

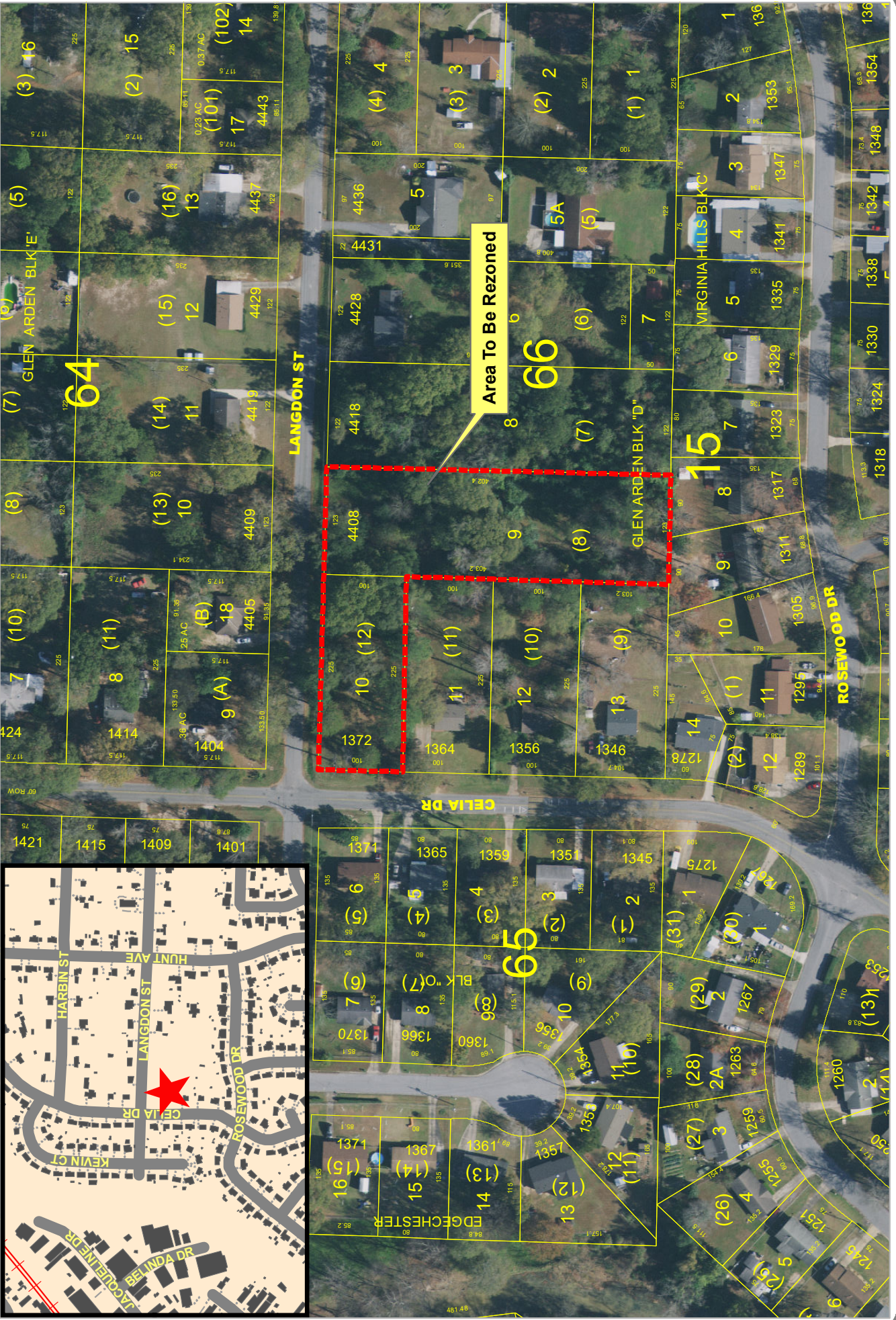
CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-03-21-0588

Applicant:	Agape Missionary Baptist Church, Inc.
Owner:	James F. York Jr.
Location:	1372 Celia Drive
Parcel:	086-066-010
Acreage:	1.66 Acres
Current Zoning Classification:	SFR3 (Single Family Residential 3)
Proposed Zoning Classification:	SFR2 (Single Family Residential 2)
Current Use of Property:	Vacant
Proposed Use of Property:	Church
Council District:	District 1 (Barnes)
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 Impact:		Average Annual Daily Trips (AADT) will increase by 124 trips if used for commercial use. The Level of Service (LOS) will remain at level A.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Surrounding Zoning:	North	SFR2 (Single Family Residential 2)
	South	SFR2 (Single Family Residential 2)
	East	SFR2 (Single Family Residential 2)
	West	SFR2 (Single Family Residential 2)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		Sixty-five (65) 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:		N/A
Attachments:		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Traffic Report



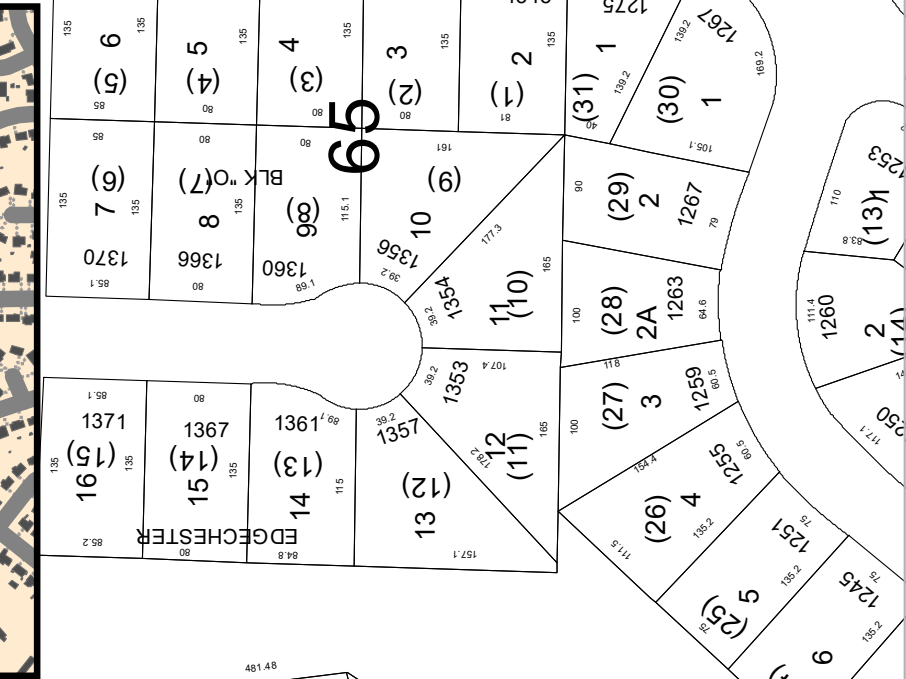
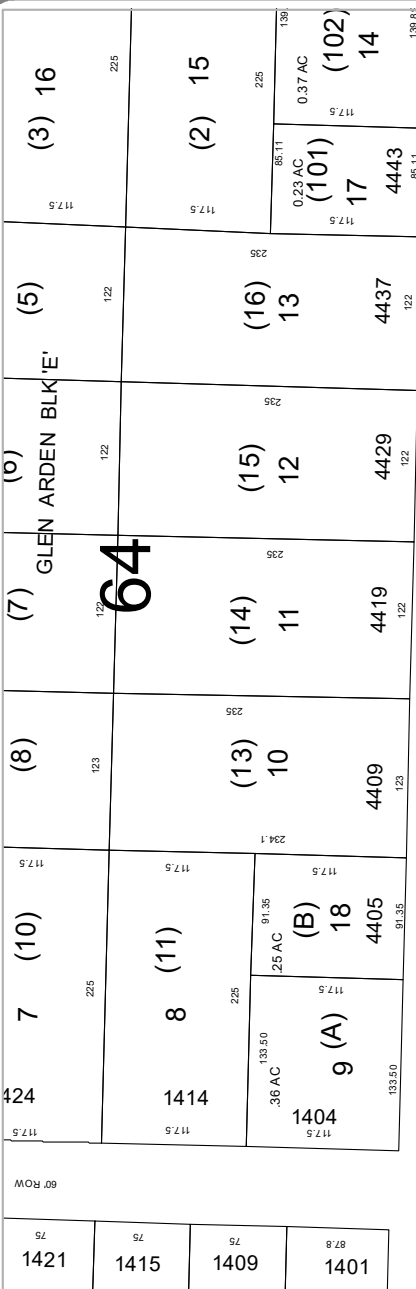
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Aerial Map for REZN 03-21-0588
Map086 Block 066 Lot 010
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

0 75 150 Feet
 1 inch = 150 feet
 Data Source: IT/GIS
 Author: DavidCooper



Date: 3/25/2021

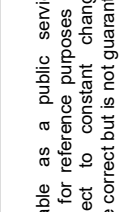


0 75 150 Feet
1 inch = 150 feet

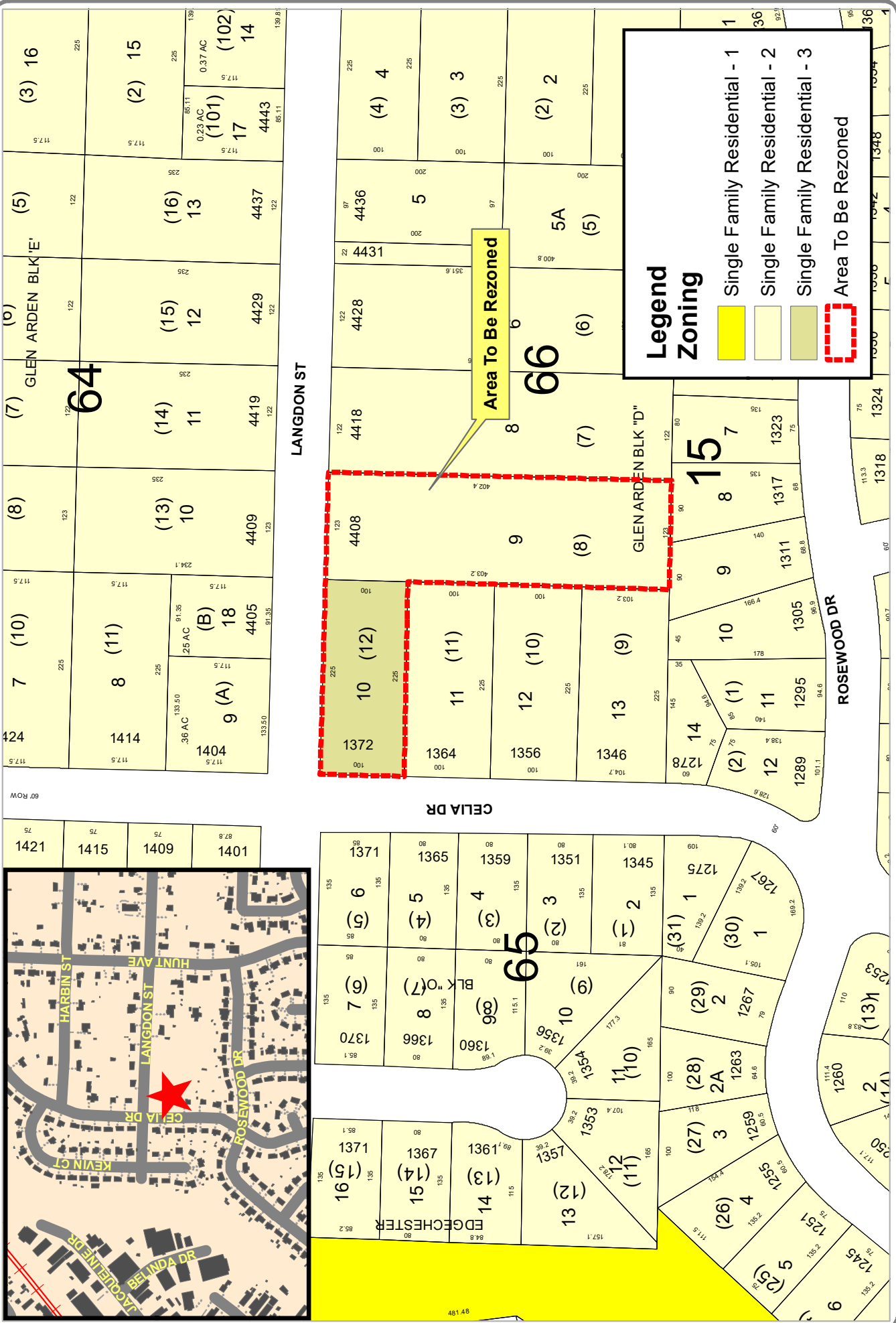
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Location Map for REZN 03-21-0588
Map086 Block 066 Lot 010
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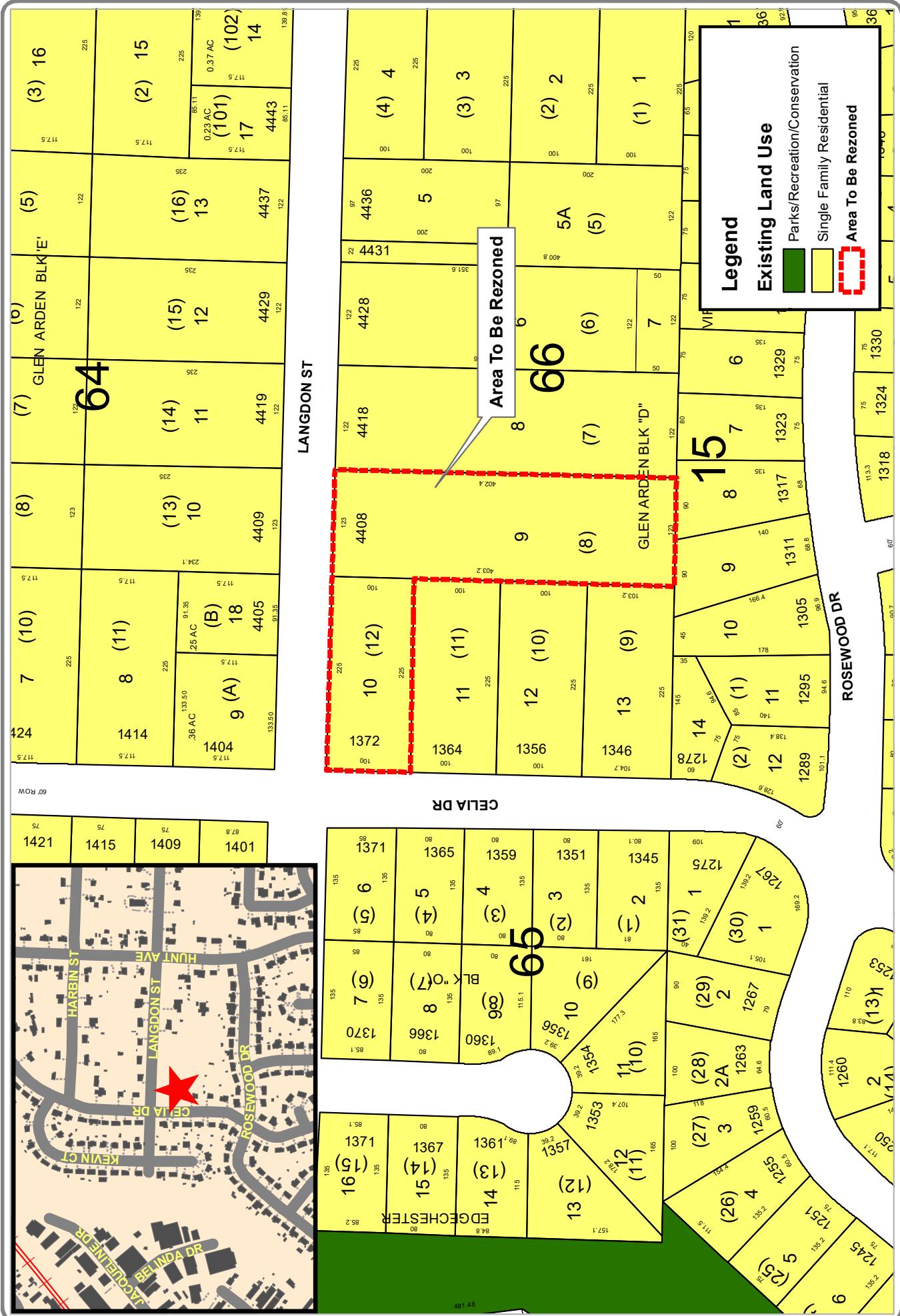


0 75 150 Feet
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Zoning Map for REZN 03-21-0588
 Map086 Block 066 Lot 010
 Planning Department-Planning Division
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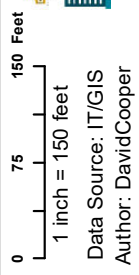
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Legend

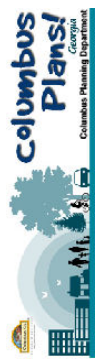
- Existing Land Use
- Parks/Recreation/Conservation
- Single Family Residential
- Area To Be Rezoned

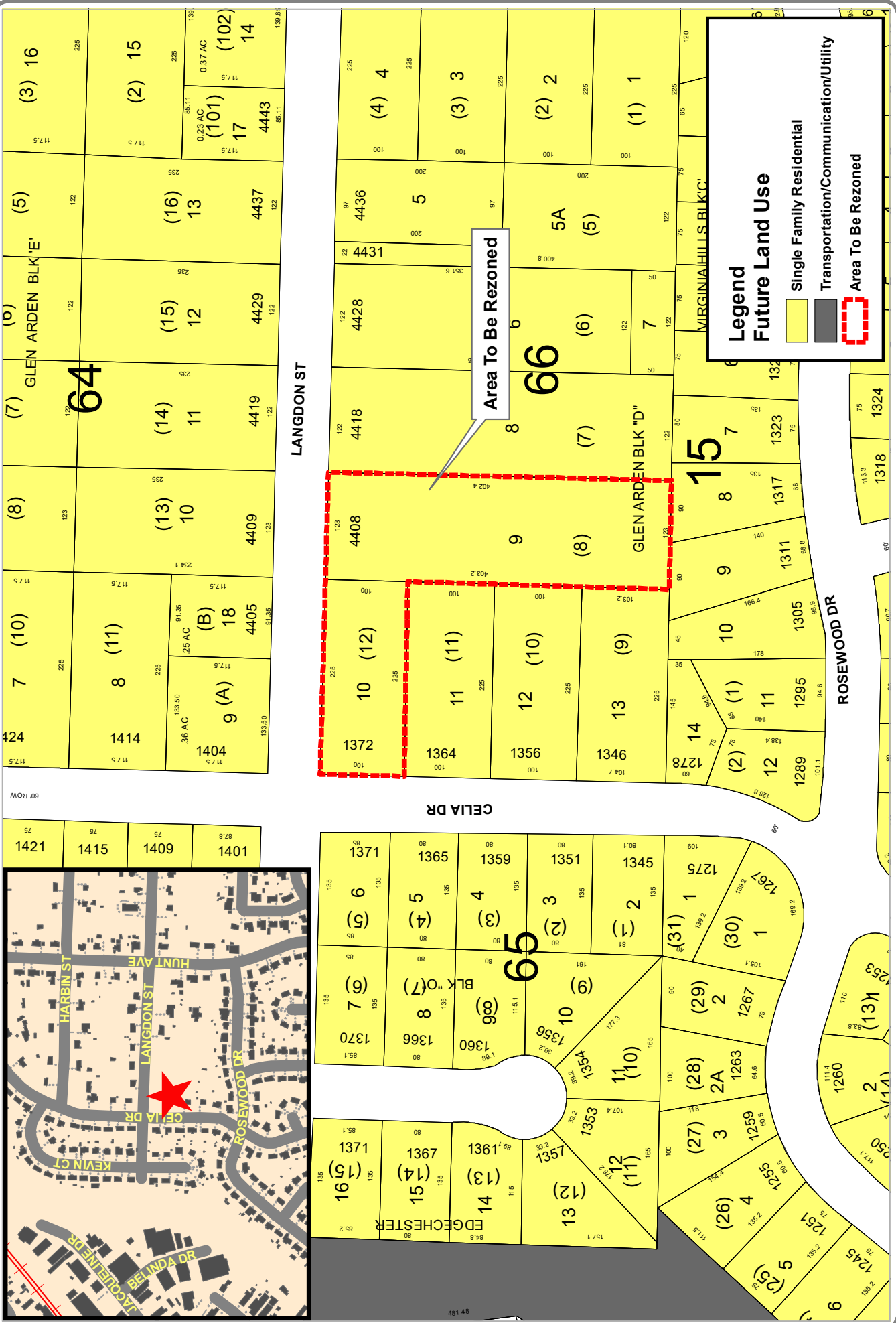


Existing Land Use Map for REZN 03-21-0588
 Map 086 Block 066 Lot 010
 Planning Department-Planning Division
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Date: 3/26/2021





Future Land Use Map for REZN 03-21-0588
 Map086 Block 066 Lot 010
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Date: 3/26/2021

0 75 150 Feet
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 Data Source: IT/GIS
 Author: David Cooper



Rosewood Drive

1311
8

1111
b

1305
10

Est 1

Dumpster

09

Agape
Missionary
Baptist
Church
Inc.

Door 60

sidewalk

10 ft

Parking

Lot

123

(9)
13
1346
Celia

225

(10)
12
1356
Celia

225

(11)
11
1364
Celia

225

Parking

|||||

|||||

|||||

|||||

225

Est. 50-70
Parking

Est. 2 entry lanes
2 exit lanes

Building Est. 60x100

403.8

403.8

100

100

100

100

Langdon St

Celia Dr