

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-06-25-1190

Applicant:	Marian Taylor
Owner:	Marian Taylor
Location:	2506 Riverside Drive
Parcel:	007-012-013
Acreage:	0.09 Acres
Current Zoning Classification:	Residential Multifamily – 2
Proposed Zoning Classification:	Residential Multifamily – 1
Proposed Conditions:	1. Minimum Lot Size of 3,500 sq ft
Current Use of Property:	Vacant
Proposed Use of Property:	Single Family 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:	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 residential usage.								
Traffic Impact:	The proposed rezoning from RMF2 to RMF1 for a single-family house at 2506 Riverside Drive will result in a net reduction in traffic generation compared to a potential multifamily development under the current zoning. The estimated 9.4 daily trips and ~1 trip during peak hours will have a negligible impact on the existing road network, maintaining the current LOS B on Riverside Drive. The proposed use is compatible with the surrounding residential community and supports the objectives of the Columbus Consolidated Government's Unified Development Ordinance and Comprehensive Plan.								
Surrounding Zoning:	<table> <tr> <td>North</td><td>Residential Multifamily – 2 (RMF2)</td></tr> <tr> <td>South</td><td>Residential Multifamily – 2 (RMF2)</td></tr> <tr> <td>East</td><td>Residential Multifamily – 2 (RMF2)</td></tr> <tr> <td>West</td><td>Residential Multifamily – 2 (RMF2)</td></tr> </table>	North	Residential Multifamily – 2 (RMF2)	South	Residential Multifamily – 2 (RMF2)	East	Residential Multifamily – 2 (RMF2)	West	Residential Multifamily – 2 (RMF2)
North	Residential Multifamily – 2 (RMF2)								
South	Residential Multifamily – 2 (RMF2)								
East	Residential Multifamily – 2 (RMF2)								
West	Residential Multifamily – 2 (RMF2)								
Reasonableness of Request:	The request is compatible with existing land uses.								
School Impact:	N/A								
Buffer Requirement:	N/A								
Attitude of Property Owners:	Four (4) 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:

Purpose is to build a single-family home.

Attachments:

Aerial Land Use Map

Location Map

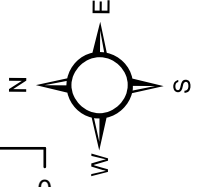
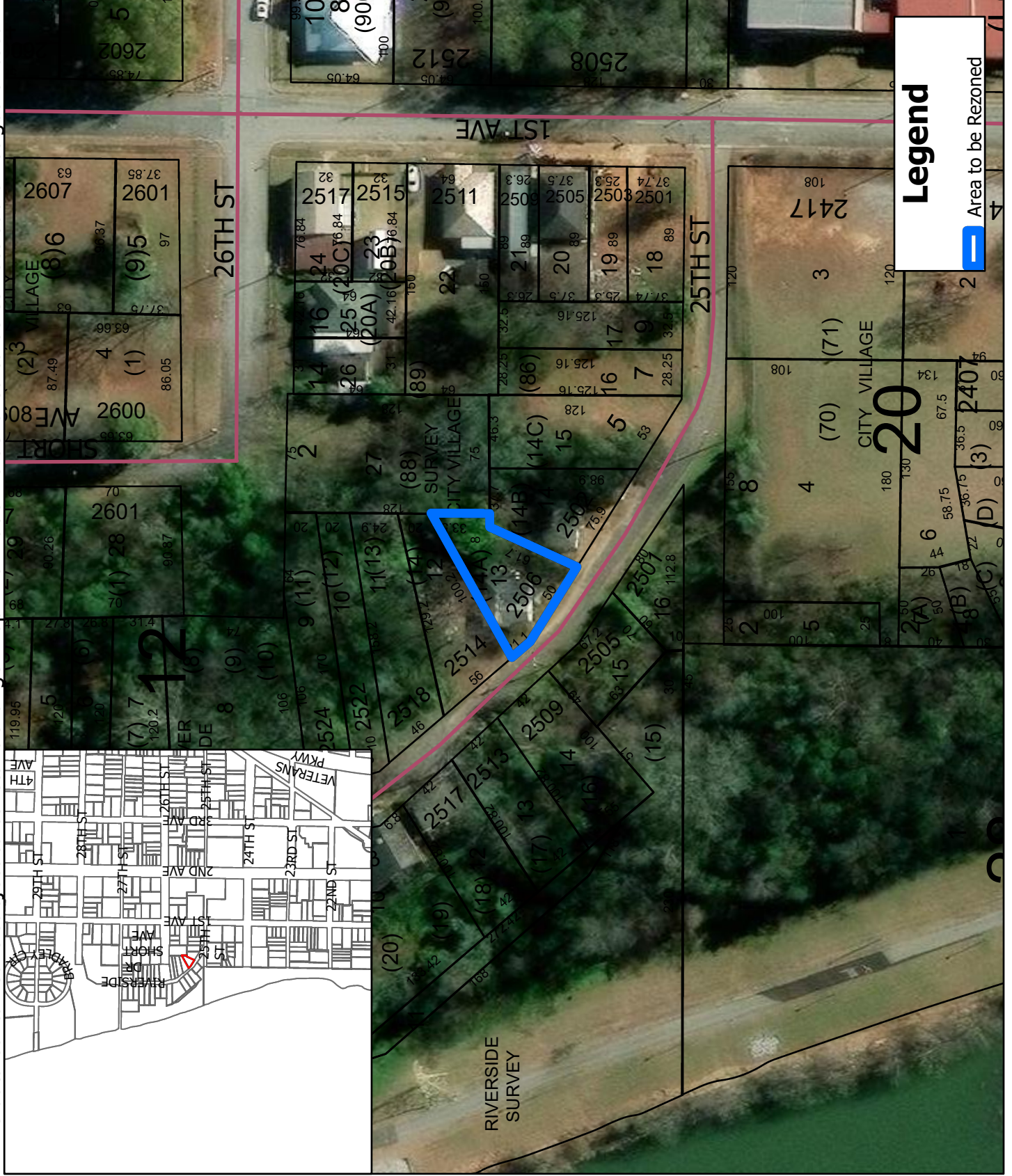
Zoning Map

Existing Land Use Map

Future Land Use Map

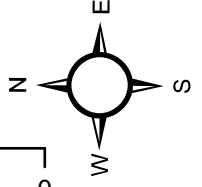
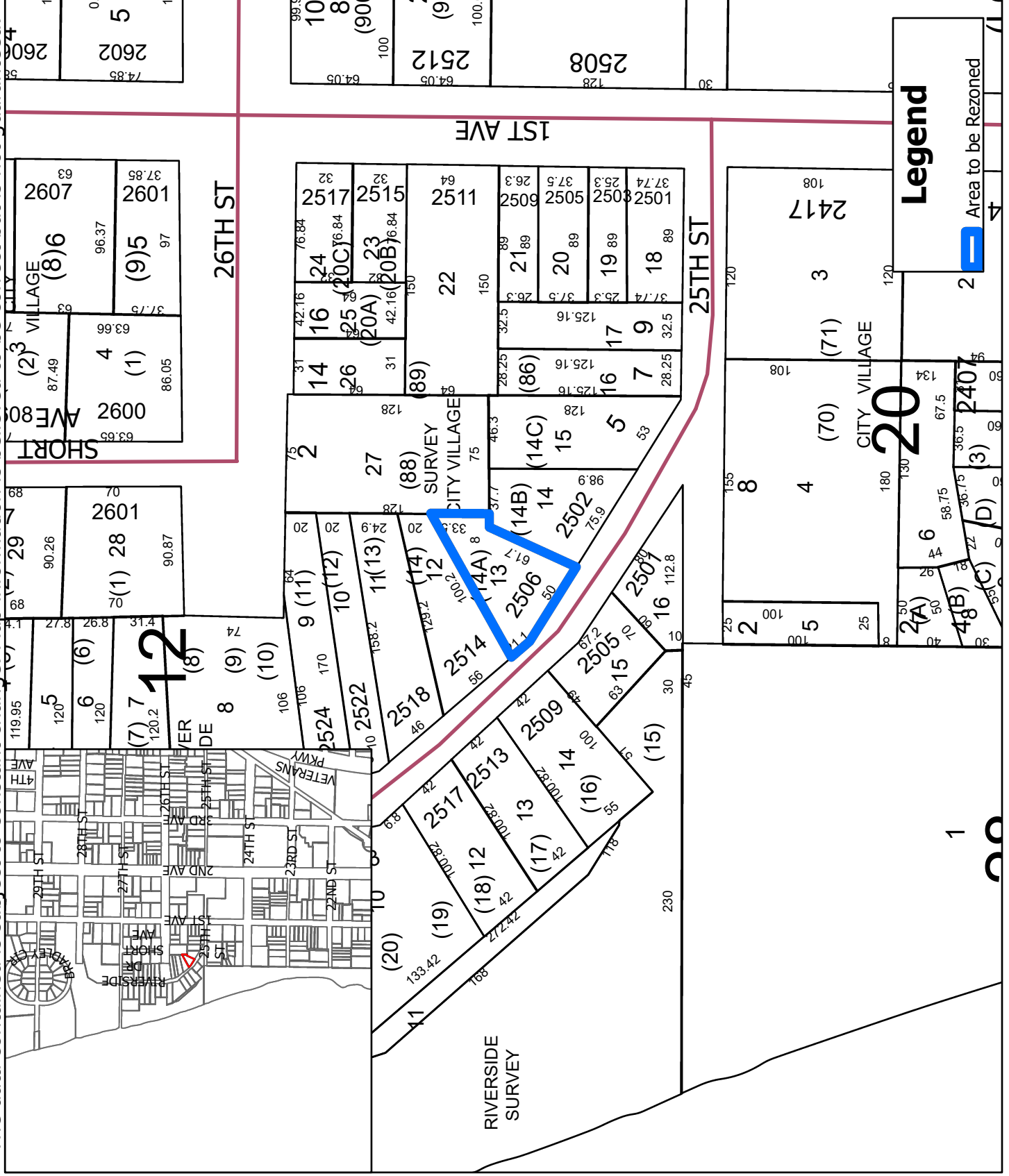
REZN-06-25-1190 | 2506 Riverside Drive | Aerial Map

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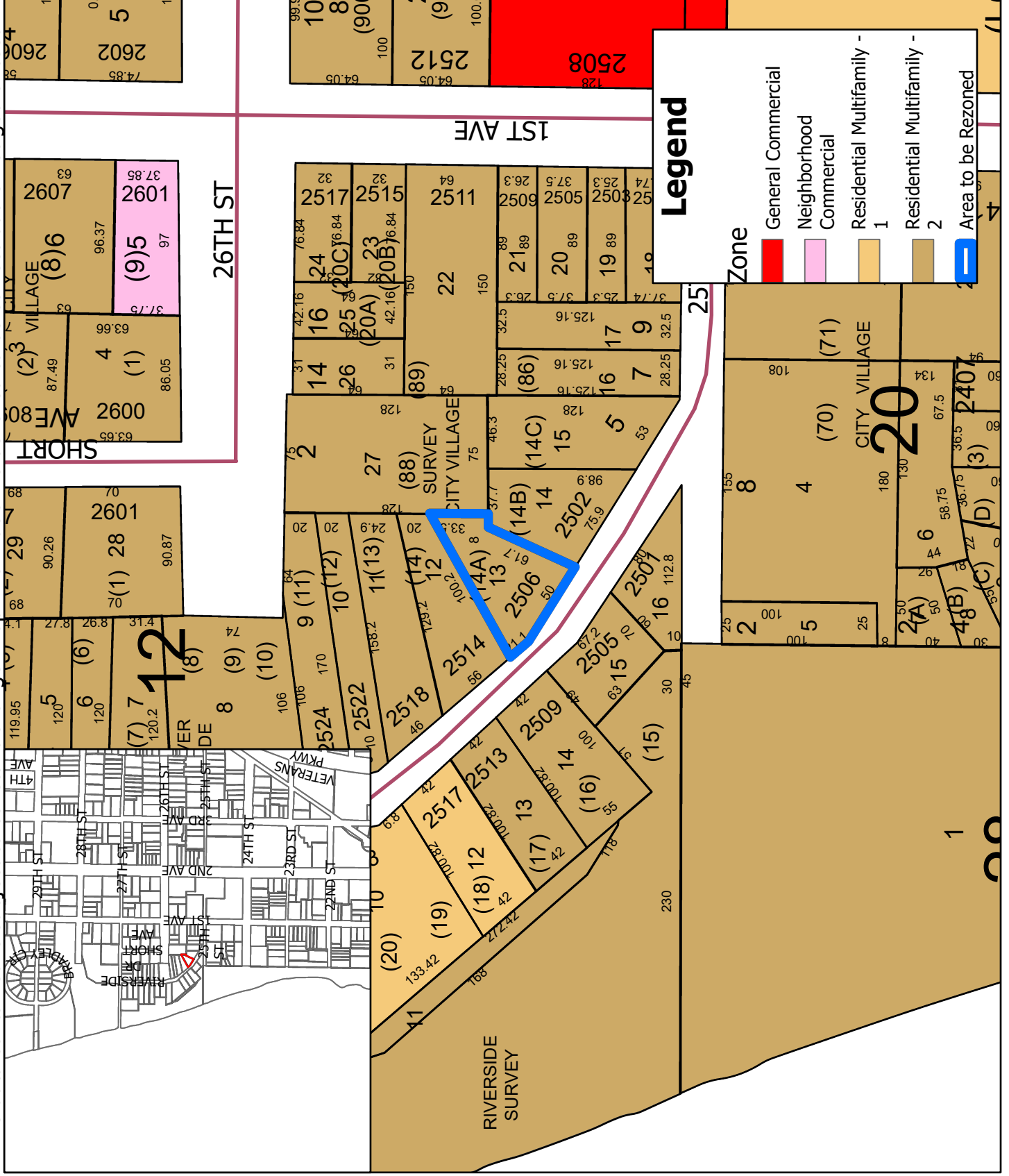
REZN-06-25-1190 | 2506 Riverside Drive | Location Map

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REZN-06-25-1190 | 2506 Riverside Drive | Zoning Map

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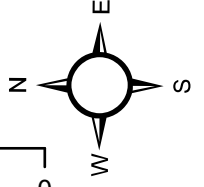
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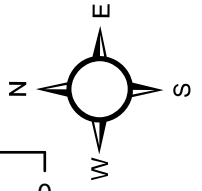
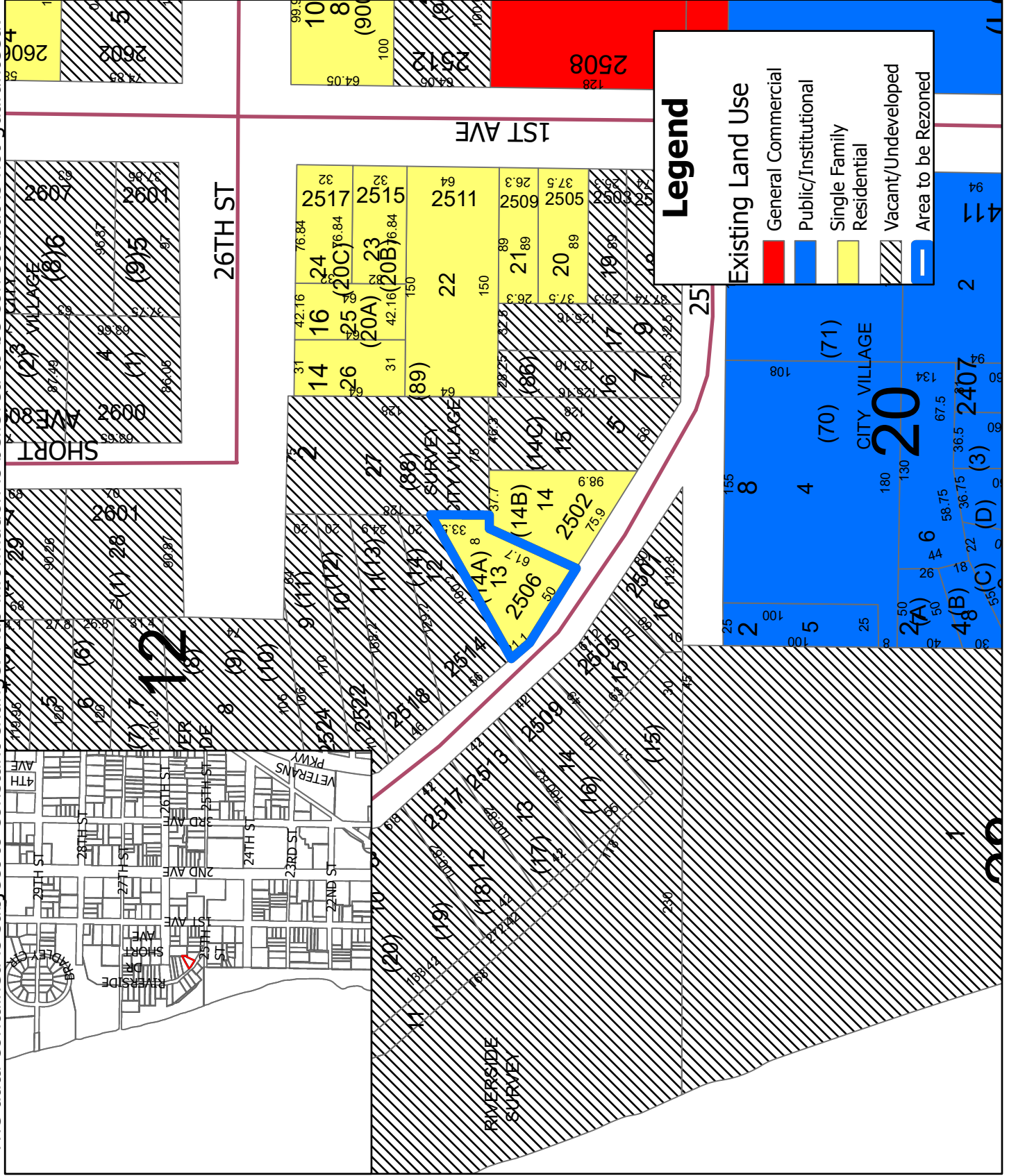
180 Feet

0 45 90



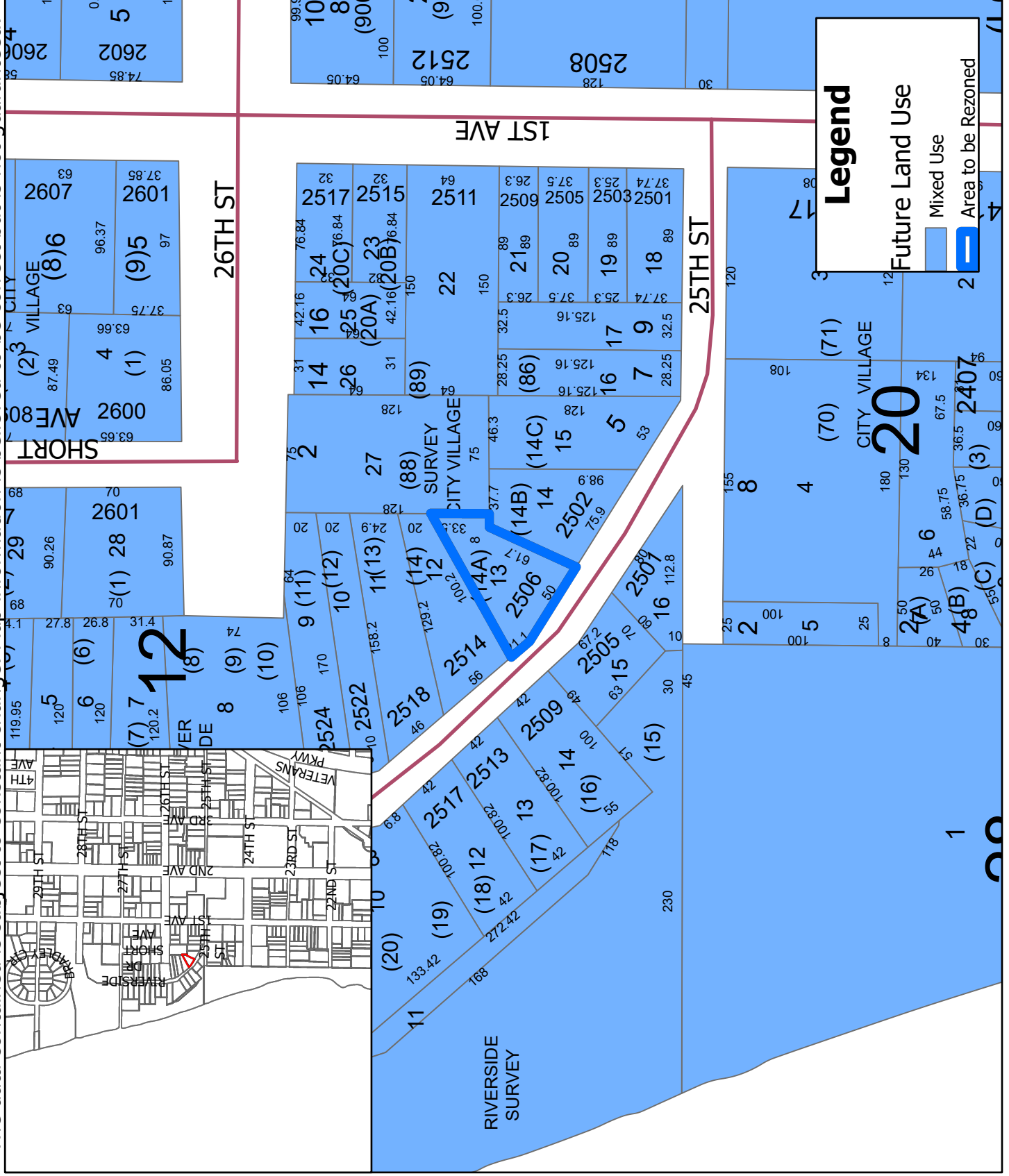
REZN-06-25-1190 | 2506 Riverside Drive | Existing Land Use Map

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REZN-06-25-1190 | 2506 Riverside Drive | Future Land Use Map

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