

CONSOLIDATED GOVERNMENT
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PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-10-23-1988

Applicant:	Dor Neil Enterprises, LLC & Alice Bowen
Owner:	Dor Neil Enterprises, LLC
Location:	4228 3 rd Avenue
Parcel:	013-001-041
Acreage:	0.22 Acres
Current Zoning Classification:	Light Manufacturing/Industrial (LMI)
Proposed Zoning Classification:	Residential Multifamily – 1 (RMF1)
Current Use of Property:	Multifamily Residential
Proposed Use of Property:	Multifamily Residential
Council District:	District 8 (Garrett)
PAC Recommendation:	Approval based on the Staff Report and compatibility with existing land uses.
Planning Department Recommendation:	Approval based on compatibility with existing land uses.
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Consistent Planning Area F
Current Land Use Designation:	Single Family Residential
Future Land Use Designation:	Single Family Residential

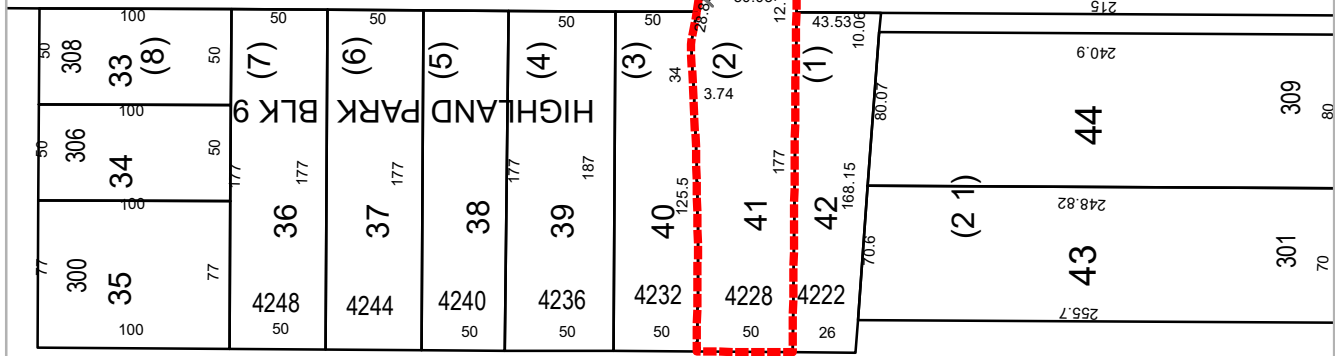
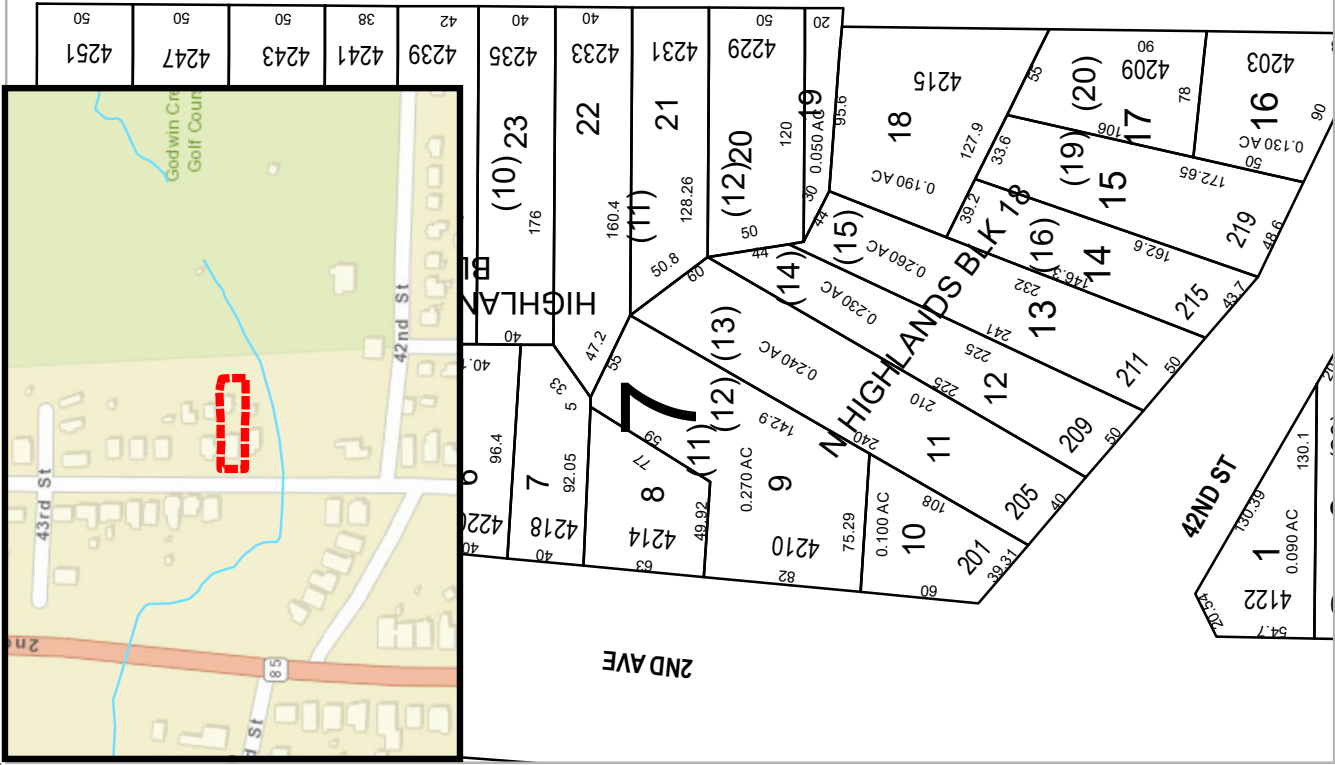
Compatible with Existing Land-Uses:		Yes
Environmental Impacts:		The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:		Property is served by all city services.
Traffic Impact:		Average Annual Daily Trips (AADT) will increase by 4 trips if used for residential use.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
Surrounding Zoning:	North	Light Manufacturing/Industrial (LMI)
	South	Light Manufacturing/Industrial (LMI)
	East	Light Manufacturing/Industrial (LMI)
	West	Residential Multifamily – 1 (RMF1)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		The site shall include a Category A buffer along all property lines bordered by the LMI zoning district. 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.
Attitude of Property Owners:		Twenty-nine (29) 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 residential structures are illegal, nonconforming due to vacancy for over six months. The applicant plans to renovate the existing structures. The structures are currently on the demolition list. A rezoning is required to obtain permits for repair of the structures.

Attachments:

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



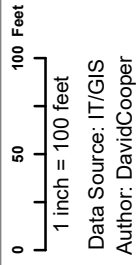
Area To Be Rezoned



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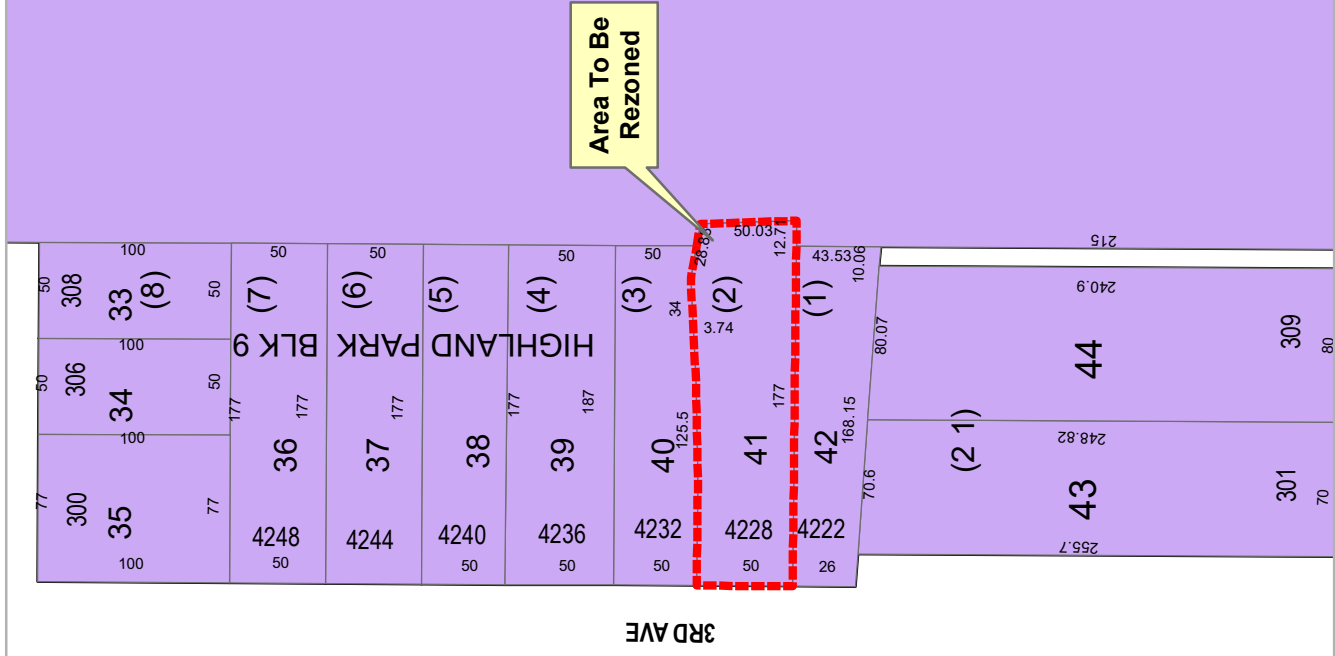
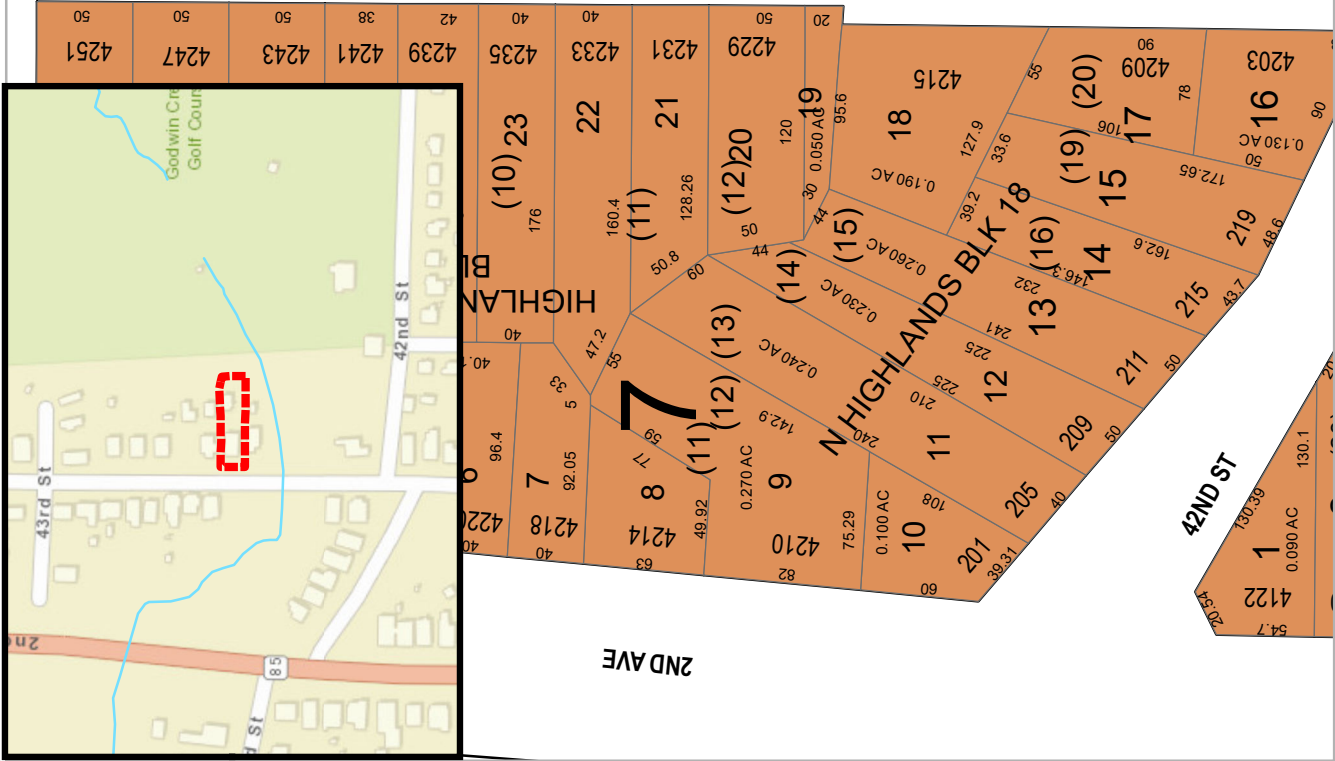
Date: 11/13/2023

Location Map for REZN 10-23-1988
 Map 013 Block 001 Lot 041
 Planning Department-Planning Division
 Prepared By Planning GIS Tech



Data Source: IT/GIS
 Author: DavidCooper





Area To Be Rezoned

Legend
Zoning

- Light Manufacturing/Industrial
- Residential Multifamily - 1
- Area To Be Rezoned

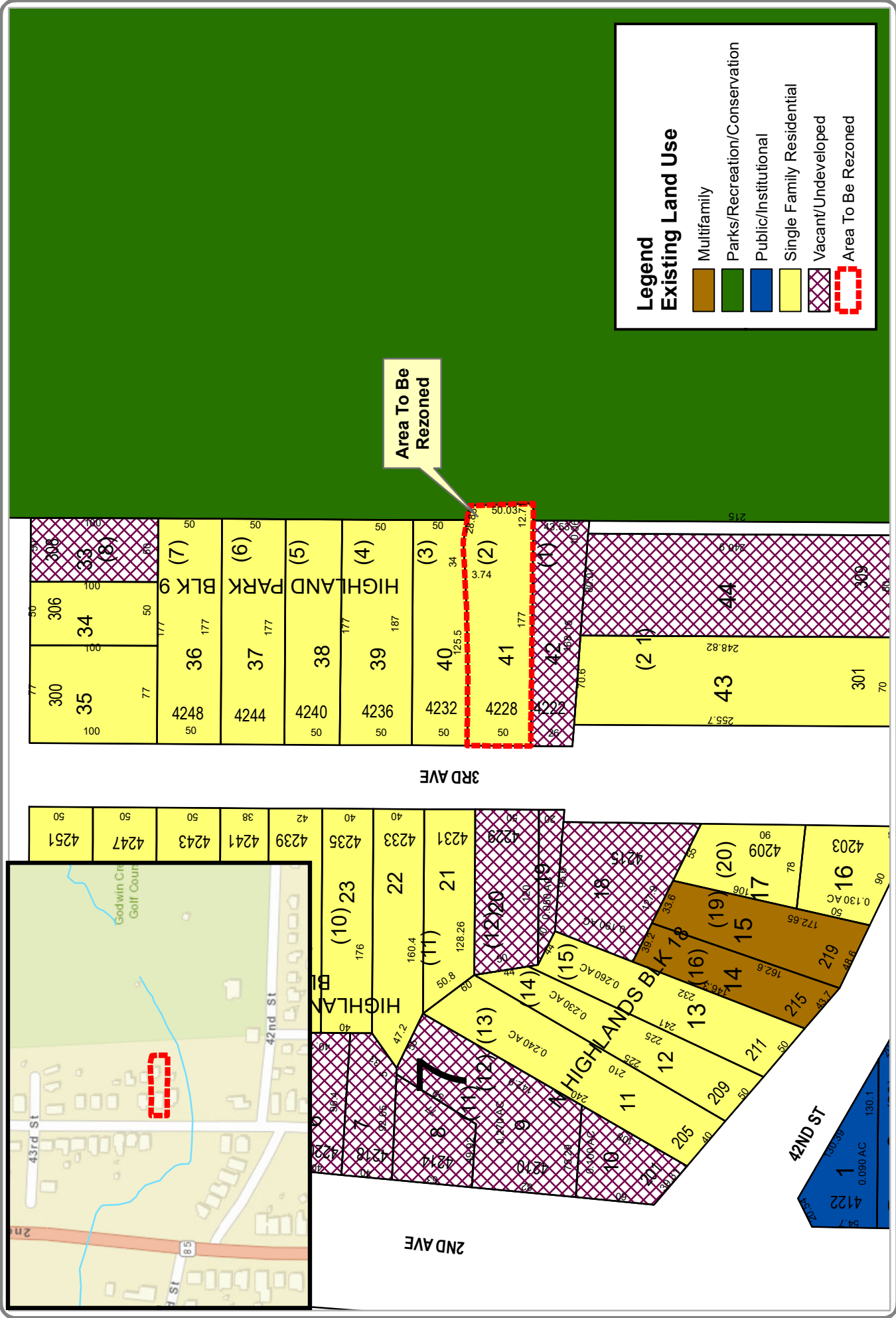
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1 inch = 100 feet
Data Source: IT/GIS
Author: DavidCooper

Zoning Map for REZN 10-23-1988
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Date: 11/14/2023





Area To Be Rezoned

Legend Existing Land Use

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

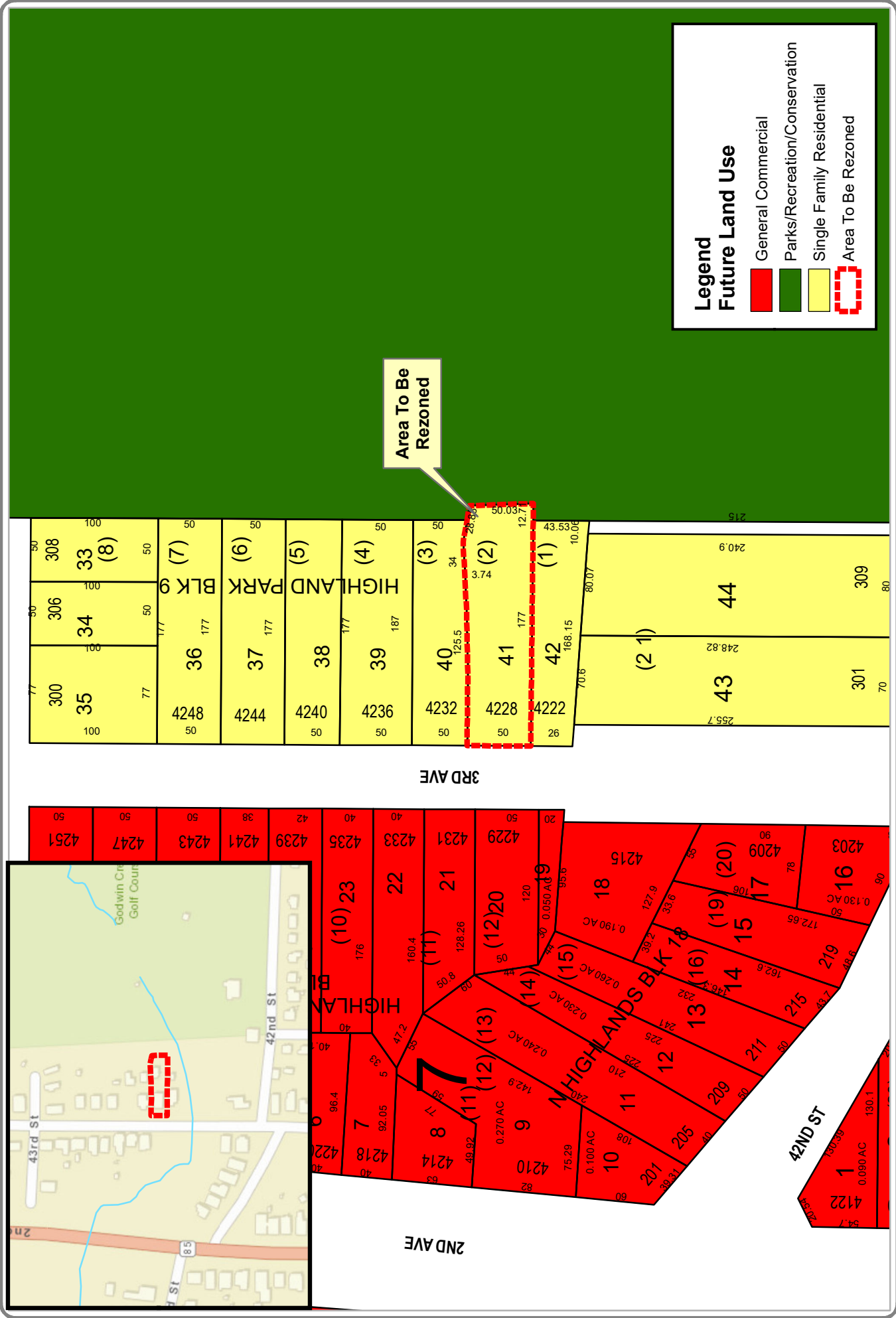
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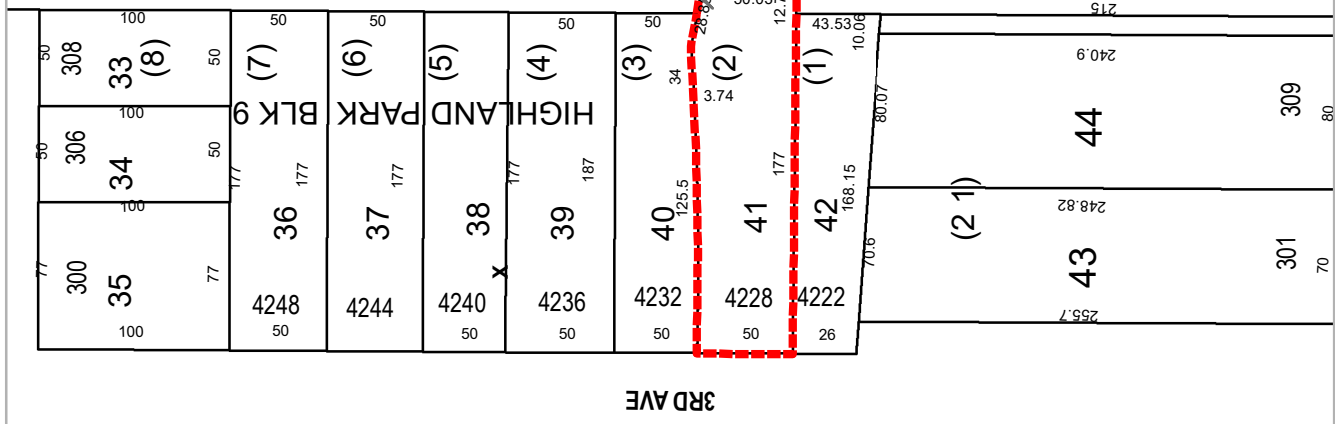
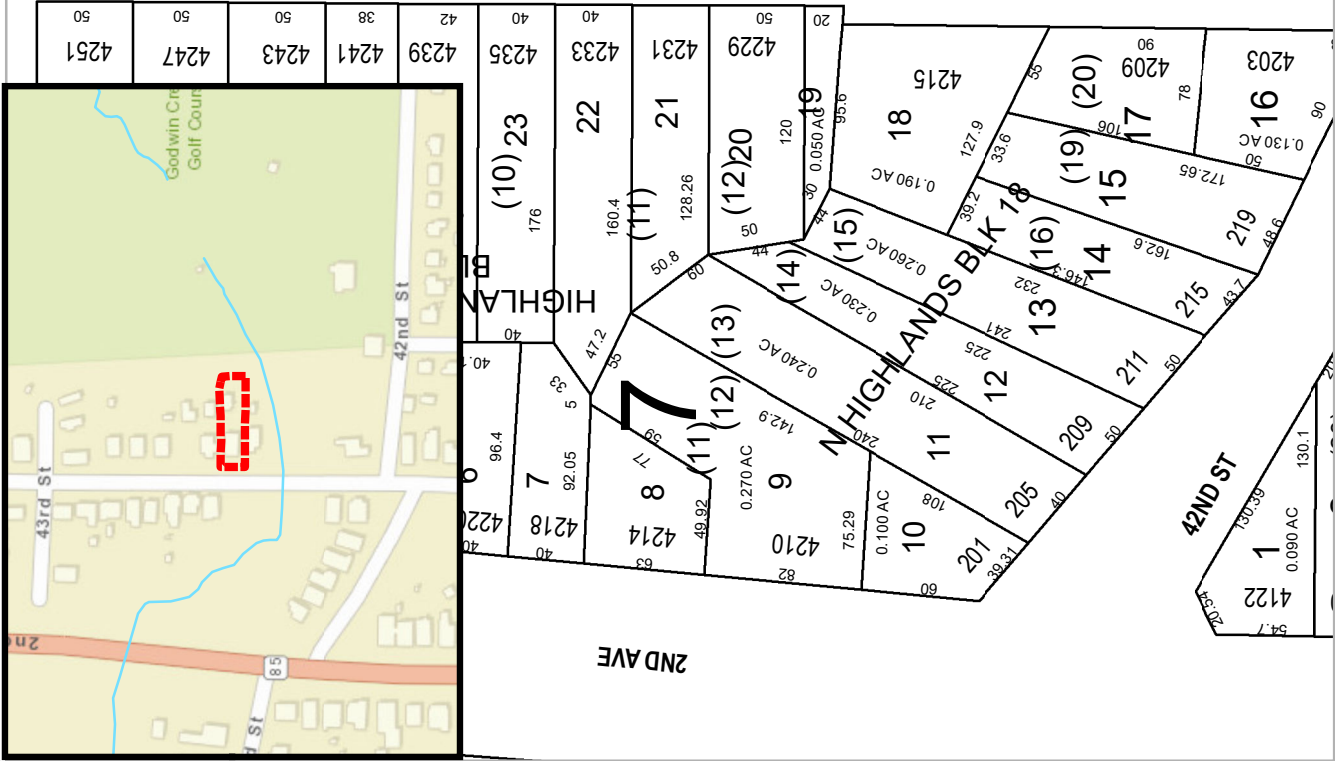
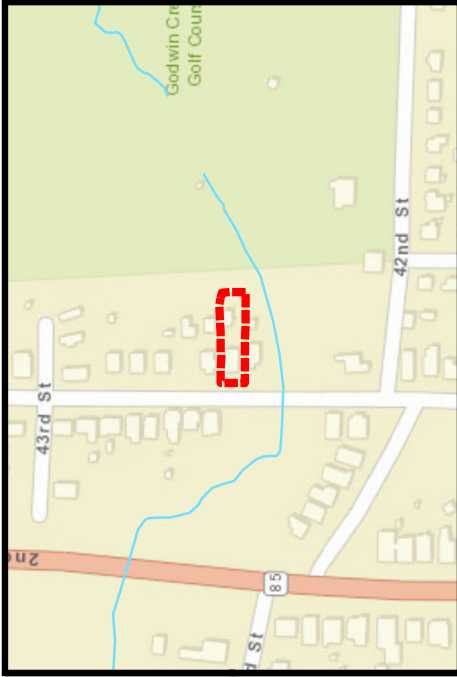
Existing Land Map for REZN 10-23-1988
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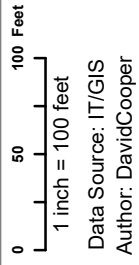
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Area To Be Rezoned

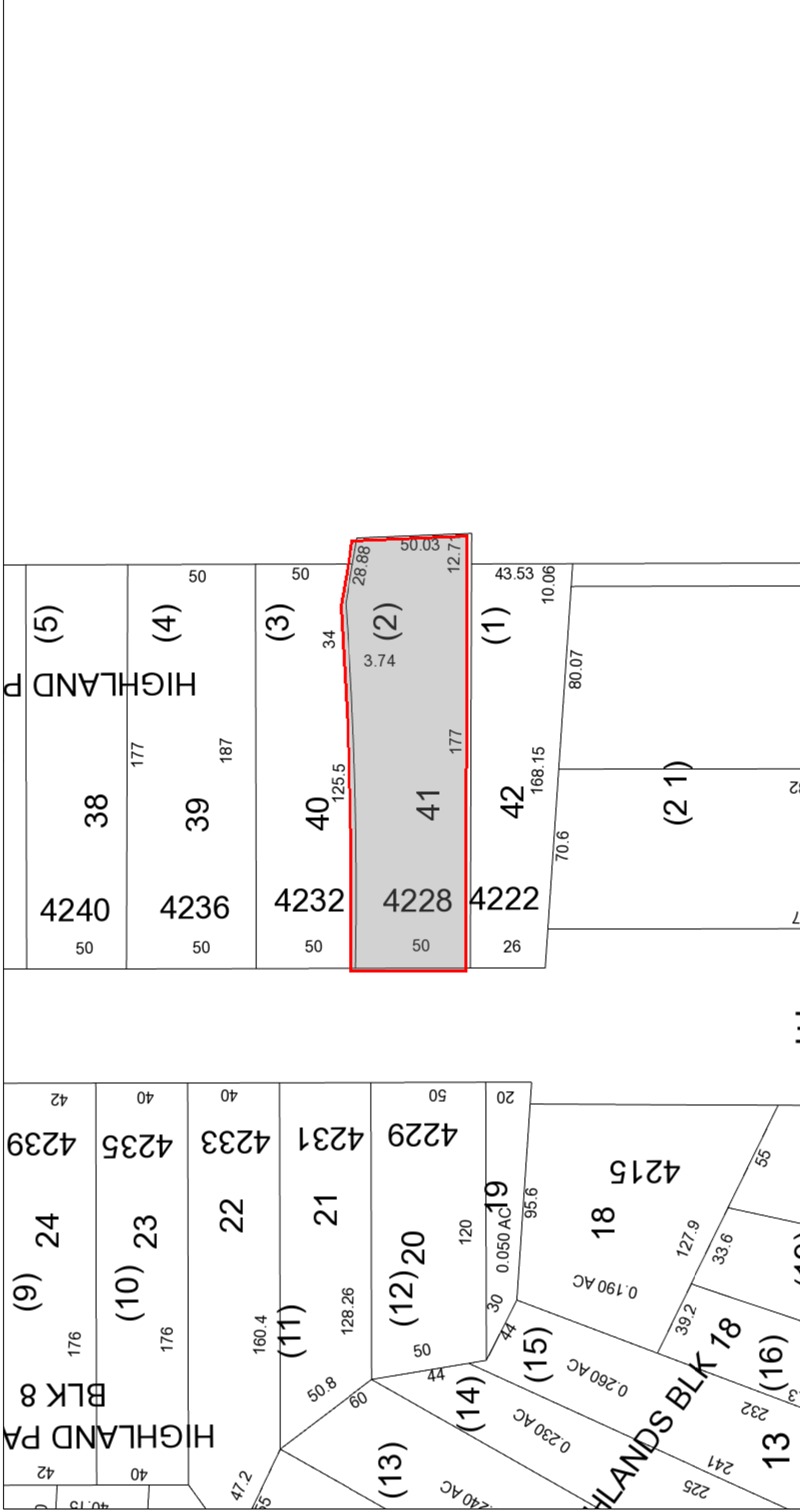


Flood Hazard Map for REZN 10-23-1988
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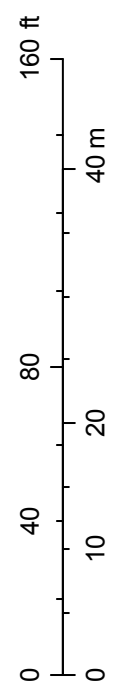


013 001 041, 4228 3RD AVE, GA



November 8, 2023

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Columbus Consolidated Government