

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-06-24-1268

Applicant:	Kaizad Shroff
Owner:	6003 Veterans Parkway, LLC
Location:	6007 Veterans Parkway
Parcel:	189-017-038
Acreage:	1.22 Acres
Current Zoning Classification:	Light Manufacturing/Industrial
Proposed Zoning Classification:	General Commercial
Current Use of Property:	Vacant
Proposed Use of Property:	Banquet Hall
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:	Public/Institutional
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 Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.								
Surrounding Zoning:	<table border="0"> <tr> <td>North</td> <td>General Commercial (GC)</td> </tr> <tr> <td>South</td> <td>Veterans Pkwy ROW</td> </tr> <tr> <td>East</td> <td>General Commercial (GC)</td> </tr> <tr> <td>West</td> <td>General Commercial (GC)</td> </tr> </table>	North	General Commercial (GC)	South	Veterans Pkwy ROW	East	General Commercial (GC)	West	General Commercial (GC)
North	General Commercial (GC)								
South	Veterans Pkwy ROW								
East	General Commercial (GC)								
West	General Commercial (GC)								
Reasonableness of Request:	The request is compatible with existing land uses.								
School Impact:	N/A								
Buffer Requirement:	<p>The site shall include a Category C buffer along all property lines bordered by the LMI zoning district. The 3 options under Category C are:</p> <ol 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:	Seven (7) 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.								
	<table border="0"> <tr> <td>Approval</td> <td>0 Responses</td> </tr> <tr> <td>Opposition</td> <td>0 Responses</td> </tr> </table>	Approval	0 Responses	Opposition	0 Responses				
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
Flood Map



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.

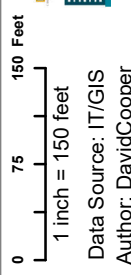
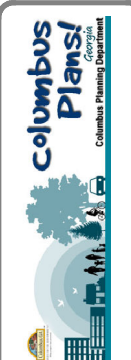


Date: 6/27/2024

Aerial Map for REZN 06-24-1268
 Map 189 Block 017 Lot 038
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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





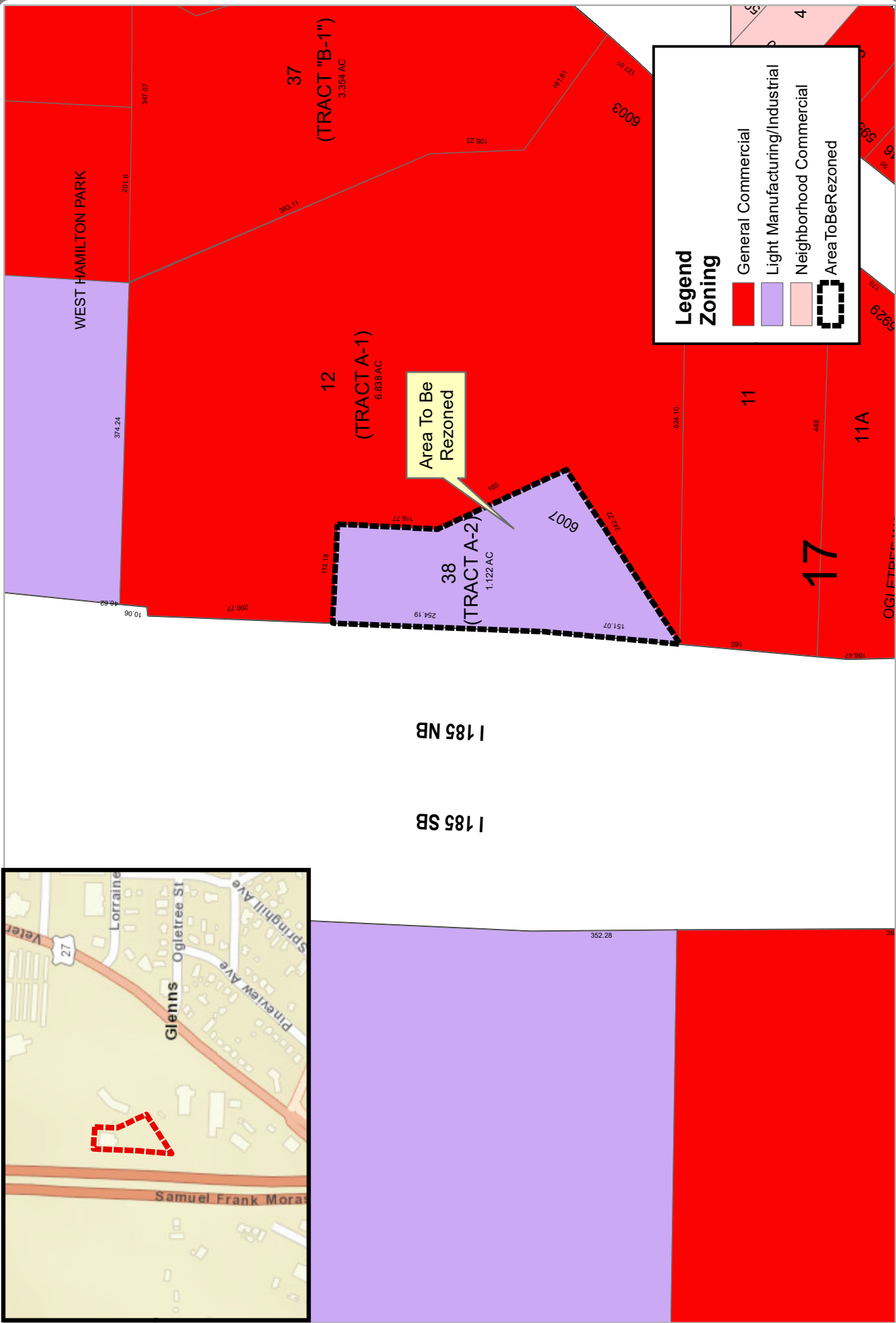
Flood Hazard Map for REZN 06-24-1268
 Map 189 Block 017 Lot 038
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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: 6/27/2024

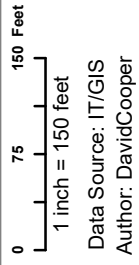
Data Source: IT/GIS
 Author: DavidCooper



Legend

Zoning

- General Commercial
- Light Manufacturing/Industrial
- Neighborhood Commercial
- Area To Be Rezoned

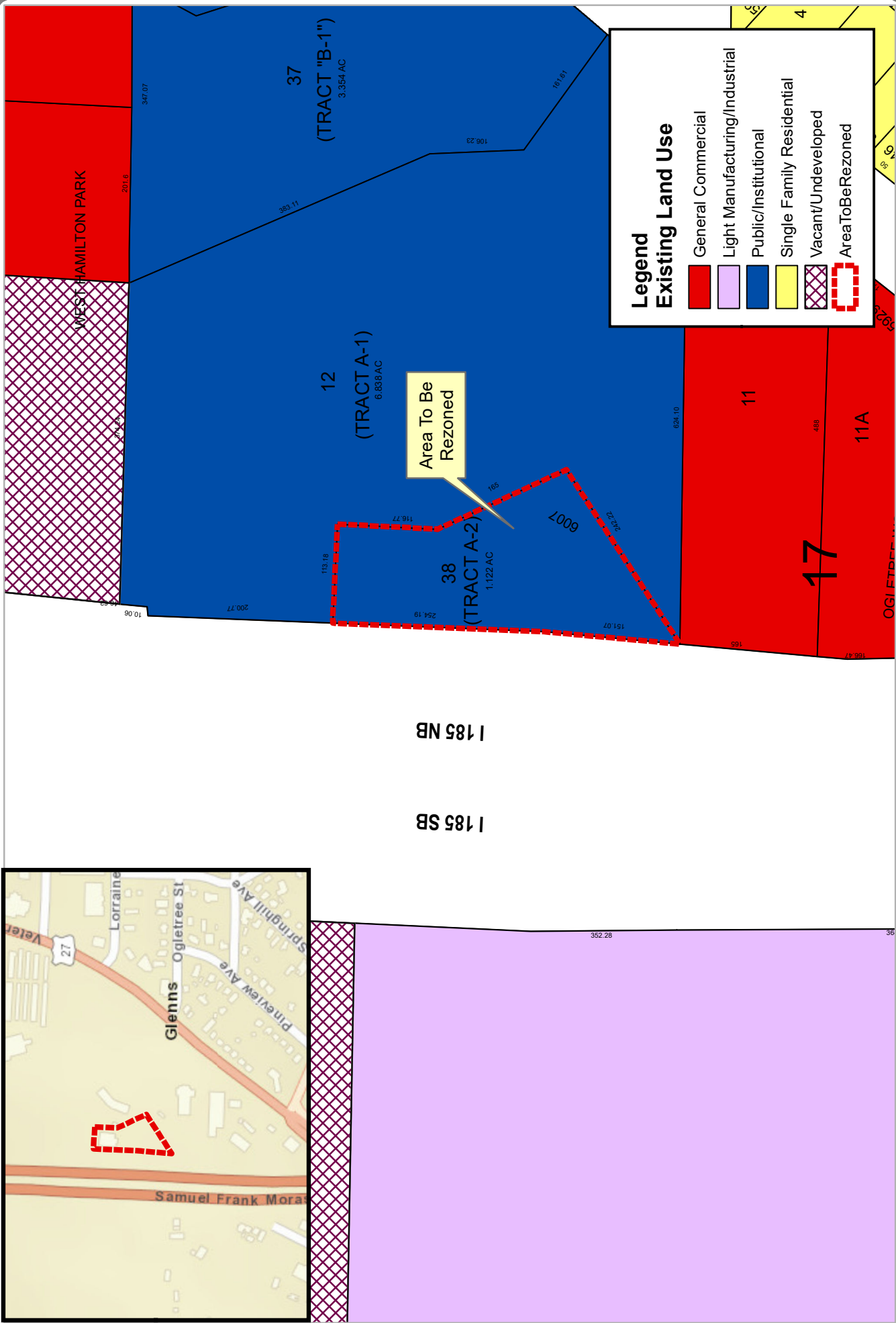


Zoning Map for REZN 06-24-1268
 Map 189 Block 017 Lot 038
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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.

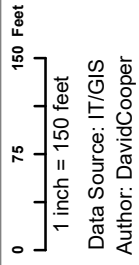
Columbus Plans!
 Georgia
 Columbus Planning Department

Date: 6/27/2024



Legend Existing Land Use

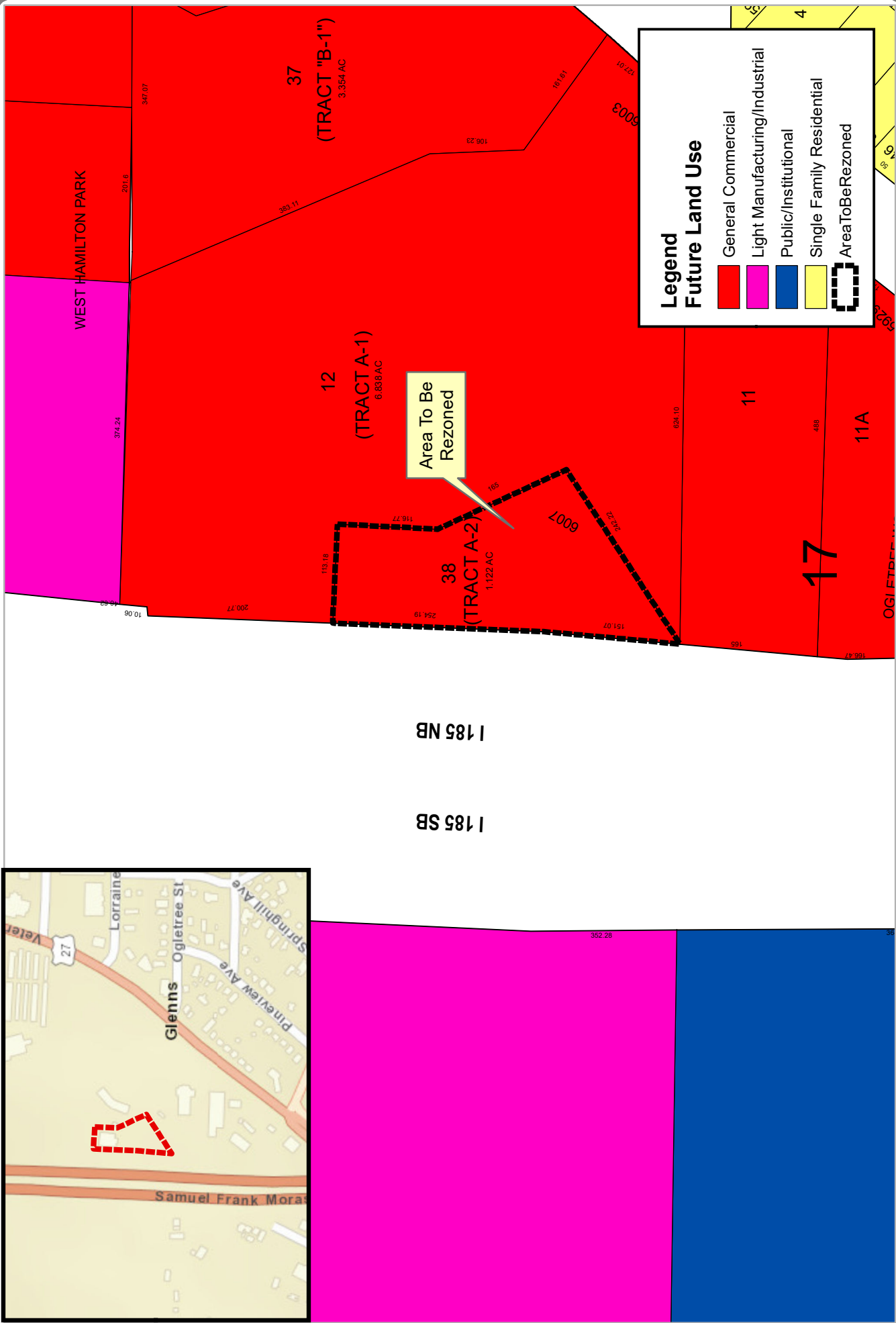
- General Commercial
- Light Manufacturing/Industrial
- Public/Institutional
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned



Existing Land Use Map for REZN 06-24-1268
 Map 189 Block 017 Lot 038
 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.





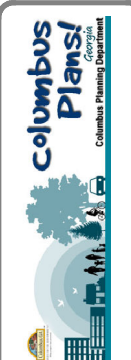
This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

Future Land Use Map for REZN 06-24-1268
Map 189 Block 017 Lot 038
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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



Date: 6/27/2024



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

Location Map for REZN 06-24-1268
Map 189 Block 017 Lot 038
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.

