



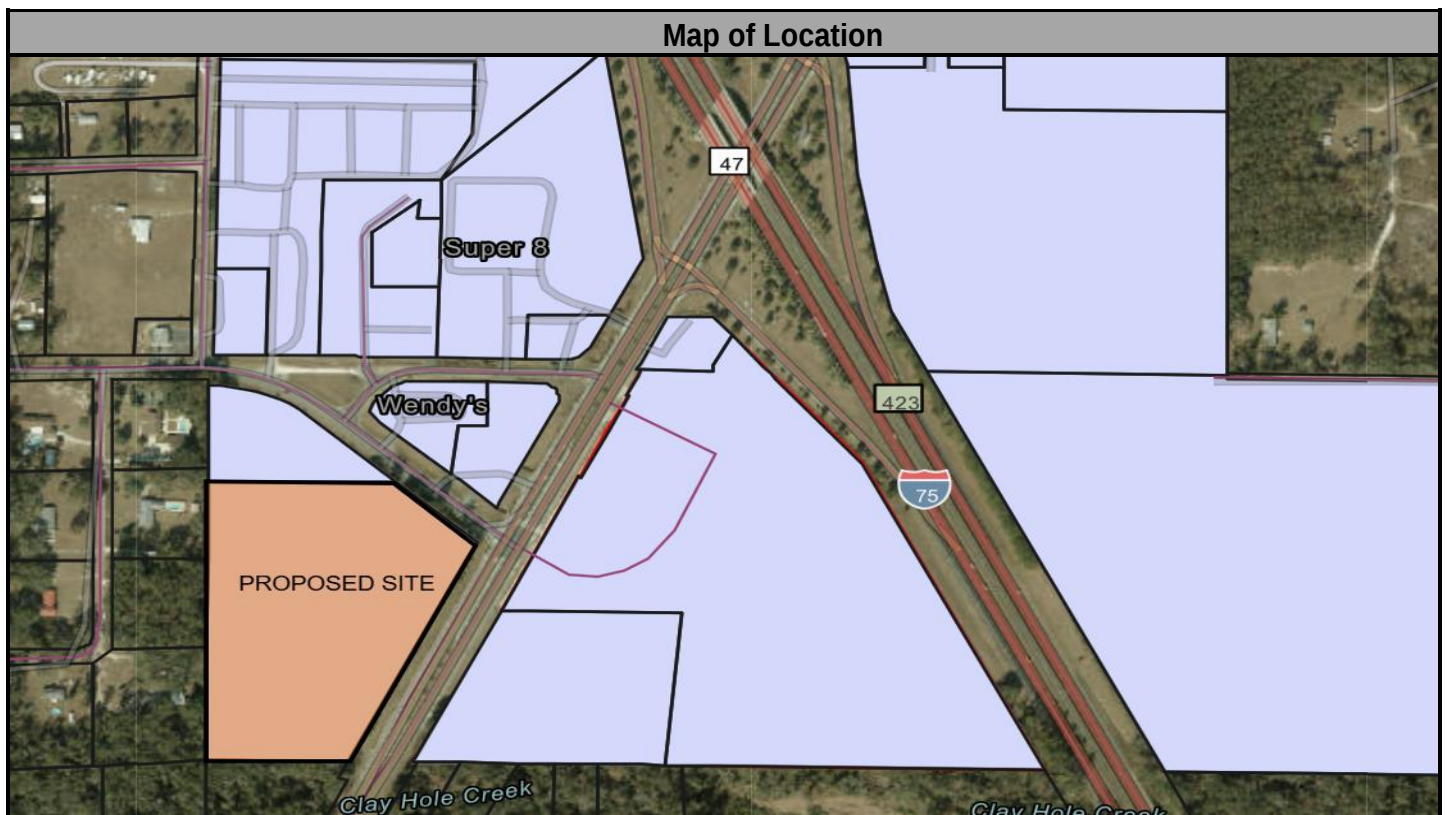
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Mhatre Z 26-06L and CPA 26-08S
Applicant	Barry Wilcox, agent
Owner	Mhatre
Requested Action	• Change the FLU from Commercial County to Commercial City. • Change the Zoning from Commercial Intensive County to Commercial Intensive City.
Hearing Date	TBD
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo, Planner II

Subject Property Information	
Size	+/- 12.81 Acres
Location	TBD
Parcel Number	08895-000
Future Land Use	Commercial County
Proposed Future Land Use	Commercial City
Current Zoning District	Commercial Intensive County
Proposed Zoning	Commercial Intensive City
Flood Zone-BFE	Flood Zone X, AE, AE FW Base Flood Elevation-70.4

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
North	Commercial County	CI County	Commercial	
East	Residential Low County	RSF-2 County and ESA 1	Vacant	
South	Environmentally Sensitive County	ESA 1	Vacant	
West	Residential Low County	RSF-2 County and ESA-1	Vacant	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	None	None
Minimum yard requirements (setbacks) Front-Each Side-Rear.	Front-20, Side-0, Rear-15	Front-20, Side-0, Rear-15.
Are any structure within 35 feet of a wetland?	35-foot buffer to wetland	35-foot buffer to wetland.
Max height of signs.	35-foot	35-foot
Max square footage of signs.	1.5 times lot frontage.	1.5 times lot frontage.
Lot coverage of all buildings.	F.A.R. 1.0	F.A.R. 1.0
Minimum landscape requirements.	10 foot if abutting a residential district or none if not.	10 foot if abutting a residential district or none if not.
Minimum number of parking spaces.	NA	NA
Minimum number of ADA parking spaces.	NA	NA
Parking space size requirement.	10' x 20'	10' x 20
'ADA parking space size.	12'x20' with 5'x20' access aisle.	12'x20' with 5'x20' access aisle.



EFFECTIVE FLOOD INFORMATION REPORT

Location Information

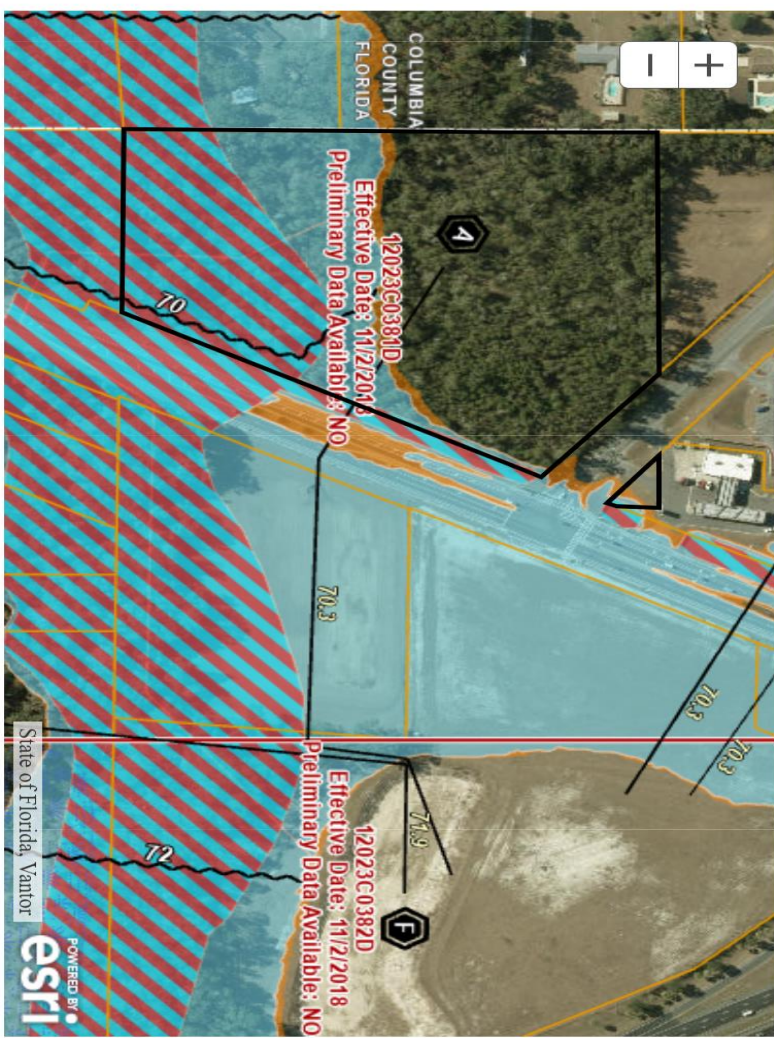
County: **COLUMBIA**
Parcel: **304S1708895000**
Flood Zone: **AE, AE FW, X-**
Flood Risk: **HIGH**

1% Annual Chance Base Flood Elev* **70.4 (feet)**

10% Annual Chance Flood Elev* **Not Available**

50% Annual Chance Flood Elev* **Not Available**

* Flood Elevations shown on this report are in NAVD 88 and are derived from FEMA flood mapping products, rounded to the nearest tenth of a foot. For more information, please see the note below



Legend with Flood Zone Designations

- 1% Flood - Floodway (High Risk)
- 1% Flood - Zone AE (High Risk)
- 1% Flood - Zone A (High Risk)
- 1% Flood - Zone VE (High Risk)
- 0.2% Flood-Shaded Zone X (Moderate Risk)
- Area Not Included
- SFHA Decrease
- SFHA Increase
- Depressions
- BaseFlood Elevations (BFE)
- CrossSections
- County Boundaries
- FIRM Panel Index
- Parcels
- River Marks
- Wetlands

Supplemental Information

Watershed Map Effective Date 11/2/2018 Special Flood Hazard Area Yes

FIRM Panel(s) 12023C0381D



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Anywhere it can rain, it can flood
Know your risk.

Summary of Staff Analysis

Parking

Rezoning is too conceptual to determine parking requirements. Parking requirements will be reviewed at time of site plan review.

Setbacks

Current Zoning

The Commercial Intensive County zoning district requires the following setbacks, front- 20 feet, side- 0, and rear 15 feet.

Proposed Zoning

The Commercial Intensive City zoning district requires the following setbacks, front- 20 feet, side- 0 feet, and rear 15 feet.

Signage

Rezoning is too conceptual to determine signage requirements. Signage requirements will be reviewed at time of site plan review.

Landscaping

Rezoning is too conceptual to determine landscape requirements. Landscape requirements will be reviewed at time of site plan review.

Land Use

The property to the west and the east Residential Low County and on the north by Commercial County and on the south by environmentally sensitive.

Lot Coverage of All Building

Rezoning is too conceptual to determine lot coverage requirements. Lot coverage requirements will be reviewed at time of site plan review.

Wetland and Flood Zone

There are no known wetlands for this site per Suwannee River Water Management Flood Mapping.

The site is in flood zone X, AE, and AE FW per Suwannee River Water Management Flood Mapping.