

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

**REZN-02-24-0345**

<b>Applicant:</b>	Rickey Miles
<b>Owner:</b>	Housing Authority of Columbus
<b>Location:</b>	1000 Wynnton Road
<b>Parcel:</b>	018-018-004/5 and 019-004-001
<b>Acreage:</b>	2.46 Acres
<b>Current Zoning Classification:</b>	Light Manufacturing/Industrial (LMI)
<b>Proposed Zoning Classification:</b>	General Commercial (GC)/ Residential Multifamily - 2 (RMF2)
<b>Current Use of Property:</b>	Multifamily Residential and Office
<b>Proposed Use of Property:</b>	Multifamily Residential and Office
<b>Council District:</b>	District 7 (Cogle)
<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>	Inconsistent Planning Area D
<b>Current Land Use Designation:</b>	Public/Institutional

<b>Future Land Use Designation:</b>		Mixed Use
<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>		Not available
<b>Traffic Engineering:</b>		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential and commercial usage.
<b>Surrounding Zoning:</b>	<b>North</b>	General Commercial (GC)
	<b>South</b>	Residential Multifamily - 2 (RMF2)
	<b>East</b>	General Commercial (GC)
	<b>West</b>	Light Manufacturing/Industrial (LMI)
<b>Reasonableness of Request:</b>		The request is compatible with existing land uses.
<b>School Impact:</b>		N/A
<b>Buffer Requirement:</b>		<u>RMF2 Tract:</u>  The site shall include a Category A buffer along all property lines bordered by the GC zoning district, east property line. The 3 options under Category A are:  1) 5 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.  2) 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.  3) 20 feet undisturbed natural buffer.  <u>GC Tract:</u>  The site shall include a Category C buffer along all property lines bordered by the RMF2 zoning district. The 3 options under Category C are:

- 1) 20 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.
- 2) 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.
- 3) 30 feet undisturbed natural buffer.

**Attitude of Property Owners:**

**Twelve (12)** 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.

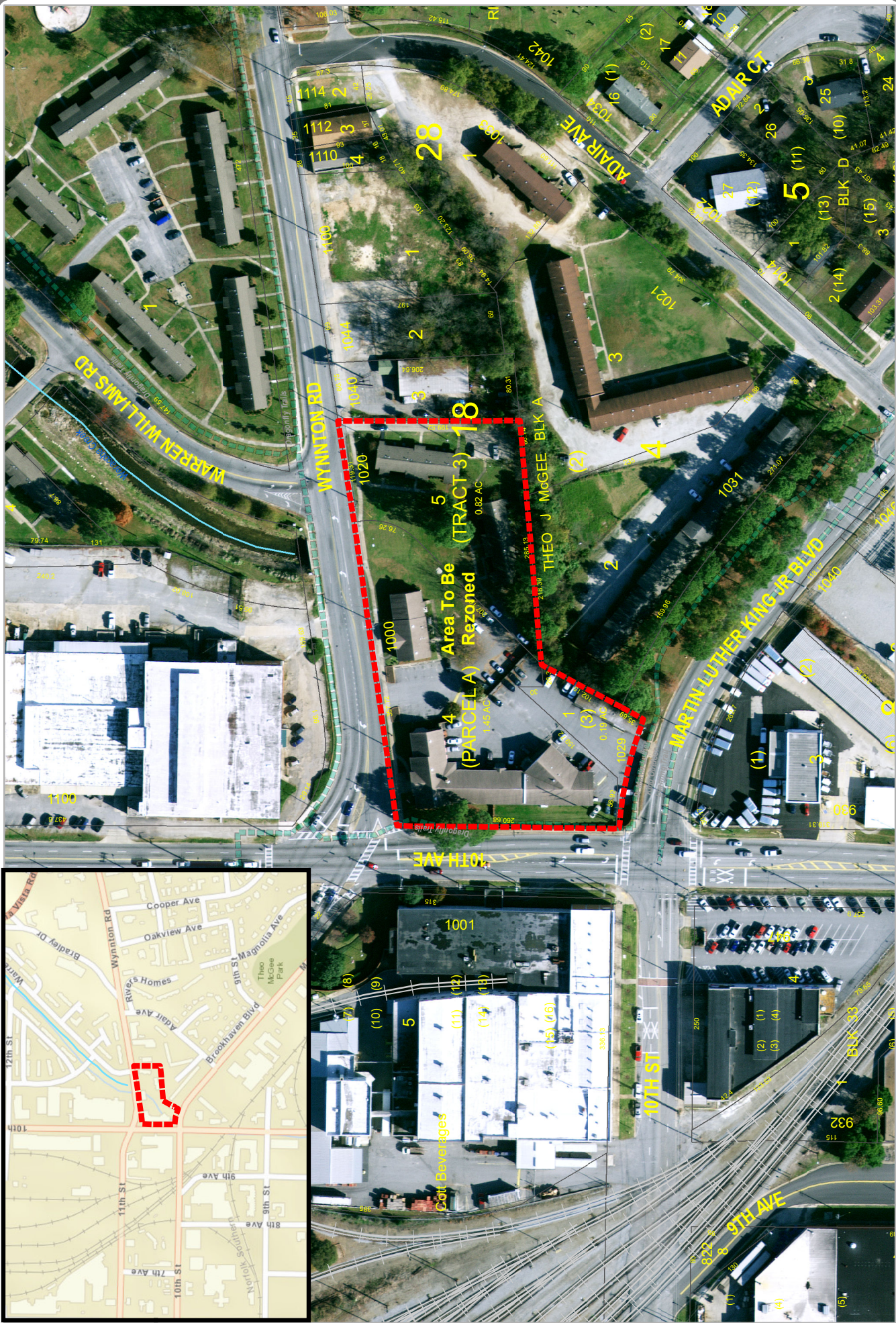
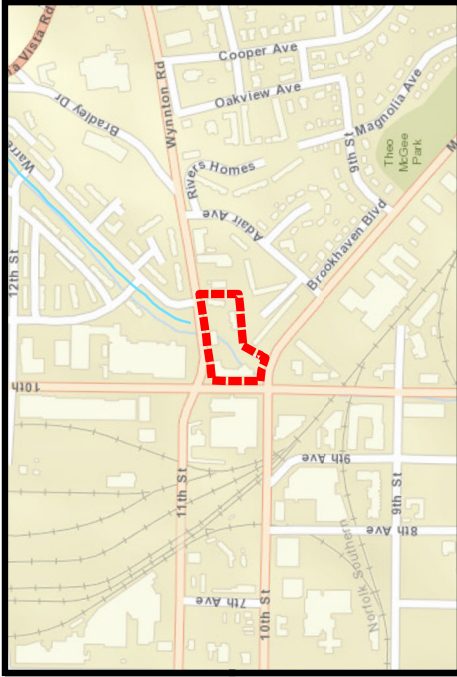
**Approval** 0 Responses  
**Opposition** 0 Responses

**Additional Information:**

Existing office and multifamily residential apartments.

**Attachments:**

Aerial Land Use Map  
Location Map  
Zoning Map  
Existing Land Use Map  
Future Land Use Map  
Food Map



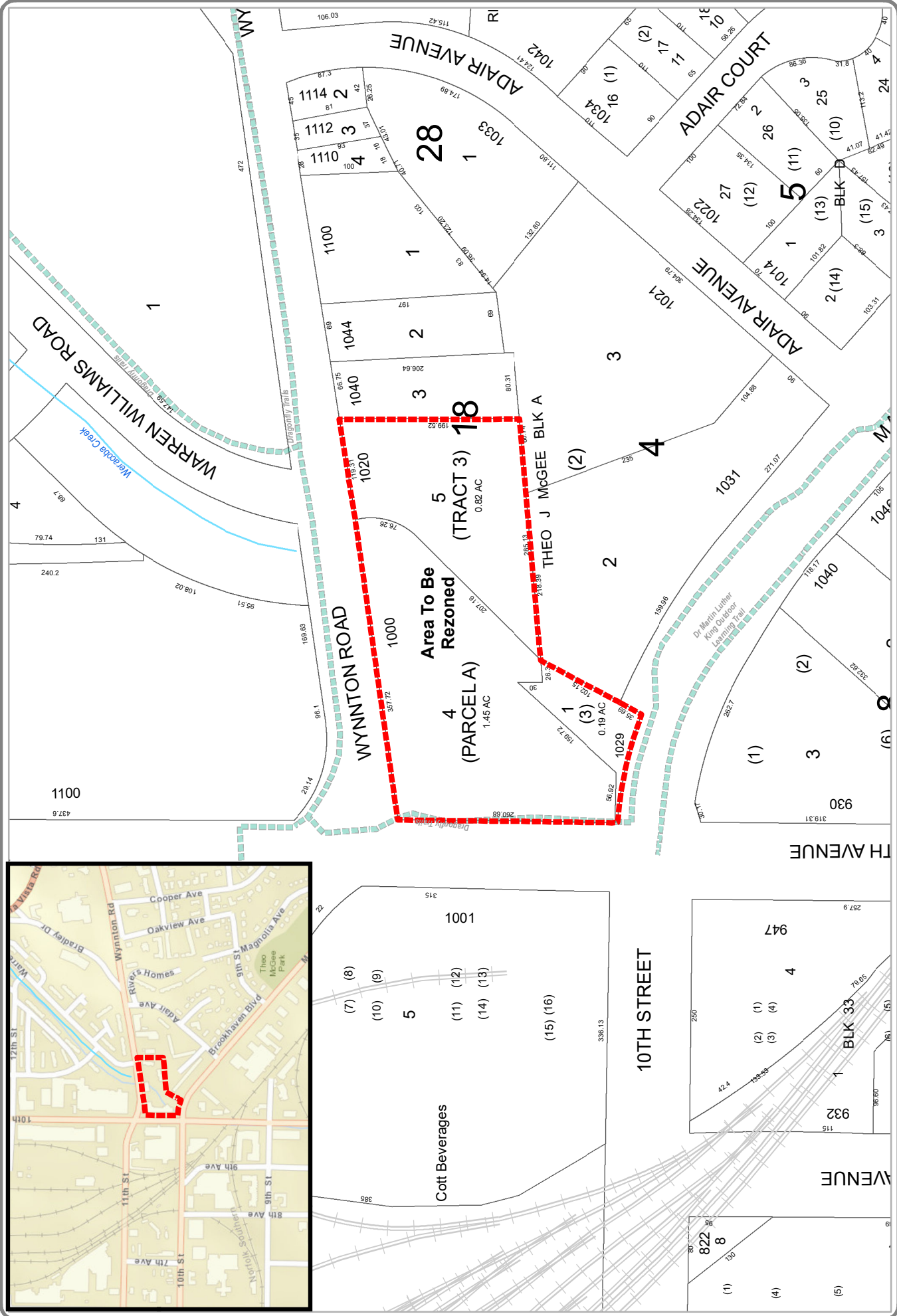
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Date: 2/29/2024

Aerial Map for REZN 02-24-0345  
 Map 018 & 19 Block 18 & 004 Lots 004, 005 & 001  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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



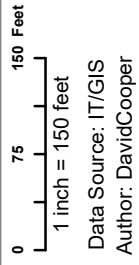
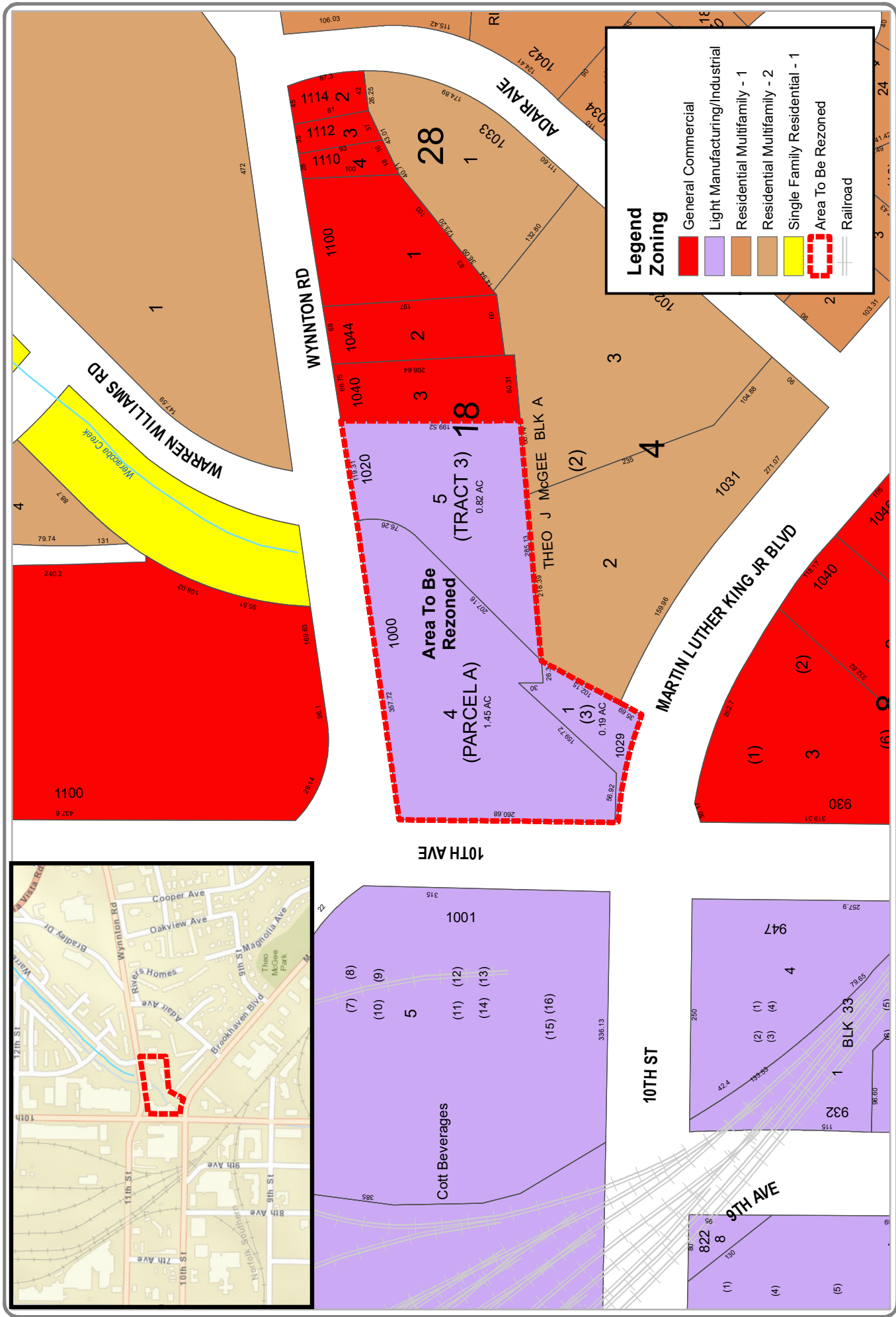


150 Feet  
75  
1 inch = 150 feet  
Data Source: IT/GIS  
Author: DavidCooper

Location Map for REZN 02-24-0345  
Map 018 & 19 Block 18 & 004 Lots 004, 005 & 001  
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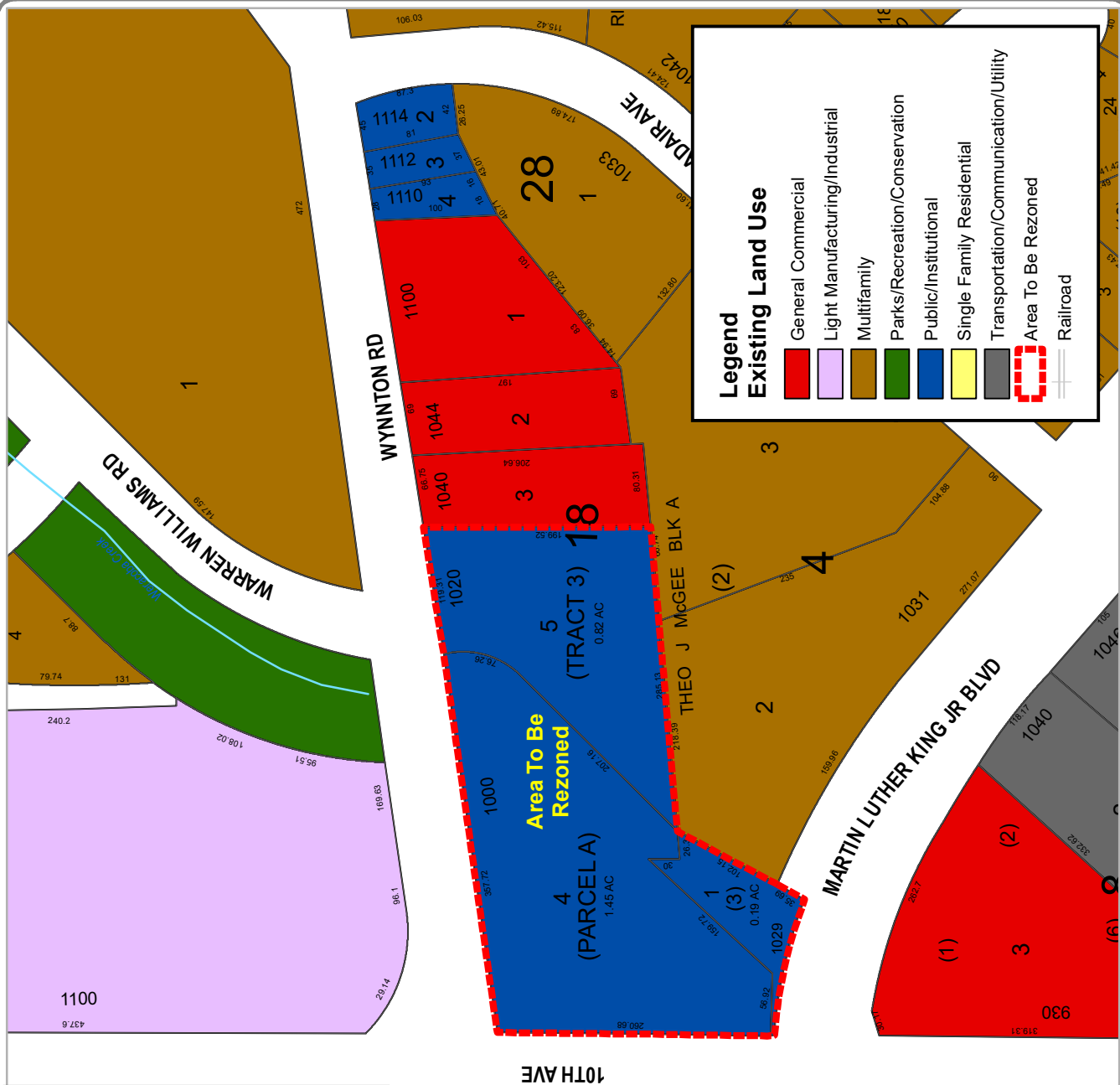
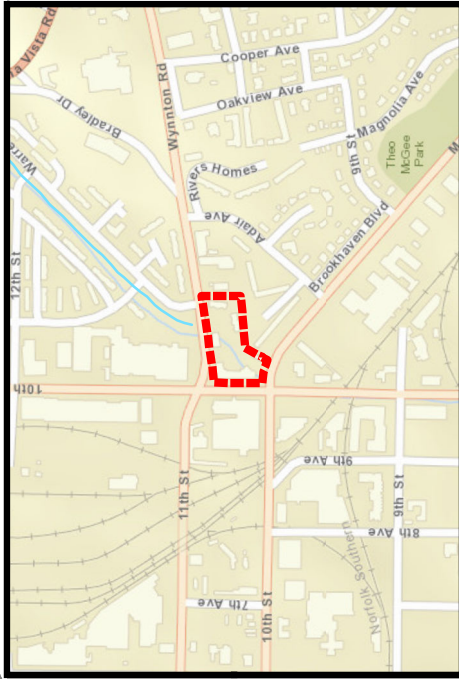
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Zoning Map for REZN 02-24-0345  
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### Legend Existing Land Use

- General Commercial
- Light Manufacturing/Industrial
- Multifamily
- Parks/Recreation/Conservation
- Public/Institutional
- Single Family Residential
- Transportation/Communication/Utility
- Area To Be Rezoned
- Railroad

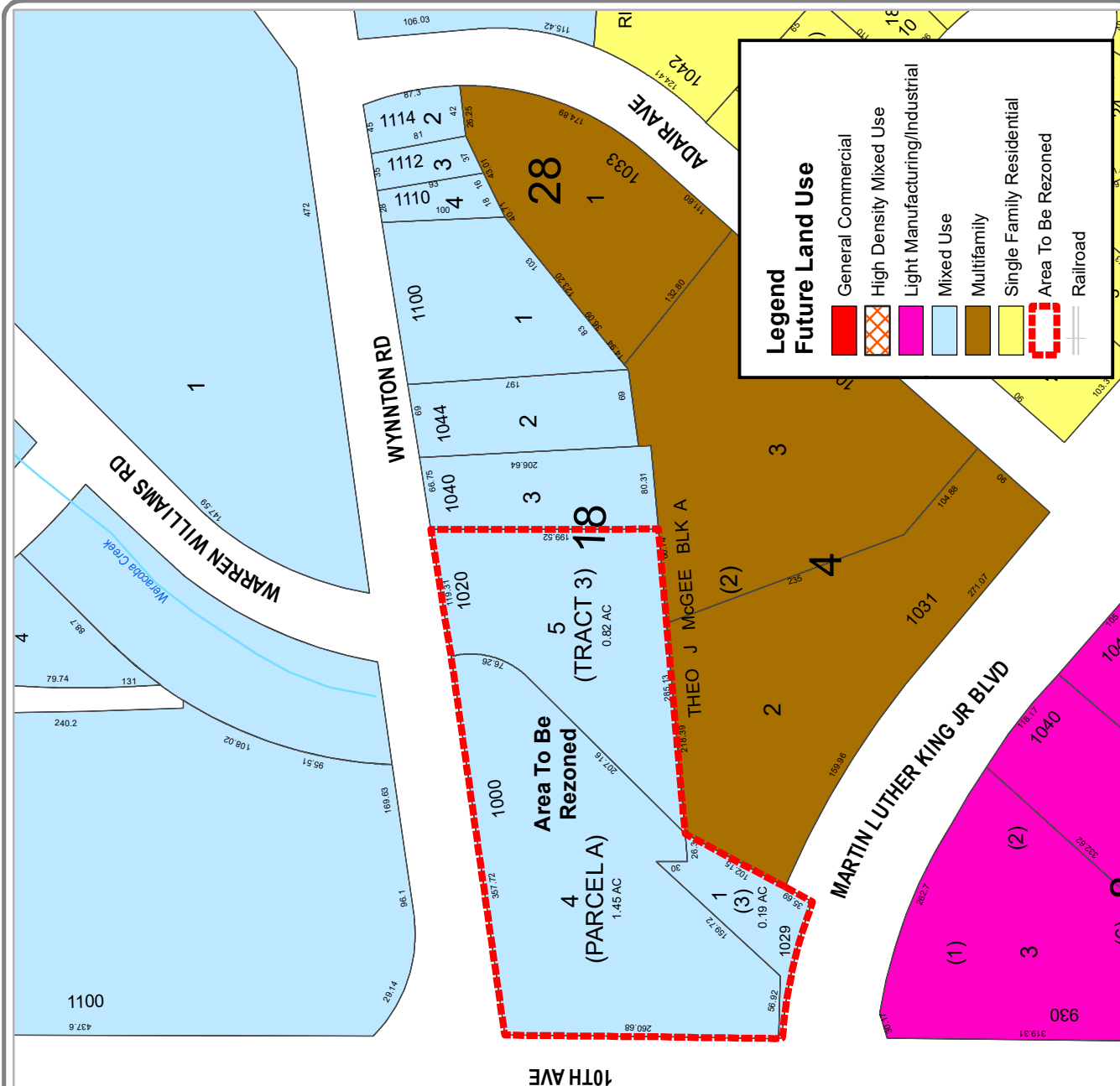
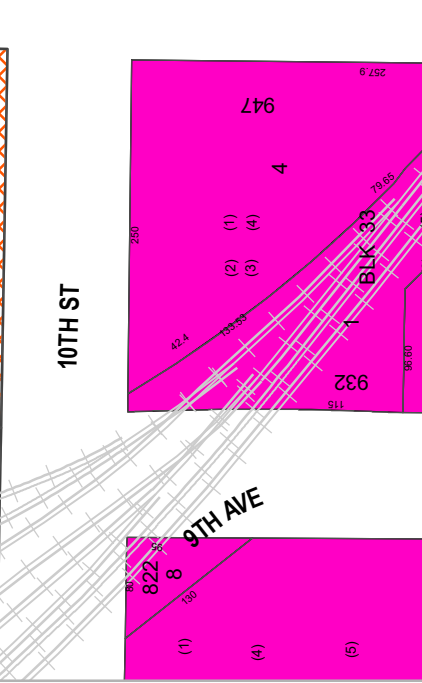
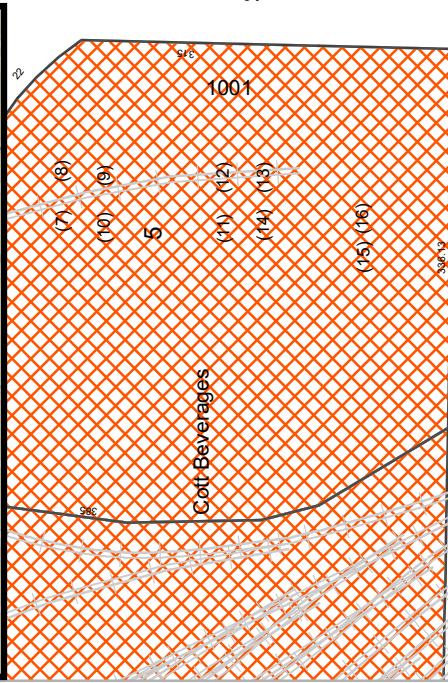
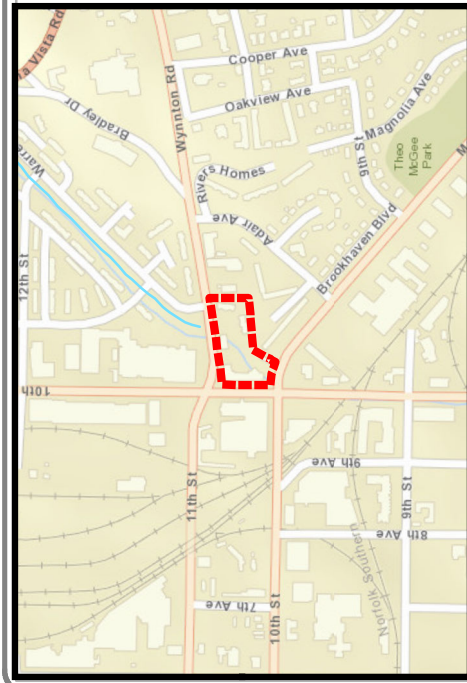
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**Legend**

**Future Land Use**

- General Commercial
- High Density Mixed Use
- Light Manufacturing/Industrial
- Mixed Use
- Multifamily
- Single Family Residential
- Area To Be Rezoned
- Railroad



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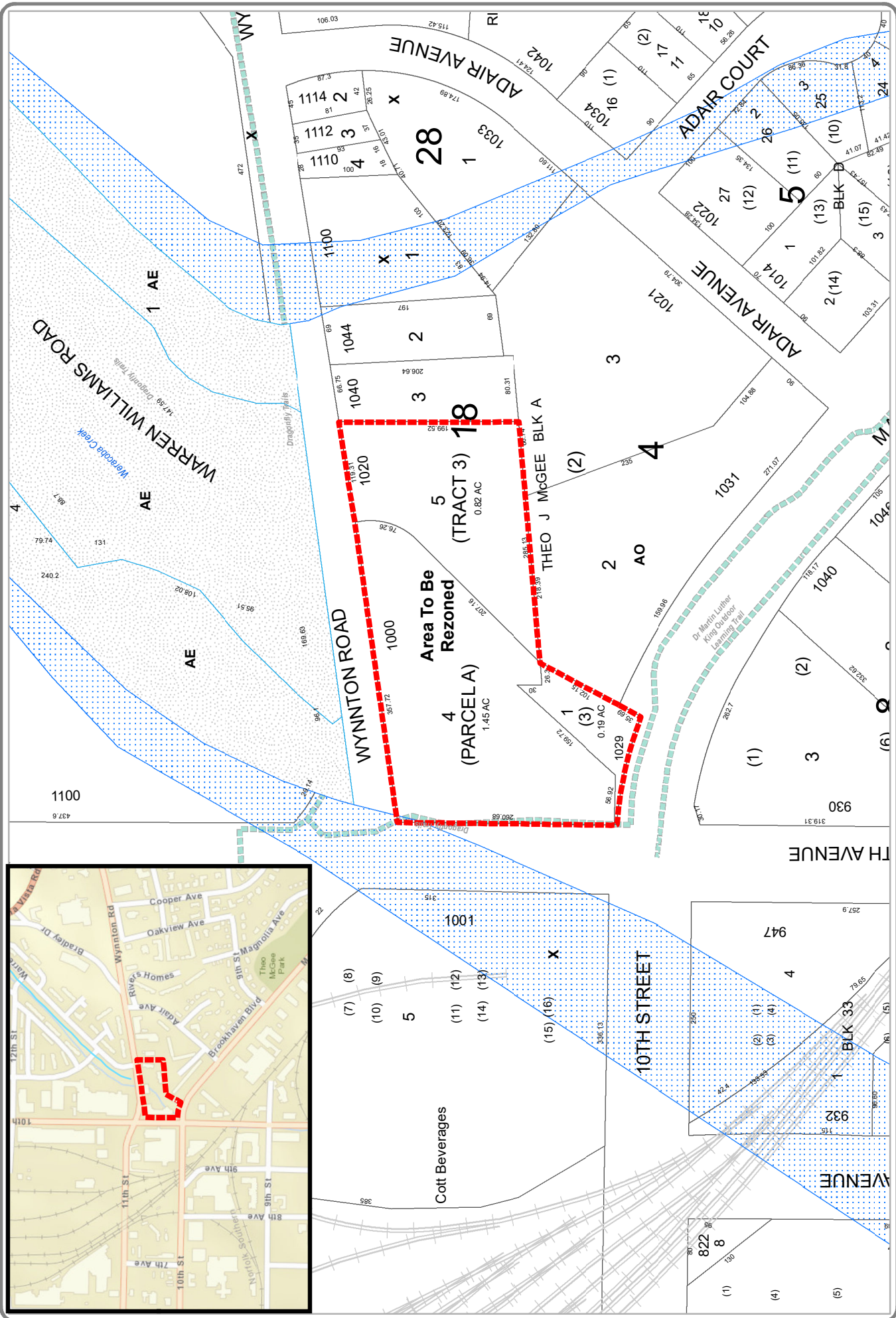
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Future Land Use Map for REZN 02-24-0345  
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Flood Hazard Map for REZN 02-24-0345  
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