



CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-07-20-2240

Applicant:	Andrew Krawchyk
Owner:	Henry Edward Paris
Location:	1821 Whittlesey Road
Parcel:	189-018-003
Acreage:	2.13 Acres
Current Zoning Classification:	RO (Residential Office)
Proposed Zoning Classification:	GC (General Commercial)
Current Use of Property:	Office
Proposed Use of Property:	Office / Storage (3 rd Building)
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 A
Current Land Use Designation:	General Commercial
Future Land Use Designation:	General Commercial

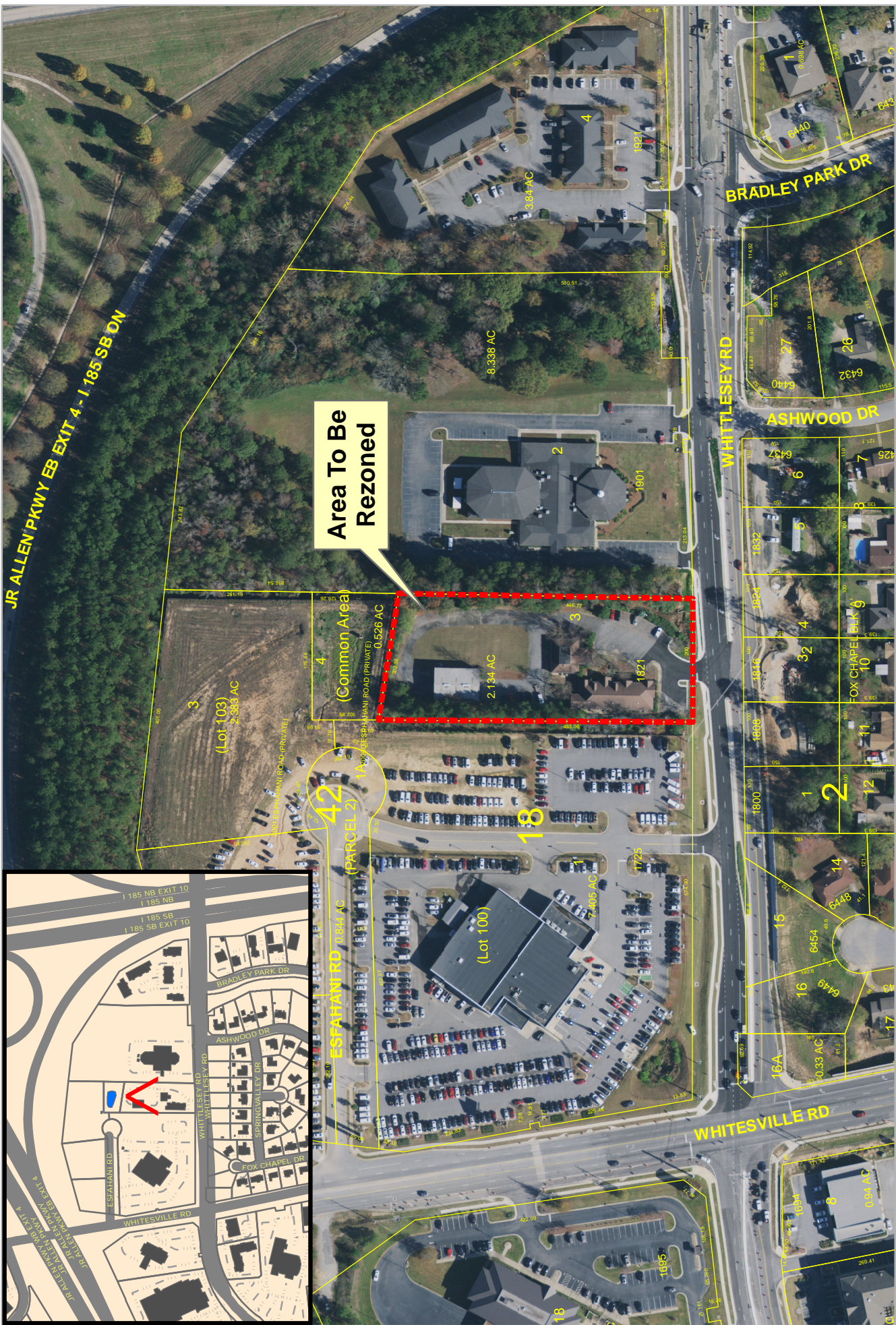
Compatible with Existing Land-Uses:		Yes
Environmental Impacts:		The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:		Property is served by all city services.
Traffic Impact:		Average Annual Daily Trips (AADT) will increase by 124 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	SFR3 (Single Family Residential 3)
	East	SFR3 (Single Family Residential 3)
	West	GC (General Commercial)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		The site shall include a Category C buffer along all property lines bordered by the SFR3 zoning district. The 3 options under Category C are: <ul style="list-style-type: none"> 1) 20 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet. 2) 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall. 3) 30 feet undisturbed natural buffer.
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 two (2) calls and/or emails regarding the rezoning.
	Approval	0 Responses
	Opposition	2 Responses

Additional Information:

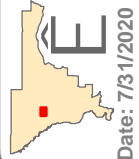
N/A

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



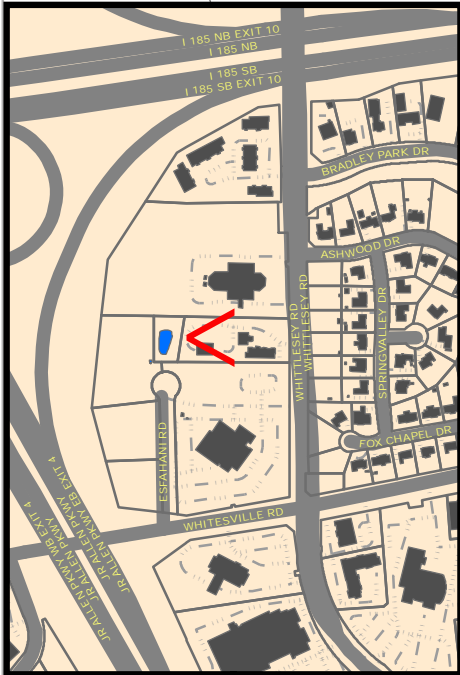
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 The data contained is subject to constant change.
 Map information is believed to be correct but is not guaranteed.

Aerial Map for REZN 07 - 20 - 2240
Map 189 Block 018 Lot 003
Planning Department-Planning Division
Prepared By Planning GIS Tech

0 100 200 Feet
 1 inch = 200 feet
 Data Source: IT/GIS
 Author: DavidCooper



Date: 7/31/2020



JR ALLEN PKWY EB EXIT 4 - I 185 SB ON

**Area To Be
Rezoned**

Common Area

42

ESFAHANI RD 0.844 AC
(PARCEL 2)

1A

0.526 AC

4

(Lot 103)
2.383 AC

2.134 AC

18

1821

3

8.338 AC

7.405 AC

18

1901

2

3.84 AC

1921

4

1695

0.94 AC

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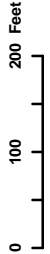
WHITESVILLE RD

WHITTLESEY RD

BRADLEY PARK DR

ASHWOOD DR

FOX CHAPEL BLK 'A'



1 inch = 200 feet

Data Source: IT/GIS

Author: David Cooper

Location Map for REZN 07 - 20 - 2240

Map 189 Block 018 Lot 003

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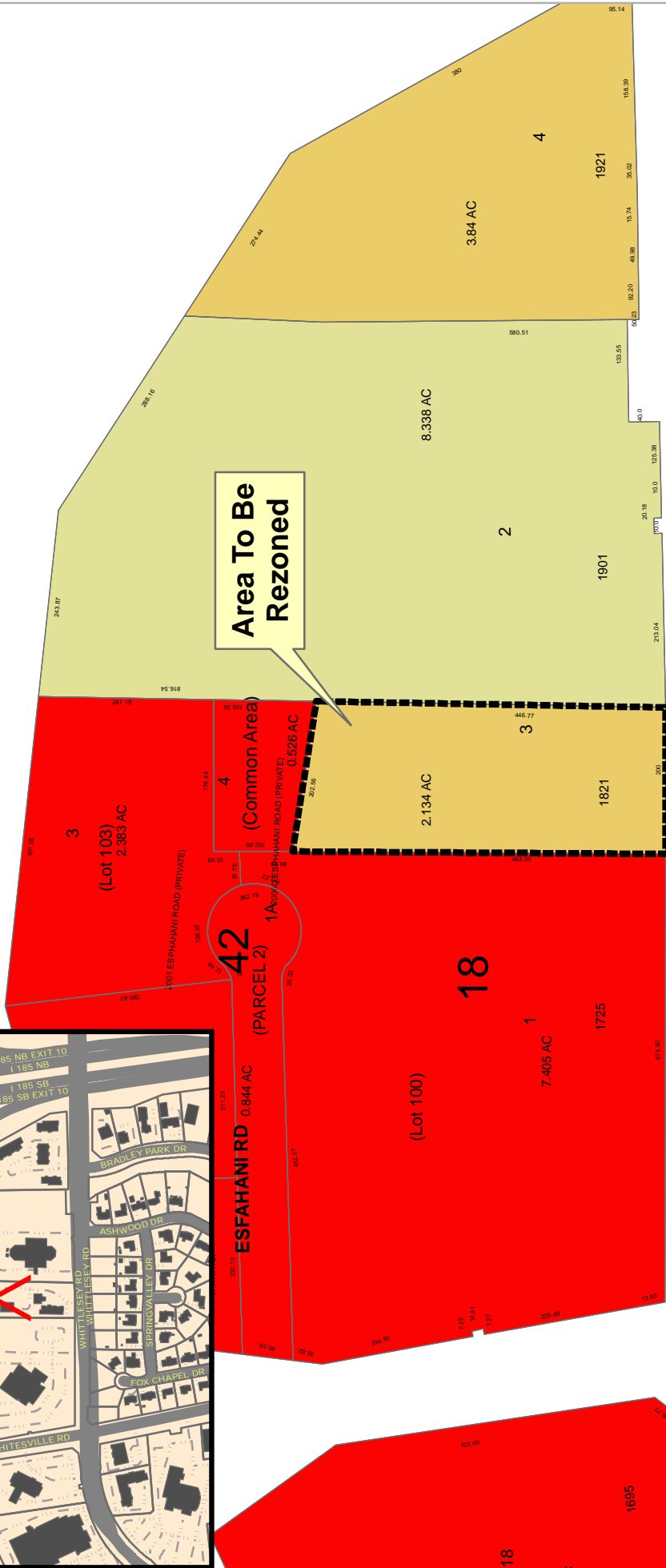


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JR ALLEN PKWY EB EXIT 4 - I 185 SB ON



Area To Be Rezoned

Legend Zoning

- General Commercial
- Light Manufacturing/Industrial Residential/Office
- Residential/Office
- Single Family Residential - 3

WHITTLESEY RD

ASHWOOD DR

WHITESVILLE RD

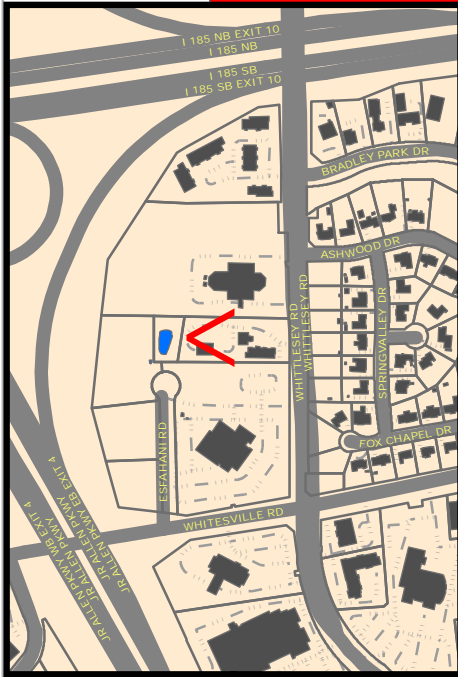
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Zoning Map for REZN 07 - 20 - 2240
Map 189 Block 018 Lot 003
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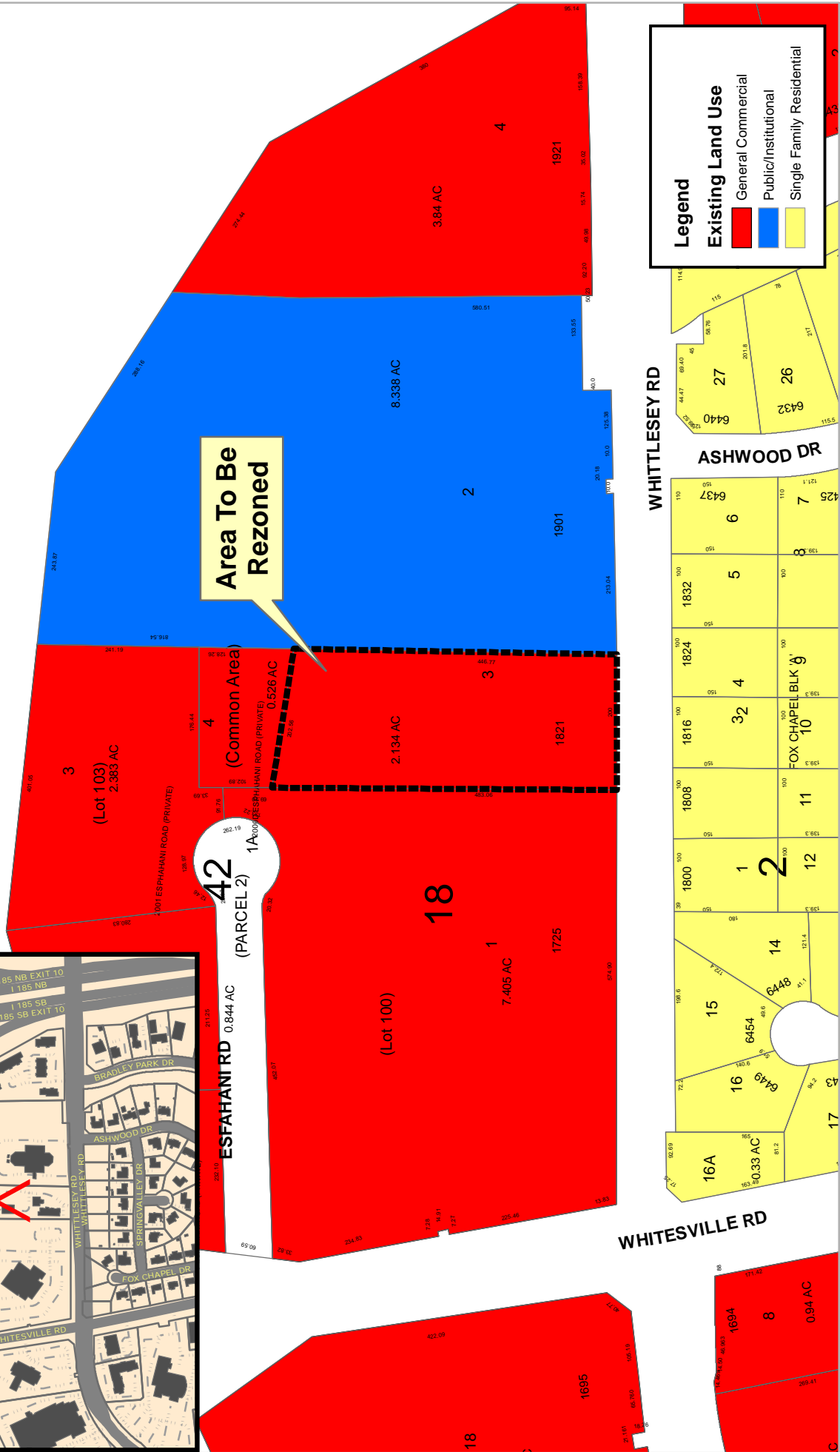
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0 100 200 Feet
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Existing Land Use Map for REZN 07 - 20 - 2240
 Map 189 Block 018 Lot 003
 Planning Department-Planning Division
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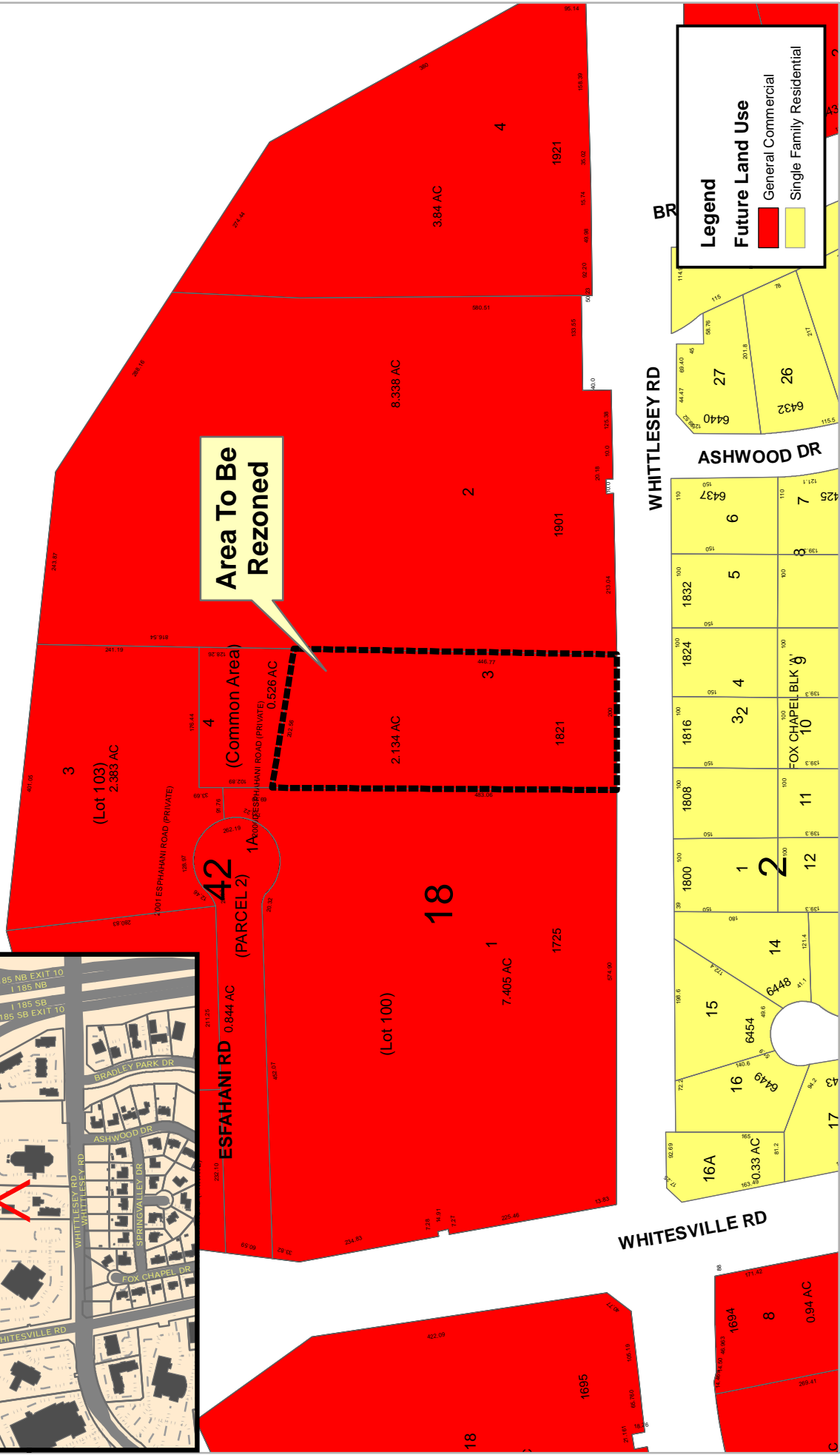
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JR ALLEN PKWY EB EXIT 4 - I 185 SB ON



Legend

Future Land Use

- General Commercial
- Single Family Residential



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Future Land Use Map for REZN 07 - 20 - 2240
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 Author: DavidCooper



Date: 7/31/2020



- ① Grass area to be paved
- ② Nothing else will be changed on property other than building upgrades on the interior and the exterior will be painted.