

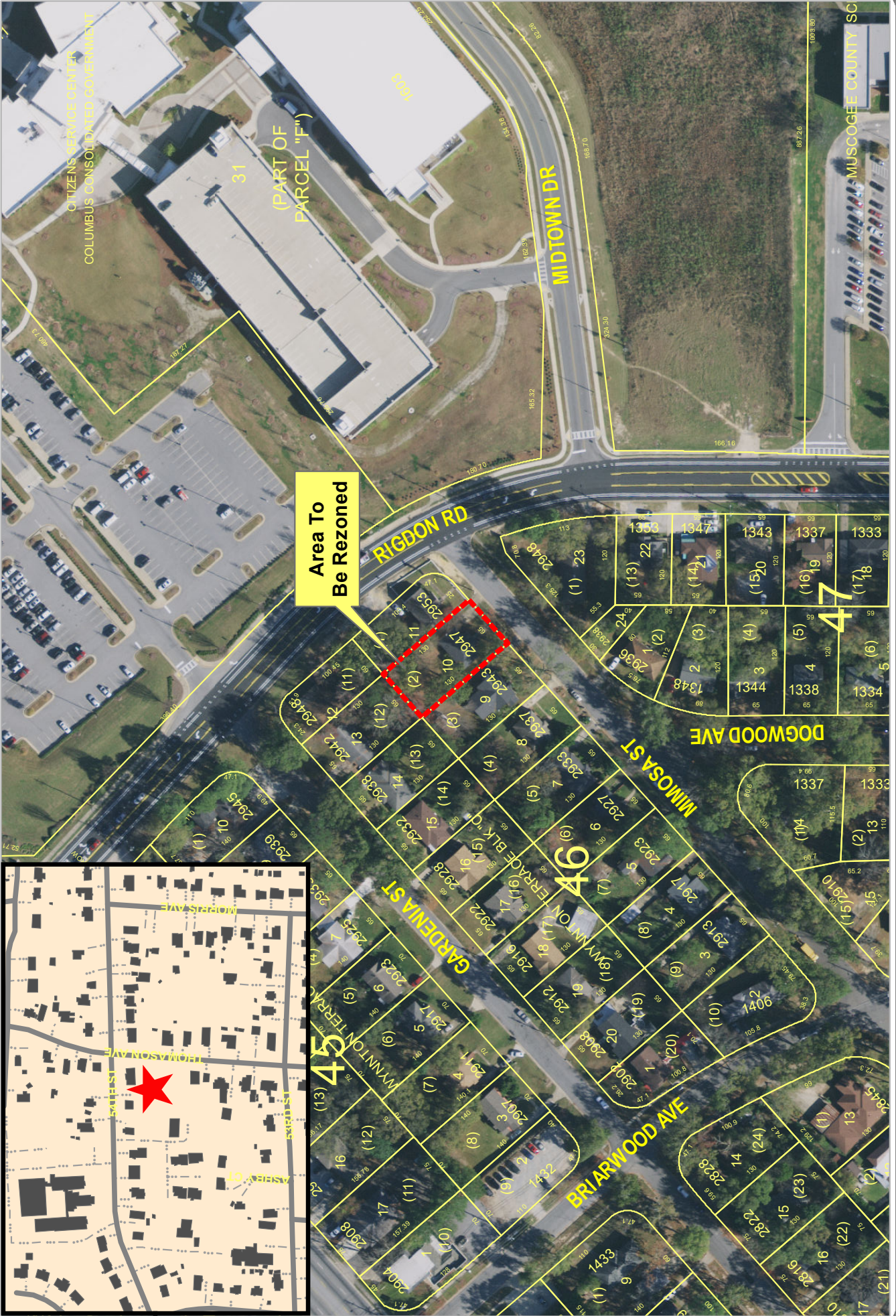
CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

### REZN-01-22-0072

<b>Applicant:</b>	Danita Lloyd
<b>Owner:</b>	Same
<b>Location:</b>	2947 Mimosa Street
<b>Parcel:</b>	067-046-010
<b>Acreage:</b>	0.19 Acres
<b>Current Zoning Classification:</b>	NC (Neighborhood Commercial)
<b>Proposed Zoning Classification:</b>	SFR3 (Single Family Residential 3)
<b>Current Use of Property:</b>	Single Family Residential
<b>Proposed Use of Property:</b>	Single Family Residential
<b>Council District:</b>	District 3 (Huff)
<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 D
<b>Current Land Use Designation:</b>	General Commercial
<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 be reduced to 10 trips from 24 trips if used for residential 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 residential usage.
<b>Surrounding Zoning:</b>	<b>North</b>	SFR3 (Single Family Residential 3)
	<b>South</b>	SFR3 (Single Family Residential 3)
	<b>East</b>	NC (Neighborhood Commercial)
	<b>West</b>	SFR3 (Single Family Residential 3)
<b>Reasonableness of Request:</b>		The request is compatible with existing land uses.
<b>School Impact:</b>		N/A
<b>Buffer Requirement:</b>		N/A
<b>Attitude of Property Owners:</b>		<b>Thirty-five (35)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received <b>no</b> calls and/or emails regarding the rezoning.
	<b>Approval</b>	<b>0</b> Responses
	<b>Opposition</b>	<b>0</b> Responses
<b>Additional Information:</b>		N/A
<b>Attachments:</b>		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Traffic Report



**Area To Be Rezoned**

CITIZENS SERVICE CENTER  
COLUMBUS CONSOLIDATED GOVERNMENT

(PART OF  
PARCEL "F")



0 75 150 Feet

1 inch = 150 feet

Data Source: IT/GIS  
Author: David Cooper

Aerial Map for REZN 01-22-0072

Map 067 Block 046 Lot 010

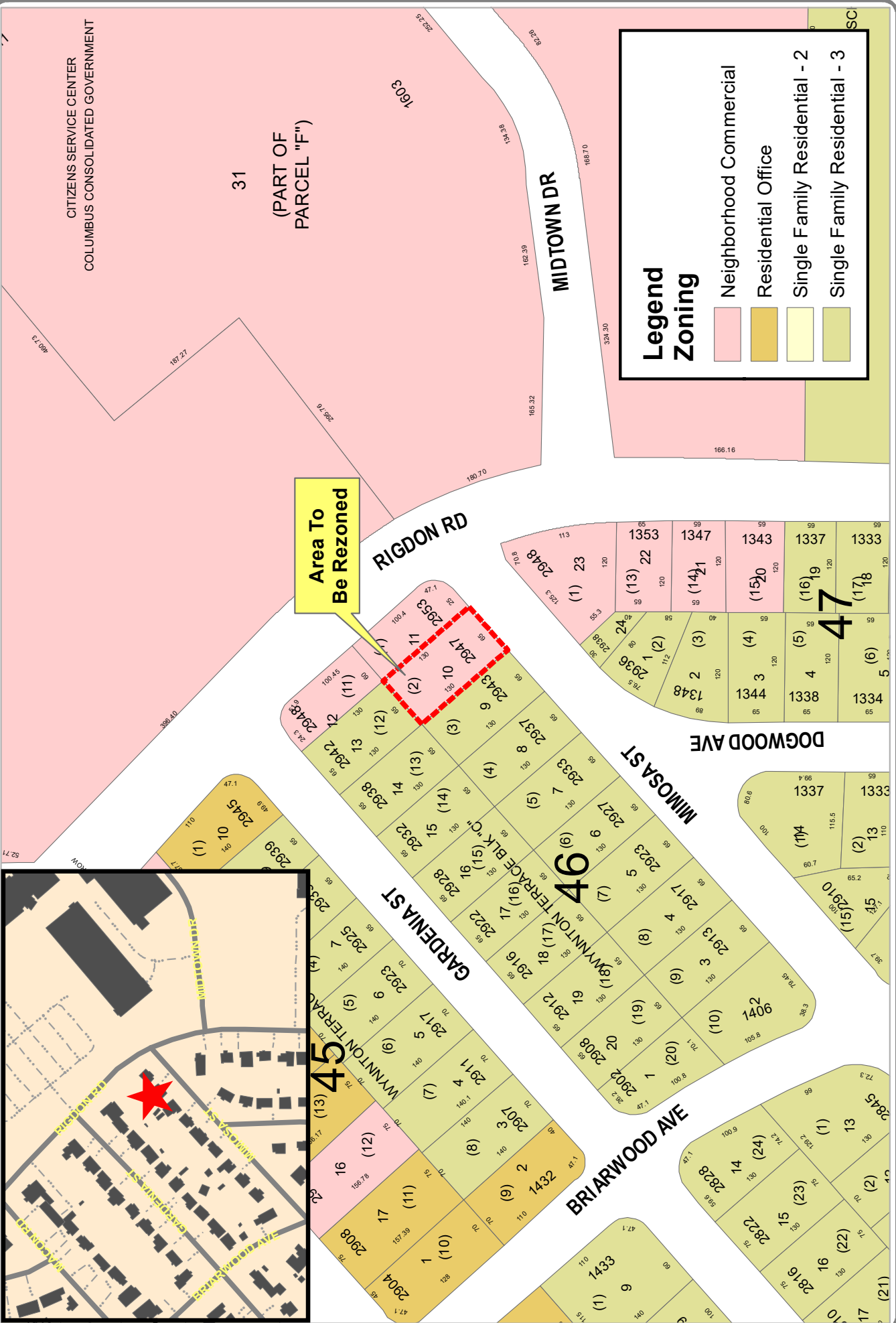
Planning Department-Planning Division  
Prepared By Planning GIS Tech

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Date: 1/12/2022





**Area To Be Rezoned**

### Legend Zoning

- Neighborhood Commercial
- Residential Office
- Single Family Residential - 2
- Single Family Residential - 3



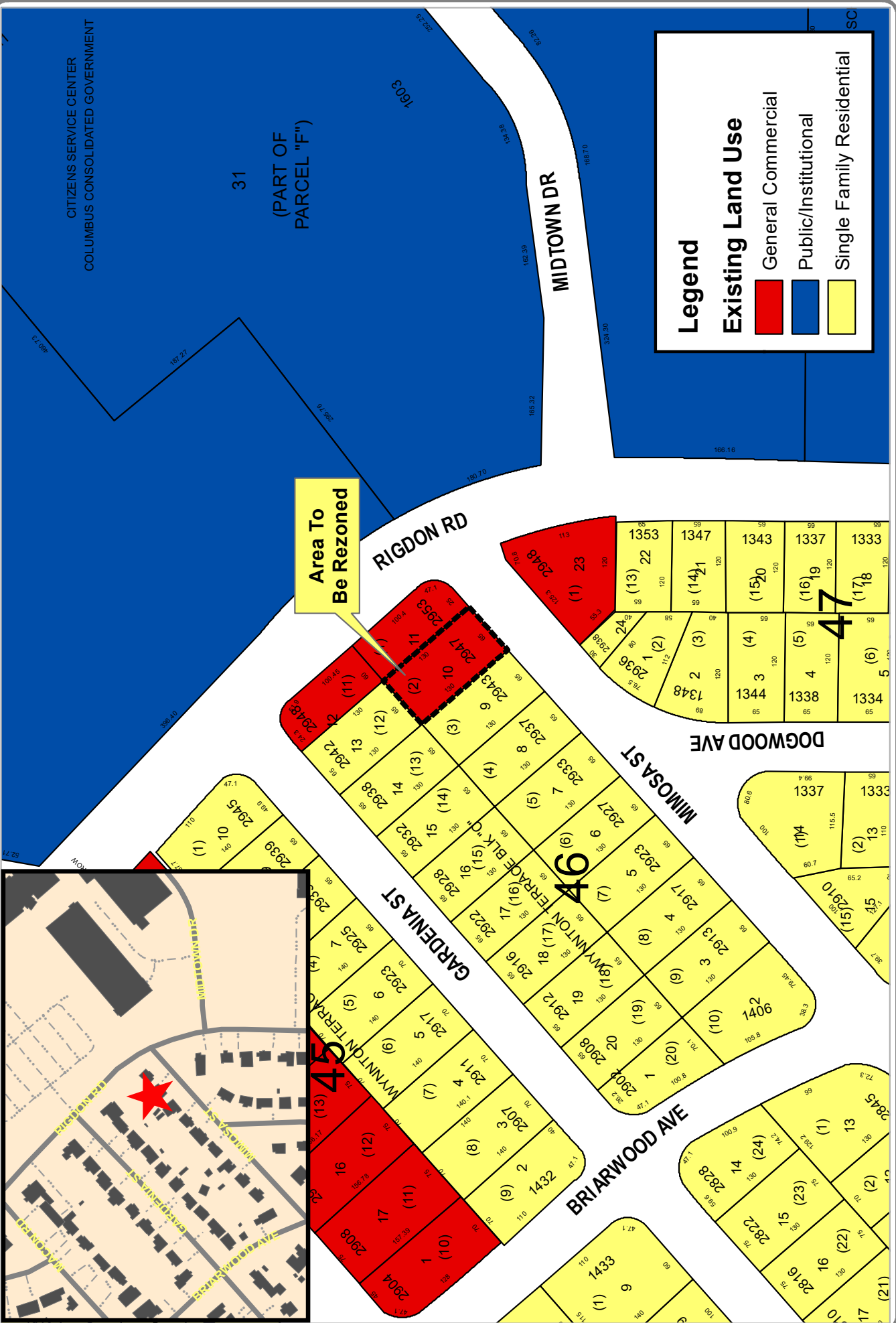
150 Feet  
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1 inch = 150 feet  
Data Source: IT/GIS  
Author: David Cooper

Zoning Map for REZN 01-22-0072  
Map 067 Block 046 Lot 010  
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**Area To Be Rezoned**

**Legend**

**Existing Land Use**

- General Commercial
- Public/Institutional
- Single Family Residential



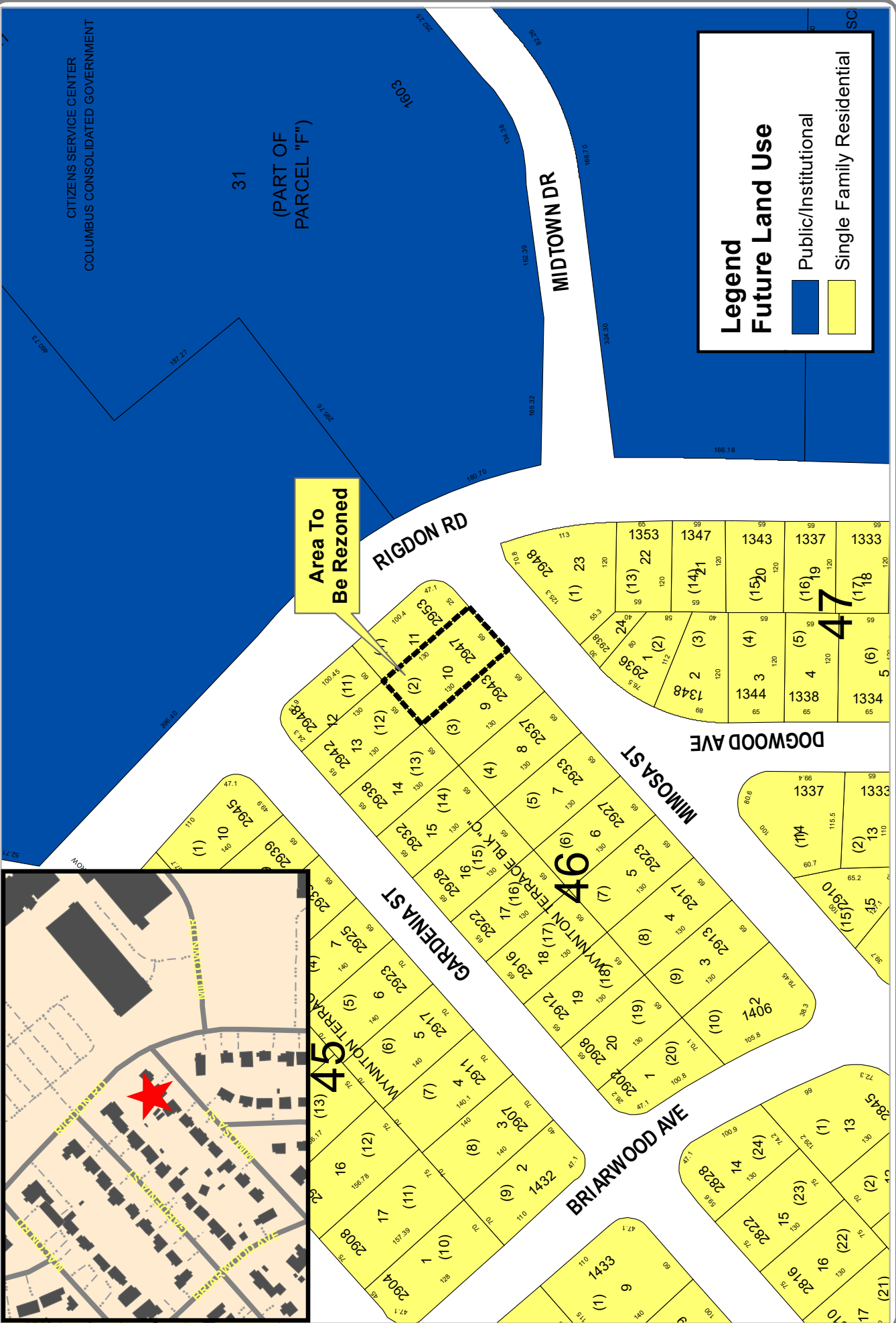
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 1 inch = 150 feet  
 Data Source: IT/GIS  
 Author: DavidCooper

Existing Land Use Map for REZN 01-22-0072  
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**Area To Be Rezoned**

### Legend Future Land Use

- Public/Institutional
- Single Family Residential



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

Future Land Use Map for REZN 01-22-0072  
Map 067 Block 046 Lot 010

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