

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

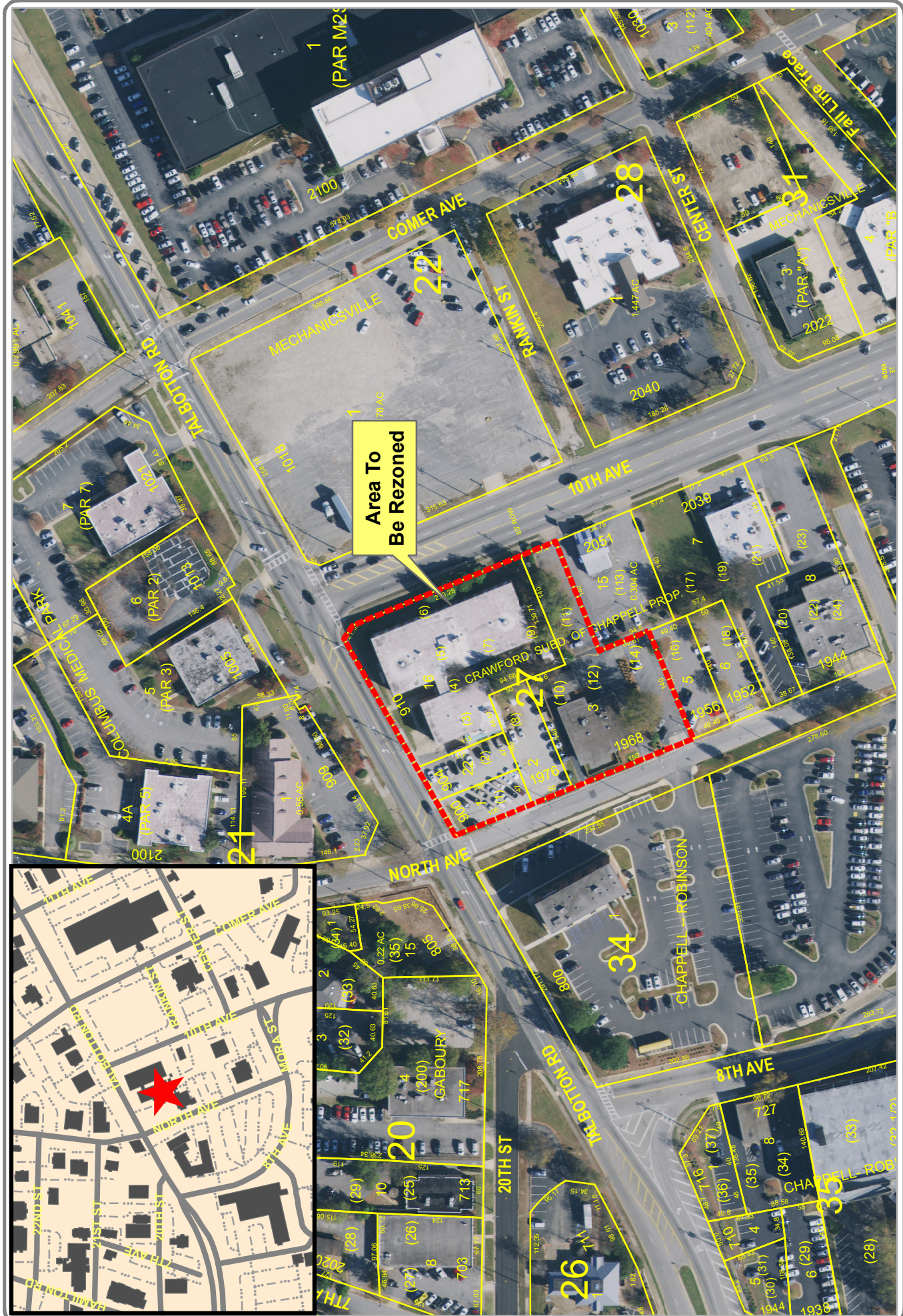
## COUNCIL STAFF REPORT

**REZN-04-23-0630**

<b>Applicant:</b>	Ryan Clements
<b>Owner:</b>	Bosporus RE, LLC
<b>Location:</b>	910 Talbotton Road
<b>Parcel:</b>	016-027-001/002/003/016/022
<b>Acreage:</b>	1.34 Acres
<b>Current Zoning Classification:</b>	Residential Office (RO)
<b>Proposed Zoning Classification:</b>	Neighborhood Commercial (NC)
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Medical Research
<b>Council District:</b>	District 7 (Cogle)
<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 D
<b>Current Land Use Designation:</b>	Public/Institutional

<b>Future Land Use Designation:</b>		Office/Professional
<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>		No traffic study available for this location.
<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>	General Commercial (GC)
	<b>South</b>	Residential Office (RO)
	<b>East</b>	Neighborhood Commercial (NC)
	<b>West</b>	Residential Office (RO)
<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>Nineteen (19)</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 Flood Map Traffic Report





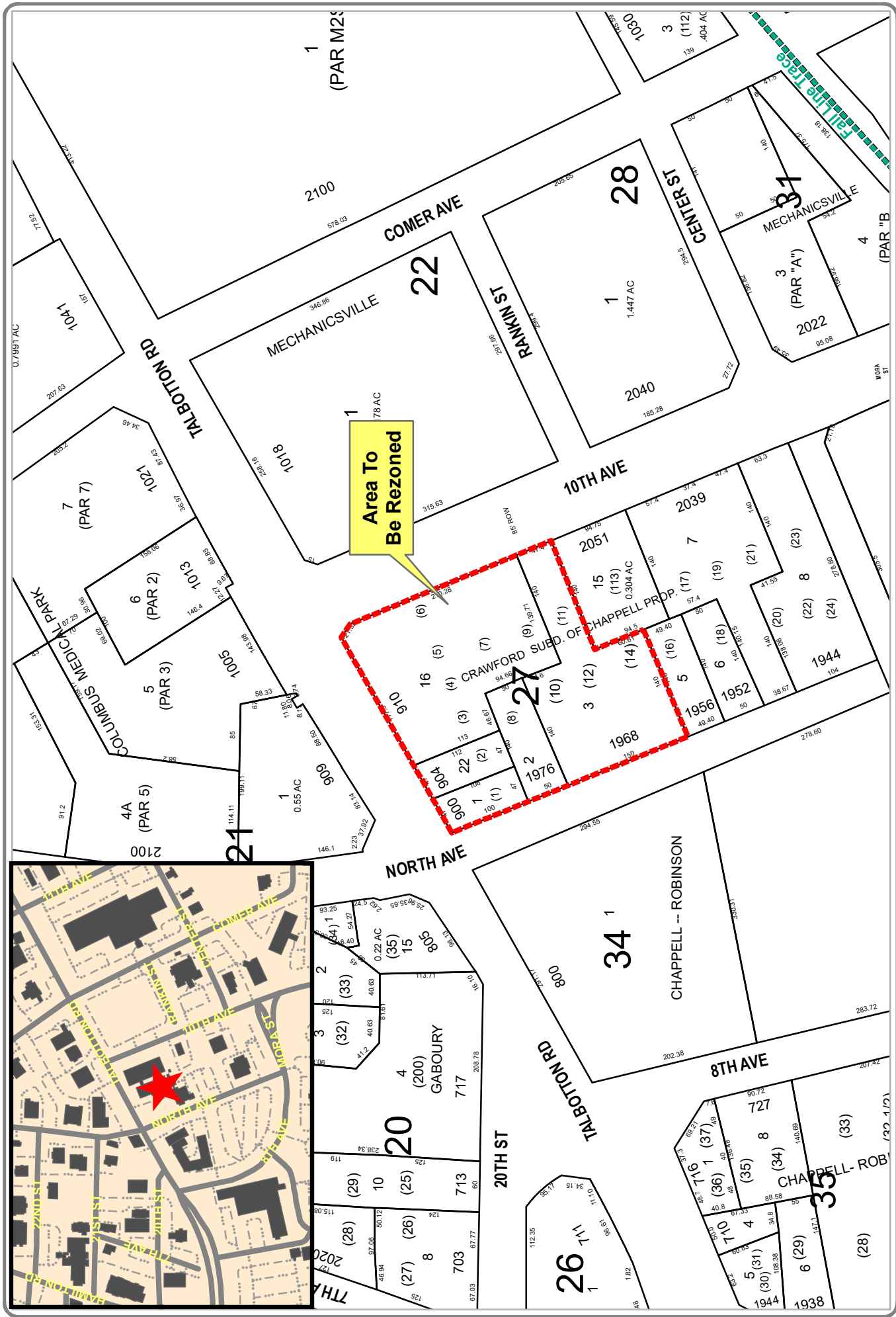
150 Feet  
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1 inch = 150 feet  
Data Source: IT/GIS  
Author: DavidCooper

Aerial Map for REZN 04-23-0630  
Map 016 Block 027 Lots 001, 002, 003, 016 & 022  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

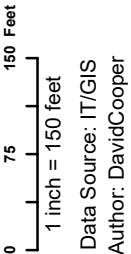
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**Area To Be Rezoned**



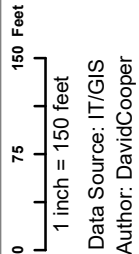
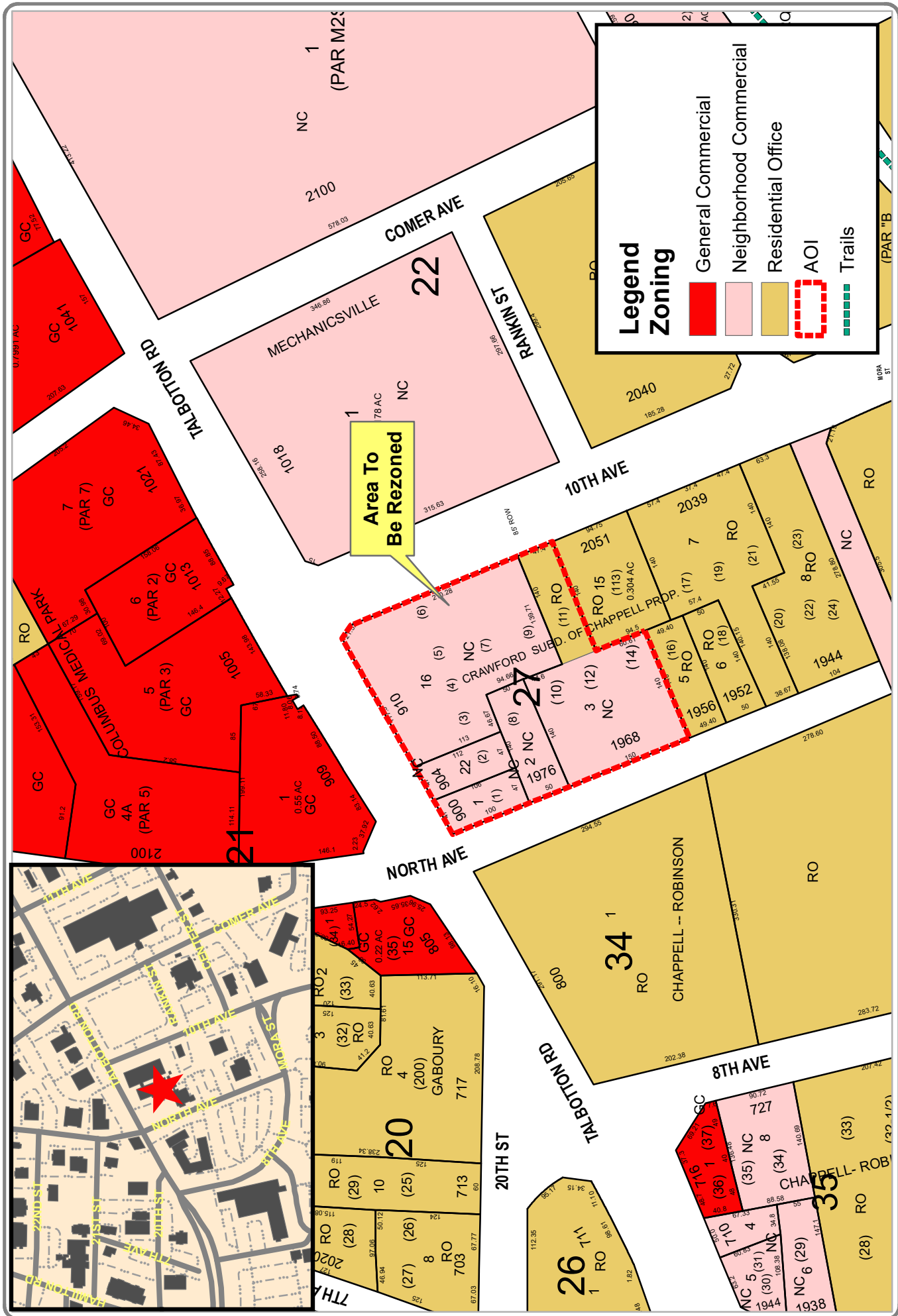
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Location Map for REZN 04-23-0630  
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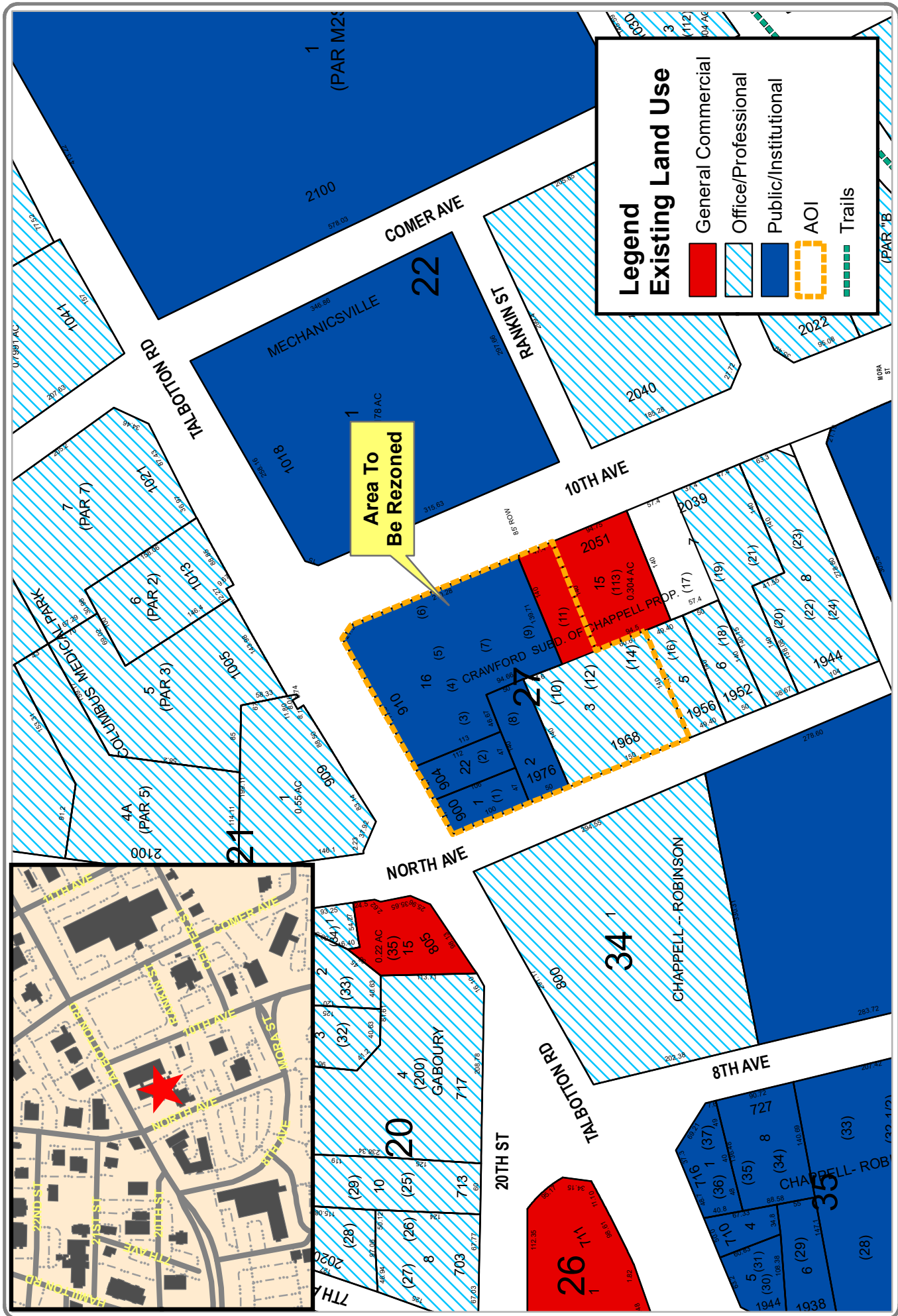


Data Source: IT/GIS  
Author: DavidCooper

Zoning Map for REZN 04-23-0630  
Map 016 Block 027 Lots 001, 002, 003, 016 & 022  
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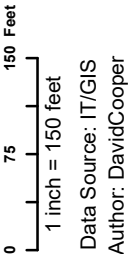




### Legend Existing Land Use

- General Commercial
- Office/Professional
- Public/Institutional
- AOI
- Trails

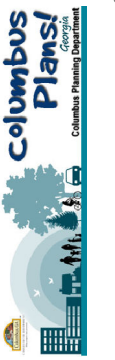
Area To Be Rezoned



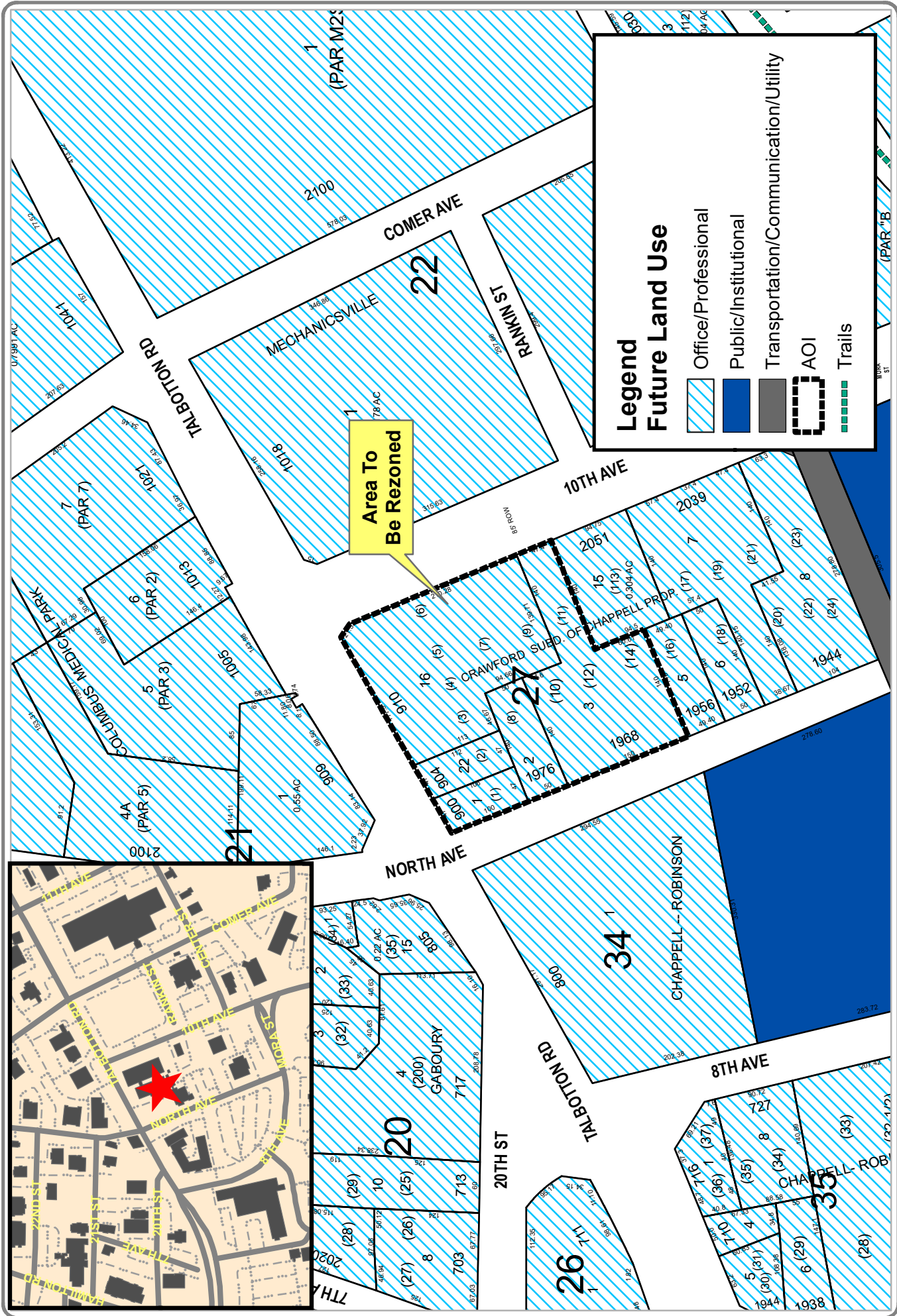
Existing Land Use Map for REZN 04-23-0630  
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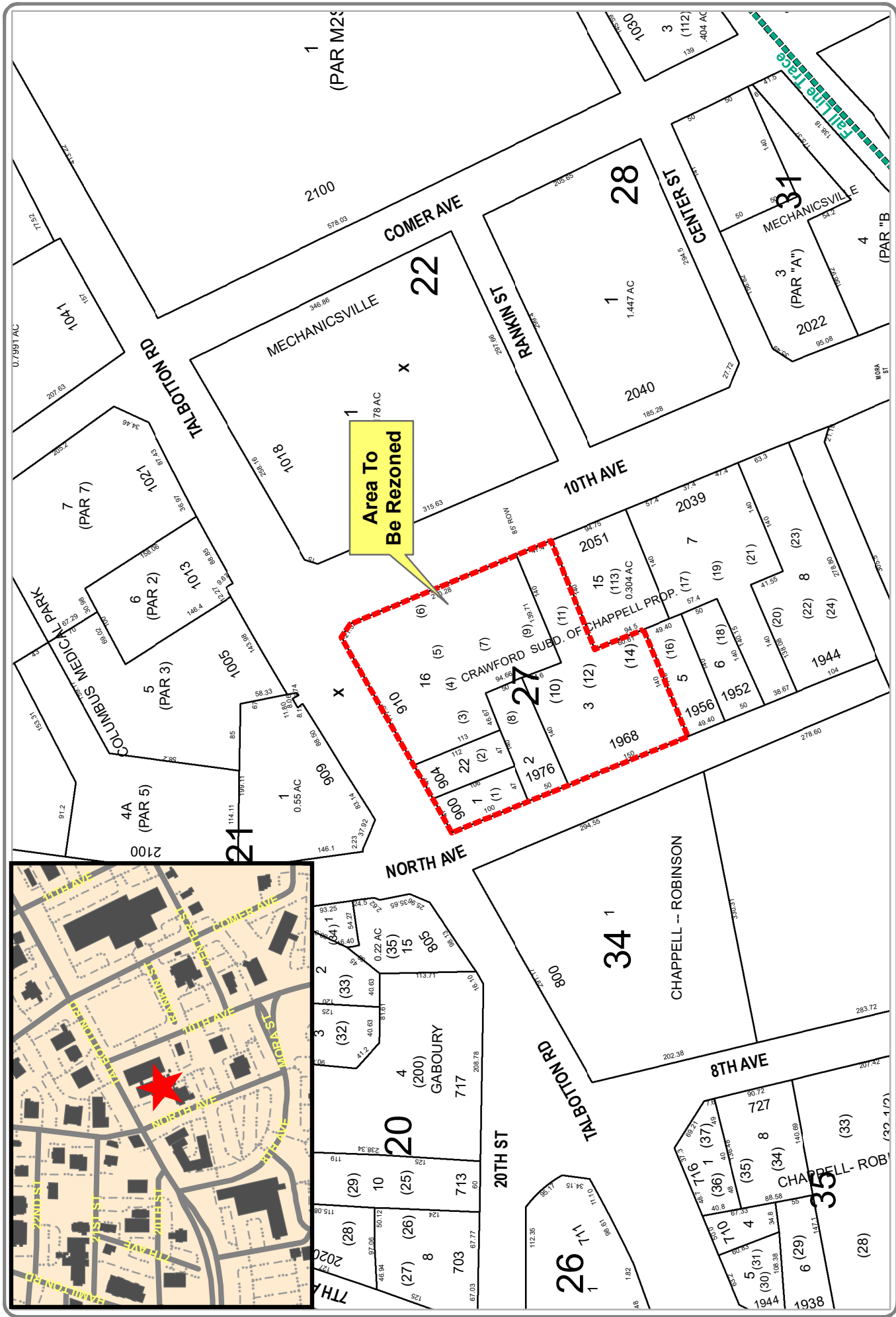
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Future Land Use Map for REZN 04-23-0630  
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**Area To Be Rezoned**



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

Floodzone Map for REZN 04-23-0630  
Map 016 Block 027 Lots 001, 002, 003, 016 & 022  
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