

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-04-21-0660

Applicant:	Walker Reynolds Bickerstaff Jr.
Owner:	David Kleyn
Location:	1500 12 th Street
Parcel:	026-012-031A
Acreage:	1.08 Acres
Current Zoning Classification:	RMF2 (Residential Multifamily 2)
Proposed Zoning Classification:	RO (Residential Office)
Current Use of Property:	Apartments
Proposed Use of Property:	Apartments
Council District:	District 7 (Woodson)
PAC Recommendation:	Conditional Approval based on the Staff Report and compatibility with existing land uses.
Planning Department Recommendation:	Conditional Approval based on compatibility with existing land uses. Those conditions are as follows: <ol style="list-style-type: none">1) Max units limited to 31.2) Property restricted to Apartment Use only.3) Building height restricted to current height.
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Consistent Planning Area D

Current Land Use Designation:		Multifamily
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 Impact:		N/A
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
Surrounding Zoning:	North	SFR3 (Single Family Residential 3)
	South	NC (Neighborhood Commercial)
	East	RMF2 (Residential Multifamily 2)
	West	SFR3 (Single Family Residential 3)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		The site shall include a Category C buffer along all property lines bordered by the SFR3 zoning district. The 3 options under Category C are: <ul style="list-style-type: none"> 1) 20 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) 30 feet undisturbed natural buffer.
Attitude of Property Owners:		Forty-five (45) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received one (1) calls and/or emails regarding the rezoning.

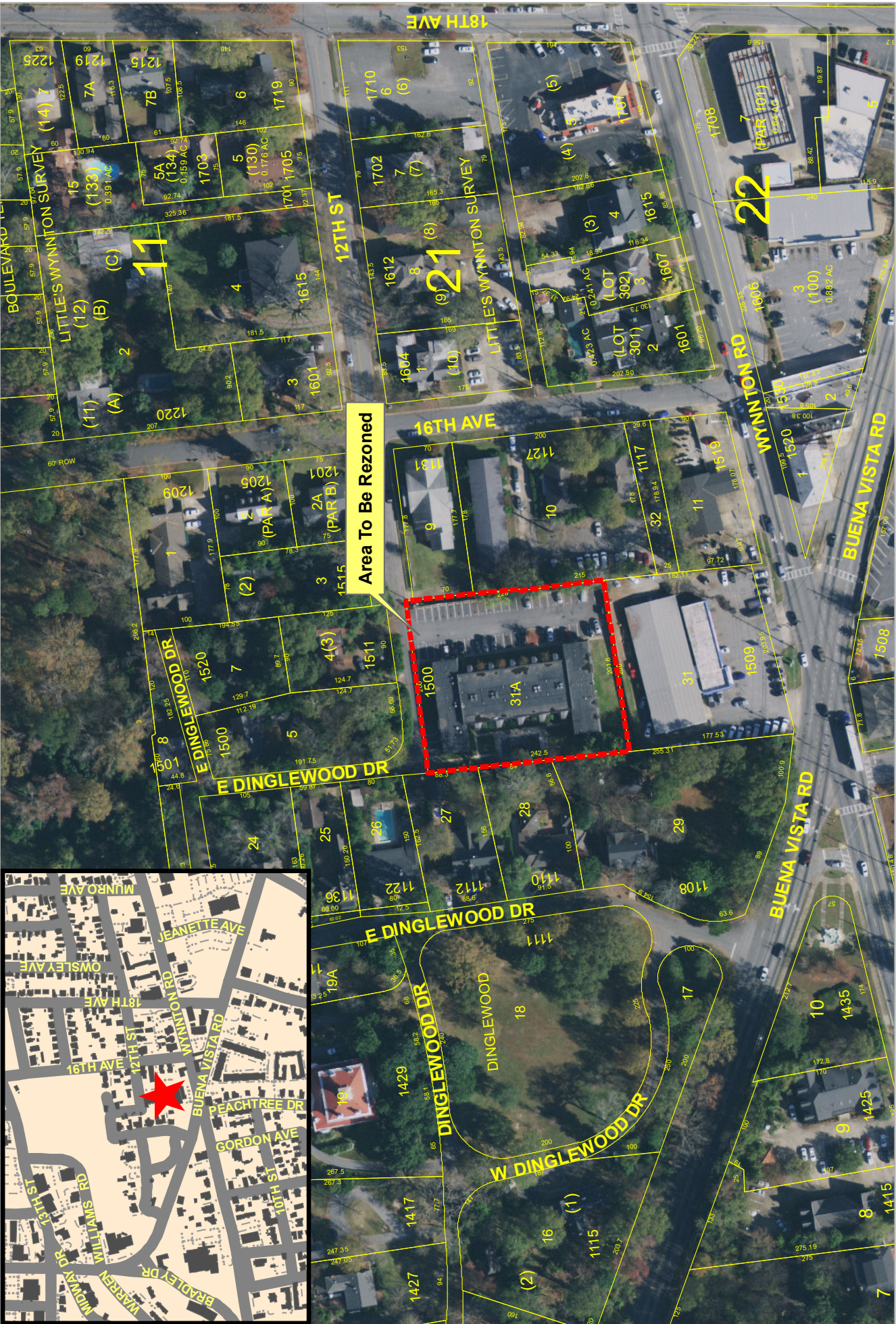
Approval 0 Responses
Opposition 1 Responses

Additional Information:

Portions of the existing apartments burned down. To be able to rebuild them at their previous numbers of units, they must rezone to meet UDO standards.

Attachments:

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



Area To Be Rezoned



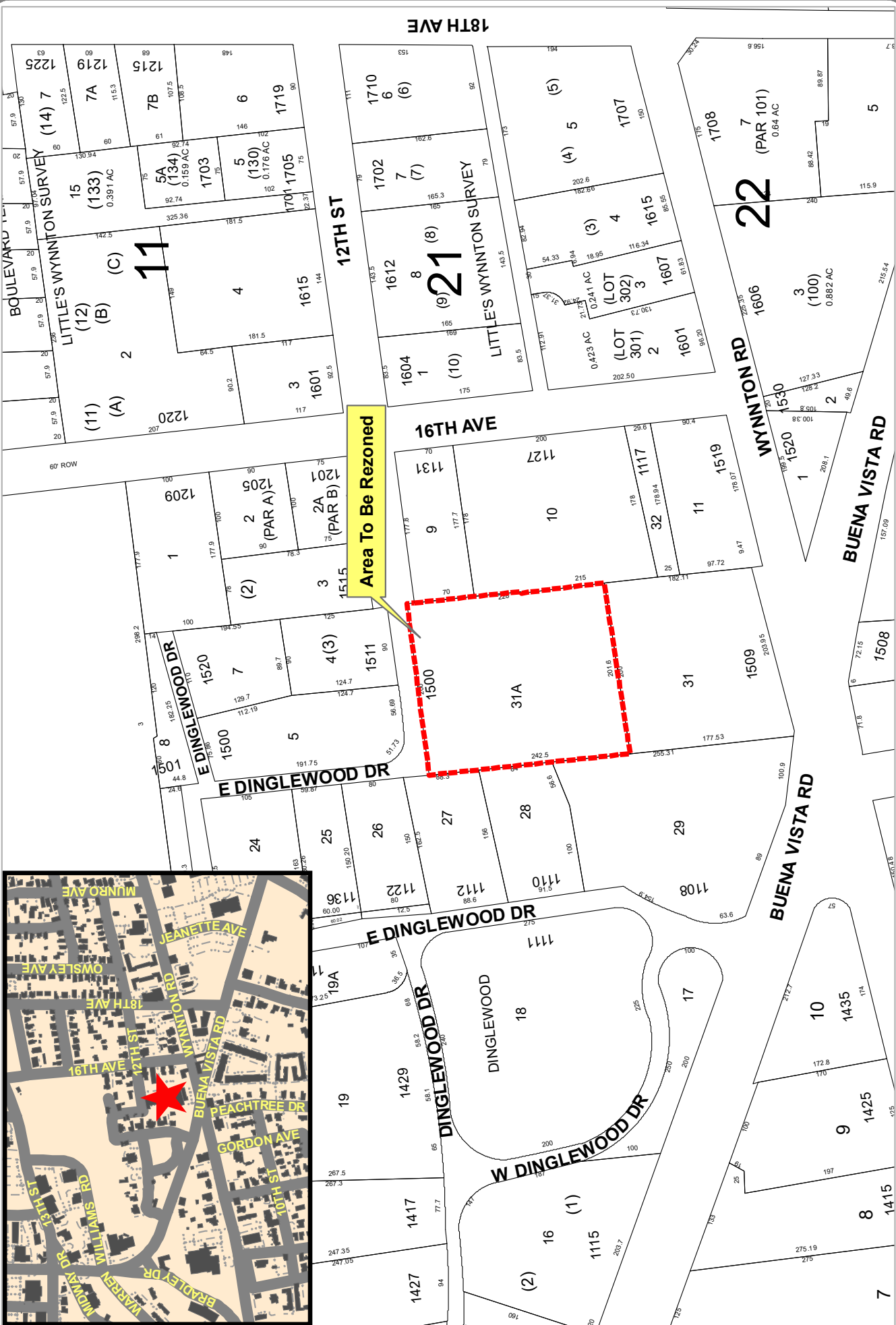
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Date: 4/8/2021

Aerial Map for REZN 04-21-0660
Map 026 Block 012 Lot 031A
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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





Area To Be Rezoned



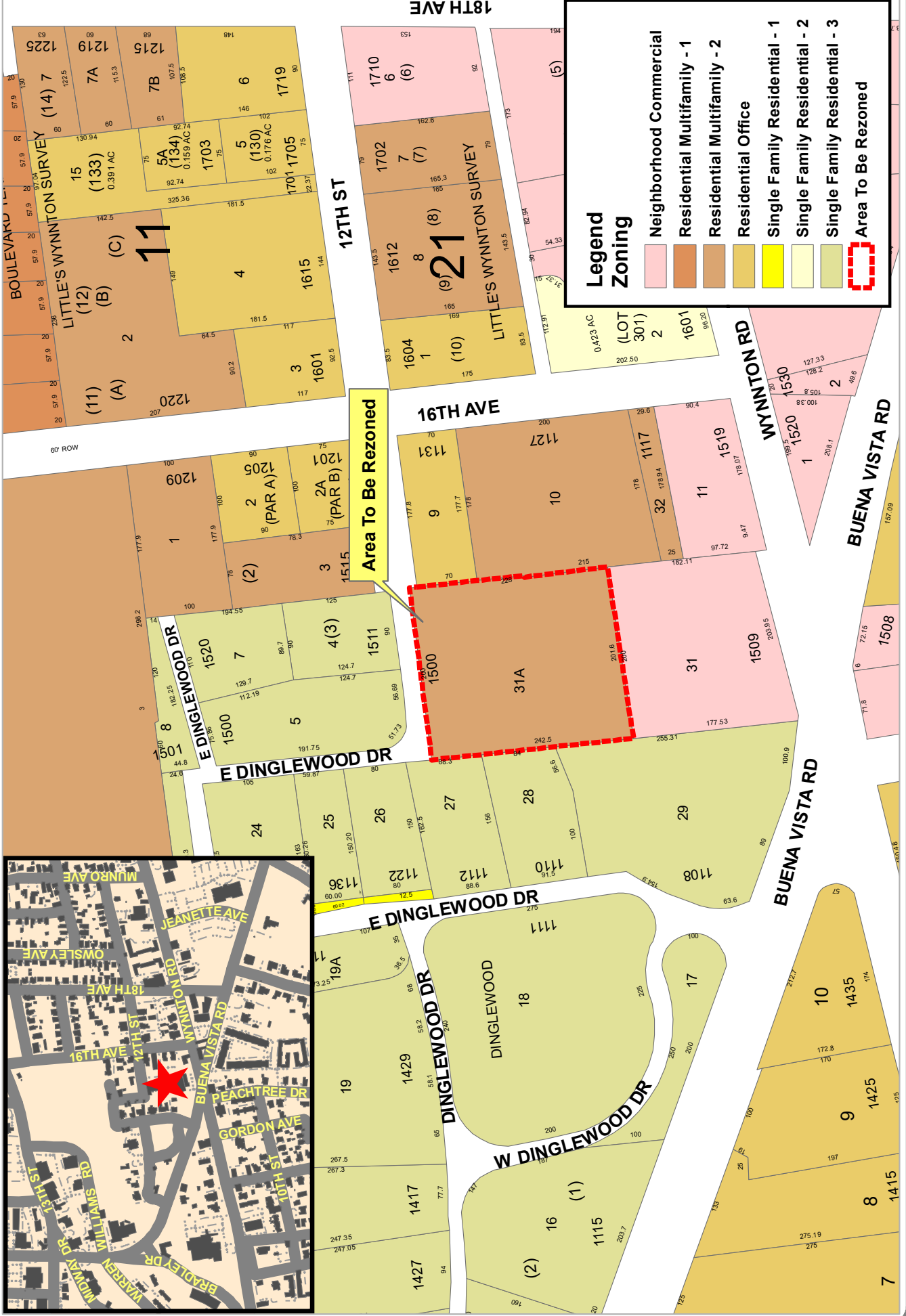
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Location Map for REZN 04-21-0660
 Map 026 Block 012 Lot 031A
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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





Legend

Zoning

- Neighborhood Commercial
- Residential Multifamily - 1
- Residential Multifamily - 2
- Residential Office
- Single Family Residential - 1
- Single Family Residential - 2
- Single Family Residential - 3
- Area To Be Rezoned

Area To Be Rezoned

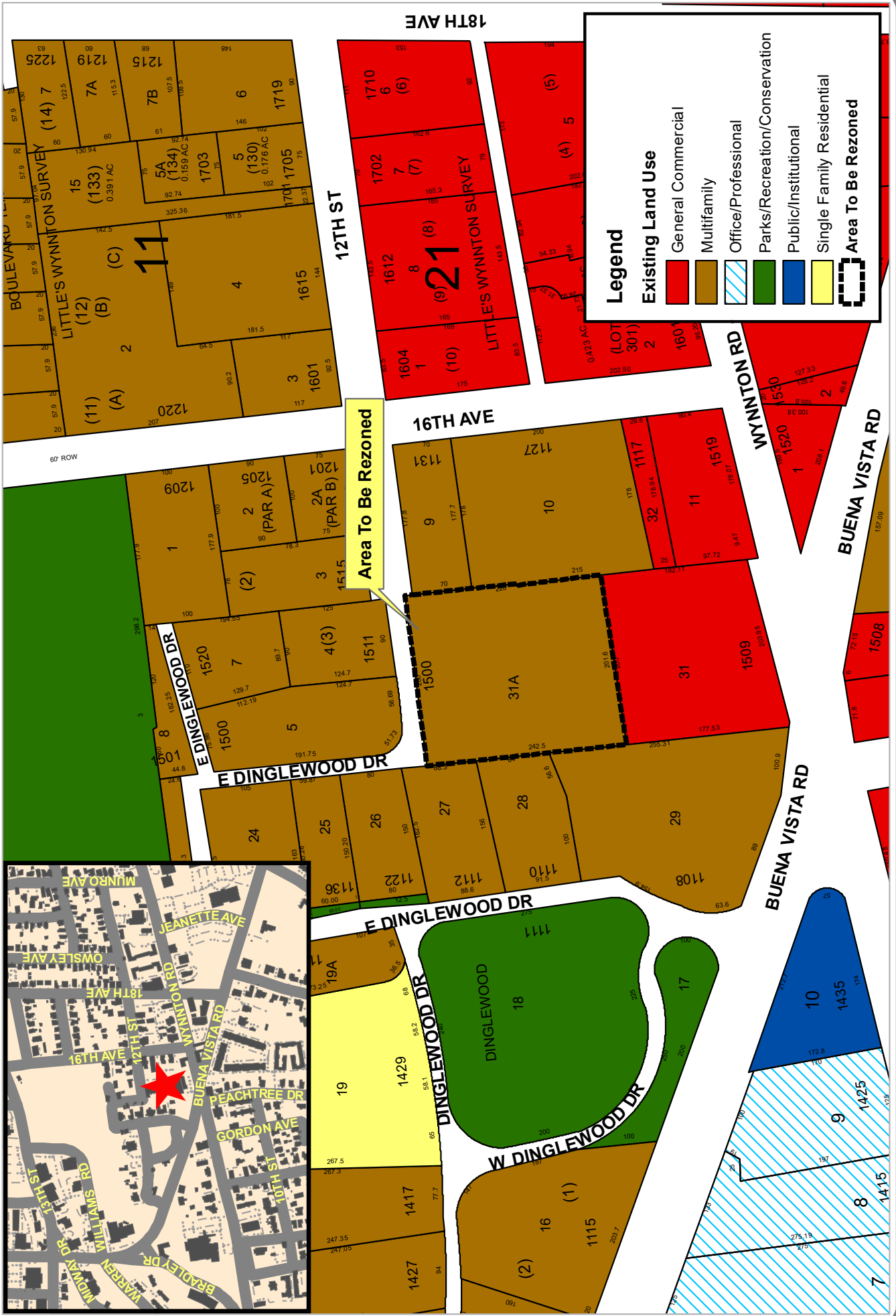
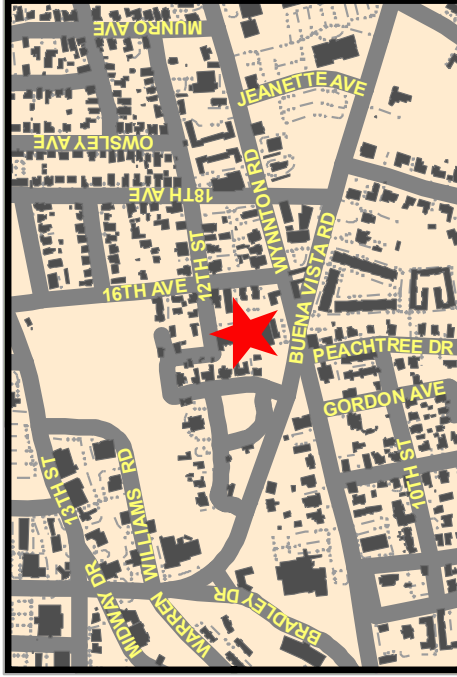


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Zoning Map for REZN 04-21-0660
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Legend

Existing Land Use

- General Commercial
- Multifamily
- Office/Professional
- Parks/Recreation/Conservation
- Public/Institutional
- Single Family Residential

Area To Be Rezoned



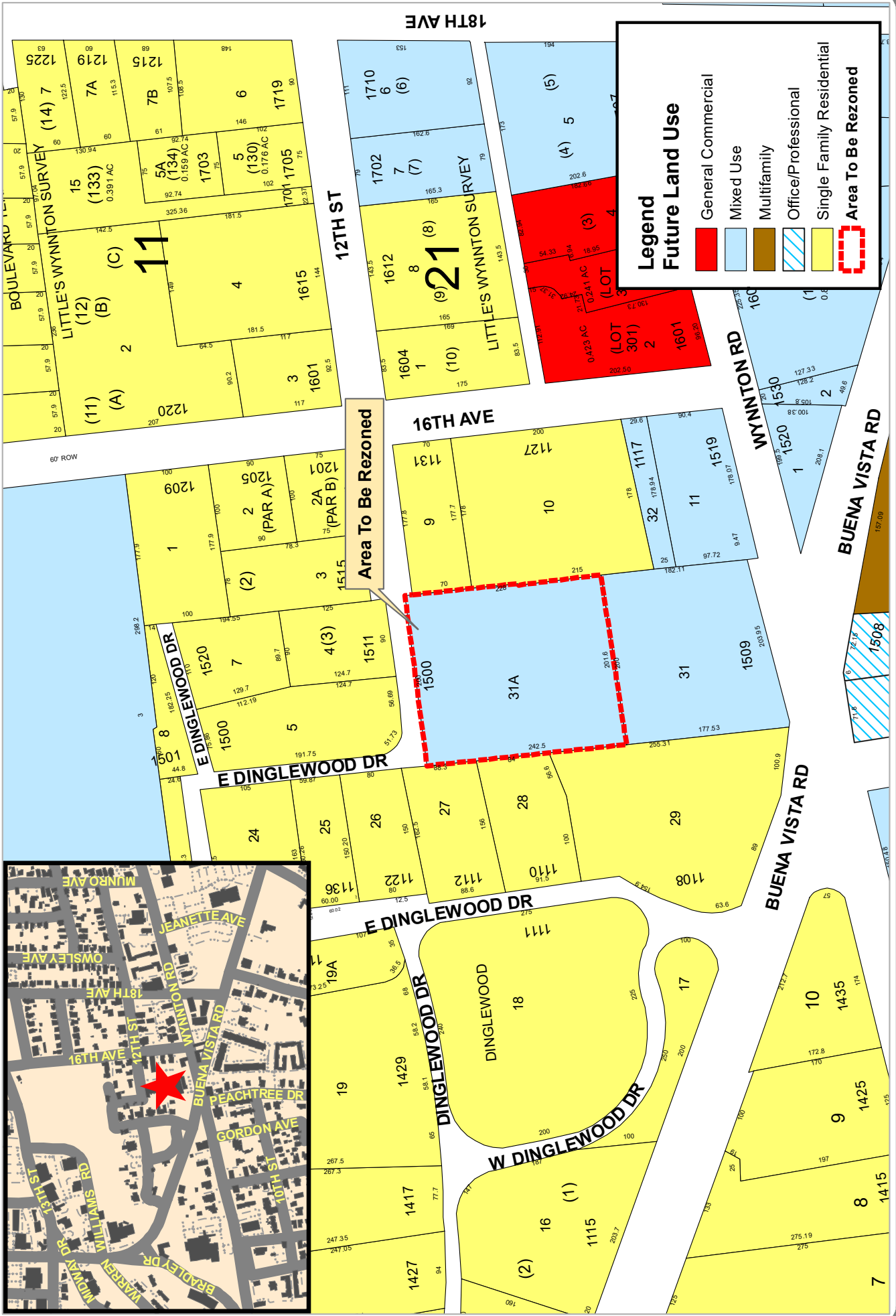
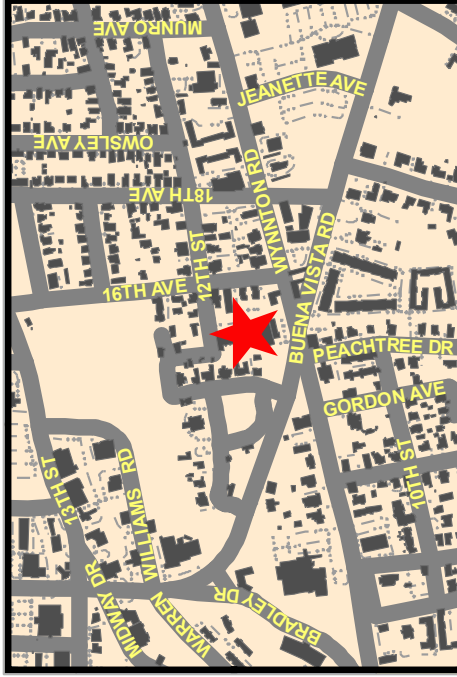
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Date: 4/9/2021

Existing Land Use Map for REZN 04-21-0660
 Map 026 Block 012 Lot 031A
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Legend
Future Land Use

- General Commercial
- Mixed Use
- Multifamily
- Office/Professional
- Single Family Residential
- Area To Be Rezoned



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Author: David Cooper

Future Land Use Map for REZN 04-21-0660
Map 026 Block 012 Lot 031A
Planning Department-Planning Division
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