

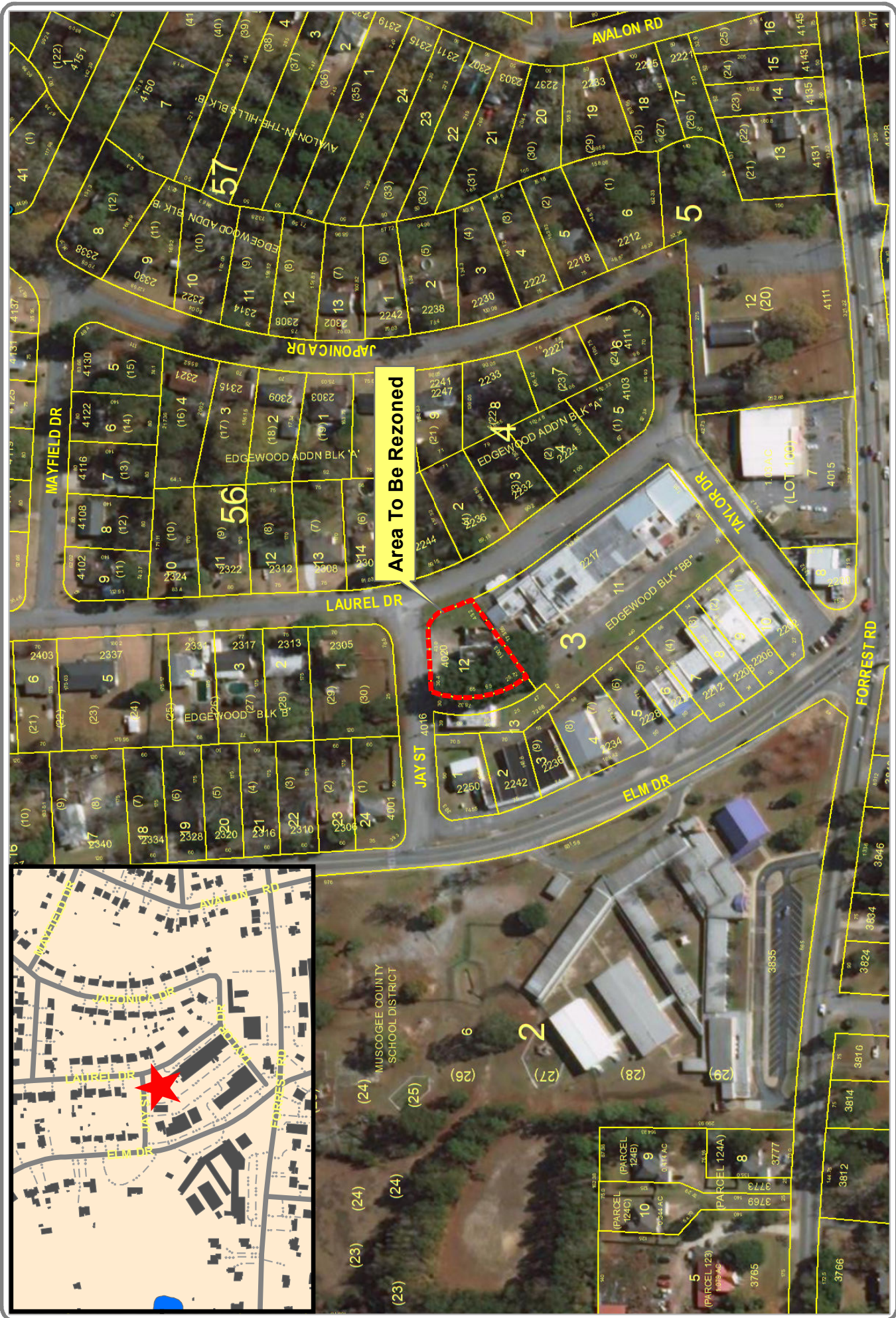
CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

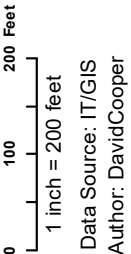
REZN-09-21-1841

Applicant:	Jay Blackburn
Owner:	Same
Location:	4020 Jay Street
Parcel:	086-003-012
Acreage:	0.30 Acres
Current Zoning Classification:	NC (Neighborhood Commercial)
Proposed Zoning Classification:	GC (General Commercial)
Current Use of Property:	Vacant Fire Station
Proposed Use of Property:	Building & Construction Trades, Office & Shop
Council District:	District 1 (Barnes)
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 E
Current Land Use Designation:	Public / Institutional
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 Impact:		Average Annual Daily Trips (AADT) will decrease to 38 trips if used for commercial use. The Level of Service (LOS) will remain at level C.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Surrounding Zoning:	North	SFR2 (Single Family Residential 2)
	South	NC (Neighborhood Commercial)
	East	SFR2 (Single Family Residential 2)
	West	NC (Neighborhood Commercial)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		Thirty-five (35) 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



Area To Be Rezoned

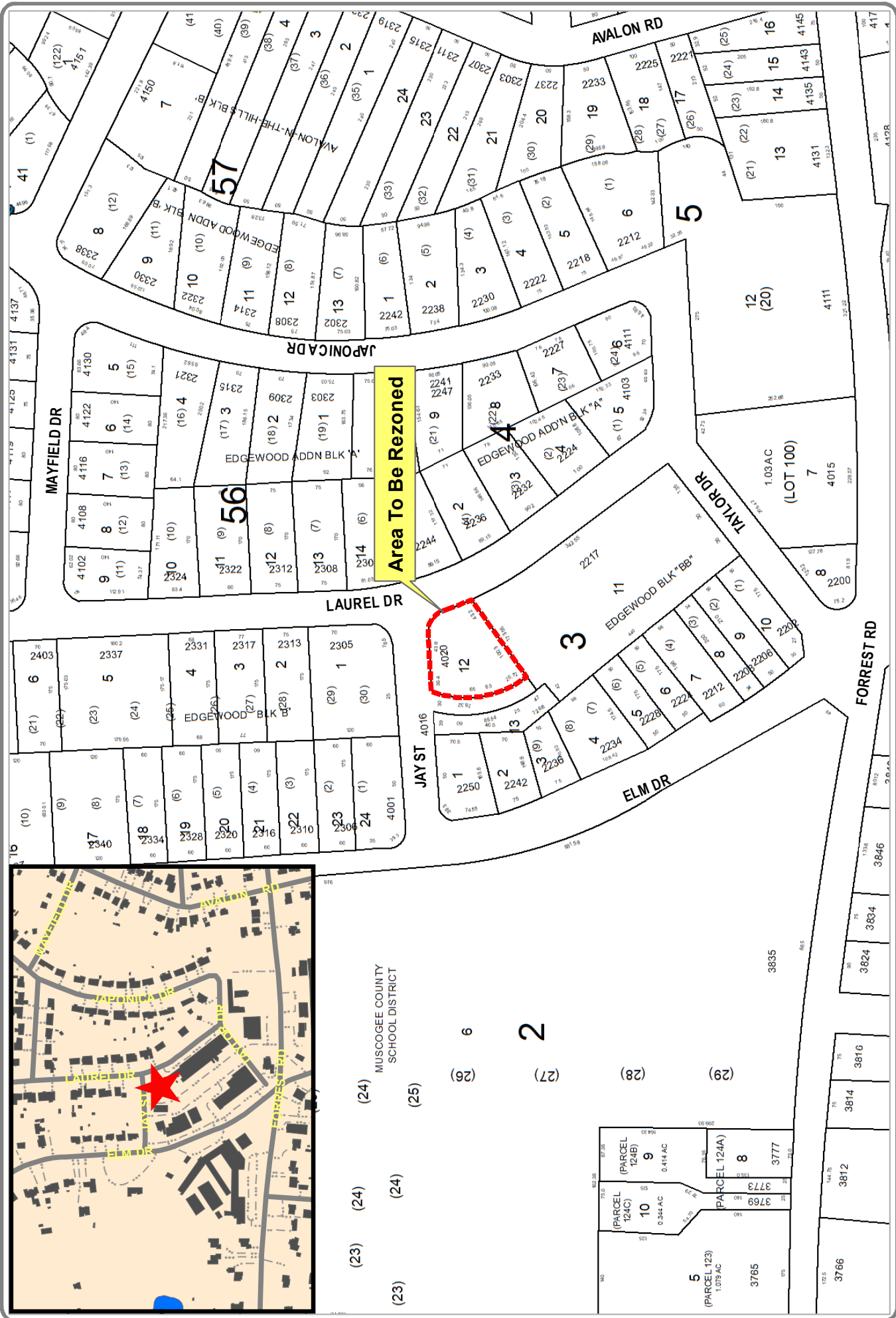


Data Source: IT/GIS
Author: David Cooper

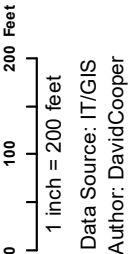
Aerial Map for REZN 09-21-1841
Map Map 086 Block 003 Lot 012
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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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



Location Map for REZN 09-21-1841
 Map Map 086 Block 003 Lot 012
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

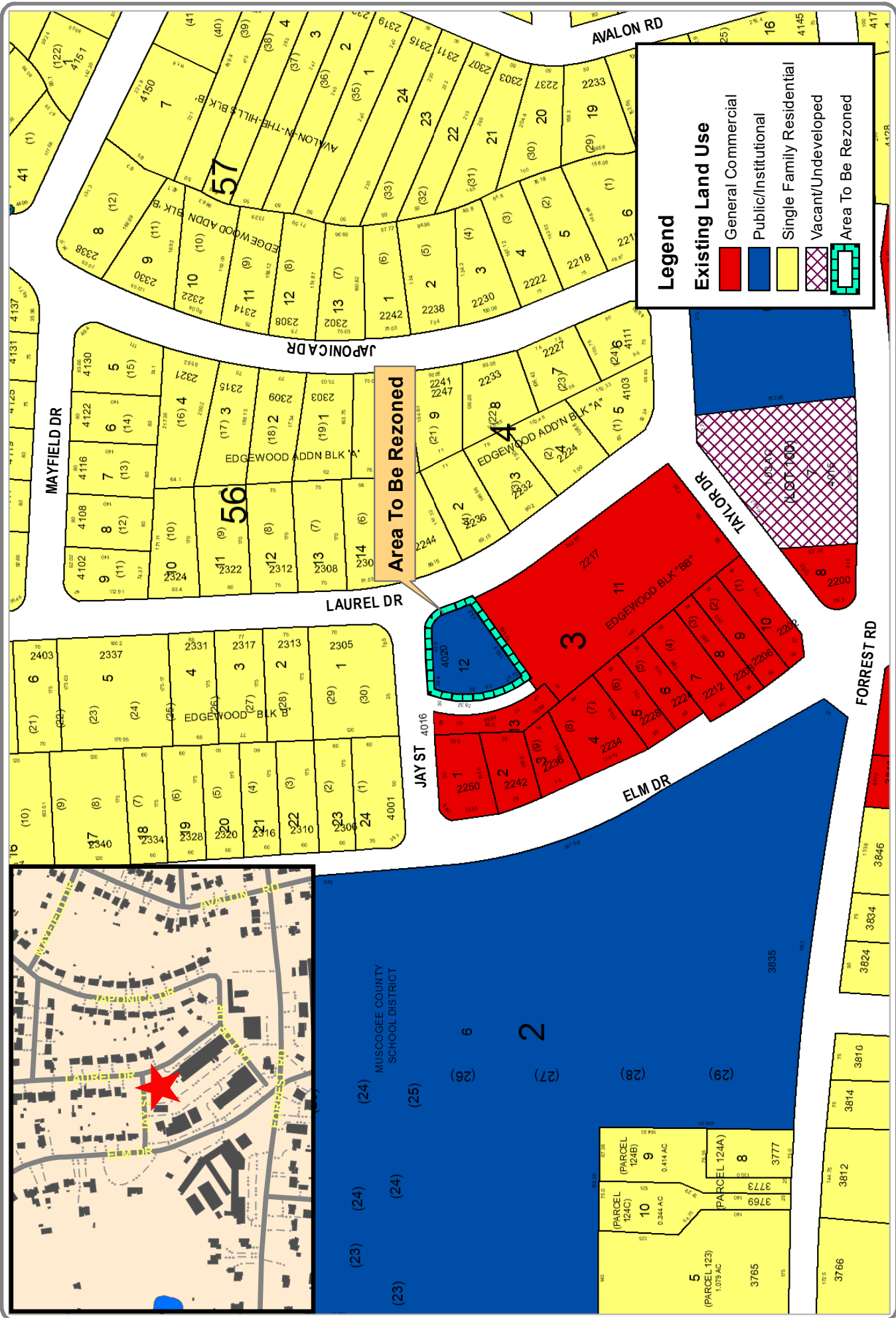
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Date: 9/28/2021



Data Source: IT/GIS
 Author: David Cooper



Legend

Existing Land Use

- General Commercial
- Public/Institutional
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned



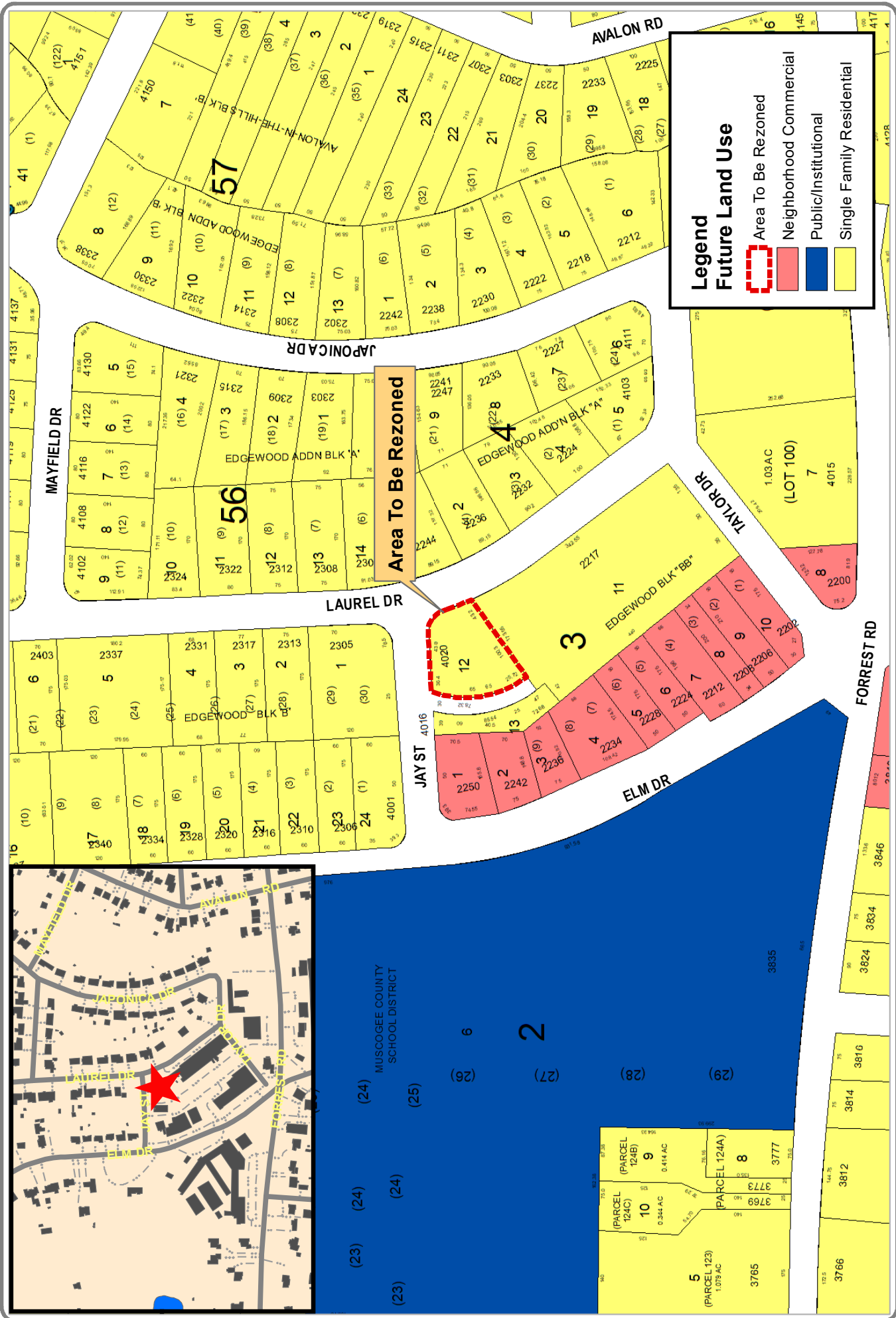
0 100 200 Feet
 1 inch = 200 feet
 Data Source: IT/GIS
 Author: DavidCooper

Existing Land Use Map for REZN 09-21-1841
 Map 086 Block 003 Lot 012
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Legend Future Land Use

- Area To Be Rezoned
- Neighborhood Commercial
- Public/Institutional
- Single Family Residential

0 100 200 Feet
 1 inch = 200 feet
 Data Source: IT/GIS
 Author: DavidCooper

Future Land Use Map for REZN 09-21-1841
 Map 086 Block 003 Lot 012
 Planning Department-Planning Division
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REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 09-21-1841
PROJECT 4020 Jay Street
CLIENT
REZONING REQUEST NC to GC

LAND USE

Trip Generation Land Use Code* 814 & 715
 Existing Land Use Neighborhood Commercial (NC)
 Proposed Land Use General Commercial - (GC)
 Existing Trip Rate Unit NC - Acreage converted to square footage.
 Proposed Trip Rate Unit GC - Acreage converted to square footage.

TRIP END CALCULATION*

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
Specialty Retail Center	814	NC	0.3 Acres	44.32	72 Weekday
				42.04	69 Saturday
				20.43	33 Sunday
				Total	174
Daily (Proposed Zoning)					
Single Tenant Office Building	715	GC	0.3 Acres	11.57	38
				Total	38

*Note: * Denotes calculation are based on Trip Generation, 8th Edition by Institute of Transportation Engineers*

TRAFFIC PROJECTIONS

EXISTING ZONING (NC)

Name of Street	Forrest Road
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2020)	9,670
Existing Level of Service (LOS)**	C
Additional Traffic due to Existing Zoning	174
Total Projected Traffic (2021)	9,844
Projected Level of Service (LOS)**	C

*Note: ** Denotes Level of Service Based on National Standards for Different Facility Type (TABLE1- General Highway Capacities by Facility Type)*

PROPOSED ZONING (GC)

Name of Street	Forrest Road
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2020)	9,670
Existing Level of Service (LOS)**	C
Additional Traffic due to Proposed	38
Total Projected Traffic (2021)	9,708
Projected Level of Service (LOS)**	C