



CONSOLIDATED GOVERNMENT
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PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-08-21-1523

Applicant:	Eshonda Blue
Owner:	Janice & James Drive
Location:	1309 Wildwood Avenue
Parcel:	185-041-006
Acreage:	0.34 Acres
Current Zoning Classification:	RO (Residential Office)
Proposed Zoning Classification:	RMF2 (Residential Multifamily 2)
Current Use of Property:	Commercial
Proposed Use of Property:	Personal Care Home, Type 1
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 D
Current Land Use Designation:	Land Use
Future Land Use Designation:	Land 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: Average Annual Daily Trips (AADT) will increase by 44 trips if used for residential 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 residential usage.

Surrounding Zoning:	North	RMF2 (Residential Multifamily 2)
	South	RO (Residential Office)
	East	RMF2 (Residential Multifamily 2)
	West	SFR4 (Single Family Residential 4)

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:

- 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: **Sixty (60)** 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



Area To Be Rezoned

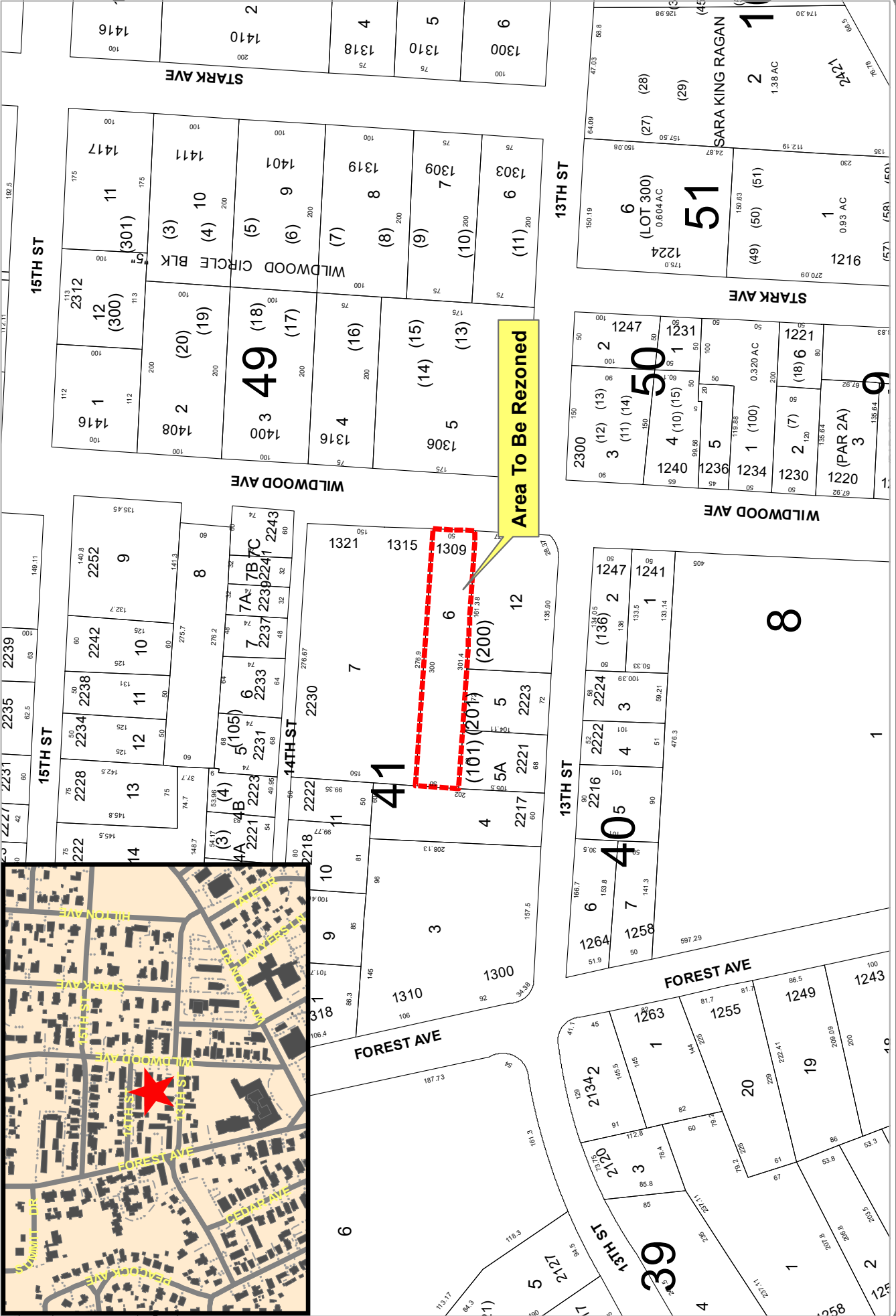


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 Date: 8/5/2021

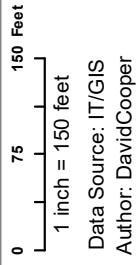
Aerial Map for REZN 08-21-1523
 Map Map 185 Block 041 Lot 006
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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





Area To Be Rezoned

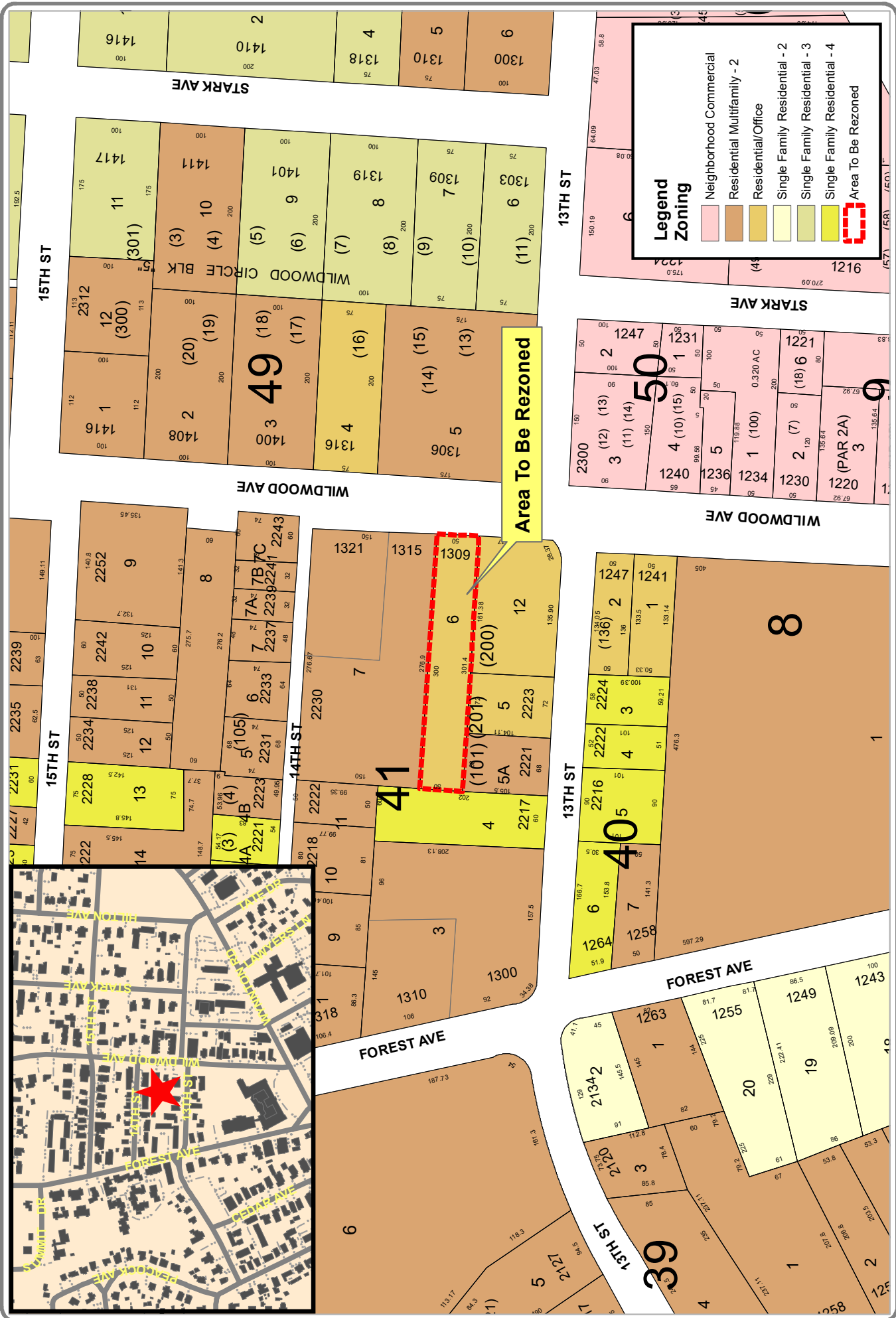


Data Source: IT/GIS
Author: David Cooper

Location Map for REZN 08-21-1523
Map Map 185 Block 041 Lot 006
Planning Department-Planning Division
Prepared By Planning GIS Tech

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Legend Zoning

- Neighborhood Commercial
- Residential Multifamily - 2
- Residential/Office
- Single Family Residential - 2
- Single Family Residential - 3
- Single Family Residential - 4
- Area To Be Rezoned

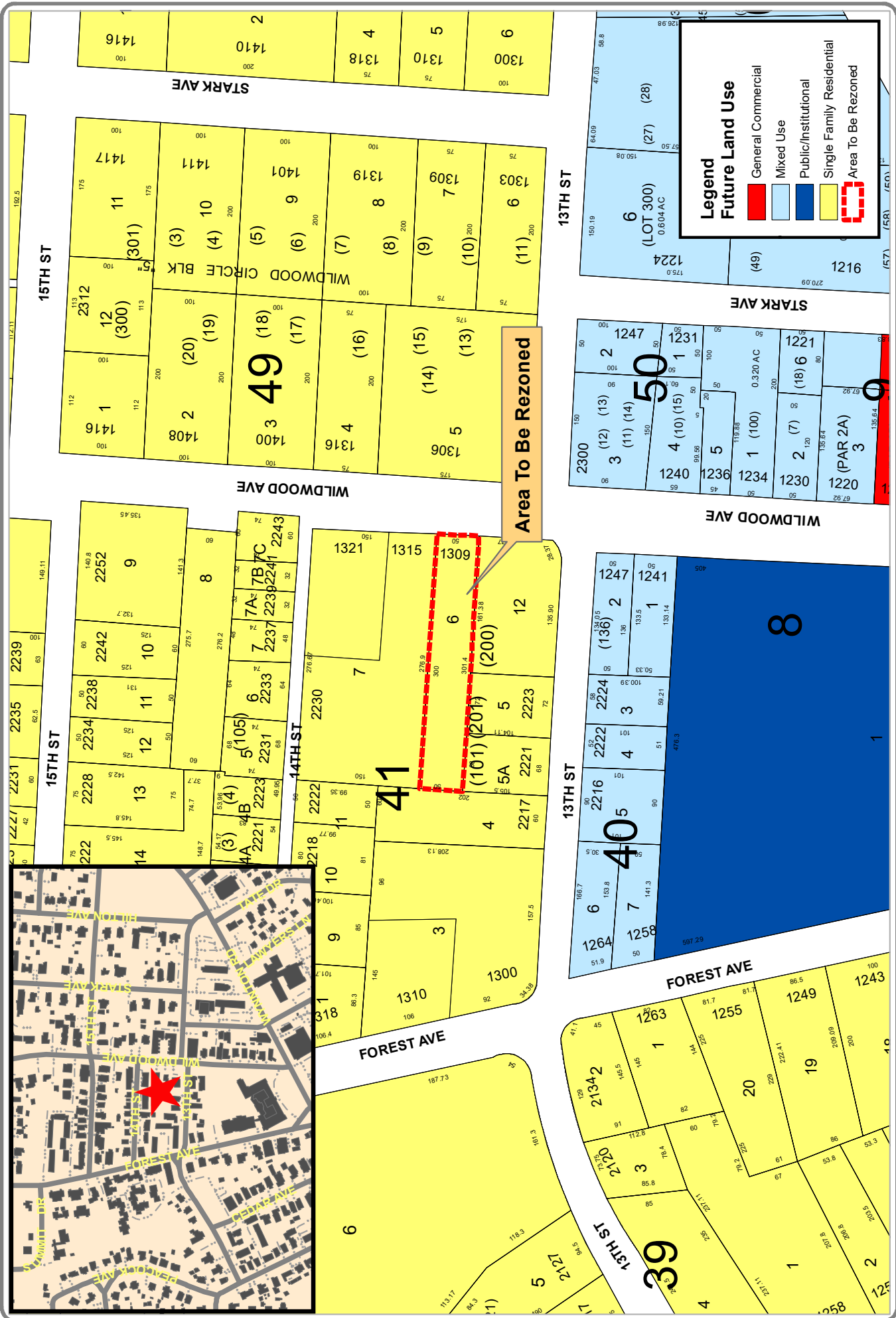
0 75 150 Feet
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Zoning Map for REZN 08-21-1523
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150 Feet
75
1 inch = 150 feet
Data Source: IT/GIS
Author: David Cooper

Future Land Use Map for REZN 08-21-1523
Map Map 185 Block 041 Lot 006
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