

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-09-19-6416

Applicant:	White Oak Grove, LLC
Owner:	Same
Location:	8063 Veterans Parkway
Parcel:	073-021-009
Acreage:	0.21 Acres
Current Zoning Classification:	LMI (Light Manufacturing / Industrial)
Proposed Zoning Classification:	PMUD (Planned Mixed Use Development)
Current Use of Property:	Residential
Proposed Use of Property:	Mixed Use
Council District:	District 2 (Davis)
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:	Inconsistent Planning Area A
Current Land Use Designation:	Light Manufacturing / Industrial

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:		N/A
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Surrounding Zoning:	North	PMUD (Planned Mixed Use Development)
	South	LMI (Light Manufacturing / Industrial)
	East	PMUD (Planned Mixed Use Development)
	West	LMI (Light Manufacturing / Industrial)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		Twenty (20) 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



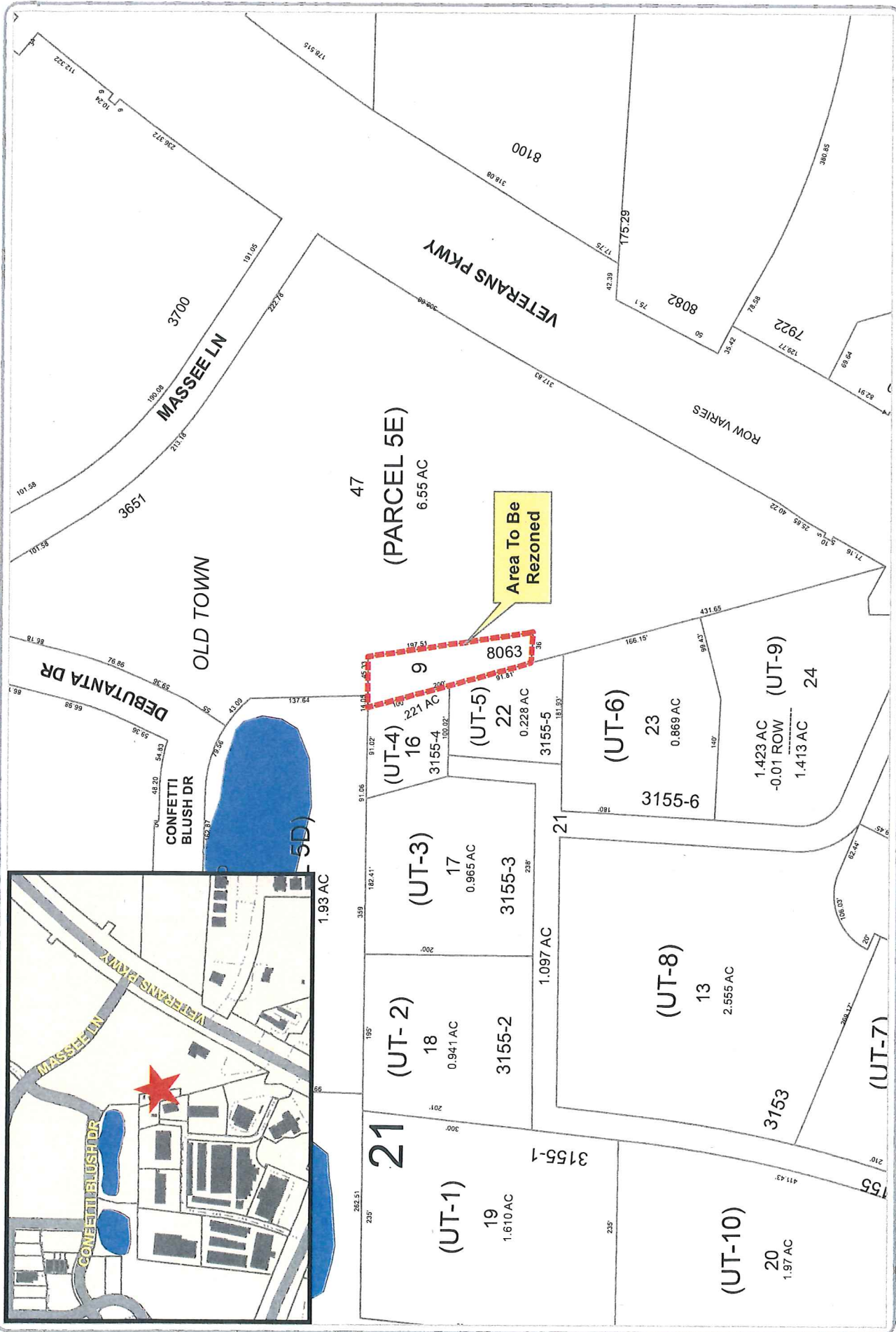
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Date: 9/5/2019

Aerial Map for REZN 9-19-6416
 Map 073 Block 021 Lot 009
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

0 75 150 Feet
 1 inch = 150 feet
 Data Source: IT/GIS
 Author: DavidCooper





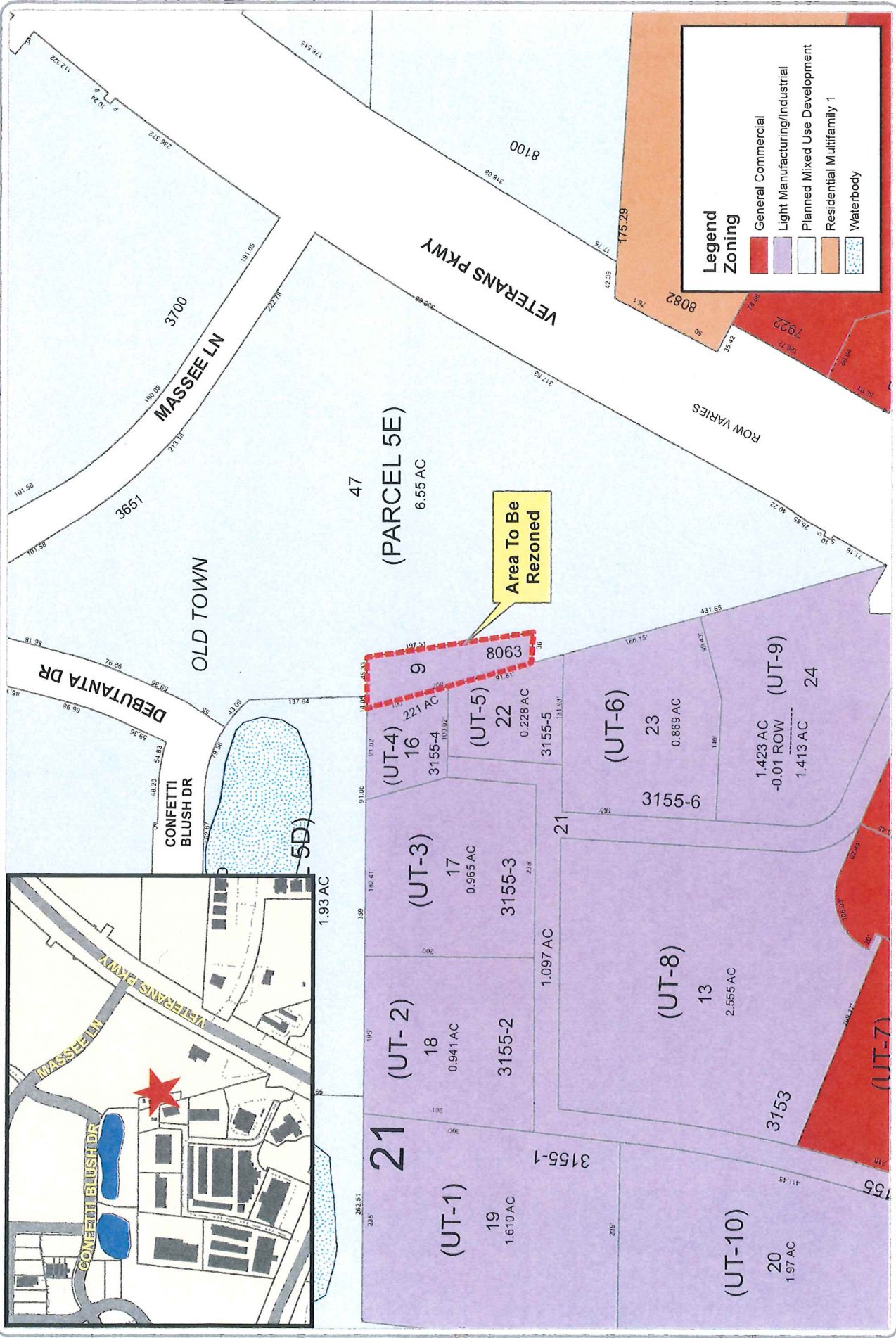
150 Feet
75
1 inch = 150 feet
Data Source: IT/GIS
Author: David Cooper

Location Map for REZN 9-19-6416
Map 073 Block 021 Lot 009
Planning Department-Planning Division
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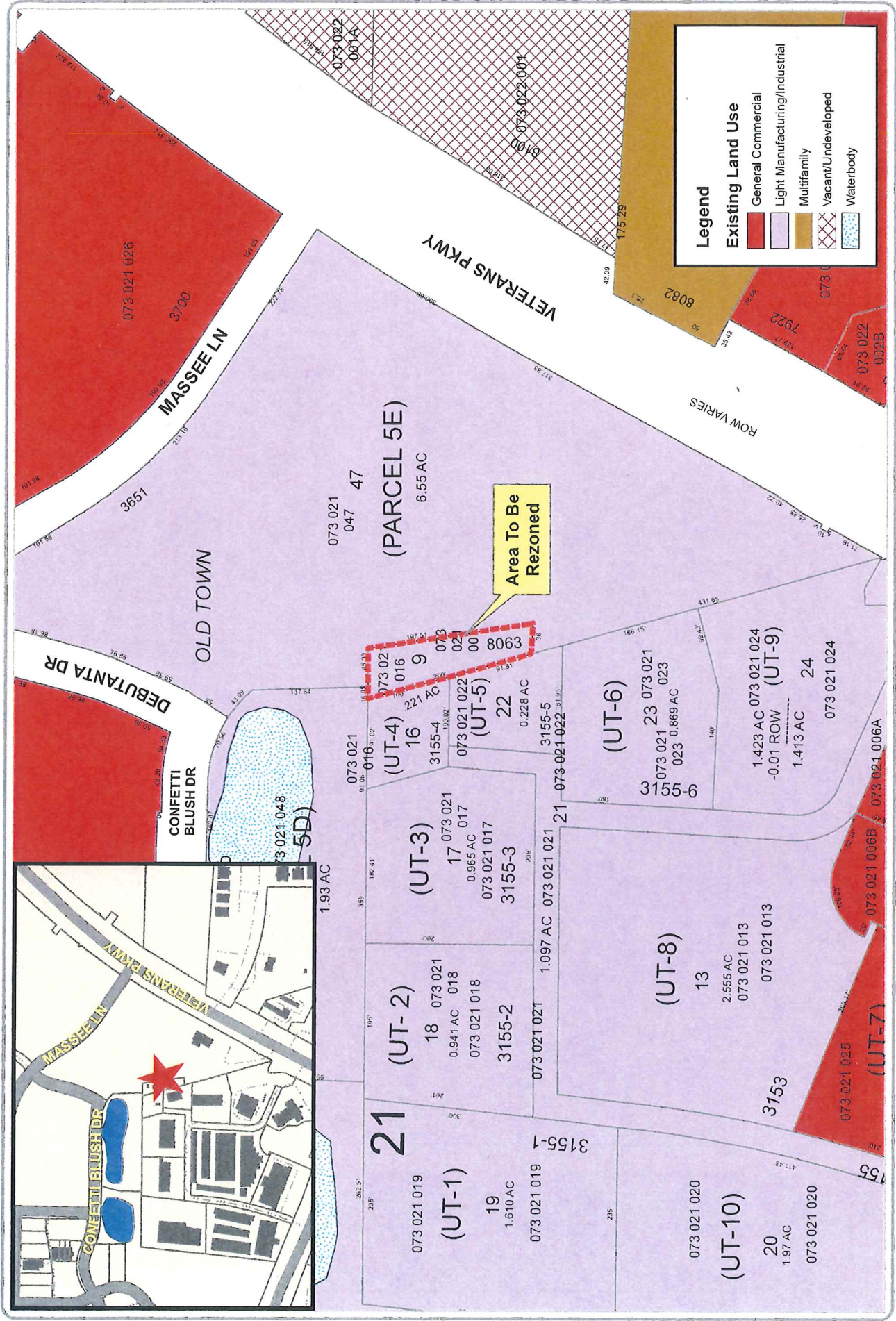
Date: 9/15/2019

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Zoning Map for REZN 9-19-6416
Map 073 Block 021 Lot 009
Planning Department-Planning Division
Prepared By Planning GIS Tech

0 75 150 Feet
1 inch = 150 feet
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Author: DavidCooper

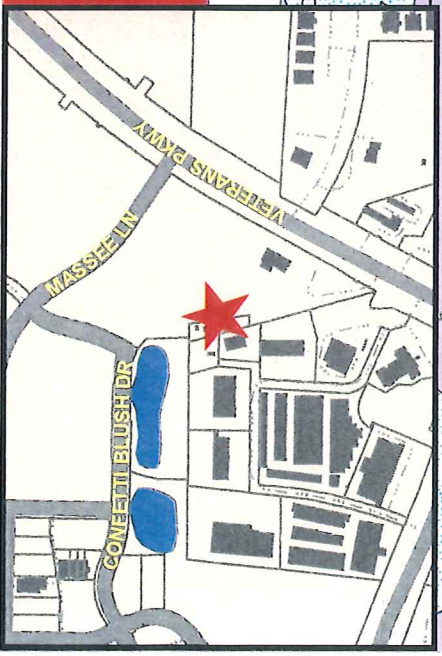




Legend

Existing Land Use

- General Commercial
- Light Manufacturing/Industrial
- Multifamily
- Vacant/Undeveloped
- Waterbody



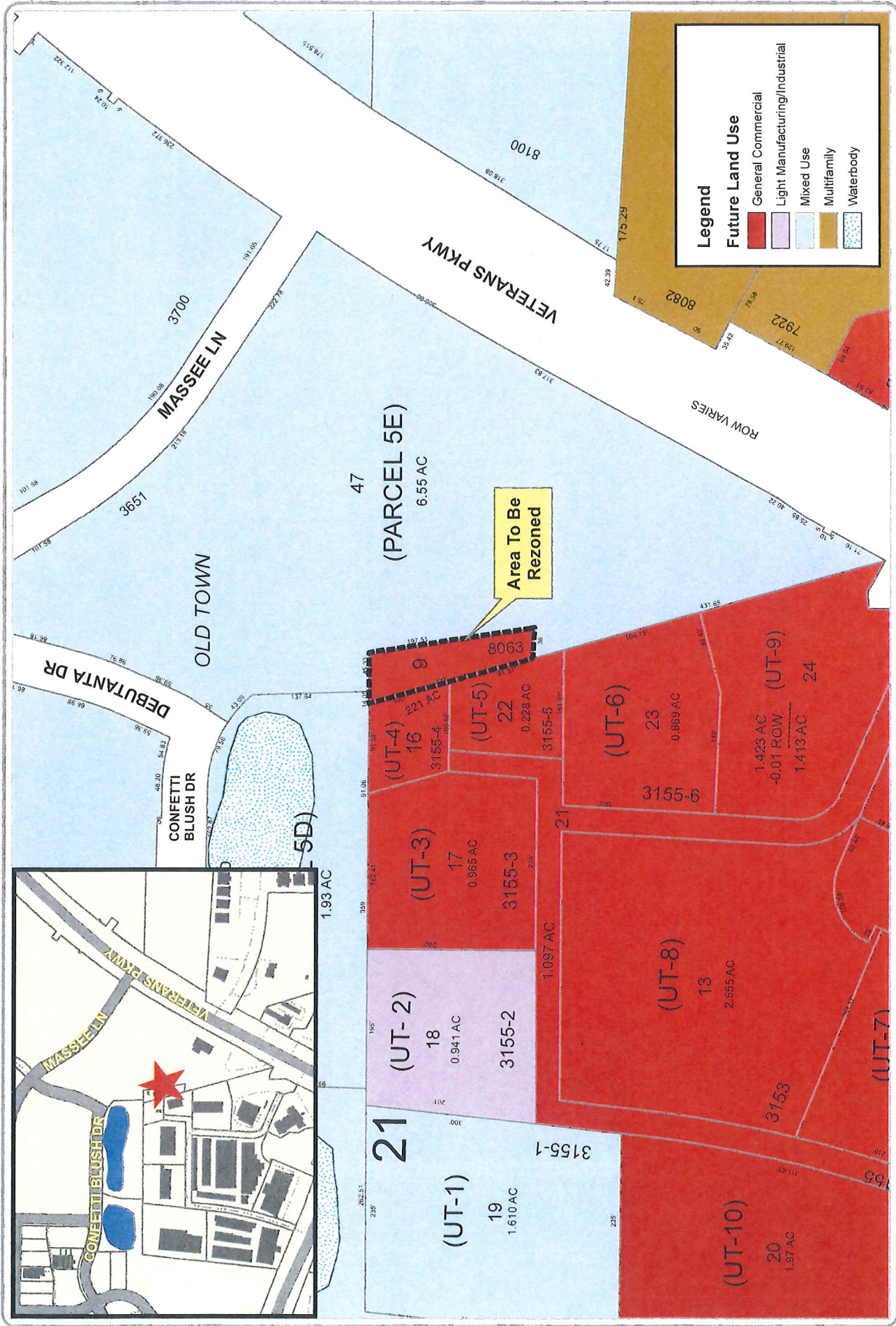
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Existing Land Use Map for REZN 9-19-6416
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Future Land Use Map for REZN 9-19-6416
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