

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

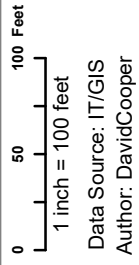
REZN-05-24-1039

Applicant:	Harlan Price
Owner:	38 th Street Partners
Location:	104 38th Street, 3566/3568 1st Avenue
Parcel:	008-009-001, 008-009-034/35
Acreage:	0.33 Acres
Current Zoning Classification:	Residential Office, Single Family Residential - 4
Proposed Zoning Classification:	General Commercial
Current Use of Property:	Retail Space and Vacant House
Proposed Use of Property:	General Commercial Retail and Parking
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, General Commercial
Future Land Use Designation:	Mixed Use

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 Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Surrounding Zoning:	North	Single Family Residential – 4 (SFR4)
	South	Single Family Residential – 4 (SFR4)
	East	Residential Office (RO)
	West	Mill Restoration Overlay District (MROD)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		The site shall include a Category C buffer along all property lines bordered by the SFR4 zoning district. The 3 options under Category C are: <ul style="list-style-type: none"> 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:		Thirty-Seven (37) 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:		2 nd Avenue Overlay

Attachments:

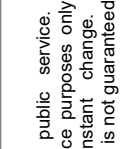
Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Flood Map



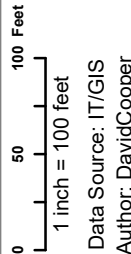
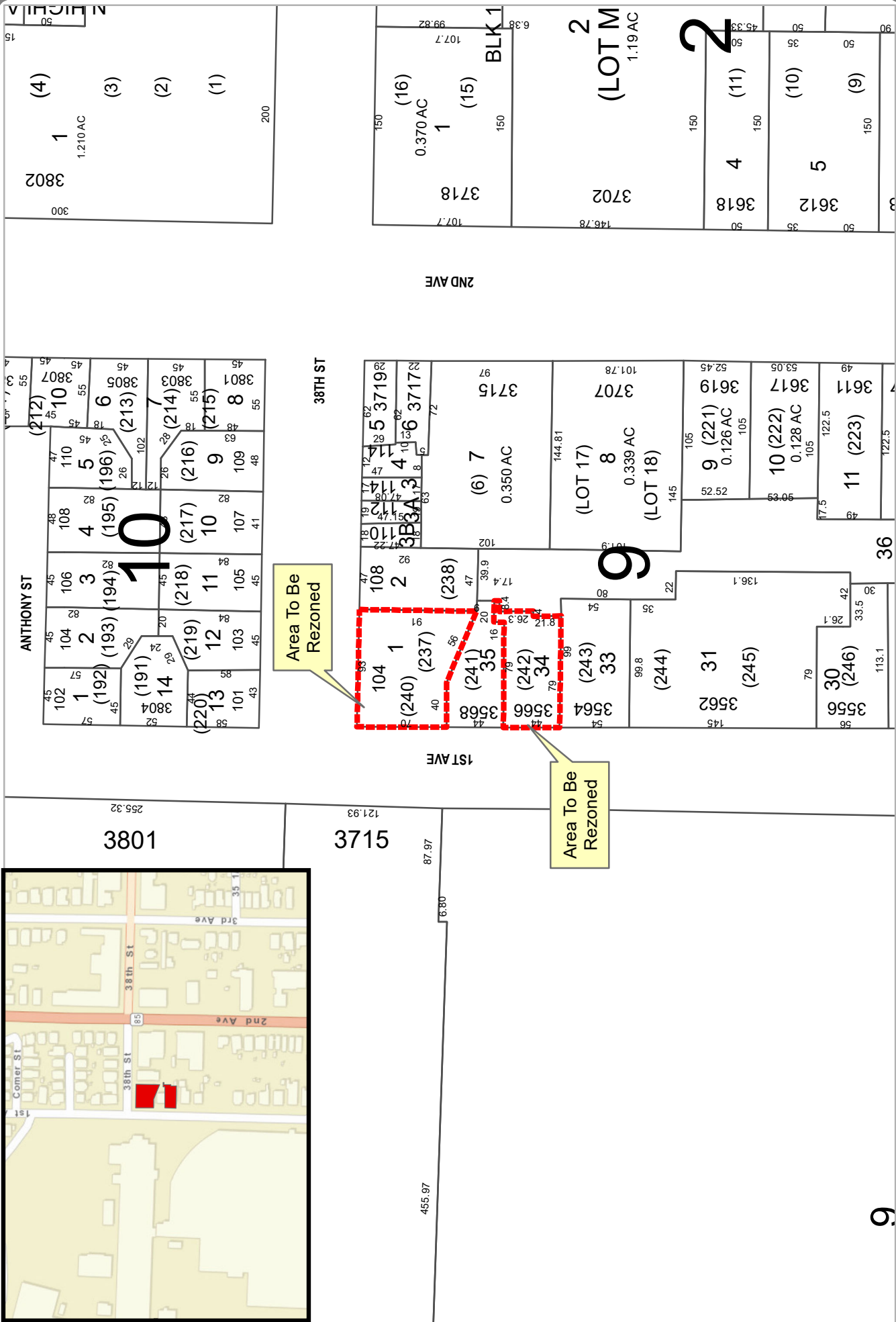
Data Source: IT/GIS
 Author: DavidCooper

Aerial Map for REZN 05-24-1039
 Map 008 Block 009 Lots 001 & 034
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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 Maps and data are to be used for reference purposes only.
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 Map information is believed to be correct but is not guaranteed.



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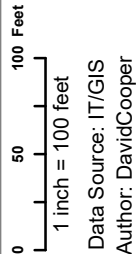
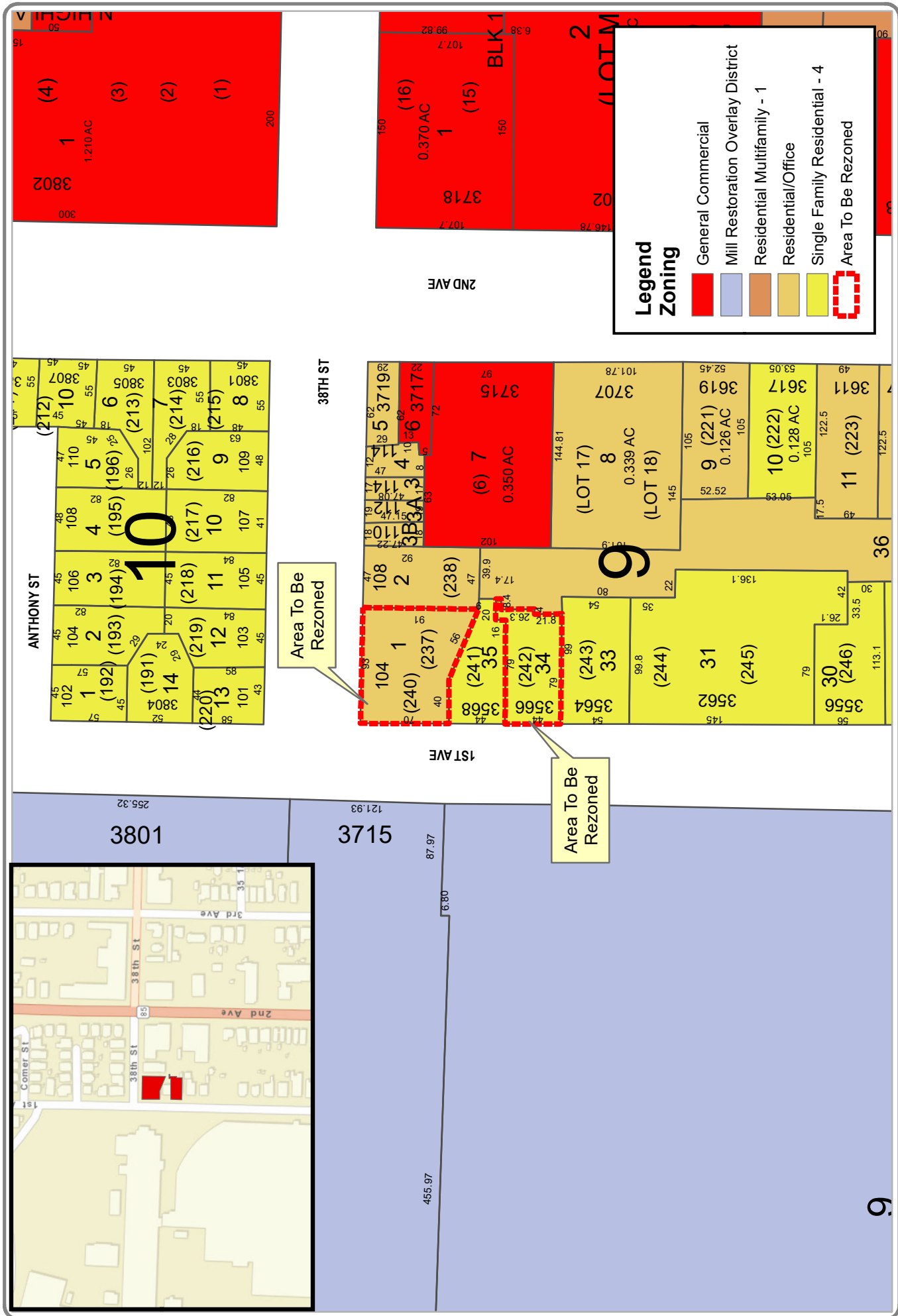


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Location Map for REZN 05-24-1039
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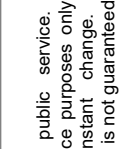




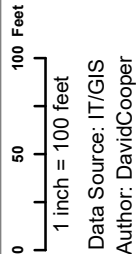
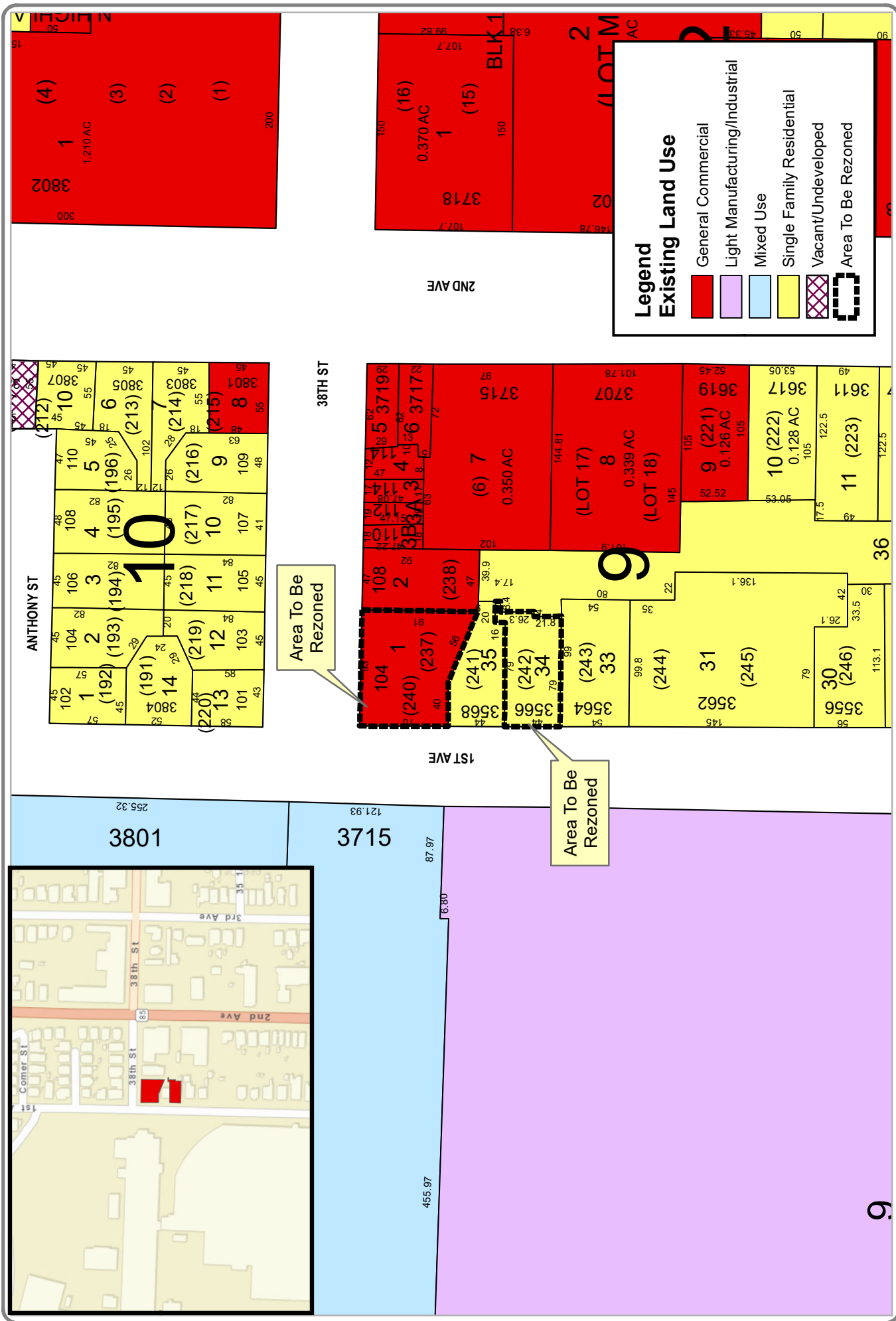
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Zoning Map for REZN 05-24-1039
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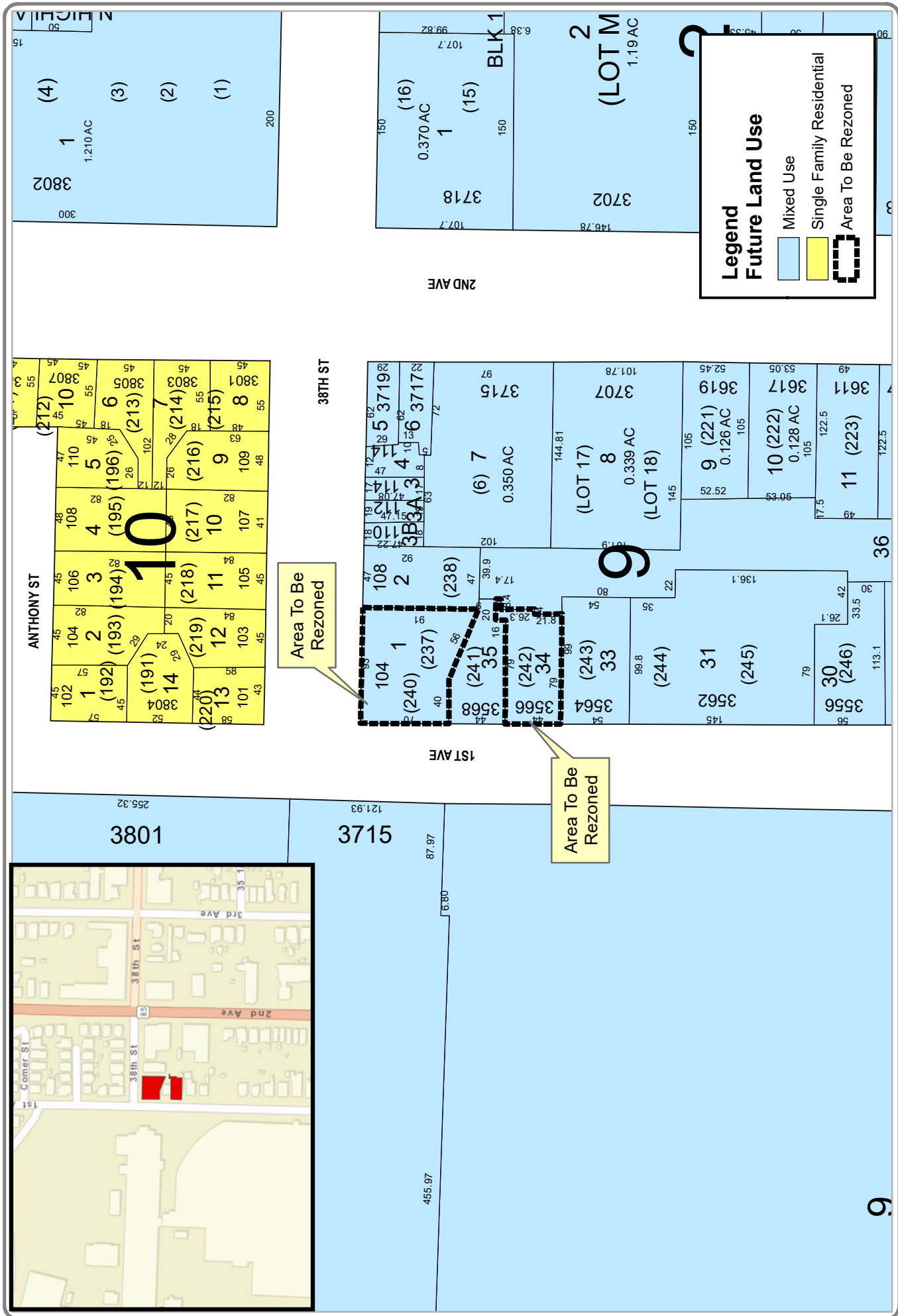


Existing Land Use Map for REZN 05-24-1039
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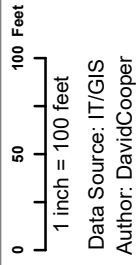
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Legend

Future Land Use

- Mixed Use
- Single Family Residential
- Area To Be Rezoned



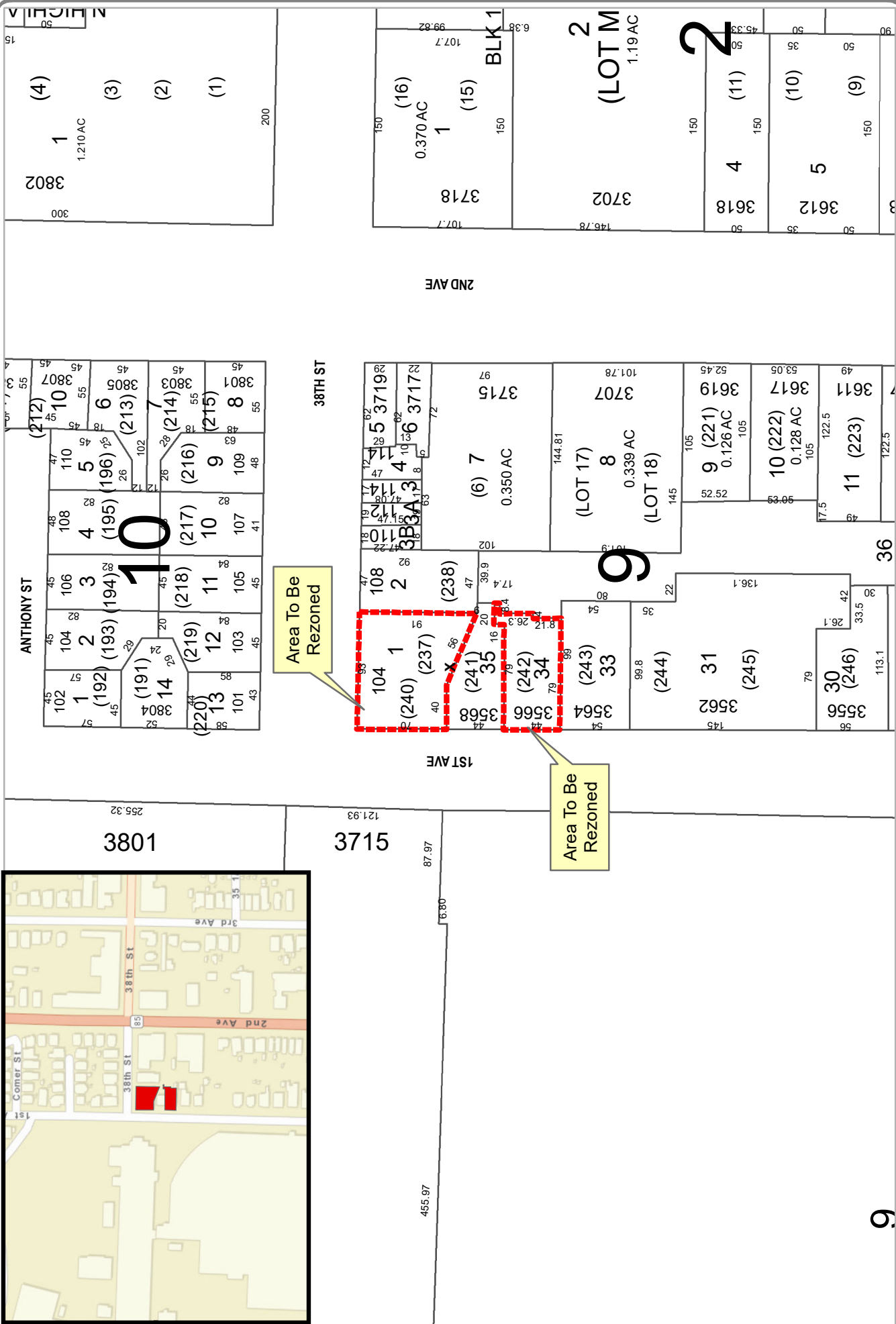
Future Land Use Map for REZN 05-24-1039
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0 50 100 Feet
1 inch = 100 feet
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Flood Hazard Map for REZN 05-24-1039
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