



CONSOLIDATED GOVERNMENT
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PLANNING DEPARTMENT

COUNCIL STAFF REPORT

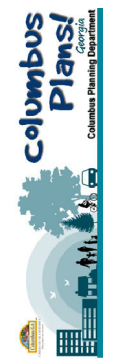
REZN-03-20-1330

Applicant:	Dean King
Owner:	Same
Location:	4000 Buena Vista Road
Parcel:	087-028-005
Acreage:	0.38 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 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 107 trips if used for commercial use. The Level of Service (LOS) will remain at level C.
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	NC (Neighborhood 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



Area To Be Rezoned

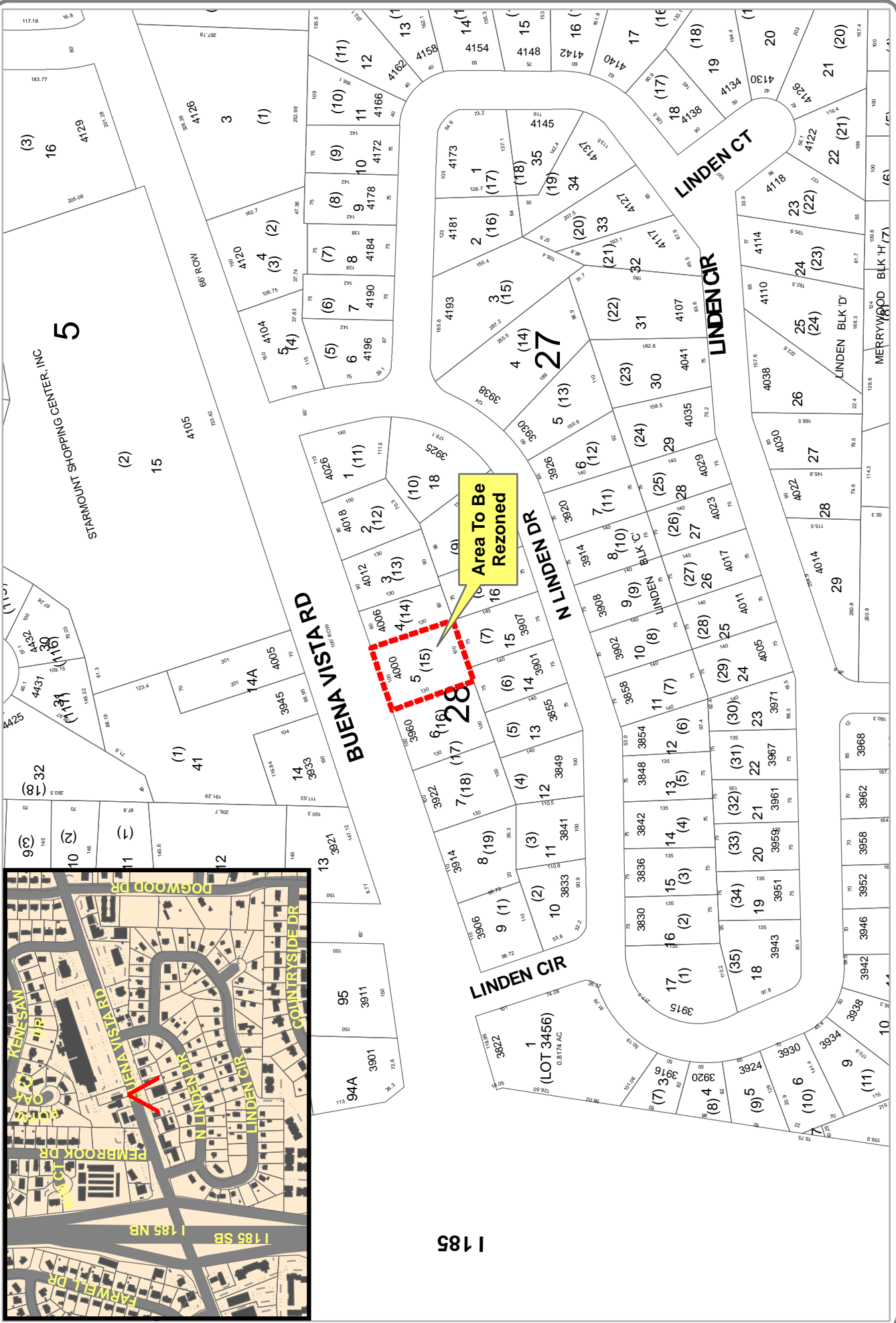
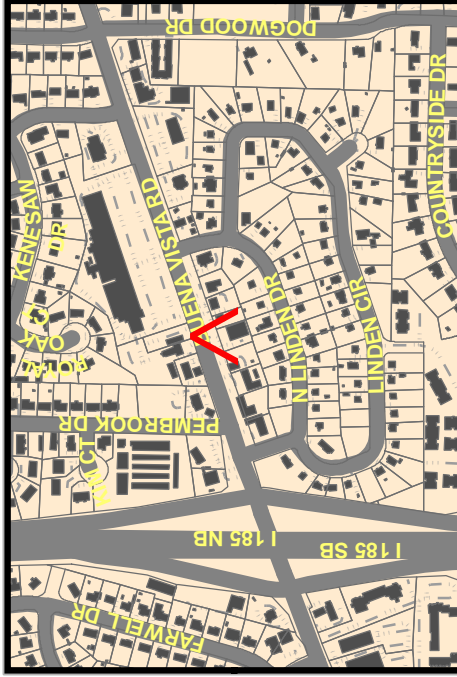


0 100 200 Feet
 1 inch = 200 feet
 Data Source: I7/GIS
 Author: DavidCooper

Aerial Map for REZN 03-02-2020
 Map 087 Block 028 Lot 005
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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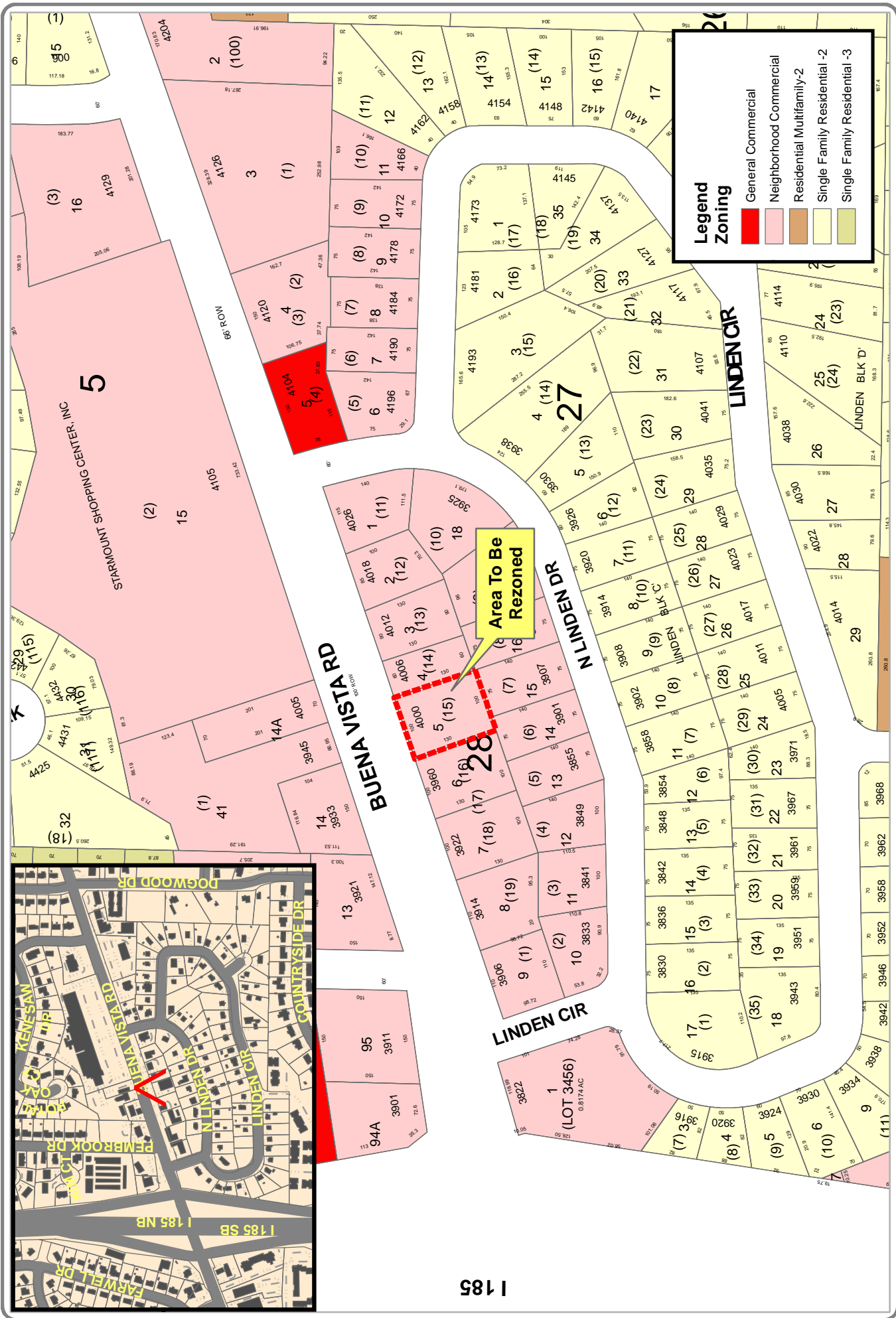
Date: 3/4/2020

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Location Map for REZN 03-02-2020
 Map 087 Block 028 Lot 005
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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





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Area To Be Rezoned

Legend Zoning

- General Commercial
- Neighborhood Commercial
- Residential Multifamily-2
- Single Family Residential -2
- Single Family Residential -3



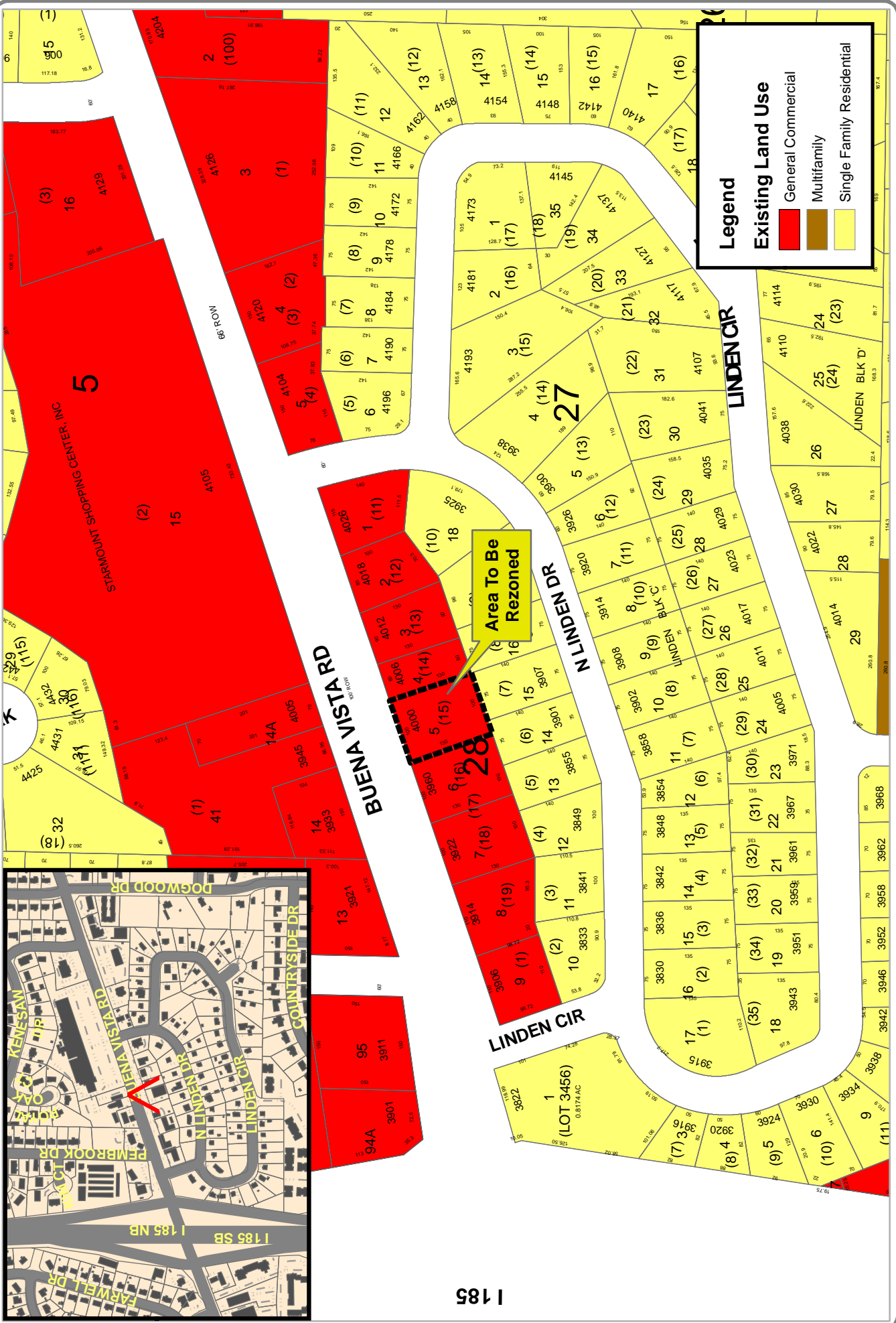
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Zoning Map for REZN 03-02-2020
 Map 087 Block 028 Lot 005
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

0 100 200 Feet
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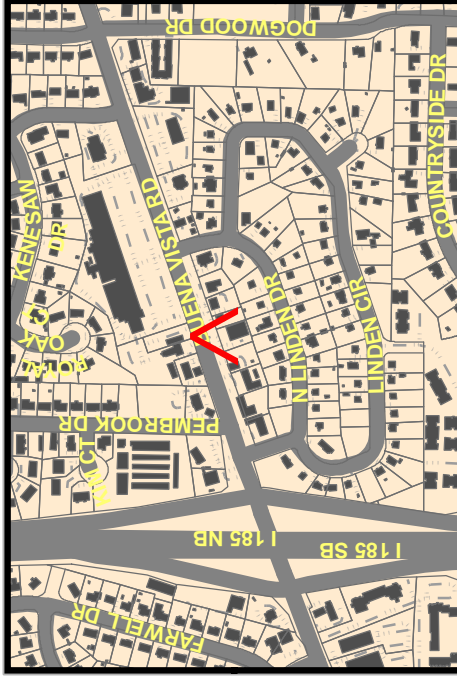




Legend

Existing Land Use

- General Commercial
- Multifamily
- Single Family Residential



0 100 200 Feet
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 Data Source: IT/GIS
 Author: DavidCooper

Existing Land Use Map for REZN 03-02-2020
 Map 087 Block 028 Lot 005
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

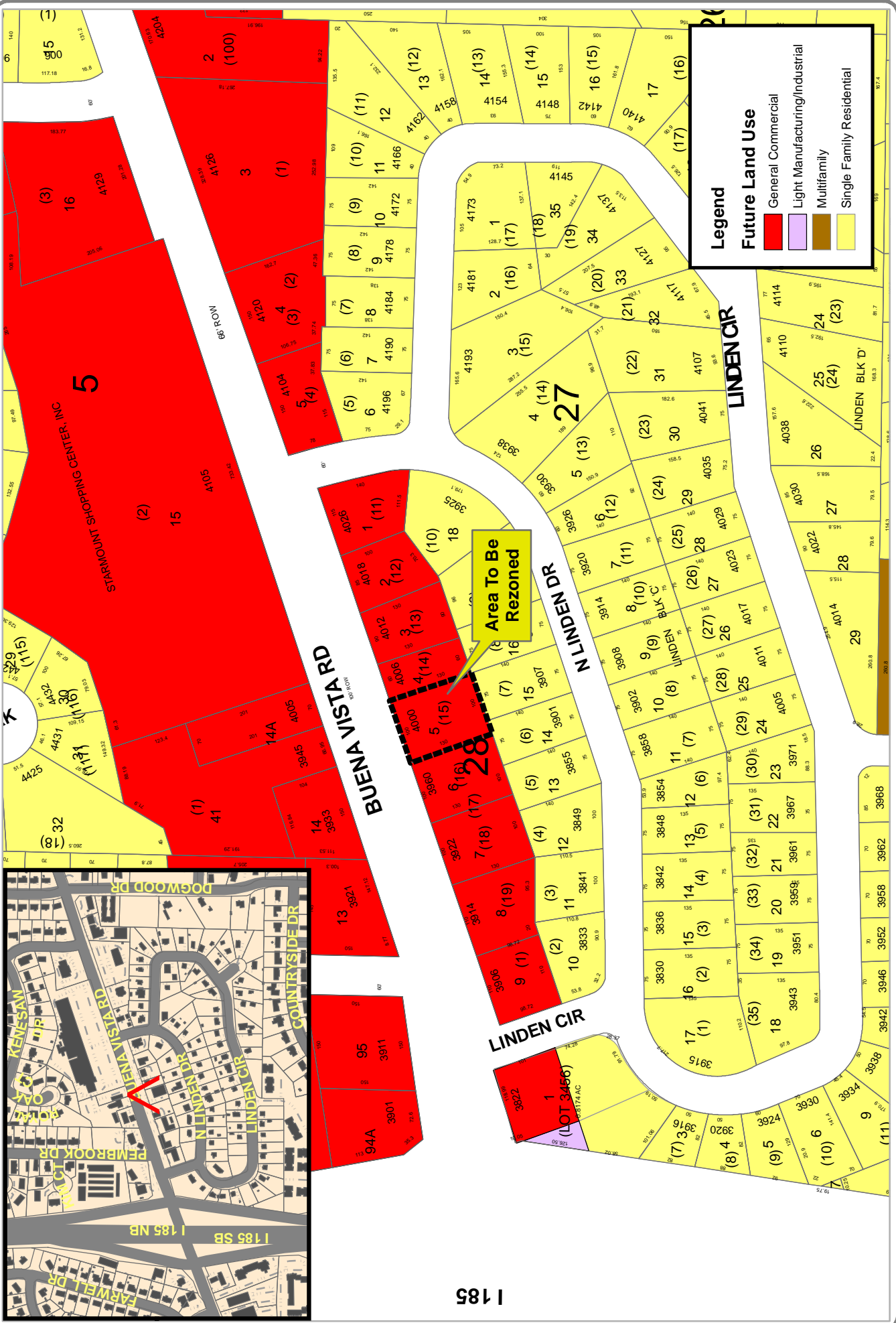
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Future Land Use Map for REZN 03-02-2020
Map 087 Block 028 Lot 005
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 03-20-1330
 PROJECT 4000 Buena Vista Road
 CLIENT
 REZONING REQUEST NC to GC

LAND USE

Trip Generation Land Use Code* 814 & 815
 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 - Acreage converted to square footage.

TRIP END CALCULATION*

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
Specialty Retail Center	814	NC	0.38 Acres	44.32	92 Weekday
				42.04	87 Saturday
				20.43	42 Sunday
					Total
					221
Daily (Proposed Zoning)					
Free Standing Discount Store	815	GC	0.38 Acres	5.48	23 Weekday - AM Peak
				5.57	23 Weekday - PM Peak
				7.39	31 Saturday Peak
				7.32	30 Sunday Peak
					Total
					107

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

TRAFFIC PROJECTIONS

EXISTING ZONING (NC)

Name of Street	Buena Vista Road
Street Classification	Undivided Arterial w/center In
No. of Lanes	4
City Traffic Count (2018)	28,400
Existing Level of Service (LOS)**	C
Additional Traffic due to Existing Zoning	221
Total Projected Traffic (2019)	28,621
Projected Level of Service (LOS)**	C

PROPOSED ZONING (GC)

Name of Street	Buena Vista Road
Street Classification	Undivided Arterial w/center In
No. of Lanes	4
City Traffic Count (2018)	28,400
Existing Level of Service (LOS)**	C
Additional Traffic due to Proposed	107
Total Projected Traffic (2019)	28,507
Projected Level of Service (LOS)**	C

Note: ** Denotes Level of Service Based on National Standards for Different Facility Type (TABLE 1- General Highway Capacities by Facility Type)