

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-02-24-0344

Applicant:	Roongsak Griffeth
Owner:	Roongsak Griffeth
Location:	1615 Wynnton Road
Parcel:	026-021-004
Acreage:	0.34 Acres
Current Zoning Classification:	Neighborhood Commercial (NC)
Proposed Zoning Classification:	Residential Multifamily - 1 (RMF1)
Current Use of Property:	Last Certificate of Occupancy issued was for Retail use
Proposed Use of Property:	Residential (Single Family or Duplex)
Council District:	District 7 (Cogle)
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:	Inconsistent Planning Area D
Current Land Use Designation:	General Commercial (GC)

Future Land Use Designation: General Commercial (GC)

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: Not Available

Traffic Engineering: This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.

Surrounding Zoning:	North	Residential Multifamily - 2 (RMF2)
	South	Neighborhood Commercial (NC)
	East	Neighborhood Commercial (NC)
	West	Neighborhood Commercial (NC)

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 NC 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: **Thirty (30)** 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.

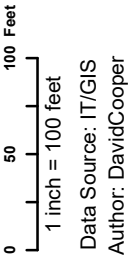
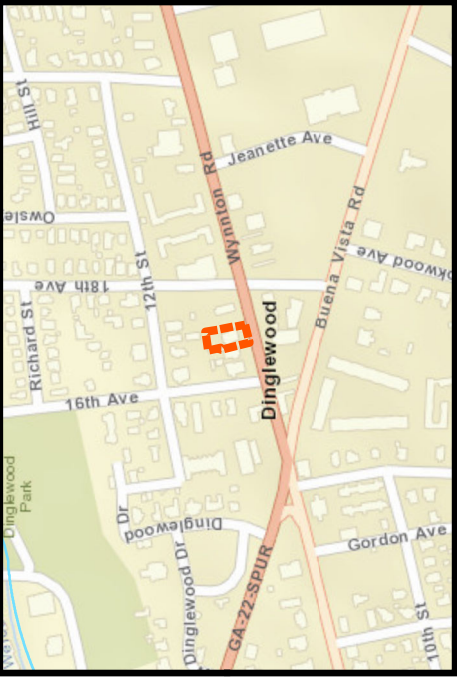
Approval	0 Responses
Opposition	0 Responses

Additional Information:

Existing house in Wynnton Village Historic District

Attachments:

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

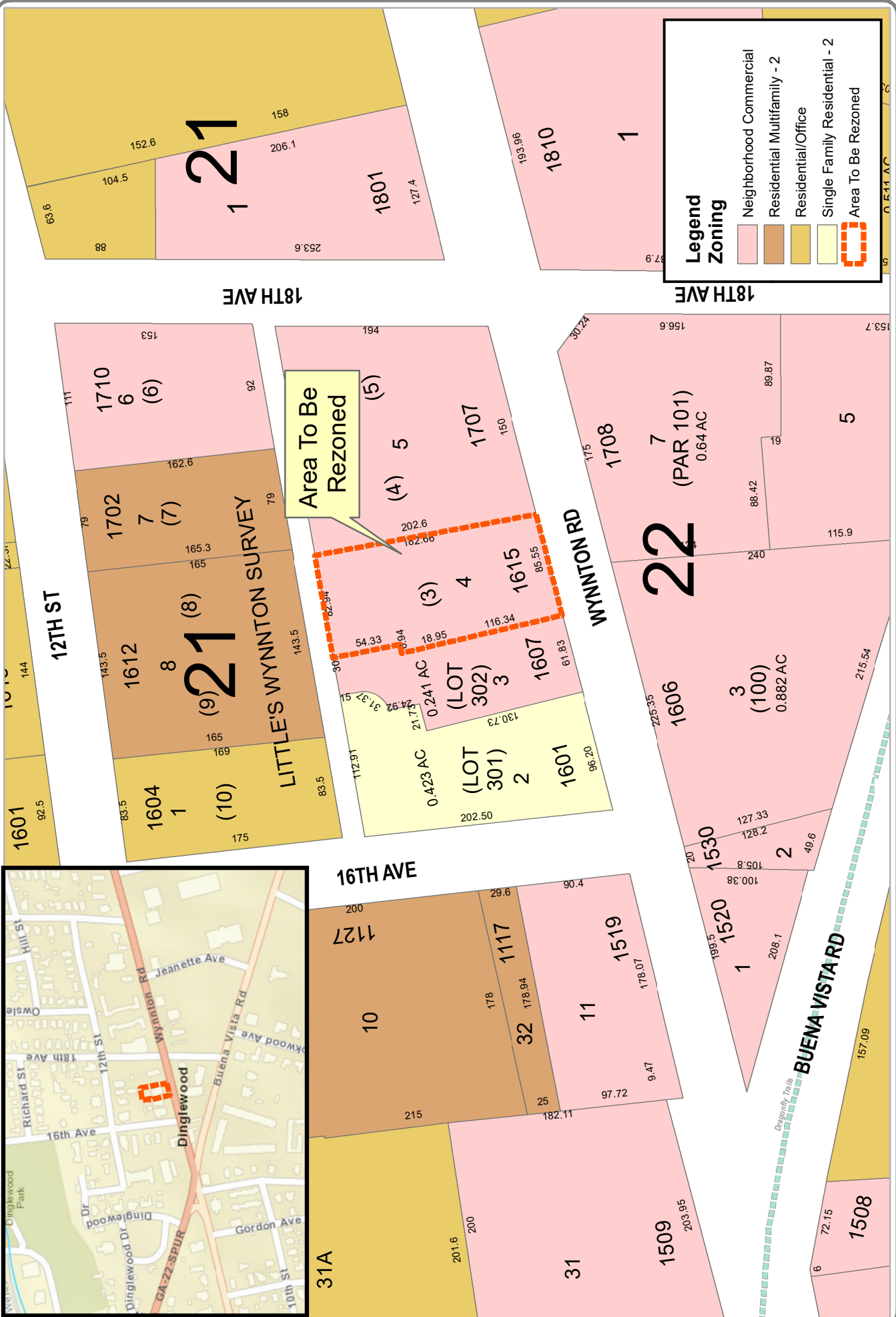
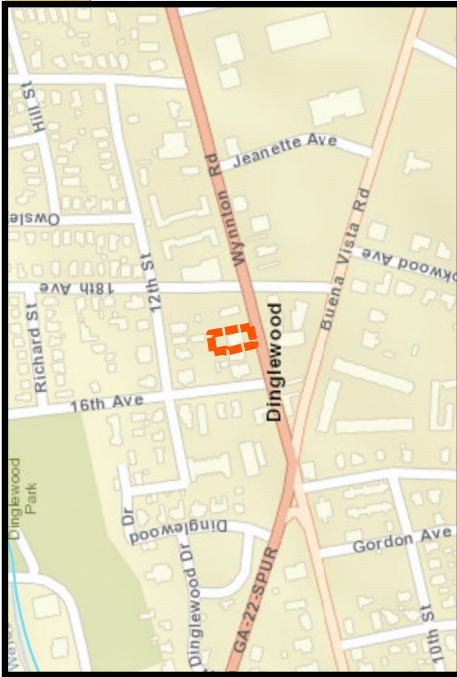


Data Source: IT/GIS
Author: DavidCooper

Aerial Map for REZN 02-24-0344
Map 026 Block 021 Lot 004
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.

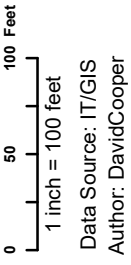




Legend

Zoning

- Neighborhood Commercial
- Residential Multifamily - 2
- Residential/Office
- Single Family Residential - 2
- Area To Be Rezoned



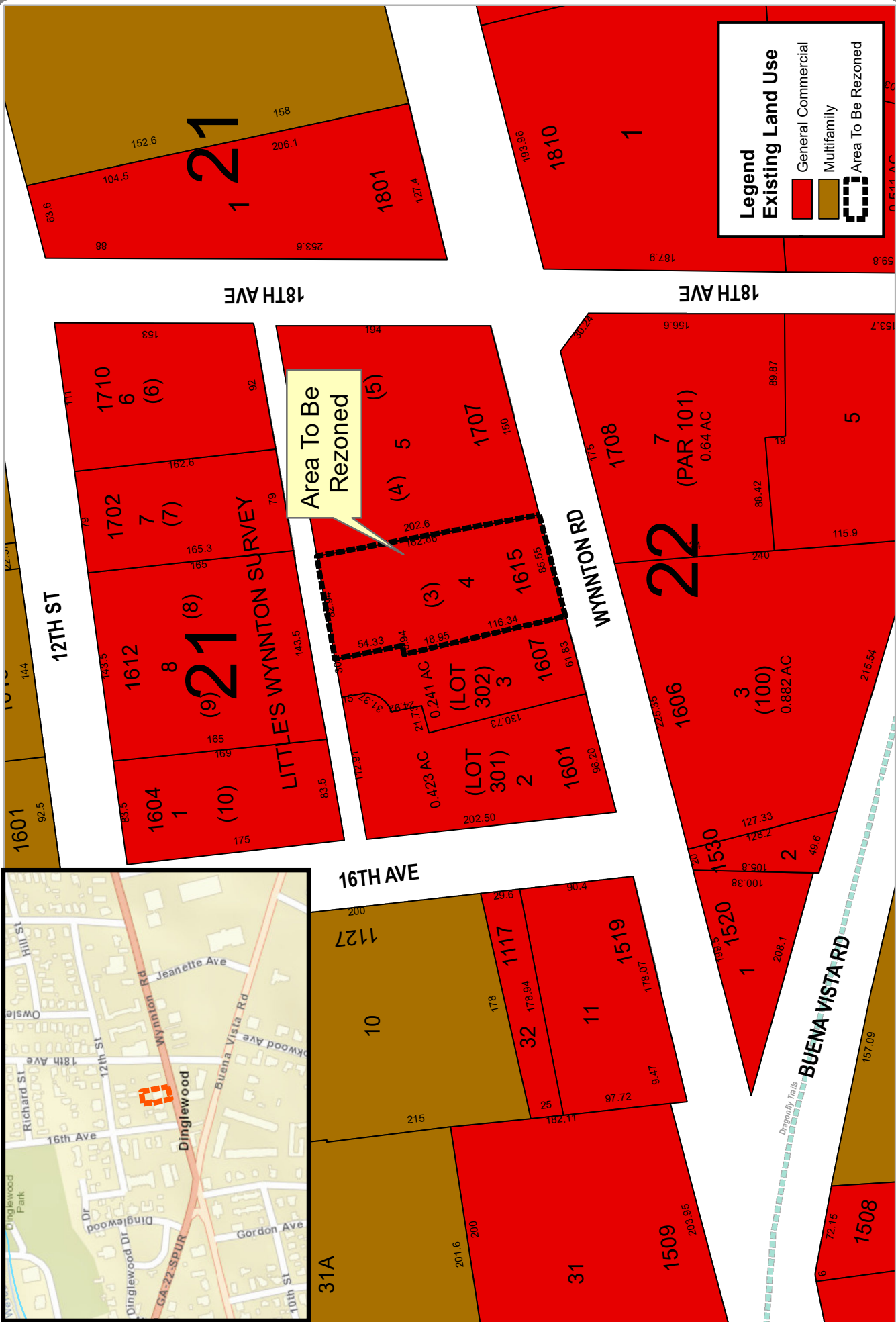
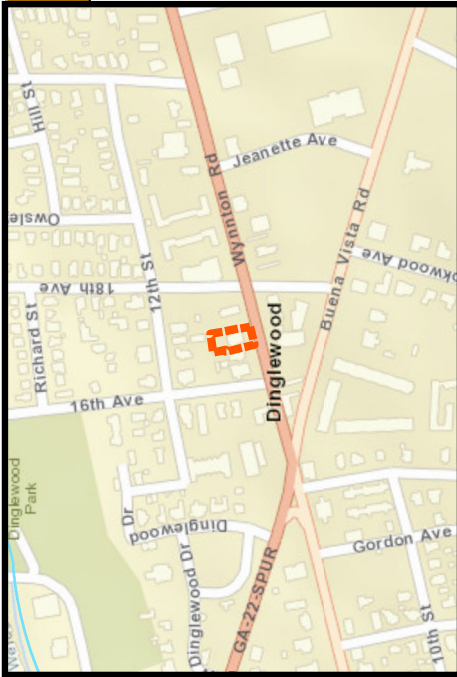
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Zoning Map for REZN 02-24-0344
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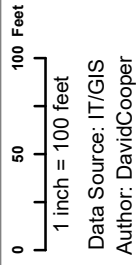




Area To Be Rezoned

Legend
Existing Land Use

- General Commercial
- Multifamily
- Area To Be Rezoned



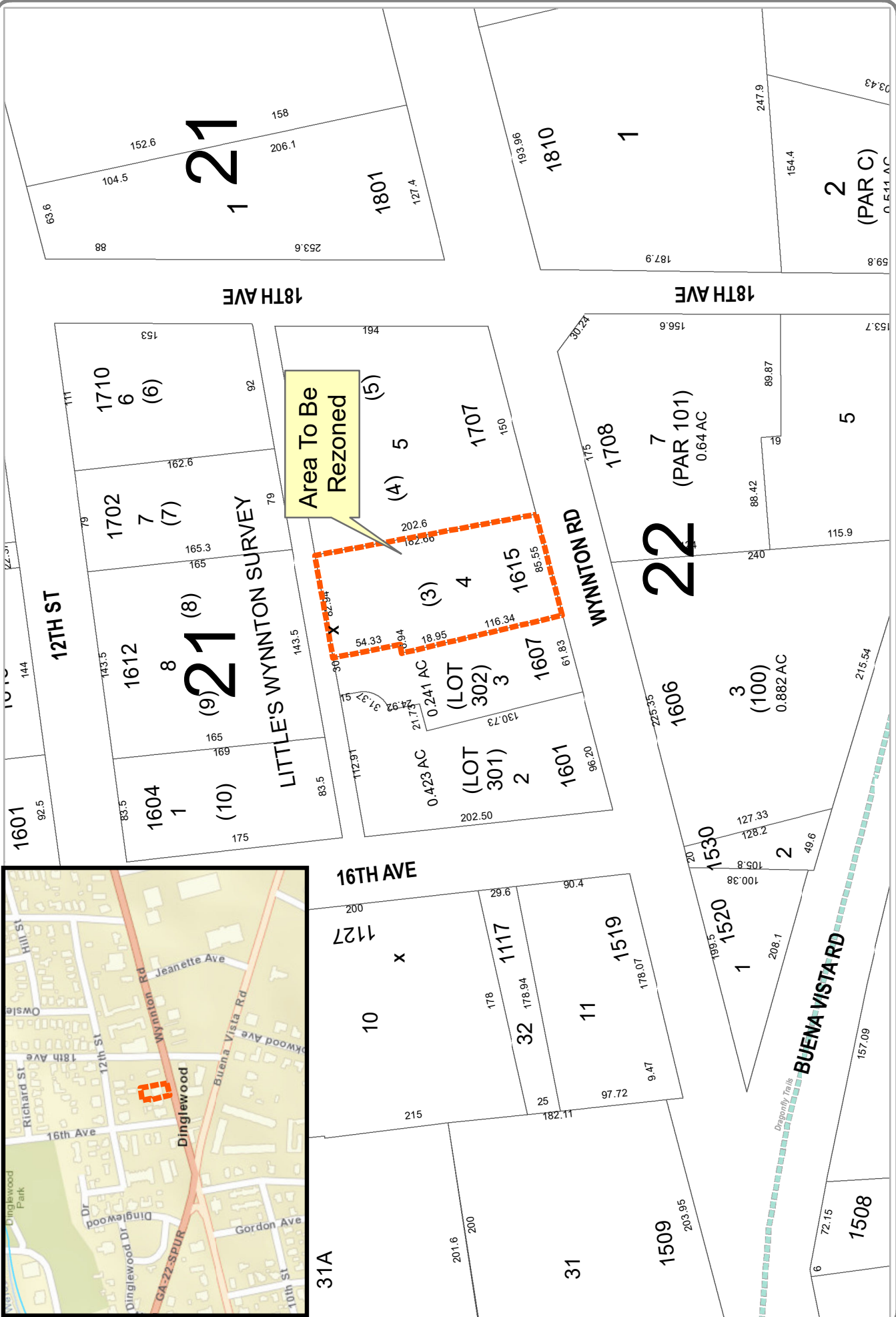
Existing Land Use Map for REZN 02-24-0344
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Flood Hazard Map for REZN 02-24-0344
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1 inch = 100 feet
 Data Source: IT/GIS
 Author: DavidCooper

