



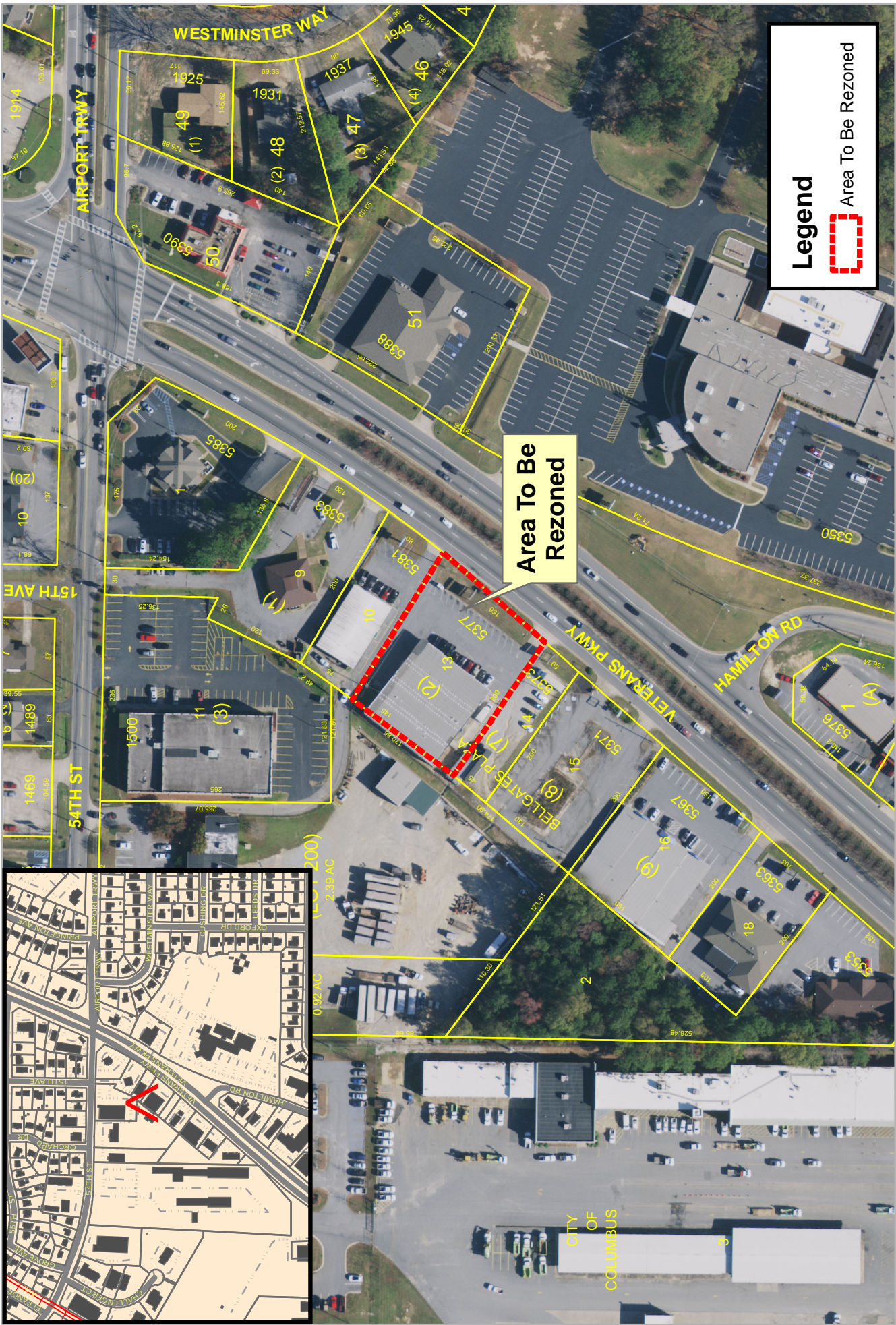
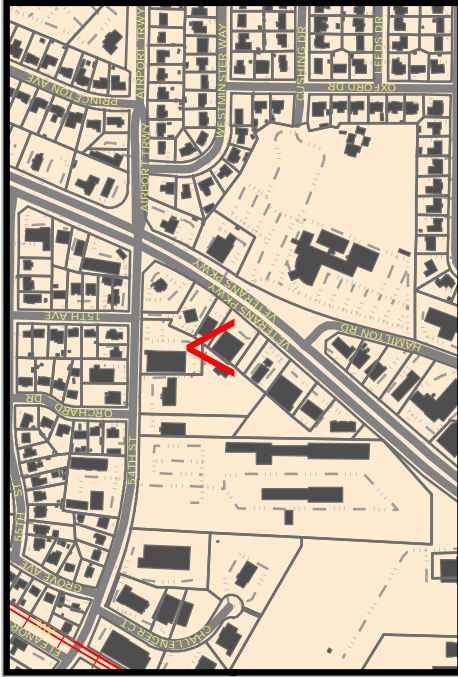
CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-05-20-1776

Applicant:	Michael Wright
Owner:	James T. Brooks, Jr.
Location:	5377 Veterans Parkway
Parcel:	188-020-013
Acreage:	0.89 Acres
Current Zoning Classification:	NC (Neighborhood Commercial)
Proposed Zoning Classification:	GC (General Commercial)
Current Use of Property:	Vacant
Proposed Use of Property:	Veterinary Clinic
Council District:	District 8 (Garrett)
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 F
Current Land Use Designation:	General Commercial

Future Land Use Designation:		Light Manufacturing / Industrial
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 86 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	GC (General Commercial)
	South	NC (Neighborhood Commercial)
	East	SFR3 (Single Family Residential 3)
	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:		Twenty (20) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received one (1) calls and/or emails regarding the rezoning.
	Approval	0 Responses
	Opposition	1 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

Legend

Area To Be Rezoned



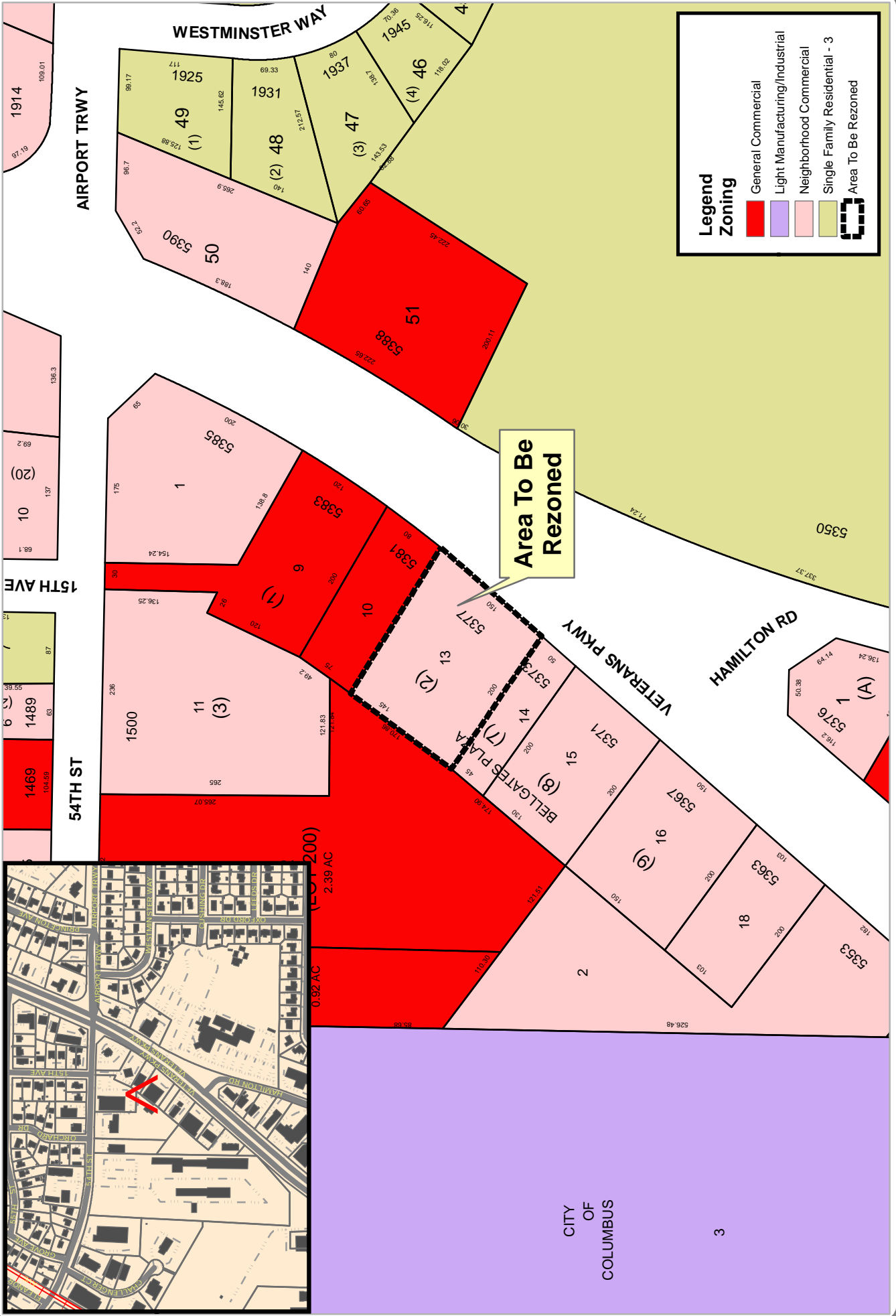
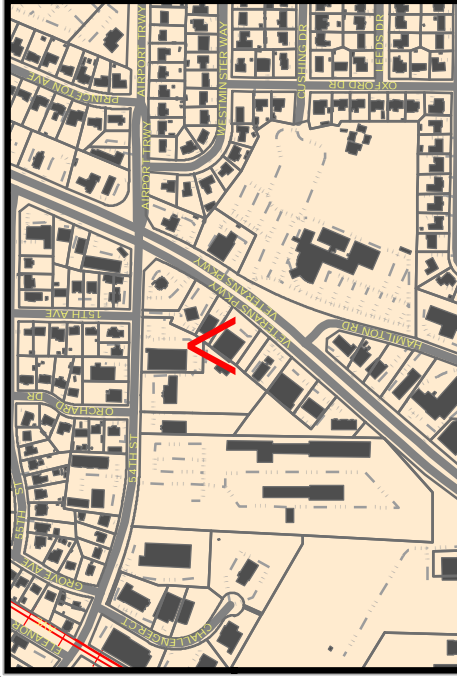
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Date: 5/26/2020

Aerial Map for REZN 05 - 20 - 1776
 Map 188 Block 020 Lot 013
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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

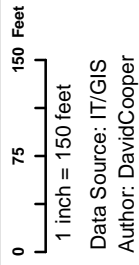




Legend Zoning

- General Commercial
- Light Manufacturing/Industrial
- Neighborhood Commercial
- Single Family Residential - 3
- Area To Be Rezoned

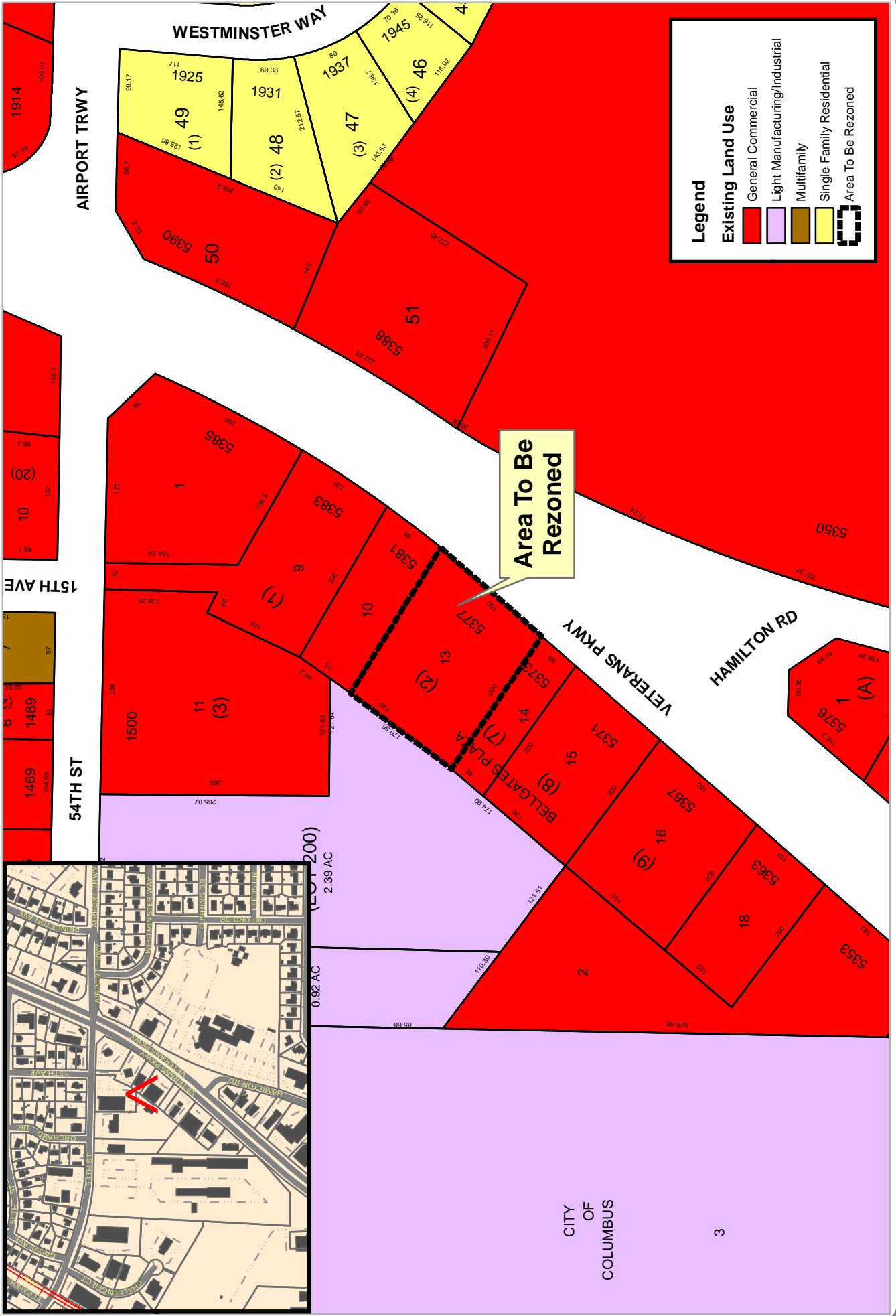
Area To Be Rezoned



Zoning Map for REZN 05 - 20 - 1776
 Map 188 Block 020 Lot 013
 Planning Department-Planning Division
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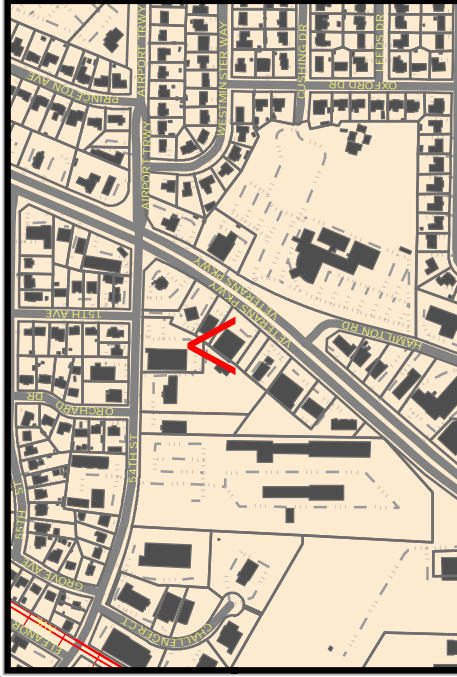




Legend

Existing Land Use

- General Commercial
- Light Manufacturing/Industrial
- Multifamily
- Single Family Residential
- Area To Be Rezoned

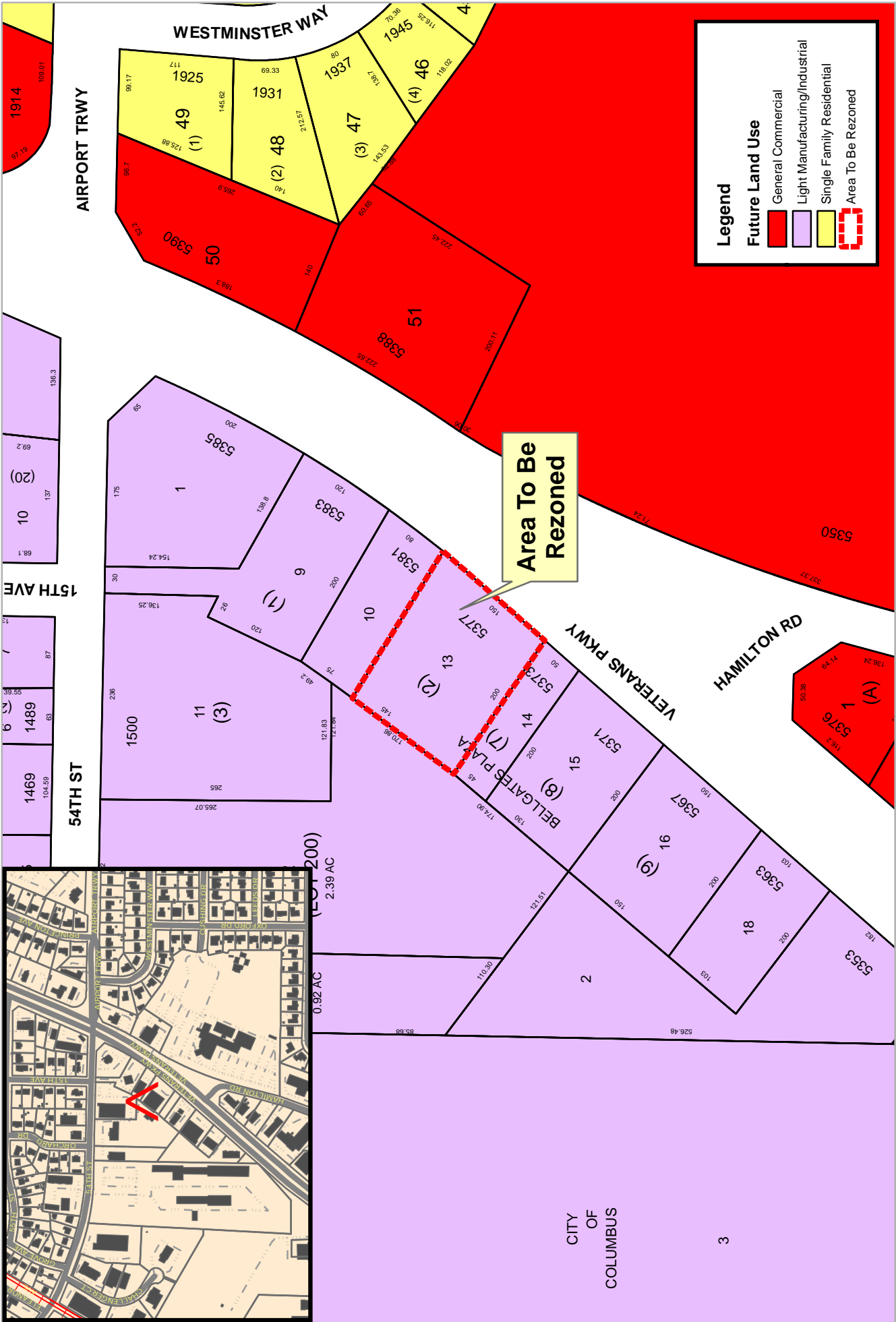
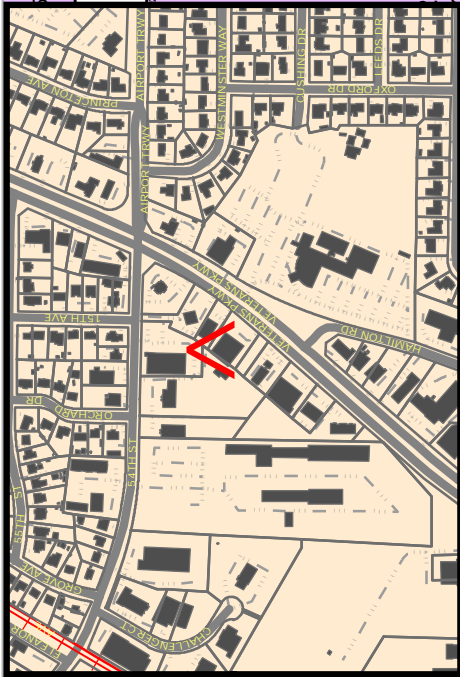


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Existing Land Use Map for REZN 05 - 20 - 1776
 Map 188 Block 020 Lot 013
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Future Land Use Map for REZN 05 - 20 - 1776
Map 188 Block 020 Lot 013
Planning Department-Planning Division
Prepared By Planning GIS Tech

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Date: 5/26/2020

REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 05-20-1776
PROJECT 5377 Veteran's Parkway
CLIENT
REZONING REQUEST NC to GC

LAND USE

Trip Generation Land Use Code* 814 & 640
 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	914	GC	0.89 Acres	44.32	43 Weekday
				42.04	41 Saturday
				20.43	20 Sunday
				Total	104
Daily (Proposed Zoning)					
Animal Hospital/Veterinary Clinic	640	GC	0.89 Acres	4.08	40 AM Peak
				4.72	46 PM Peak
				Total	86

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

TRAFFIC PROJECTIONS

EXISTING ZONING (NC)

Name of Street	Veteran's Parkway
Street Classification	Divided Arterial
No. of Lanes	4
City Traffic Count (2018)	24,600
Existing Level of Service (LOS)**	C
Additional Traffic due to Existing Zoning	104
Total Projected Traffic (2019)	24,704
Projected Level of Service (LOS)**	C

PROPOSED ZONING (GC)

Name of Street	Veteran's Parkway
Street Classification	Divided Arterial
No. of Lanes	4
City Traffic Count (2018)	24,600
Existing Level of Service (LOS)**	C
Additional Traffic due to Proposed	86
Total Projected Traffic (2019)	24,686
Projected Level of Service (LOS)**	C

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