

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

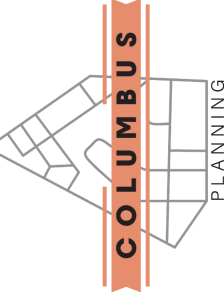
REZN-05-26-0955

Applicant:	Constance Kelley
Owner:	Constance Kelley
Location:	3849 North Linden Drive
Parcel:	087-028-012
Acreage:	0.29 Acres
Current Zoning Classification:	Neighborhood Commercial
Proposed Zoning Classification:	Single Family Residential 2
Current Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Council District:	District 1
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 E
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 Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.	
Surrounding Zoning:	North South East West	General Commercial Single Family Residential 2 Neighborhood Commercial Neighborhood Commercial
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/GC 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 nine (39) 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 Single Family residence	

Attachments:

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

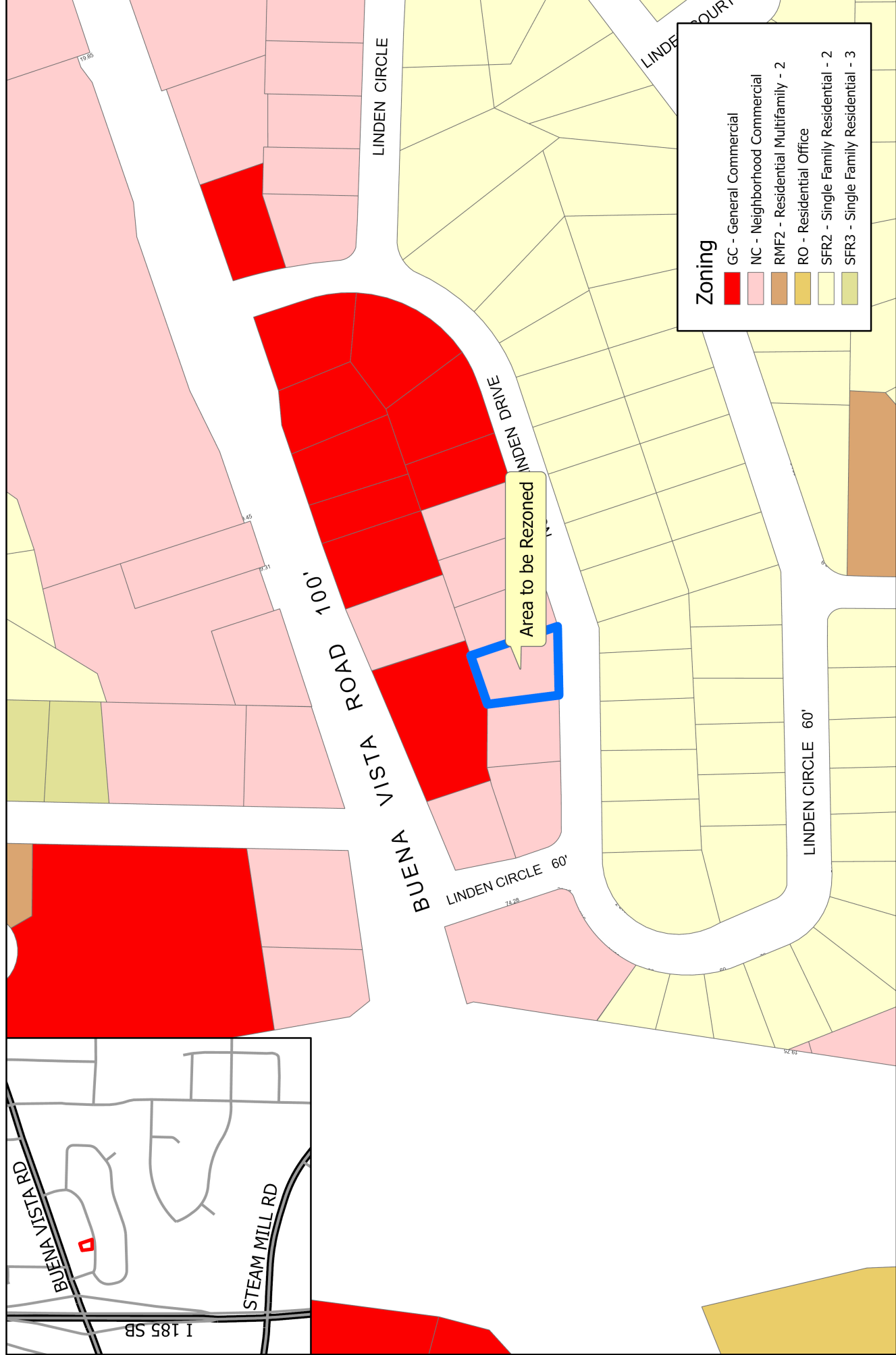


REZN 05-26-0955 : Aerial Map CCG Planning Department

Prepared by Rex Wilkinson 5/26/2026

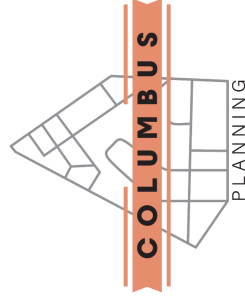
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REZN 05-26-0955 : Zoning Map

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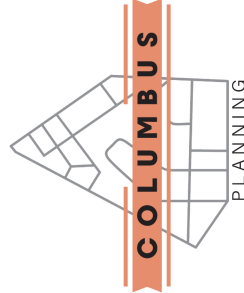


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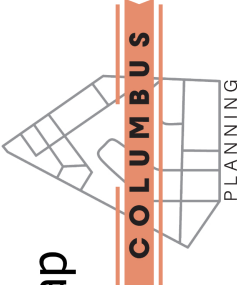
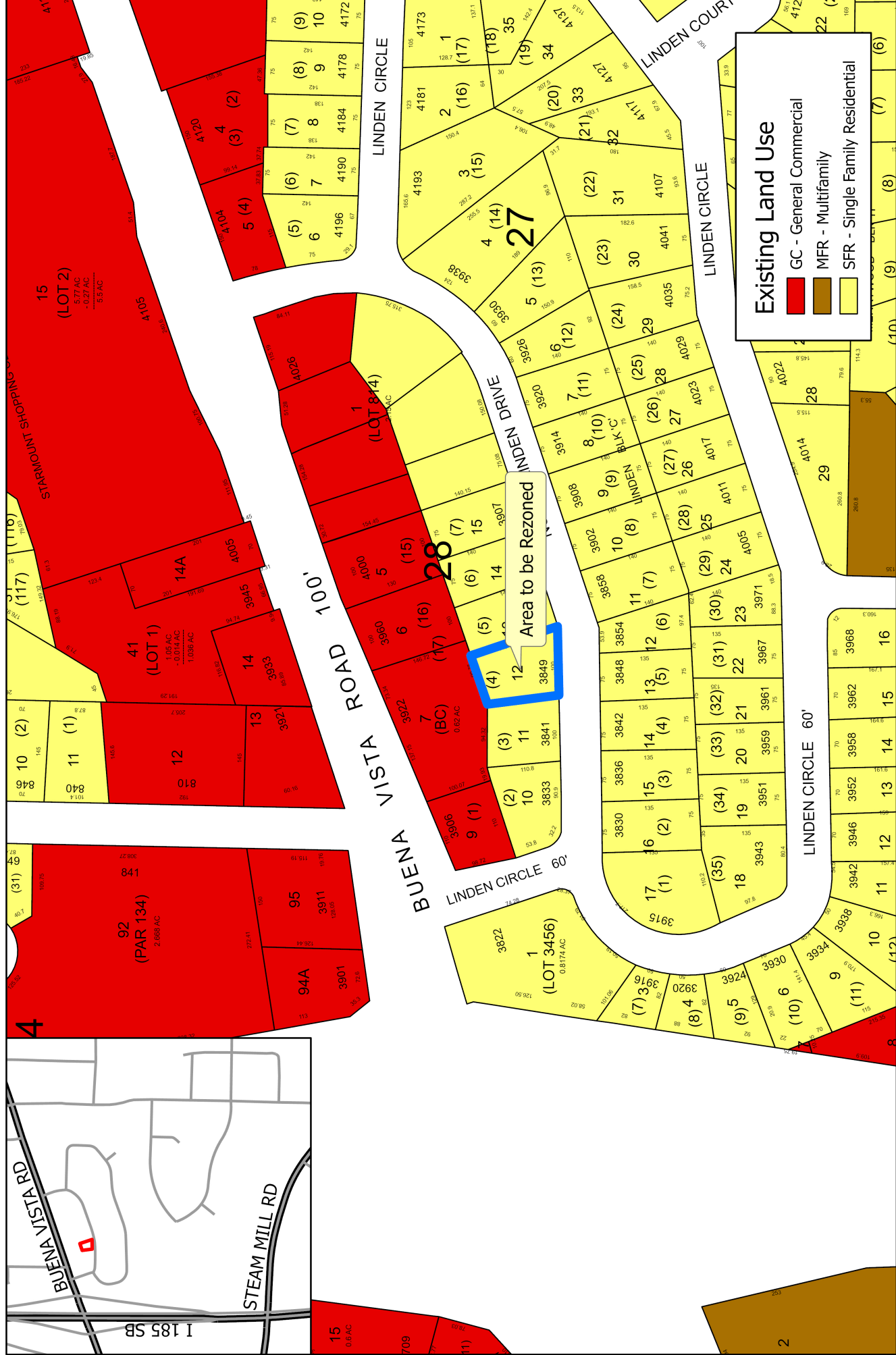


REZN 05-26-0955 : Location Map

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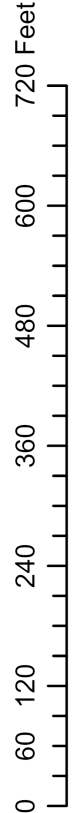
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REZN 05-26-0955 : Existing Land Use Map

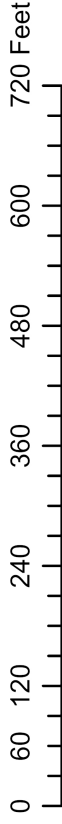
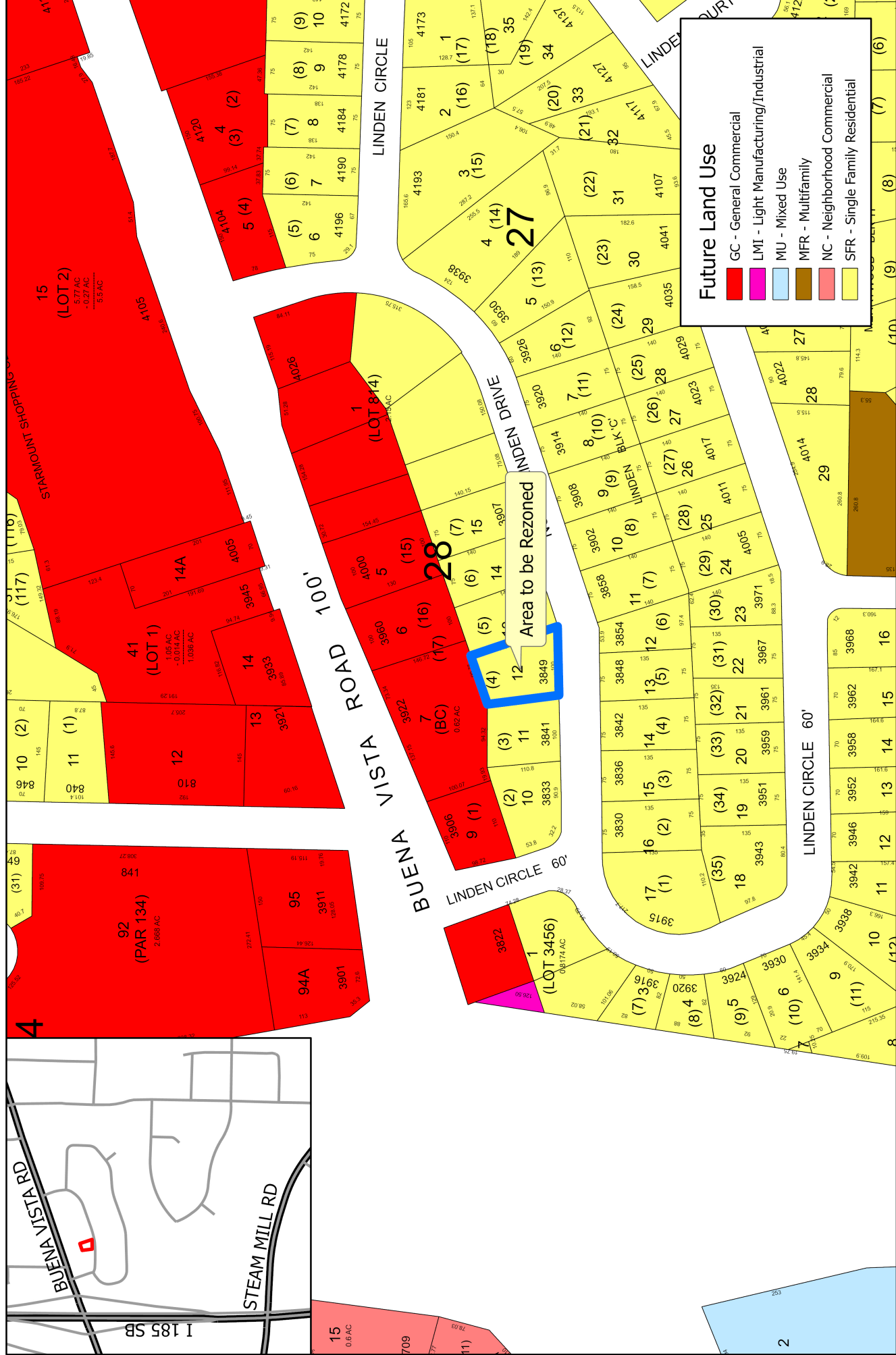
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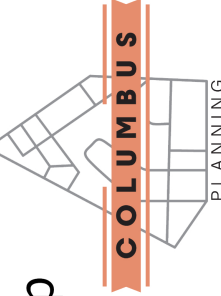
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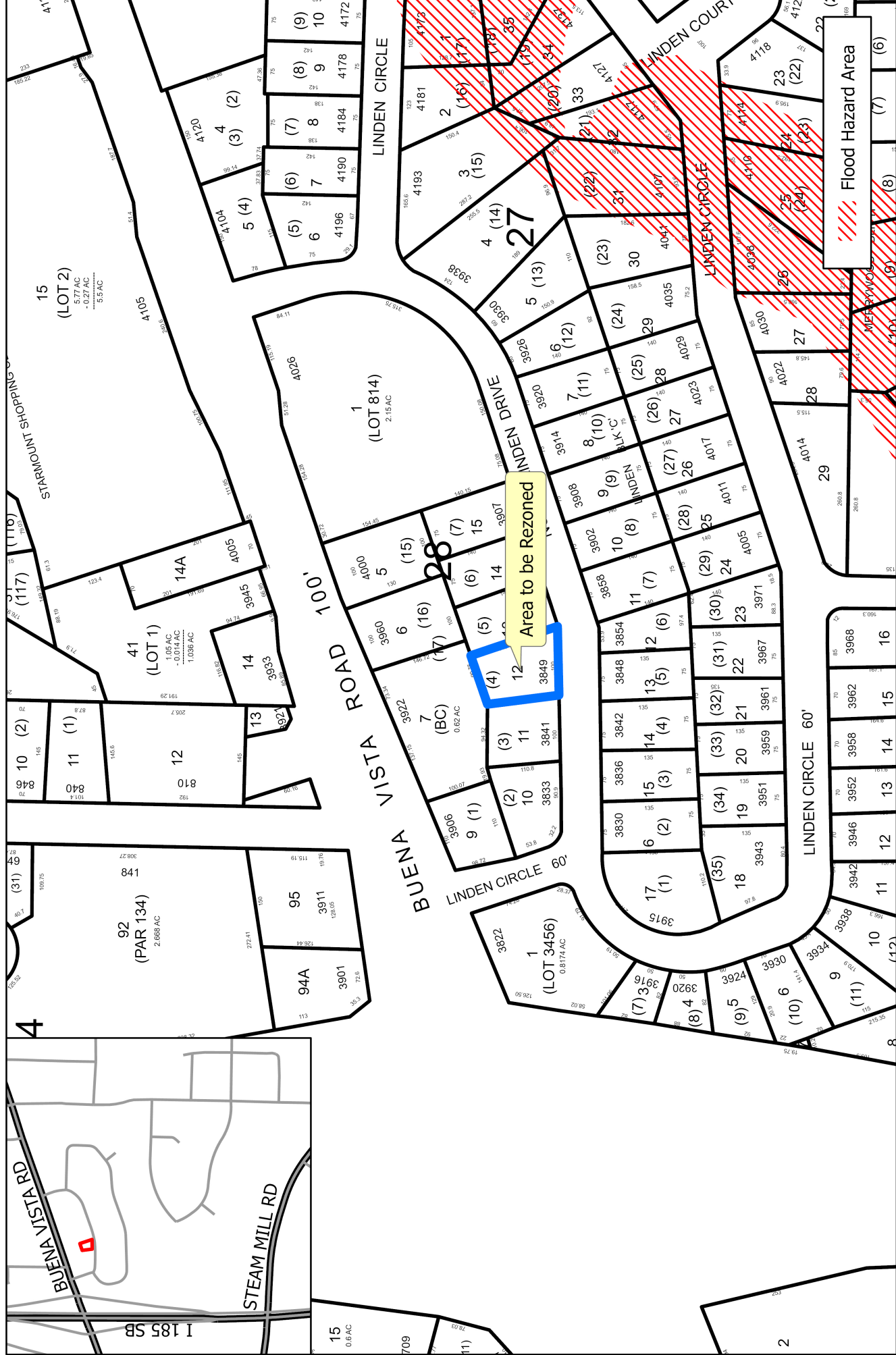
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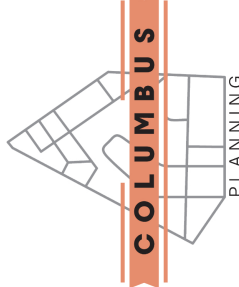
REZN 05-26-0955 : Future Land Use Map

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REZN 05-26-0955 : Flood Hazard Map

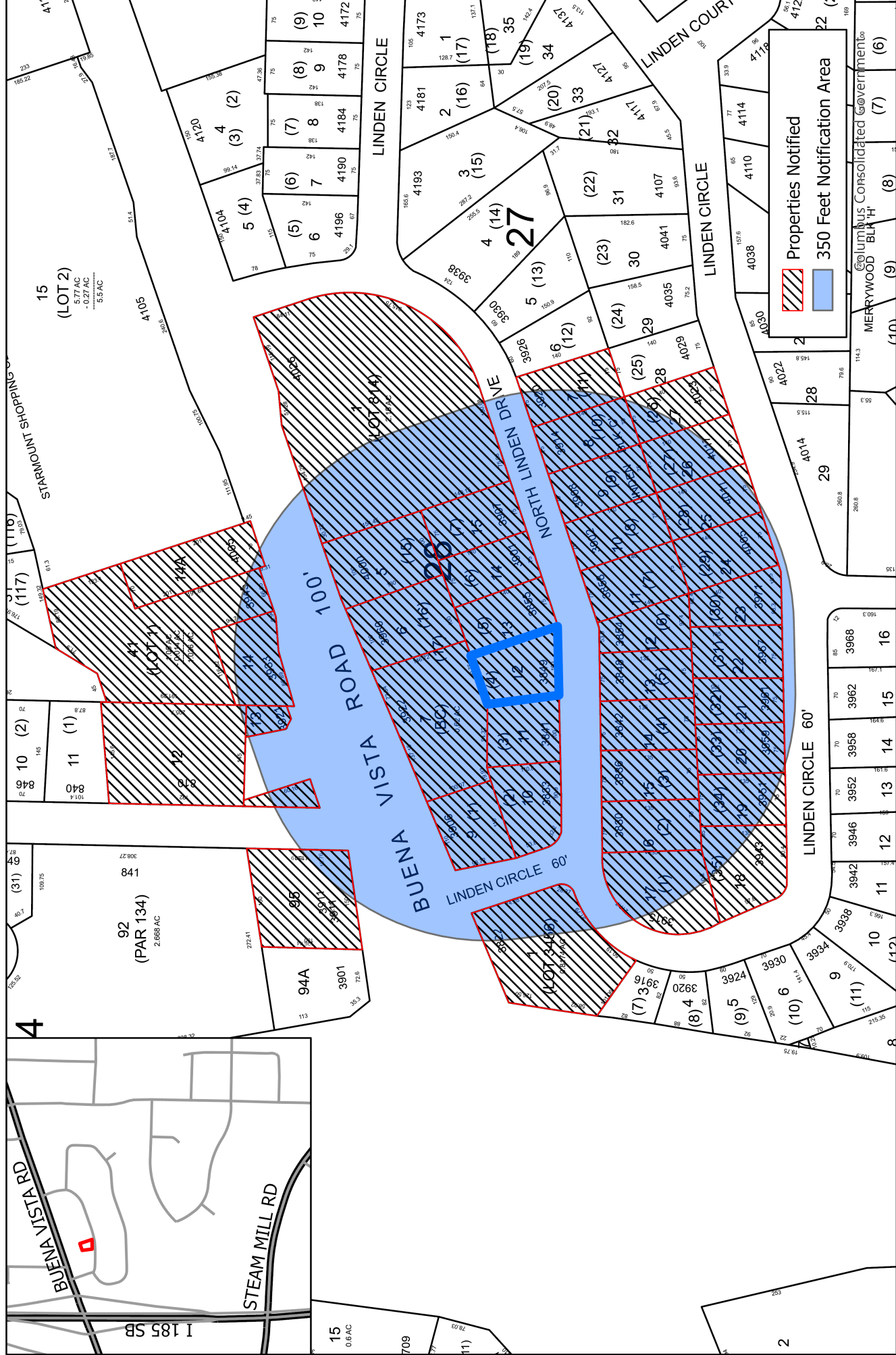
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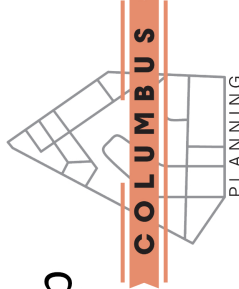
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REZN 05-26-0955 : Notification Area Map

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