



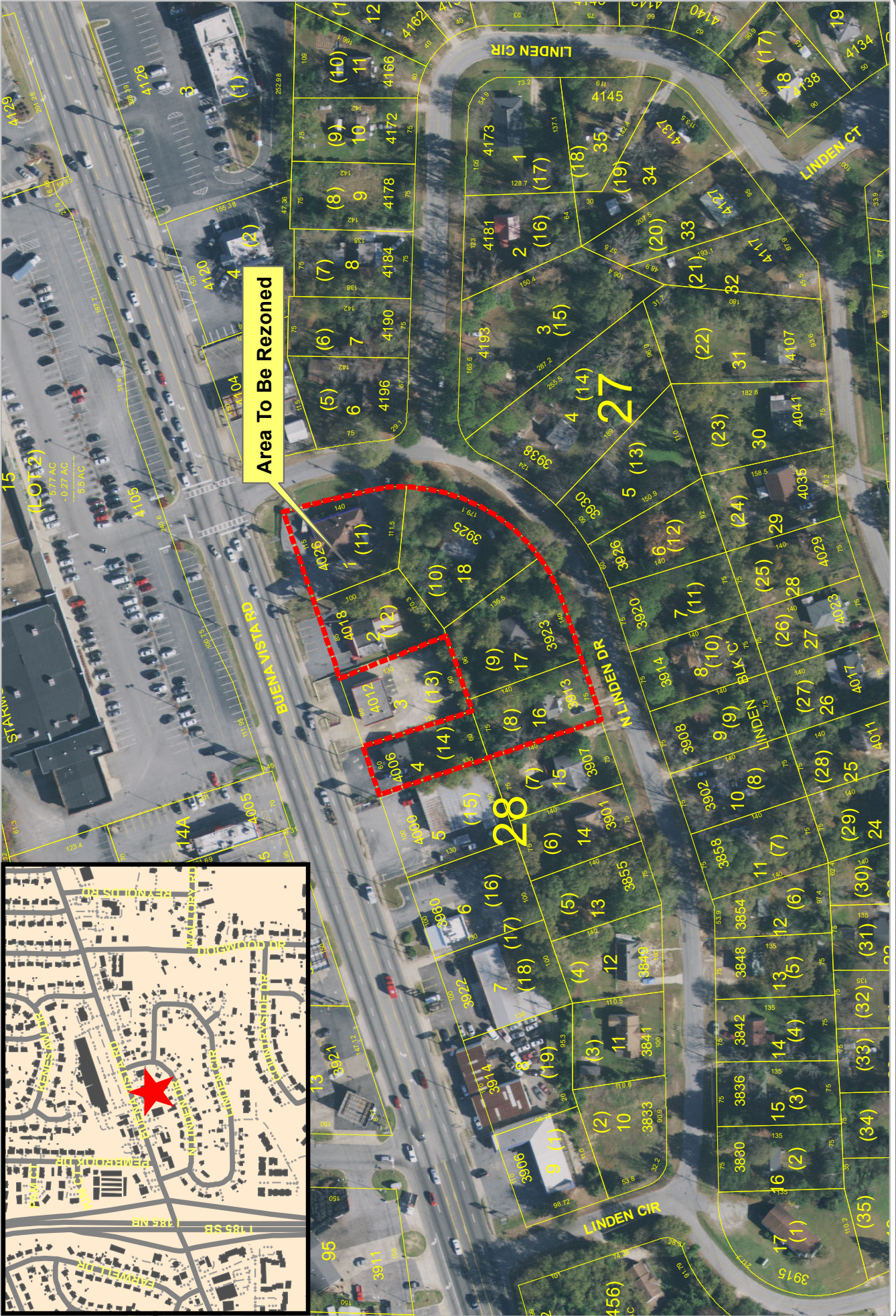
CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-06-21-1222

Applicant:	DSBV Property, LLC
Owner:	Brenda Willis / The Vine Trust
Location:	4006 / 4018 / 4026 Buena Vista Road & 3913 / 3923 / 3925 North Linden Drive
Parcel:	087-028-004 / 002 / 001 / 016 / 017 / 018
Acreage:	1.75 Acres
Current Zoning Classification:	NC (Neighborhood Commercial)
Proposed Zoning Classification:	GC (General Commercial)
Current Use of Property:	Cleaners / Restaurant / Office / Residential
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:		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 decrease by 66 trips if used for Commercial use. The Level of Service (LOS) will remain at level E.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Surrounding Zoning:	North	NC (Neighborhood Commercial)
	South	SFR2 (Single Family Residential 2)
	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:		Sixty (60) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received one (1) calls and/or emails regarding the rezoning.
	Approval	0 Responses
	Opposition	1 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



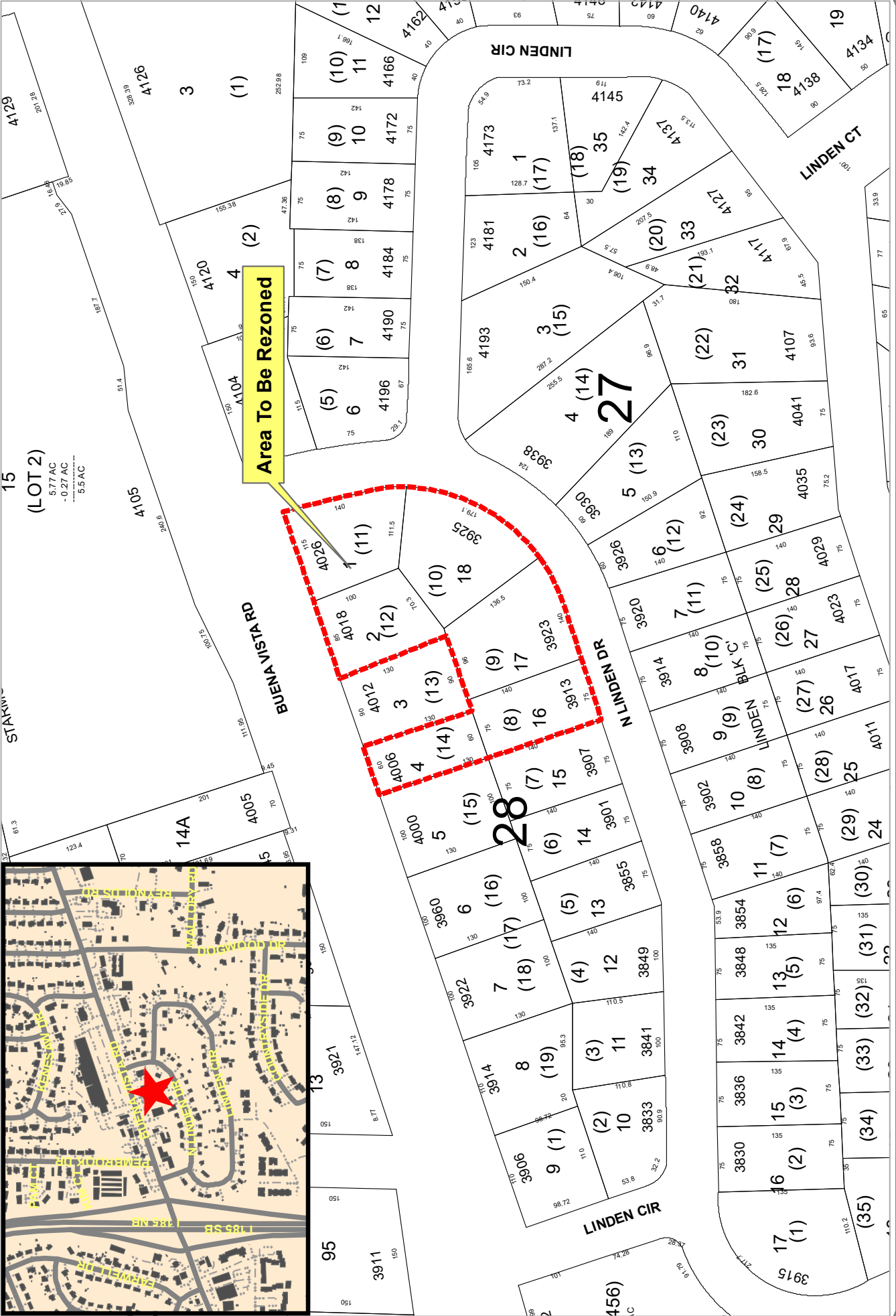
0 75 150 Feet
 1 inch = 150 feet
 Data Source: IT/GIS
 Author: David Cooper

Aerial Map for REZN 06-21-1222
Map 087 Block 028 Lots 001 & 002, 004 & 016 - 018
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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.



Date: 6/22/2021

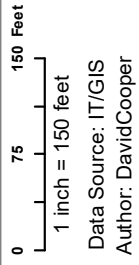
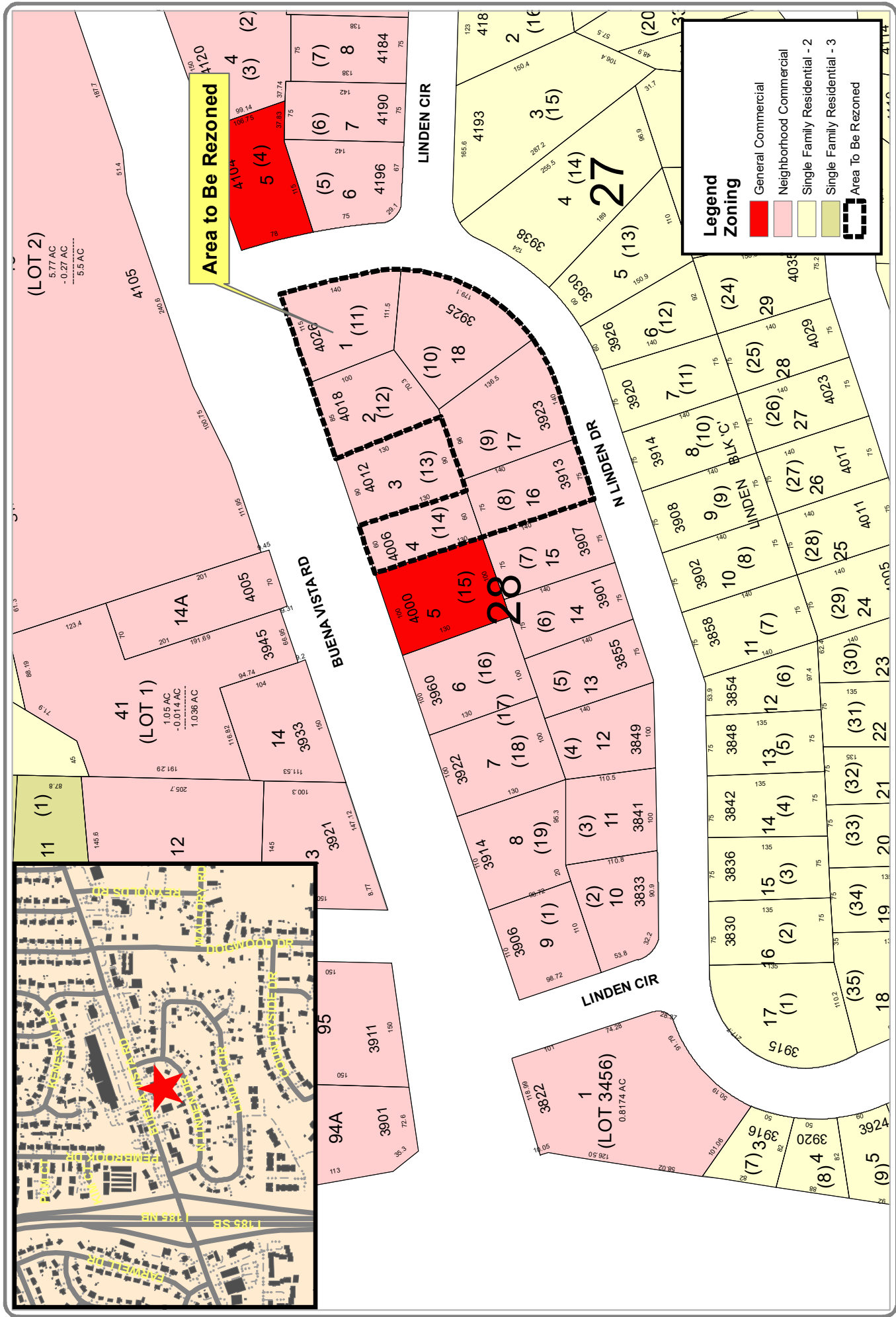


0 75 150 Feet
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Location Map for REZN 06-21-1222
Map Map 087 Block 028 Lots 001 & 002, 004 & 016 - 018
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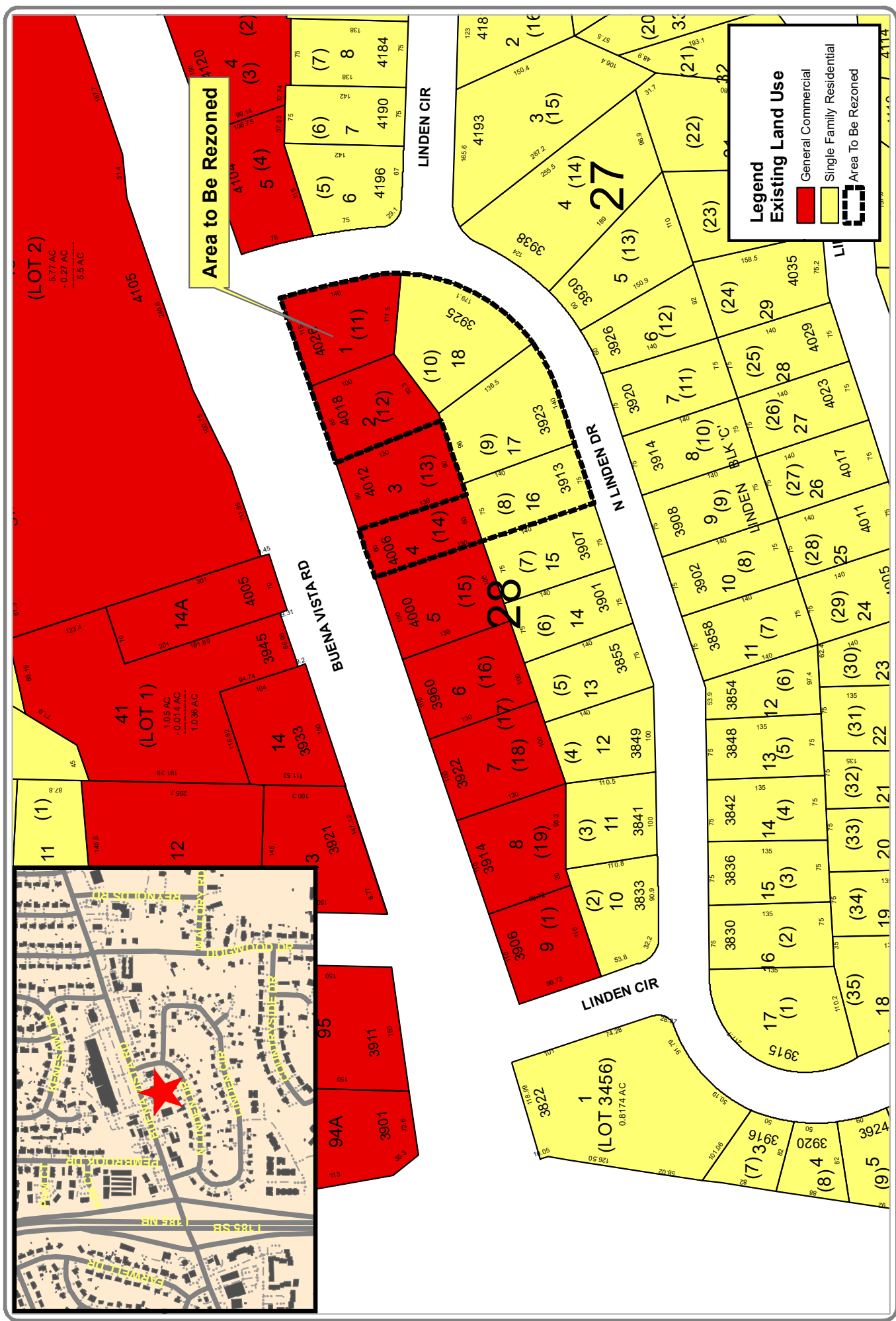
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Zoning Map for REZN 06-21-1222
 Map Map 087 Block 028 Lots 001 & 002, 004 & 016 - 018
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150 Feet
75
0
1 inch = 150 feet

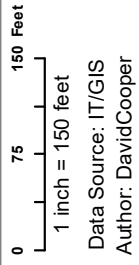
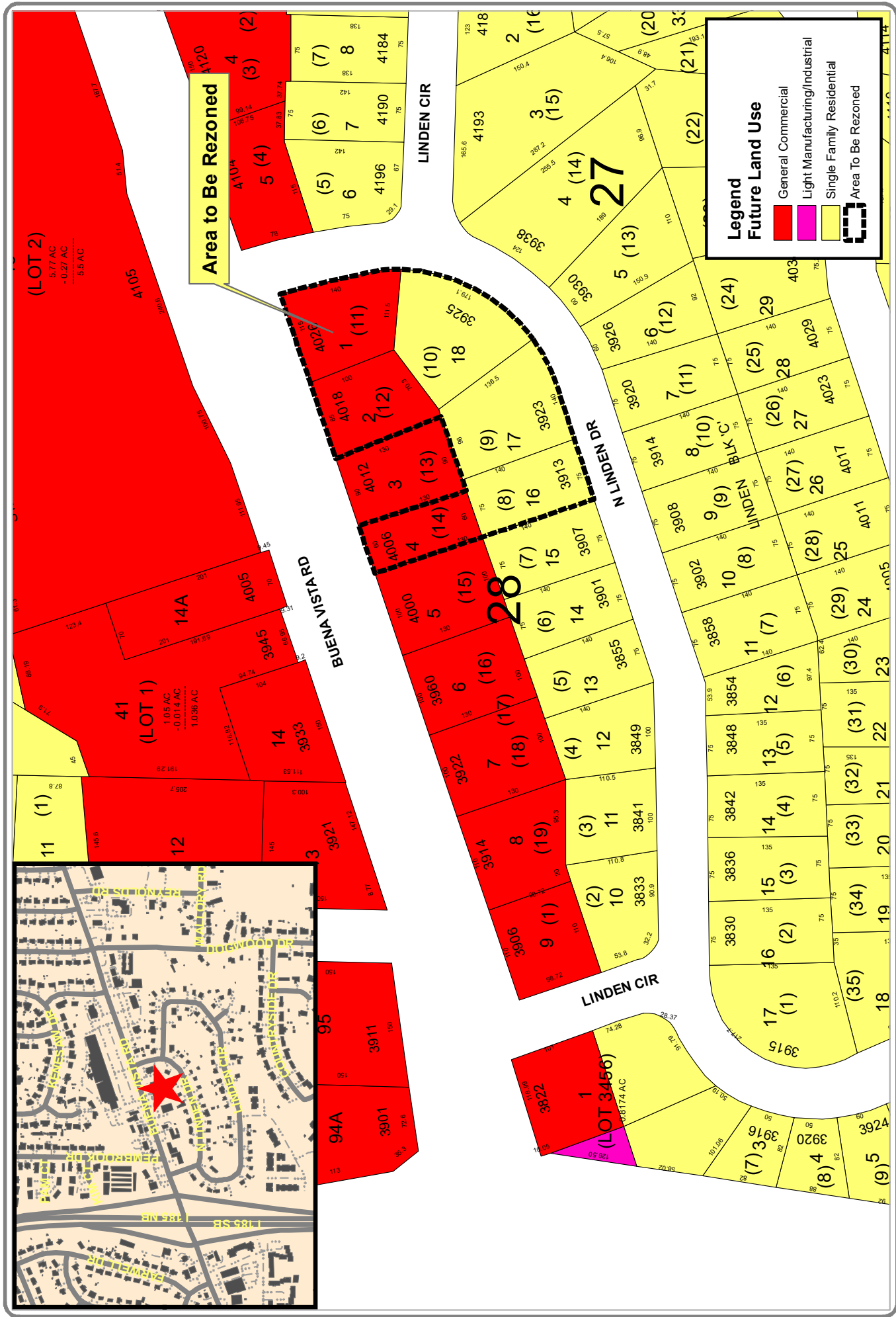
Data Source: IT/GIS
Author: David Cooper

Existing Land Use Map for REZN 06-21-1222
Map 087 Block 028 Lots 001 & 002, 004 & 016 - 018
Planning Department-Planning Division
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Future Land Use Map for REZN 06-21-1222
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 Author: David Cooper

REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 06-21-1222
PROJECT 4006, 4018, 4026 Buena Vista Road & 3913, 3923, 3925 N. Linden)
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 & Square Footage of Retail Building

TRIP END CALCULATION*

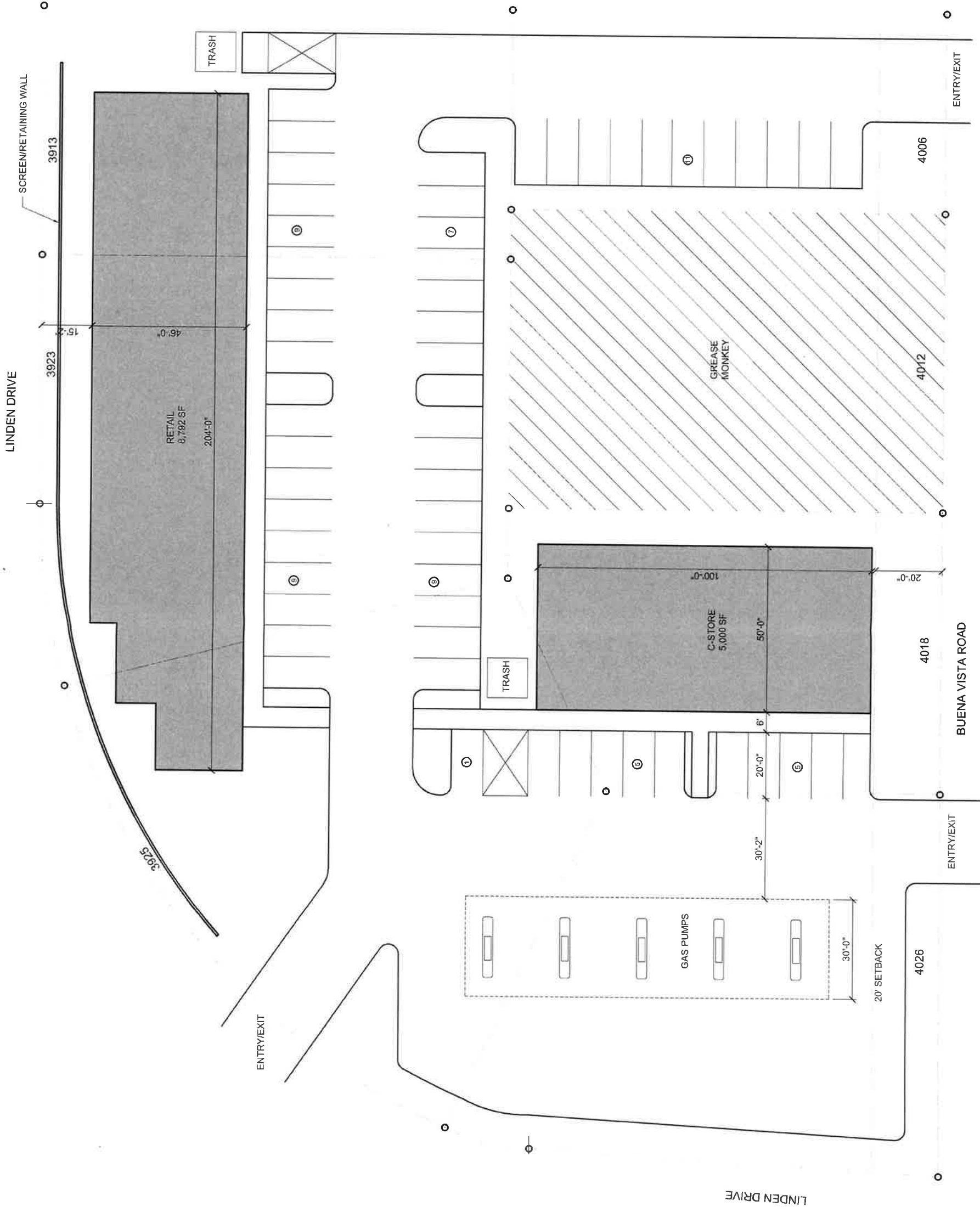
Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
Specialty Retail Center	814	NC	1.75 Acres	44.32	422
				42.04	401
				20.43	195
					Weekday
					Saturday
					Sunday
				Total	1,018
Daily (Proposed Zoning)					
Gasoline/Service Station with Convenience Market	945	GC	20 Pumps	10.56	211
				13.57	271
Specialty Retail Center	814	GC	8792 Sq. Ft.		470
					AM Peak
					PM Peak
					Weekday 44.32, Saturday 42.04, Sunday 20.43
				Total	952

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

TRAFFIC PROJECTIONS

EXISTING ZONING (NC)		PROPOSED ZONING (GC)	
Name of Street	Buena Vista Road	Name of Street	Buena Vista Road
Street Classification	Undivided Arterial w/center In	Street Classification	Undivided Arterial w/center In
No. of Lanes	4	No. of Lanes	4
City Traffic Count (2019)	28,600	City Traffic Count (2019)	28,600
Existing Level of Service (LOS)**	D	Existing Level of Service (LOS)**	D
Additional Traffic due to Existing Zoning	1,018	Additional Traffic due to Proposed	952
Total Projected Traffic (2021)	29,618	Total Projected Traffic (2021)	29,552
Projected Level of Service (LOS)**	E	Projected Level of Service (LOS)**	E

*Note: ** Denotes Level of Service Based on National Standards for Different Facility Type (TABLE1- General Highway Capacities by Facility Type)*



SITE PLAN
 SCALE: 1"=20'-0"
 NORTH

56 TOTAL SPACES
 5,000/250 = 20
 36x250 = 9,000 MAX.

REZONE 3925, 3923 AND 3913 LINDEN DRIVE
 RAY UNDERWOOD, ARCHITECT
 JUNE 11, 2021