



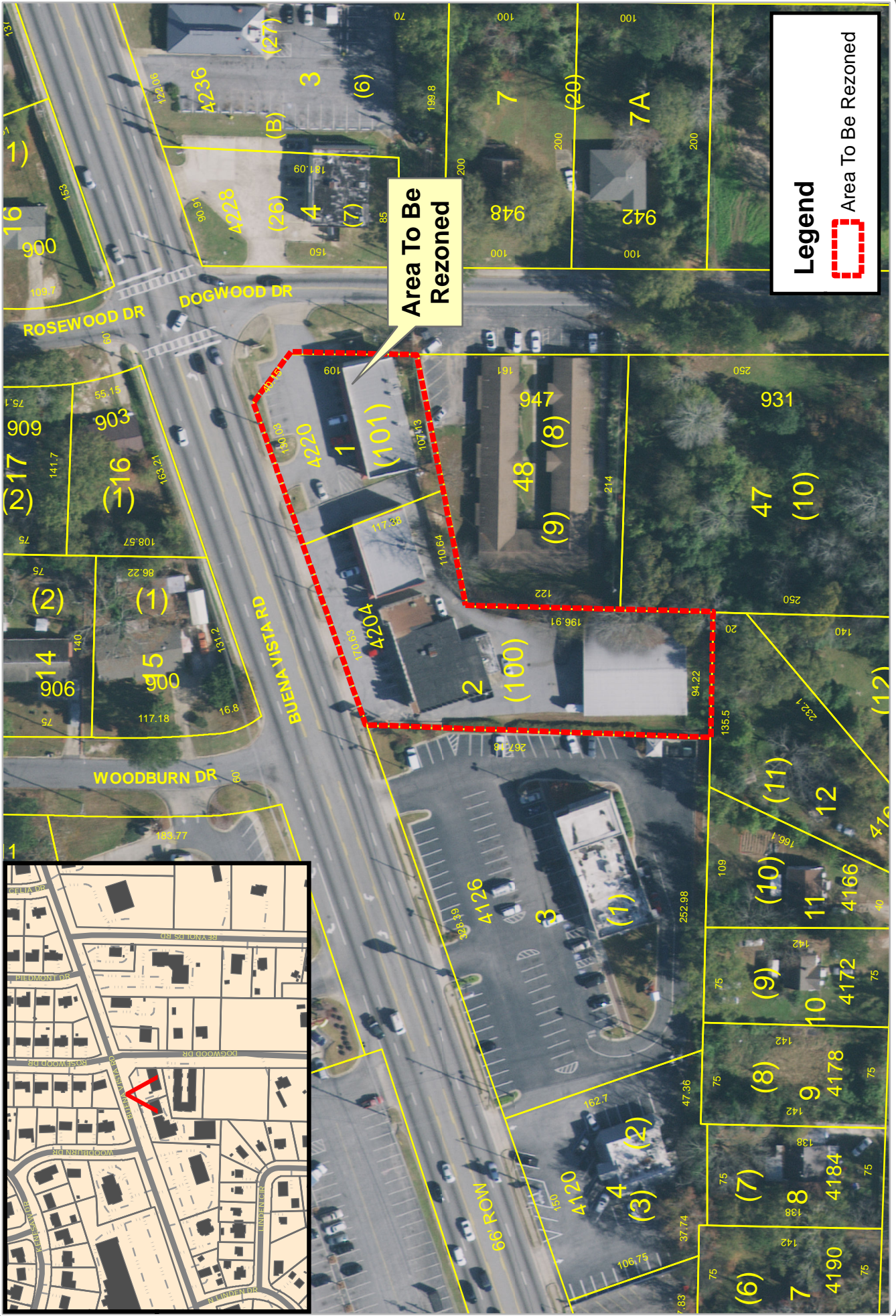
CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

**REZN-05-20-1679**

<b>Applicant:</b>	DSBV Property, LLC
<b>Owner:</b>	Same
<b>Location:</b>	4204 / 4216 / 4220 Buena Vista Road
<b>Parcel:</b>	087-026-002 / 087-026-001
<b>Acreage:</b>	1.15 Acres
<b>Current Zoning Classification:</b>	NC (Neighborhood Commercial)
<b>Proposed Zoning Classification:</b>	GC (General Commercial)
<b>Current Use of Property:</b>	Retail
<b>Proposed Use of Property:</b>	Pawn Shop
<b>Council District:</b>	District 1 (Barnes)
<b>PAC Recommendation:</b>	<b>Approval</b> based on the Staff Report and compatibility with existing land uses.
<b>Planning Department Recommendation:</b>	<b>Approval</b> based on compatibility with existing land uses.
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>General Land Use:</b>	Consistent Planning Area E
<b>Current Land Use Designation:</b>	General Commercial

<b>Future Land Use Designation:</b>		General Commercial
<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>		Average Annual Daily Trips (AADT) will increase by 0 trips if used for commercial use. The Level of Service (LOS) will remain at level C.
<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>	NC (Neighborhood Commercial)
	<b>South</b>	NC (Neighborhood Commercial)
	<b>East</b>	NC (Neighborhood Commercial)
	<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>		N/A
<b>Attitude of Property Owners:</b>		<b>Forty-five (45)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received <b>no</b> calls and/or emails regarding the rezoning.
	<b>Approval</b>	<b>0</b> Responses
	<b>Opposition</b>	<b>0</b> Responses
<b>Additional Information:</b>		N/A
<b>Attachments:</b>		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Traffic Report



**Area To Be Rezoned**

**Legend**

Area To Be Rezoned

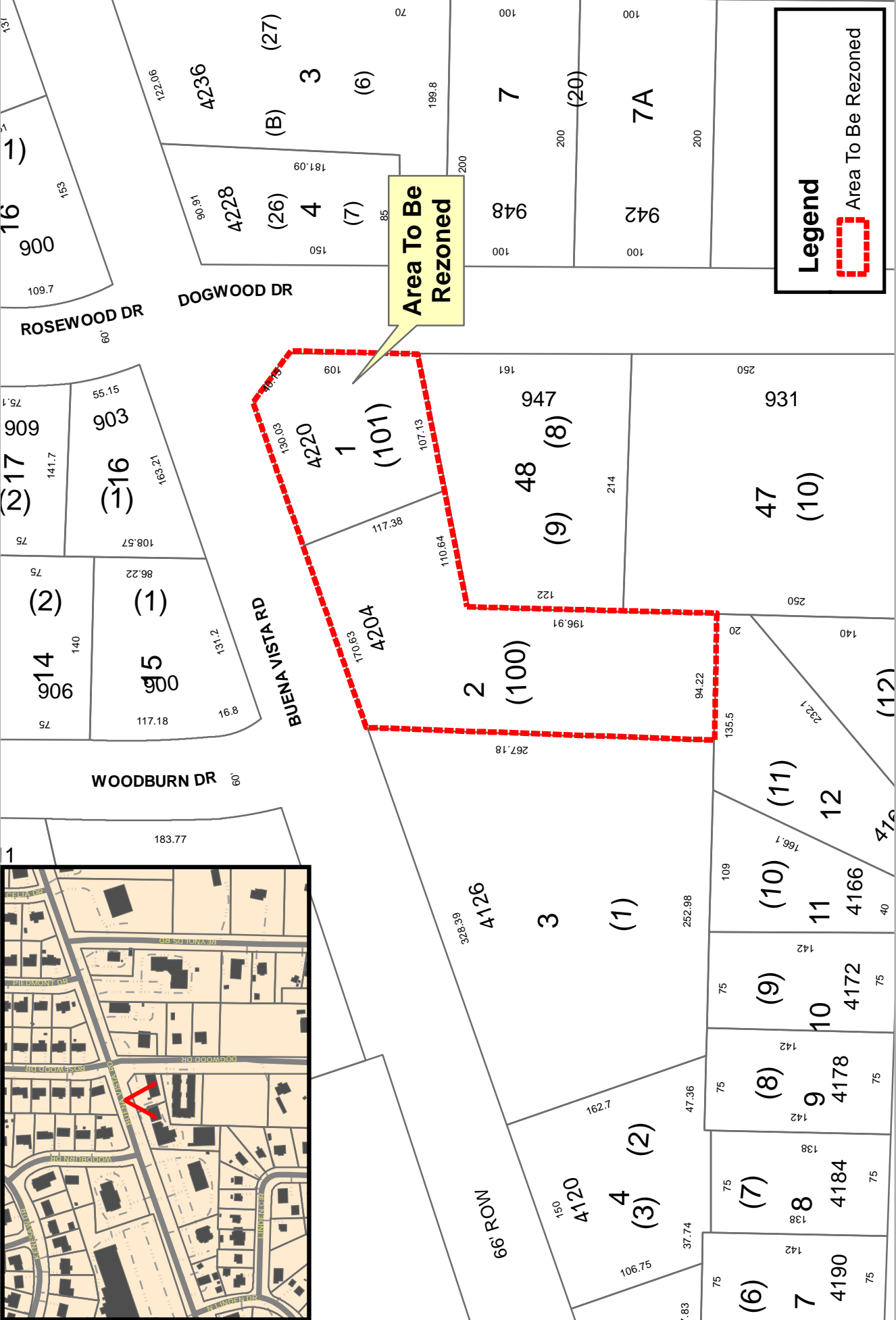
0 50 100 Feet  
 1 inch = 100 feet  
 Data Source: IT/GIS  
 Author: DavidCooper

**Aerial Map for REZN 05 - 20 - 1679**  
**Map 087 Block 026 Lot 001 & 002**  
 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: 5/4/2020



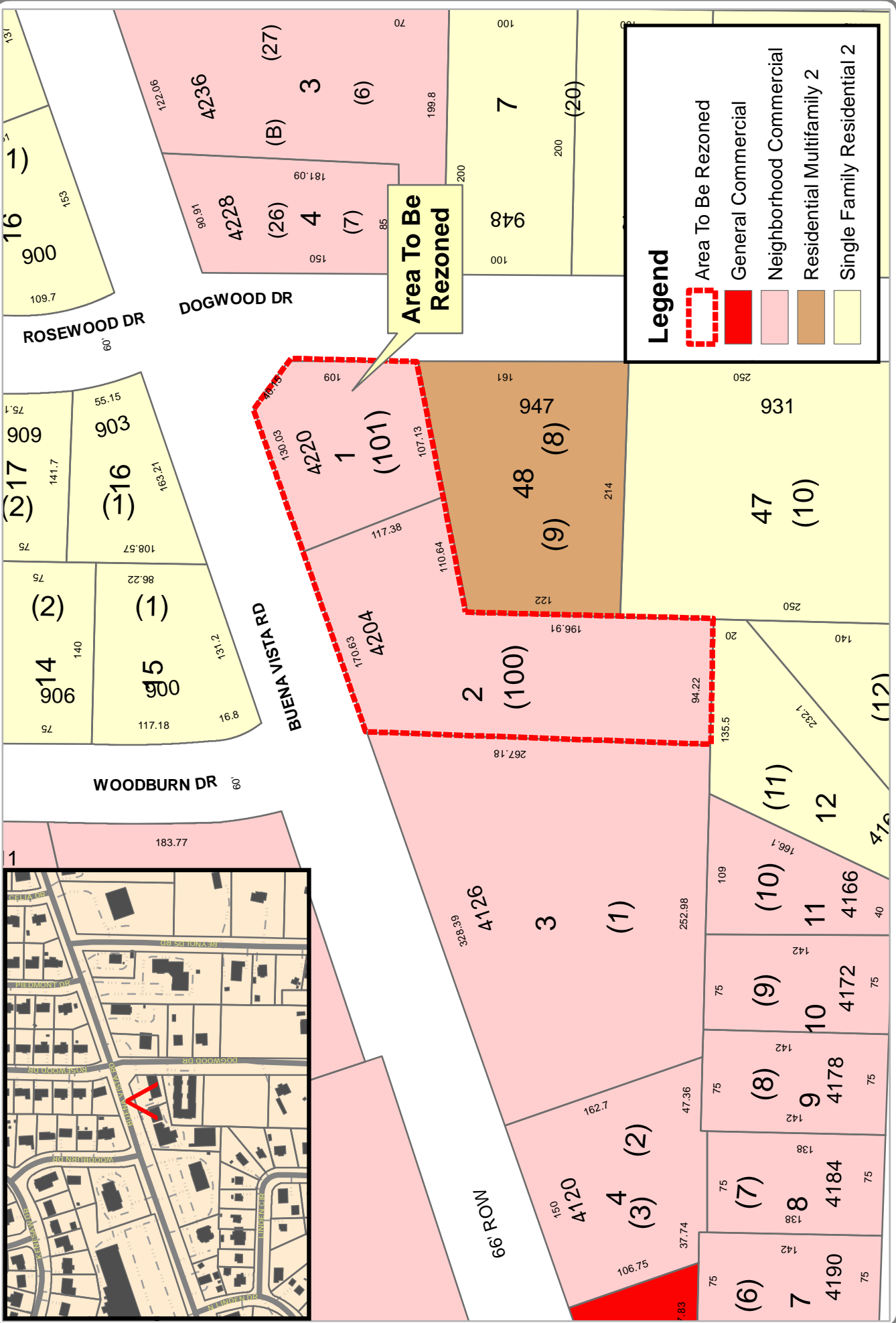


100 Feet  
 50  
 0  
 1 inch = 100 feet  
 Data Source: IT/GIS  
 Author: DavidCooper

**Location Map for REZN 05 - 20 - 1679**  
**Map 087 Block 026 Lot 001 & 002**  
 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.





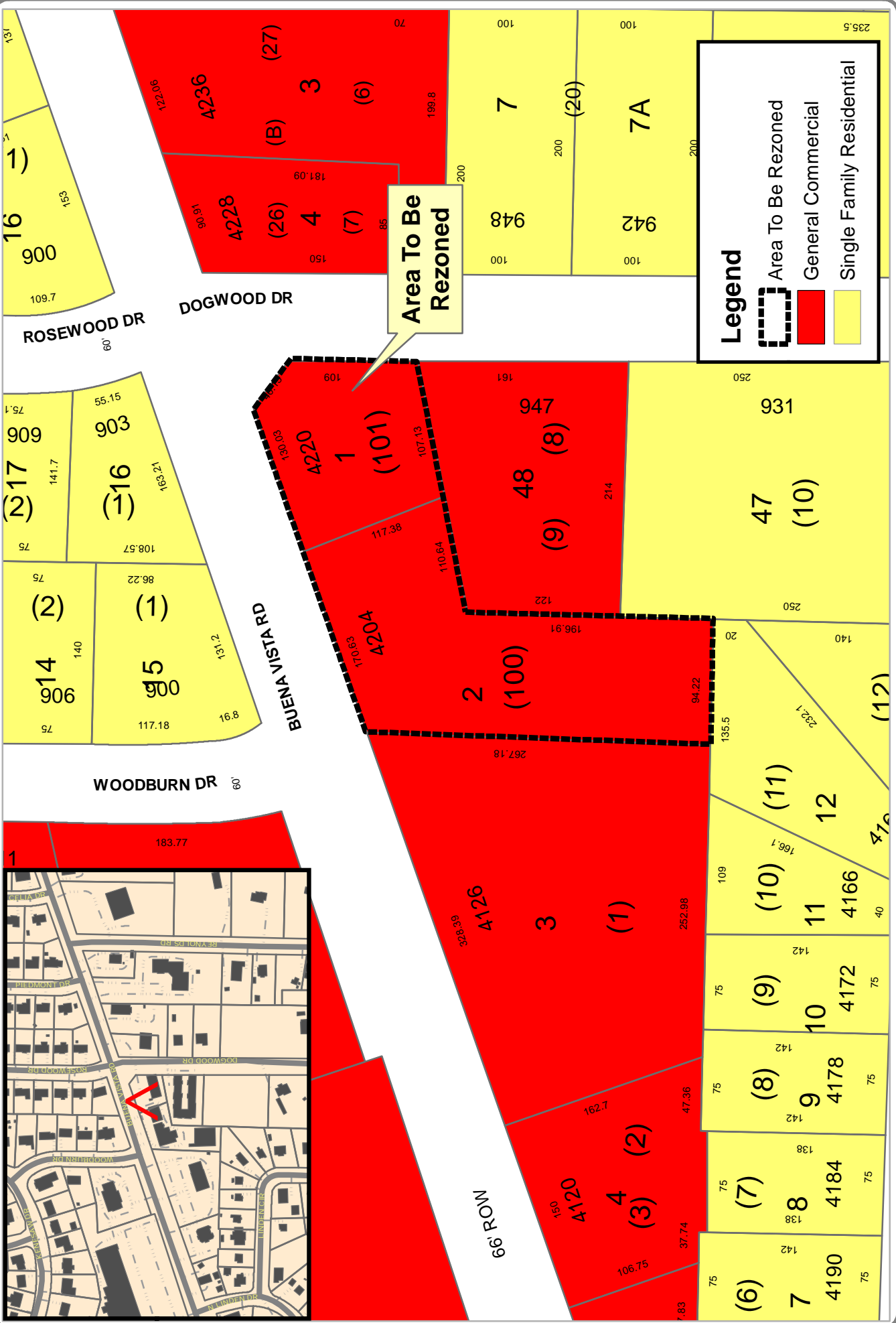
**Columbus Plans!**  
 Georgia  
 Columbus Planning Department

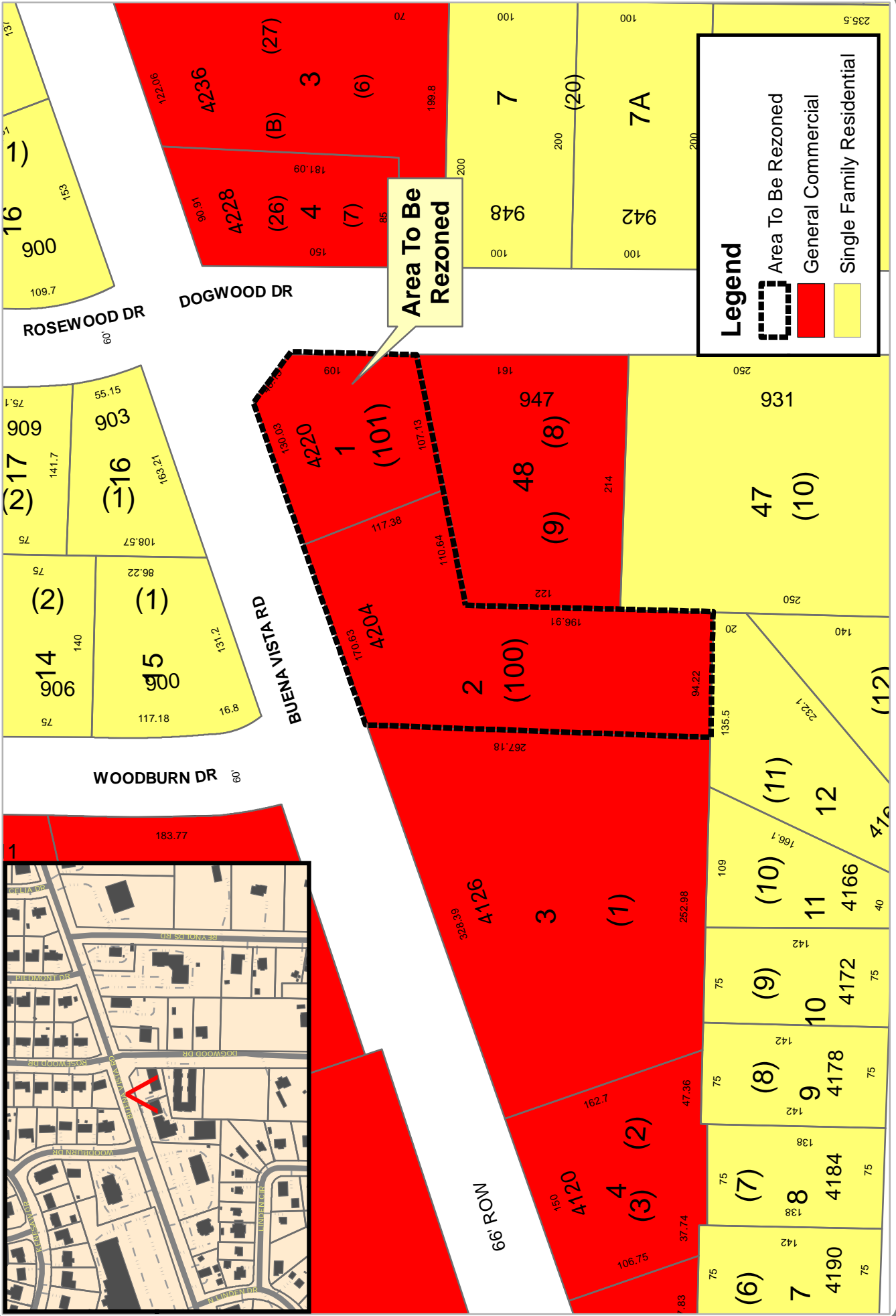
Data Source: IT/GIS  
 Author: David Cooper

Zoning Map for REZN 05 - 20 - 1679  
 Map 087 Block 026 Lot 001 & 002  
 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: 5/4/2020





# REZONING TRAFFIC ANALYSIS FORM

**ZONING CASE NO.** REZN 05-20-1679  
**PROJECT** 4202, 4216, 4220 Buena Vista Road  
**CLIENT**  
**REZONING REQUEST** NC to GC

**LAND USE**

Trip Generation Land Use Code\* 814  
 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
<b>Daily (Existing Zoning)</b>					
Specialty Retail Center	814	NC	1.15 Acres	44.32	55 Weekday
				42.04	53 Saturday
				20.43	26 Sunday
				<b>Total</b>	<b>134</b>
<b>Daily (Proposed Zoning)</b>					
Specialty Retail Center	814	GC	1.15 Acres	44.32	55 Weekday
				42.04	53 Saturday
				20.43	26 Sunday
				<b>Total</b>	<b>134</b>

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

**TRAFFIC PROJECTIONS**

**EXISTING ZONING (NC)**

Name of Street	Buena Vista Road
Street Classification	Undivided Arterial w/center In
No. of Lanes	4
City Traffic Count (2018)	28,400
Existing Level of Service (LOS)**	C
Additional Traffic due to Existing Zoning	134
Total Projected Traffic (2019)	28,534
Projected Level of Service (LOS)**	C

**PROPOSED ZONING (GC)**

Name of Street	Buena Vista Road
Street Classification	Undivided Arterial w/center In
No. of Lanes	4
City Traffic Count (2018)	28,400
Existing Level of Service (LOS)**	C
Additional Traffic due to Proposed	134
Total Projected Traffic (2019)	28,534
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)