

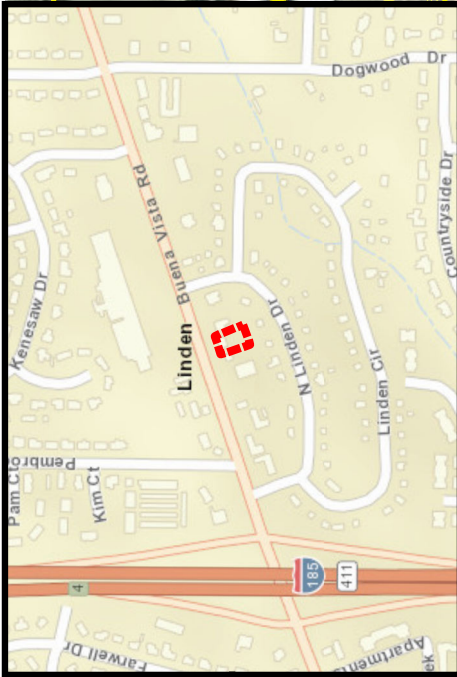
CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-08-24-1865

Applicant:	Kyra Cottle
Owner:	DSBV Property LLC
Location:	4012 Buena Vista Road
Parcel:	087-028-003
Acreage:	0.60 Acres
Current Zoning Classification:	Neighborhood Commercial
Proposed Zoning Classification:	General Commercial
Current Use of Property:	Oil Change Facility
Proposed Use of Property:	Oil Change Facility
Council District:	District 1 (Hickey)
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:	Consistent Planning Area E
Current Land Use Designation:	General Commercial

Future Land Use Designation:		General Commercial
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 17 trips if used for auto repair use.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Surrounding Zoning:	North	Meighborhood Commercial (NC)
	South	General Commercial (GC)
	East	General Commercial (GC)
	West	General Commercial (GC)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		Twenty-Seven (27) 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:		N/A
Attachments:		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Flood Map Traffic Report



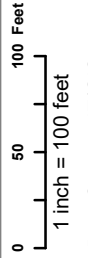
Area To Be Rezoned



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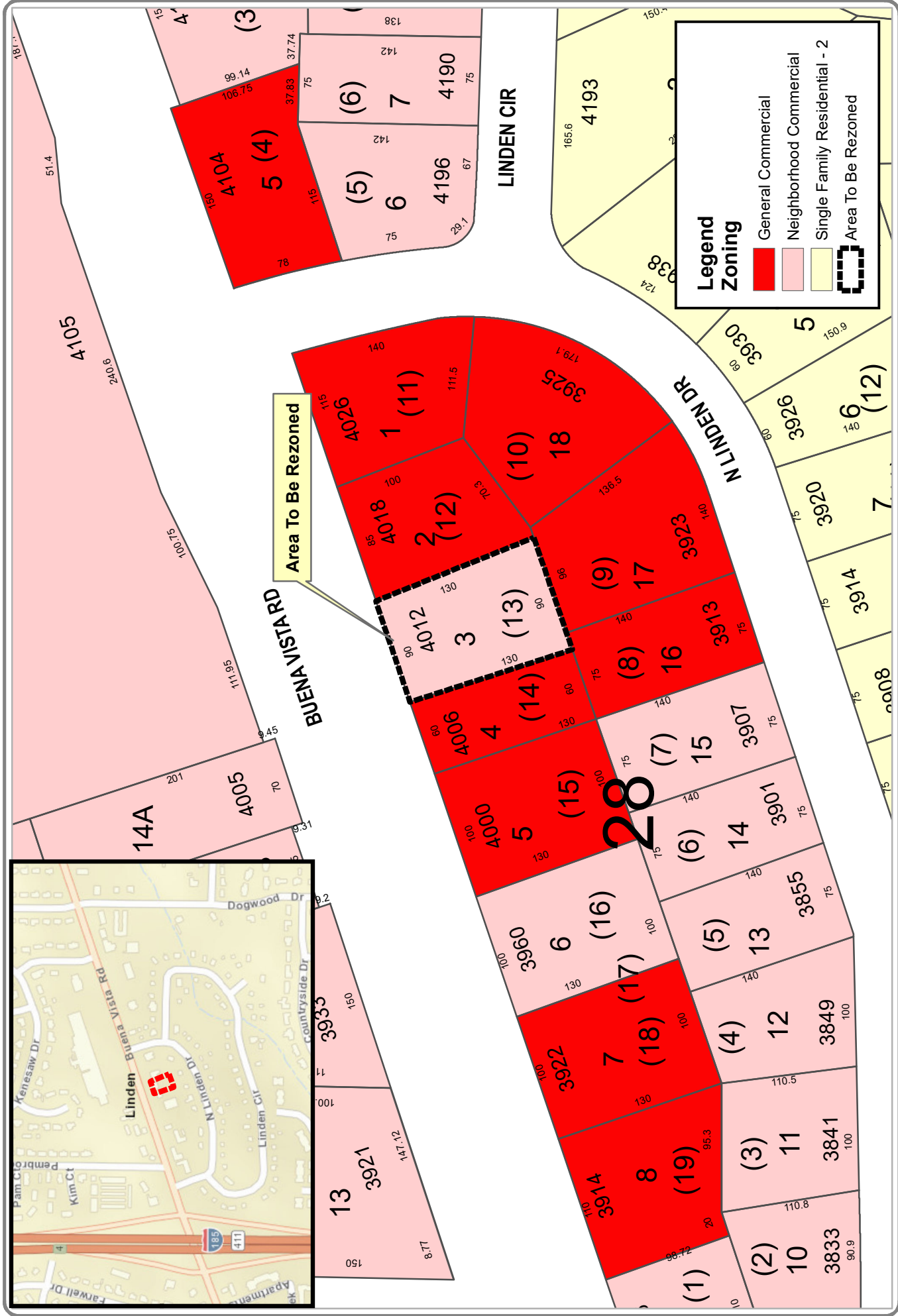
Date: 9/18/2024

Aerial Map for REZN 08-24-1865
 Map 087 Block 028 Lot 003
 Planning Department-Planning Division
 Prepared By Planning GIS Tech



Data Source: IT/GIS
 Author: DavidCooper





Legend

Zoning

- General Commercial
- Neighborhood Commercial
- Single Family Residential - 2
- Area To Be Rezoned

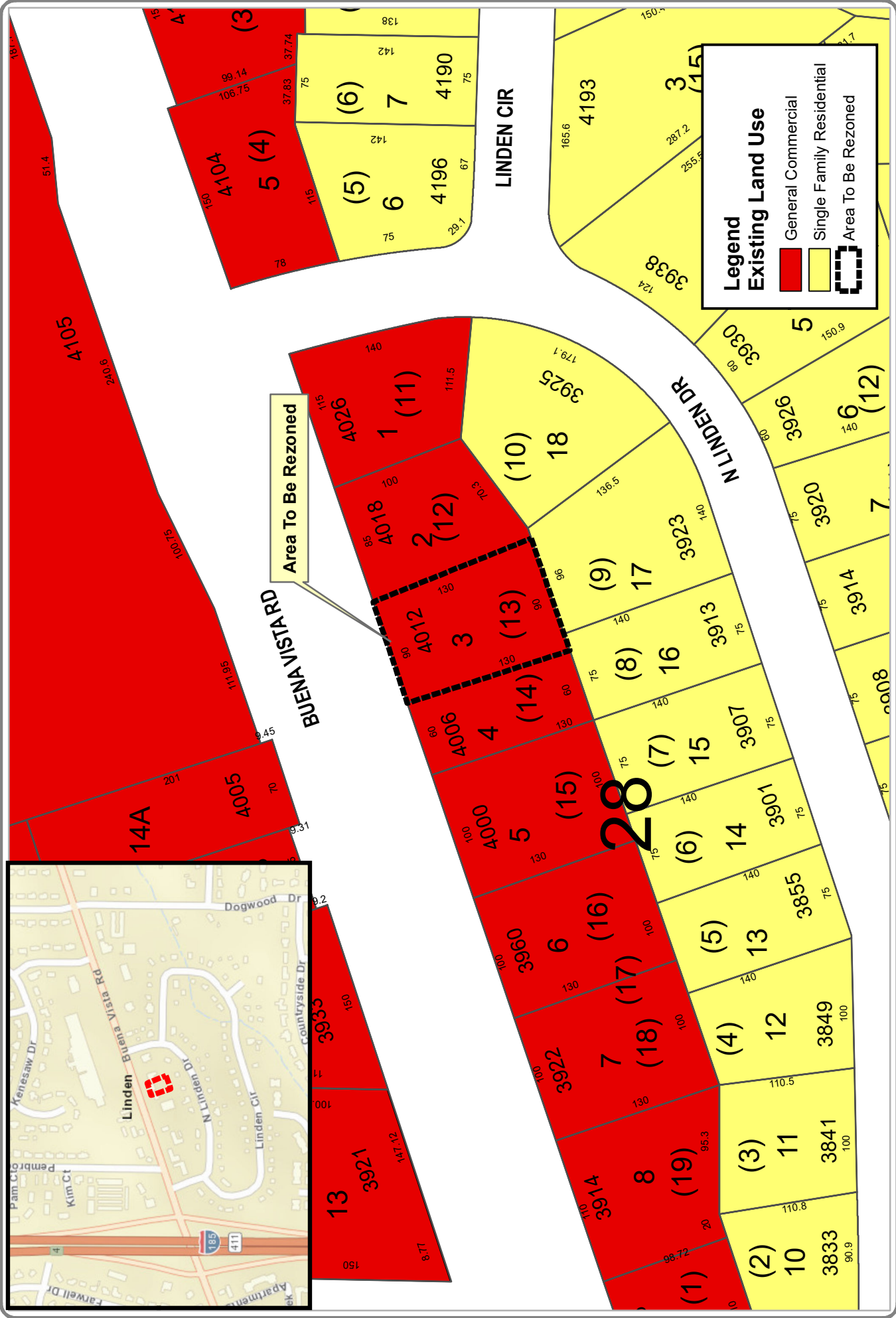
0 50 100 Feet
 1 inch = 100 feet
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Zoning Map for REZN 08-24-1865
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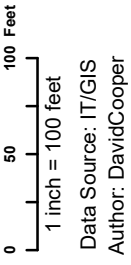
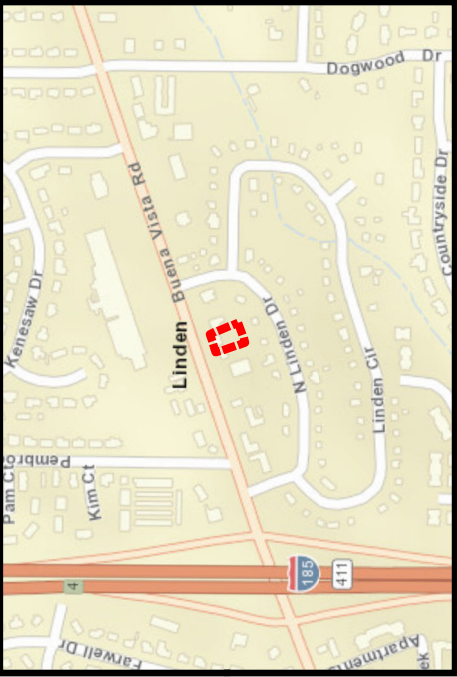
Date: 9/19/2024





Legend
Existing Land Use

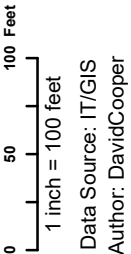
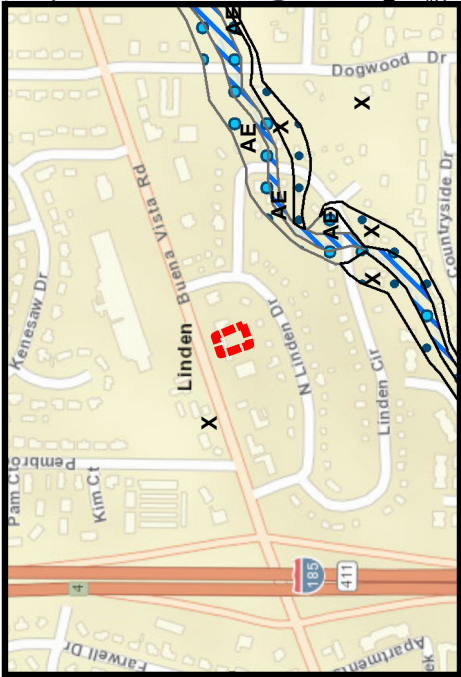
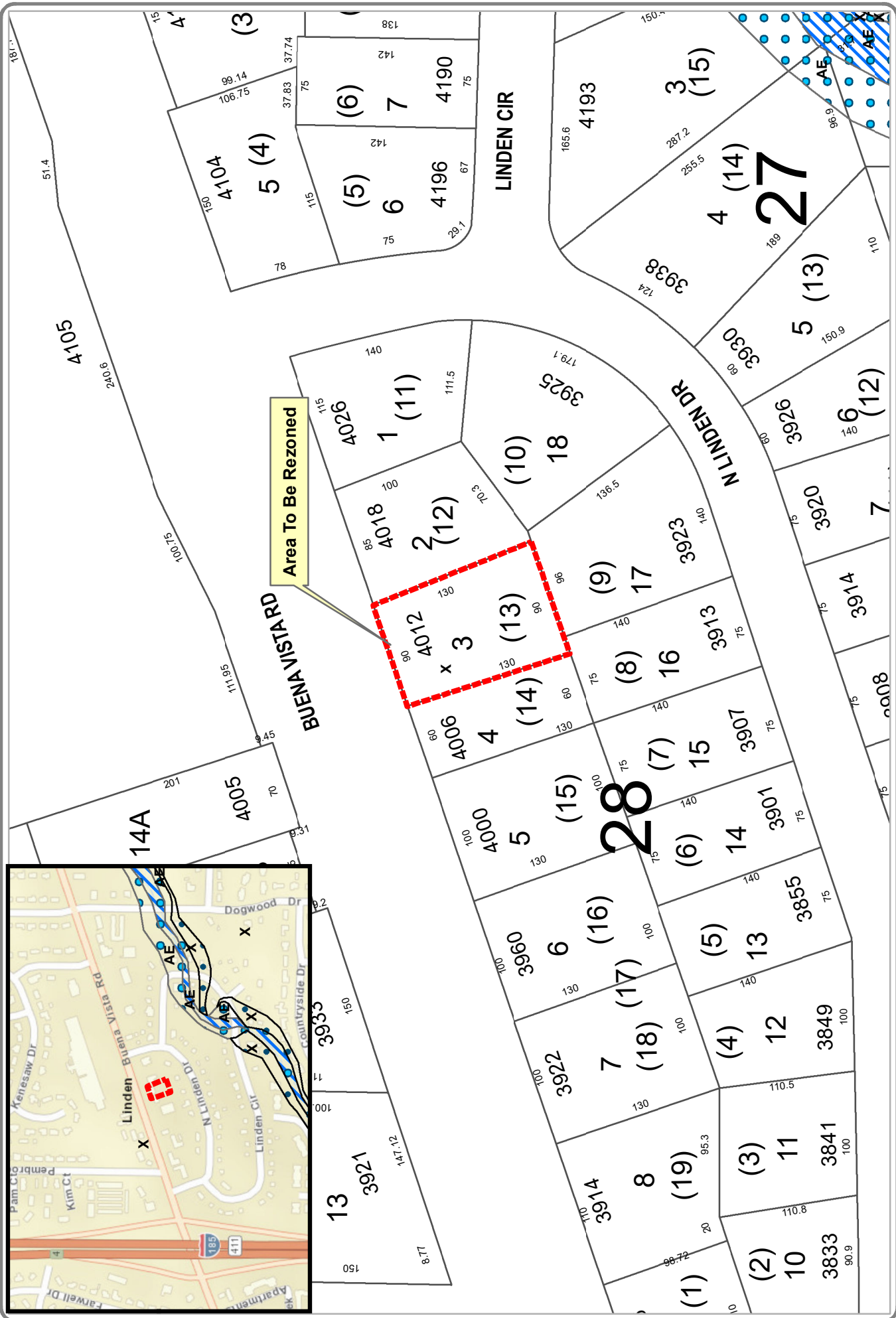
- General Commercial
- Single Family Residential
- Area To Be Rezoned



Existing Land Use Map for REZN 08-24-1865
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Flood Hazard Map for REZN 08-24-1865
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