



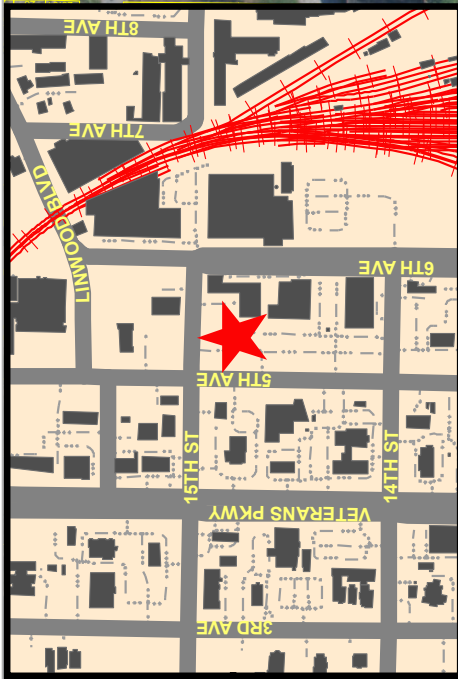
CONSOLIDATED GOVERNMENT
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PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-04-21-0750

Applicant:	Parking Lots, LLC
Owner:	Same
Location:	502 15 th Street
Parcel:	017-029-002 / 001
Acreage:	0.59 Acres
Current Zoning Classification:	LMI (Light Manufacturing / Industrial)
Proposed Zoning Classification:	UPT (Uptown)
Current Use of Property:	Vacant
Proposed Use of Property:	Mixed Use / Fetch Dog Park
Council District:	District 7 (Woodson)
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 D
Current Land Use Designation:	Mixed Use
Future Land Use Designation:	High Density Mixed Use

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:		N/A
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Surrounding Zoning:	North	UPT (Uptown)
	South	UPT (Uptown)
	East	LMI (Light Manufacturing / Industrial)
	West	UPT (Uptown)
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:		Previous Text Amendment (REZN-04-21-0712) granted Private Dog Parks as a permitted use in CRD and UPT.
Attachments:		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Traffic Report



Area To Be Rezoned



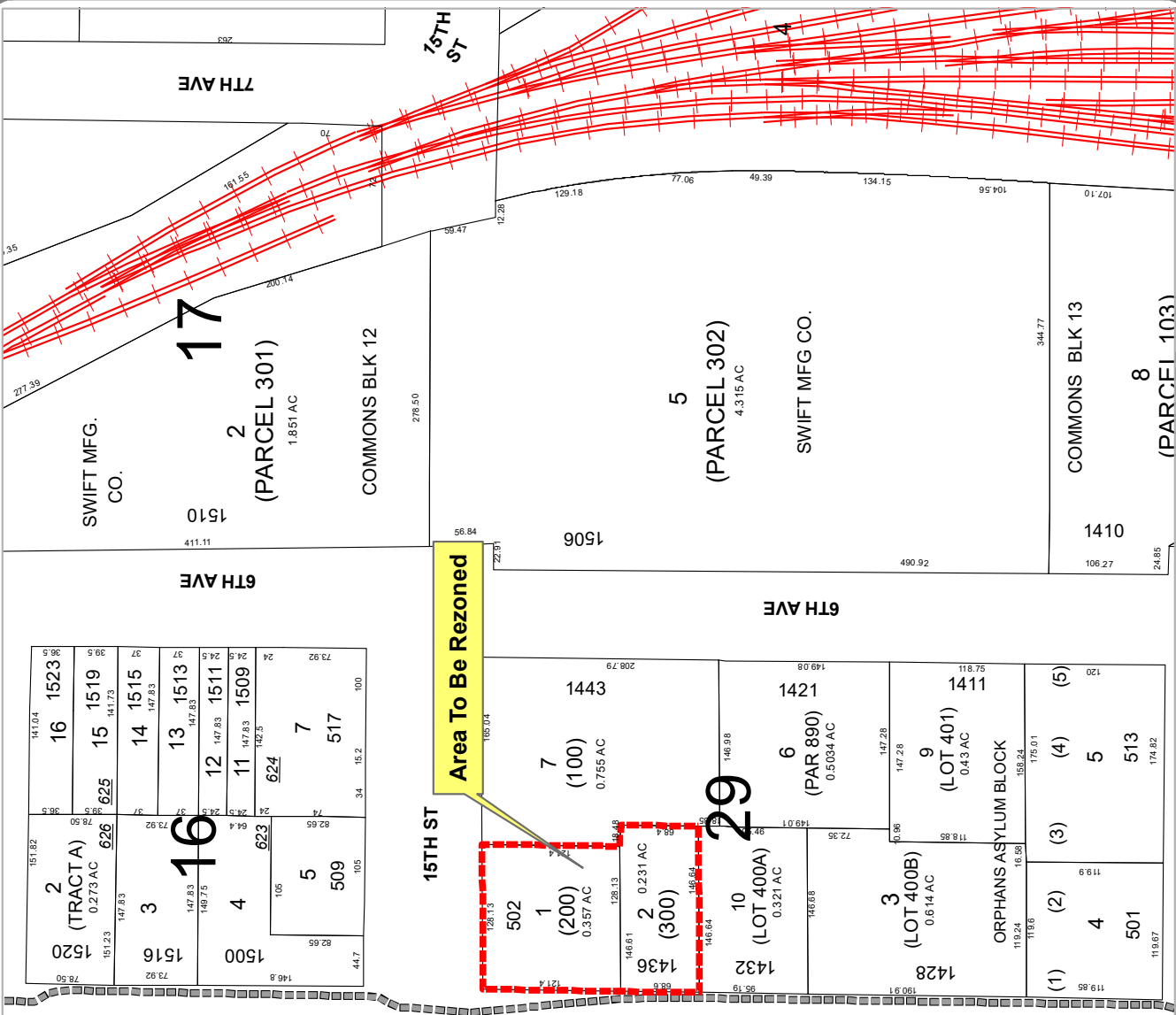
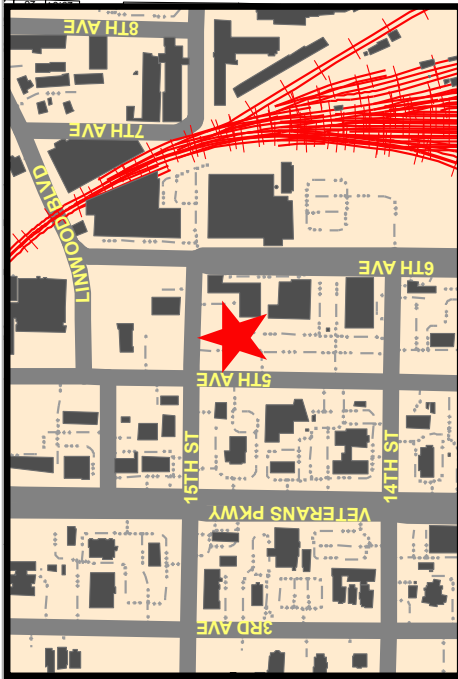
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Date: 4/19/2021

Aerial Map for REZN 04-21-0750
 Map017 Block 029 Lots 001 & 002
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

0 75 150 Feet
 1 inch = 150 feet
 Data Source: I(T/G)IS
 Author: DavidCooper





Area To Be Rezoned

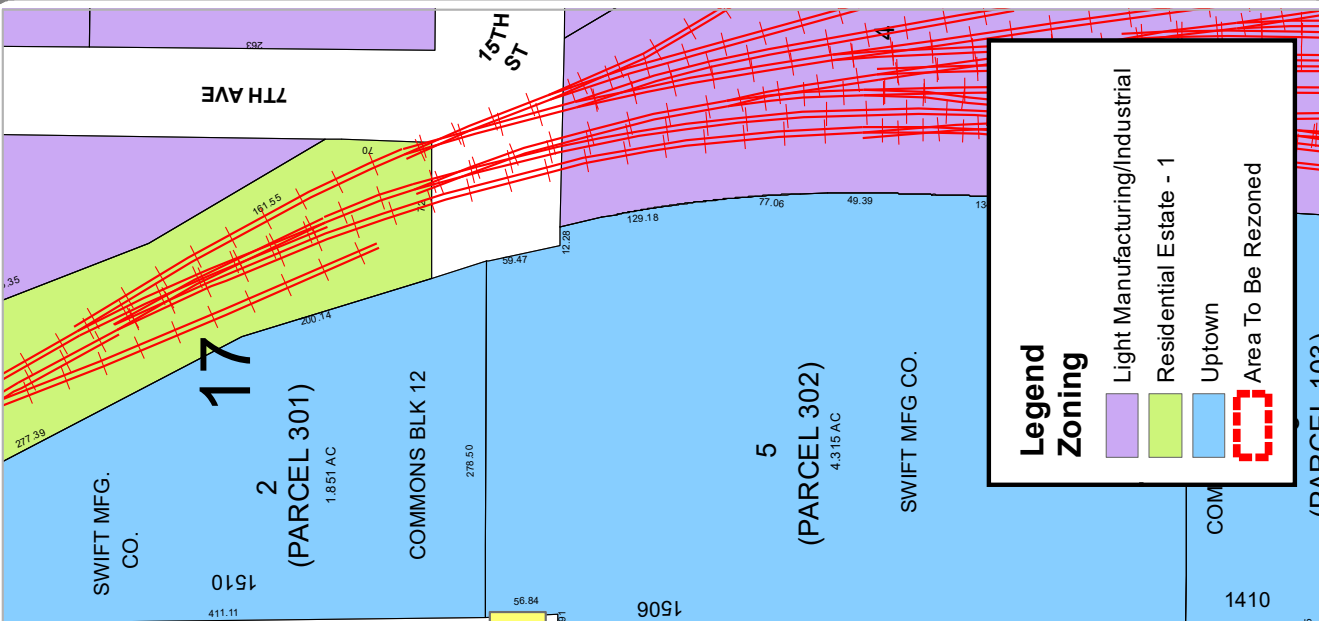
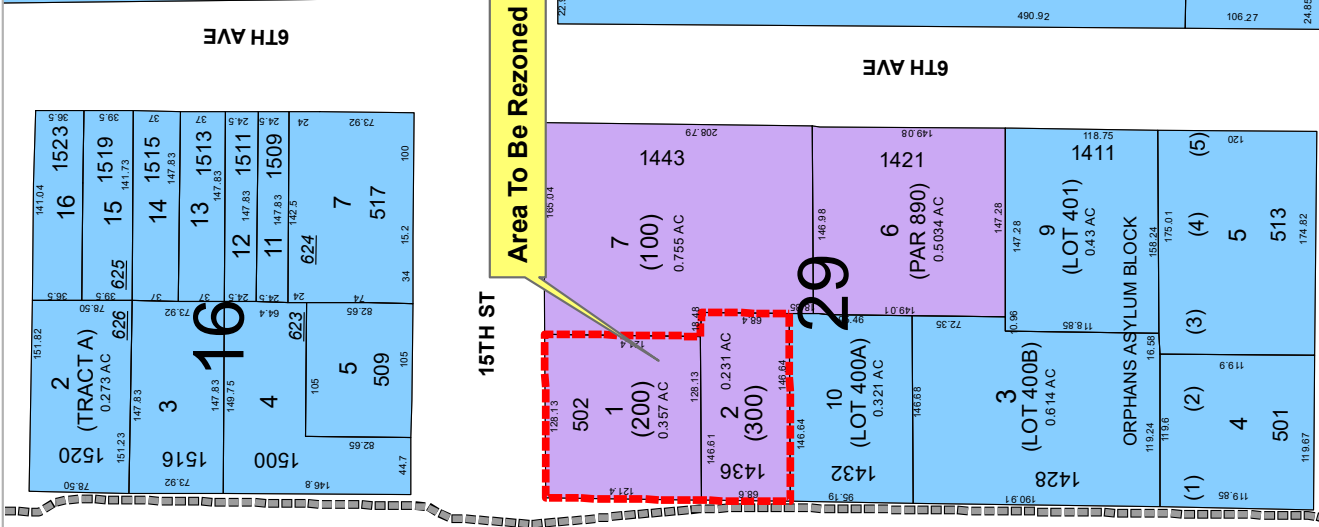
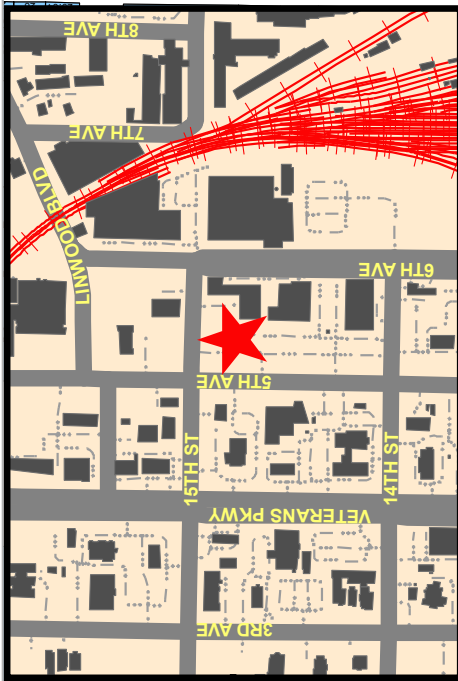


0 75 150 Feet
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Location Map for REZN 04-21-0750
Map017 Block 029 Lots 001 & 002
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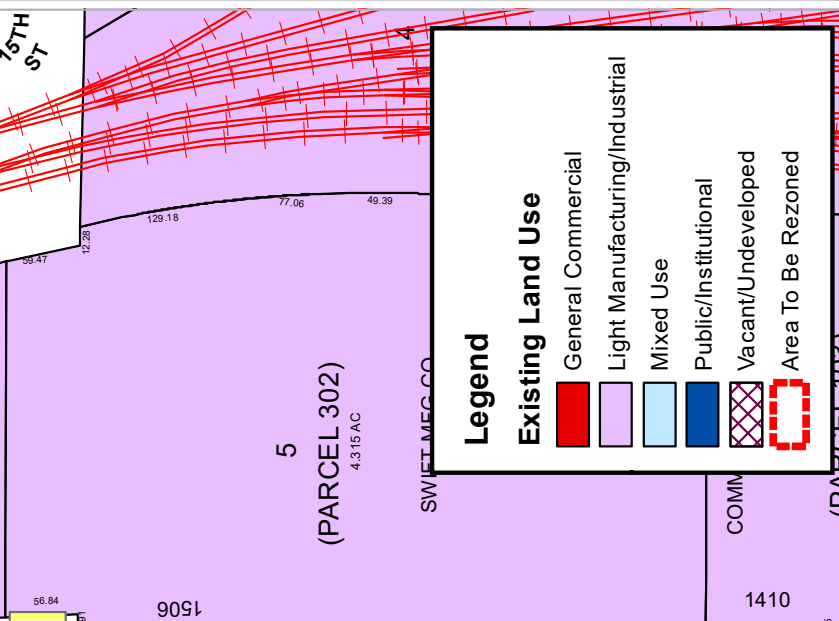
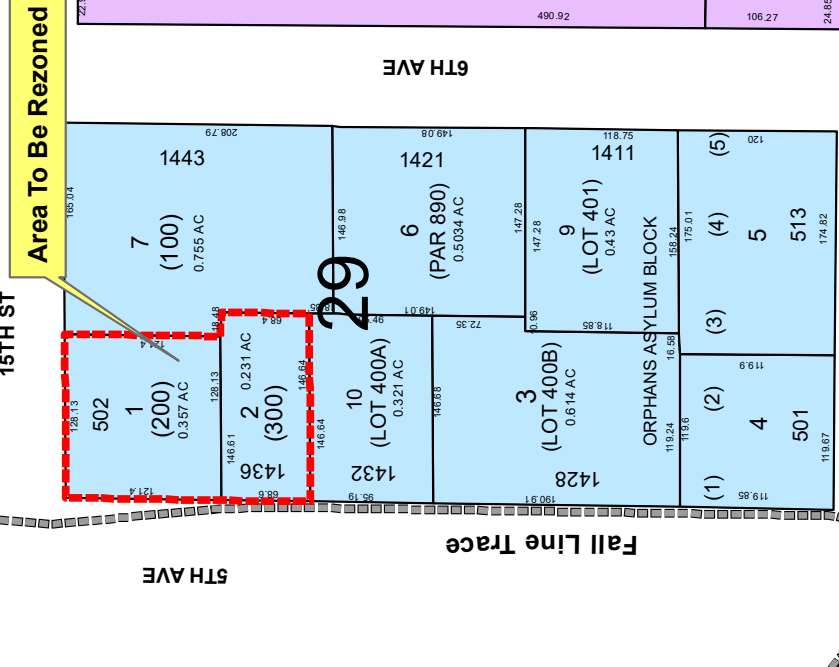
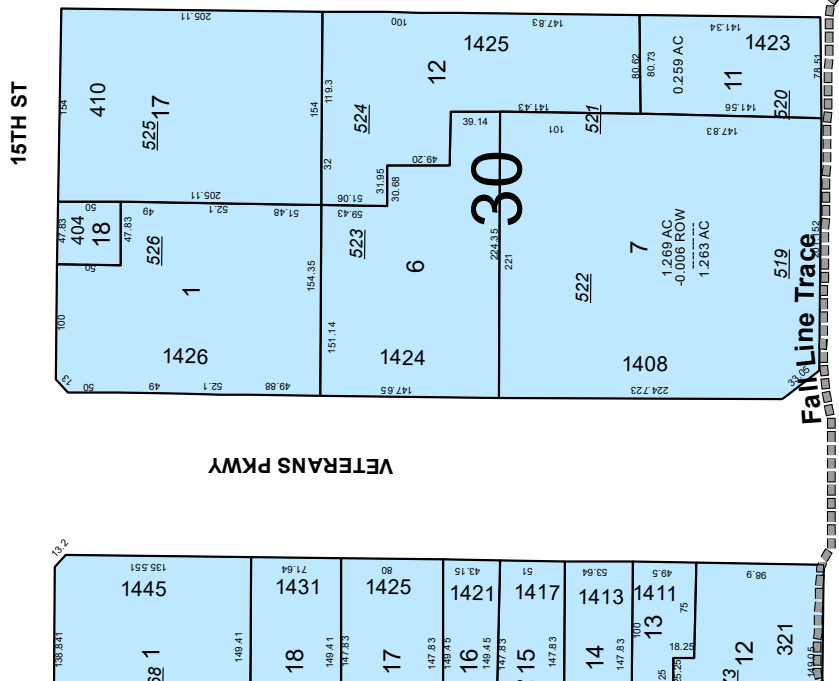
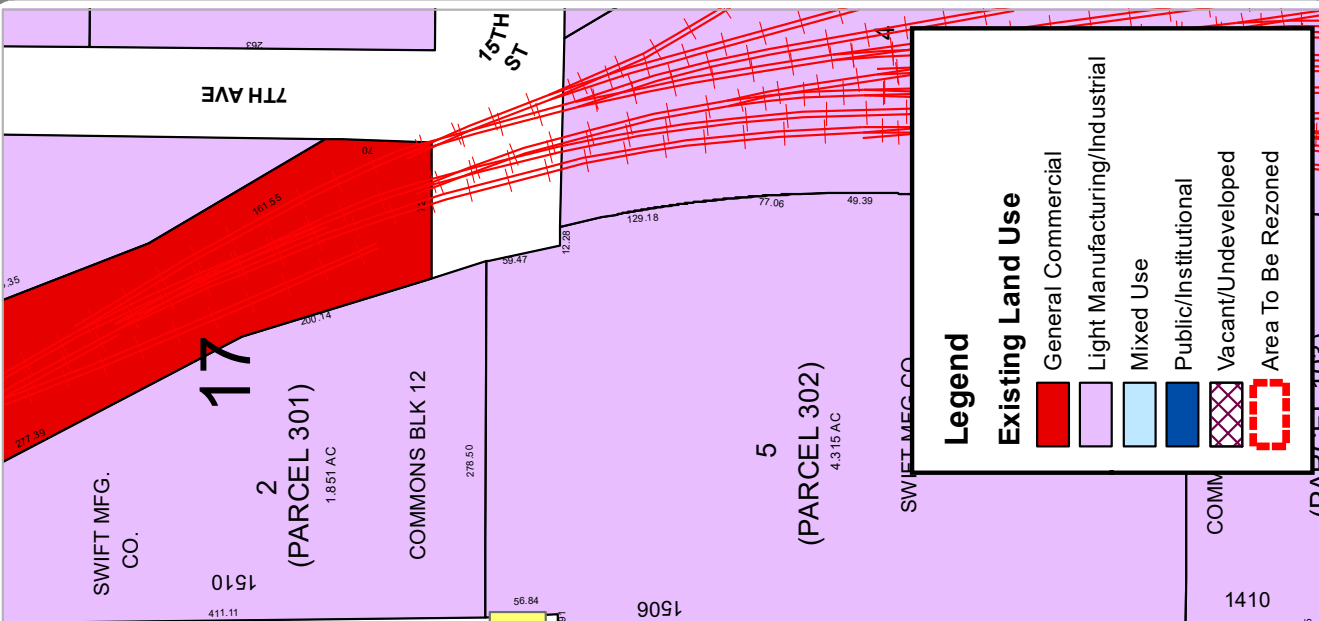
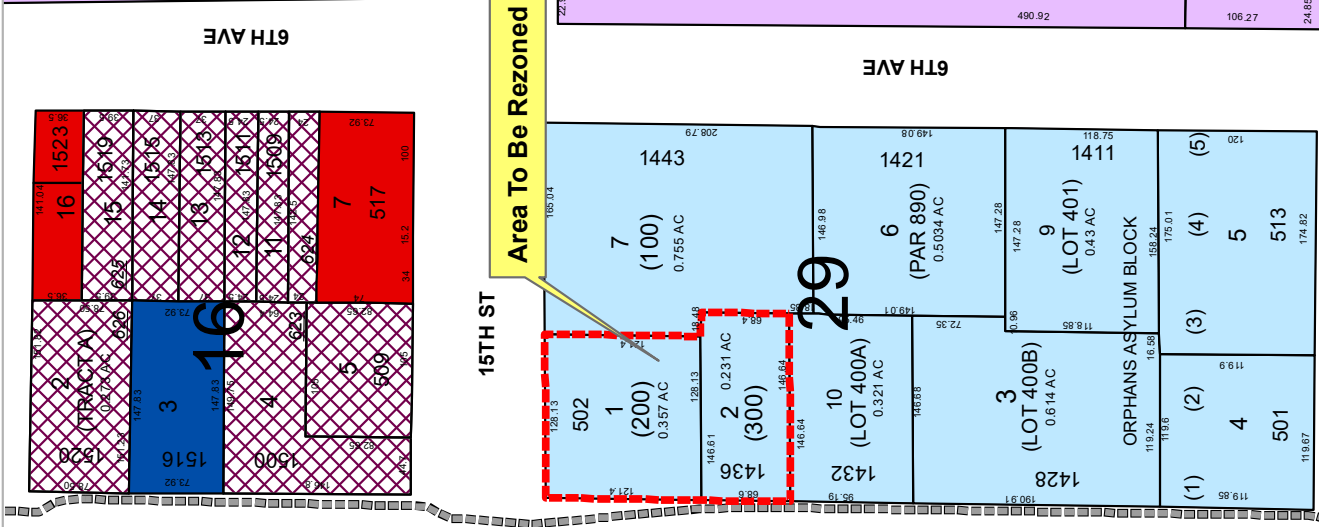
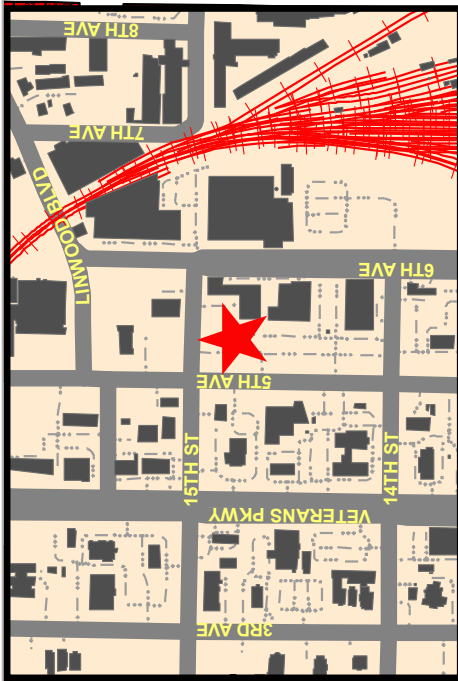
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Zoning Map for REZN 04-21-0750
 Map017 Block 029 Lots 001 & 002
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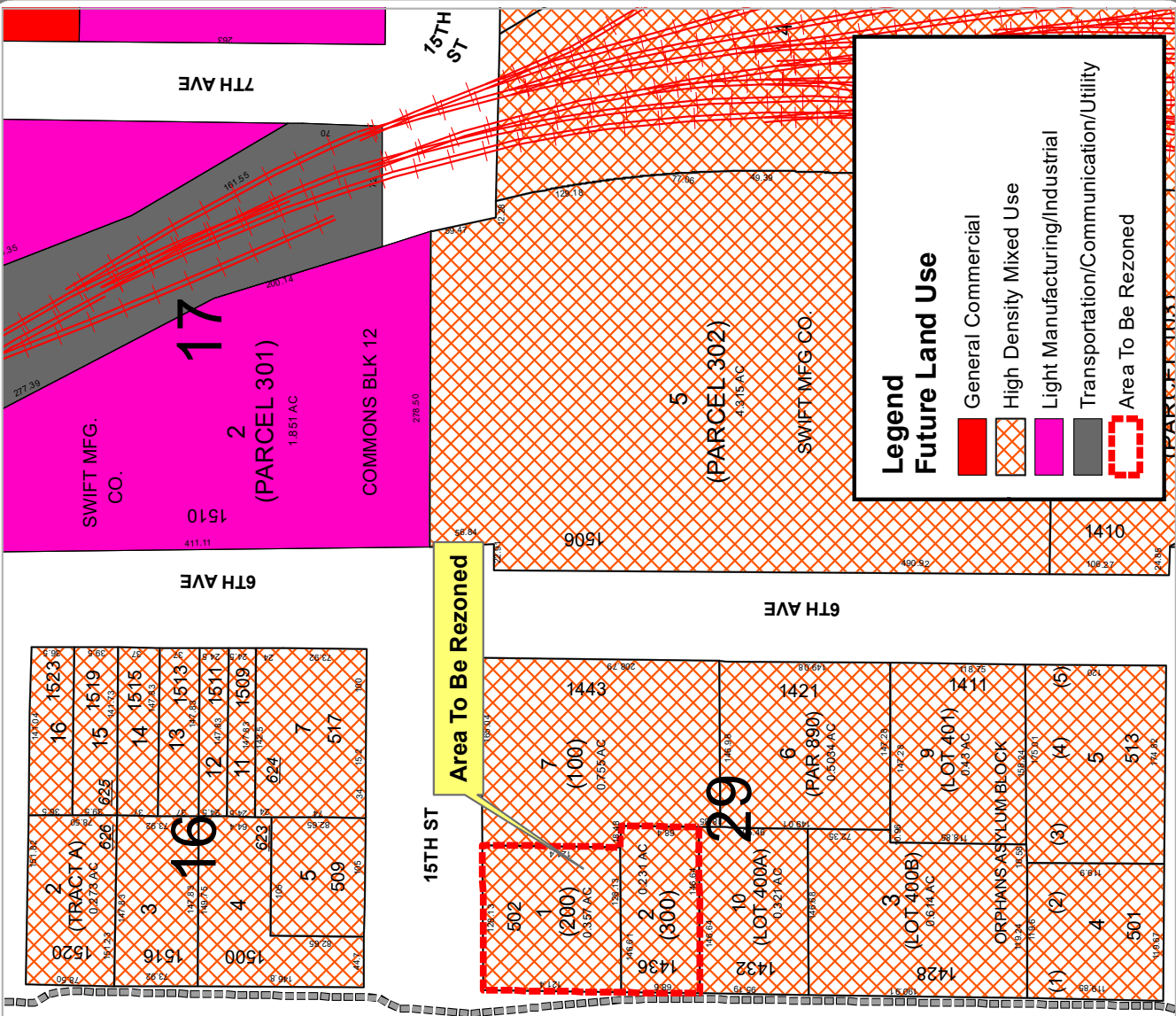
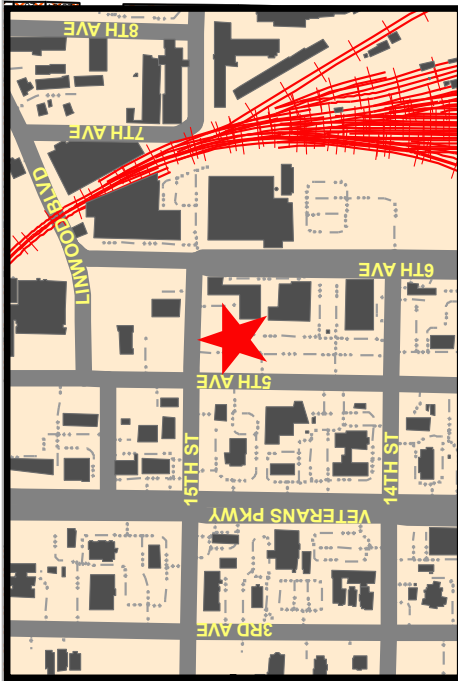


Existing Land Use Map for REZN 04-21-0750
 Map 017 Block 029 Lots 001 & 002
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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Future Land Use Map for REZN 04-21-0750
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