



CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

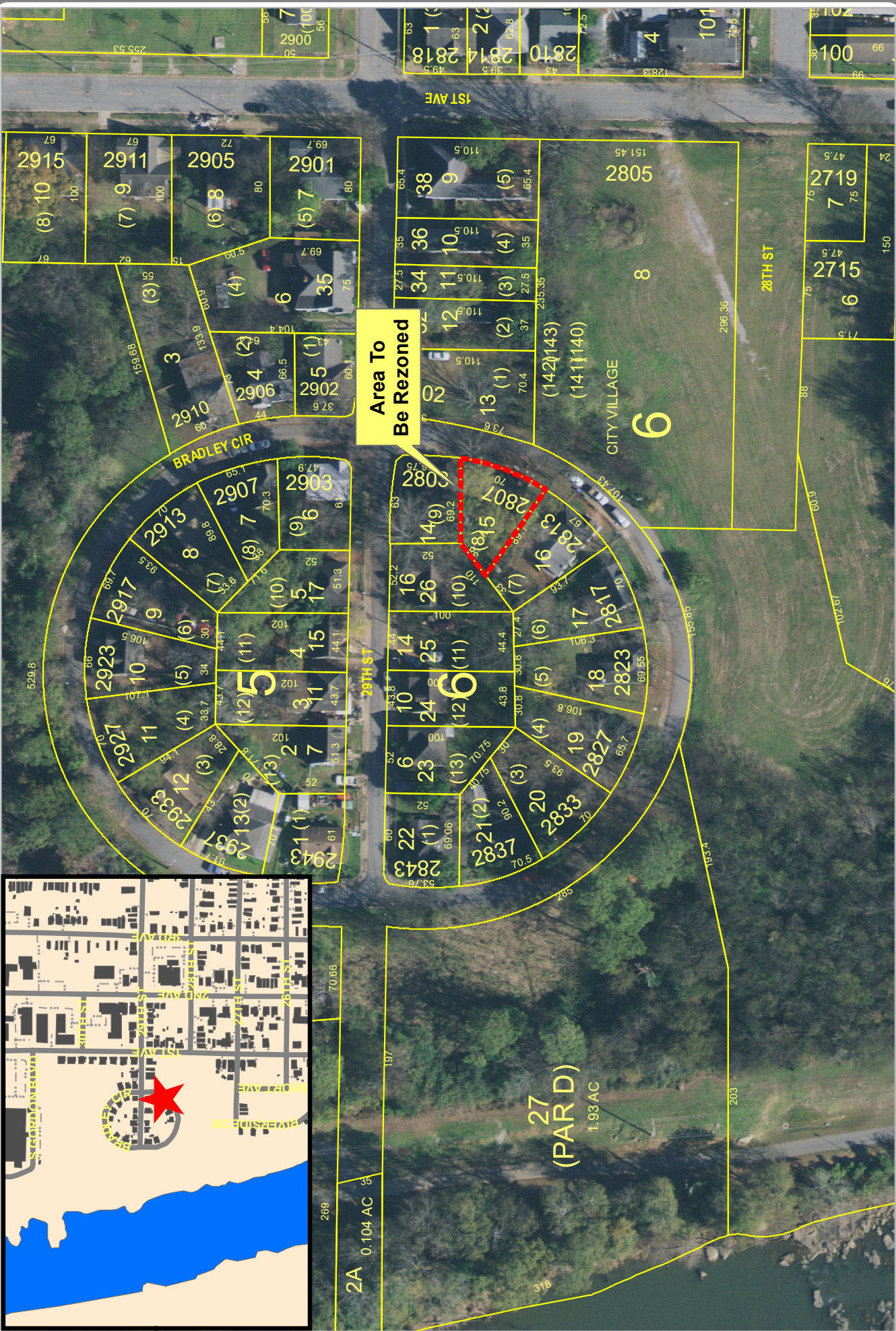
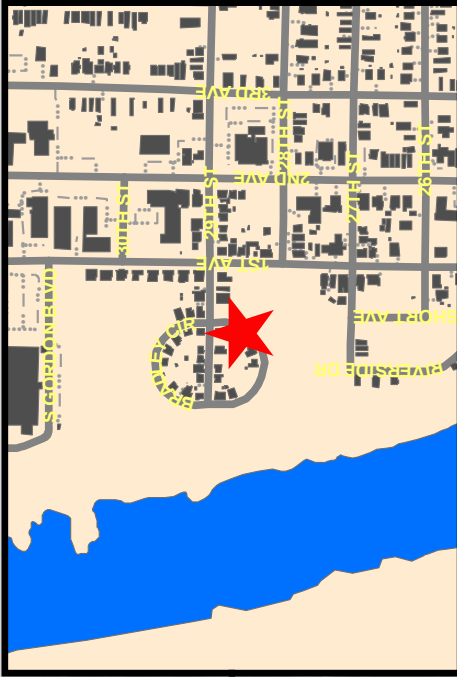
## COUNCIL STAFF REPORT

### REZN-12-21-2347

<b>Applicant:</b>	Historic Columbus Foundation
<b>Owner:</b>	LBE Properties, LLC
<b>Location:</b>	2807 Bradley Circle
<b>Parcel:</b>	007-006-015
<b>Acreage:</b>	0.08 Acres
<b>Current Zoning Classification:</b>	RMF2 (Residential Multifamily 2)
<b>Proposed Zoning Classification:</b>	SFR4 (Single Family Residential 4)
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Single Family Residence
<b>Council District:</b>	District 7 (Woodson)
<b>PAC Recommendation:</b>	<b>Approval</b> based on the Staff Report and compatibility with existing land uses.
<b>Planning Department Recommendation:</b>	<b>Approval</b> based on compatibility with existing land uses.
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>General Land Use:</b>	Consistent Planning Area F
<b>Current Land Use Designation:</b>	Vacant / Undeveloped
<b>Future Land Use Designation:</b>	Mixed Use

<b>Compatible with Existing Land-Uses:</b>		Yes
<b>Environmental Impacts:</b>		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.
<b>City Services:</b>		Property is served by all city services.
<b>Traffic Impact:</b>		Average Annual Daily Trips (AADT) will increase to 10 trips if used for residential use. The Level of Service (LOS) will remain at level A.
<b>Traffic Engineering:</b>		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
<b>Surrounding Zoning:</b>	<b>North</b>	RMF2 (Residential Multifamily 2)
	<b>South</b>	RMF2 (Residential Multifamily 2)
	<b>East</b>	RMF2 (Residential Multifamily 2)
	<b>West</b>	RMF2 (Residential Multifamily 2)
<b>Reasonableness of Request:</b>		The request is compatible with existing land uses.
<b>School Impact:</b>		N/A
<b>Buffer Requirement:</b>		N/A
<b>Attitude of Property Owners:</b>		<b>Thirty-five (35)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received <b>one (1)</b> calls and/or emails regarding the rezoning.
	<b>Approval</b>	<b>0</b> Responses
	<b>Opposition</b>	<b>1</b> Responses
<b>Additional Information:</b>		N/A
<b>Attachments:</b>		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Traffic Report





**Area To  
Be Rezoned**



0 50 100 Feet  
1 inch = 100 feet  
Data Source: IT/GIS  
Author: David Cooper

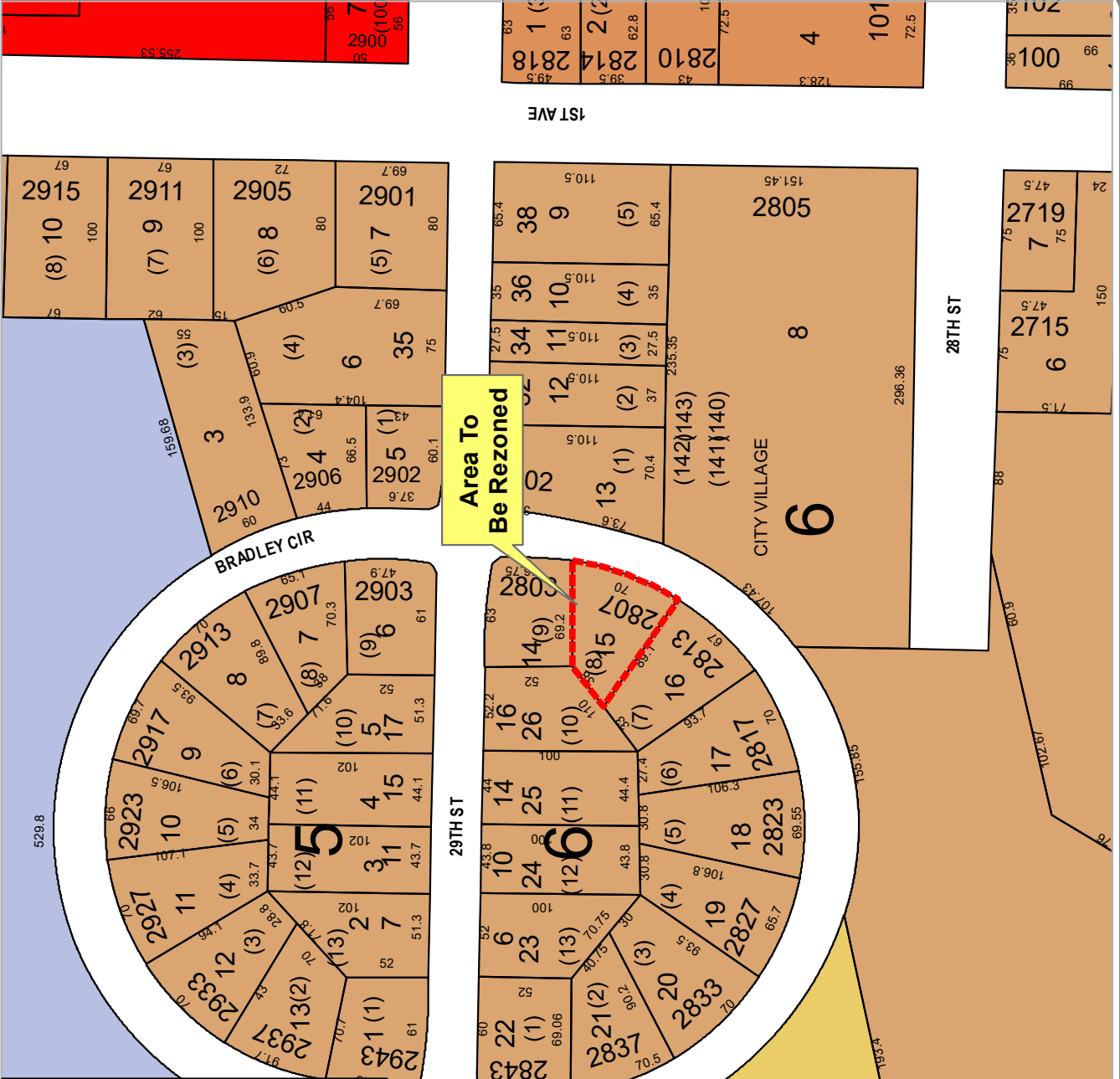
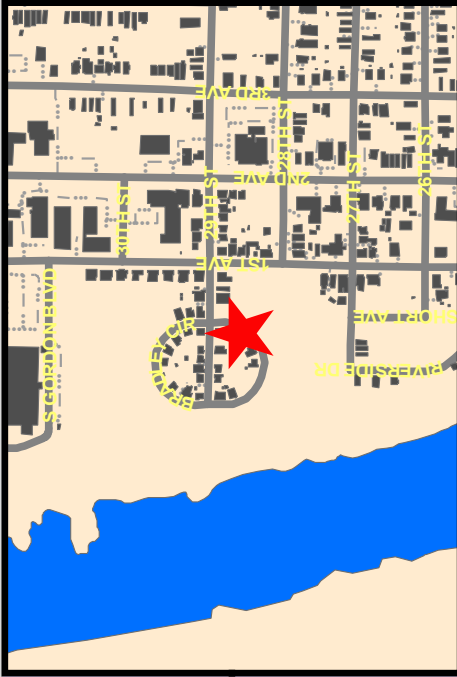
**Aerial Map for REZN 12-21-2347**  
**Map 007 Block 006 Lot 015**  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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 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.









**Area To Be Rezoned**

**Legend Zoning**

- General Commercial
- Light Manufacturing/Industrial
- Mill Restoration Overlay District
- Residential Multifamily - 1
- Residential Multifamily - 2
- Residential Office



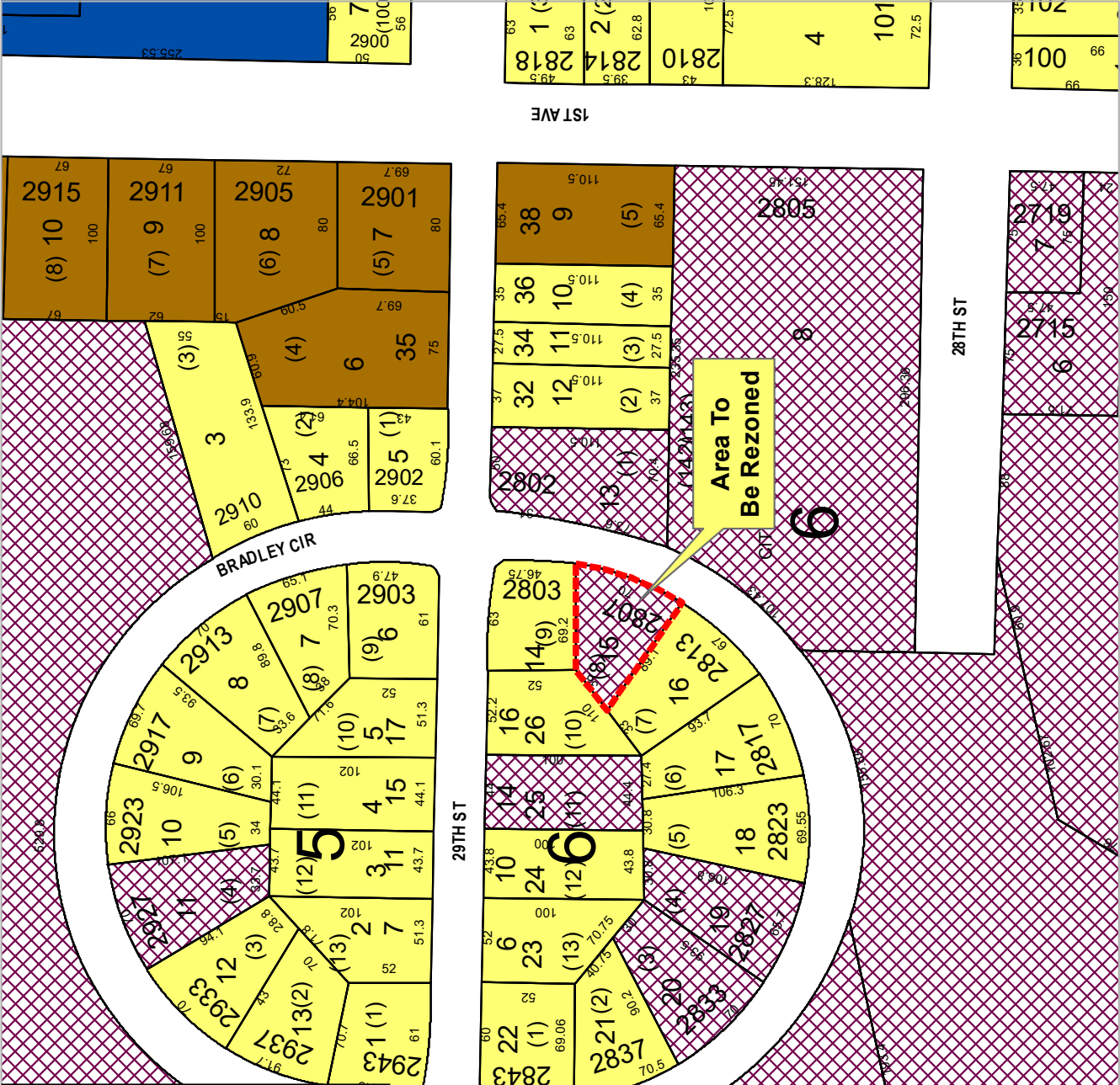
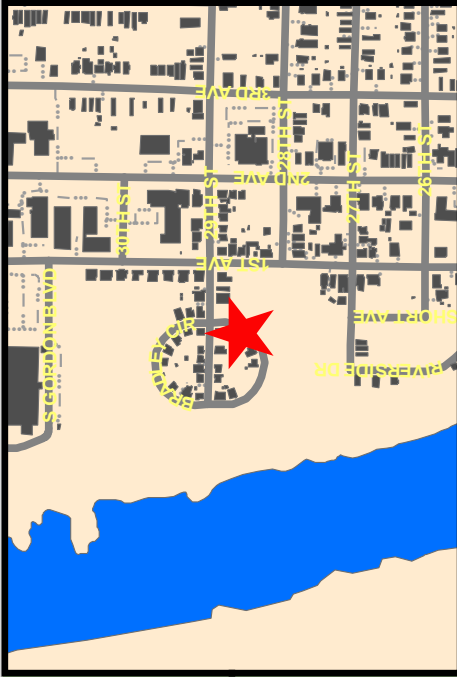
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Zoning Map for REZN 12-21-2347  
 Map 007 Block 006 Lot 015  
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0 50 100 Feet  
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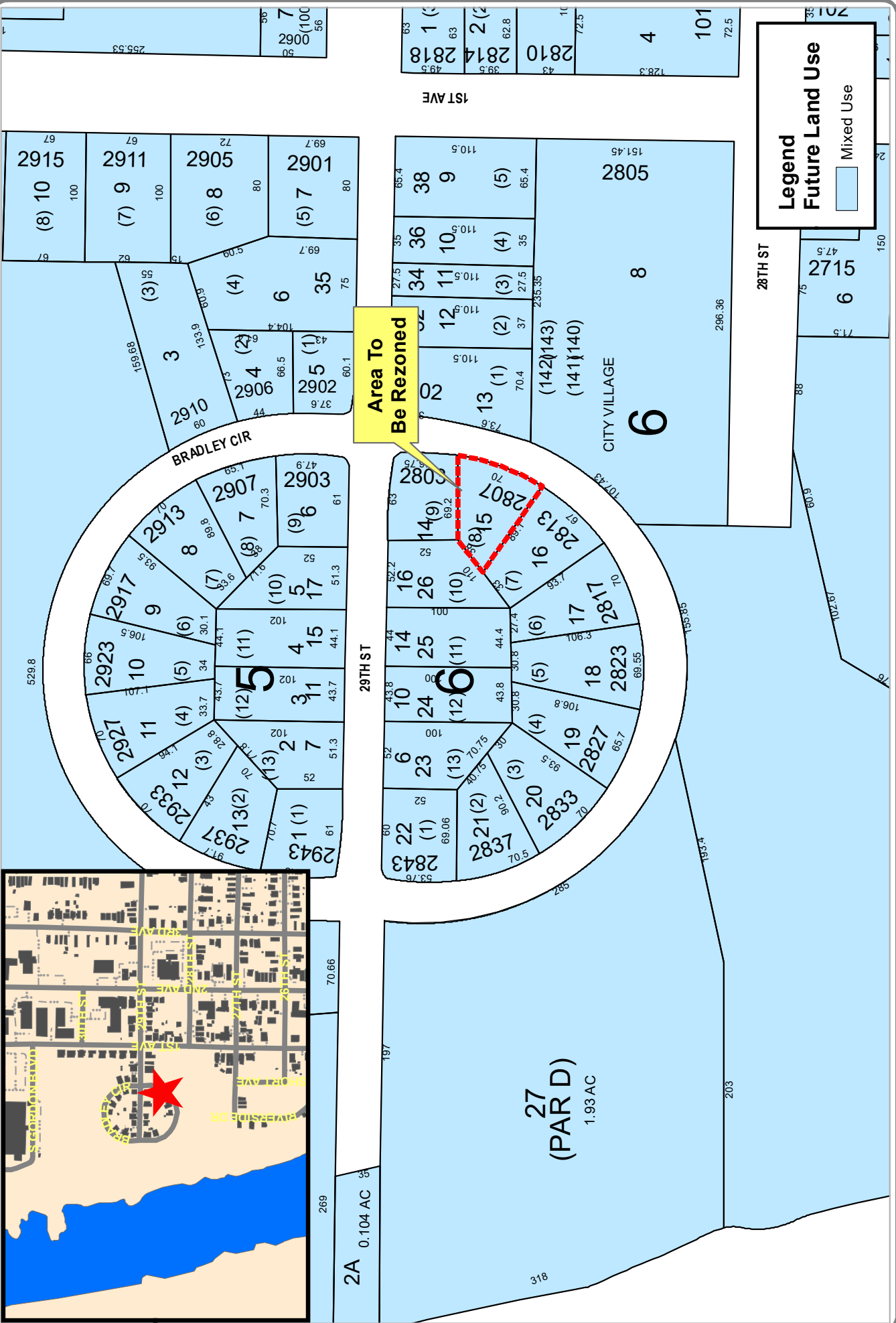
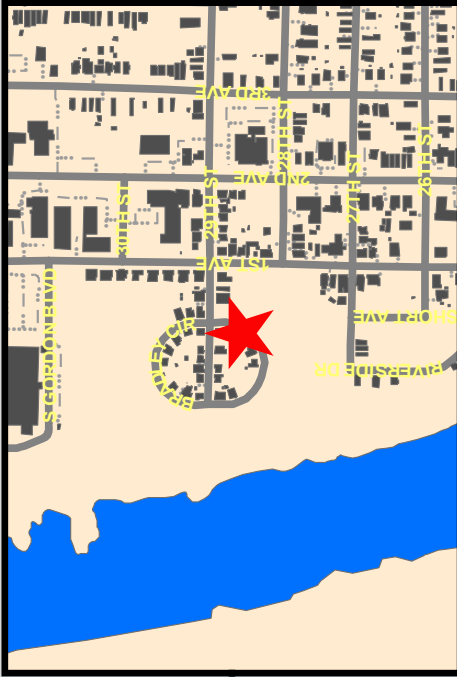


Date: 12/13/2021

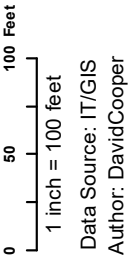


**Legend**  
**Existing Land Use**

- Multifamily
- Parks/Recreation/Conservation
- Public/Institutional
- Single Family Residential
- Vacant/Undeveloped



**Legend**  
**Future Land Use**  
 Mixed Use



Future Land Use Map for REZN 12-21-2347  
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