

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

### REZN-12-21-2348

<b>Applicant:</b>	LR Partners, LLC
<b>Owner:</b>	Same
<b>Location:</b>	5339 Thomason Avenue
<b>Parcel:</b>	188-017-007
<b>Acreage:</b>	0.35 Acres
<b>Current Zoning Classification:</b>	SFR2 (Single Family Residential 2)
<b>Proposed Zoning Classification:</b>	NC (Neighborhood Commercial)
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Commercial Parking
<b>Council District:</b>	District 8 (Garrett)
<b>PAC Recommendation:</b>	<b>Approval</b> based on the Staff Report and compatibility with existing land uses.
<b>Planning Department Recommendation:</b>	<b>Conditional Approval</b> based on compatibility with existing land uses. Those conditions are as follows:  <b>1)</b> Restricted to Commercial Parking and Storage only.
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>General Land Use:</b>	Inconsistent Planning Area F

<b>Current Land Use Designation:</b>		Single Family Residential
<b>Future Land Use Designation:</b>		Single Family Residential
<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>		N/A
<b>Traffic Engineering:</b>		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
<b>Surrounding Zoning:</b>	<b>North</b>	GC (General Commercial)
	<b>South</b>	SFR2 (Single Family Residential 2)
	<b>East</b>	SFR2 (Single Family Residential 2)
	<b>West</b>	NC (Neighborhood Commercial)
<b>Reasonableness of Request:</b>		The request is compatible with existing land uses.
<b>School Impact:</b>		N/A
<b>Buffer Requirement:</b>		The site shall include a Category C buffer along all property lines bordered by the SFR2 zoning district. The 3 options under Category C are: <ul style="list-style-type: none"> <li>1) <b>20 feet</b> with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.</li> <li>2) <b>10 feet</b> with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.</li> <li>3) <b>30 feet</b> undisturbed natural buffer.</li> </ul>
<b>Attitude of Property Owners:</b>		<b>Fifty (50)</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.

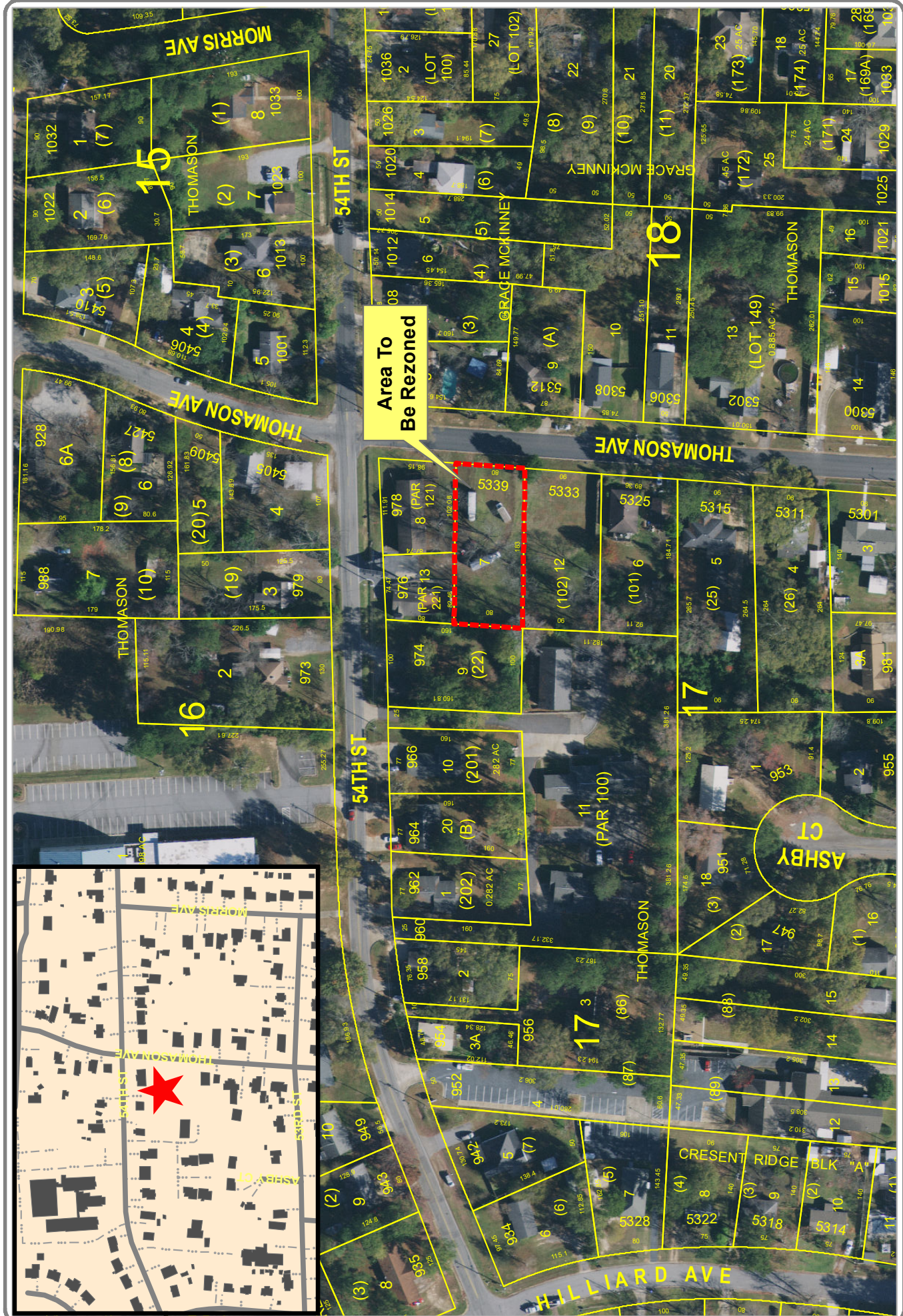
**Approval** 0 Responses  
**Opposition** 1 Responses

**Additional Information:**

Inspections & Codes was contacted early November 2021 by a citizen to report residential property being commercially used. Inspections & Codes Director, Ryan Pruitt, met on site with the citizen shortly after to discuss the issue. Inspection & Codes and the Planning Department met with the property owners late November to discuss options and start the rezoning process to bring the property into compliance.

**Attachments:**

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



**Area To Be Rezoned**



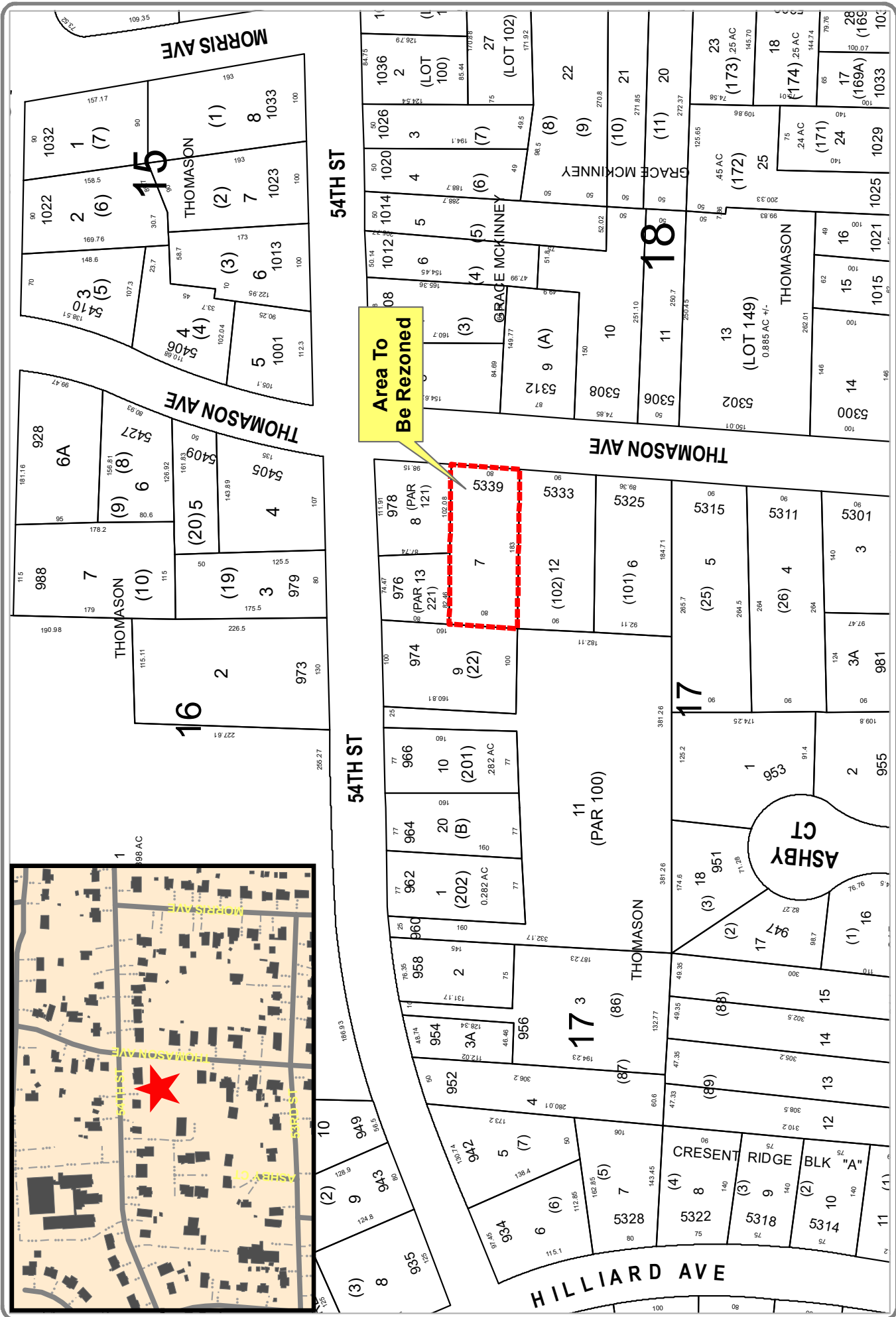
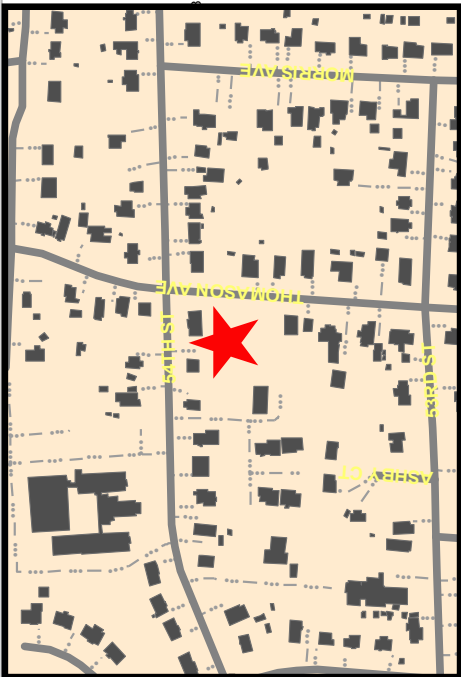
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 1 inch = 150 feet  
 Data Source: IT/GIS  
 Author: David Cooper

**Aerial Map for REZN 12-21-2348**  
**Map 188 Block 017 Lot 007**  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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.



Date: 12/14/2021

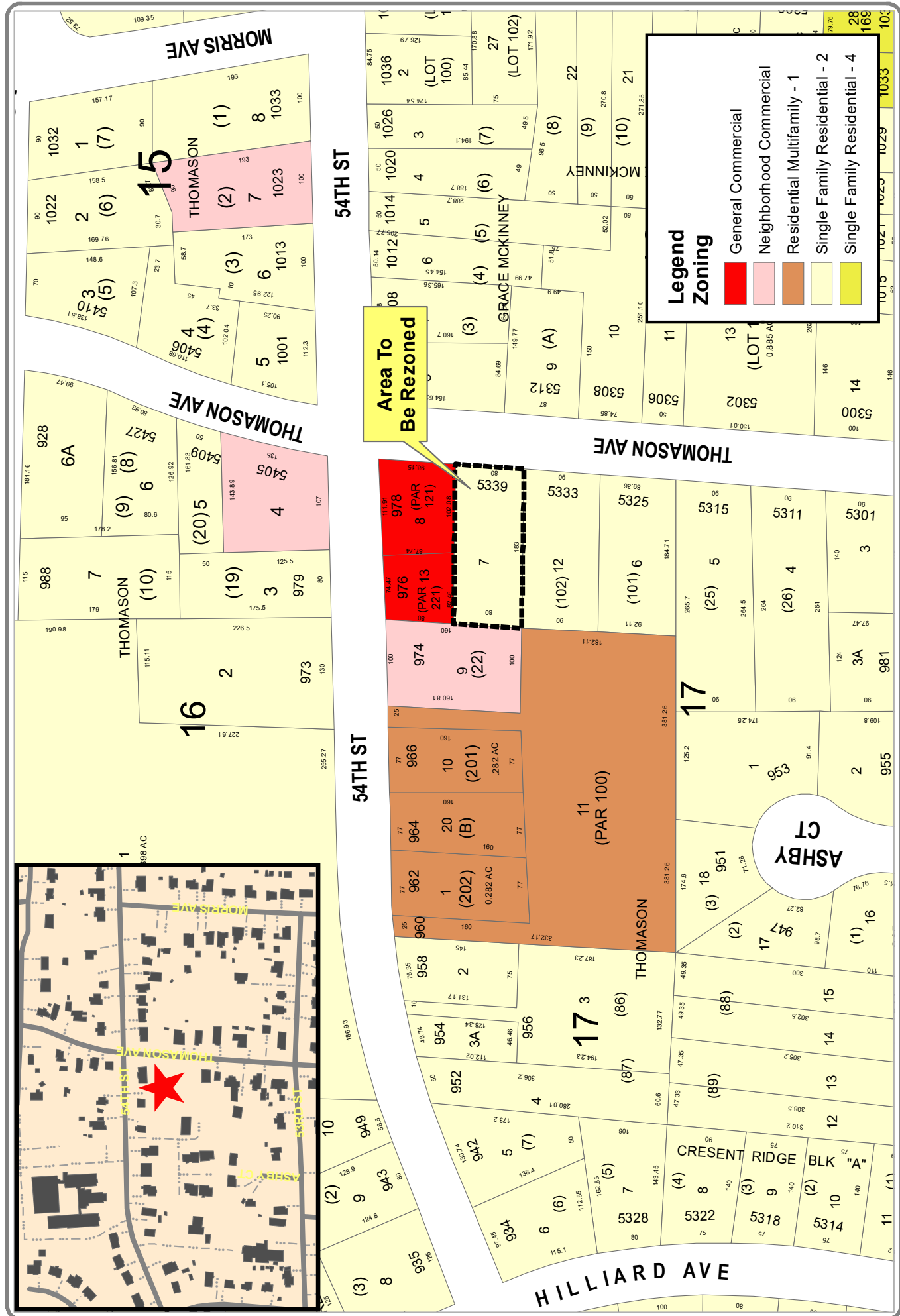


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 1 inch = 150 feet  
 Data Source: IT/GIS  
 Author: David Cooper

Location Map for REZN 12-21-2348  
 Map 188 Block 017 Lot 007  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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**Legend Zoning**

- General Commercial
- Neighborhood Commercial
- Residential Multifamily - 1
- Single Family Residential - 2
- Single Family Residential - 4

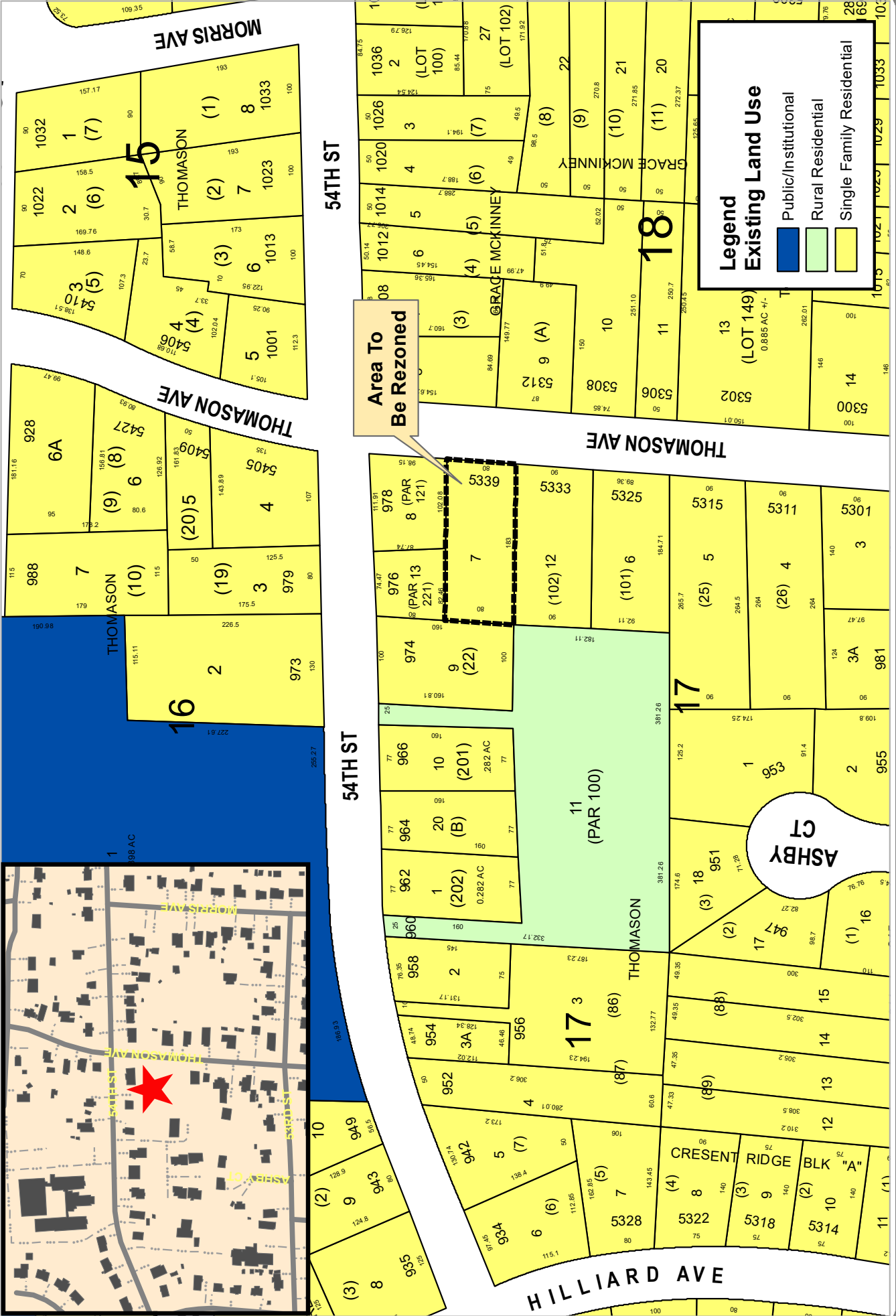


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Zoning Map for REZN 12-21-2348  
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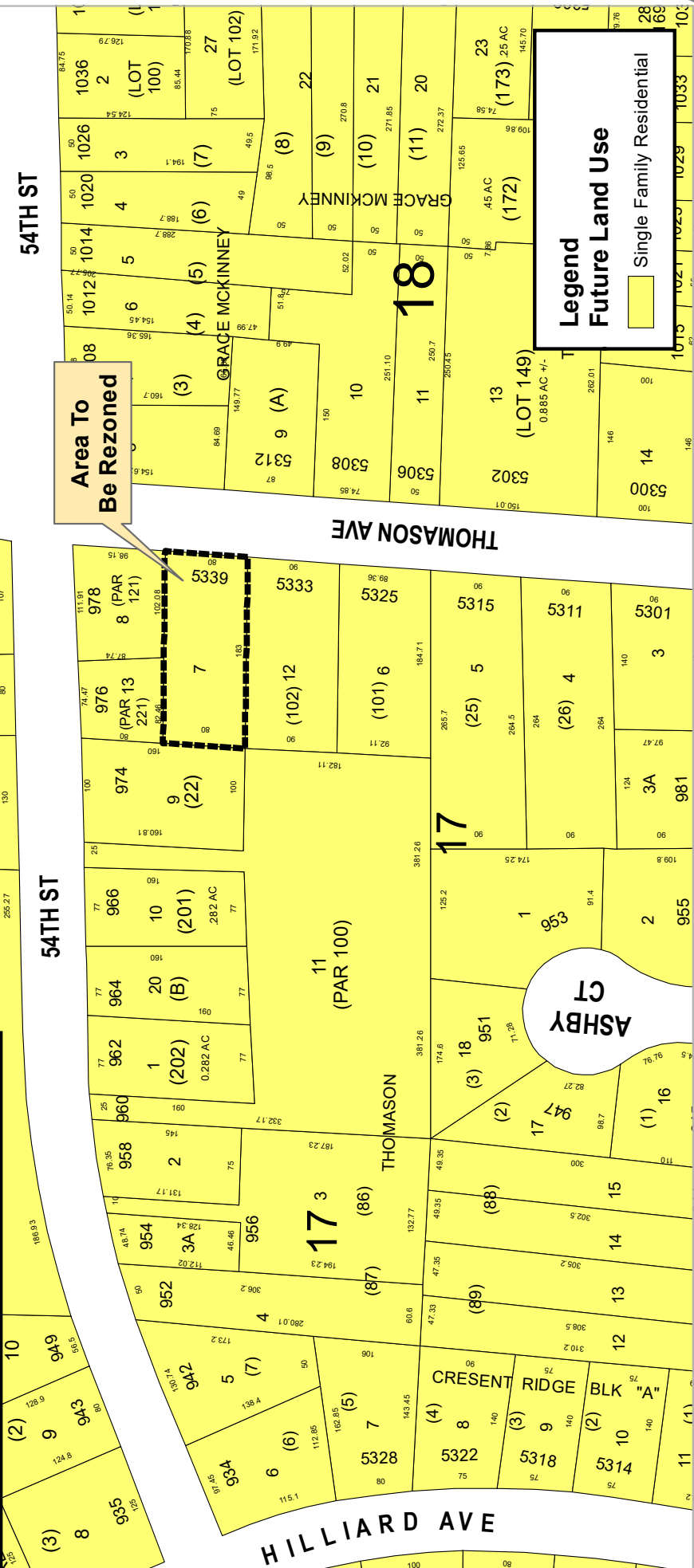


150 Feet  
0 75 150 Feet  
1 inch = 150 feet  
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Author: David Cooper

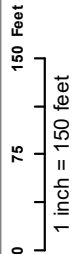
Existing Land Use Map for REZN 12-21-2348  
Map 188 Block 017 Lot 007  
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**Legend**  
**Future Land Use**  
 Single Family Residential



Data Source: IT/GIS  
 Author: David Cooper

**Future Land Use Map for REZN 12-21-2348**  
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