

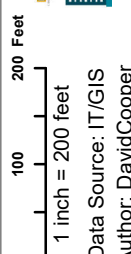
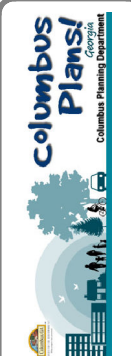
CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

# COUNCIL STAFF REPORT

## REZN-05-22-0913

<b>Applicant:</b>	Tiger Creek Development
<b>Owner:</b>	Same
<b>Location:</b>	8828 Veterans Parkway
<b>Parcel:</b>	079-002-002A
<b>Acreage:</b>	5.03 Acres
<b>Current Zoning Classification:</b>	RE1 (Residential Estate 1)
<b>Proposed Zoning Classification:</b>	PUD (Planned Used Development)
<b>Current Use of Property:</b>	Vacant / Undevelopment
<b>Proposed Use of Property:</b>	Residential Lots
<b>Council District:</b>	District 6 (Allen)
<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 A
<b>Current Land Use Designation:</b>	Single Family Residential
<b>Future Land Use Designation:</b>	Mixed Use

<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 increase to 536 trips from 48 trips if used for residential use. The Level of Service (LOS) will remain at level D.
<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>	RE1 (Residential Estate 1)
	<b>South</b>	PUD (Planned Used Development)
	<b>East</b>	PUD (Planned Used Development)
	<b>West</b>	RE1 (Residential Estate 1)
<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>Seventy (70)</b> 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.
	<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 Site Plan

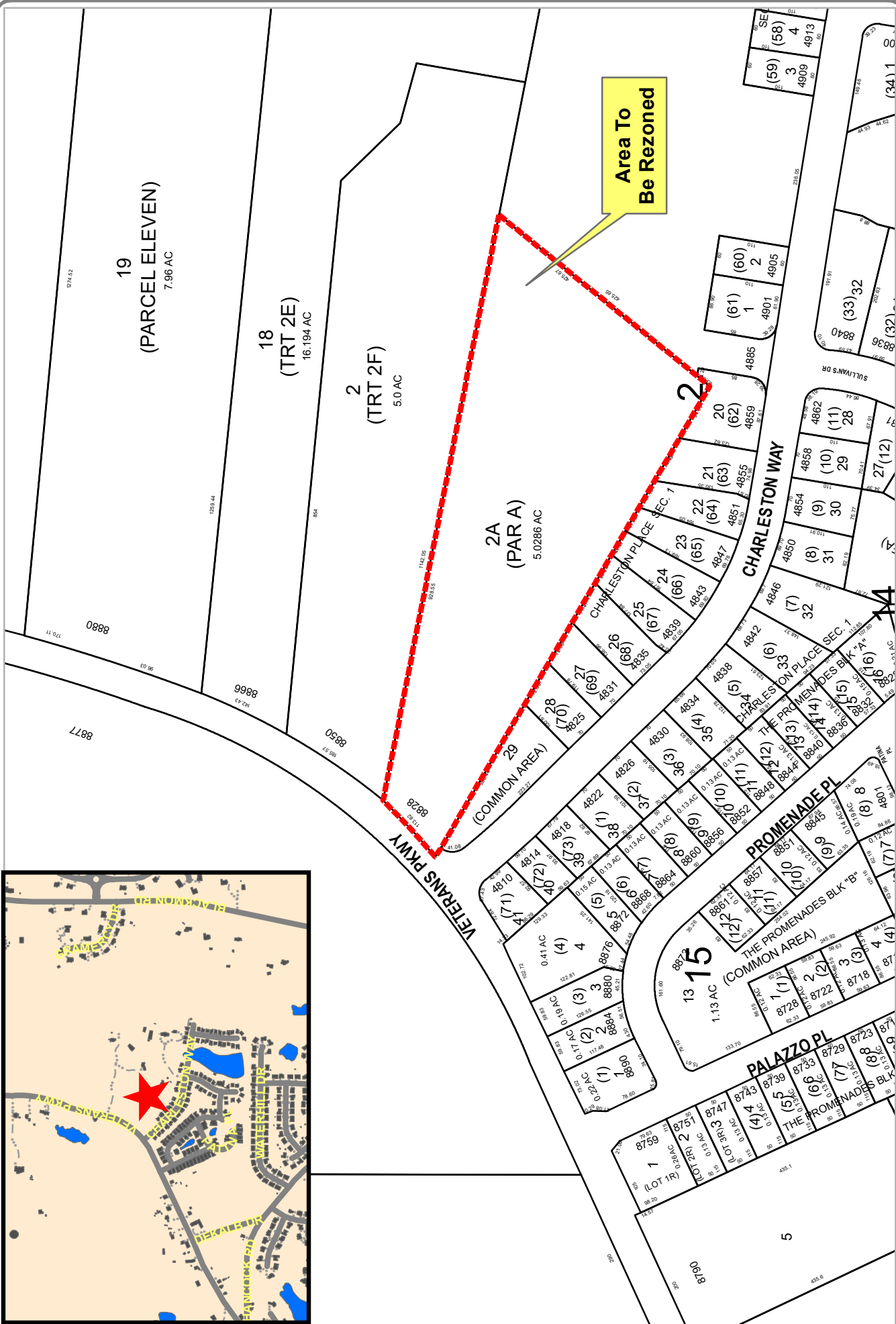


Data Source: IT/GIS  
 Author: David Cooper

**Aerial Map for REZN 05-22-0913**  
**Map 079 Block 002 Lot 002A**  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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Date: 5/9/2022



0 100 200 Feet  
1 inch = 200 feet

Location Map for REZN 05-22-0913  
Map 079 Block 002 Lot 002A  
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**Area To Be Rezoned**

**Legend Zoning**

- Planned Urban Development
- Residential Estate - 1
- Residential Office
- Area To Be Rezoned

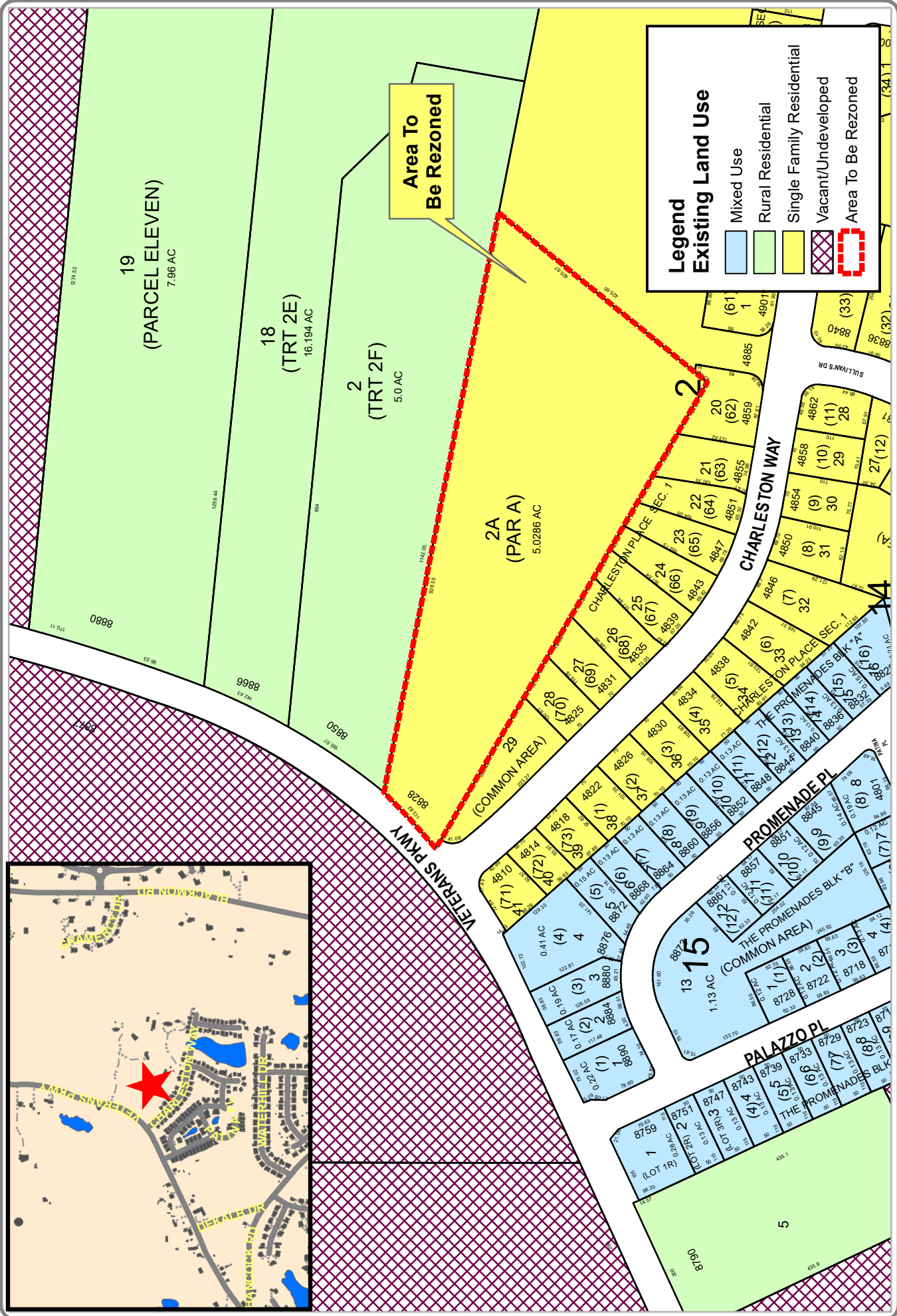
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Zoning Map for REZN 05-22-0913  
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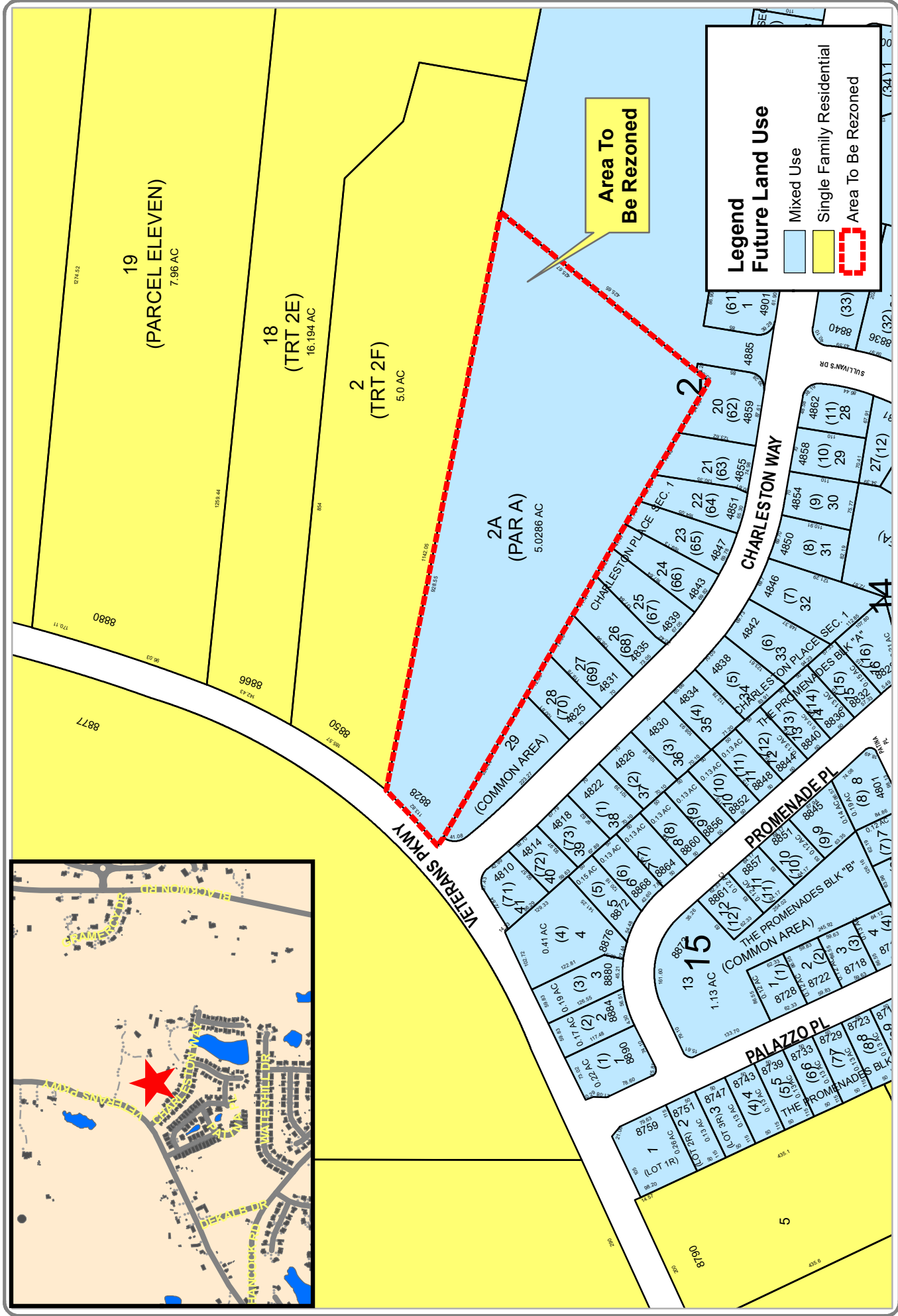


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Existing Land Use Map for REZN 05-22-0913  
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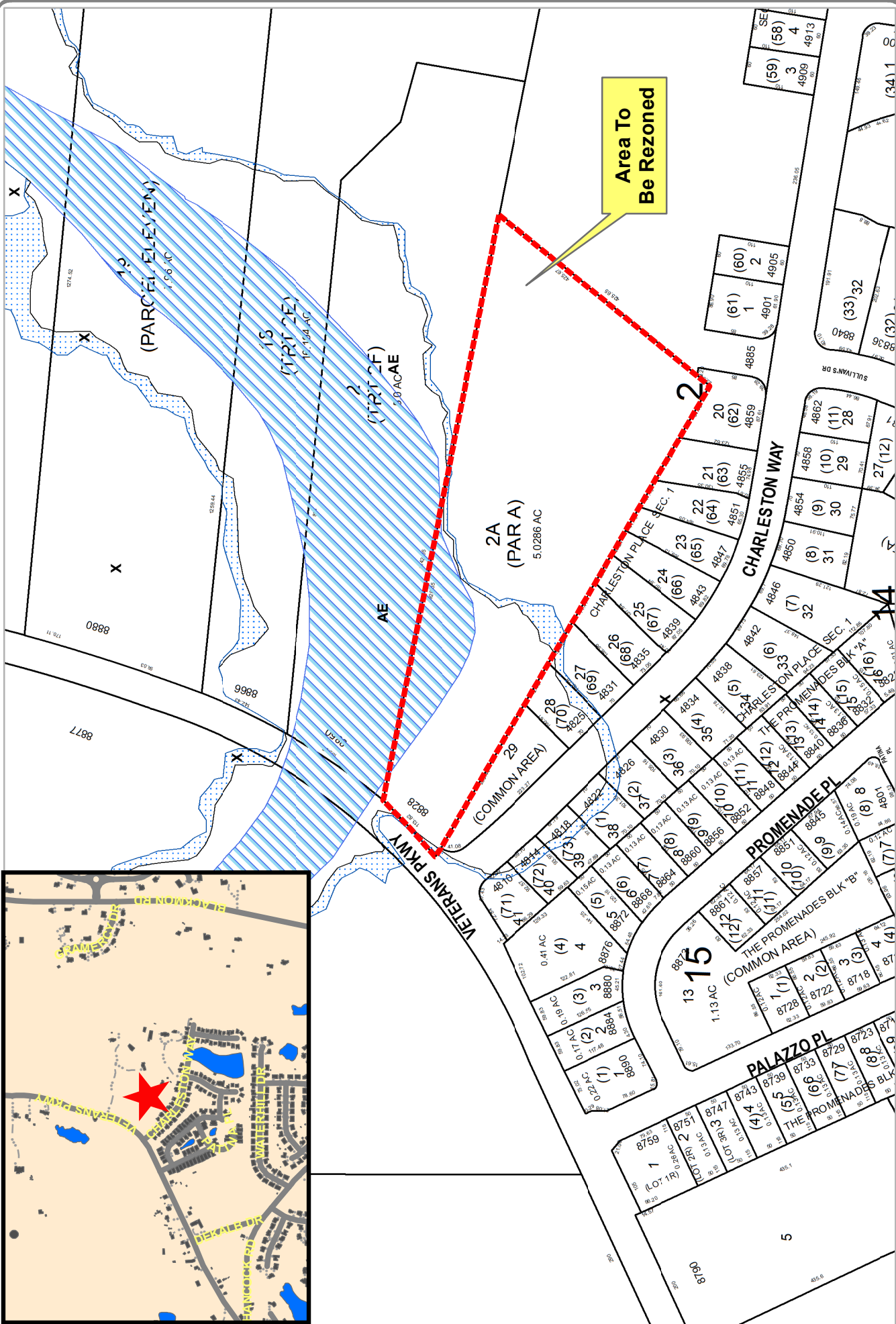


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**Future Land Use Map for REZN 05-22-0913**  
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**Area To Be Rezoned**



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Floodzone Map for REZN 05-22-0913  
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