

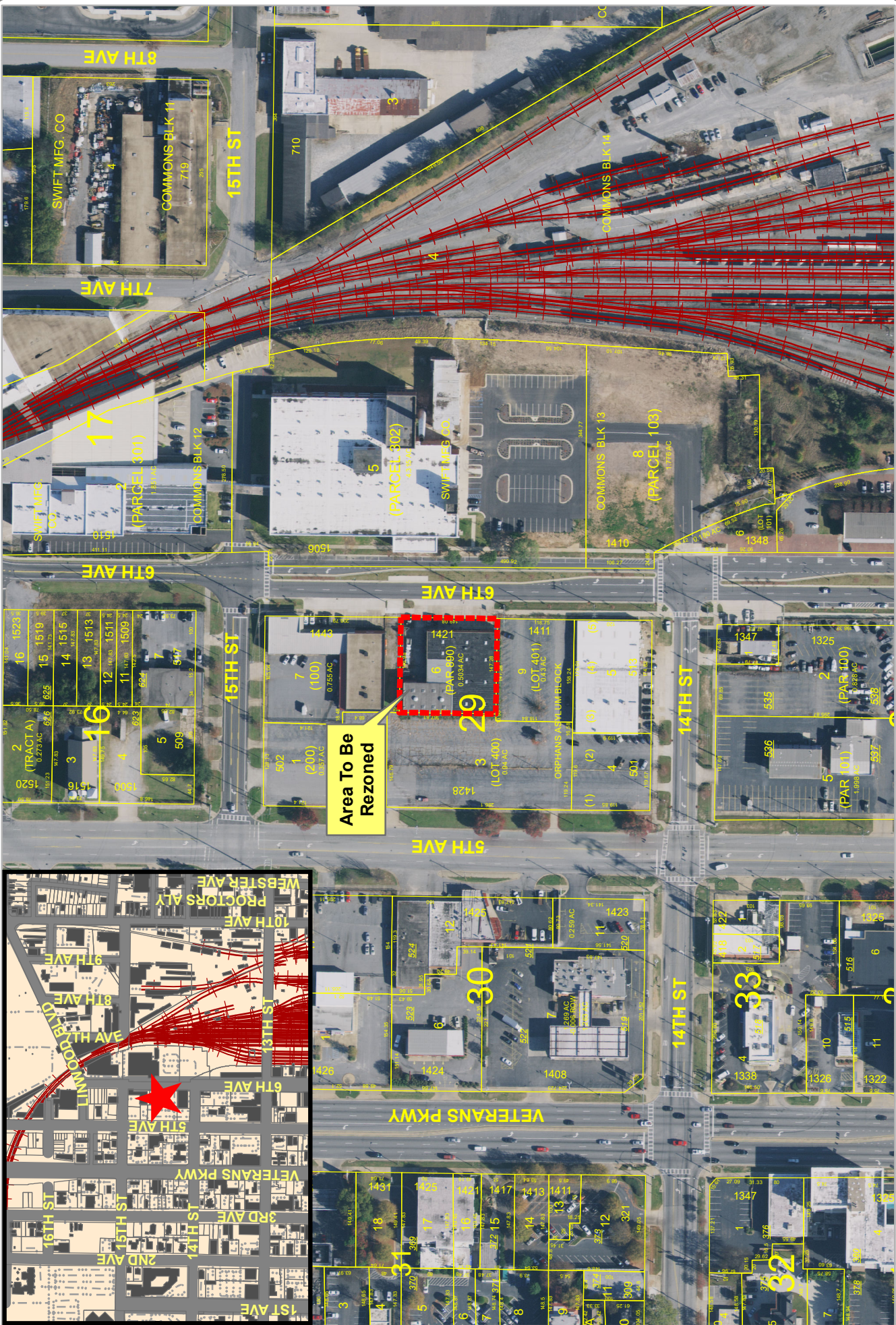
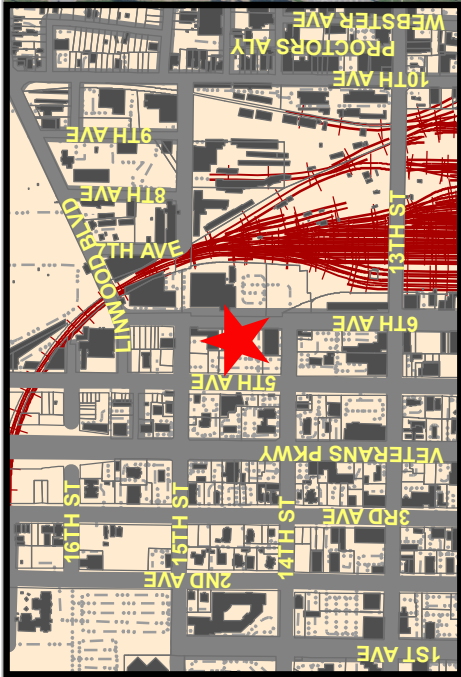
CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-12-20-3178

Applicant:	The Cotton Companies
Owner:	Same
Location:	1421 6 th Avenue
Parcel:	017-029-006
Acreage:	0.50 Acres
Current Zoning Classification:	LMI (Light Manufacturing / Industrial)
Proposed Zoning Classification:	UPT (Uptown)
Current Use of Property:	Vacant
Proposed Use of Property:	Mixed Use: Retail / Restaurant
Council District:	District 7 (Woodson)
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:	Mixed Use
Future Land Use Designation:	High Density Mixed 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 458 trips if used for commercial 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 commercial usage.
Surrounding Zoning:	North	LMI (Light Manufacturing / Industrial)
	South	UPT (Uptown)
	East	UPT (Uptown)
	West	UPT (Uptown)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		Twenty-five (25) 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 Site Plan



**Area To Be
Rezoned**



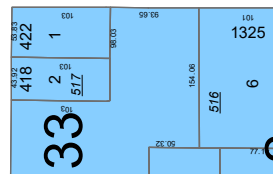
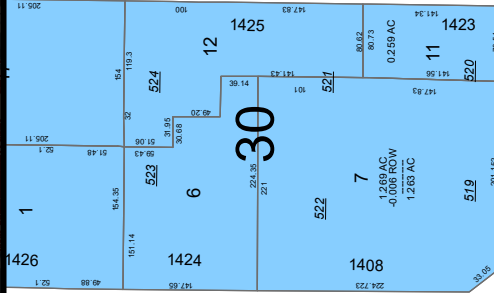
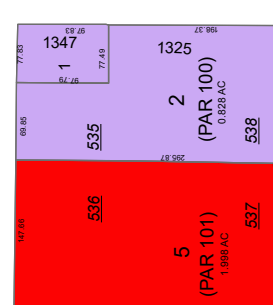
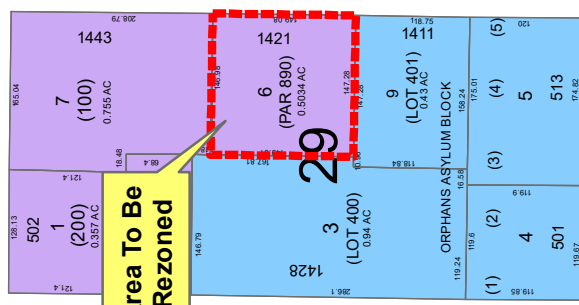
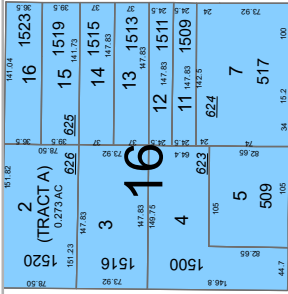
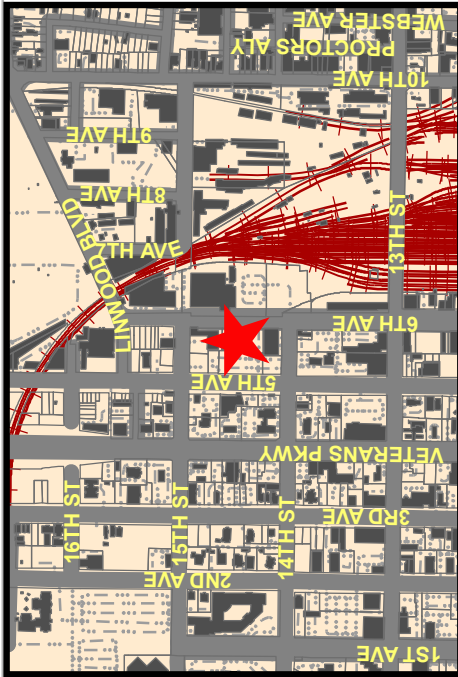
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Date: 12/28/2020

Aerial Map for REZN 12-20-3178
 Map 017 Block 029 Lot 006
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

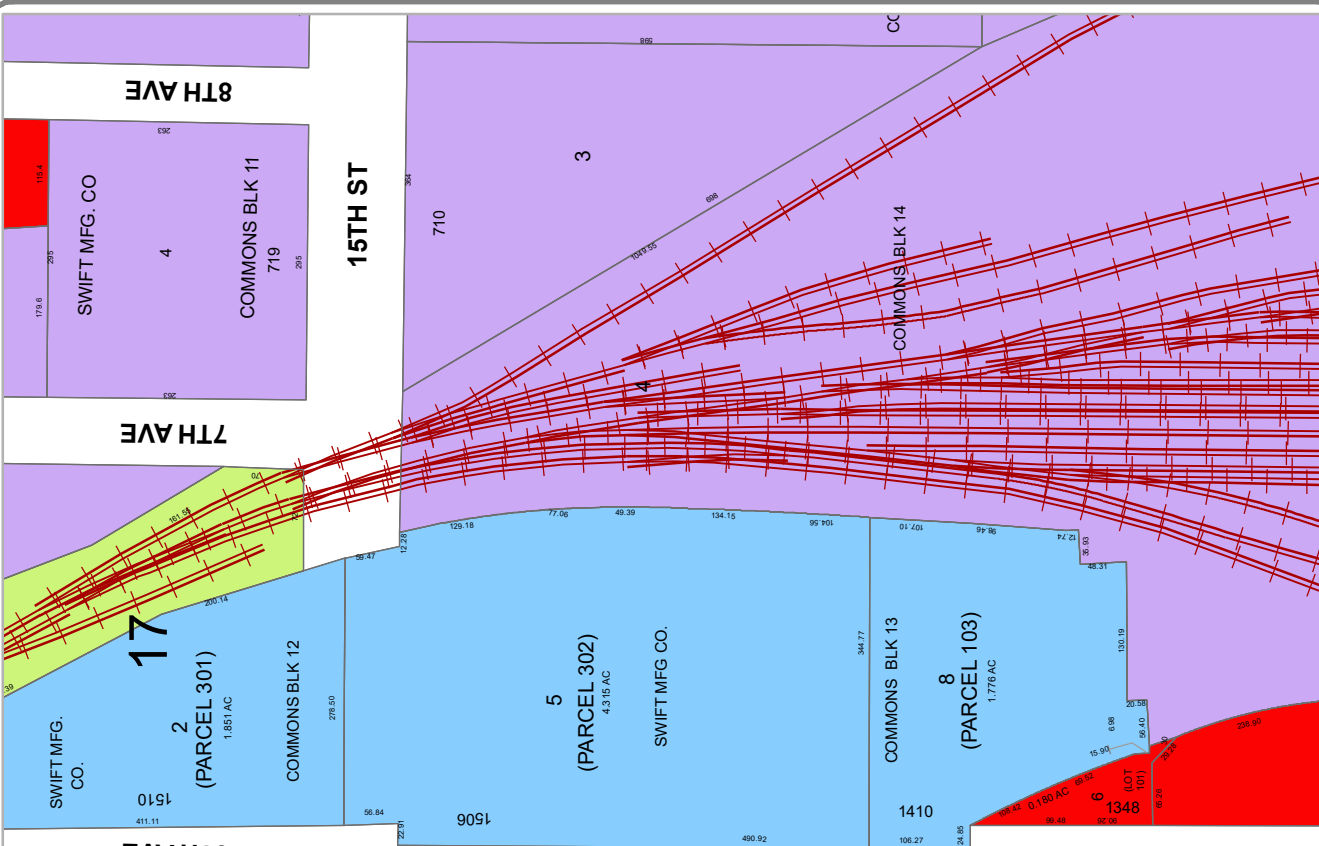
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 Data Source: IT/GIS
 Author: DavidCooper





Legend Zoning

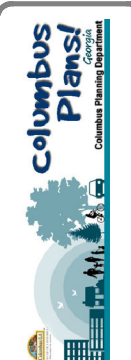
- General Commercial
- Light Manufacturing/Industrial
- Residential Estate - 1
- Uptown



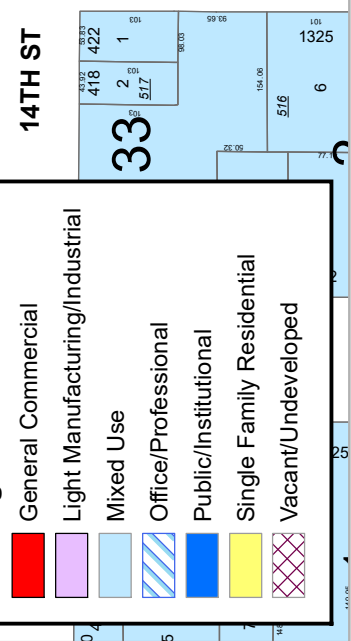
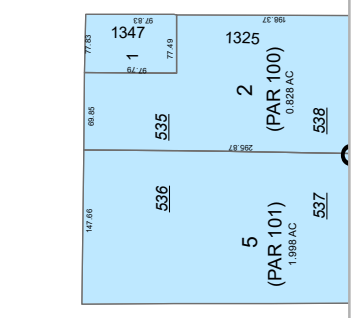
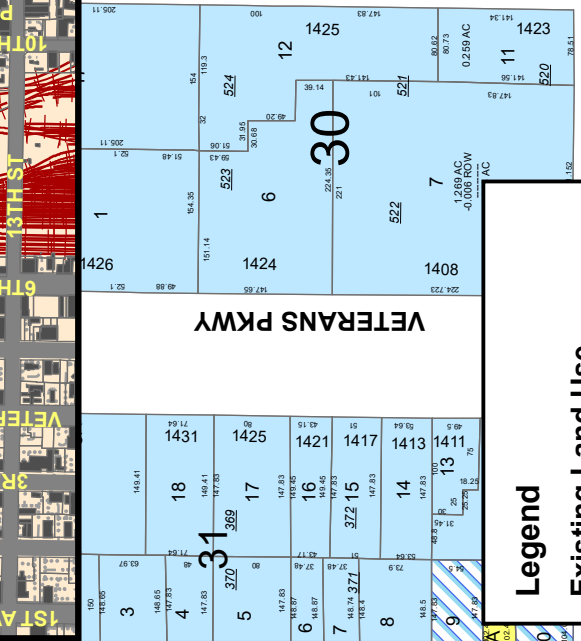
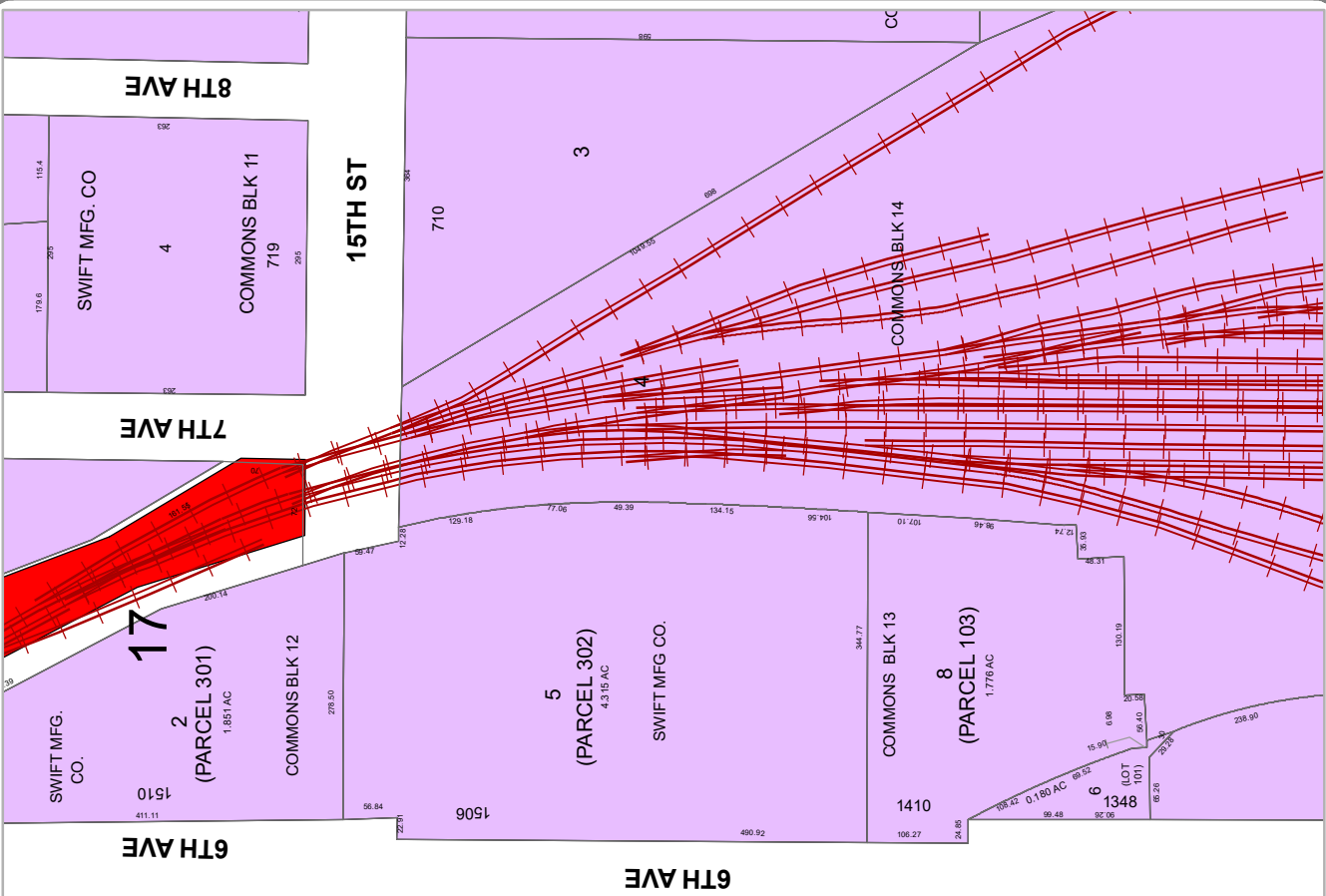
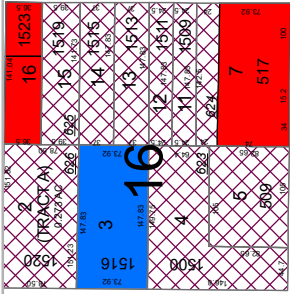
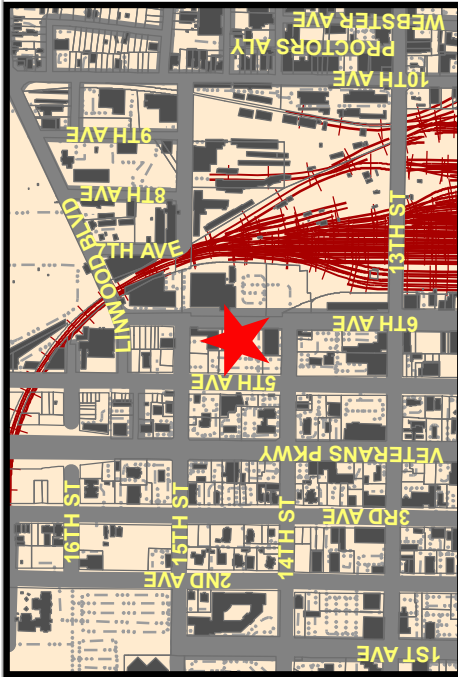
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Zoning Map for REZN 12-20-3178
Map 017 Block 029 Lot 006
Planning Department-Planning Division
Prepared By Planning GIS Tech



Date: 12/28/2020



Legend

Existing Land Use

- General Commercial
- Light Manufacturing/Industrial
- Mixed Use
- Office/Professional
- Public/Institutional
- Single Family Residential
- Vacant/Undeveloped



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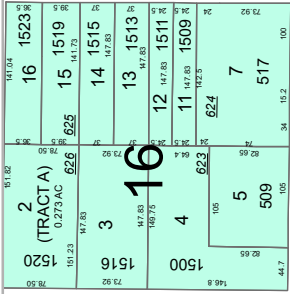
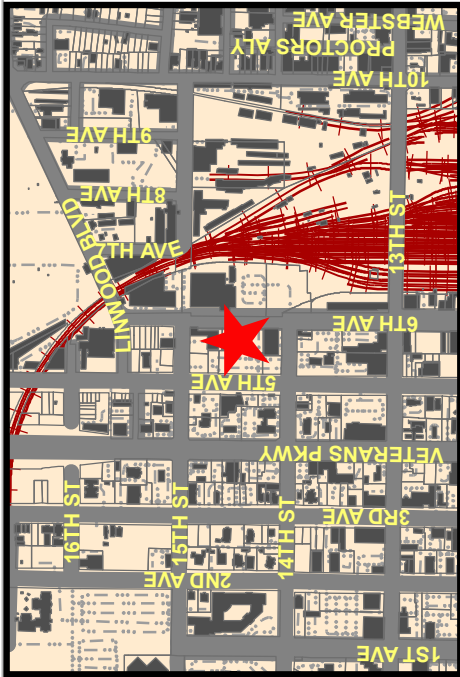
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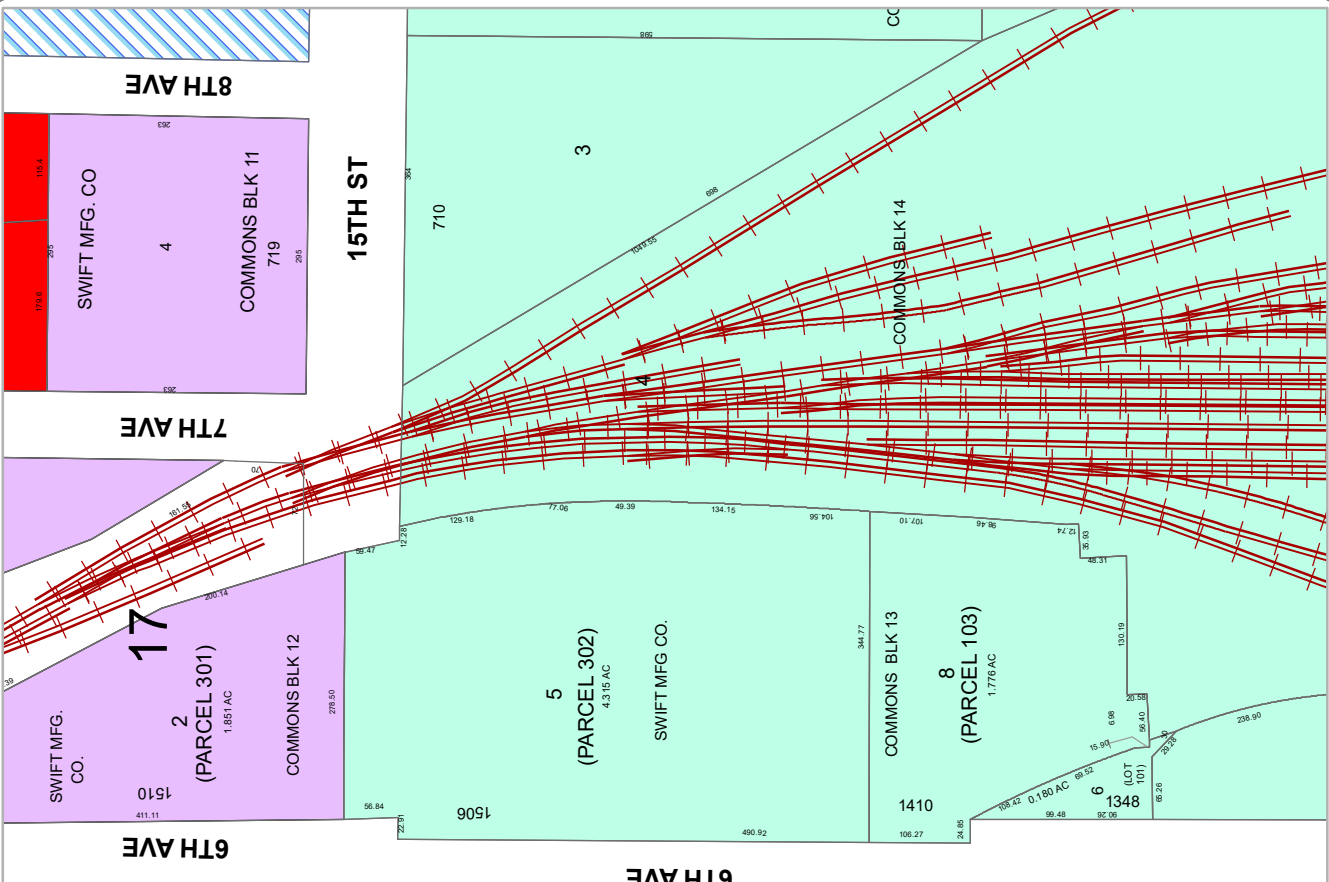
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Map 017 Block 029 Lot 006
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Prepared By Planning GIS Tech

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Area To Be Rezoned



Legend

Future Land Use

- General Commercial
- High Density Mixed Use
- Light Manufacturing/Industrial
- Office/Professional



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Future Land Use Map for REZN 12-20-3178
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