

CONSOLIDATED GOVERNMENT
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PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-08-25-0015

Applicant:	Nakia Miller
Owner:	Janet Lawand
Location:	9055 & 9067 Veterans Parkway
Parcel:	079-001-004/034
Acreage:	9.65 Acres
Current Zoning Classification:	Residential Estate - 1
Proposed Zoning Classification:	Residential Office
Current Use of Property:	Vacant
Proposed Use of Property:	Adult Day Care and Personal Care Home
Council District:	District 2 (Davis)
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 A
Current Land Use Designation:	Rural 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 Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.	
Surrounding Zoning:	North	Residential Estate - 1
	South	Residential Estate - 1
	East	Residential Office
	West	Light Manufacturing / Industrial
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 RE1 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:	Nine (9) 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:	Existing buildings on property previously used for	

similar use.

Attachments:

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

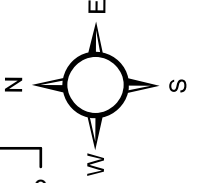
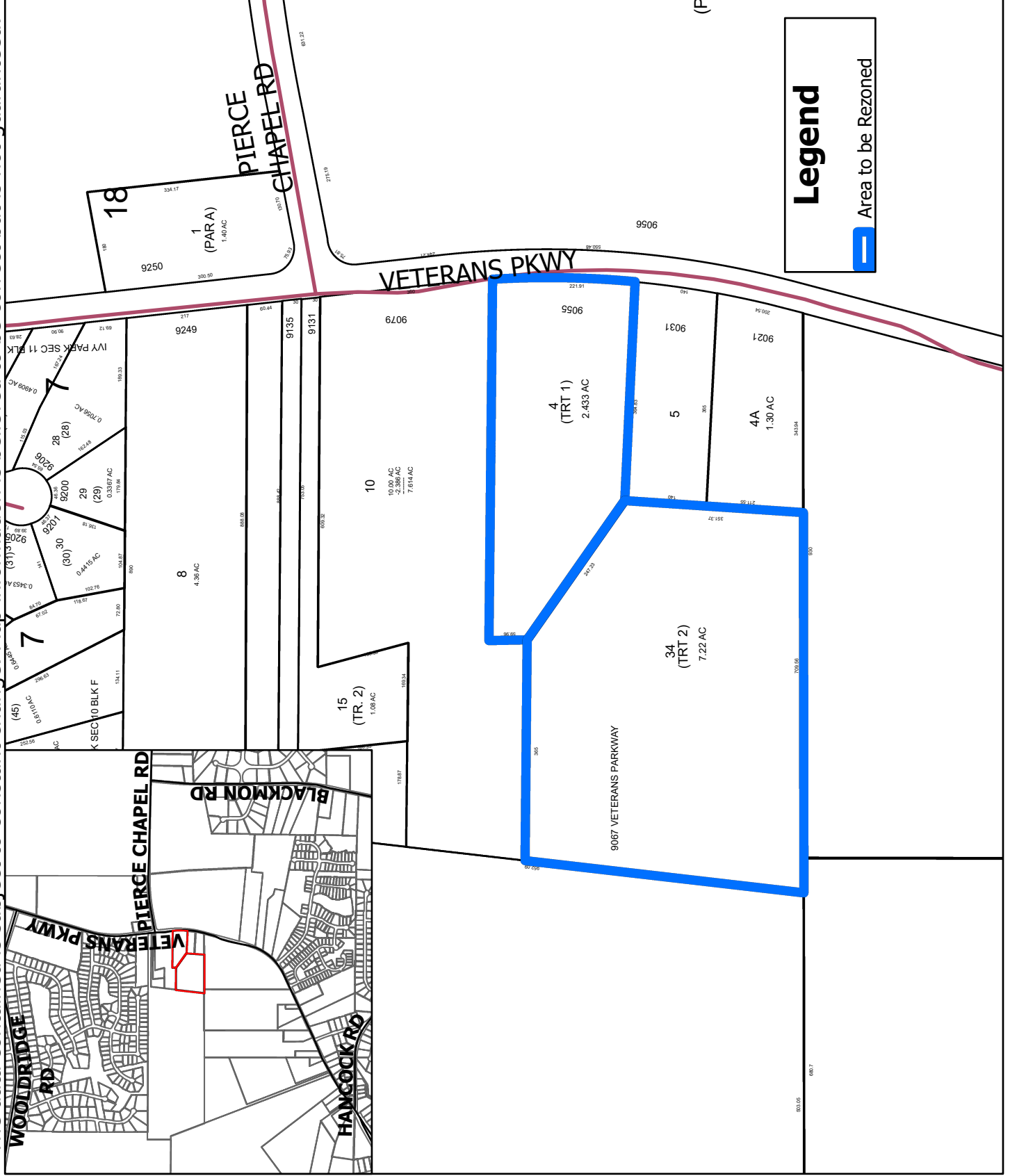
REZN-09-25-0015 | 9055 + 9067 Veterans Parkway | Aerial Map

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.



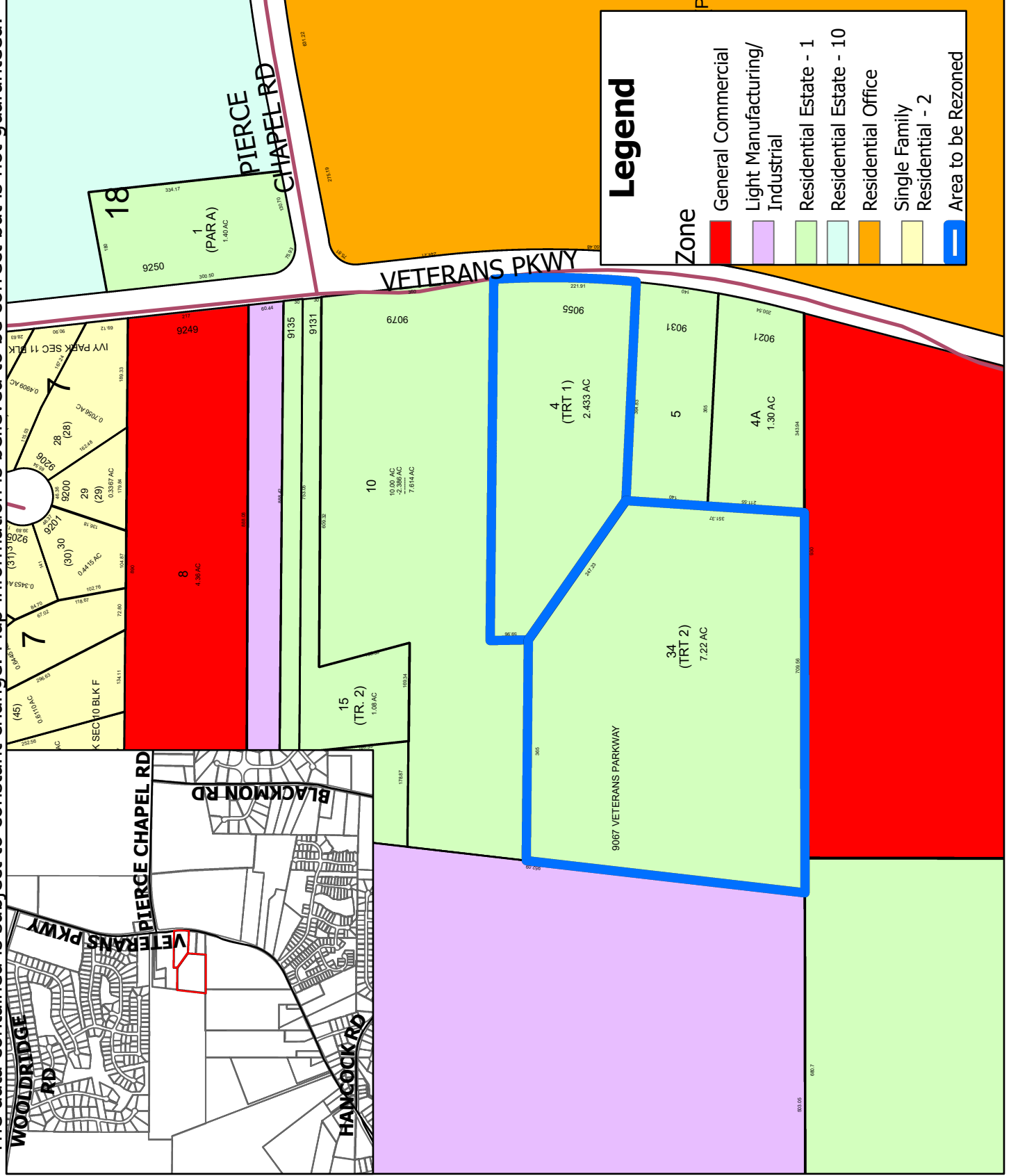
REZN-09-25-0015 | 9055 + 9067 Veterans Parkway | Location Map

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REZN-09-25-0015 | 9055 + 9067 Veterans Parkway | Zoning Map

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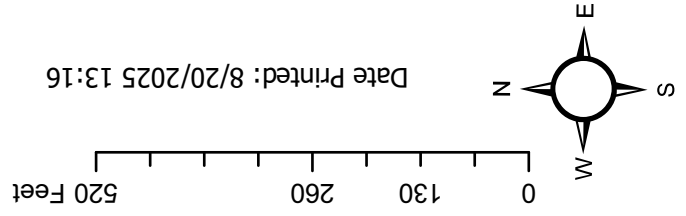


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Columbus Consolidated Government | Planning Department



REZN-09-25-0015 | 9055 + 9067 Veterans Parkway | Future Land Use Map

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