

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

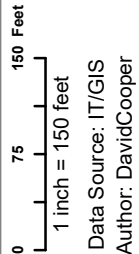
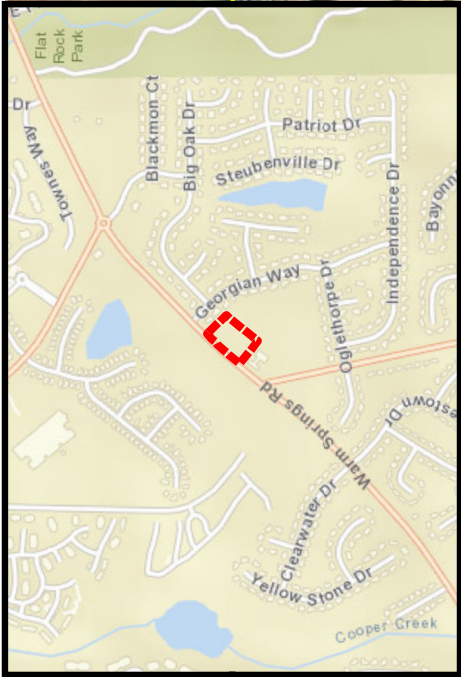
COUNCIL STAFF REPORT

REZN-07-24-1562

Applicant:	Jefcoat Real Estate Services, LLC
Owner:	Warm Springs Road Realty Investments
Location:	5710 Warm Springs Road
Parcel:	101-031-003
Acreage:	2.09 Acres
Current Zoning Classification:	Neighborhood Commercial
Proposed Zoning Classification:	General Commercial
Current Use of Property:	Vacant
Proposed Use of Property:	Multi-Tenant Retail, Office Space
Council District:	District 6 (Allen)
PAC Recommendation:	Conditional approval based on the Staff Report and compatibility with existing land uses. The recommended conditions are: 1) no gasoline sales/pumps shall be permitted, and 2) the tree buffer along the northeastern property shall not be removed.
Planning Department Recommendation:	Conditional approval based on compatibility with existing land uses. The Planning Department concurs with the recommendations of the Planning Advisory Commission.
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A

General Land Use:		Inconsistent Planning Area B
Current Land Use Designation:		Vacant/ Undeveloped
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 increase by 39 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	General Commercial (GC)
	South	General Commercial (GC)
	East	Single Family Residential – 3 (SFR3)
	West	Neighborhood Commercial (NC)
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 call regarding the rezoning.
	Approval	0 Responses
	Opposition	0 Responses
Additional Information:		N/A
Attachments:		Aerial Land Use Map Location Map Zoning Map

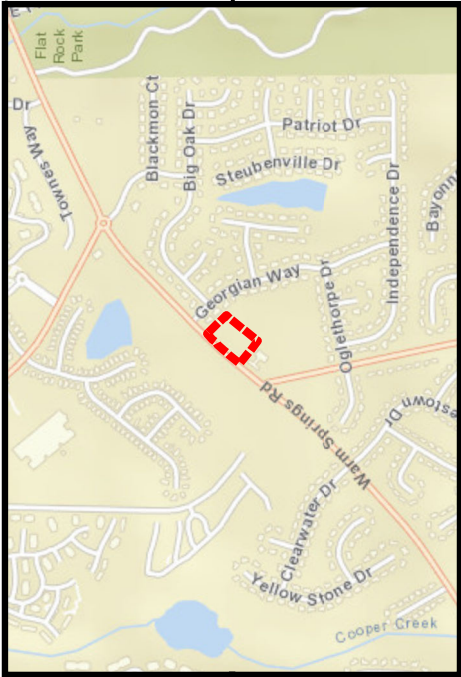
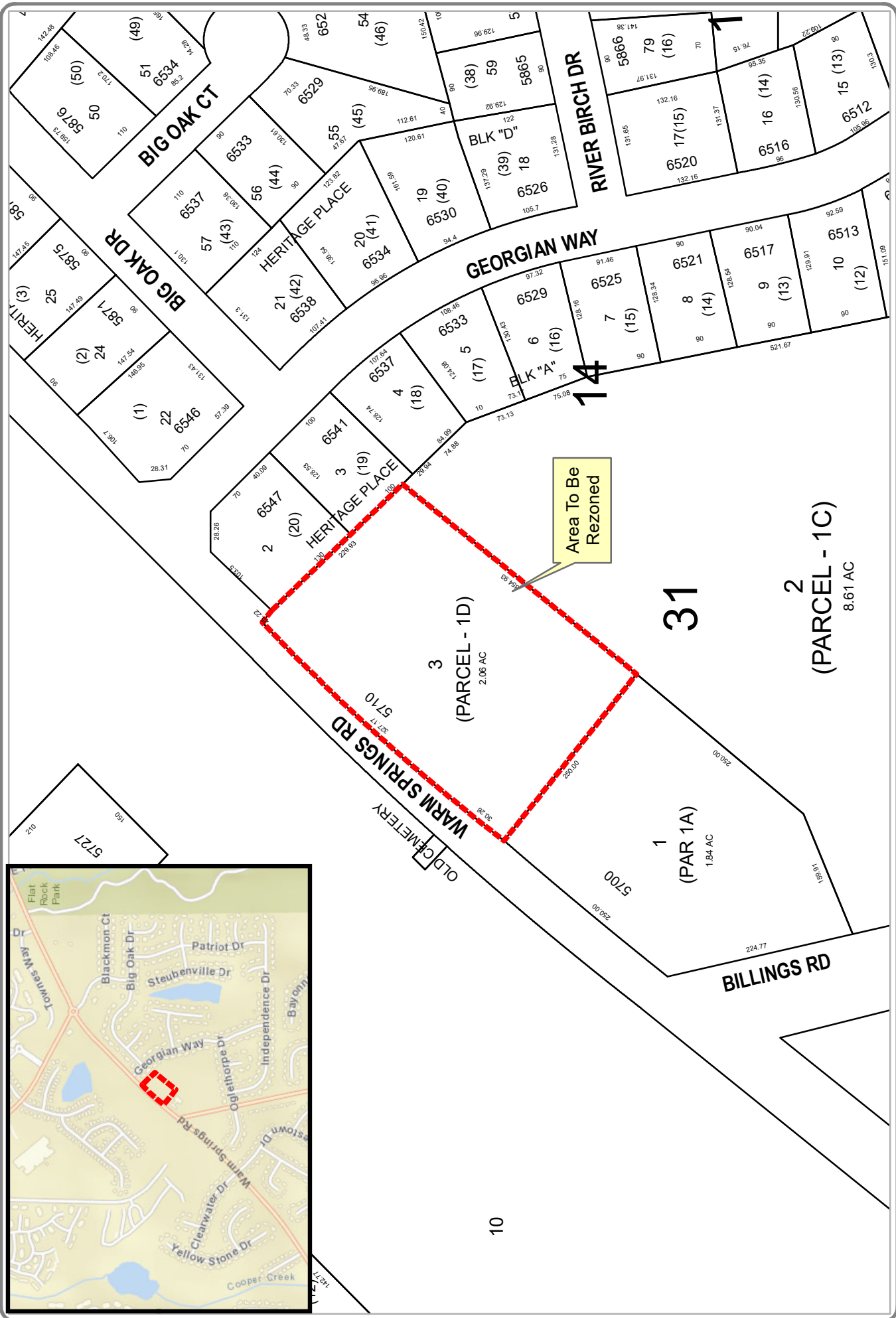
Existing Land Use Map
Future Land Use Map
Flood Map
Traffic Report
Site Plan



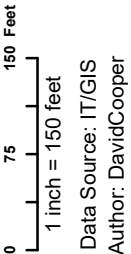
Aerial Map for REZN 06-24-1562
 Map 101 Block 031 Lot 003
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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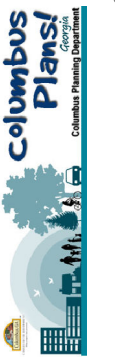


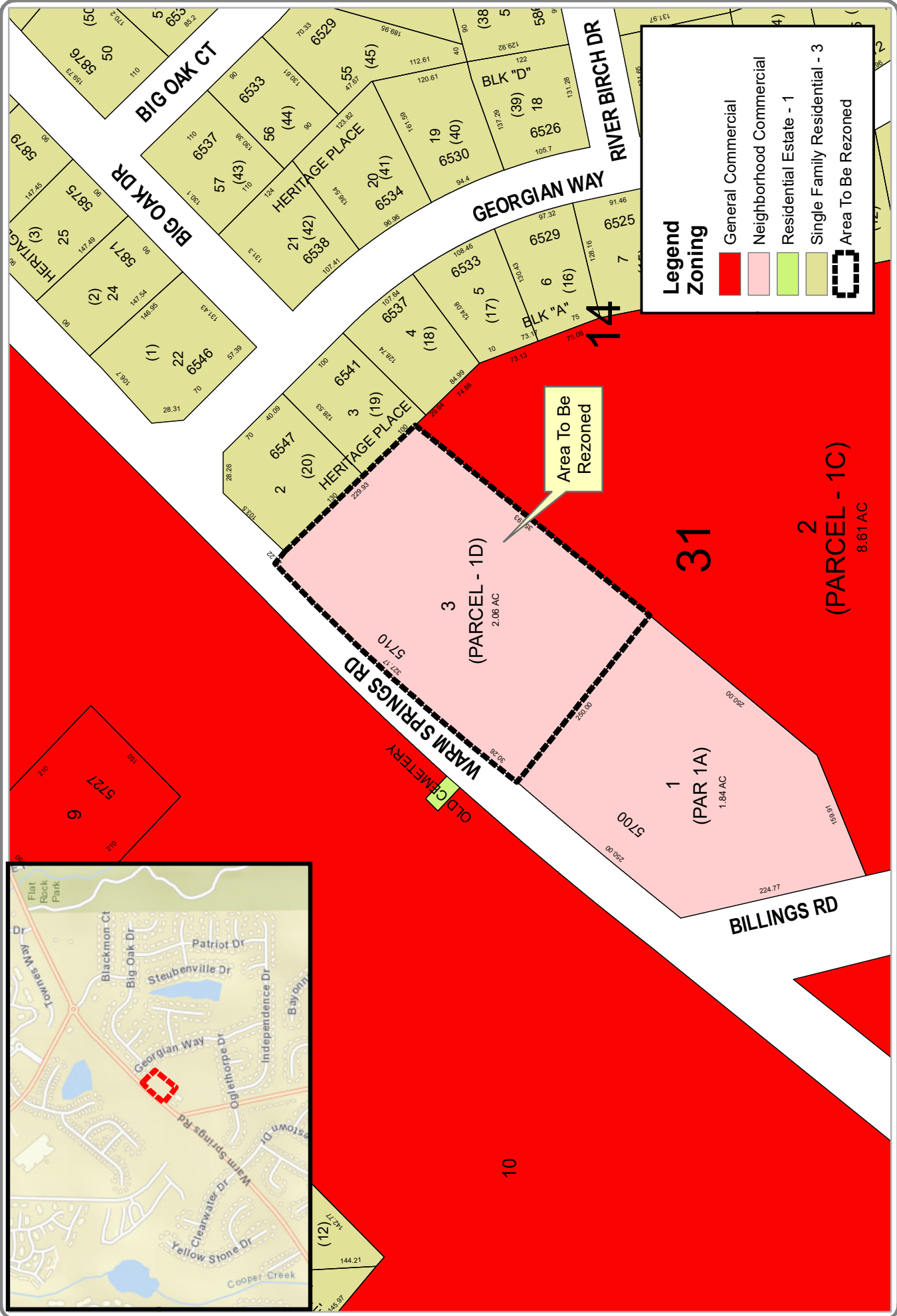
Area To Be Rezoned



Location Map for REZN 06-24-1562
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150 Feet
 0 75 150 feet
 1 inch = 150 feet
 Data Source: IT/GIS
 Author: DavidCooper

Zoning Map for REZN 06-24-1562
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Date: 7/23/2024



Legend
Future Land Use

- General Commercial
- Mixed Use
- Rural Residential
- Single Family Residential
- Transportation/Communication/Utility
- Area To Be Rezoned

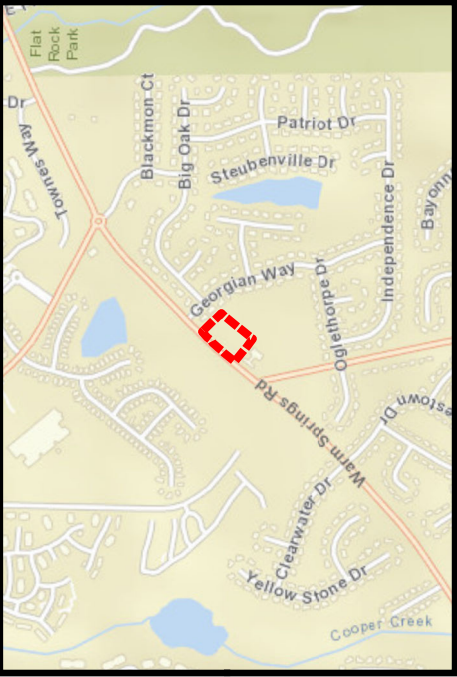
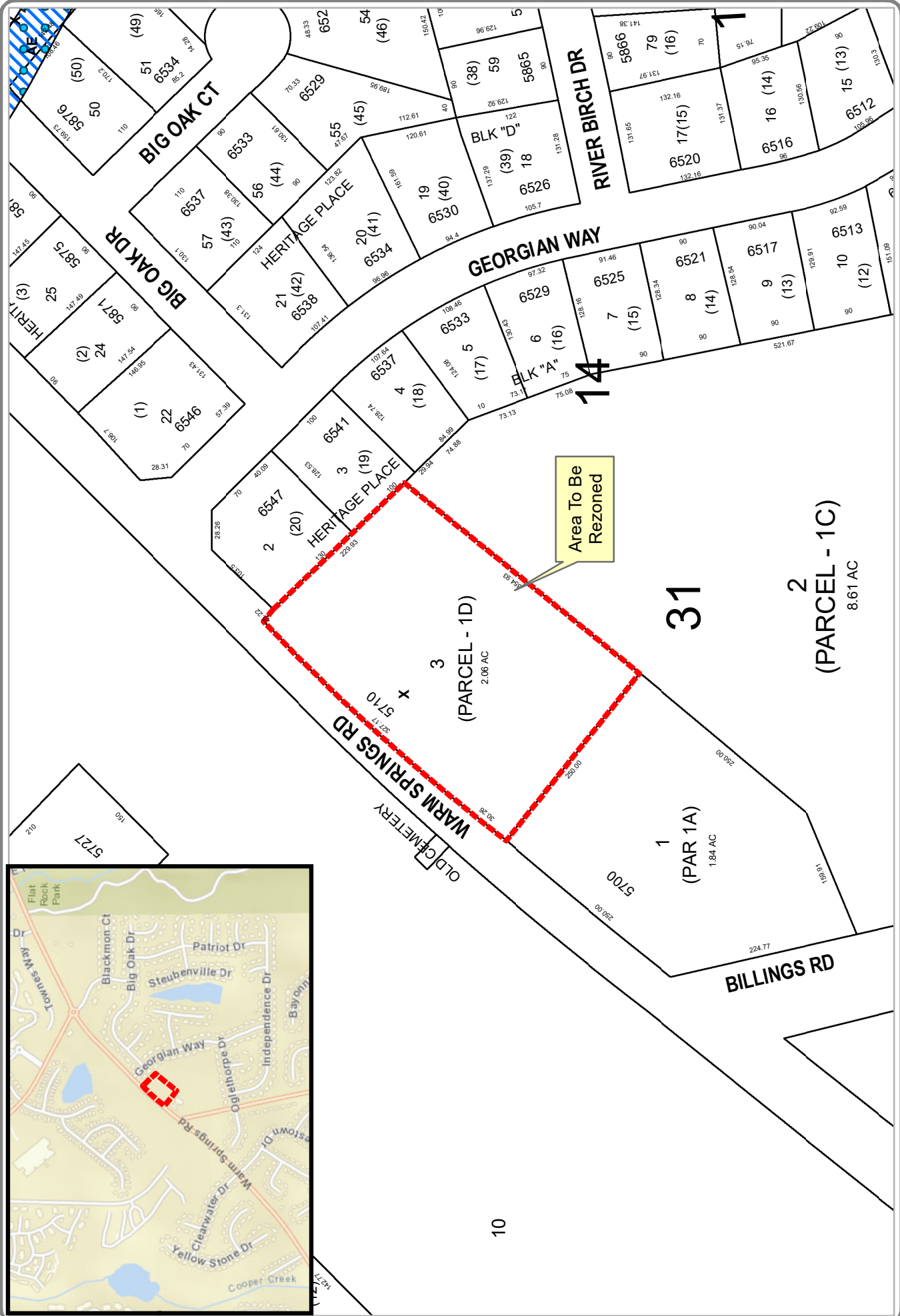
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Future Land Use Map for REZN 06-24-1562
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Area To Be Rezoned



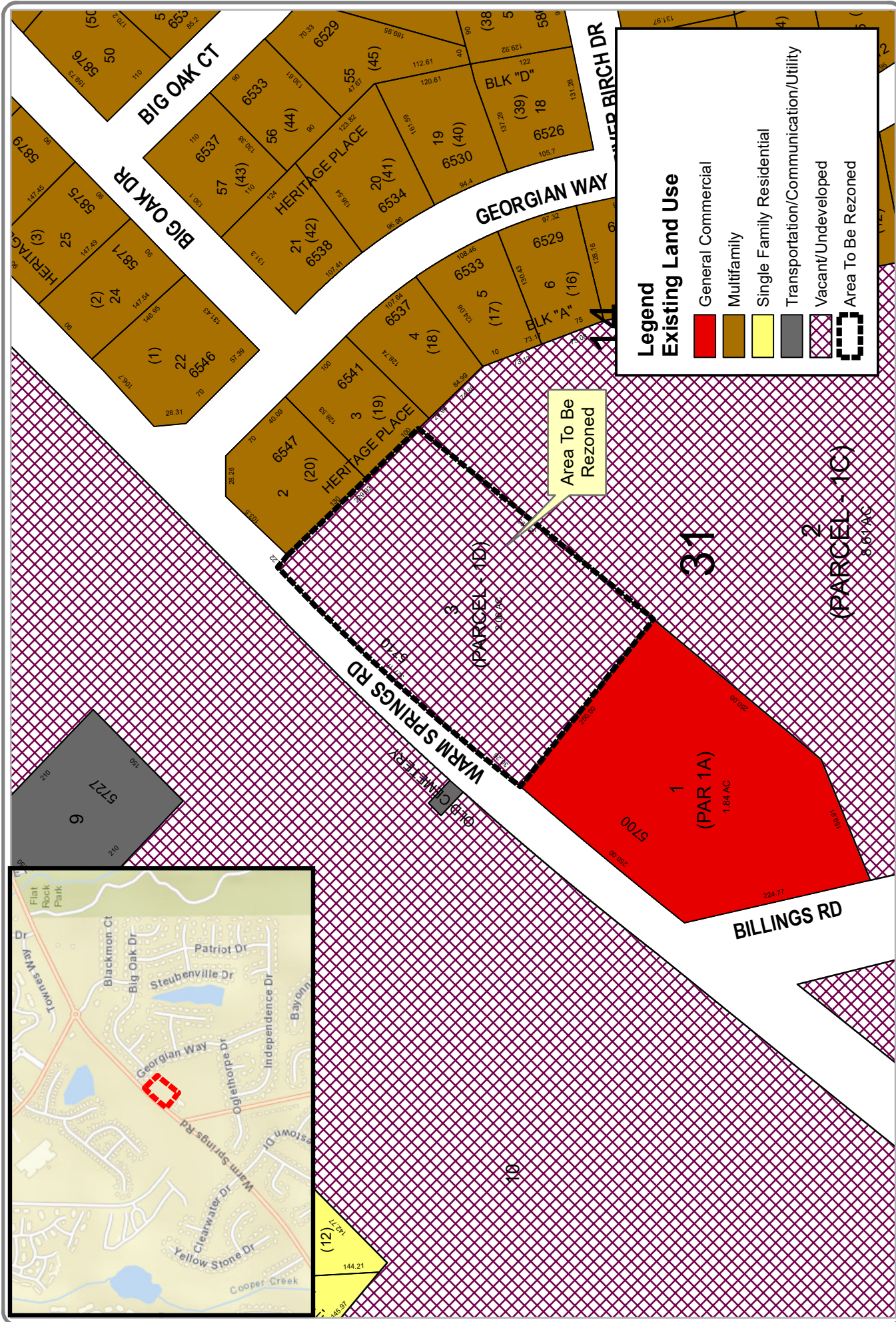
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Flood Hazard Map for REZN 06-24-1562
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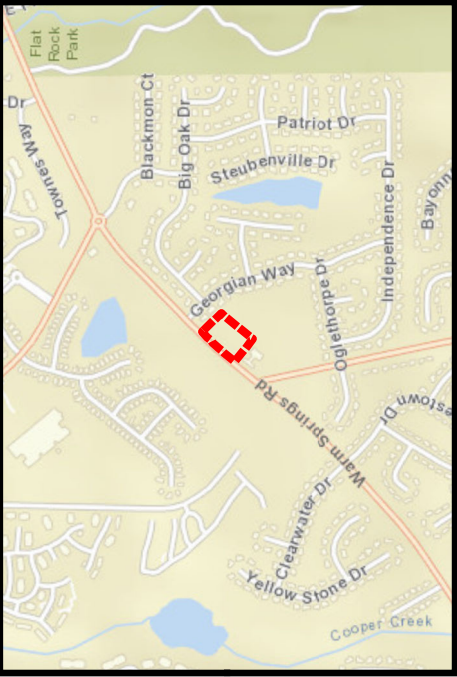


Date: 7/22/2024



Legend
Existing Land Use

- General Commercial
- Multifamily
- Single Family Residential
- Transportation/Communication/Utility
- Vacant/Undeveloped
- Area To Be Rezoned



0 75 150 Feet
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 Author: DavidCooper

Existing Land Use Map for REZN 06-24-1562
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