

CONSOLIDATED GOVERNMENT
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PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-03-23-0514

Applicant:	Eric Ranney
Owner:	Lebow 1031 Columbus, LLC
Location:	5032 Milgen Court, 11 / 15 Masterbuilt Court
Parcel:	083-029-001 / 002 / 004
Acreage:	5.85 Acres
Current Zoning Classification:	General Commercial (GC)
Proposed Zoning Classification:	Light Manufacturing/Industrial (LMI)
Current Use of Property:	Industrial Warehouse
Proposed Use of Property:	Industrial Warehouse
Council District:	District 5 (Crabb)
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:	Light Manufacturing/Industrial (LMI)

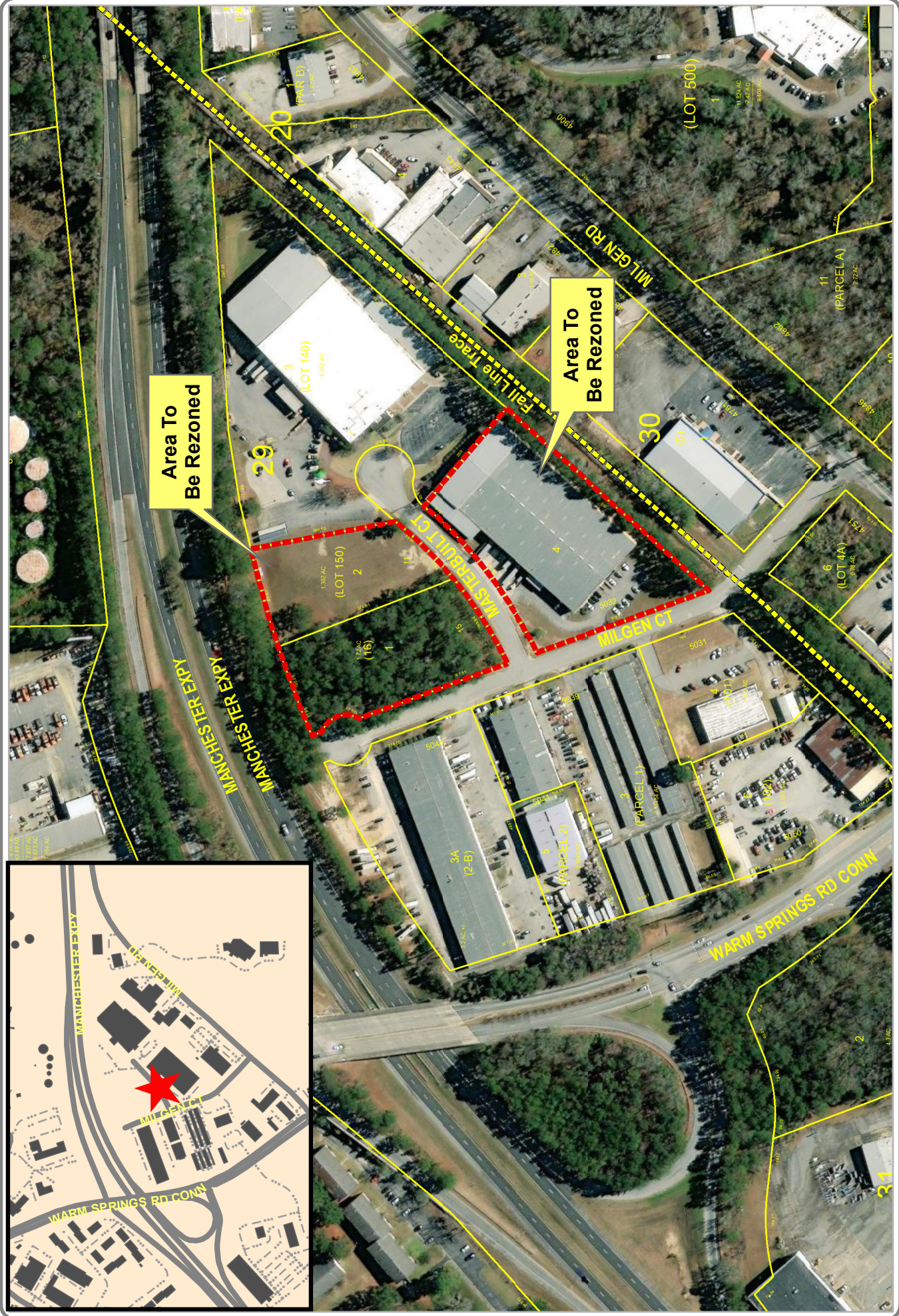
Future Land Use Designation:		Light Manufacturing/Industrial (LMI)
Compatible with Existing Land-Uses:		Yes
Environmental Impacts:		The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:		Property is served by all city services.
Traffic Impact:		No traffic study available for this location.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for industrial usage.
Surrounding Zoning:	North	General Commercial (GC)
	South	General Commercial (GC)
	East	Light Manufacturing / Industrial (LMI)
	West	Light Manufacturing / Industrial (LMI)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		Fourteen (14) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received zero (0) 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
Flood Map
Traffic Report



Area To Be Rezoned

Area To Be Rezoned



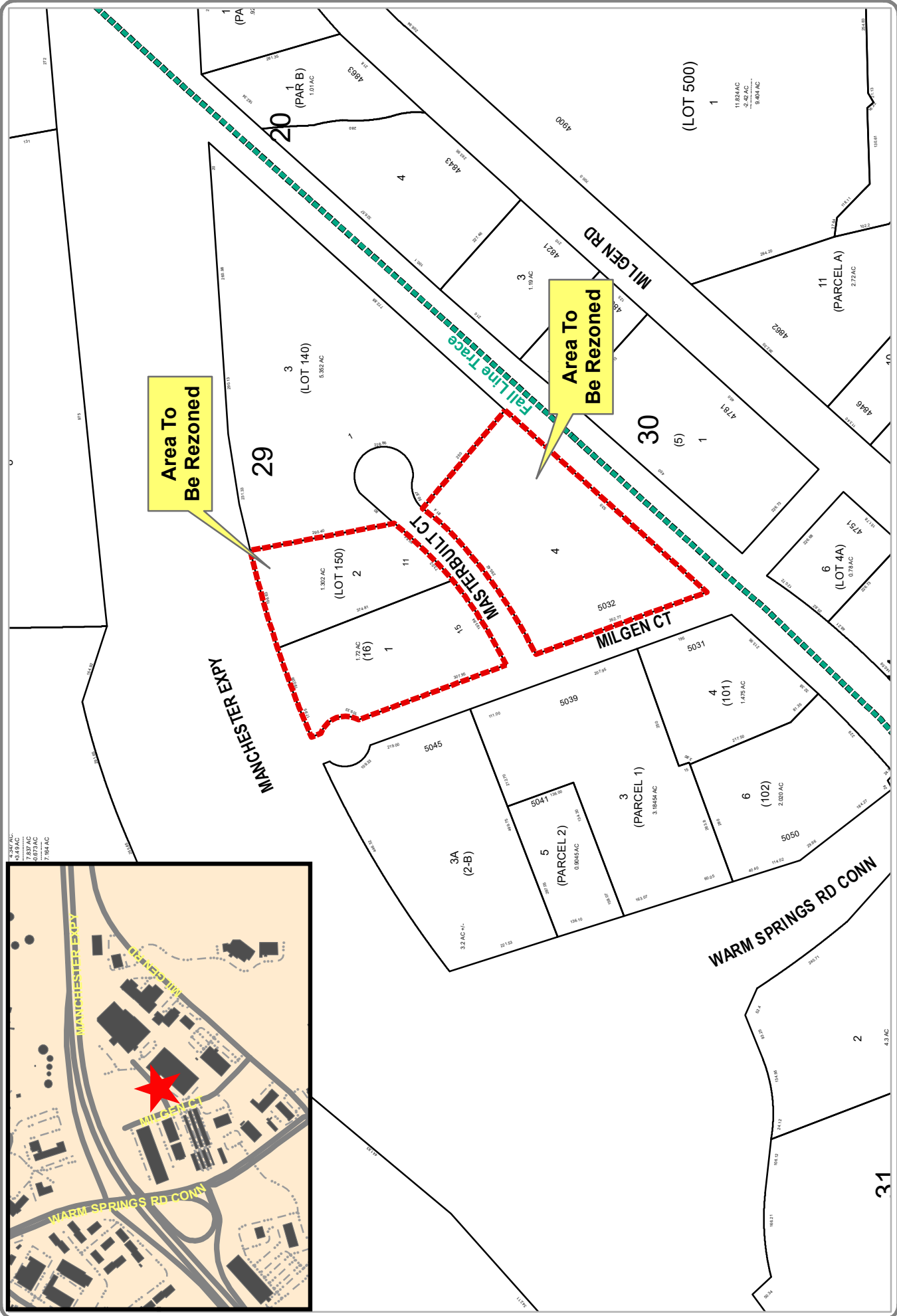
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 Author: DavidCooper

Aerial Map for REZN 03-23-0514
 Map 083 Block 029 Lots 001, 002 & 004
 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: 3/22/2023



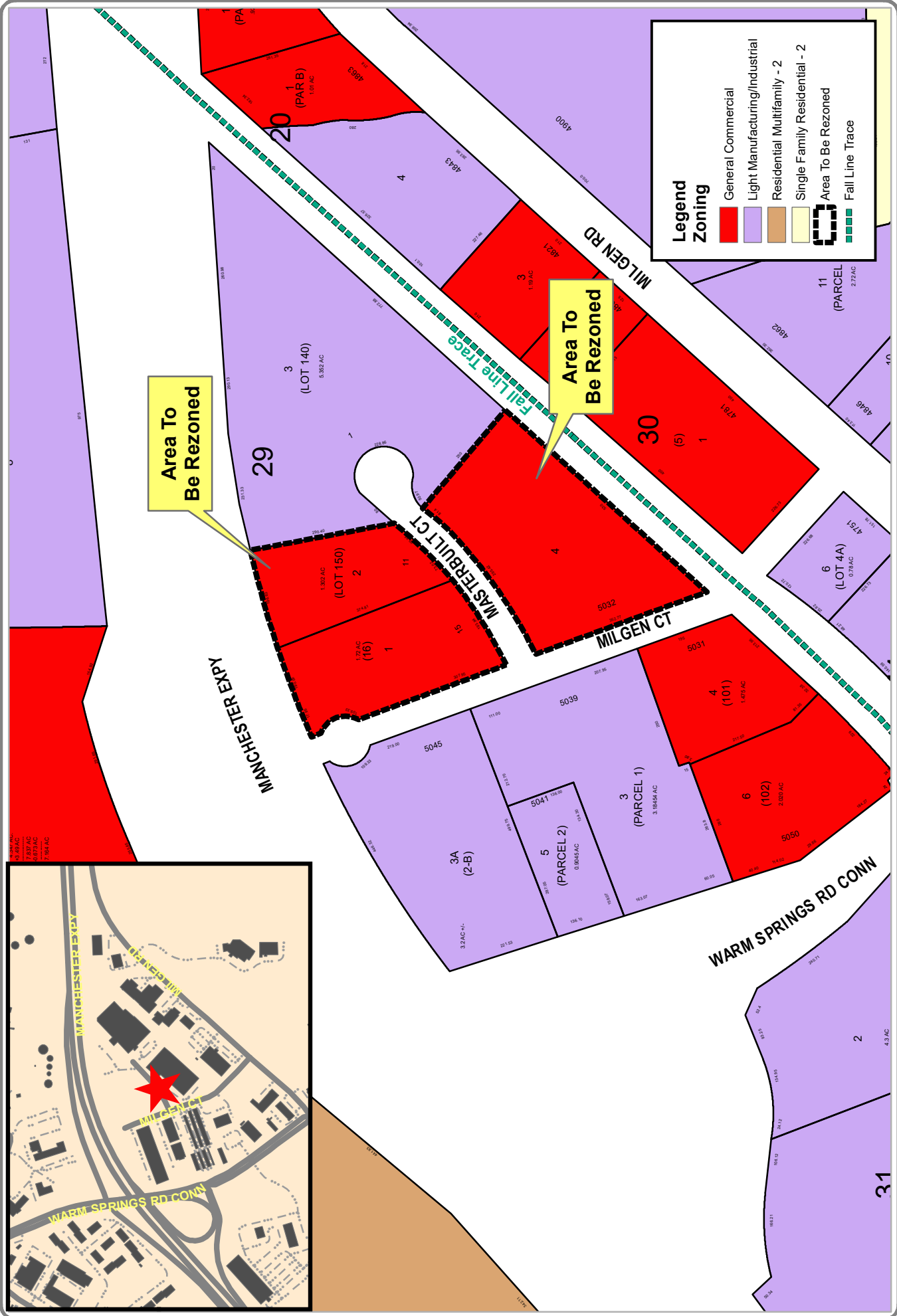
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Location Map for REZN 03-23-0514
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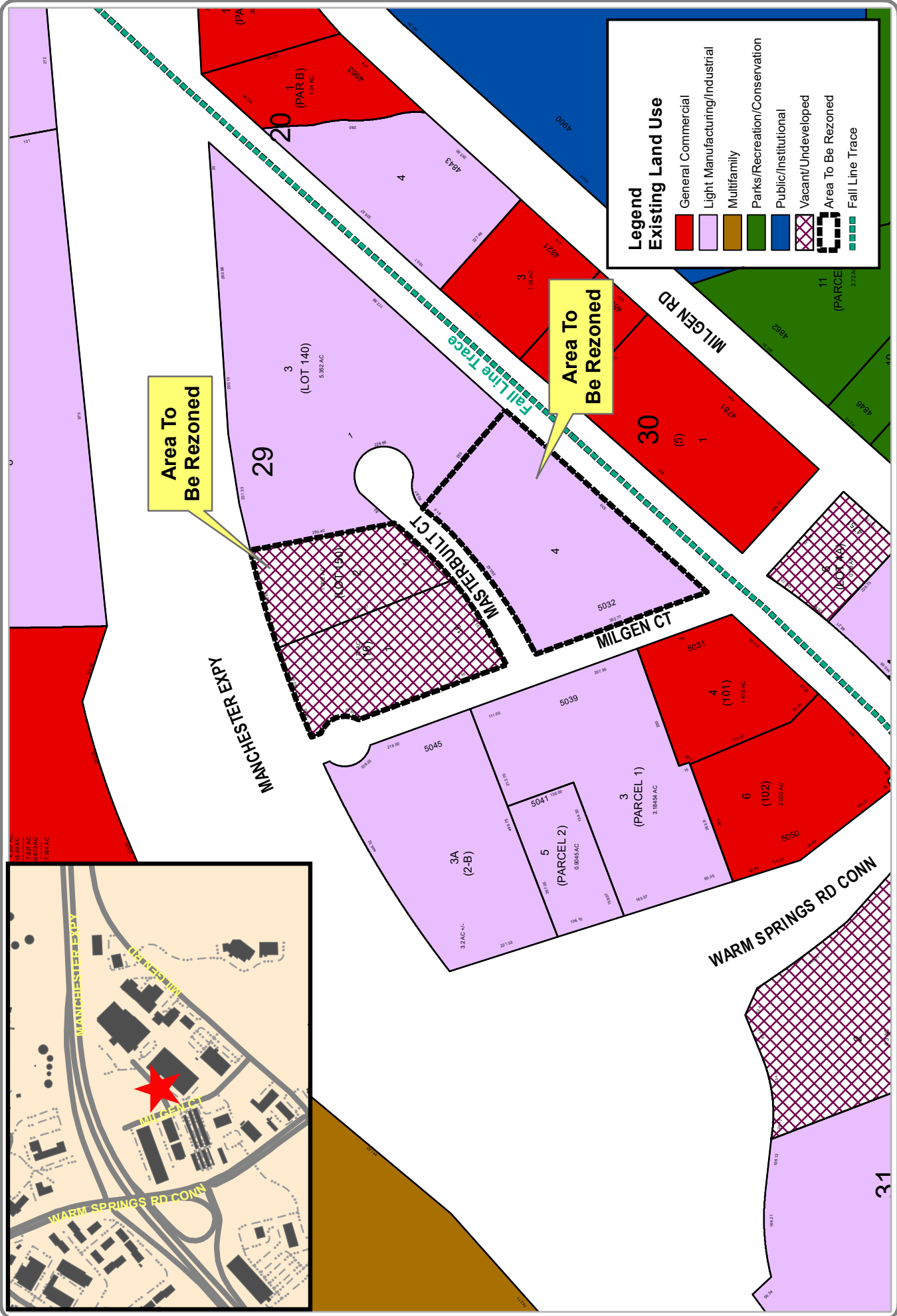


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Data Source: I7/GIS
Author: DavidCooper

Zoning Map for REZN 03-23-0514
Map 083 Block 029 Lots 001, 002 & 004
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Legend

Existing Land Use

- General Commercial
- Light Manufacturing/Industrial
- Multifamily
- Parks/Recreation/Conservation
- Public/Institutional
- Vacant/Undeveloped
- Area To Be Rezoned
- Fall Line Trace

Area To Be Rezoned

Area To Be Rezoned



0 125 250 Feet

1 inch = 250 feet

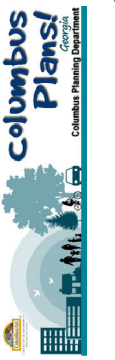
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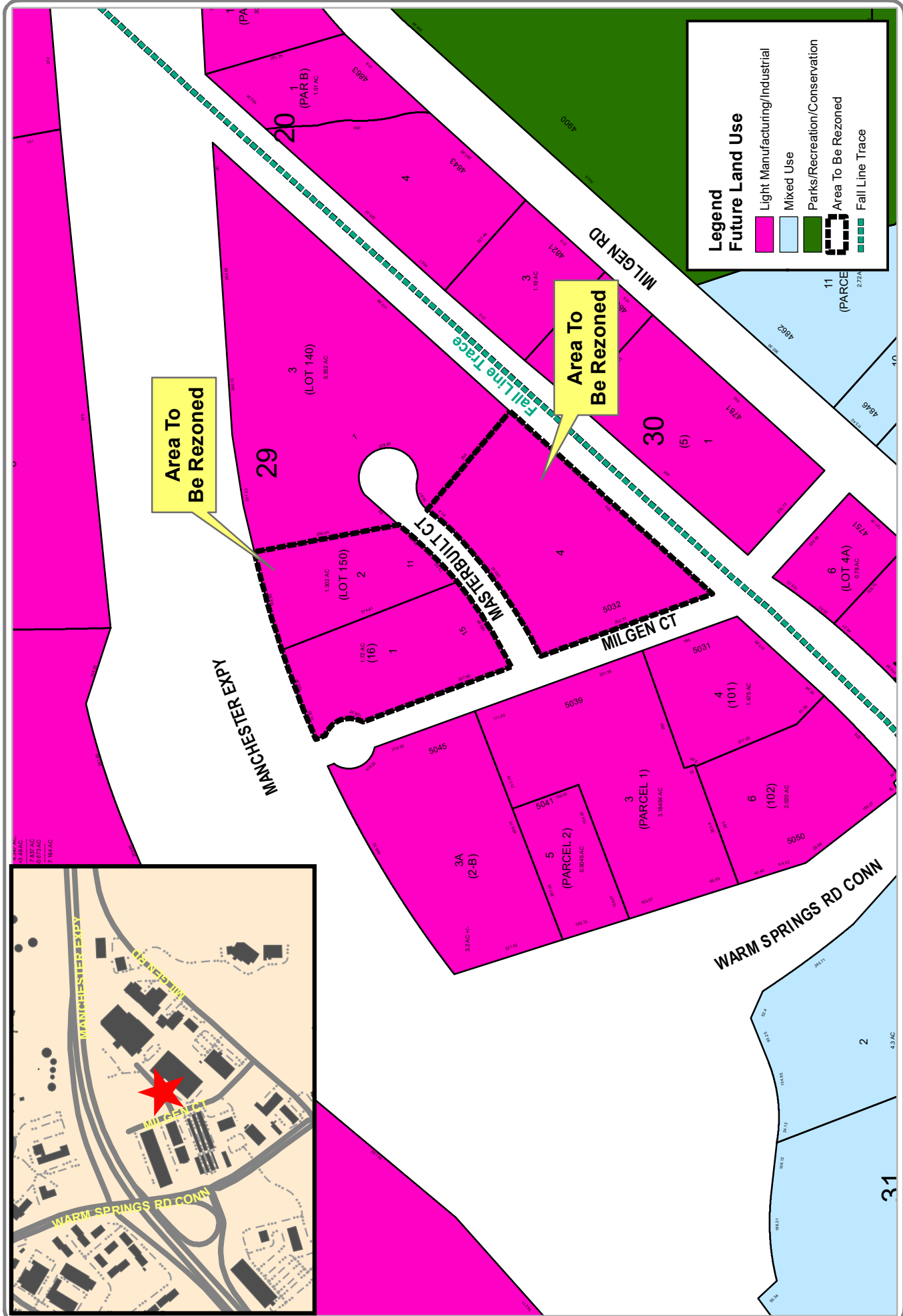
Author: DavidCooper

Existing Land Use Map for REZN 03-23-0514
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Area To Be Rezoned

Area To Be Rezoned

Legend

Future Land Use

- Light Manufacturing/Industrial
- Mixed Use
- Parks/Recreation/Conservation
- Area To Be Rezoned
- Fall Line Trace



1 inch = 250 feet

Data Source: IT/GIS

Author: DavidCooper

Future Land Use Map for REZN 03-23-0514

Map 083 Block 029 Lots 001, 002 & 004

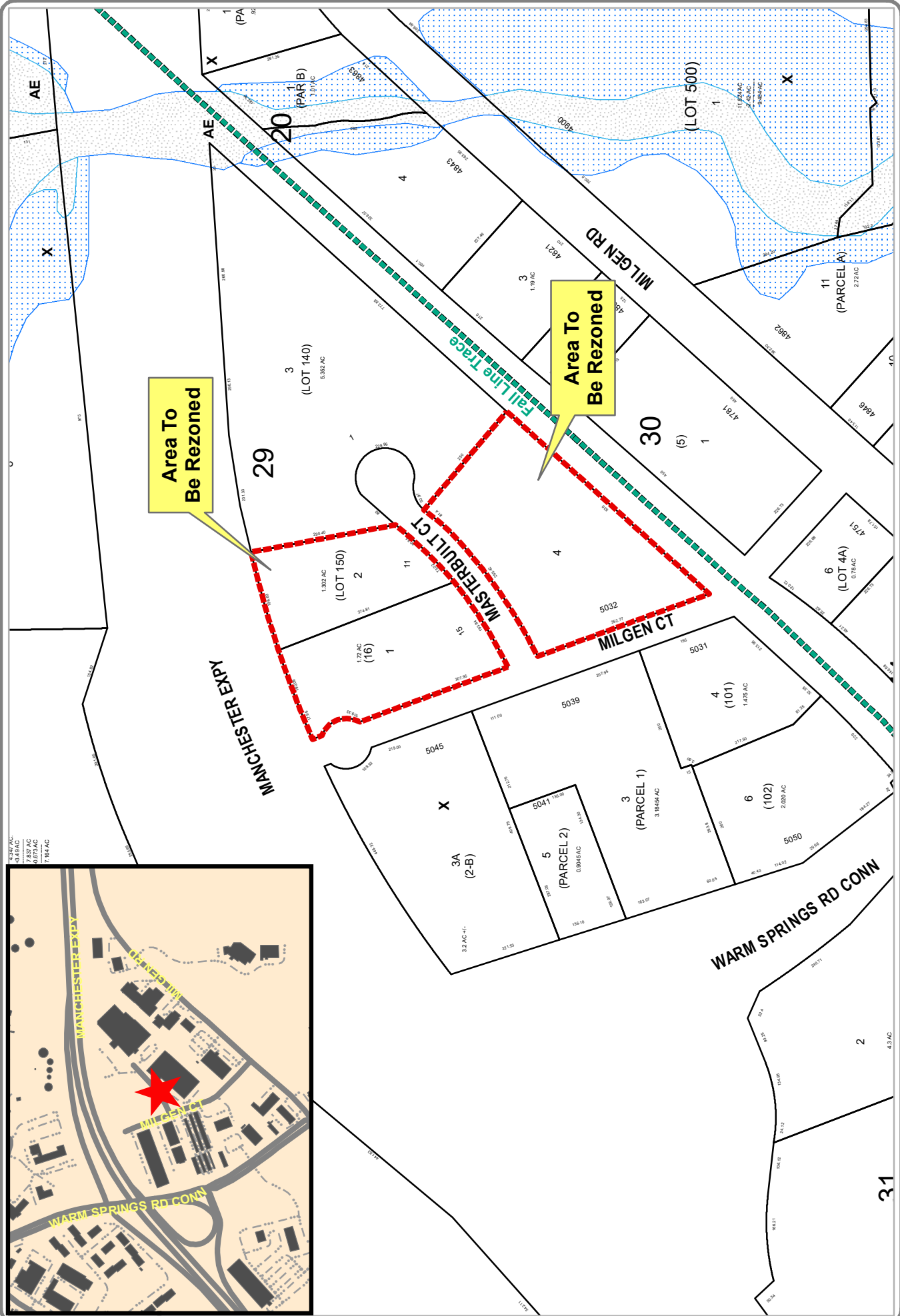
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Area To Be Rezoned

Area To Be Rezoned



1 inch = 250 feet

Data Source: IT/GIS

Author: David Cooper

Flood Zone Map for REZN 03-23-0514
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