

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

### REZN-01-21-0124

<b>Applicant:</b>	Austin Gower
<b>Owner:</b>	Conservative Investments, Inc
<b>Location:</b>	1000 18 <sup>th</sup> Street
<b>Parcel:</b>	016-051-008
<b>Acreage:</b>	0.82 Acres
<b>Current Zoning Classification:</b>	GC (General Commercial)
<b>Proposed Zoning Classification:</b>	NC (Neighborhood Commercial) with conditions. Those conditions are as follows:  <ol style="list-style-type: none"><li>1) No convenience store permitted.</li><li>2) No alcohol sales permitted.</li></ol>
<b>Current Use of Property:</b>	Vacant Bank
<b>Proposed Use of Property:</b>	Pharmacy (Downzone)
<b>Council District:</b>	District 7 (Woodson)
<b>PAC Recommendation:</b>	<b>Conditional approval</b> based on the Staff Report and compatibility with existing land uses.
<b>Planning Department Recommendation:</b>	<b>Conditional approval</b> based on compatibility with existing land uses.
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>General Land Use:</b>	Consistent Planning Area D

<b>Current Land Use Designation:</b>		General Commercial
<b>Future Land Use Designation:</b>		Office / Professional
<b>Compatible with Existing Land-Uses:</b>		Yes
<b>Environmental Impacts:</b>		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.
<b>City Services:</b>		Property is served by all city services.
<b>Traffic Impact:</b>		Average Annual Daily Trips (AADT) will increase by 111 trips if used for commercial use. The Level of Service (LOS) will remain at level B.
<b>Traffic Engineering:</b>		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
<b>Surrounding Zoning:</b>	<b>North</b>	RO (Residential Office)
	<b>South</b>	RO (Residential Office)
	<b>East</b>	RMF2 (Residential Mutlifamily 2)
	<b>West</b>	RO (Residential Office)
<b>Reasonableness of Request:</b>		The request is compatible with existing land uses.
<b>School Impact:</b>		N/A
<b>Buffer Requirement:</b>		The site shall include a Category C buffer along all property lines bordered by the RMF2 / RO zoning district. The 3 options under Category C are: <ul style="list-style-type: none"> <li>1) <b>20 feet</b> with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.</li> <li>2) <b>10 feet</b> with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.</li> <li>3) <b>30 feet</b> undisturbed natural buffer.</li> </ul>
<b>Attitude of Property Owners:</b>		<b>Thirty-five (35)</b> 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:**

Special Power of Attorney was given to the Columbus Consolidated Government by Austin Gower to proceed with the downzoning process of his property. Please see completed attached Special Power of Attorney form.

**Attachments:**

Aerial Land Use Map  
Location Map  
Zoning Map  
Existing Land Use Map  
Future Land Use Map  
Traffic Report



Area To Be Rezoned

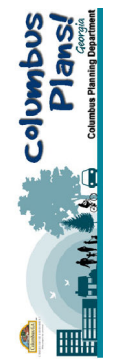


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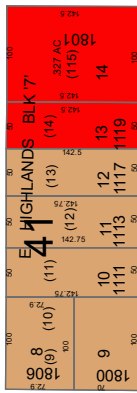
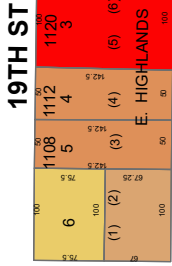
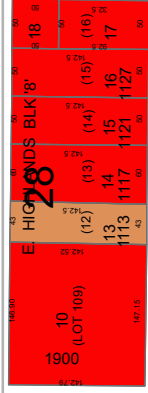
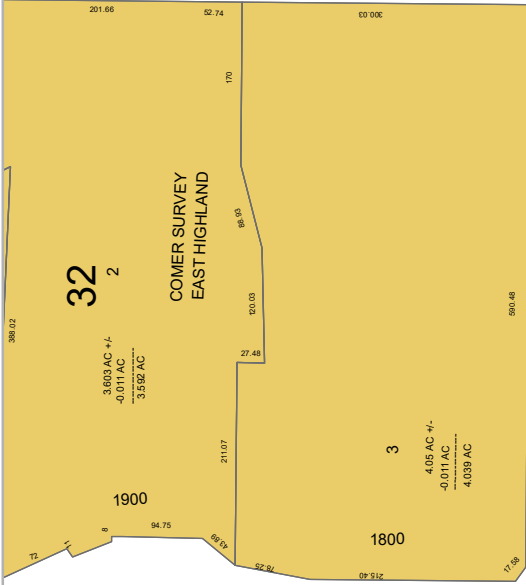
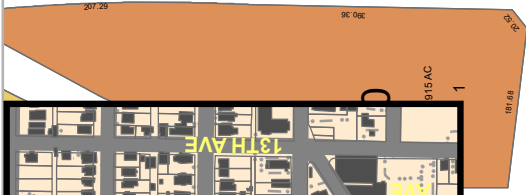
Date: 1/21/2021

0 100 200 Feet  
1 inch = 200 feet  
Data Source: I7/GIS  
Author: David Cooper

Aerial Map for REZN 01-21-0124  
Map 016 Block 051 Lot 008  
Planning Department-Planning Division  
Prepared By Planning GIS Tech







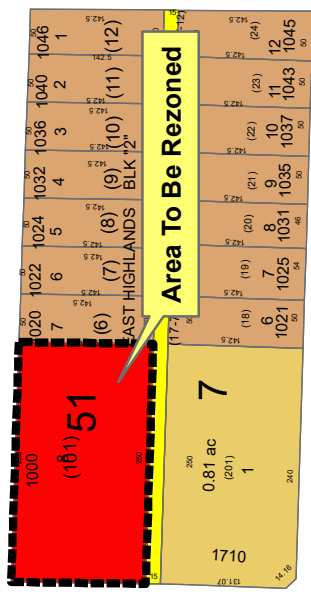
10TH AVE

18TH ST

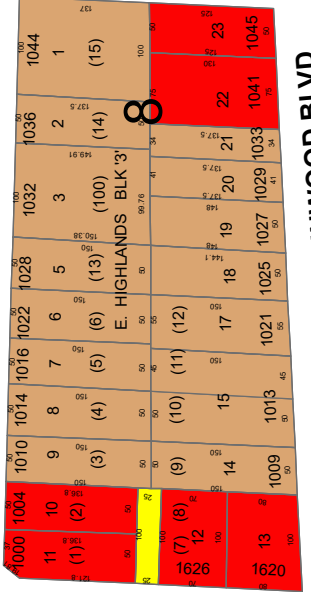
12TH AVE

11TH AVE

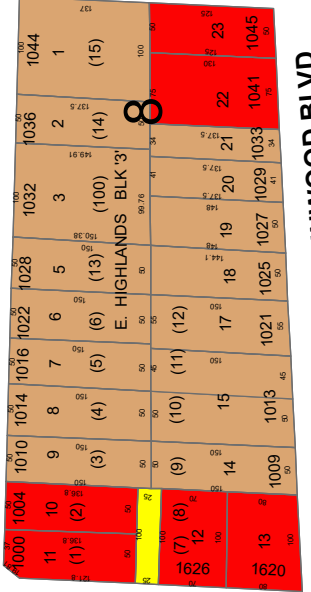
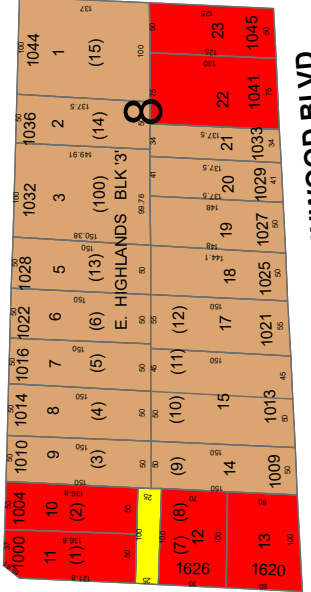
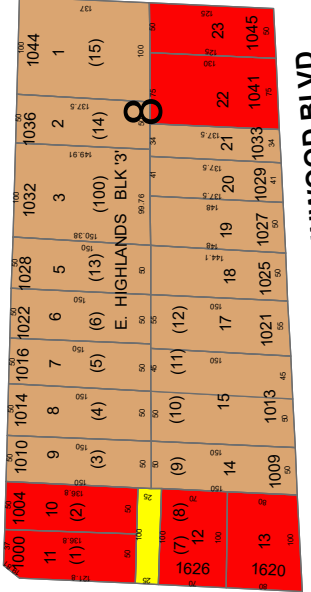
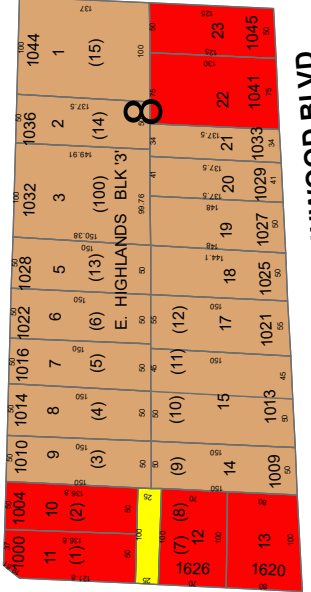
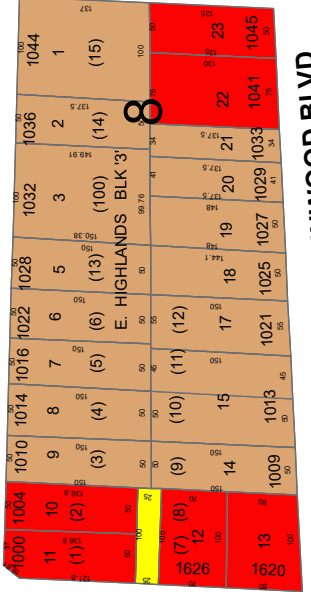
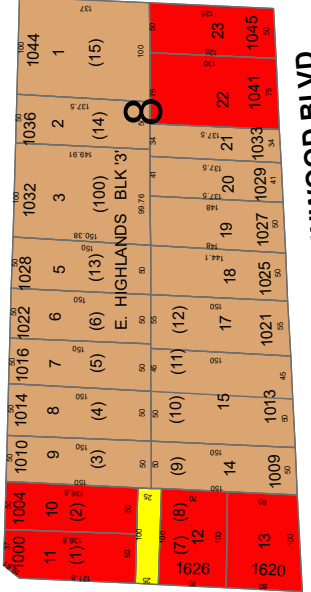
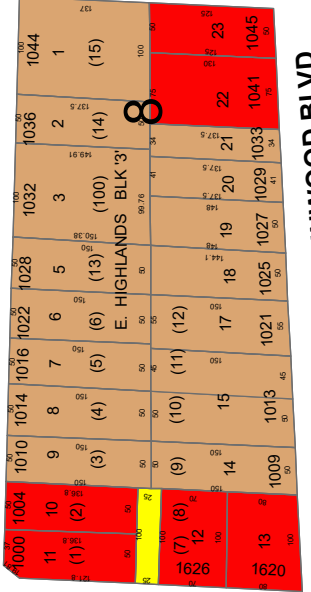
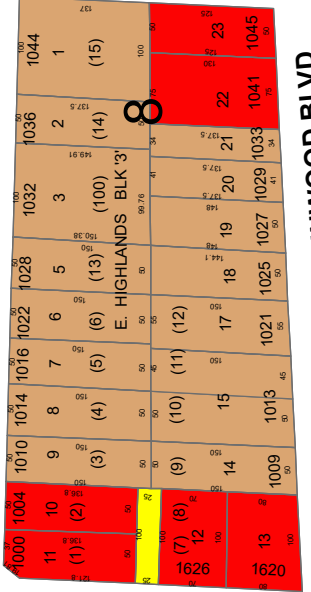
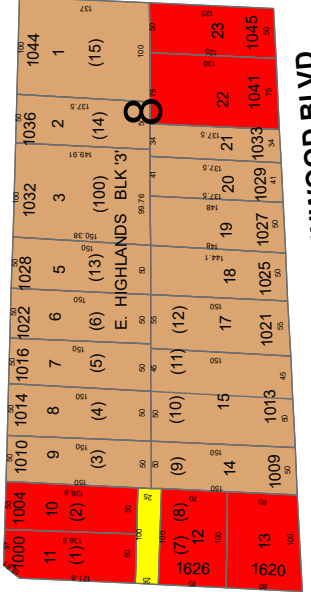
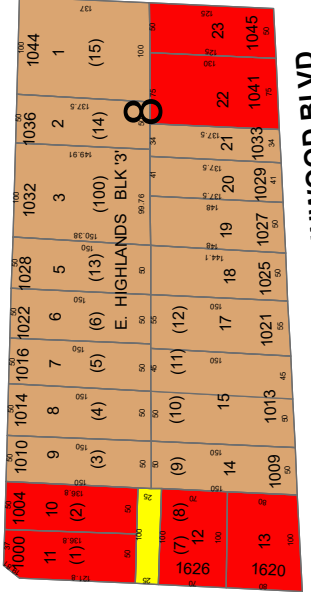
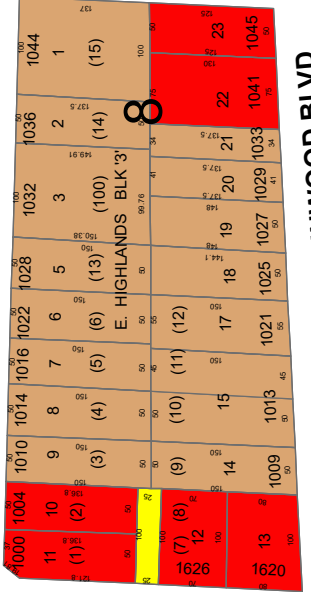
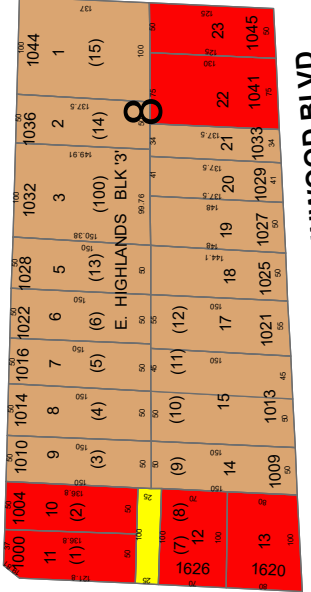
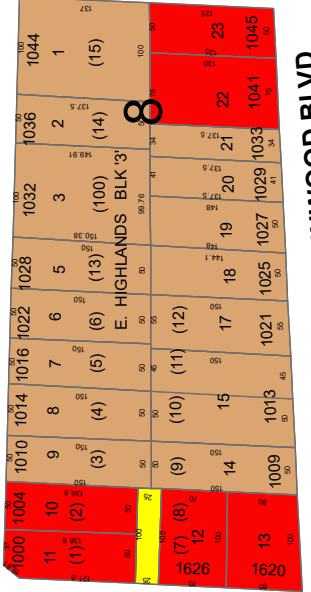
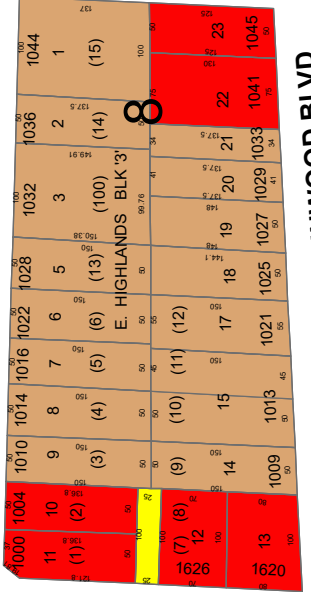
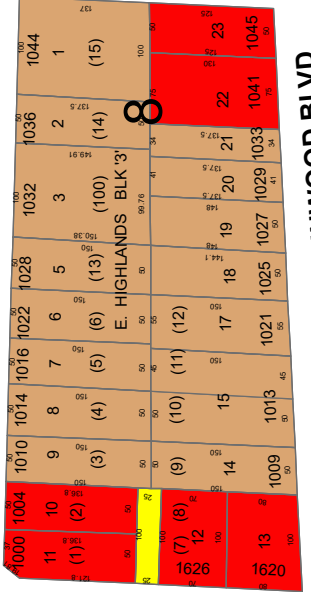
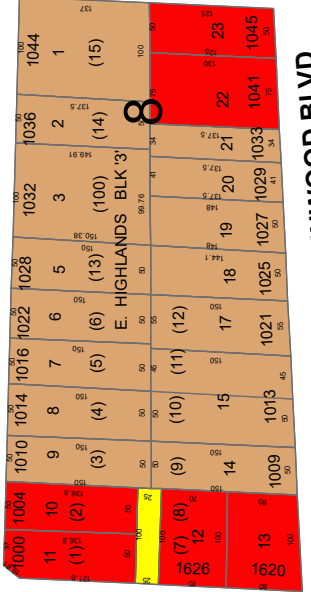
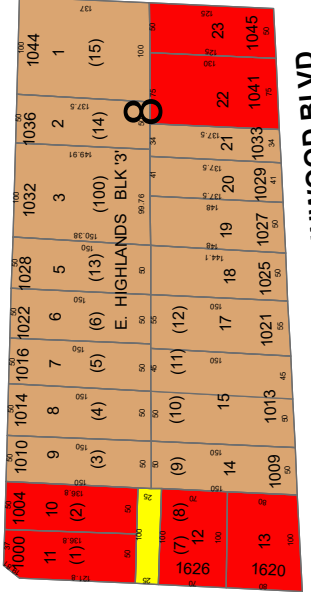
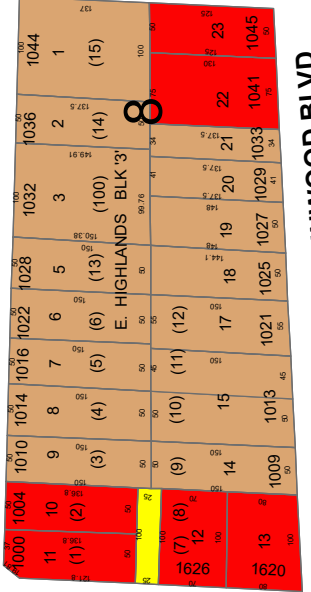
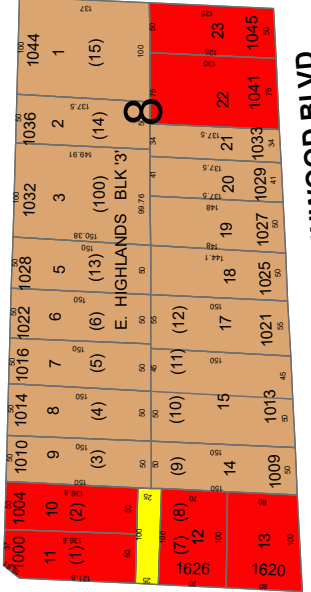
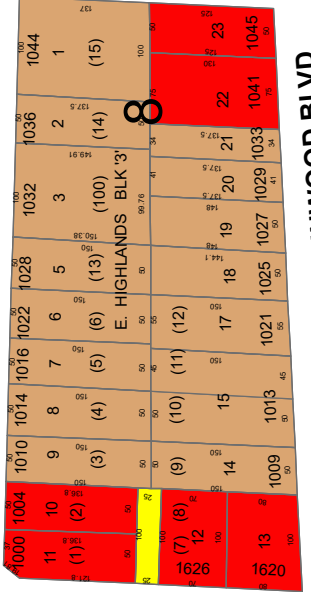
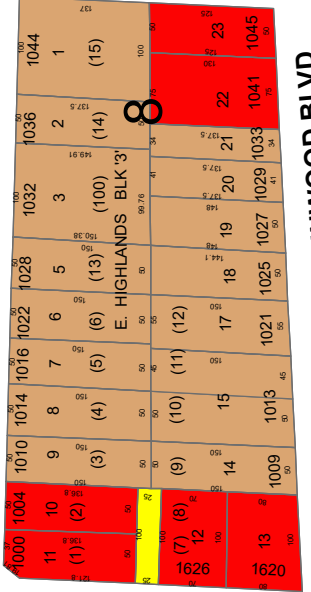
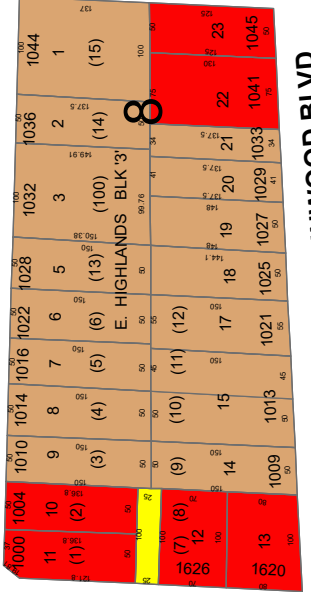
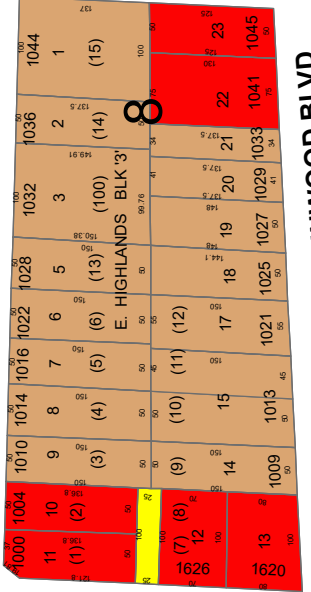
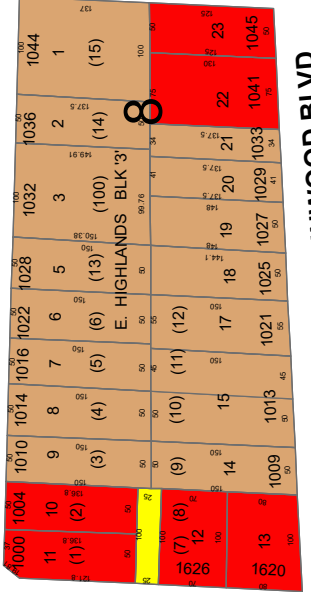
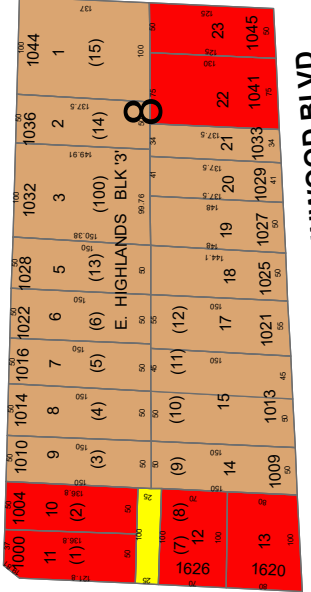
17TH ST

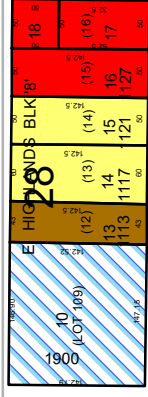
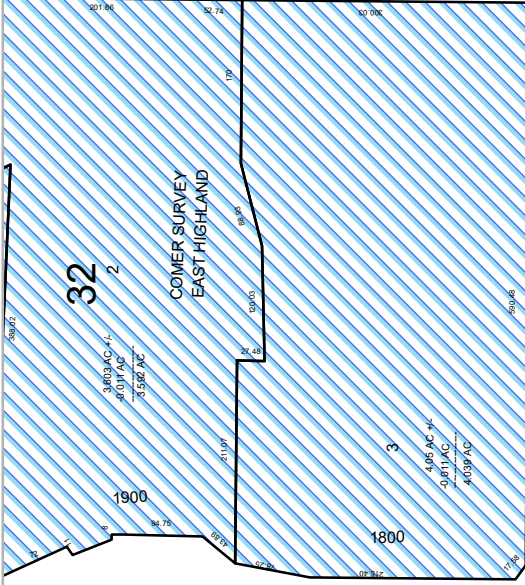
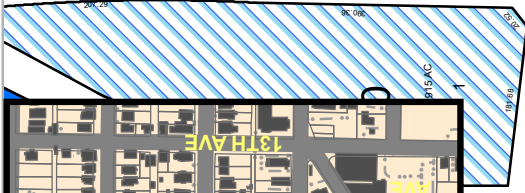


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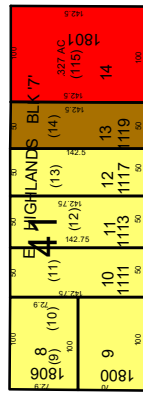
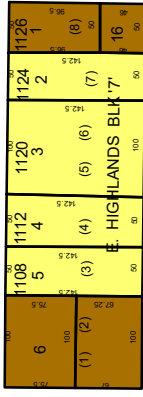


LINWOOD BLVD



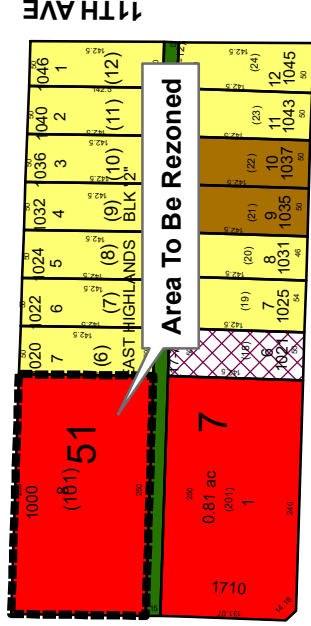
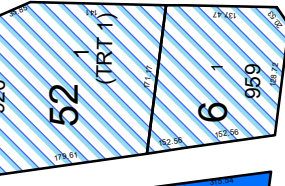


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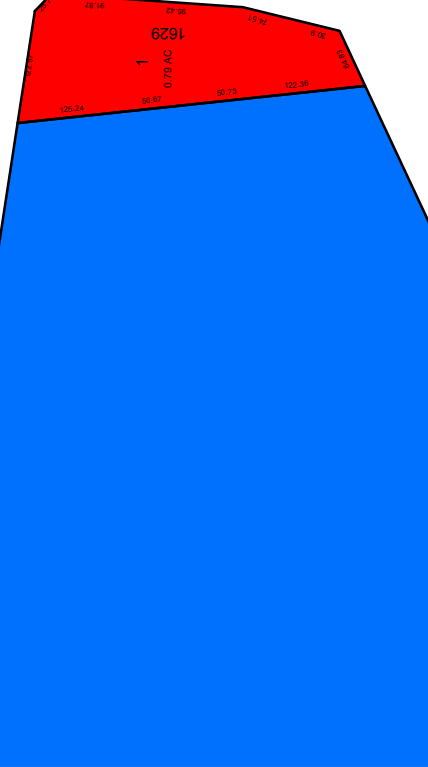


10TH AVE

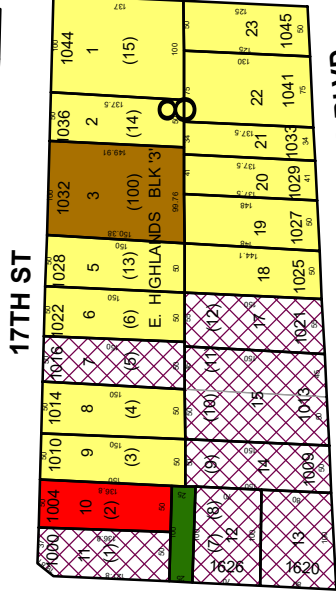
18TH ST



Area To Be Rezoned



17TH ST



LINWOOD BLVD



**Legend**

**Existing Land Use**

- General Commercial
- Multifamily
- Office/Professional
- Parks/Recreation/Conservation
- Public/Institutional
- Rural Residential
- Single Family Residential
- Vacant/Undeveloped



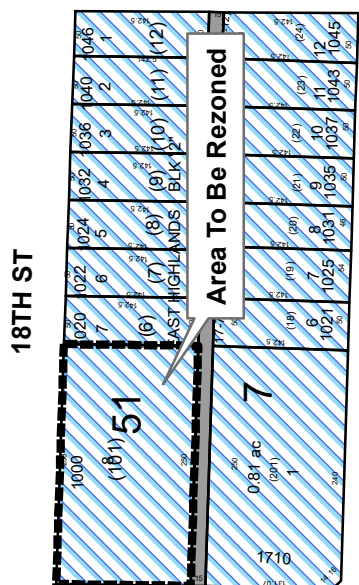
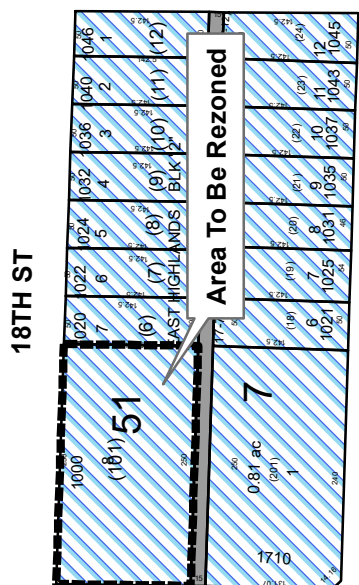
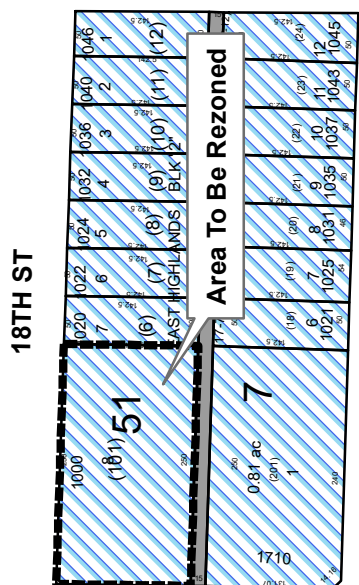
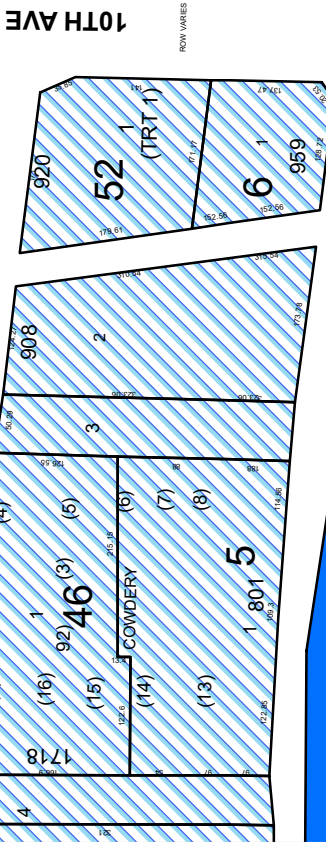
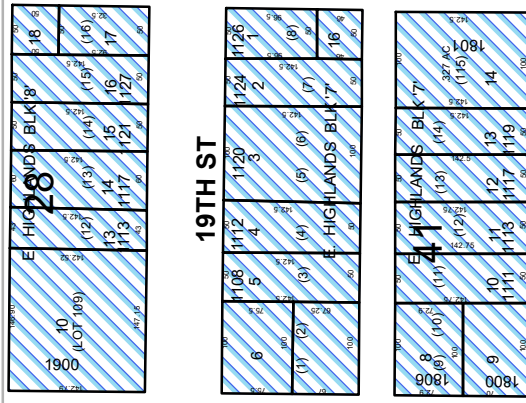
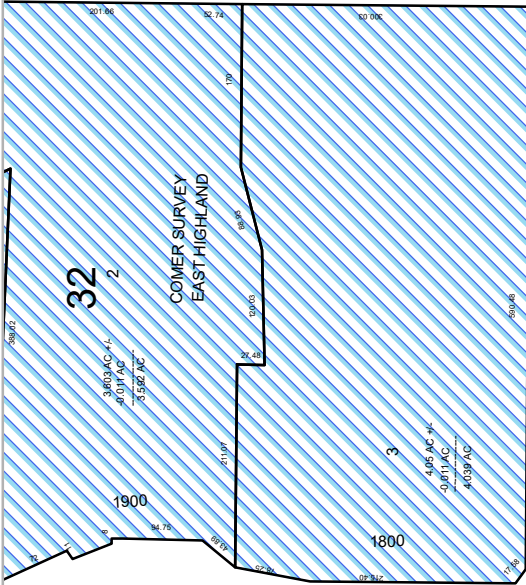
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Existing Land Use Map for REZN 01-21-0124  
 Map 016 Block 051 Lot 008  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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







# REZONING TRAFFIC ANALYSIS FORM

**ZONING CASE NO.**  
**PROJECT**  
**CLIENT**  
**REZONING REQUEST**

REZN 01-21-0124  
 1000 18th Street  
 GC to NC

**LAND USE**

Trip Generation Land Use Code\* 814 & 881  
 Existing Land Use General Commercial (GC)  
 Proposed Land Use Neighborhood Commercial - (NC)  
 Existing Trip Rate Unit GC - Acreage converted to square footage.  
 Proposed Trip Rate Unit NC - Acreage converted to square footage.

**TRIP END CALCULATION \***

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
<b>Daily (Existing Zoning)</b>					
Specialty Retail Center	814	GC	0.82 Acres	44.32	40 Weekday
				42.04	38 Saturday
				20.43	18 Sunday
				<b>Total</b>	<b>96</b>
<b>Daily (Proposed Zoning)</b>					
Pharmacy/Drugstore with Drive Through Window	881	NC	0.82 Acres	7.87	35 Weekday - AM Peak
				9.21	41 Weekday - PM Peak
				7.85	35 Saturday
				<b>Total</b>	<b>111</b>

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

**TRAFFIC PROJECTIONS**

**EXISTING ZONING (GC)**

Name of Street	10th Avenue
Street Classification	Undivided Arterial w/center In
No. of Lanes	4
City Traffic Count (2019)	9,610
Existing Level of Service (LOS)**	B
Additional Traffic due to Existing Zoning	96
Total Projected Traffic (2021)	9,706
Projected Level of Service (LOS)**	B

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

**PROPOSED ZONING (NC)**

Name of Street	10th Avenue
Street Classification	Undivided Arterial w/center In
No. of Lanes	4
City Traffic Count (2019)	9,610
Existing Level of Service (LOS)**	B
Additional Traffic due to Proposed	111
Total Projected Traffic (2021)	9,721
Projected Level of Service (LOS)**	B

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