

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-03-24-0628

Applicant:	Donald E. McCaghren
Owner:	Donald E. McCaghren
Location:	5716 Eastside Drive
Parcel:	083-014-019
Acreage:	0.72 Acres
Current Zoning Classification:	Single Family Residential - 1
Proposed Zoning Classification:	General Commercial (GC)
Current Use of Property:	Vacant/Undeveloped
Proposed Use of Property:	General Commercial
Council District:	District 5 (Crabb)
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 B
Current Land Use Designation:	Single Family Residential
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 by 6 trips if used for commercial use.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Surrounding Zoning:	North	Single Family Residential – 1 (SFR1)
	South	General Commercial (GC)
	East	Single Family Residential – 1 (SFR1)
	West	General Commercial (GC)
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:
		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-One (21) 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:

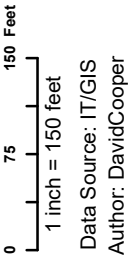
The proposed 5,000 sq ft commercial building will be situated on an existing GC lot. The lot to be rezoned will be used for the driveway and 5 parking spots. The lots would be combined at a later date.

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Traffic Report
Concept Plan



Area To Be Rezoned

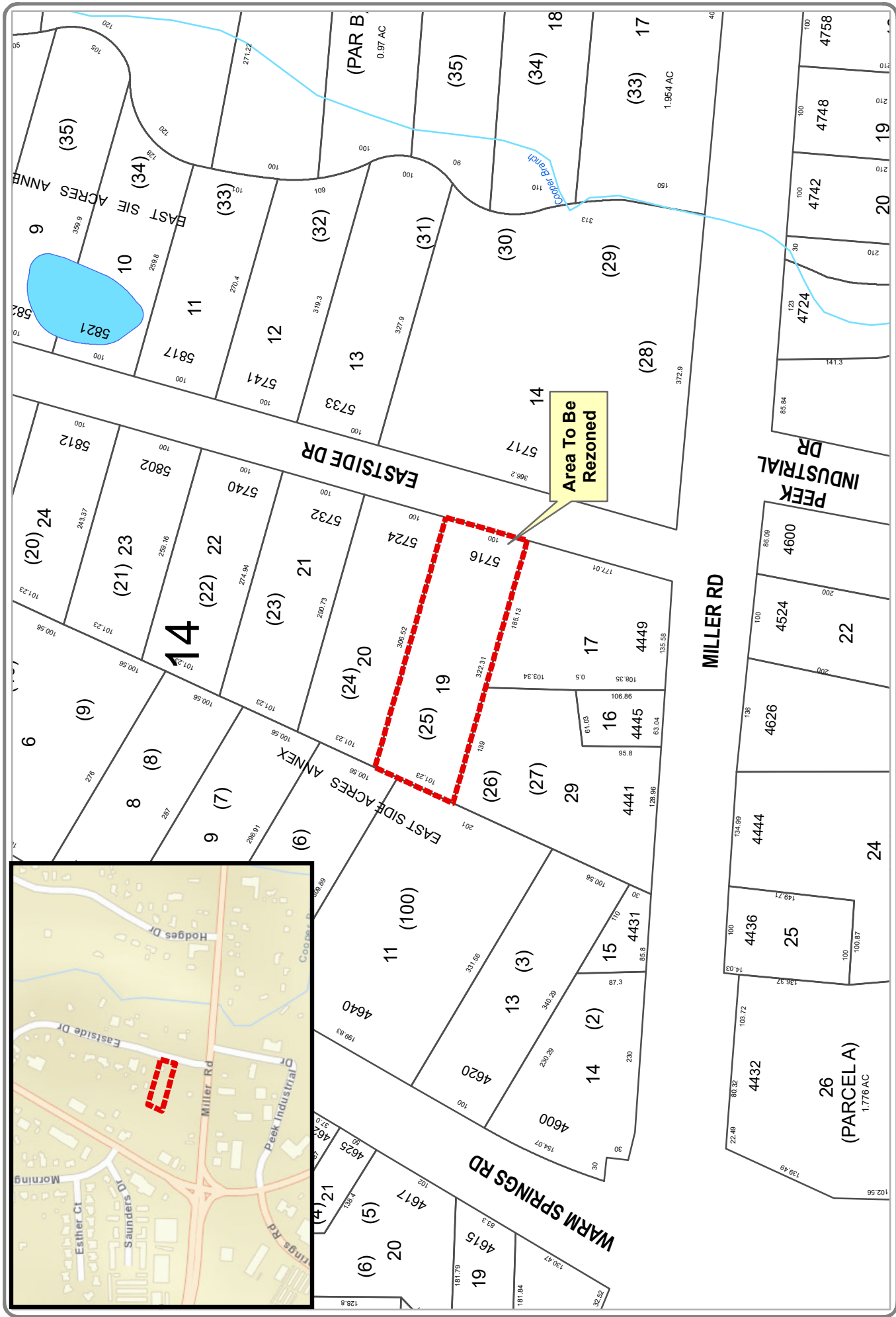


Data Source: IT/GIS
Author: DavidCooper

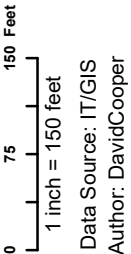
Aerial Map for REZN 03-24-0628
Map 083 Block 014 Lot 019
Planning Department-Planning Division
Prepared By Planning GIS Tech

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.



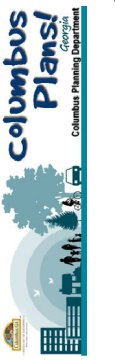


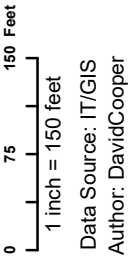
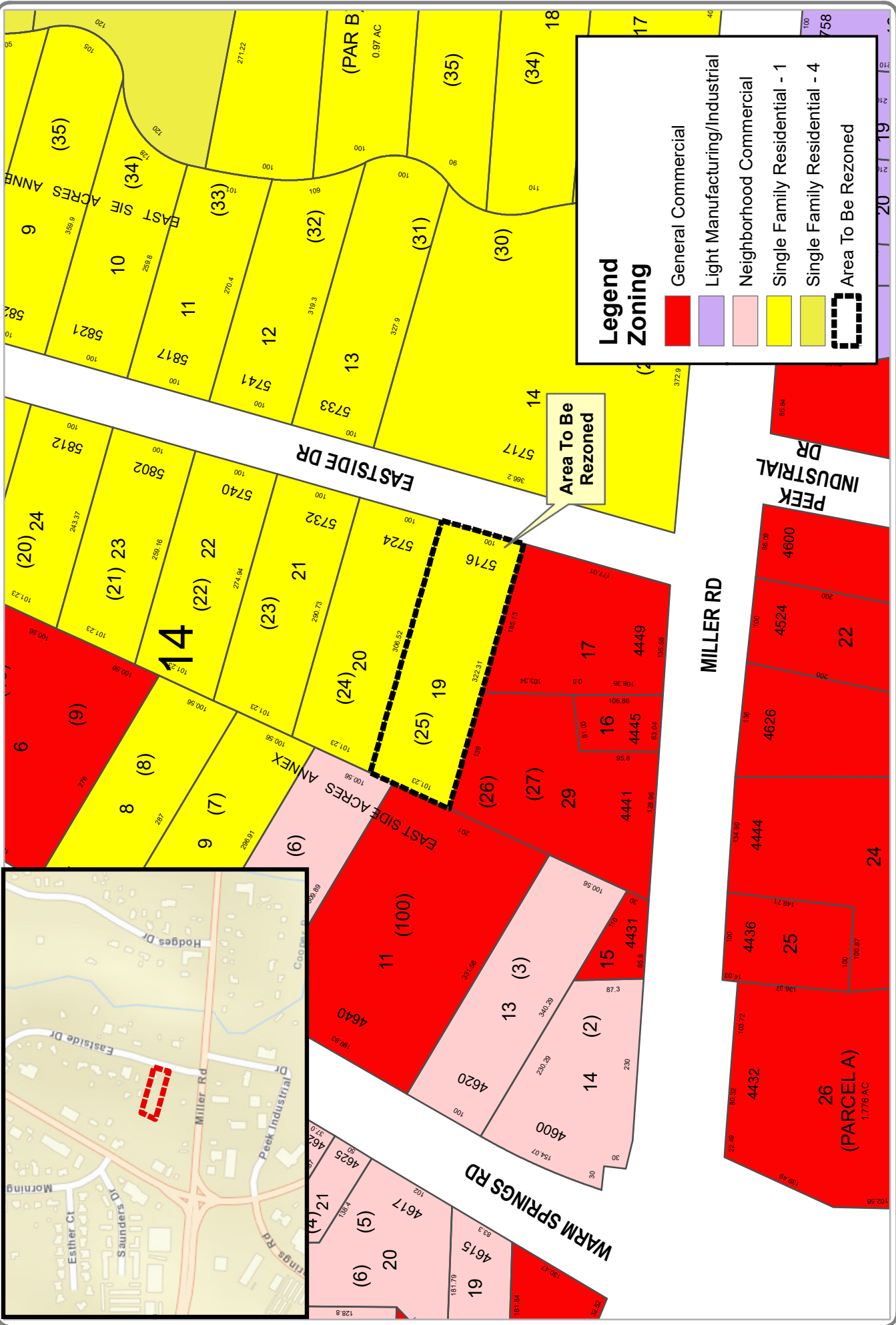
Area To Be Rezoned



Location Map for REZN 03-24-0628
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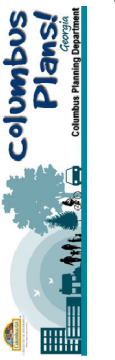
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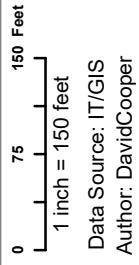
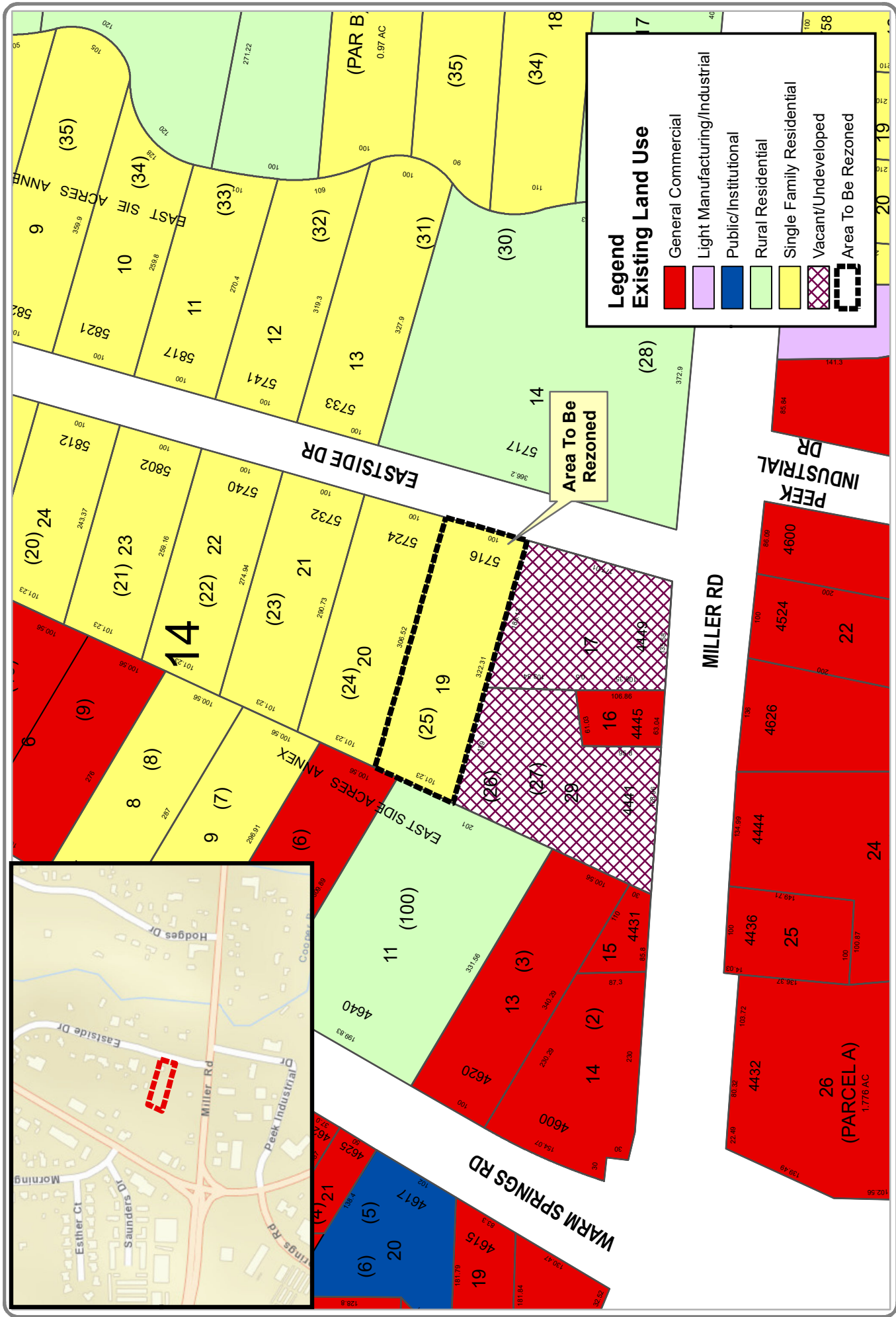




Zoning Map for REZN 03-24-0628
Map 083 Block 014 Lot 019
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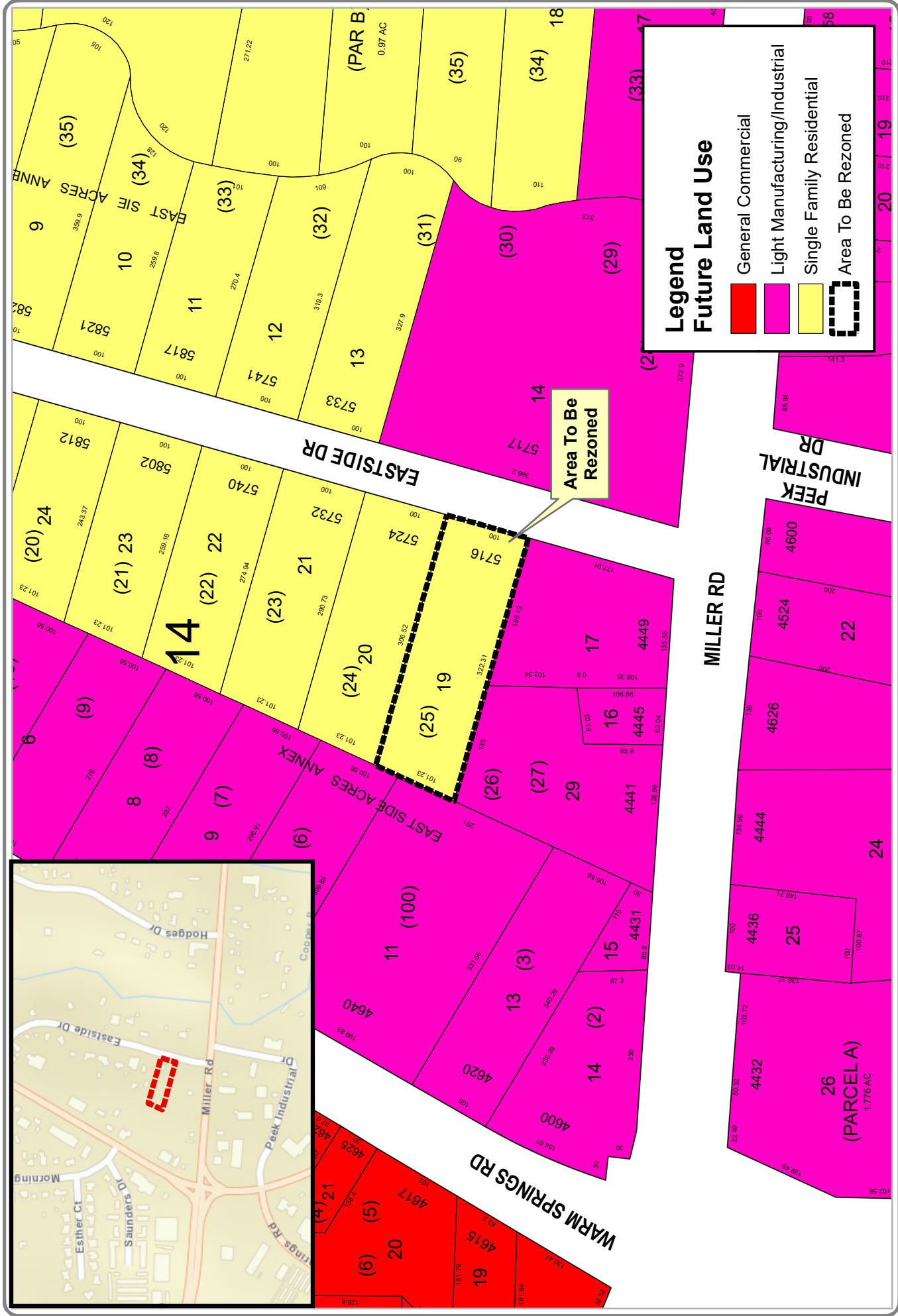
Existing Land Use Map for REZN 03-24-0628
Map 083 Block 014 Lot 019
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Date: 4/2/2024

Data Source: IT/GIS
Author: David Cooper



**Legend
Future Land Use**

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

Area To Be Rezoned



Data Source: IT/GIS
Author: DavidCooper

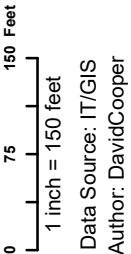
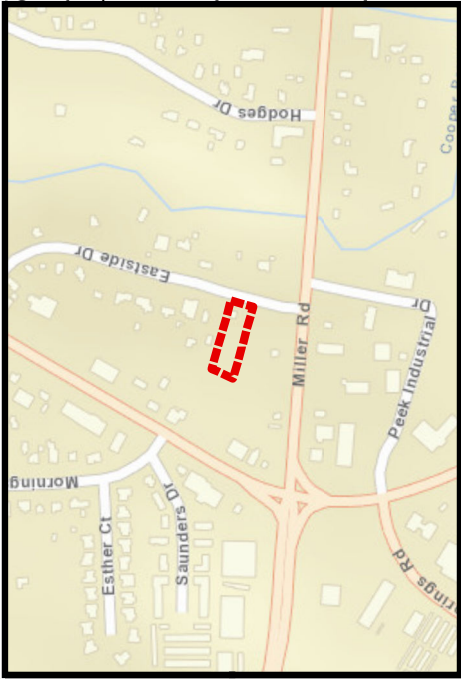
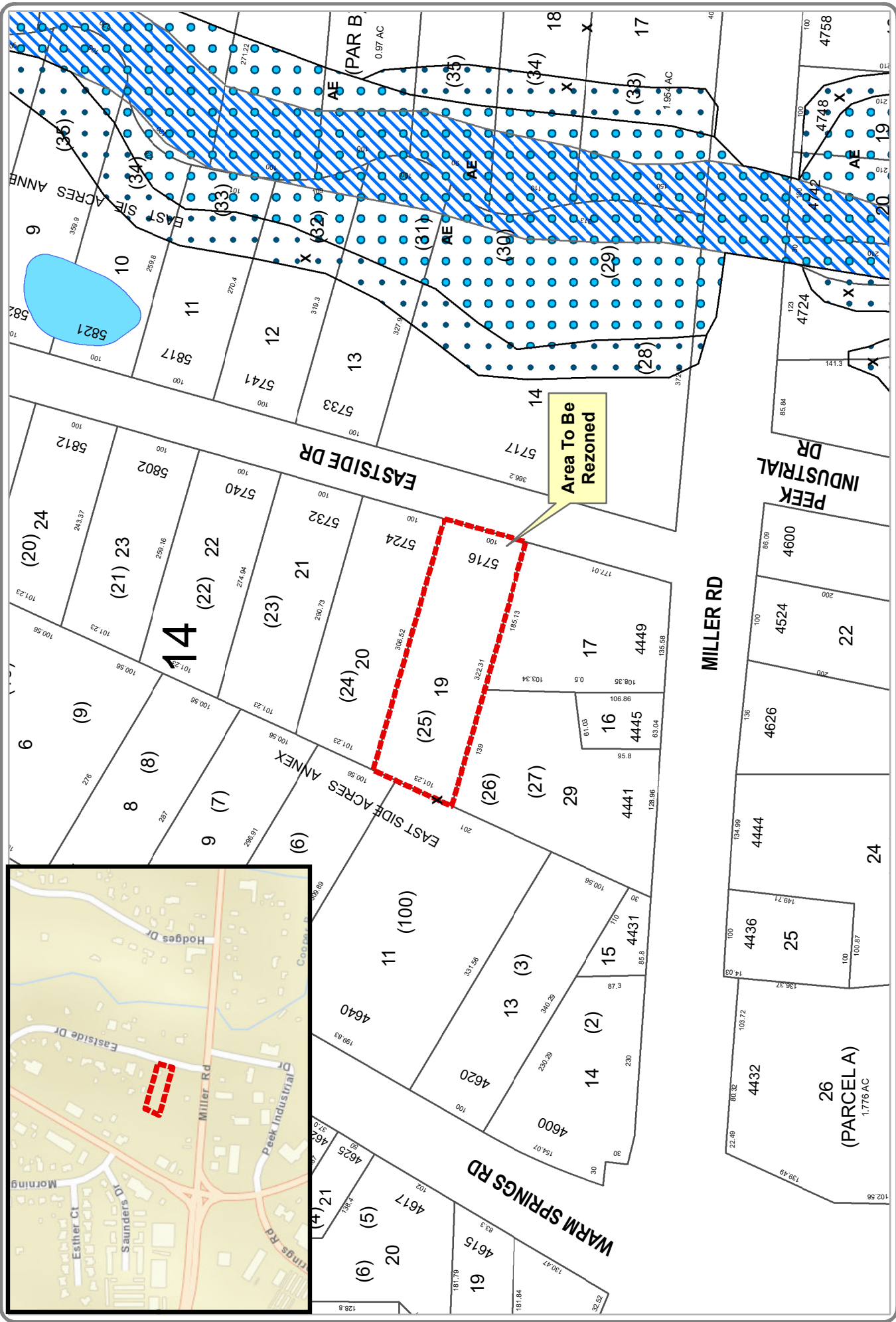
Future Land Use Map for REZN 03-24-0628
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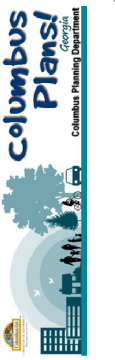




Flood Hazard Map for REZN 03-24-0628
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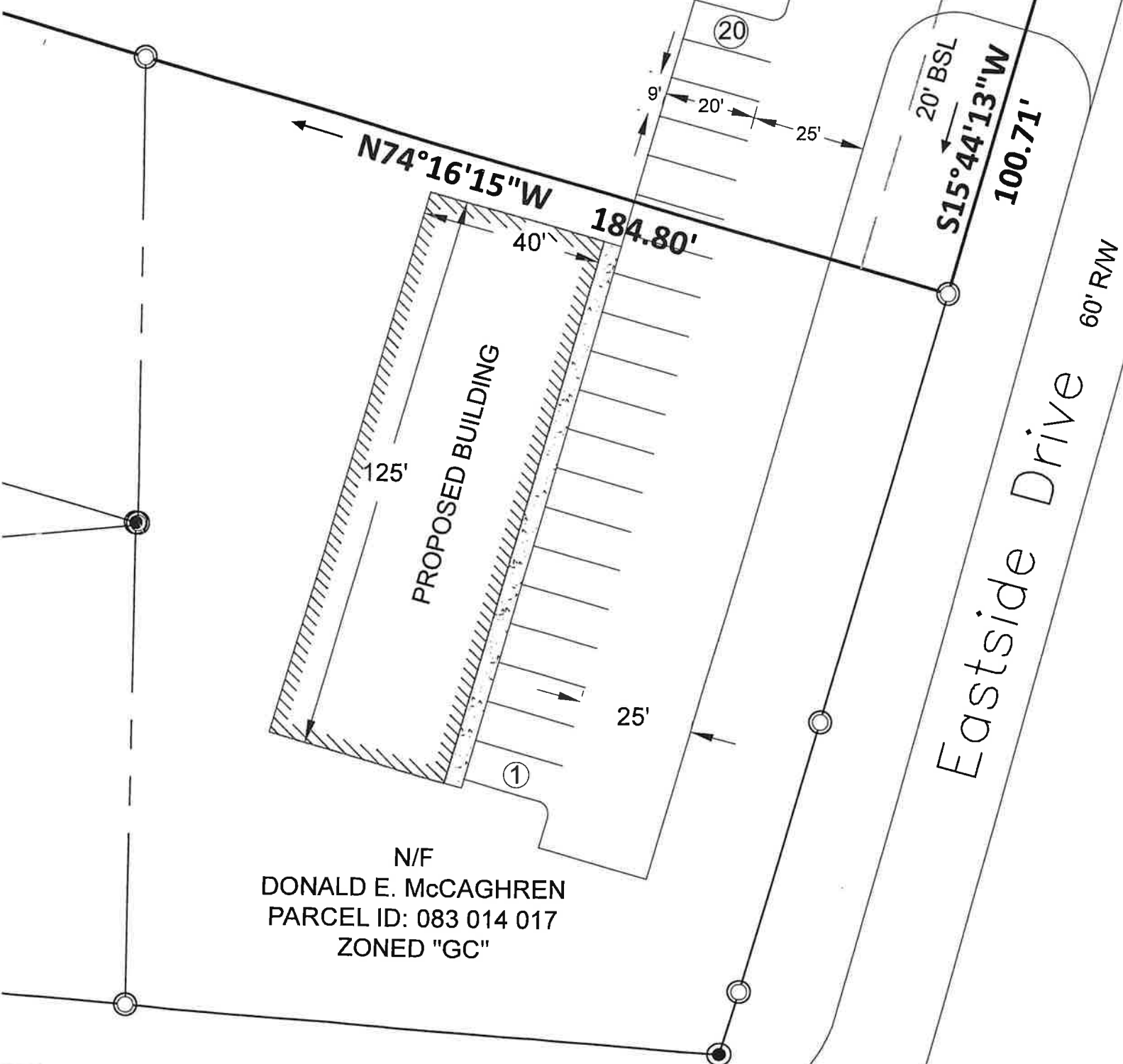


ZONED "SFR1"

31"E
305.47'

5

019
"SFR1"
"GC"



N/F
DONALD E. McCAGHREN
PARCEL ID: 083 014 017
ZONED "GC"

Eastside Drive
60' RW