



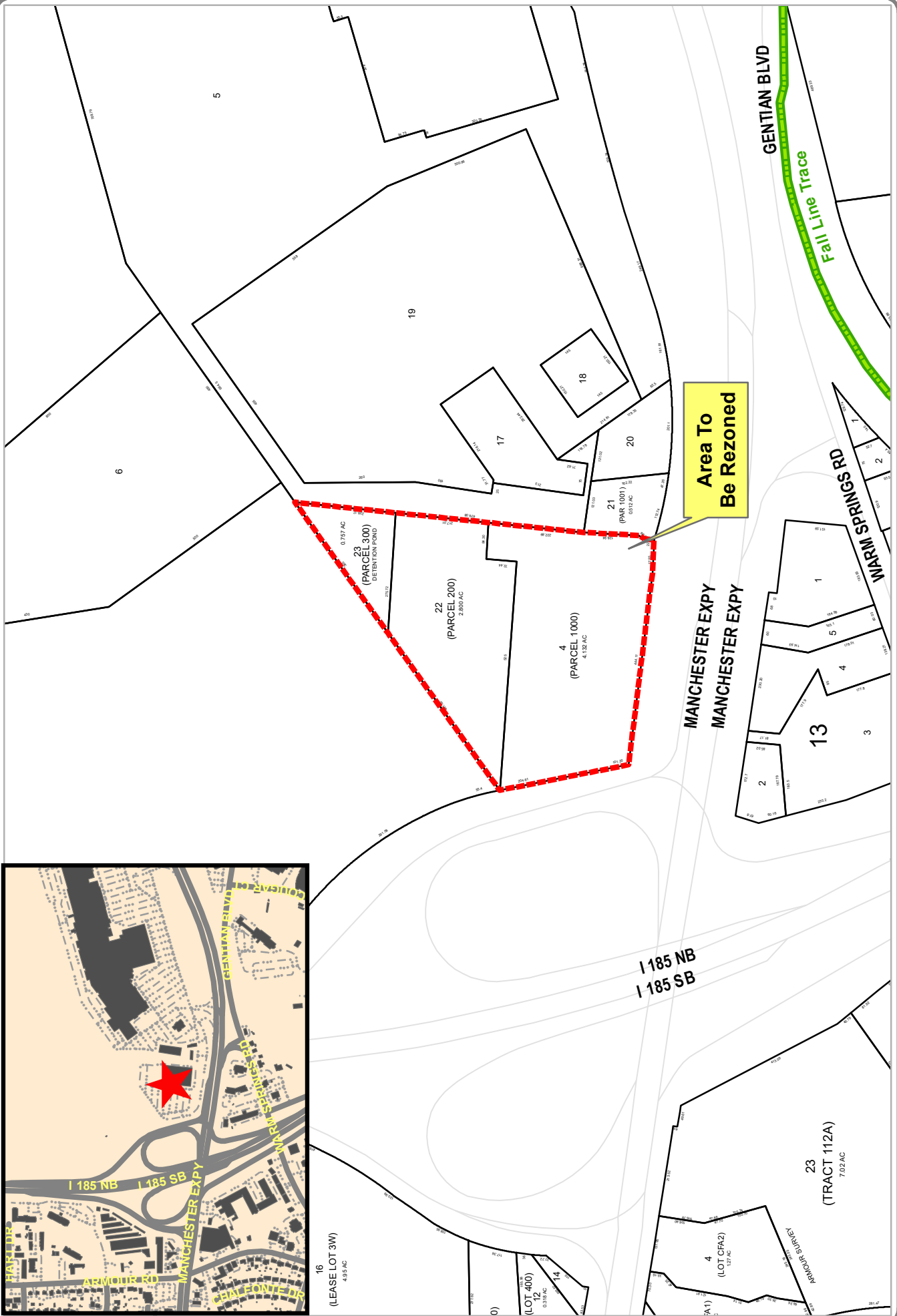
CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-01-23-0036

Applicant:	Fitness Ventures, LLC
Owner:	Best Buy Stores, LP
Location:	2925 Manchester Expressway
Parcel:	069-008-004 / 069-008-022 / 069-008-023
Acreage:	7.68 Acres
Current Zoning Classification:	LMI (Light Manufacturing / Industrial)
Proposed Zoning Classification:	GC (General Commercial)
Current Use of Property:	Vacant Retail
Proposed Use of Property:	Health & Fitness Facility
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:	Consistent Planning Area A
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 to 712 trips up from 248 trips if used for commercial use. The Level of Service (LOS) will remain at level C.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Surrounding Zoning:	North	LMI (Light Manufacturing / Industrial)
	South	GC (General Commercial)
	East	GC (General Commercial)
	West	I-185
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		Twelve (12) 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 Traffic Report Flood Map



Area To Be Rezoned



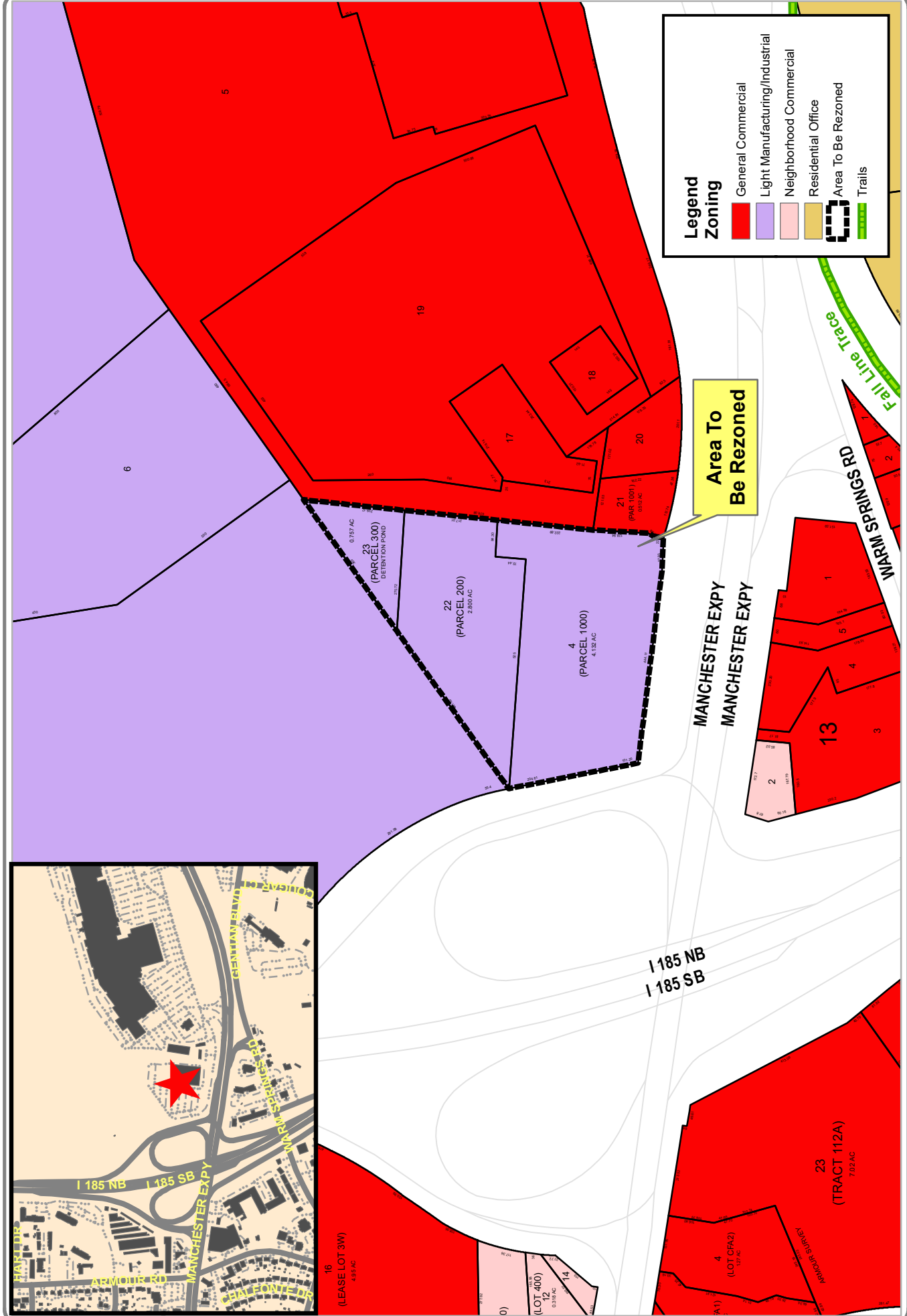
Date: 1/10/2023

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.

Location Map for REZN 1-23-0036
 Map 069 Block 008 Lots 004, 022 & 023
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

0 150 300 Feet
 1 inch = 300 feet
 Data Source: IT/GIS
 Author: DavidCooper





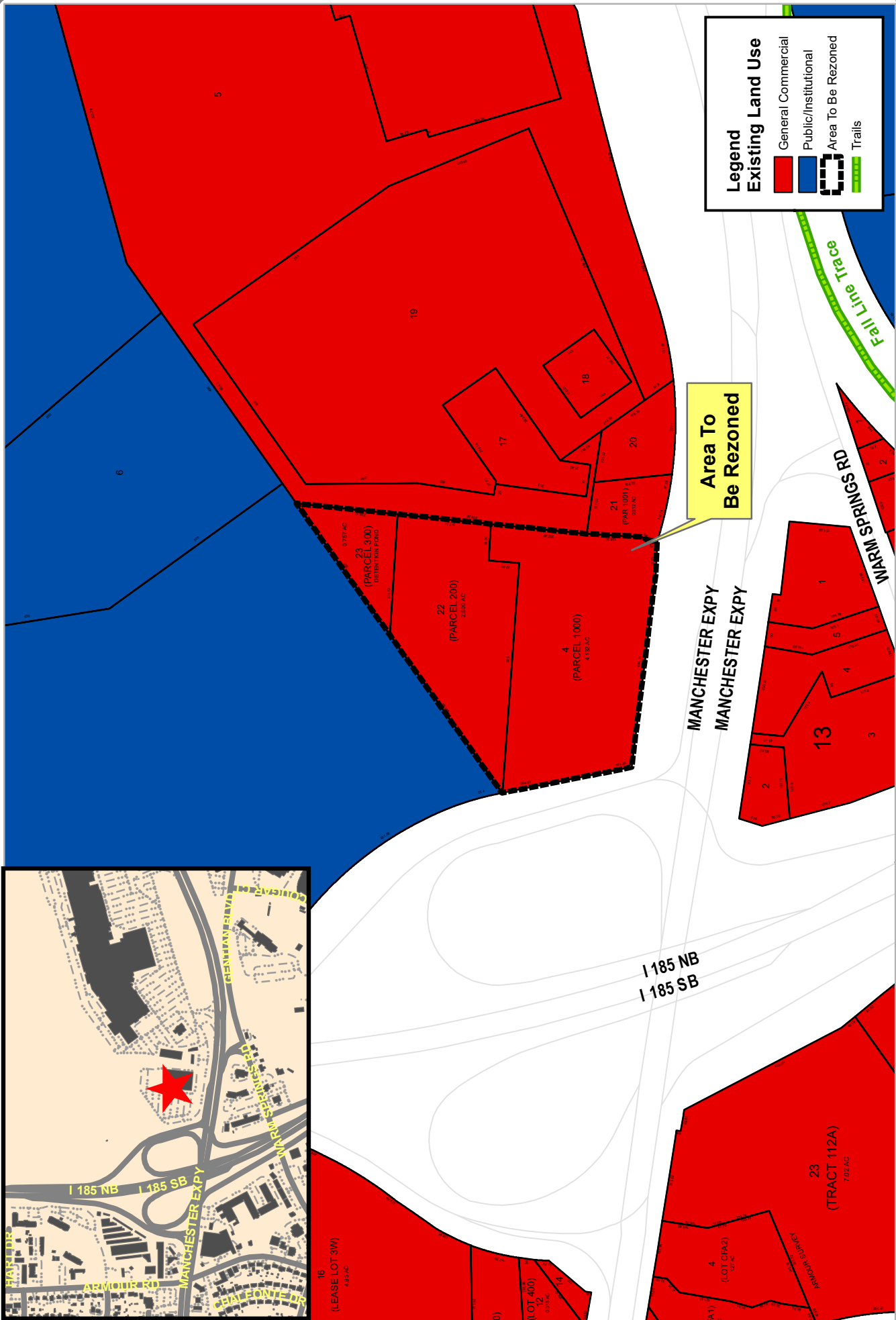
300 Feet
150
0
1 inch = 300 feet
Data Source: IT/GIS
Author: DavidCooper

Zoning Map for REZN 1-23-0036
Map 069 Block 008 Lots 004, 022 & 023
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: 1/10/2023



Legend

Existing Land Use

- General Commercial
- Public/Institutional
- Area To Be Rezoned
- Trails

Area To Be Rezoned

0 150 300 Feet

1 inch = 300 feet

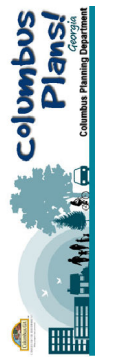
Data Source: IT/GIS

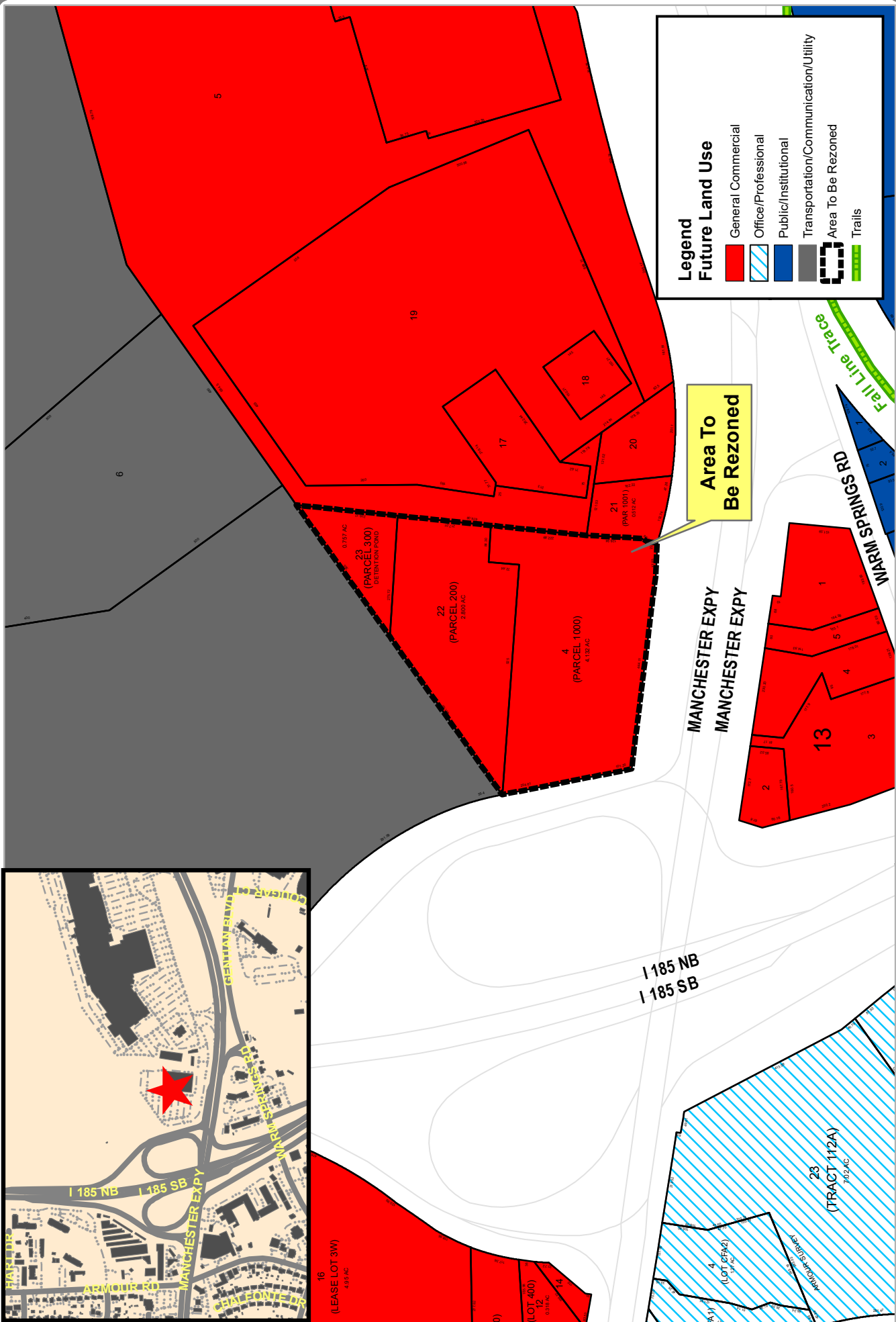
Author: DavidCooper

Existing Land Use Map for REZN 1-23-0036
 Map 069 Block 008 Lots 004, 022 & 023
 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: 1/10/2023





Legend

Future Land Use

- General Commercial
- Office/Professional
- Public/Institutional
- Transportation/Communication/Utility
- Area To Be Rezoned
- Trails

Area To Be Rezoned

0 150 300 Feet

1 inch = 300 feet

Data Source: IT/GIS

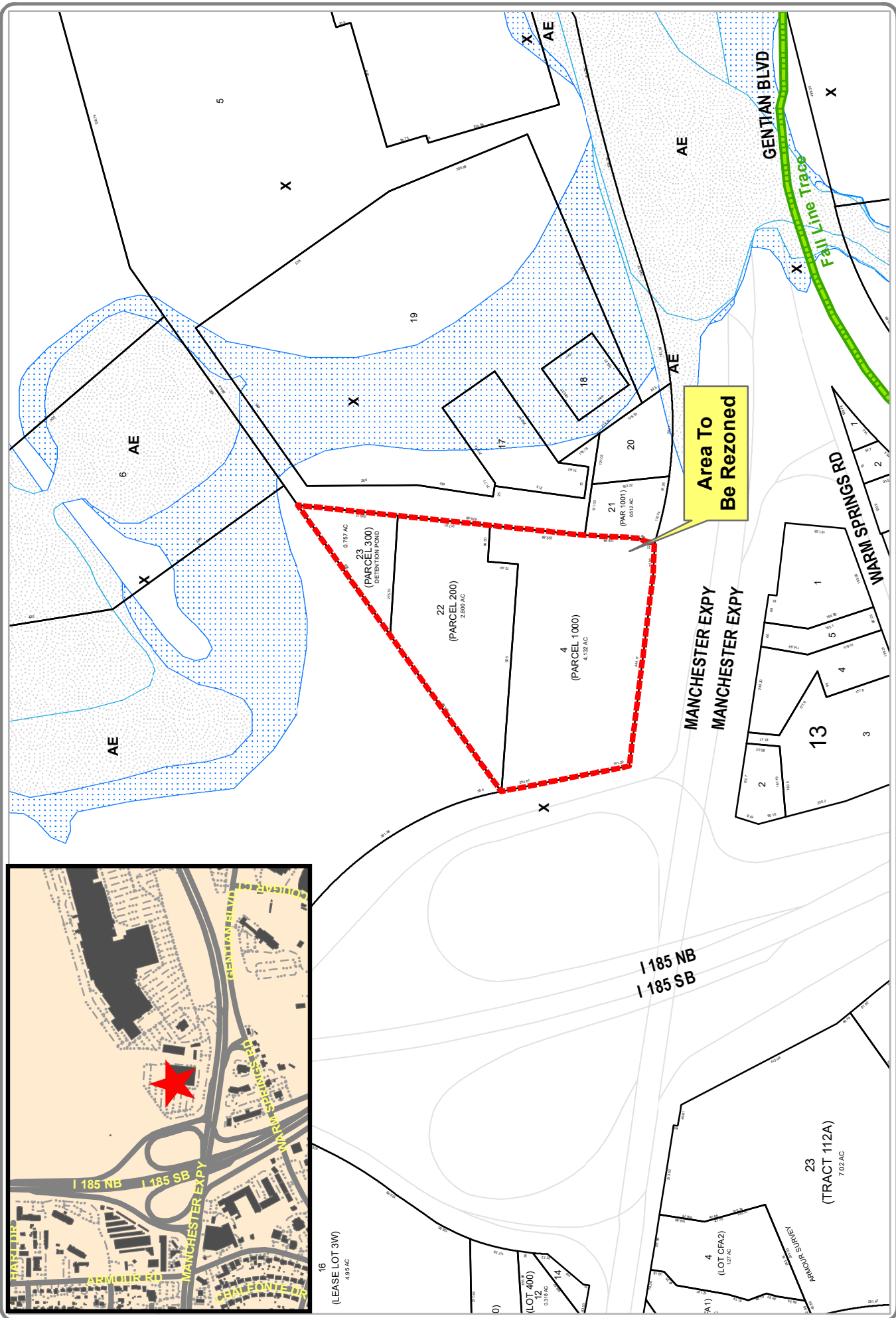
Author: DavidCooper

Existing Land Use Map for REZN 1-23-0036
 Map 069 Block 008 Lots 004, 022 & 023
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

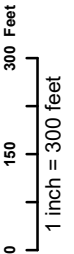
This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

Date: 1/10/2023





Area To Be Rezoned



Data Source: IT/GIS
 Author: DavidCooper


Flood Zone Map for REZN 1-23-0036
 Map 069 Block 008 Lots 004, 022 & 023
 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: 1/10/2023

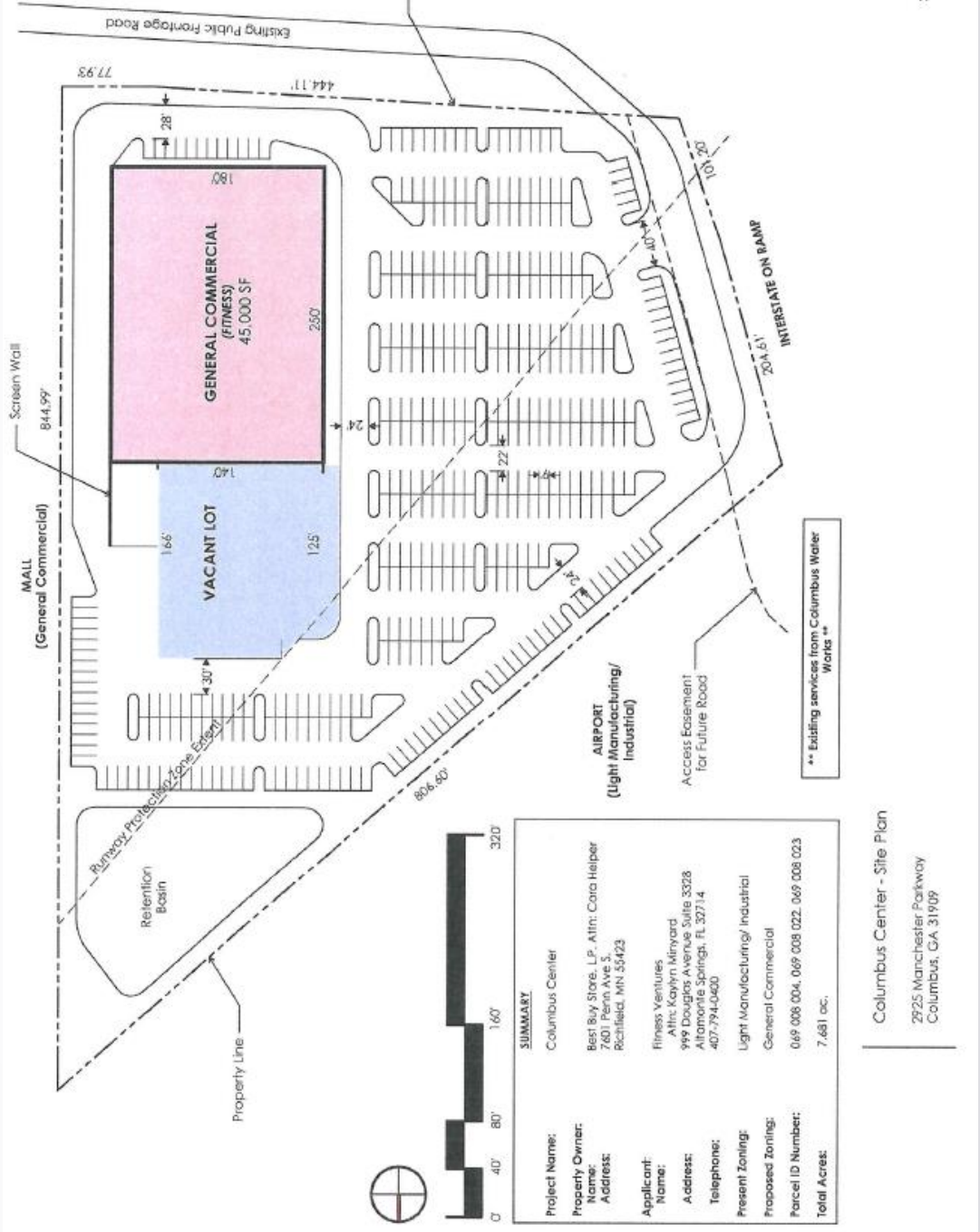




2925 MANCHESTER EXPY

REZN – 01-23-0036

APPLICANT: FITNESS VENTURES, LLC



SUMMARY	
Project Name:	Columbus Center
Property Owner Name:	Best Buy Stores, L.P., Attn: Cora Halper
Address:	7601 Peachtree S.W., Richfield, MN 55423
Applicant Name:	Fitness Ventures
Address:	Attn: Kaylyn Minyard 999 Douglas Avenue Suite 3328 Altamonte Springs, FL 32714
Telephone:	407-794-0600
Present Zoning:	Light Manufacturing/ Industrial
Proposed Zoning:	General Commercial
Parcel ID Number:	069 008 004, 069 008 022, 069 008 023
Total Acres:	7.681 ac.

** Existing services from Columbus Water Works **

Columbus Center - Site Plan
 2925 Manchester Parkway
 Columbus, GA 31909



Subject Property

