

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-04-24-0767

| | |
|--|---|
| Applicant: | Harlan A Price |
| Owner: | Eluis Dafraw/Purple Phoenix LLC |
| Location: | 5470 Schatulga Road |
| Parcel: | 111-015-027 |
| Acreage: | 5.03 Acres |
| C Current Zoning Classification: | Heavy Manufacturing/Industrial (HMI) |
| Proposed Zoning Classification: | General Commercial (GC) |
| Current Use of Property: | Office Space |
| Proposed Use of Property: | Banquet Hall |
| Council District: | District 6 (Allen) |
| PAC Recommendation: | Approval based on the Staff Report and compatibility with existing land uses. |
| Planning Department Recommendation: | Approval compatibility with existing land uses north and north west of the property. |
| Fort Benning's Recommendation: | N/A |
| DRI Recommendation: | N/A |
| General Land Use: | Inconsistent Planning Area E |
| Current Land Use Designation: | Light Manufacturing/Industrial |

| | | |
|--|--------------|---|
| Future Land Use Designation: | | Heavy Manufacturing/Industrial (HMI) |
| 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 91 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 | Heavy Manufacturing/Industrial (HMI) |
| | South | Heavy Manufacturing/Industrial (HMI) |
| | East | Heavy Manufacturing/Industrial (HMI) |
| | West | Light Manufacturing/Industrial (LMI) |
| 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 HMI 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: | | Seventeen (17) 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. |

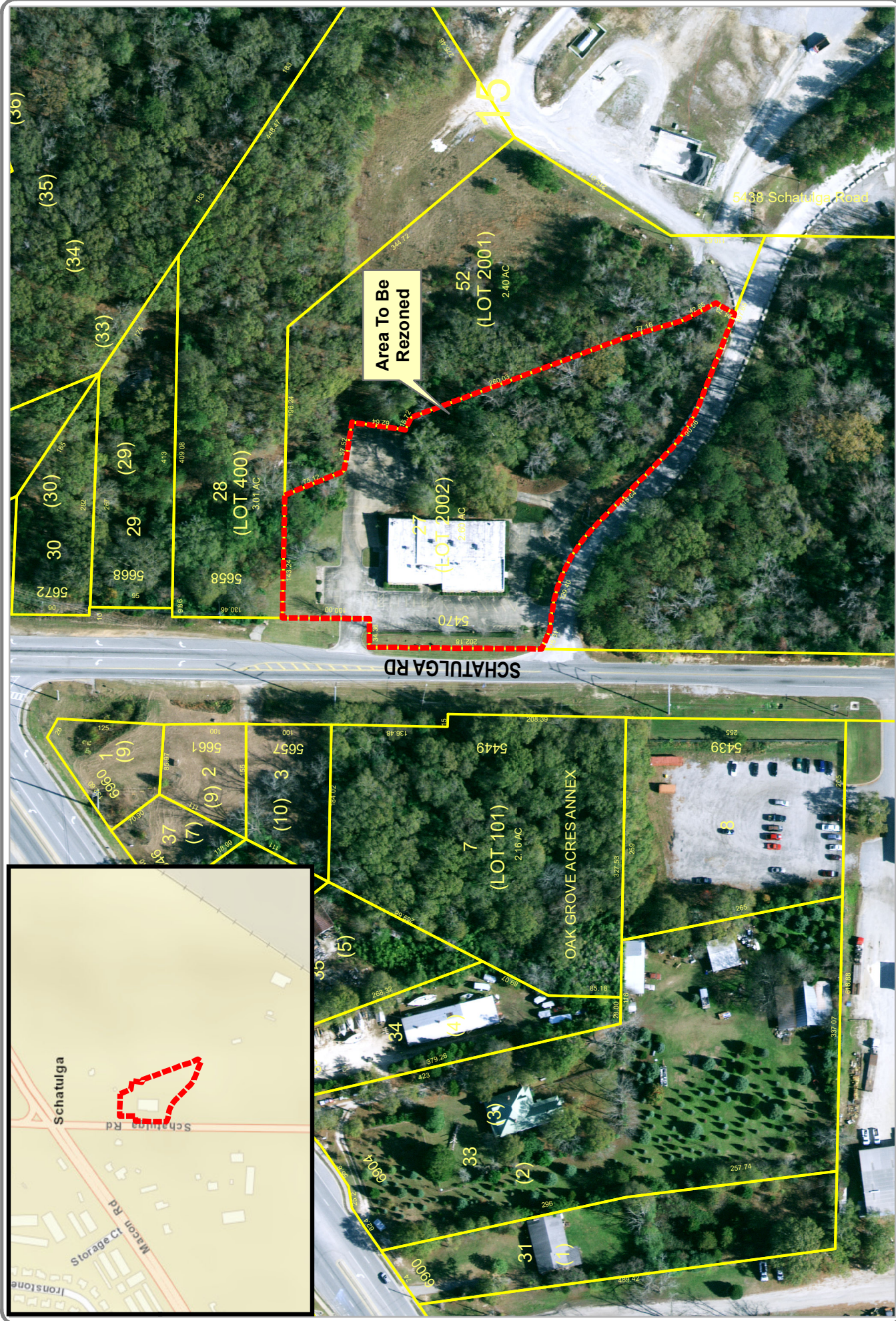
Approval 0 Responses
Opposition 0 Responses

Additional Information:

Applicant plans to use the existing 10,000 sq ft office building.

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Flood Map
Traffic Report



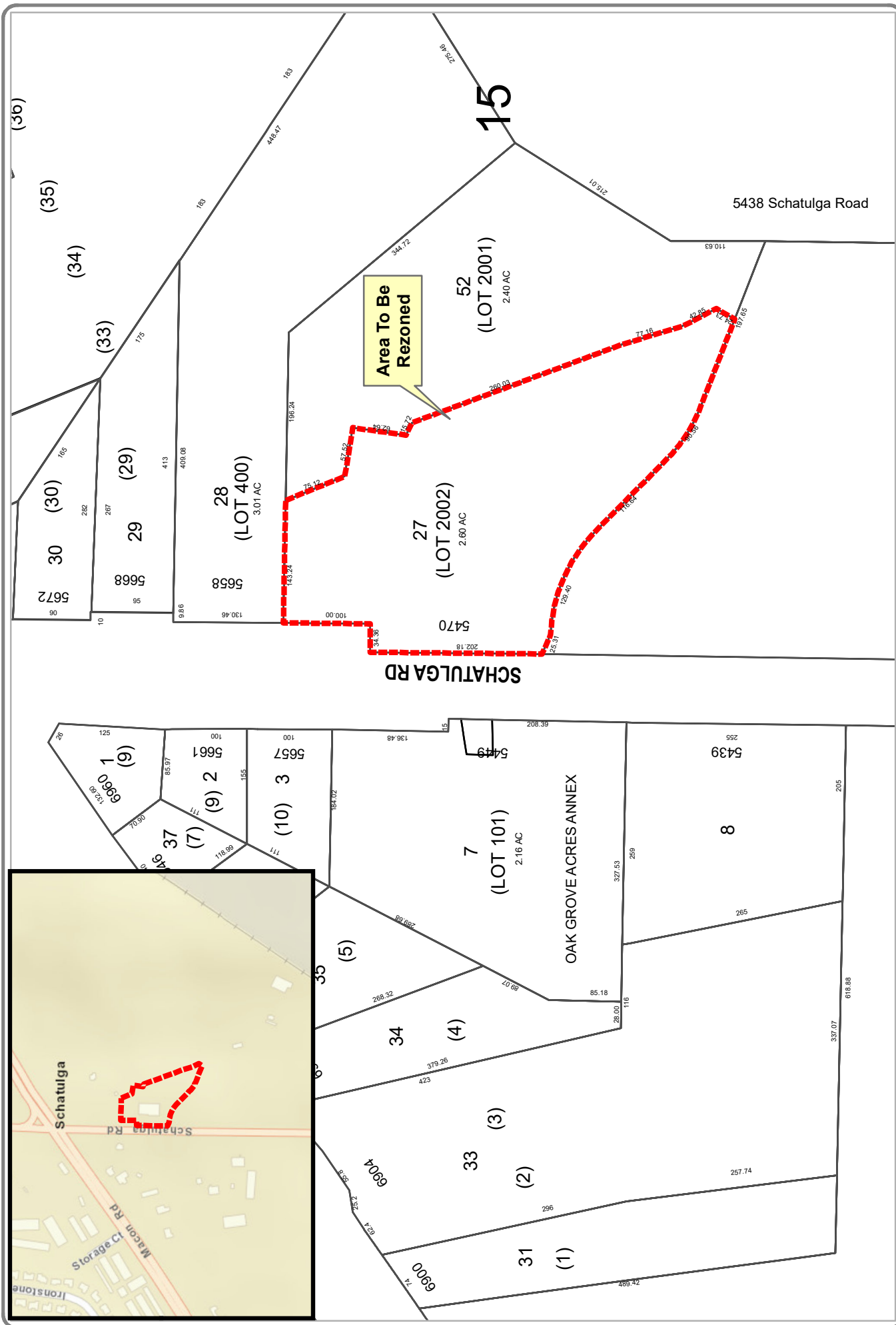
0 75 150 Feet
 1 inch = 150 feet
 Data Source: IT/GIS
 Author: DavidCooper

Aerial Map for REZN 04-24-0767
 Map 111 Block 015 Lot 027
 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: 4/29/2024



Area To Be Rezoned

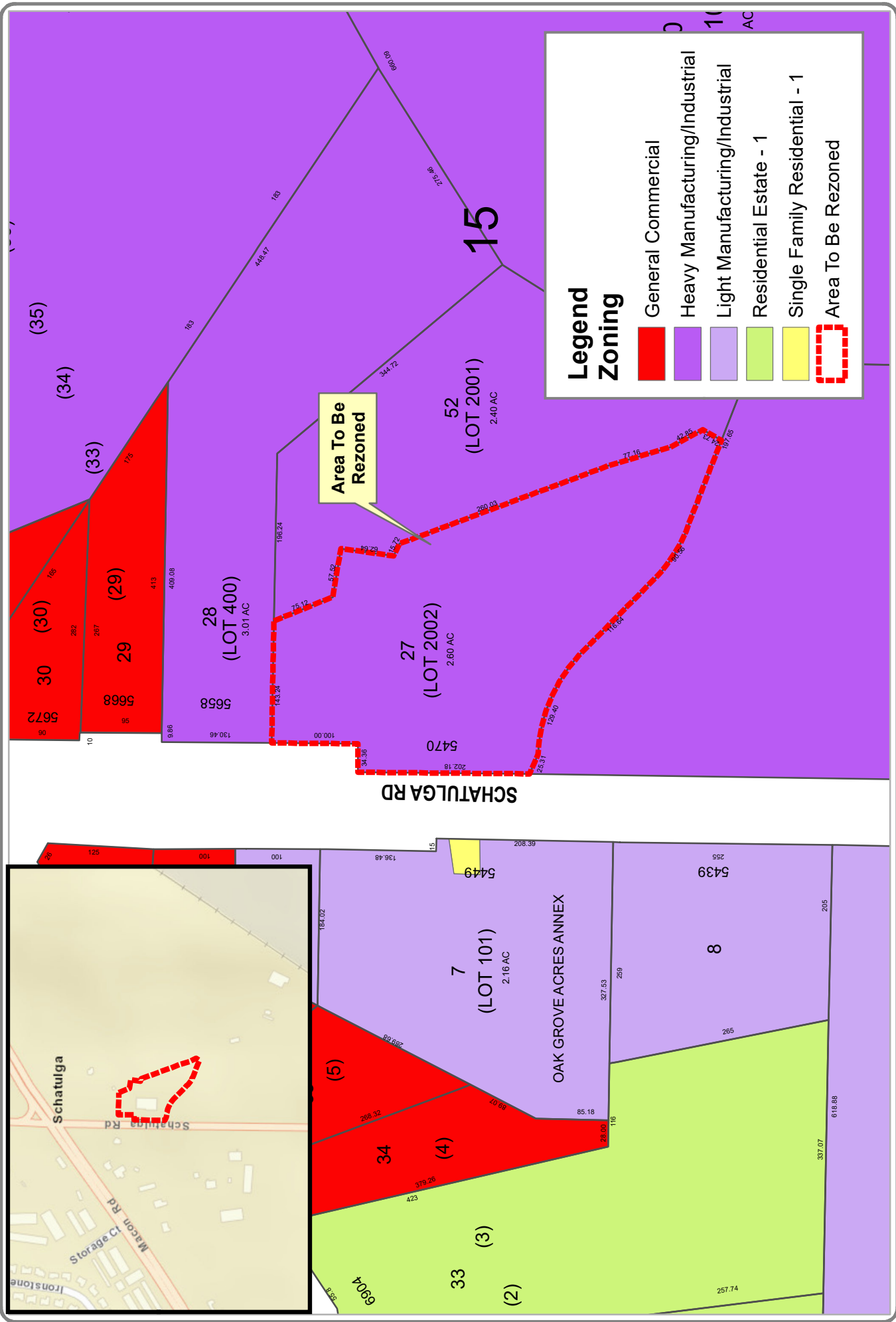


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Location Map for REZN 04-24-0767
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Legend Zoning

- General Commercial
- Heavy Manufacturing/Industrial
- Light Manufacturing/Industrial
- Residential Estate - 1
- Single Family Residential - 1
- Area To Be Rezoned



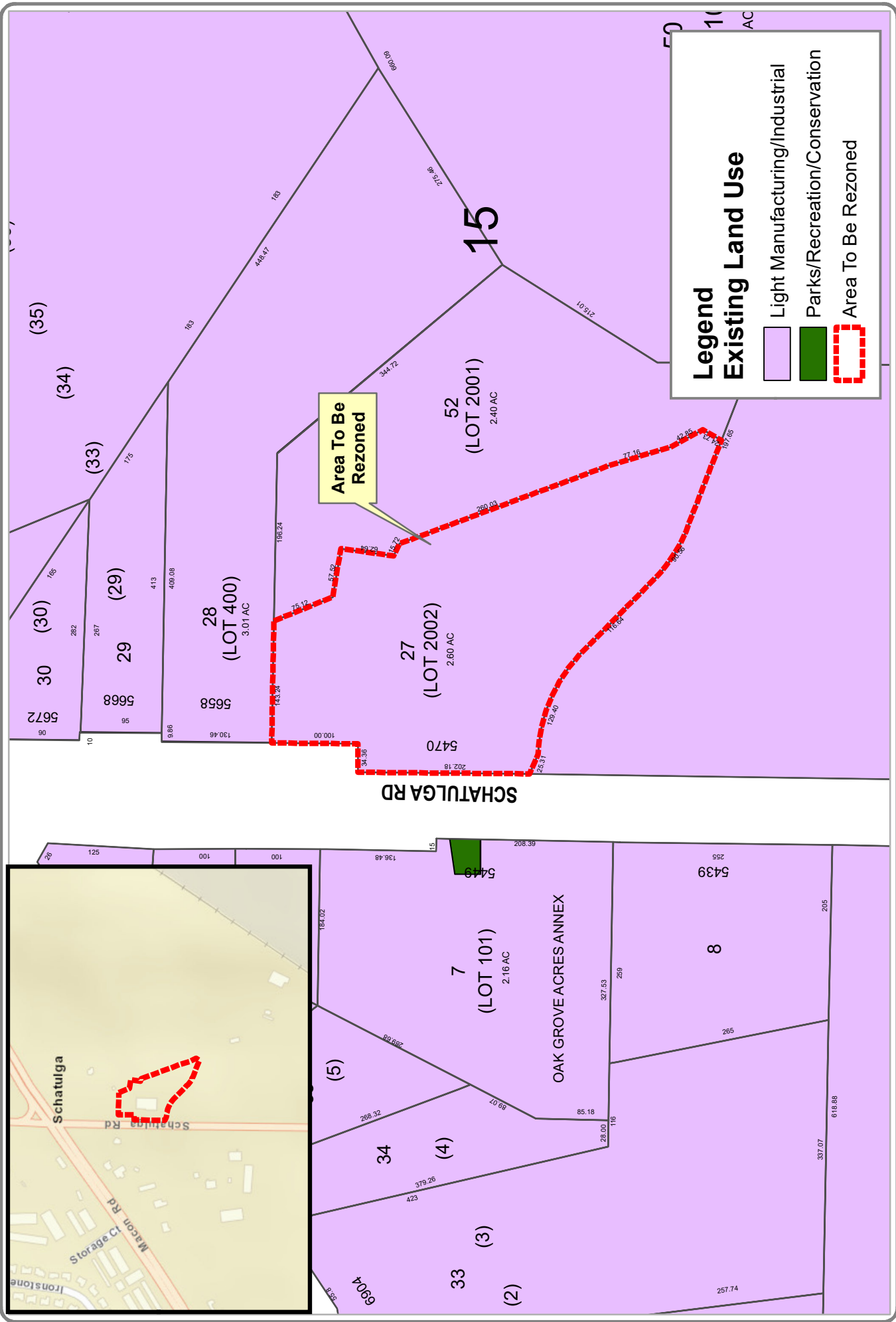
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Zoning Map for REZN 04-24-0767
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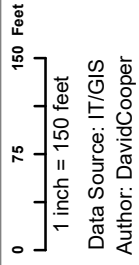
Date: 4/29/2024



Area To Be Rezoned

Legend
Existing Land Use

- Light Manufacturing/Industrial
- Parks/Recreation/Conservation
- Area To Be Rezoned

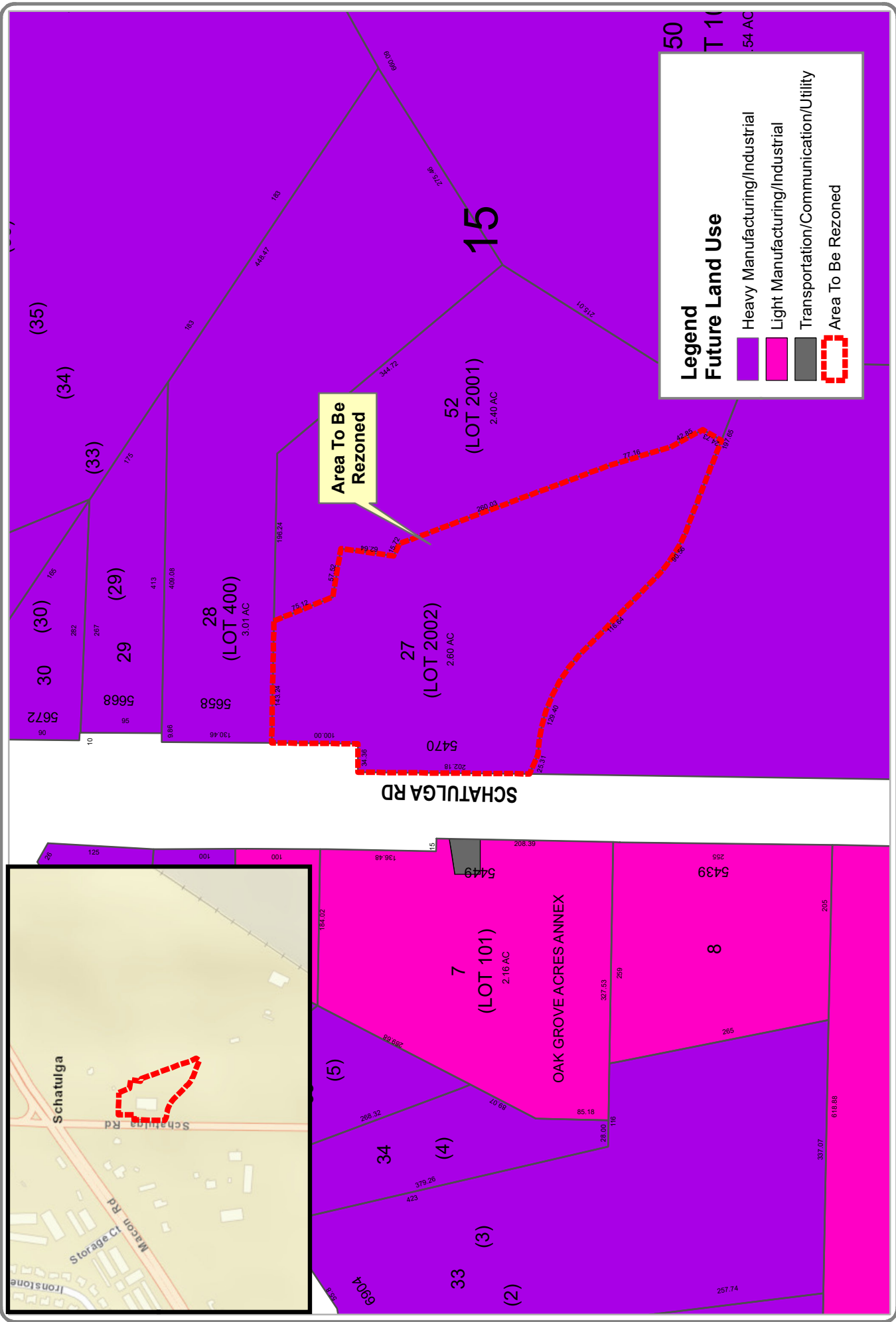


Existing Land Use Map for REZN 04-24-0767
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Legend
Future Land Use

- Heavy Manufacturing/Industrial
- Light Manufacturing/Industrial
- Transportation/Communication/Utility
- Area To Be Rezoned

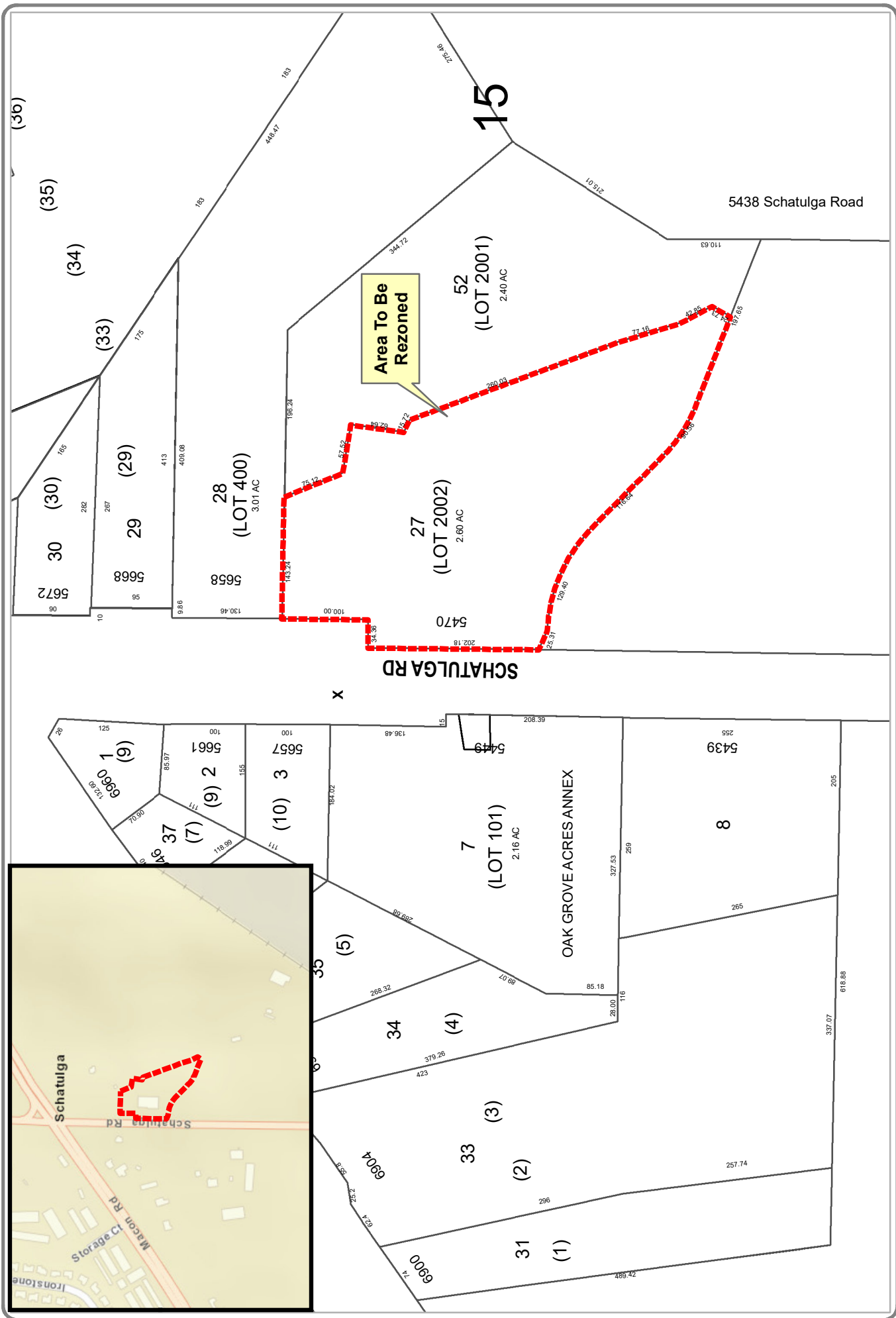
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Future Land Use Map for REZN 04-24-0767
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Area To Be Rezoned



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 Author: DavidCooper

Flood Hazard Map for REZN 04-24-0767
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REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 04-24-0767
PROJECT 5470 Schatulga Road
CLIENT
REZONING REQUEST HMI to GC

LAND USE

Trip Generation Land Use Code* 140 & 435
 Existing Land Use Heavy Manufacturing Industrial (HMI)
 Proposed Land Use General Commercial - (GC)
 Existing Trip Rate Unit HMI - 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) | | | | | |
| Manufacturing | 140 | HMI | 5.03 Acres | 4.75 | 69 |
| | | | | 1.49 | 22 |
| | | | | 0.99 | 14 |
| | | | | | Weekday |
| | | | | | Saturday |
| | | | | | Sunday |
| | | | | Total | 105 |
| Daily (Proposed Zoning) | | | | | |
| Multipurpose Recreation Facility | 435 | GC | 5.03 Acres | 3.58 | 196 |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | Total | 196 |

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

TRAFFIC PROJECTIONS

EXISTING ZONING (HMI)

| | |
|---|---------------------|
| Name of Street | 5470 Schatulga Road |
| Street Classification | Undivided Arterial |
| No. of Lanes | 2 |
| City Traffic Count (2023) | 7,290 |
| Existing Level of Service (LOS)** | B |
| Additional Traffic due to Existing Zoning | 105 |
| Total Projected Traffic (2024) | 7,395 |
| Projected Level of Service (LOS)** | B |

PROPOSED ZONING (GC)

| | |
|------------------------------------|---------------------|
| Name of Street | 5470 Schatulga Road |
| Street Classification | Undivided Arterial |
| No. of Lanes | 2 |
| City Traffic Count (2023) | 7,290 |
| Existing Level of Service (LOS)** | B |
| Additional Traffic due to Proposed | 196 |
| Total Projected Traffic (2024) | 7,486 |
| 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)*

