

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-11-23-2304

Applicant:	Tazim Wajed
Owner:	Tazim Wajed & Lisa Watson
Location:	1323 Munro Avenue
Parcel:	185-029-006
Acreage:	0.38 Acres
Current Zoning Classification:	Single Family Residential - 2
Proposed Zoning Classification:	Residential Multifamily -1
Current Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential with detached dwelling
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:	Inconsistent Planning Area D
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 Impact: Average Annual Daily Trips (AADT) will increase by 10 trips if used for Residential Multifamily use.

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

Surrounding Zoning:

North	Single Family Residential – 2 (SFR2)
South	Residential Multifamily - 2 (RMF2)
East	Single Family Residential – 2 (SFR2)
West	Single Family Residential – 2 (SFR2)

Reasonableness of Request: The request is compatible with existing land uses.

School Impact: N/A

Buffer Requirement: The site shall include a Category B buffer along all property lines bordered by the SFR2 zoning district. The 3 options under Category B are:

- 1) 15 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: **Forty (40)** 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:

There is an existing primary dwelling and detached dwelling in the rear yard.
Rezoning to allow the property to be used as it exists.

Peacock Woods/Diamond Circle Historic District

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Traffic Report

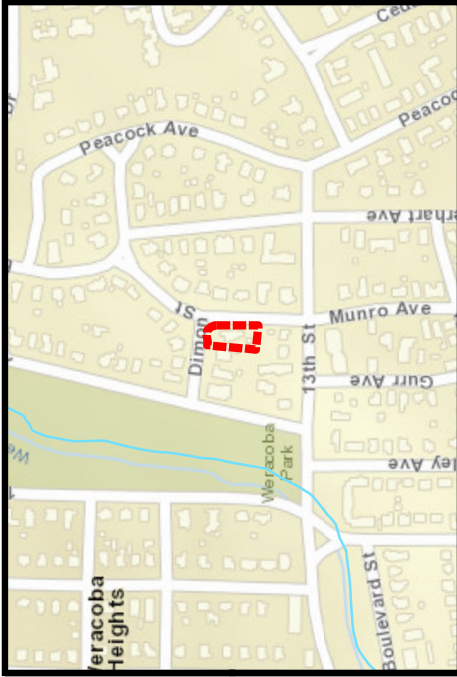


0 50 100 Feet
1 inch = 100 feet
Data Source: I7/GIS
Author: DavidCooper

Aerial Map for REZN 11-23-2304
Map 185 Block 029 Lot 006
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.





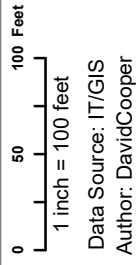
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Date: 12/21/2023

Location Map for REZN 11-23-2304
Map 185 Block 029 Lot 006
Planning Department-Planning Division
Prepared By Planning GIS Tech

Columbus Plans!
Columbus Planning Department

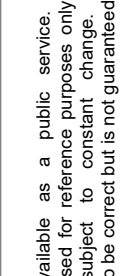
100 Feet
1 inch = 100 feet
Data Source: IT/GIS
Author: DavidCooper



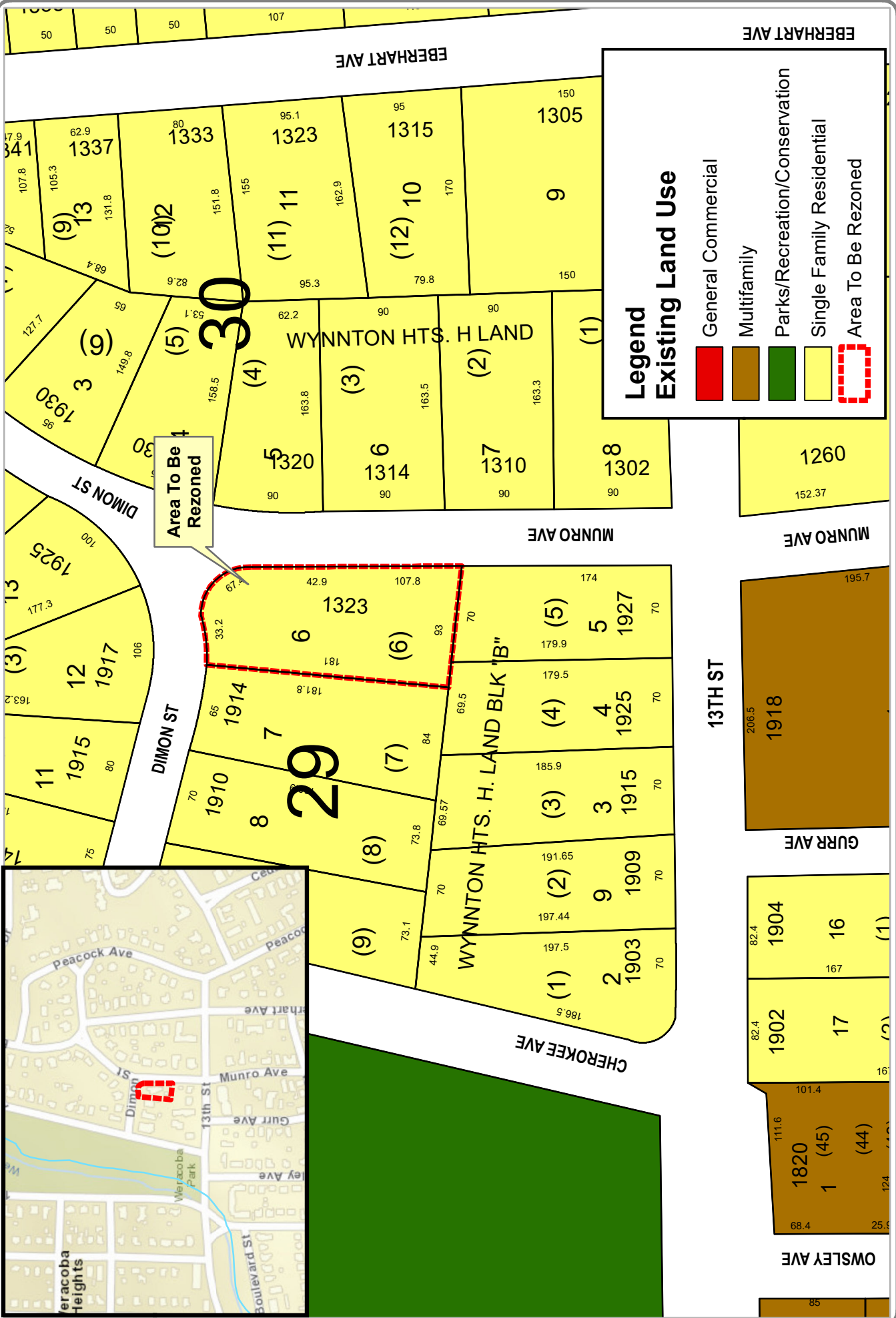
Data Source: I7/GIS
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Zoning Map for REZN 11-23-2304
 Map 185 Block 029 Lot 006
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Date: 12/28/2023



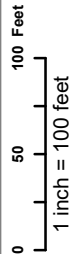
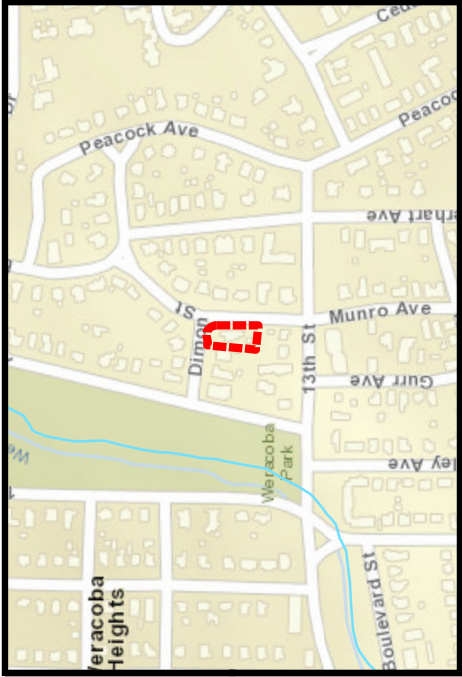
Area To Be Rezoned

30

29

Legend Existing Land Use

- General Commercial
- Multifamily
- Parks/Recreation/Conservation
- Single Family Residential
- Area To Be Rezoned



Data Source: IT/GIS
Author: DavidCooper

Existing Land Use Map for REZN 11-23-2304
Map 185 Block 029 Lot 006

Planning Department-Planning Division
Prepared By Planning GIS Tech

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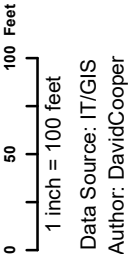
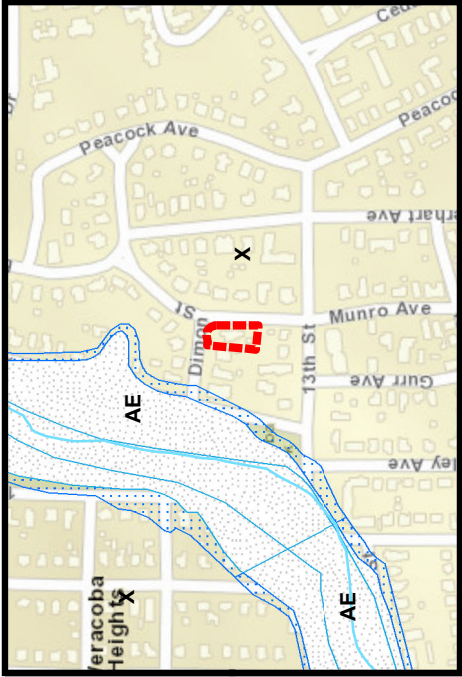


100 Feet
50
1 inch = 100 feet
Data Source: IT/GIS
Author: DavidCooper

Future Land Use Map for REZN 11-23-2304
Map 185 Block 029 Lot 006
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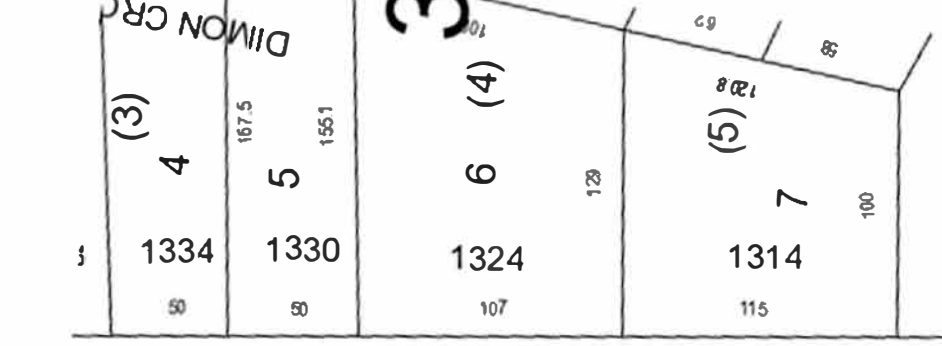
Flood Hazard Map for REZN 11-23-2304
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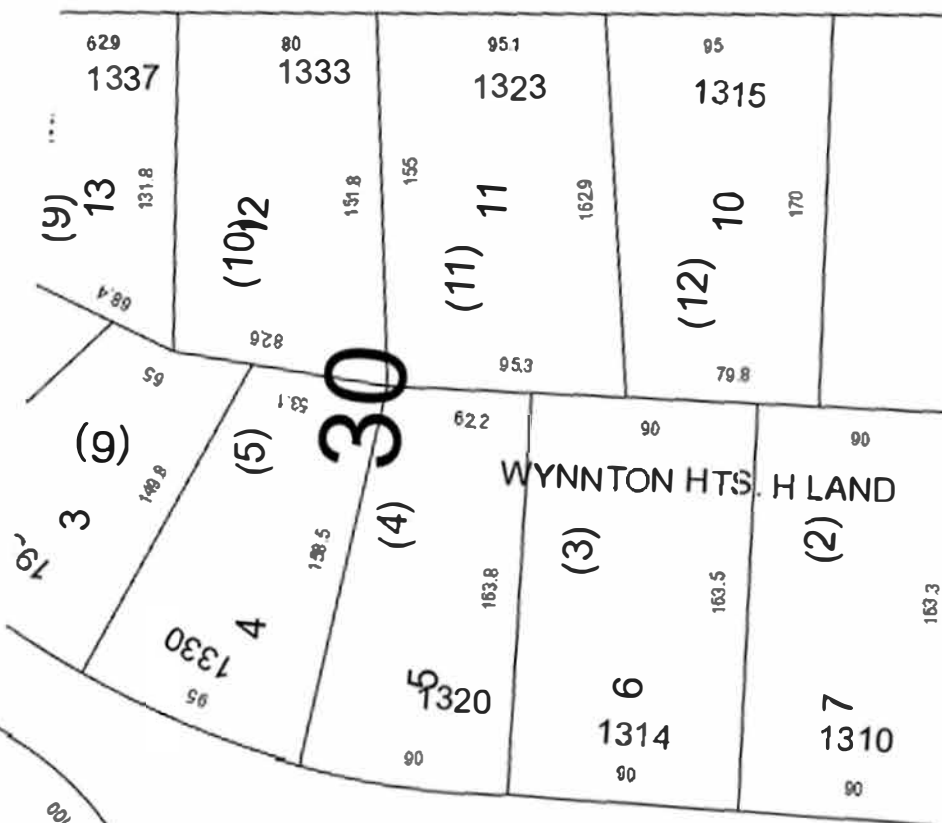


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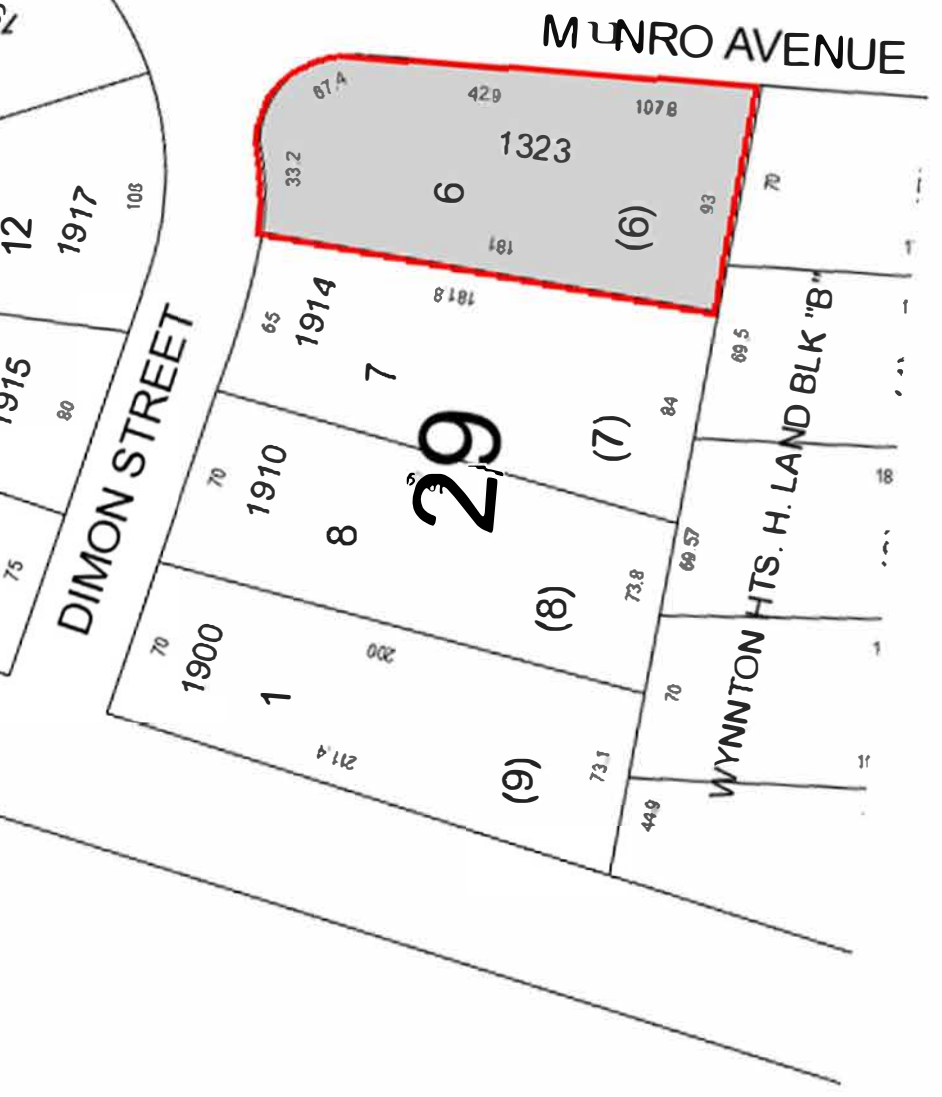
Data Source: IT/GIS
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EBERHART AVENUE



WYNNTON HTS. H LAND



MUNRO AVENUE

DIMON STREET

WYNNTON HTS. H. LAND BLK "B"