

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-10-23-1989

Applicant:	Surya Estate 6, LLC
Owner:	Surya Estate 6, LLC
Location:	3914/3922 Buena Vista Road
Parcel:	087-028-007/8
Acreage:	0.62 Acres
Current Zoning Classification:	Neighborhood Commercial (NC)
Proposed Zoning Classification:	General Commercial (GC)
Current Use of Property:	Vacant
Proposed Use of Property:	Convenience Store with Gas Sales
Council District:	District 1 (Barnes)
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

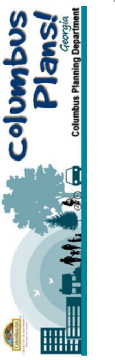
Future Land Use Designation:		General Commercial
Compatible with Existing Land-Uses:		No
Environmental Impacts:		The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:		Property is served by all city services.
Traffic Impact:		Average Annual Daily Trips (AADT) will increase by 131 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	Neighborhood Commercial (NC)
	South	Neighborhood Commercial (NC)
	East	Neighborhood Commercial (NC)
	West	Neighborhood Commercial (NC)
Reasonableness of Request:		The request is not compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		Thirty-nine (39) 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:		The convenience store will be 3,325 square feet with four fuel pumps. GDOT has acquired part of the property as part of the Diverging Diamond Interchange project including permanent easement, temporary easement and right-of-way. There are limited access rights on the property temporarily.

Attachments:

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



Area To Be Rezoned



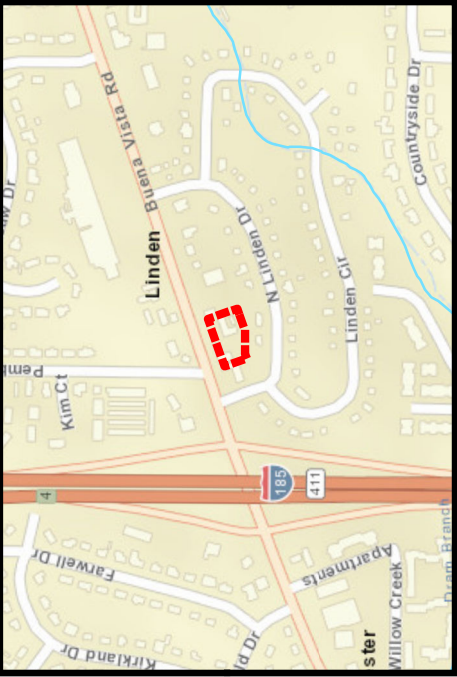
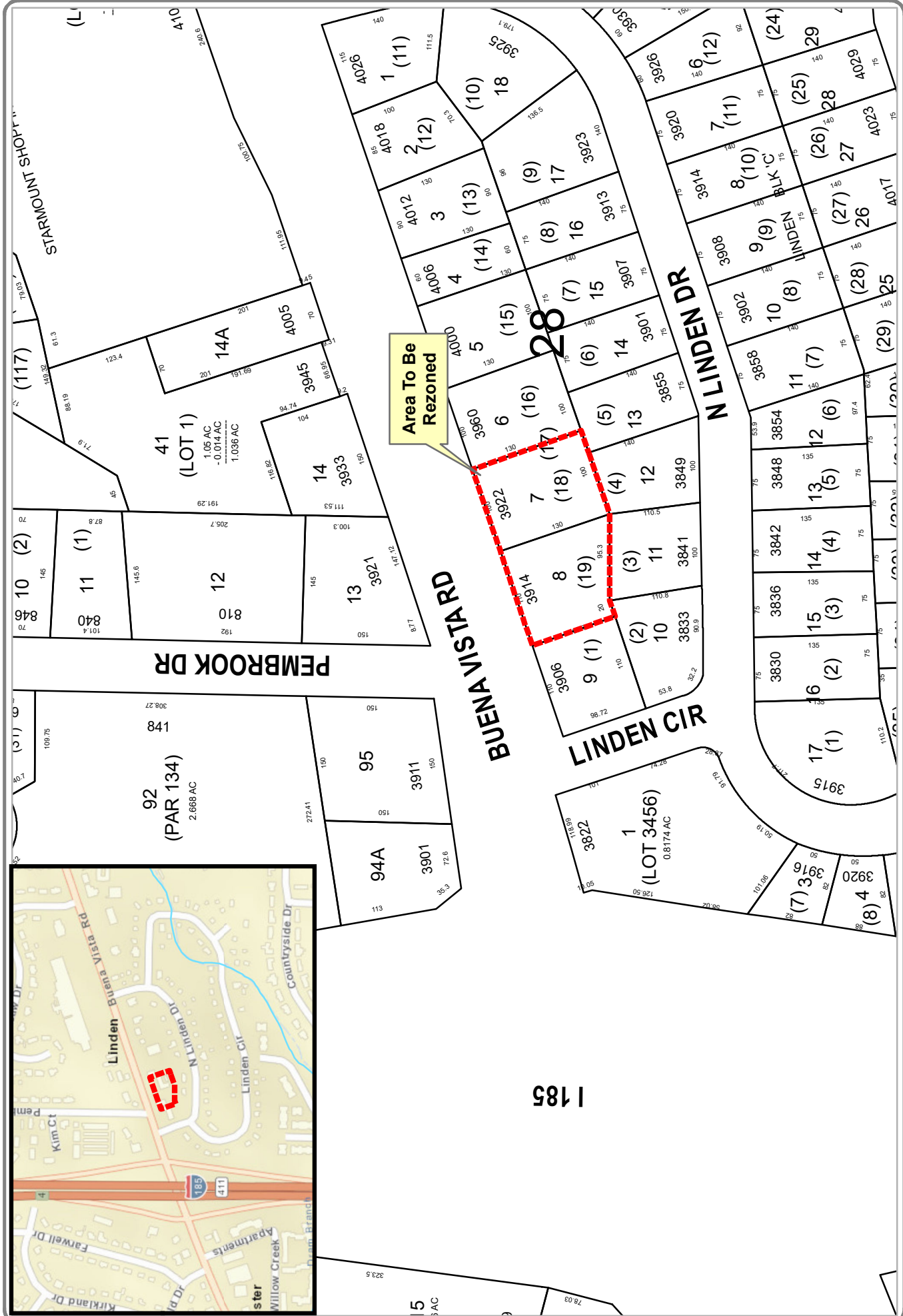
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1 inch = 150 feet
Data Source: IT/GIS
Author: DavidCooper

Aerial Map for REZN 10-23-1989
Map 087 Map 028 Lots 007 & 008
Planning Department-Planning Division
Prepared By Planning GIS Tech

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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: 10/16/2023



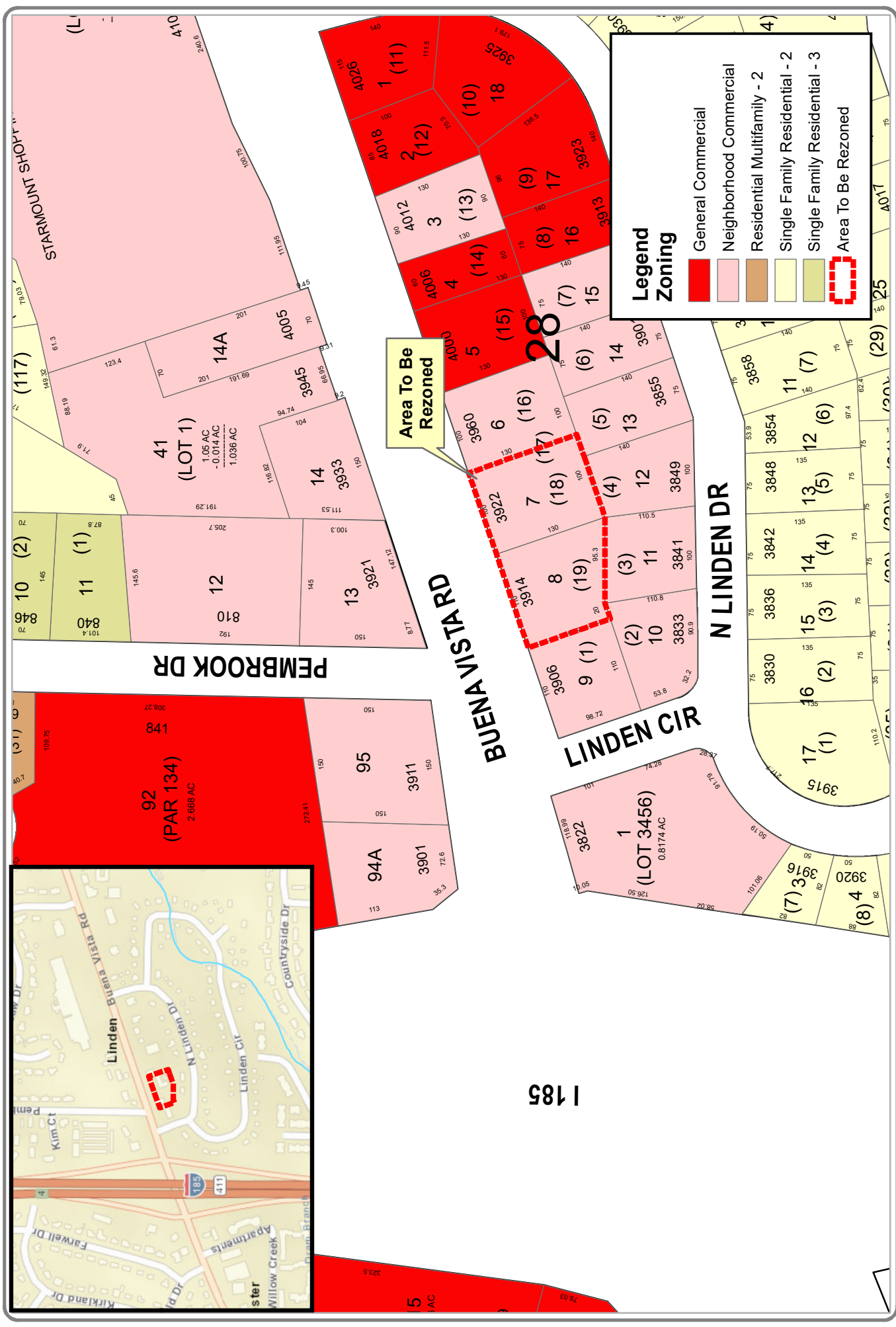
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Location Map for REZN 10-23-1989
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Date: 10/18/2023



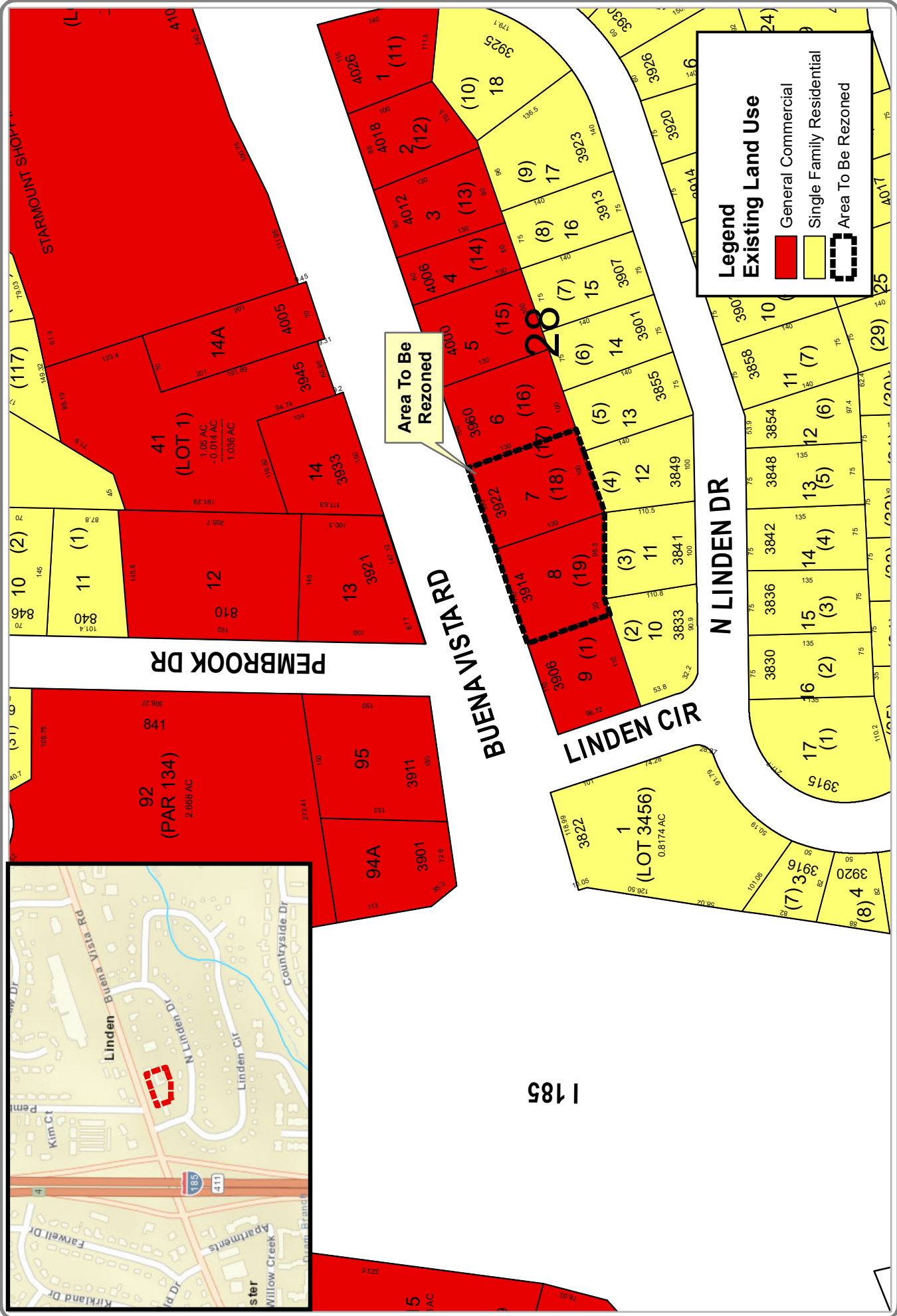
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Zoning Map for REZN 10-23-1989
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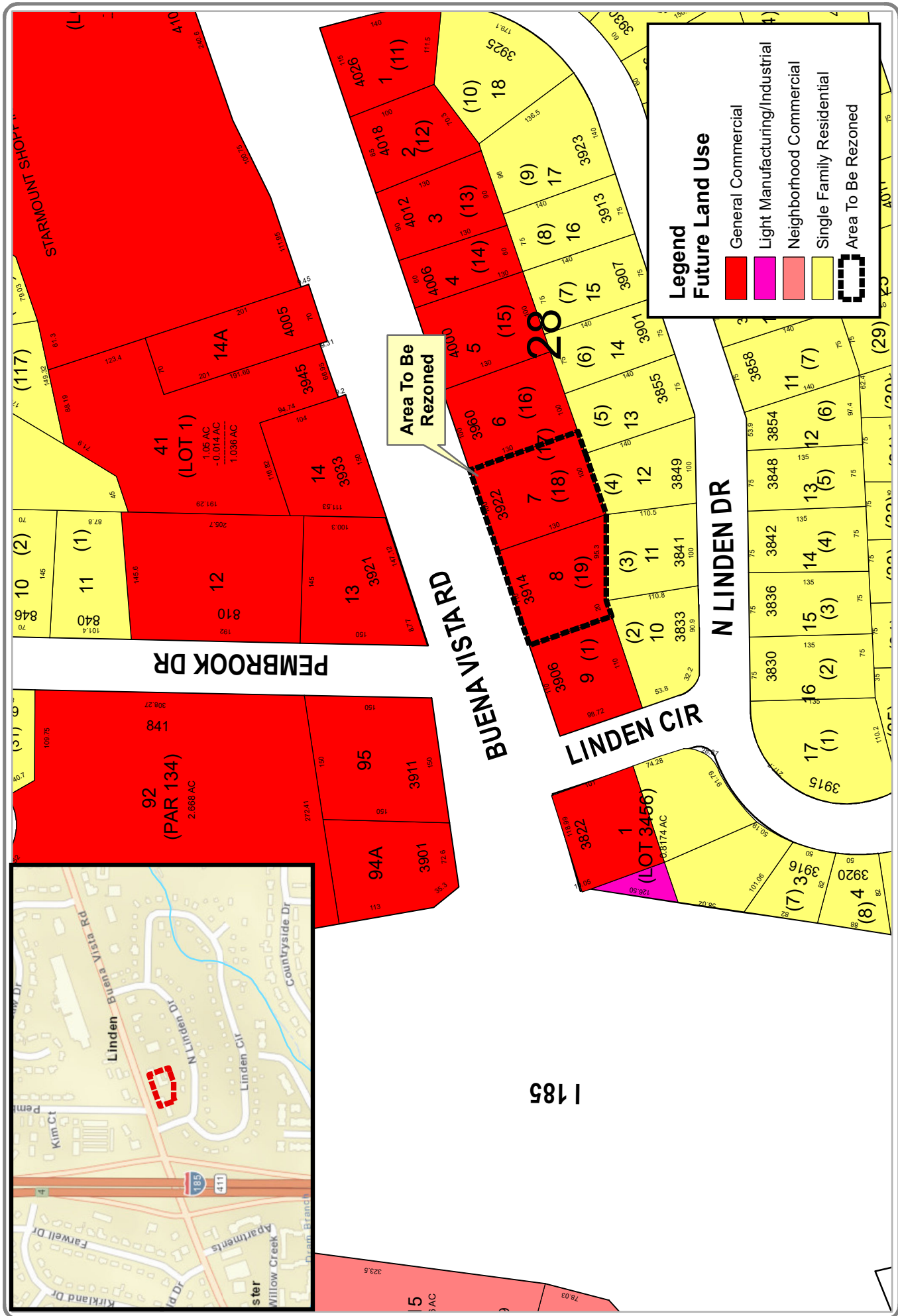


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Existing Land Use Map for REZN 10-23-1989
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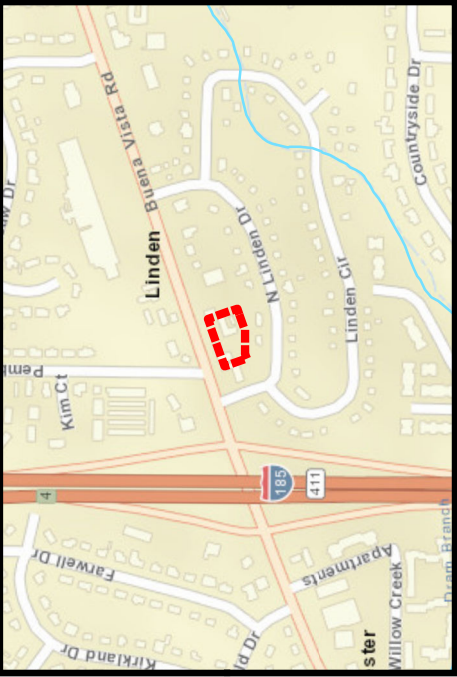
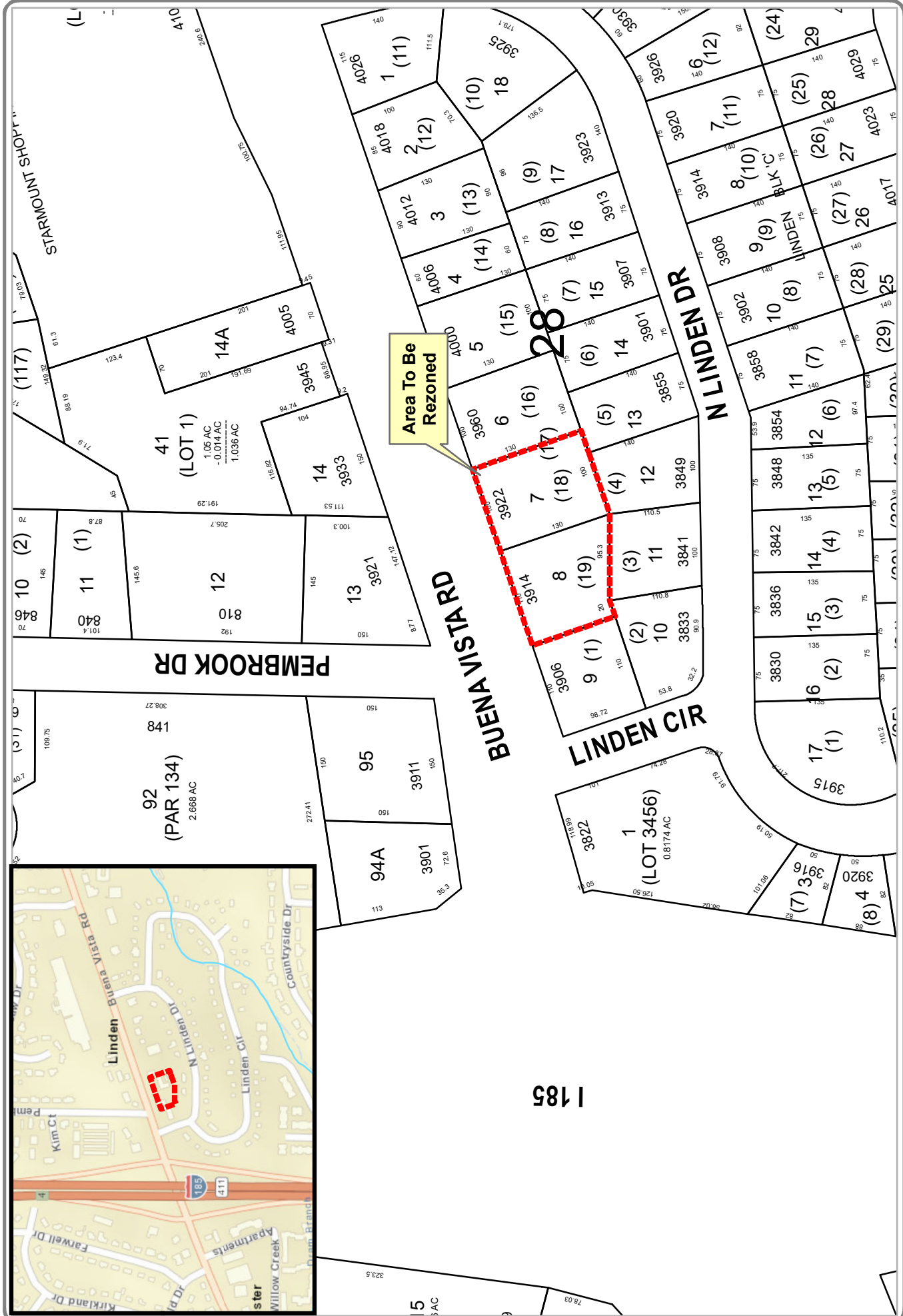
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Future Land Use Map for REZN 10-23-1989
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Date: 10/18/2023

REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 10-23-1989
PROJECT 3914 & 3922 Buena Vista Road
CLIENT
REZONING REQUEST NC to GC

LAND USE

Trip Generation Land Use Code* 814 & 945
 Existing Land Use Neighborhood Commercial (NC)
 Proposed Land Use General Commercial - (GC)
 Existing Trip Rate Unit NC - Acreage converted to square footage.
 Proposed Trip Rate Unit GC - Number of Vehicle Fueling Positions

TRIP END CALCULATION *

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
Variety Store	814	NC	0.62 Acres	2.97	20 Weekday AM
				5.18	35 Weekday PM
				3.86	26 Saturday Peak
				4.05	27 Sunday Peak
				Total	108
Daily (Proposed Zoning)					
Gasoline/Service Station with Convenience Market	945	GC	8 Pumps	16.06	64 Weekday AM Peak
				18.42	74 Weekday PM Peak
				17.01	68 Saturday Peak
				8.28	33 Sunday Peak
				Total	239

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

TRAFFIC PROJECTIONS

EXISTING ZONING (NC)

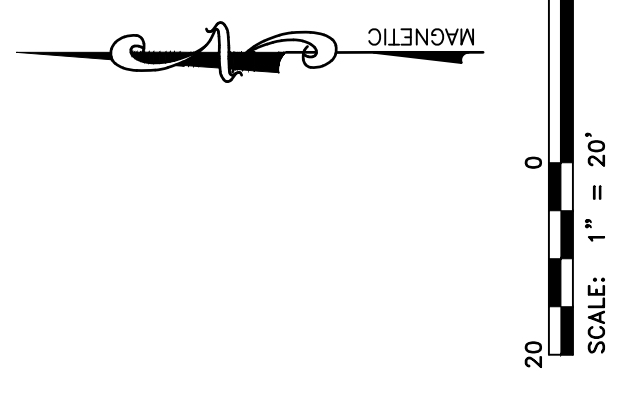
Name of Street	Buena Vista Road
Street Classification	Undivided Arterial w/center In
No. of Lanes	4
City Traffic Count (2022)	25,600
Existing Level of Service (LOS)**	D
Additional Traffic due to Existing Zoning	108
Total Projected Traffic (2021)	25,708
Projected Level of Service (LOS)**	D

PROPOSED ZONING (GC)

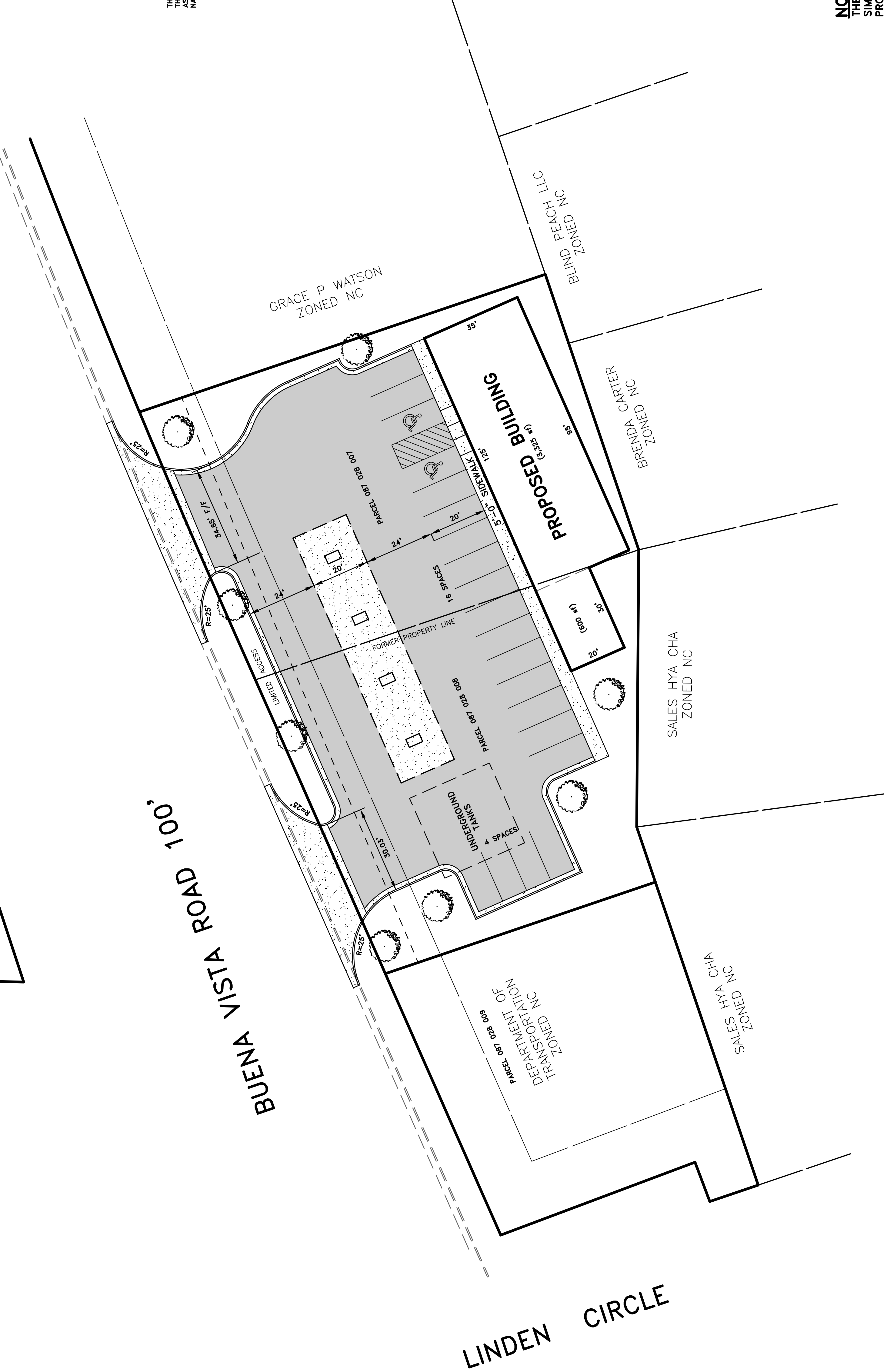
Name of Street	Buena Vista Road
Street Classification	Undivided Arterial w/center In
No. of Lanes	4
City Traffic Count (2022)	25,600
Existing Level of Service (LOS)**	D
Additional Traffic due to Proposed	239
Total Projected Traffic (2021)	25,839
Projected Level of Service (LOS)**	D

*Note: ** Denotes Level of Service Based on National Standards for Different Facility Type (TABLE 1- General Highway Capacities by Facility Type)*

3914 AND 3922 BUENA VISTA ROAD	
OWNER / AGENT:	
SIZE OF PARCEL:	0.62 ACRES
TAX MAP INFORMATION:	087 028 008 & 087 028 007
ZONING CLASSIFICATION:	NC - REZONING TO GC
STATE WATERS ON OR WITHIN 200' OF SITE:	NO



THE SKETCH SHOWN IS CONCEPTUAL IN NATURE AND IS SIMPLY BASED ON THE LIMITED INFORMATION PROVIDED. CERTAIN LAND CHARACTERISTICS SUCH AS ROCK, TOPOGRAPHY, WETLANDS, STATE WATERS, AND NATURAL DRAINAGE PATTERNS WILL CERTAINLY IMPACT THE FINAL DESIGN.



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 THIS CONCEPTUAL SKETCH IS THE INTELLECTUAL PROPERTY OF MOON, MECKS & ASSOCIATES, INC.

REVISIONS:

SHEET No.

B

PRELIMINARY LAYOUT - CONCEPT B
BUENA VISTA ROAD
3906, 3914 AND 3922
 LYING IN LAND LOT 118 OF THE COMETA RESERVE
 MUSCOGEE COUNTY, GEORGIA

PRELIMINARY
 FOR REVIEW ONLY

GSWCC# 8182
 MMA# 2023054
 DATE: 08/18/23
 SCALE: 1" = 20'

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