

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-04-21-0662

Applicant:	Suresh Kumar
Owner:	Same
Location:	Location
Parcel:	8238 Cooper Creek Road
Acreage:	0.45 Acres
Current Zoning Classification:	RO (Residential Office)
Proposed Zoning Classification:	NC (Neighborhood Commercial)
Current Use of Property:	Vacant
Proposed Use of Property:	Retail
Council District:	District 6 (Allen)
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 A
Current Land Use Designation:	Single Family Residential
Future Land Use Designation:	General Commercial

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 261 trips if used for commercial use. The Level of Service (LOS) will remain at level B.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Surrounding Zoning:	North	GC (General Commercial)
	South	SFR1 (Single Family Residential 1)
	East	RO (Residential Office)
	West	NC (Neighborhood Commercial)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		The site shall include a Category C buffer along all property lines bordered by the SFR1 zoning district. The 3 options under Category C are: <ul style="list-style-type: none"> 1) 20 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet. 2) 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall. 3) 30 feet undisturbed natural buffer.
Attitude of Property Owners:		Twenty (20) 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



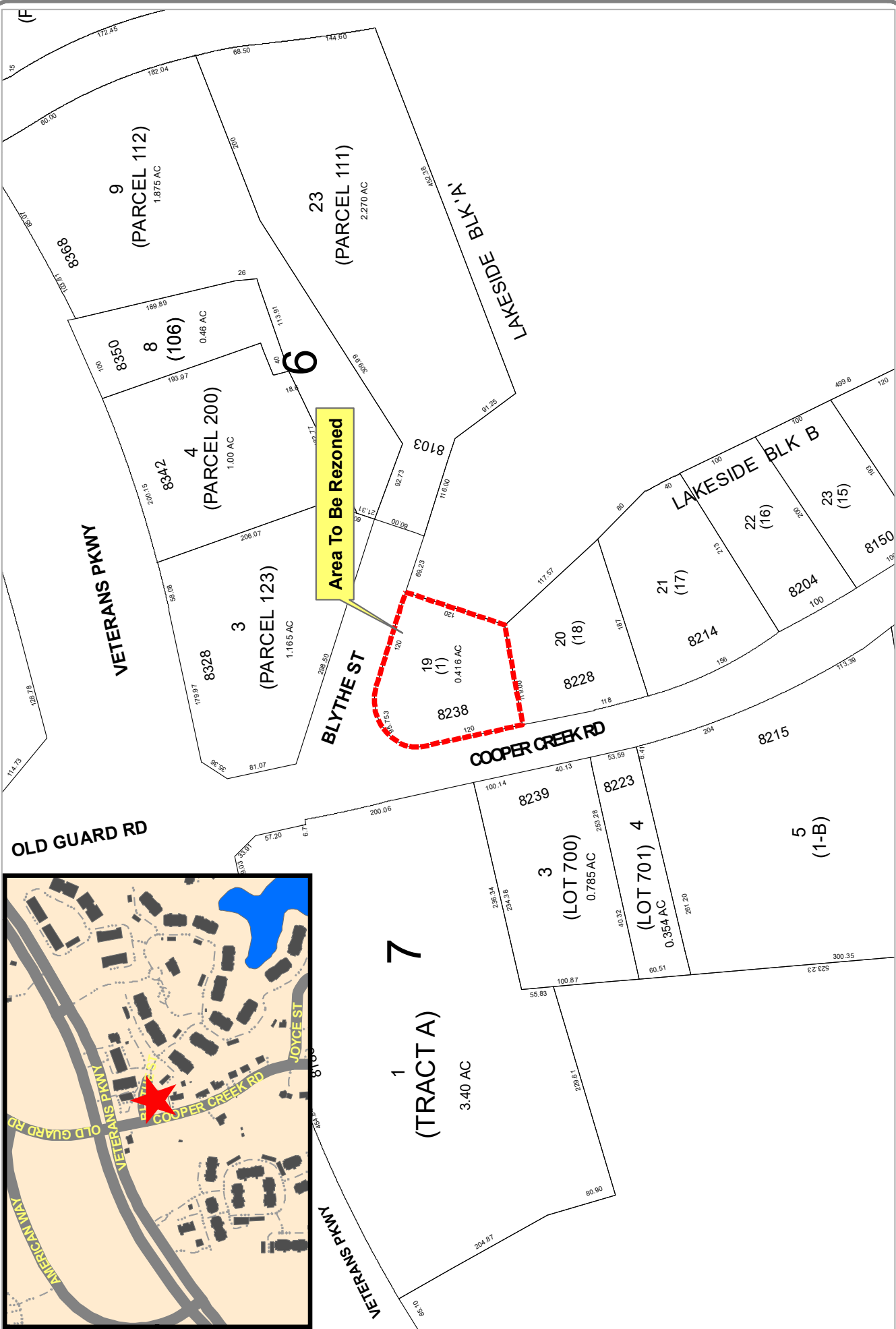
This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

Date: 4/19/2021

Aerial Map for REZN 04-21-0662
 Map 080 Block 001 Lot 019
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

0 75 150 Feet
 1 inch = 150 feet
 Data Source: IT/GIS
 Author: DavidCooper





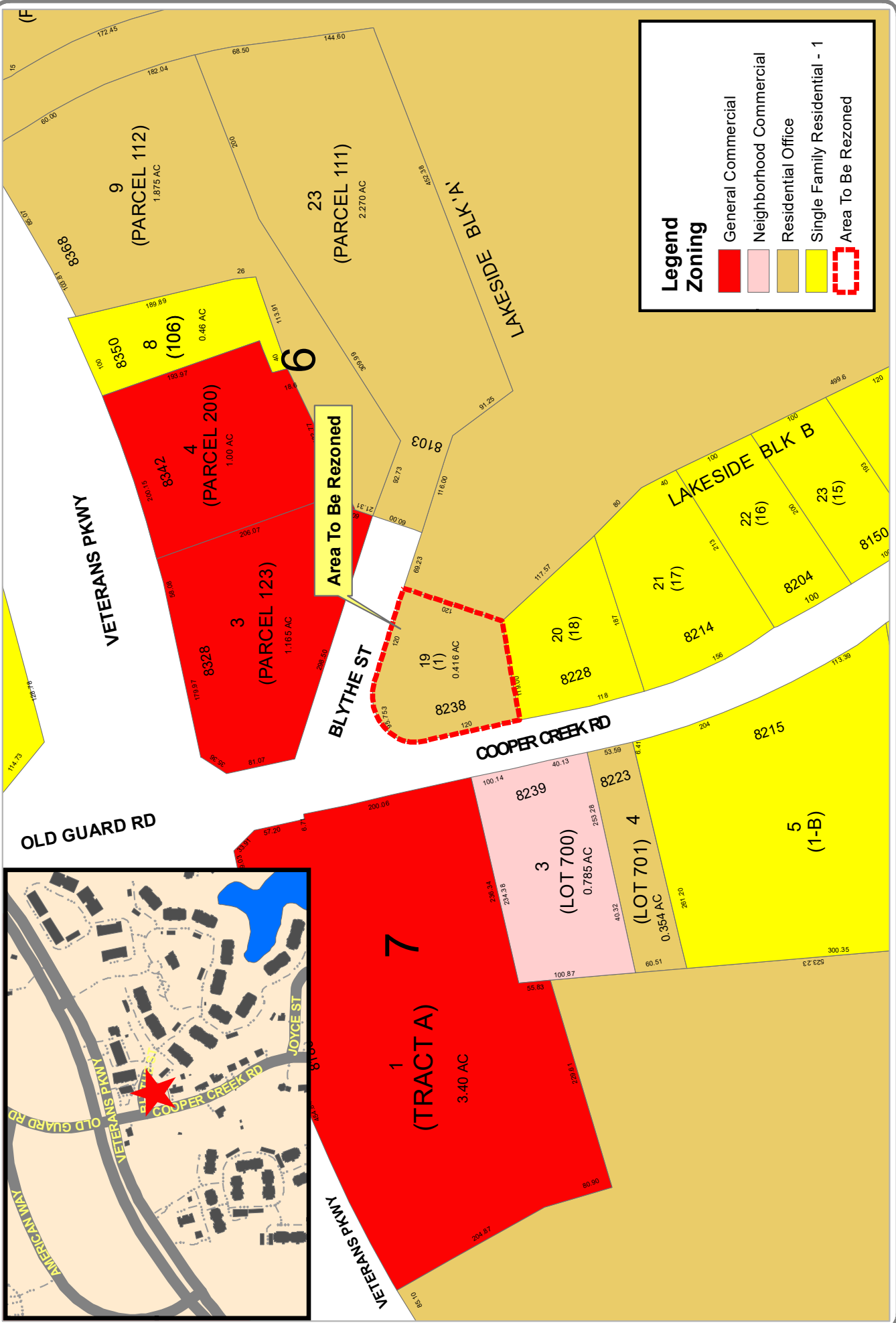
Date: 4/9/2021

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Location Map for REZN 04-21-0662
 Map 080 Block 001 Lot 019
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

0 75 150 Feet
 1 inch = 150 feet
 Data Source: IT/GIS
 Author: DavidCooper





Legend

Zoning

- General Commercial
- Neighborhood Commercial
- Residential Office
- Single Family Residential - 1
- Area To Be Rezoned



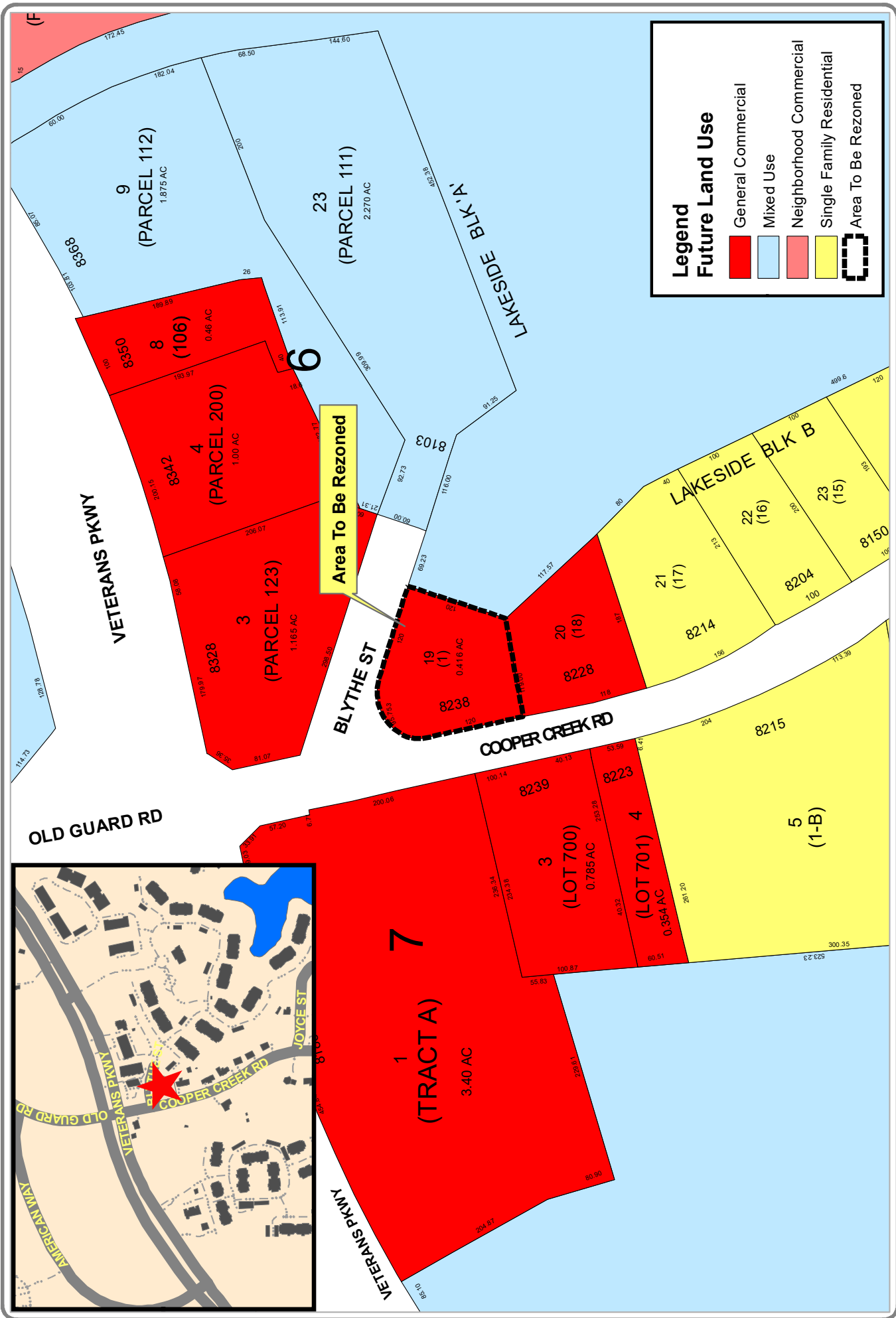
0 75 150 Feet
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Zoning Map for REZN 04-21-0662
 Map 080 Block 001 Lot 0 19
 Planning Department-Planning Division
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Future Land Use Map for REZN 04-21-0662
 Map 080 Block 001 Lot 0 19
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REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 04-21-0662
PROJECT 8238 Cooper Creek Road
CLIENT
REZONING REQUEST RO & NC

LAND USE

Trip Generation Land Use Code* 220 & 814
 Existing Land Use Residential-Office - (RO)
 Proposed Land Use Neighborhood Commercial - (NC)
 Existing Trip Rate Unit RO - Acreage converted to square footage.
 Proposed Trip Rate Unit NC - Acreage converted to square footage.

TRIP END CALCULATION *

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
Apartment	220	RO	0.45 Acres	6.65	13
					Total
					13
Daily (Proposed Zoning)					
Specialty Retail Center	814	NC	0.45 Acres	44.32	108
					Weekday
					Saturday
					Sunday
					50
					Total
					261

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

TRAFFIC PROJECTIONS

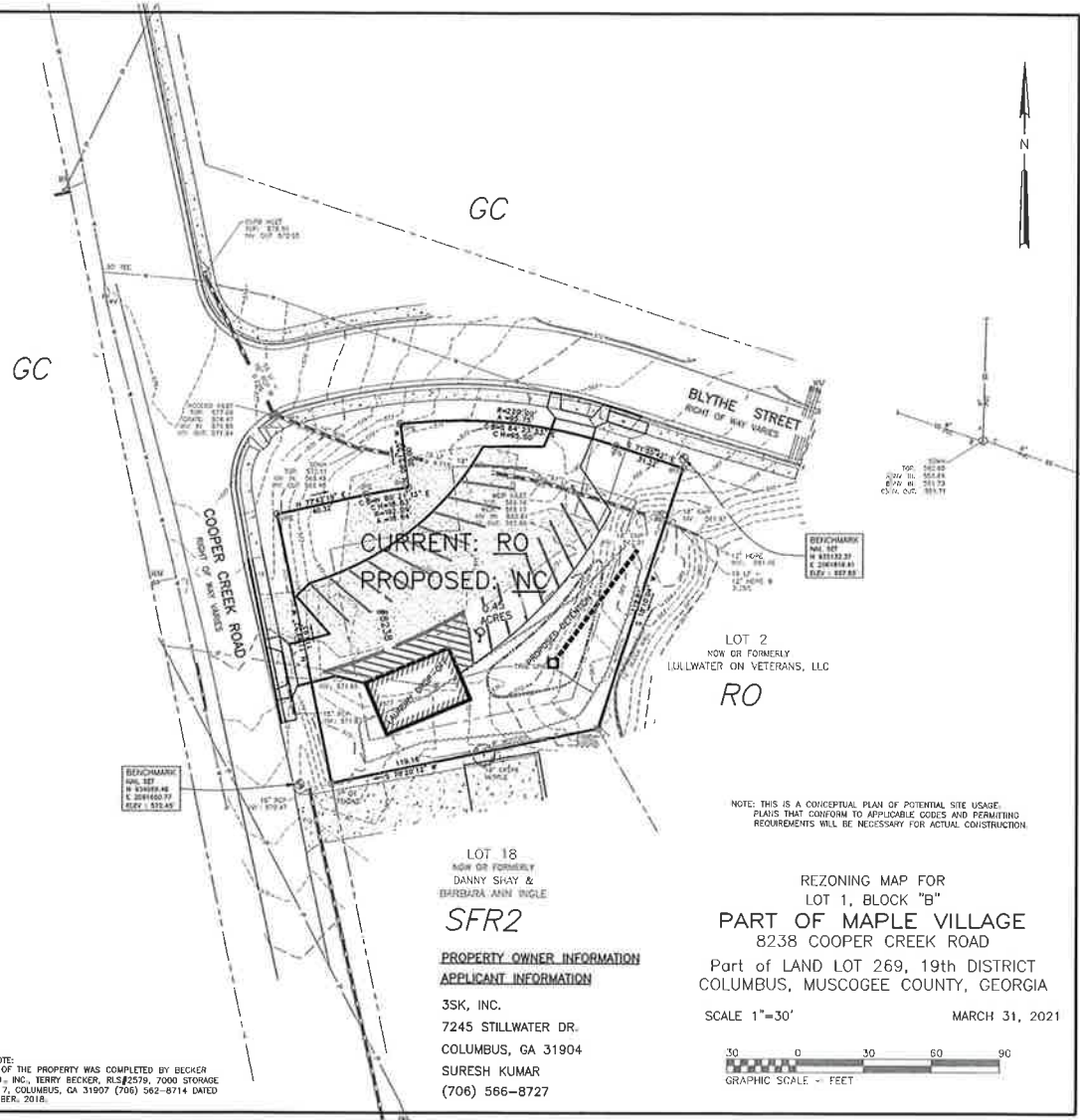
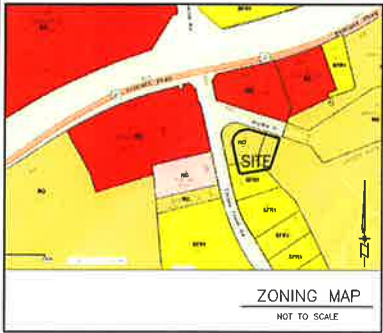
EXISTING ZONING (RO)

Name of Street	Veterans Parkway
Street Classification	Divided Arterial
No. of Lanes	4
City Traffic Count (2019)	16,000
Existing Level of Service (LOS)**	B
Additional Traffic due to Existing Zoning	13
Total Projected Traffic (2021)	16,013
Projected Level of Service (LOS)**	B

PROPOSED ZONING (NC)

Name of Street	Veterans Parkway
Street Classification	Divided Arterial
No. of Lanes	4
City Traffic Count (2019)	16,000
Existing Level of Service (LOS)**	B
Additional Traffic due to Proposed	261
Total Projected Traffic (2021)	16,261
Projected Level of Service (LOS)**	B

*Note: ** Denotes Level of Service Based on National Standards for Different Facility Type (TABLE 1- General Highway Capacities by Facility Type)*



DEVELOPMENT DATA

- 1 - EXISTING ZONING RO , PROPOSED NC
- 2 - PROPOSED NEIGHBORHOOD COMMERCIAL
- 3 - BUILDING LINE 20' MIN (FRONT)(CORNER)
15' (SIDE) (RESIDENTIAL ZONING)
15' (REAR) (RESIDENTIAL ZONING)
- 4 - DOMESTIC WATER SUPPLY IS AVAILABLE.
- 5 - MUNICIPAL SANITARY SEWER IS AVAILABLE.
- 6 - STORMWATER DETENTION WILL BE PROVIDED BY SURFACE BASIN AND VEGETATIVE CONTACT.

NOTE: THIS IS A CONCEPTUAL PLAN OF POTENTIAL SITE USAGE. PLANS THAT CONFORM TO APPLICABLE CODES AND PERMITTING REQUIREMENTS WILL BE NECESSARY FOR ACTUAL CONSTRUCTION.

REZONING MAP FOR
 LOT 1, BLOCK "B"
 PART OF MAPLE VILLAGE
 8238 COOPER CREEK ROAD
 Part of LAND LOT 269, 19th DISTRICT
 COLUMBUS, MUSCOGEE COUNTY, GEORGIA

SCALE 1"=30' MARCH 31, 2021



MAP PREPARED BY:
 NIXON MAXEY, PC
 (706) 536-9386

SURVEY NOTE:
 A SURVEY OF THE PROPERTY WAS COMPLETED BY BECKER SURVEY CO., INC., TERRY BECKER, RLS#2579, 7000 STORAGE CT., SUITE 7, COLUMBUS, GA 31907 (706) 562-8714 DATED 12 SEPTEMBER, 2018.

LOT 18
 NOW OR FORMERLY
 DANNY SHAY &
 BARBARA ANN DINGLE
SFR2

PROPERTY OWNER INFORMATION
APPLICANT INFORMATION
 3SK, INC.
 7245 STILLWATER DR.
 COLUMBUS, GA 31904
 SURESH KUMAR
 (706) 566-8727