

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-04-22-0776

Applicant:	Harlan Price
Owner:	Stovall & Company, Inc.
Location:	11011 Veterans Parkway
Parcel:	077-001-029
Acreage:	20.36 Acres
Current Zoning Classification:	RE1 (Residential Estate 1)
Proposed Zoning Classification:	RE10 (Residential Estate 10) with the following conditions: <ol style="list-style-type: none">1) Nursery & Garden Supply, Retail sales permitted.2) No access entry or exit shall be permitted along Almond Road.
Current Use of Property:	Nursery, Wholesale
Proposed Use of Property:	Nursery, Wholesale / Greenhouse & Nursery, Retail
Council District:	District 2 (Davis)
PAC Recommendation:	Conditional Approval based on the Staff Report and compatibility with existing land uses.
Planning Department Recommendation:	Conditional 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:		Rural 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:		N/A
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Surrounding Zoning:	North	Harris County
	South	RE1 (Residential Estate 1)
	East	HMI (Heavy Manufacturing / Industrial)
	West	RE1 (Residential Estate 1)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		Fifteen (15) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received five (5) calls and/or emails regarding the rezoning.
	Approval	0 Responses
	Opposition	0 Responses
Additional Information:		Veterans Parkway Overlay
Attachments:		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map

Future Land Use Map
Traffic Report
Site Plan



Harris County

Harris County

Muscogee County

Muscogee County

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.

Aerial Map for REZN 04-22-0776
 Map 077 Block 001 Lot 029
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

0 200 400 Feet
 1 inch = 400 feet
 Data Source: IT/GIS
 Author: DavidCooper

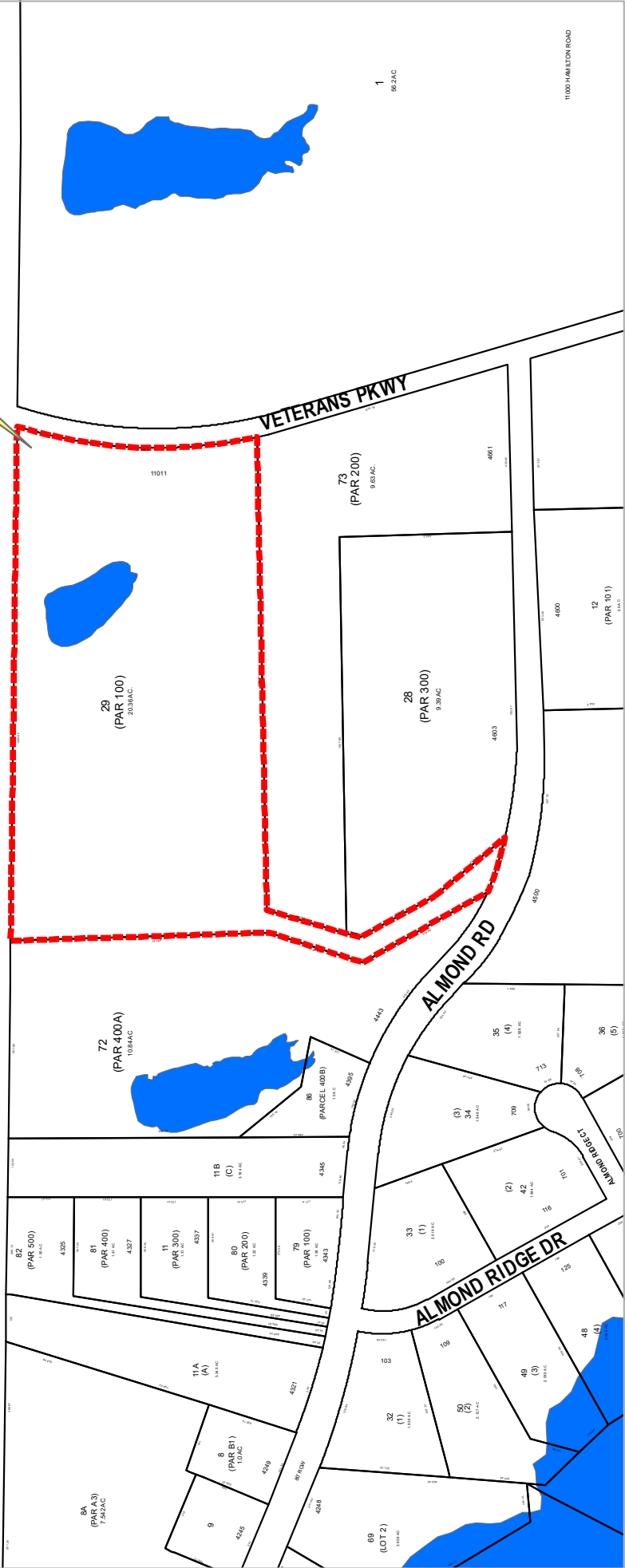


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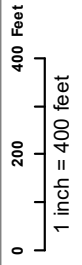
Area To Be Rezoned



Date: 4/22/2022

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Location Map for REZN 04-22-0776
Map 077 Block 001 Lot 029
Planning Department-Planning Division
Prepared By Planning GIS Tech



1 inch = 400 feet
Data Source: IT/GIS
Author: David Cooper

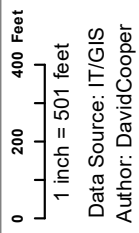
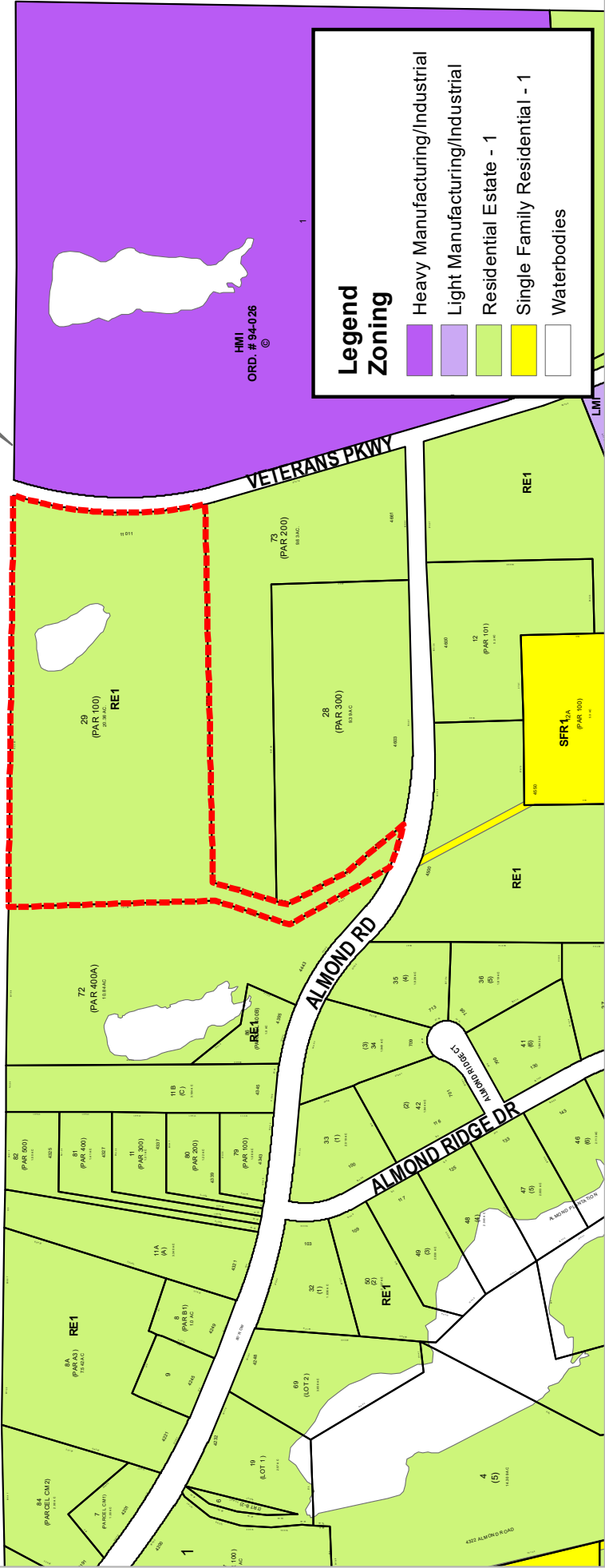


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Area To Be Rezoned

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Zoning Map for REZN 04-22-0776
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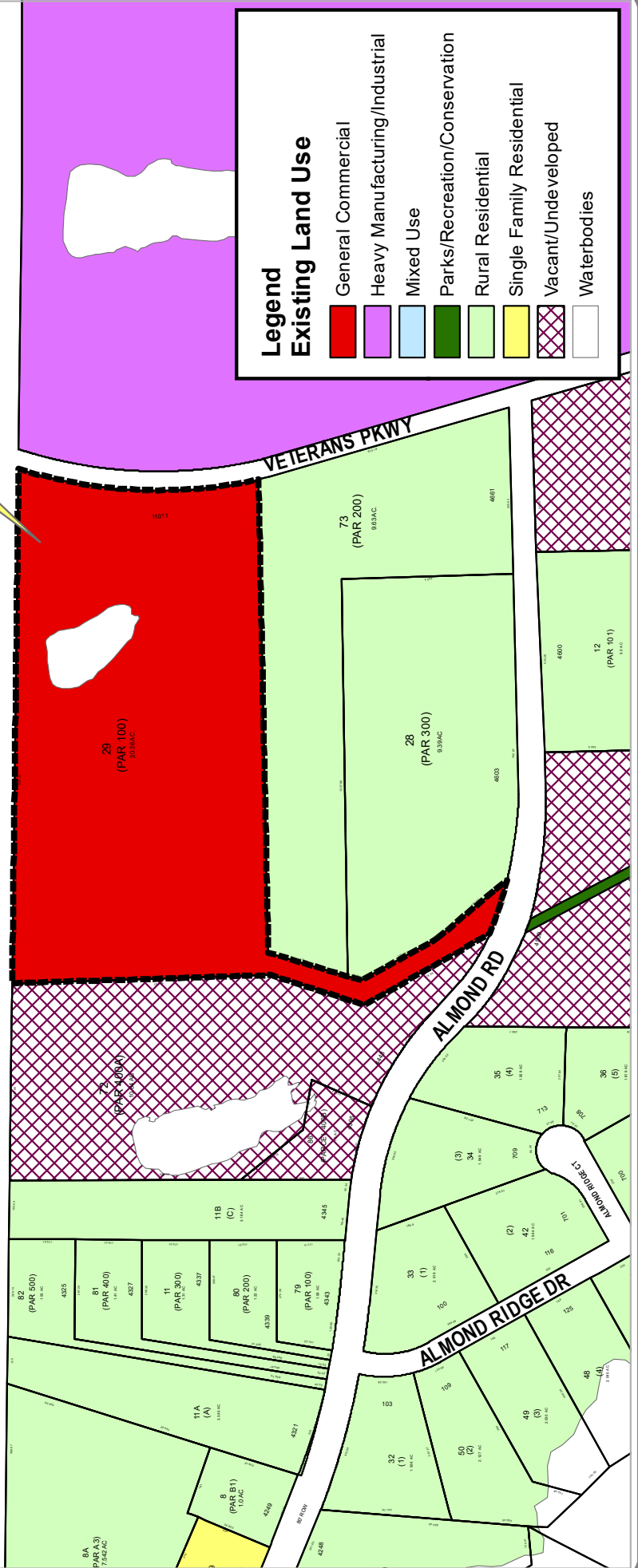
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Area To Be Rezoned

Harris County



Legend Existing Land Use

- General Commercial
- Heavy Manufacturing/Industrial
- Mixed Use
- Parks/Recreation/Conservation
- Rural Residential
- Single Family Residential
- Vacant/Undeveloped
- Waterbodies

0 200 400 Feet
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Data Source: IT/GIS
Author: David Cooper

Existing Land Use Map for REZN 04-22-0776
Map 077 Block 001 Lot 029
Planning Department-Planning Division
Prepared By Planning GIS Tech

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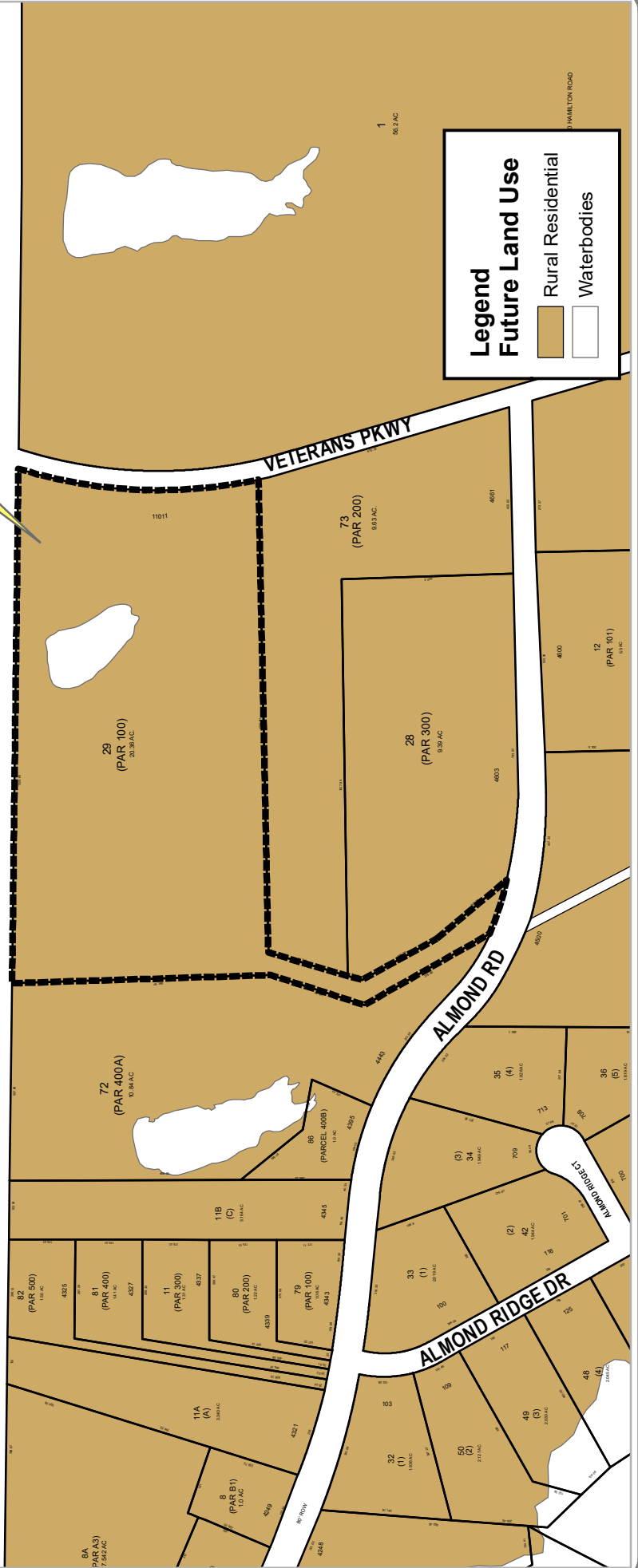
Date: 4/22/2022

Harris County



Area To Be Rezoned

Harris County



Legend
Future Land Use

- Rural Residential
- Waterbodies



Data Source: IT/GIS
Author: DavidCooper

Future Land Use Map for REZN 04-22-0776
Map 077 Block 001 Lot 029
Planning Department-Planning Division
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Date: 4/25/2022

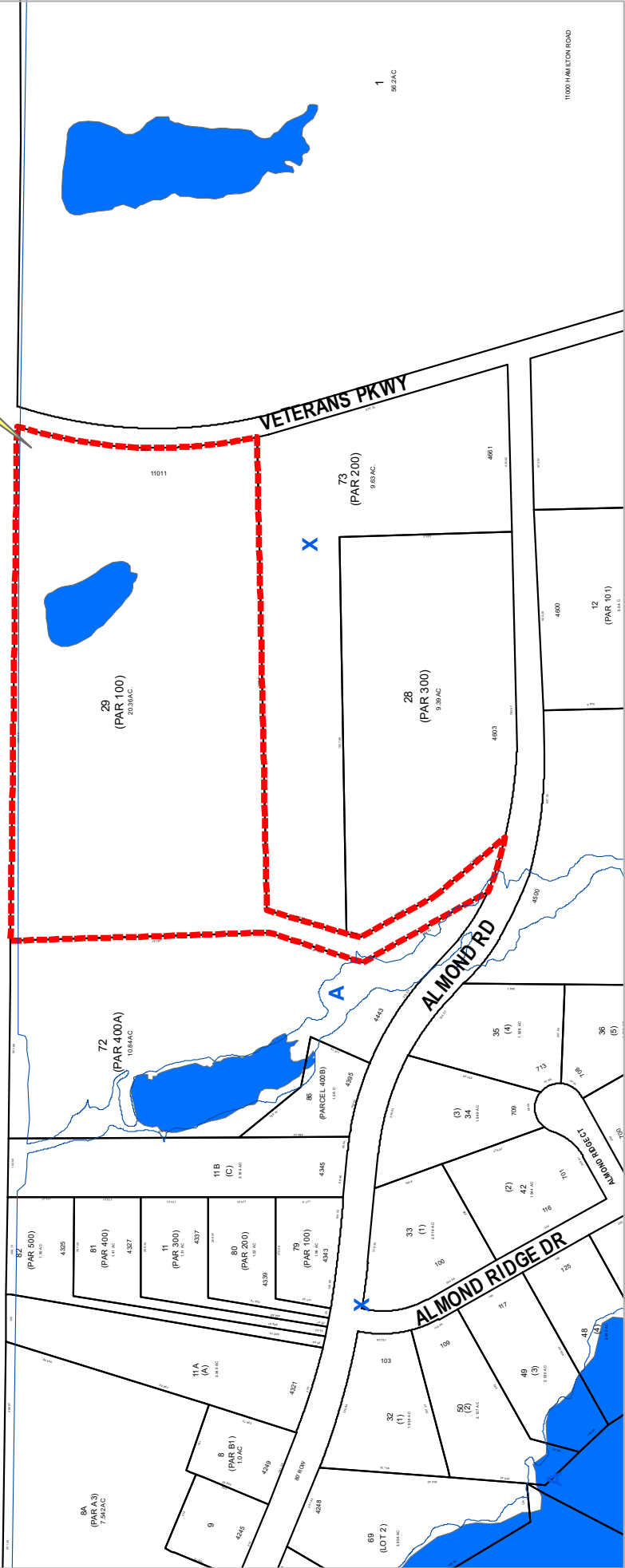


Harris County



Harris County

Area To Be Rezoned



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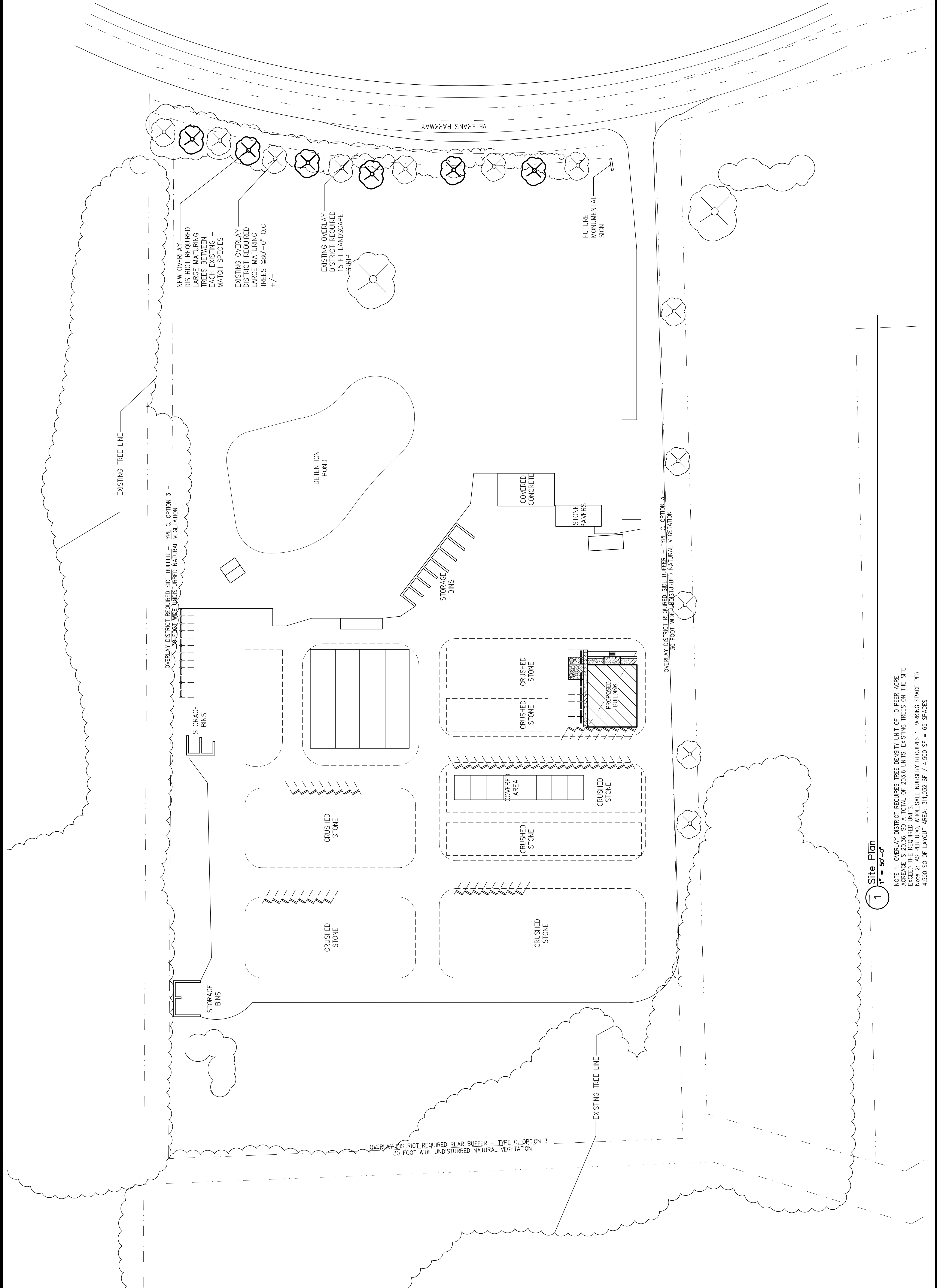
Flood Zone Map for REZN 04-22-0776
Map 077 Block 001 Lot 029
Planning Department-Planning Division
Prepared By Planning GIS Tech

0 200 400 Feet
1 inch = 400 feet
Data Source: IT/GIS
Author: DavidCooper



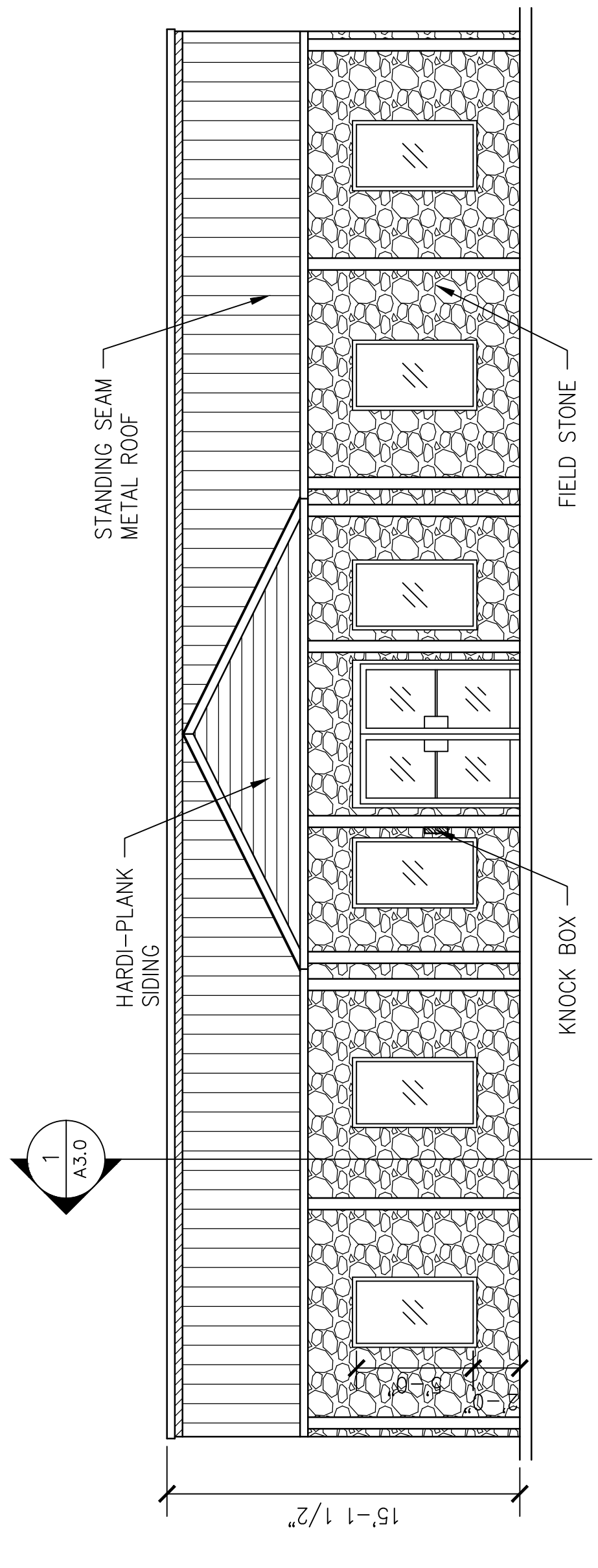


revisions	date	description
	04/05/22	MASTER PLAN
	04/12/22	OVERLAY CONCERNS

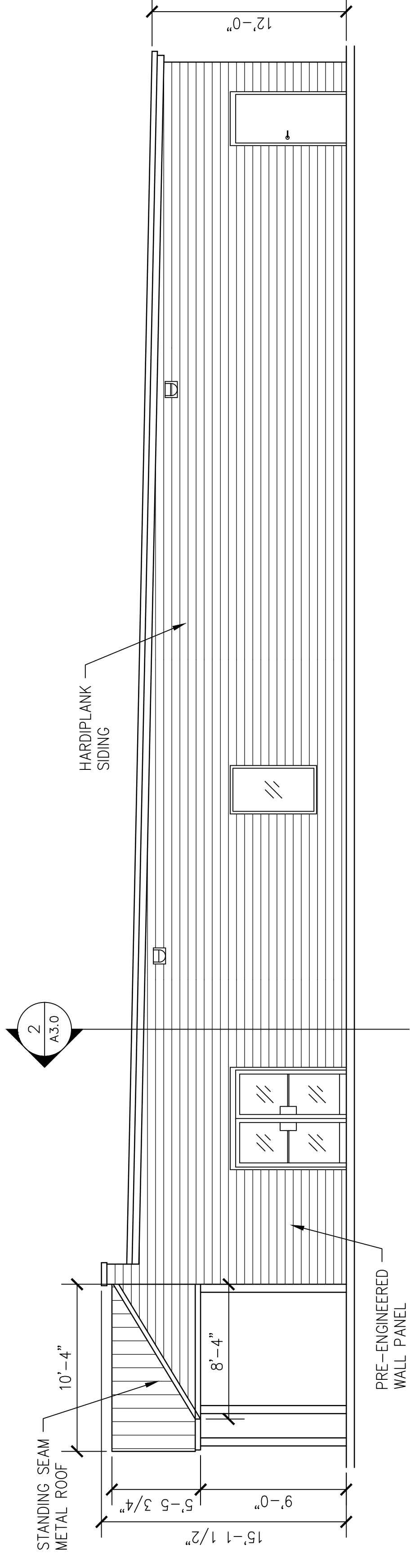


1 Site Plan
 1" = 50'-0"

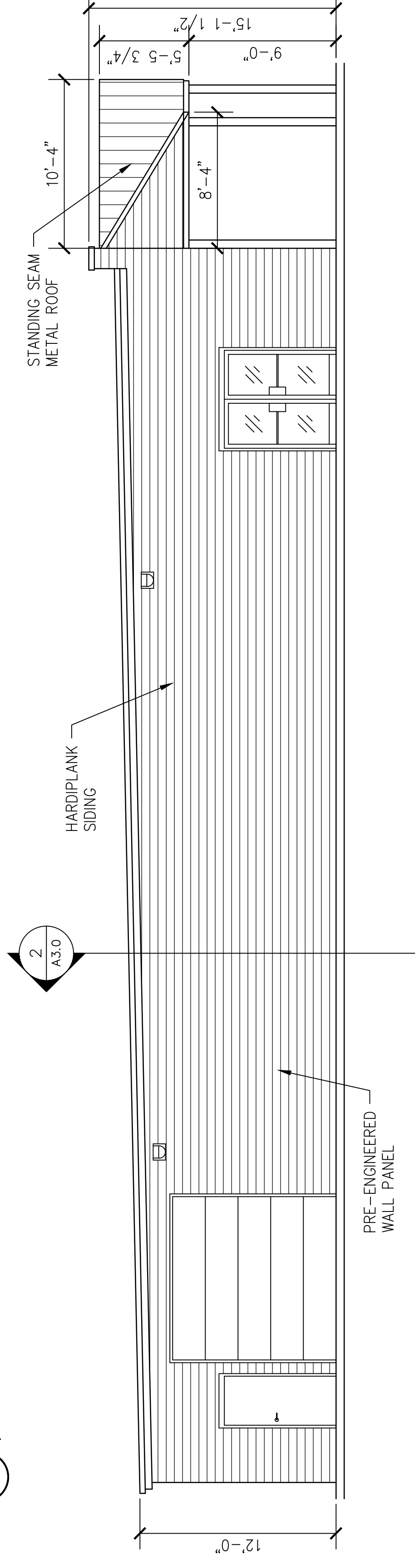
NOTE 1: OVERLAY DISTRICT REQUIRES TREE DENSITY UNIT OF 10 PEER ACRE. ACREAGE IS 20.36, SO A TOTAL OF 203.6 UNITS. EXISTING TREES ON THE SITE EXCEED THE REQUIRED UNITS.
 Note 2: AS PER UDD, WHOLESALE NURSERY REQUIRES 1 PARKING SPACE PER 4,500 SQ. OF LAYOUT AREA. 311,052 SF / 4,500 SF = 69 SPACES



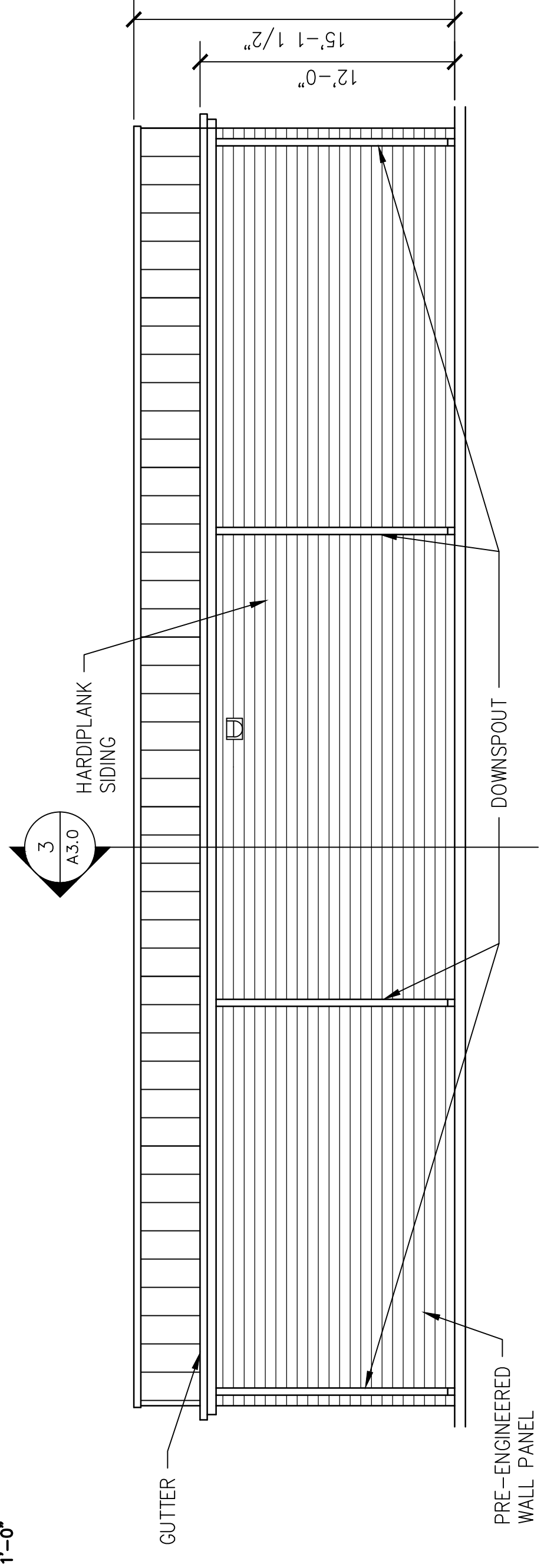
1 Front Elevation
 $\frac{3}{16}'' = 1'-0''$



2 Right Side Elevation
 $\frac{3}{16}'' = 1'-0''$



3 Left Side Elevation
 $\frac{3}{16}'' = 1'-0''$



4 Rear Elevation
 $\frac{3}{16}'' = 1'-0''$