



CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

**REZN-07-20-2105**

<b>Applicant:</b>	Rob McKenna
<b>Owner:</b>	Synovus Bank
<b>Location:</b>	1700 10 <sup>th</sup> Avenue
<b>Parcel:</b>	017-007-001
<b>Acreage:</b>	0.81 Acres
<b>Current Zoning Classification:</b>	RO (Residential Office)
<b>Proposed Zoning Classification:</b>	GC (General Commercial)
<b>Current Use of Property:</b>	Financial Information
<b>Proposed Use of Property:</b>	Convenience Store, with Gas Sales
<b>Council District:</b>	District 7 (Woodson)
<b>PAC Recommendation:</b>	<b>Denial</b> based on that it is inconsistent with the City's Comprehensive Plan and Future Land Use.
<b>Planning Department Recommendation:</b>	<b>Conditional Approval</b> based on compatibility with existing land uses and adjacent GC (General Commercial) zonings. Those conditions are as follows: <ol style="list-style-type: none"><li>1) Increased landscape buffer plantings along the Eastern side of property in the form of large evergreen plantings <b>Eastern</b>. Minimum height of six (6') feet.</li><li>2) A six (6') foot wood fence or masonry wall is required along the <b>Eastern</b> side of the property.</li></ol>

<b>Fort Benning's Recommendation:</b>		N/A
<b>DRI Recommendation:</b>		N/A
<b>General Land Use:</b>		Inconsistent Planning Area D
<b>Current Land Use Designation:</b>		General Commercial
<b>Future Land Use Designation:</b>		Office / Professional
<b>Compatible with Existing Land-Uses:</b>		Yes
<b>Environmental Impacts:</b>		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.
<b>City Services:</b>		Property is served by all city services.
<b>Traffic Impact:</b>		Average Annual Daily Trips (AADT) will increase by 193 trips if used for commercial use. The Level of Service (LOS) will remain at level B.
<b>Traffic Engineering:</b>		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
<b>Surrounding Zoning:</b>	<b>North</b>	GC (General Commercial)
	<b>South</b>	GC (General Commercial)
	<b>East</b>	RMF2 (Residential Mutlifamily 2)
	<b>West</b>	RO (Residential Office)
<b>Reasonableness of Request:</b>		The request is compatible with existing land uses.
<b>School Impact:</b>		N/A
<b>Buffer Requirement:</b>		The site shall include a Category C buffer along <b>North, South and West</b> property lines bordered by the RMF2 zoning district. The 3 options under Category C are: <ul style="list-style-type: none"> <li>1) <b>20 feet</b> with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.</li> <li>2) <b>10 feet</b> with a certain amount of shrubs /</li> </ul>

ornamental grasses per 100 linear feet and a wood fence or masonry wall.

3) **30 feet** undisturbed natural buffer.

**Attitude of Property Owners:**

**Forty-five (45)** 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.

<b>Approval</b>	<b>0</b> Responses
<b>Opposition</b>	<b>1</b> Responses

**Additional Information:**

N/A

**Attachments:**

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





**Area To Be Rezoned**



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.

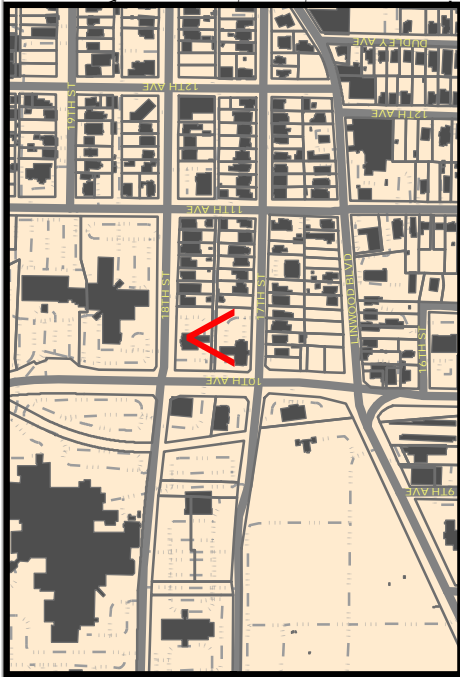
Date: 7/13/2020

Aerial Map for REZN 07 - 20 - 2105  
 Map 017 Block 007 Lot 001  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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







**Area To Be  
Rezoned**

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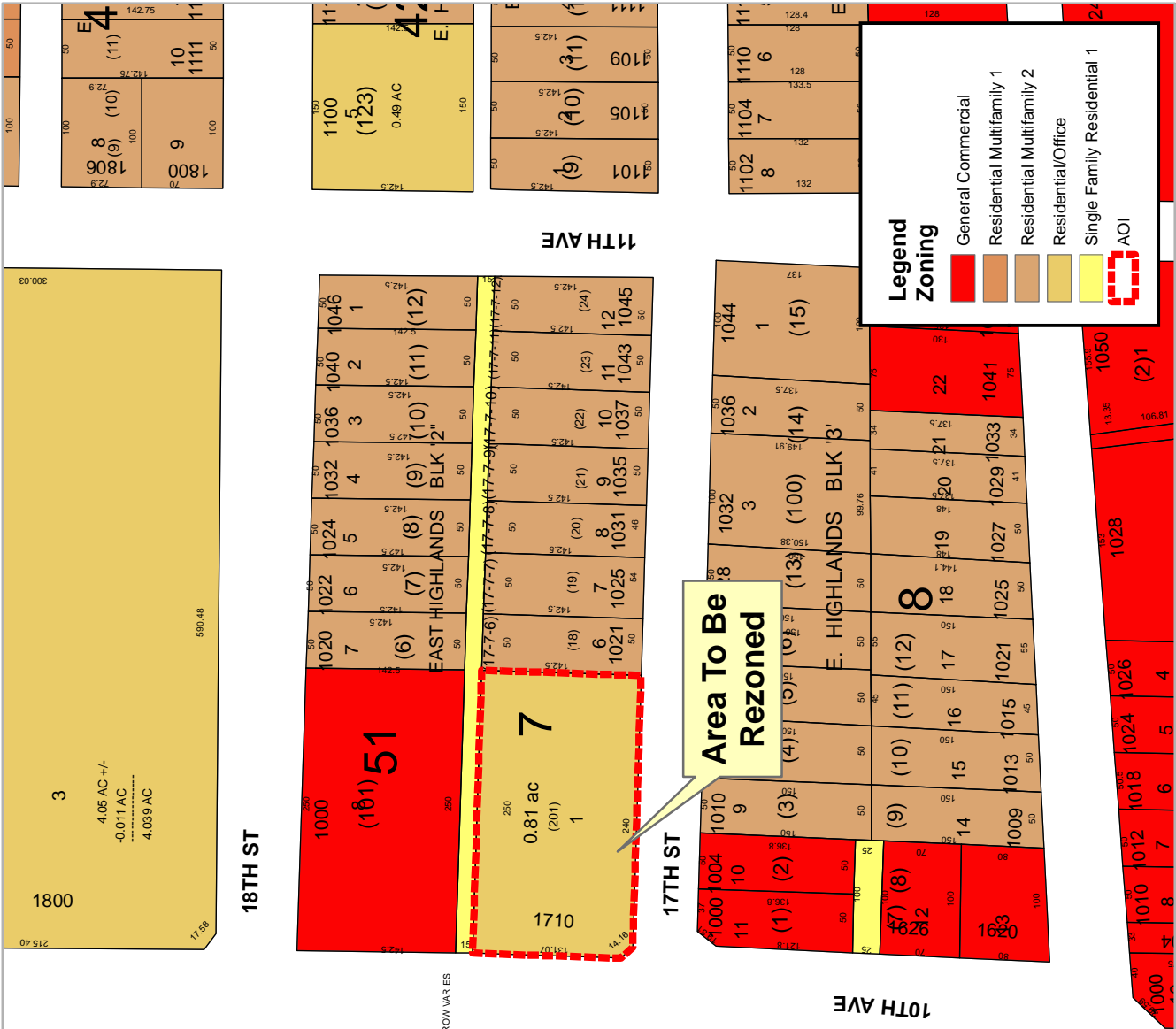
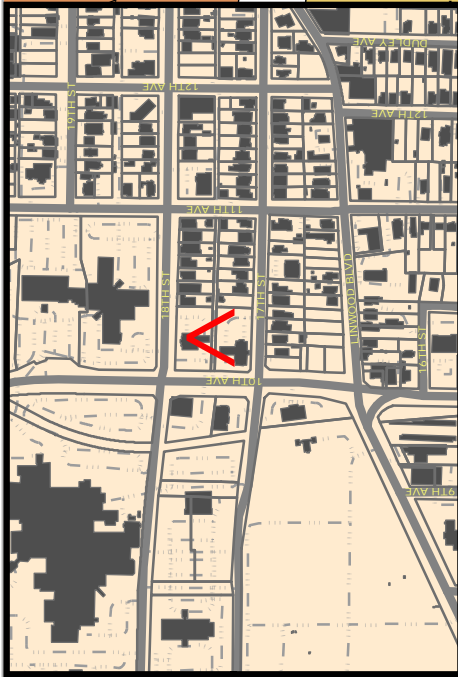


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Location Map for REZN 07 - 20 - 2105  
Map 017 Block 007 Lot 001  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

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





**Legend Zoning**

- General Commercial
- Residential Multifamily 1
- Residential Multifamily 2
- Residential/Office
- Single Family Residential 1
- AOI

**Area To Be Rezoned**



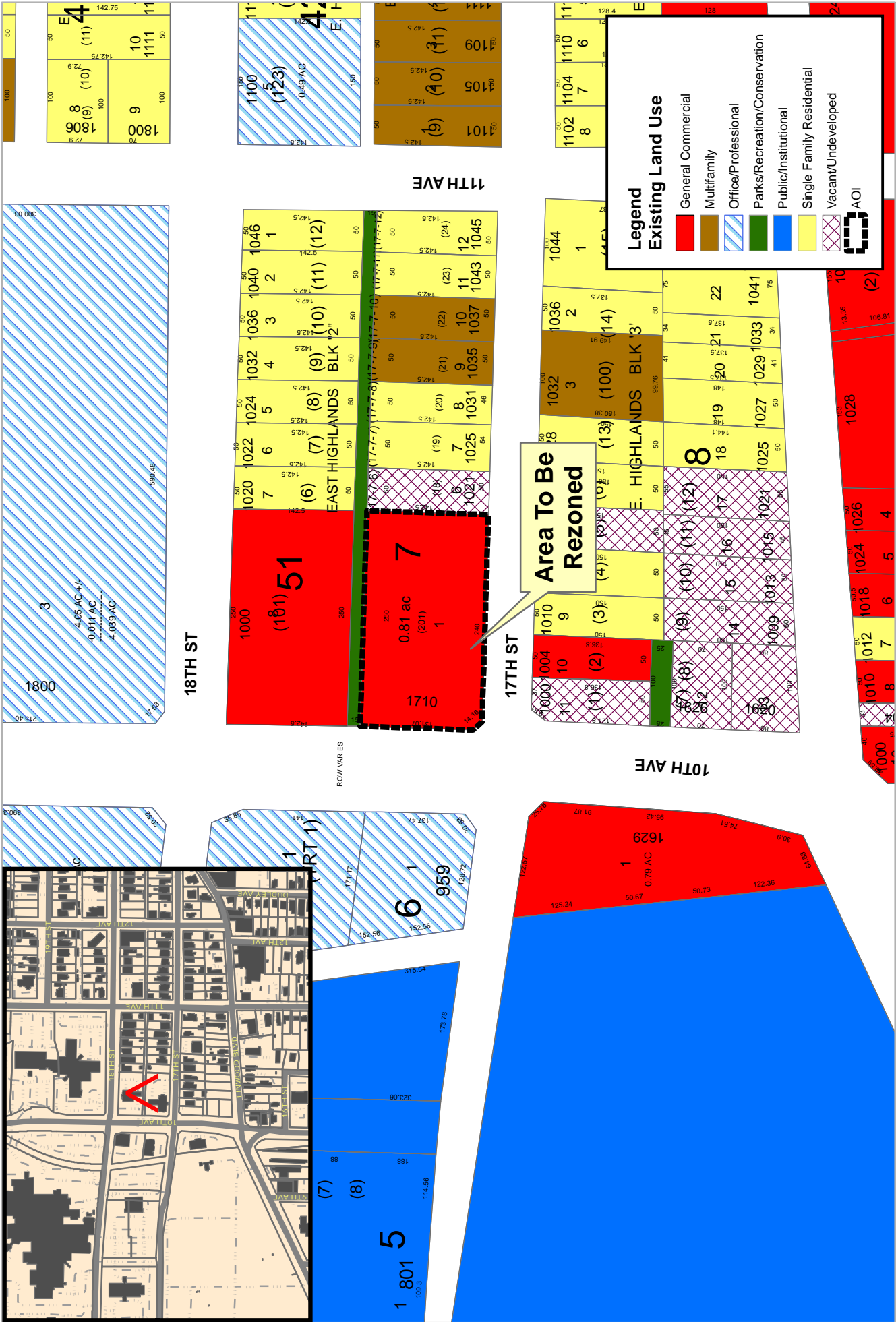
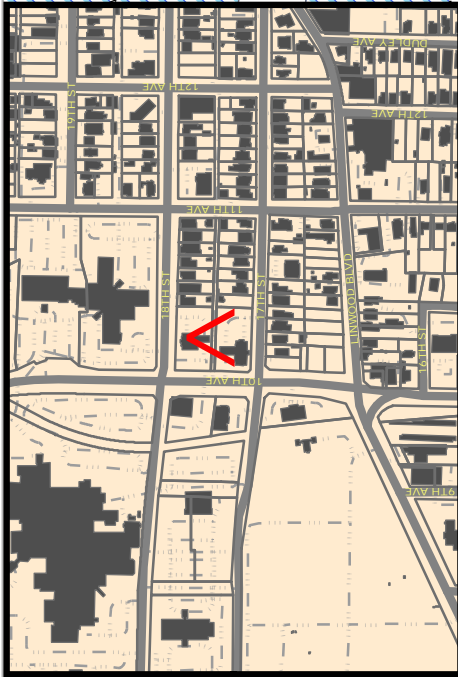
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**Zoning Map for REZN 07 - 20 - 2105**  
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**Legend Existing Land Use**

- General Commercial
- Multifamily
- Office/Professional
- Parks/Recreation/Conservation
- Public/Institutional
- Single Family Residential
- Vacant/Undeveloped
- AOI

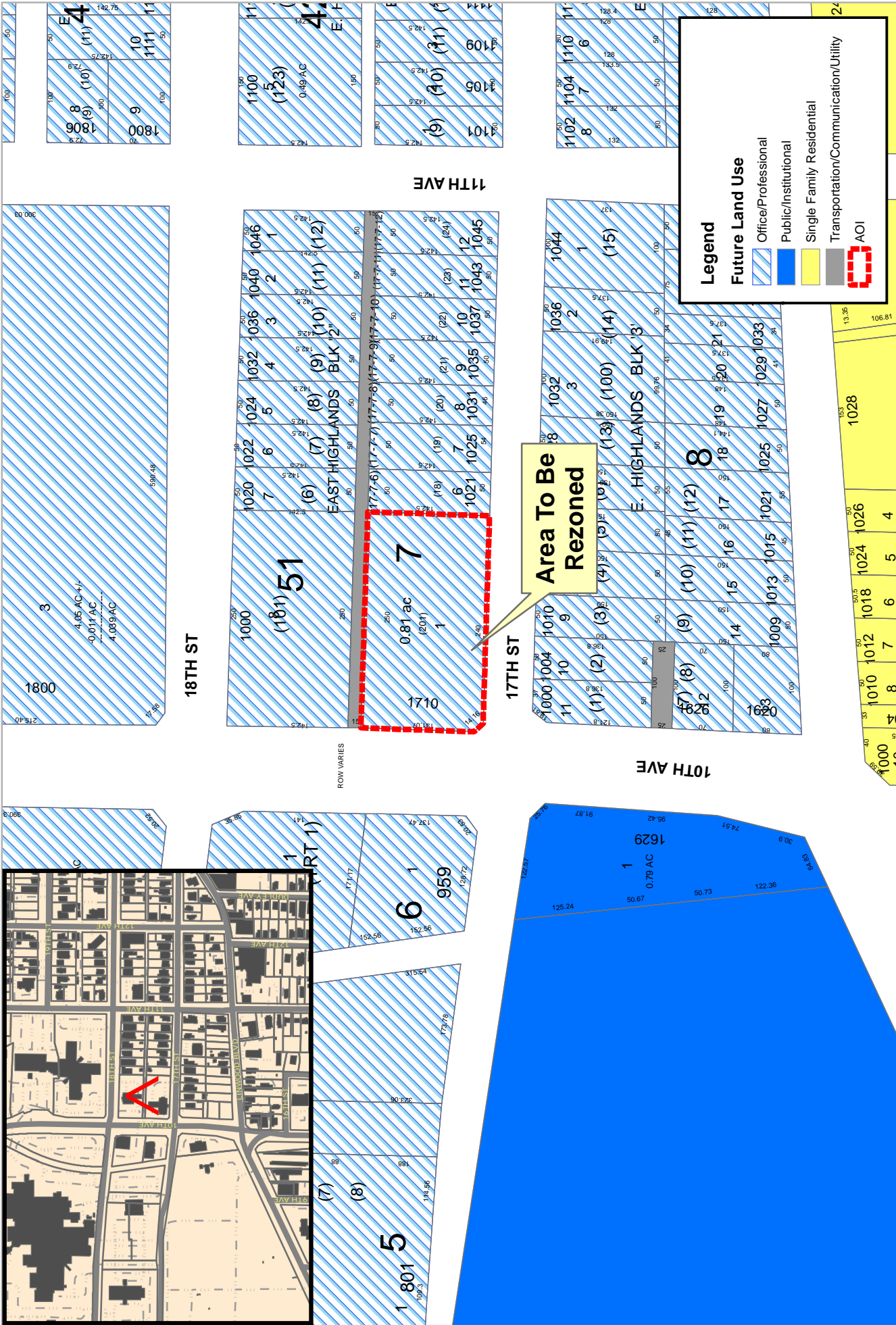
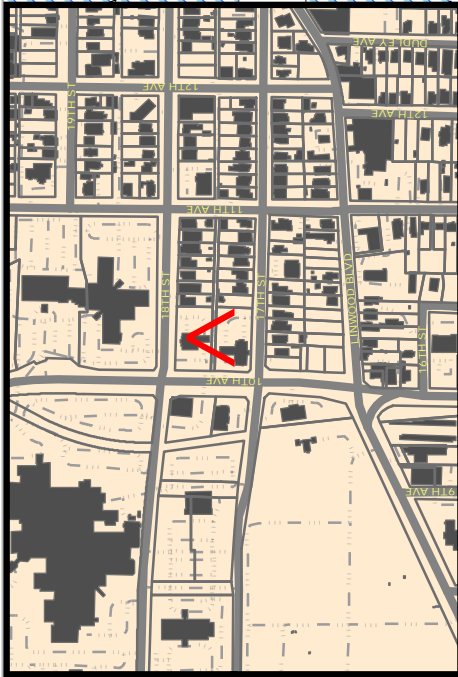


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**Existing Land Use Map for REZN 07 - 20 - 2105**  
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**Legend**

**Future Land Use**

- Office/Professional
- Public/Institutional
- Single Family Residential
- Transportation/Communication/Utility
- AOI



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 Author: David Cooper

**Future Land Use Map for REZN 07 - 20 - 2105**  
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