

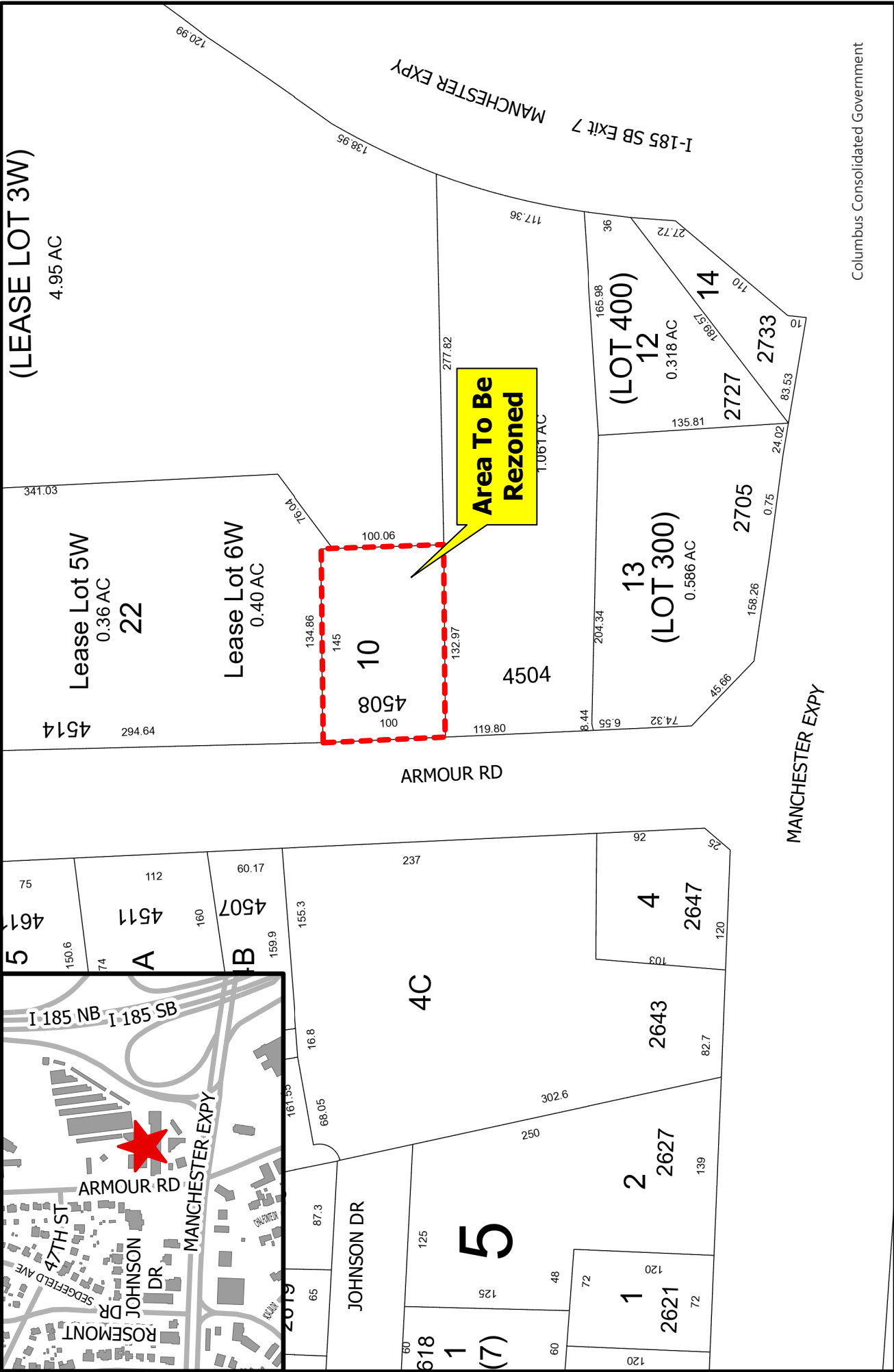
CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-03-20-1464

Applicant:	Steven Daniels
Owner:	Same
Location:	4508 Armour Road
Parcel:	069-007-010
Acreage:	0.31 Acres
Current Zoning Classification:	NC (Neighborhood Commercial)
Proposed Zoning Classification:	GC (General Commercial)
Current Use of Property:	Retail
Proposed Use of Property:	Pawn Shop
Council District:	District 8 (Garrett)
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 F
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 348 trips if used for commercial use. The Level of Service (LOS) will remain at level B.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Surrounding Zoning:	North	GC (General Commercial)
	South	GC (General Commercial)
	East	NC (Neighborhood Commercial)
	West	NC (Neighborhood Commercial)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		Thirty-five (35) 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:		No ITE Trip Generation in the ITE Manual for Pawn Shop. Free Standing Discount Store used as a comparable use.
Attachments:		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Traffic Report



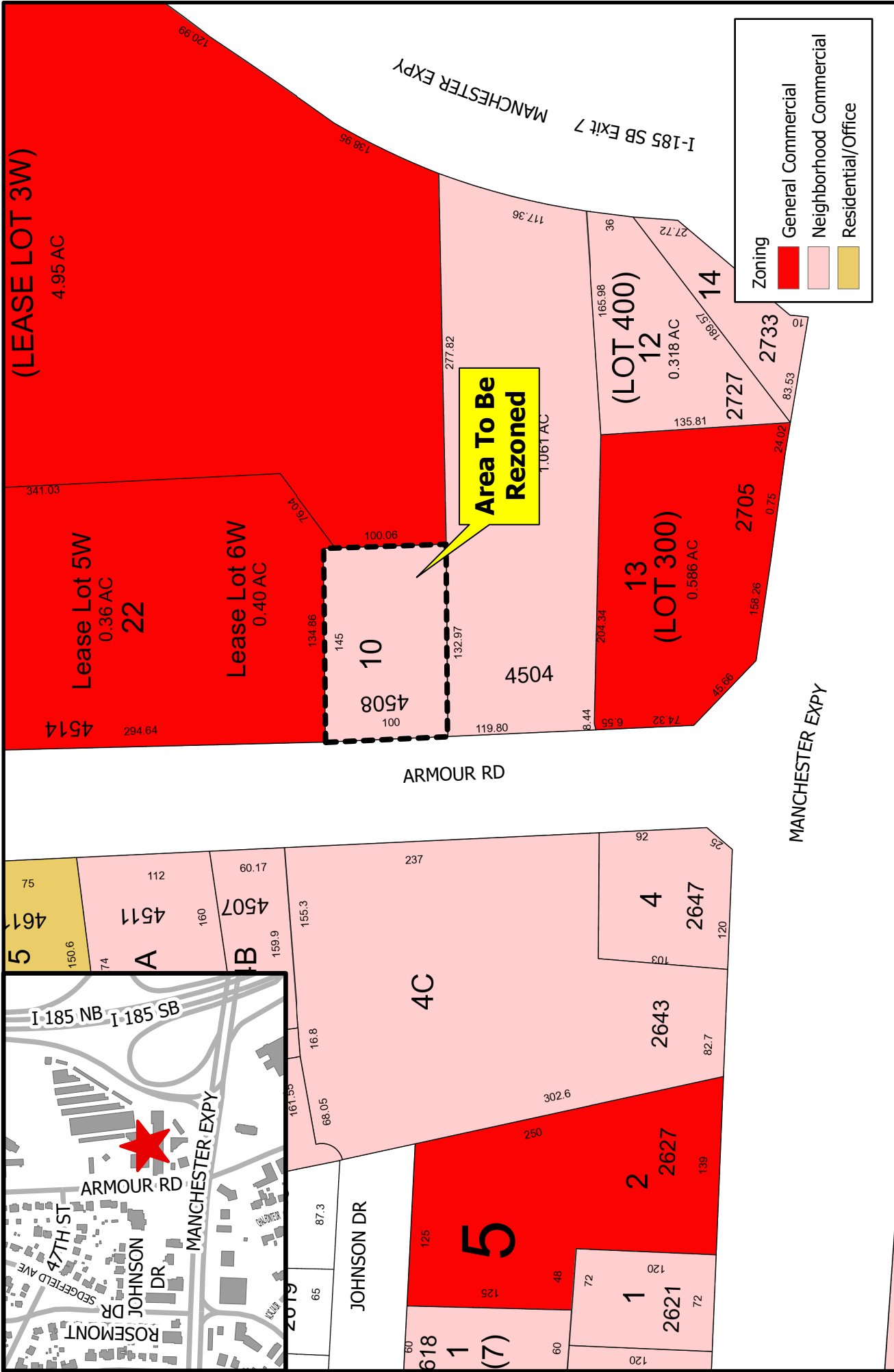
Columbus Consolidated Government



Location Map for REZN-03-20-1464
 Map 069 Block 007 Lot 010
 Planning Department - Planning Division
 Prepared by Planning GIS Tech

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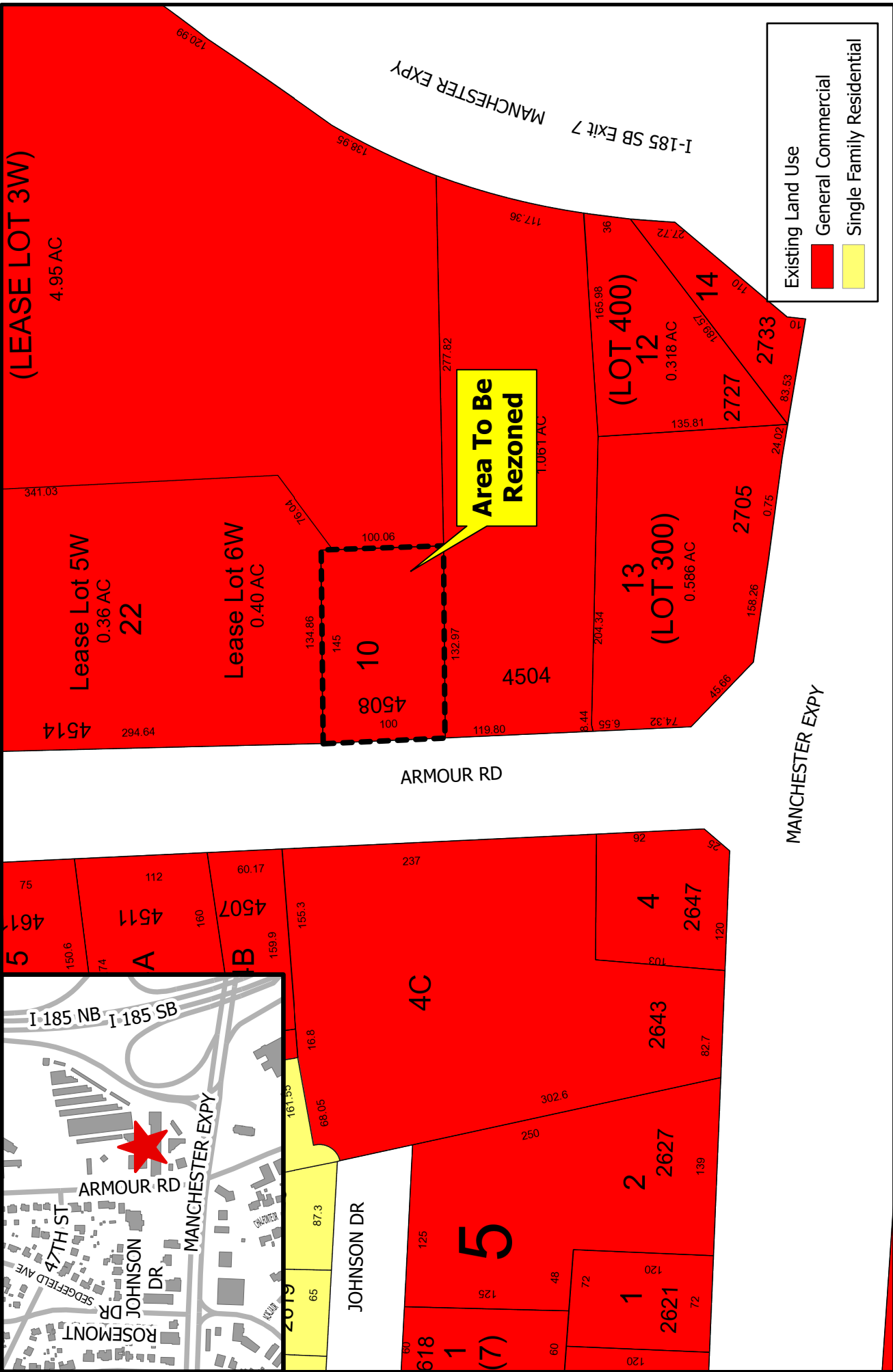
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031	034	084
032	035	069
033	036	068
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035	038	068
036	039	068
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Zoning Map for REZN-03-20-1464
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Existing Land Use

- General Commercial
- Single Family Residential

Area To Be Rezoned

US Feet

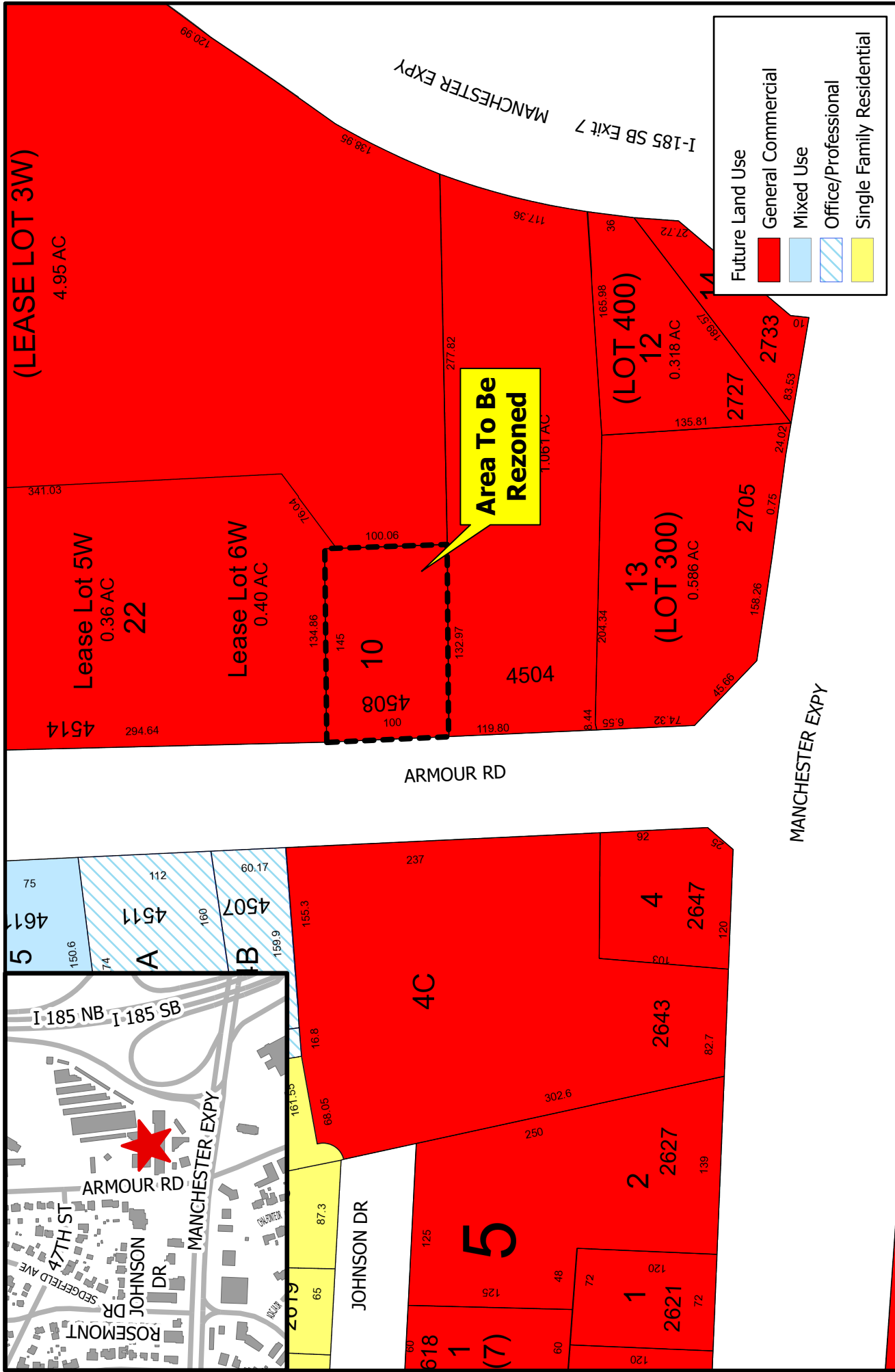
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Columbus Plans! Columbus Planning Department

Existing Land Use Map for REZN-03-20-1464
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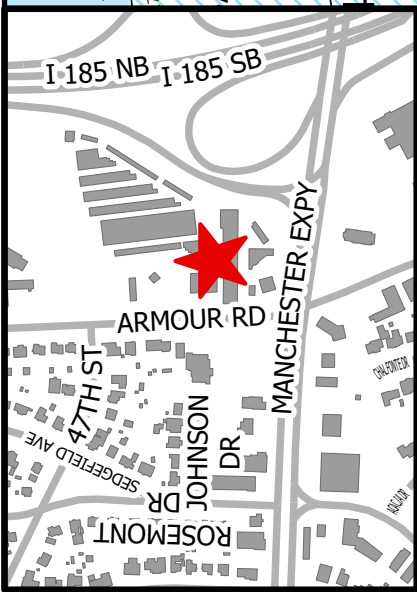
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Future Land Use

- General Commercial
- Mixed Use
- Office/Professional
- Single Family Residential

Area To Be Rezoned



100 50 0 100 US Feet

Future Land Use Map for REZN-03-20-1464
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