

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

### REZN-07-21-1337

<b>Applicant:</b>	2020 Invesment Holdings, LLC
<b>Owner:</b>	Gerald Miley
<b>Location:</b>	1305 Hilton Avenue
<b>Parcel:</b>	185-048-007
<b>Acreage:</b>	0.44 Acres
<b>Current Zoning Classification:</b>	RMF2 (Residential Multifamily 2)
<b>Proposed Zoning Classification:</b>	RO (Residential Office) with the following conditions:  <ol style="list-style-type: none"><li>1) Office, Business &amp; Professional only permitted.</li><li>2) Commercial Driveway is required along 13<sup>th</sup> Street.</li><li>3) No Driveway permitted along Hilton Avenue.</li></ol>
<b>Current Use of Property:</b>	Residential
<b>Proposed Use of Property:</b>	Office
<b>Council District:</b>	District 3 (Huff)
<b>PAC Recommendation:</b>	<b>Conditional Approval</b> based on the Staff Report and compatibility with existing land uses.
<b>Planning Department Recommendation:</b>	<b>Conditional 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>		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>		Average Annual Daily Trips (AADT) will increase by 22 trips if used for commercial use. The Level of Service (LOS) will remain at level A.
<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>	RMF2 (Residential Multifamily 2)
	<b>South</b>	NC (Neighborhood Commercial)
	<b>East</b>	RMF2 (Residential Multifamily 2)
	<b>West</b>	RMF2 (Residential Multifamily 2)
<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 RMF2 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>

**Attitude of Property Owners:**

**Twenty-five (25)** 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:**

N/A

**Attachments:**

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





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

**Aerial Map for REZN 06-21-1337**  
**Map Map 184 Block 048 Lot 007**  
 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.







**Area To Be Rezoned**



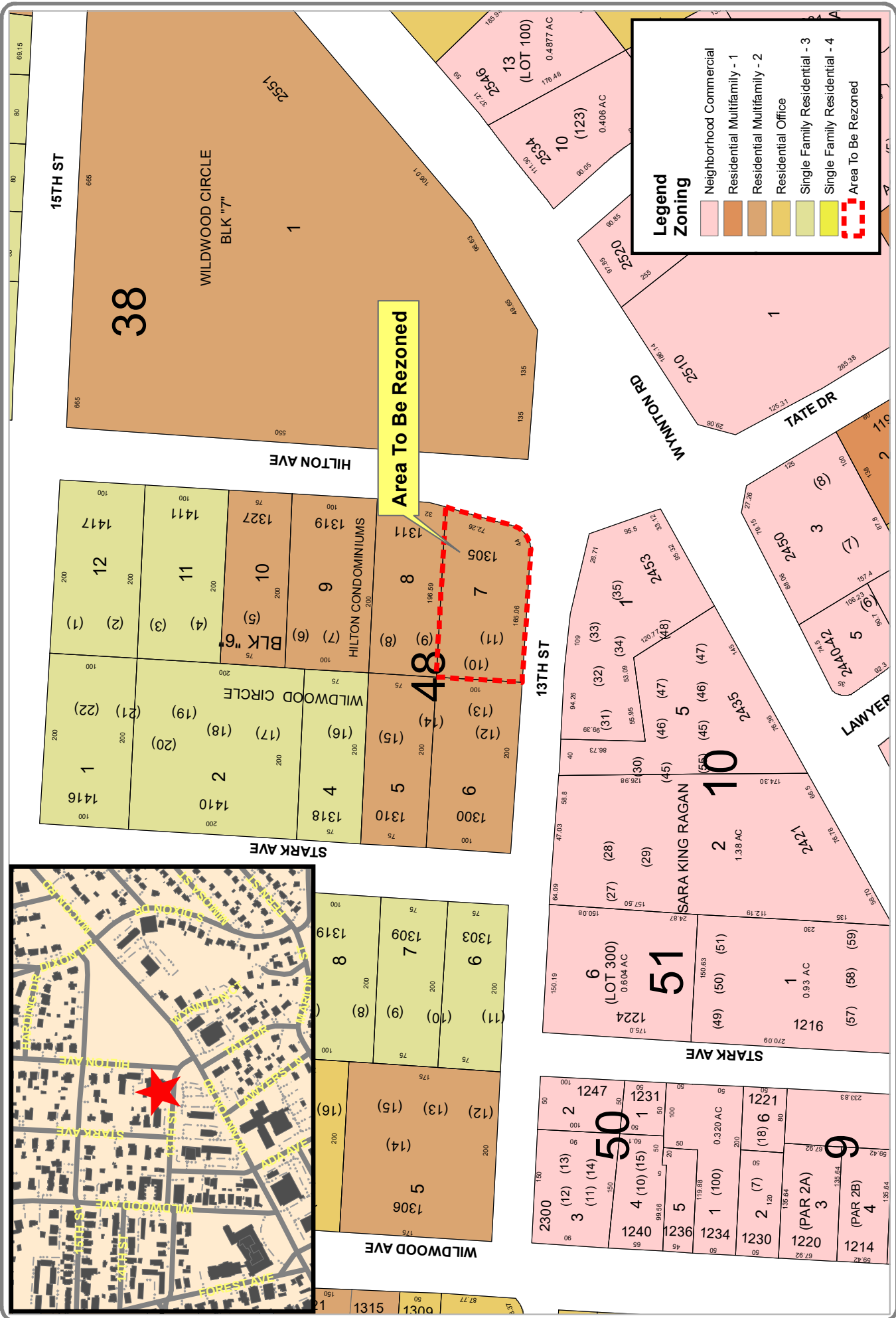
150 Feet  
75  
1 inch = 150 feet  
Data Source: IT/GIS  
Author: David Cooper

Location Map for REZN 06-21-1337  
Map Map 184 Block 048 Lot 007  
Planning Department-Planning Division  
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Date: 7/8/2021



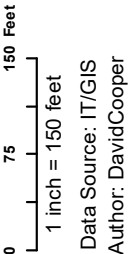
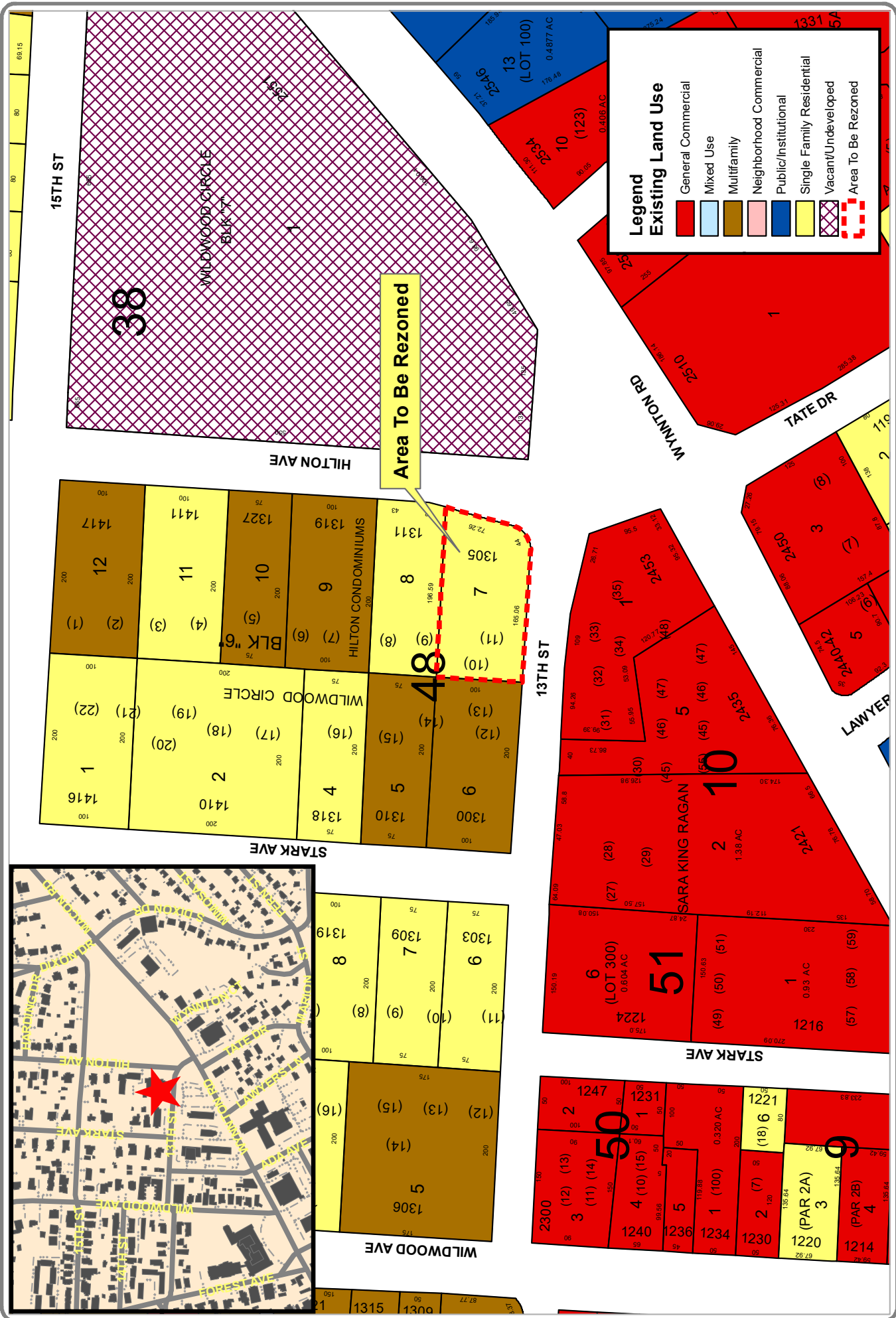
150 Feet  
 1 inch = 150 feet  
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 Author: David Cooper

Zoning Map for REZN 06-21-1337  
 Map 184 Block 048 Lot 007  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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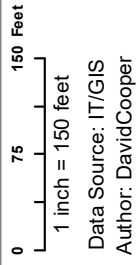


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Existing Land Use Map for REZN 06-21-1337  
Map Map 184 Block 048 Lot 007  
Planning Department-Planning Division  
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Data Source: IT/GIS  
Author: DavidCooper

Future Land Use Map for REZN 06-21-1337  
Map 184 Block 048 Lot 007  
Planning Department-Planning Division  
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