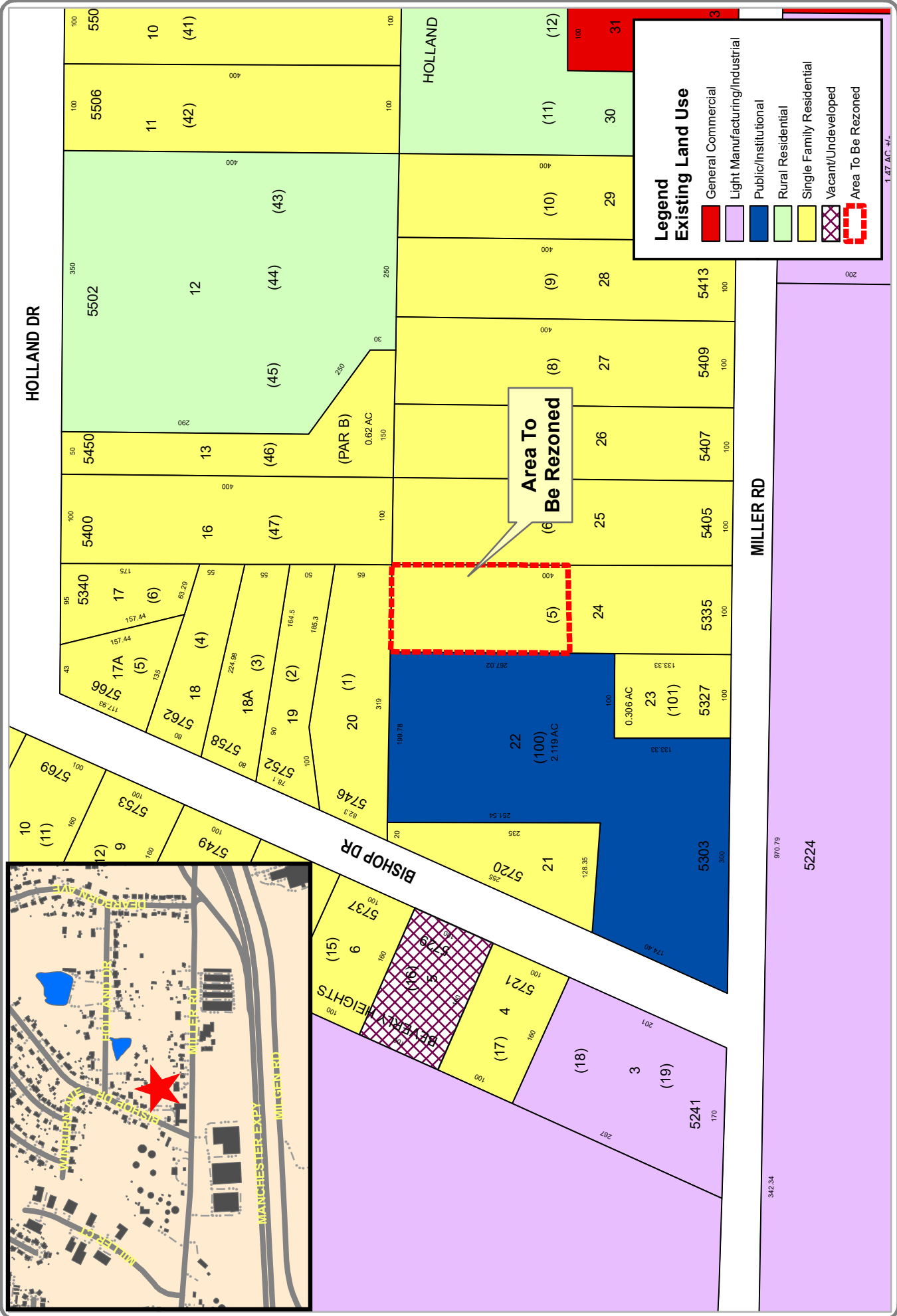
Date: 3/23/2023



Zoning Map for REZN 03-23-0544  
Map 098 Block 008 Lot 024  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

Data Source: IT/GIS  
Author: DavidCooper





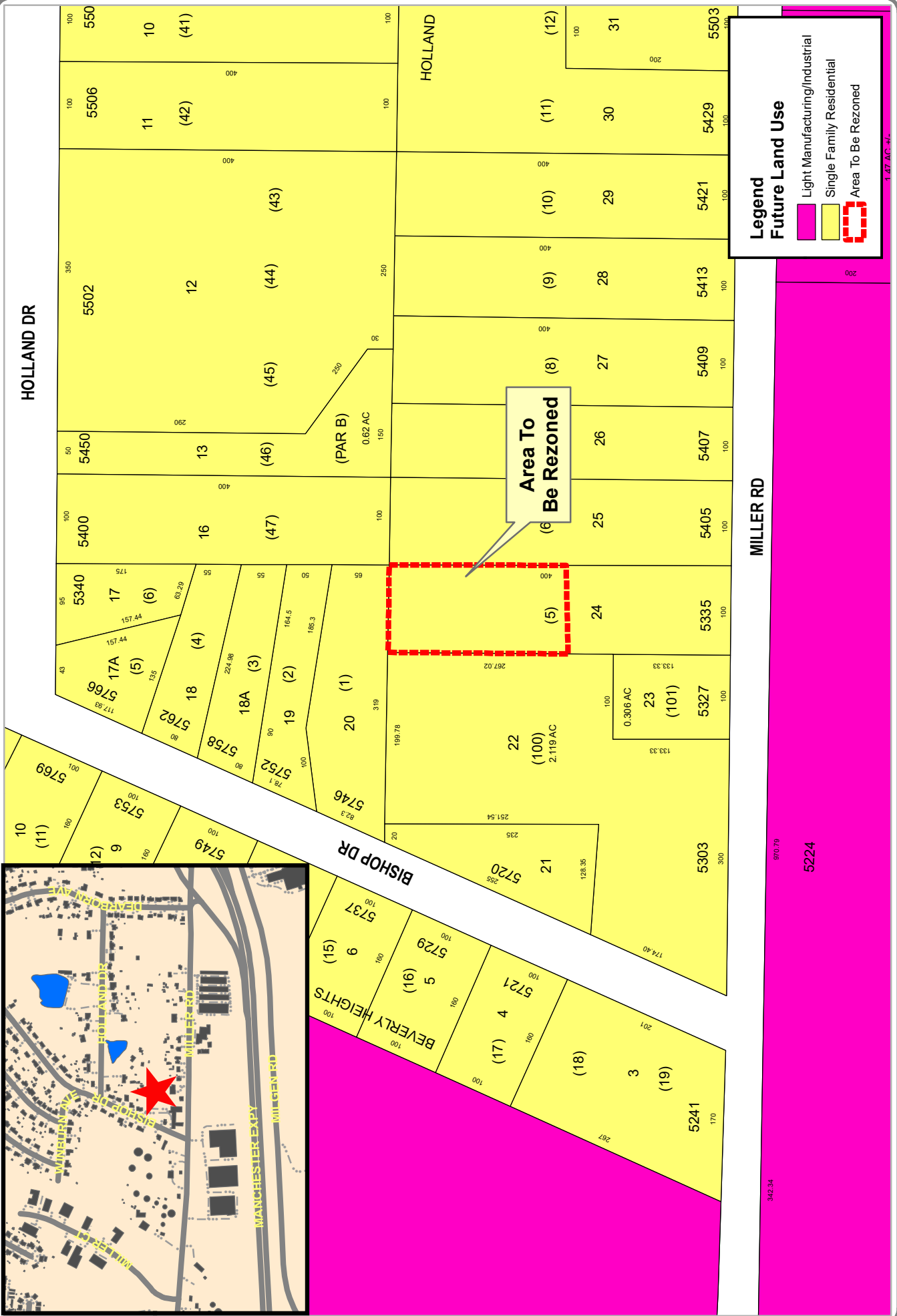
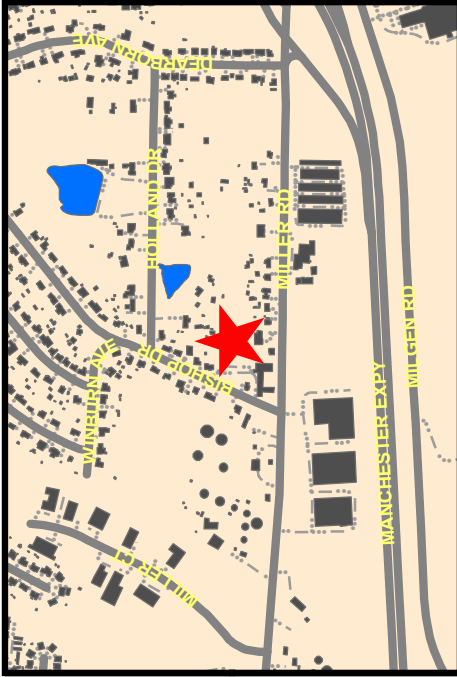
Existing Land Use Map for REZN 03-23-0544  
Map 098 Block 008 Lot 024  
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**Legend**  
**Future Land Use**

- Light Manufacturing/Industrial
- Single Family Residential
- Area To Be Rezoned



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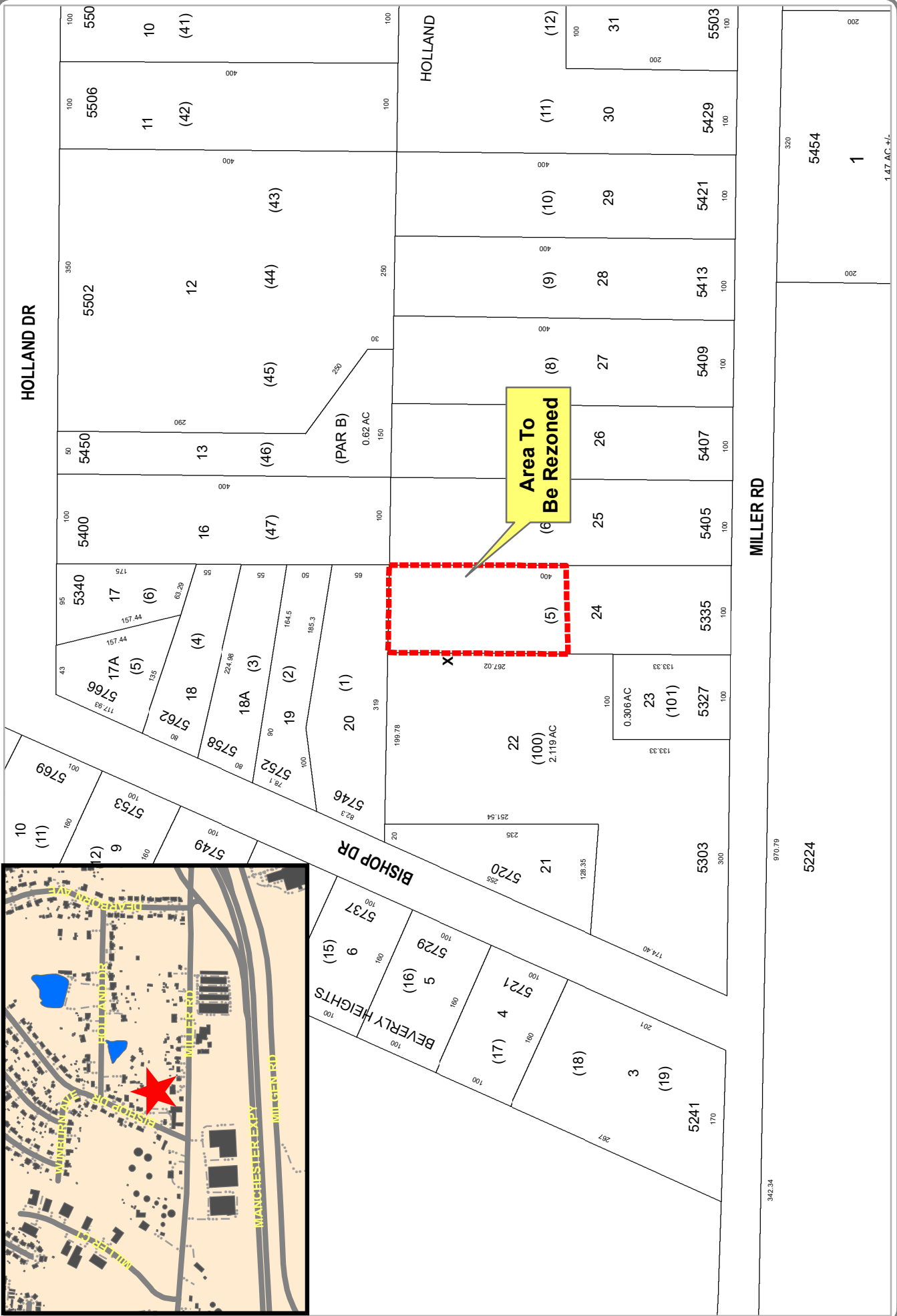
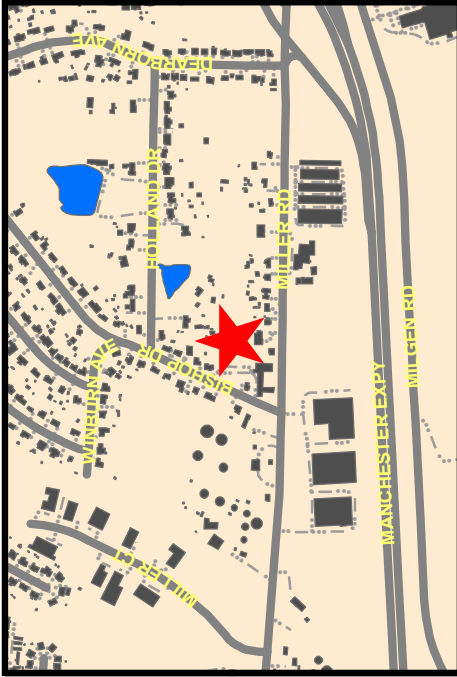
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Future Land Use Map for REZN 03-23-0544  
Map 098 Block 008 Lot 024  
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Prepared By Planning GIS Tech

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







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Flood Zone Map for REZN 03-23-0544  
 Map 098 Block 008 Lot 024  
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 Prepared By Planning GIS Tech

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 Author: DavidCooper

