

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT REZN-02-23-0214

<b>Applicant:</b>	BStreet Investment, LLC
<b>Owner:</b>	Richard Peluso
<b>Location:</b>	5769 / 5747 Veterans Parkway
<b>Parcel:</b>	189-011-011 / 189-011-012
<b>Acreage:</b>	0.34 Acres
<b>Current Zoning Classification:</b>	NC (Neighborhood Commercial)
<b>Proposed Zoning Classification:</b>	GC (General Commercial)
<b>Current Use of Property:</b>	Commercial
<b>Proposed Use of Property:</b>	Commercial
<b>Council District:</b>	District 8 (Garrett)
<b>PAC Recommendation:</b>	<b>Approval</b> based on the Staff Report and compatibility with existing land uses.
<b>Planning Department Recommendation:</b>	<b>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 A
<b>Current Land Use Designation:</b>	Multifamily
<b>Future Land Use Designation:</b>	General Commercial
<b>Compatible with Existing Land-Uses:</b>	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 increase to 73 trips up from 48 if used for commercial use. The Level of Service (LOS) will remain at level D.

**Traffic Engineering:** This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.

<b>Surrounding Zoning:</b>	<b>North</b>	NC (Neighborhood Commercial)
	<b>South</b>	NC (Neighborhood Commercial)
	<b>East</b>	NC (Neighborhood Commercial)
	<b>West</b>	NC (Neighborhood Commercial)

**Reasonableness of Request:** The request is compatible with existing land uses.

**School Impact:** N/A

**Buffer Requirement:** N/A

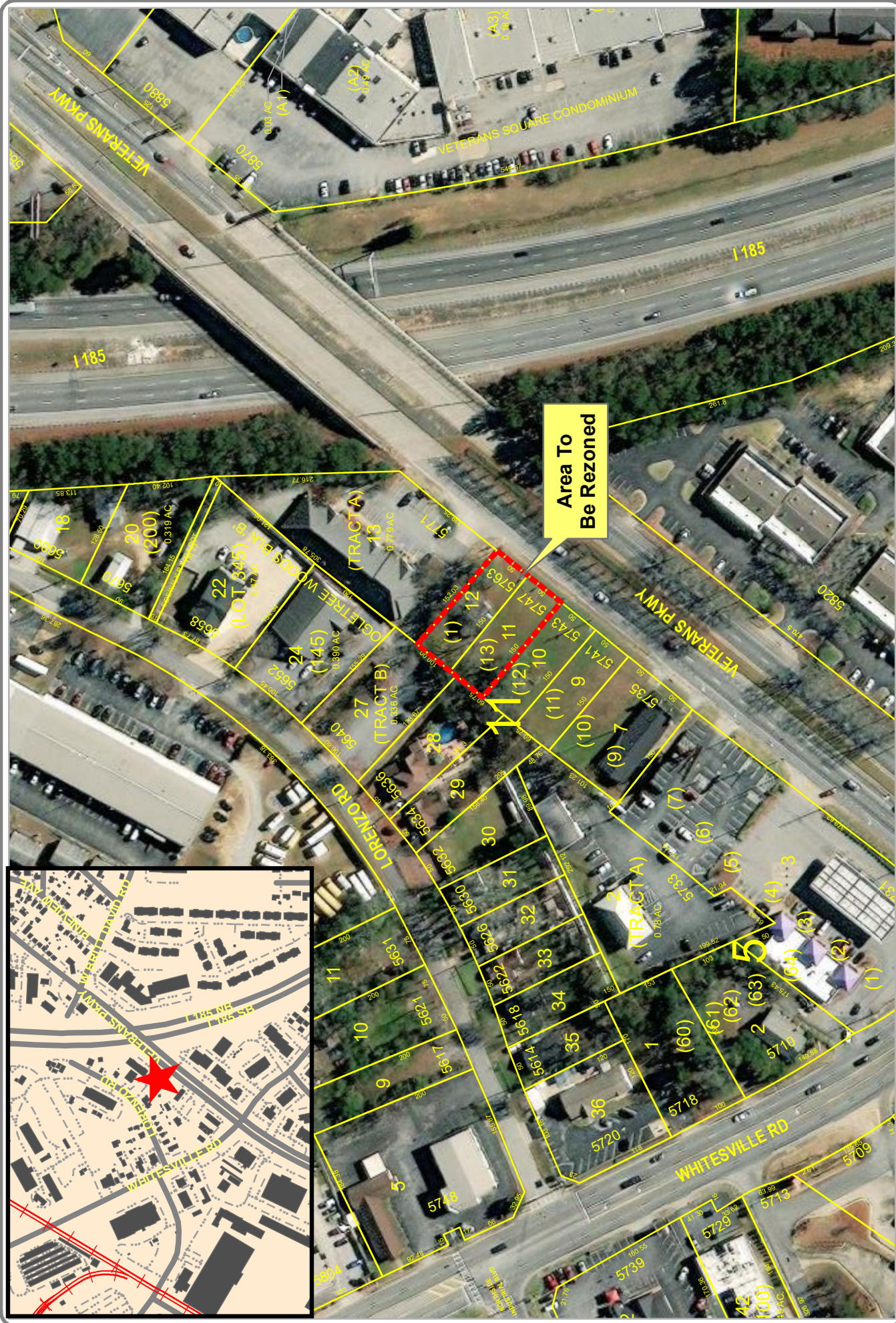
**Attitude of Property Owners:** **Twenty (20)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received **no** calls and/or emails regarding the rezoning.

<b>Approval</b>	<b>0</b> Responses
<b>Opposition</b>	<b>0</b> Responses

**Additional Information:** N/A

**Attachments:** Aerial Land Use Map  
Location Map  
Zoning Map  
Existing Land Use Map  
Future Land Use Map  
Traffic Report





**Area To Be Rezoned**



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

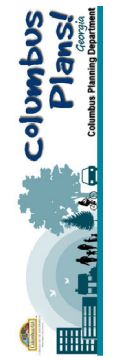
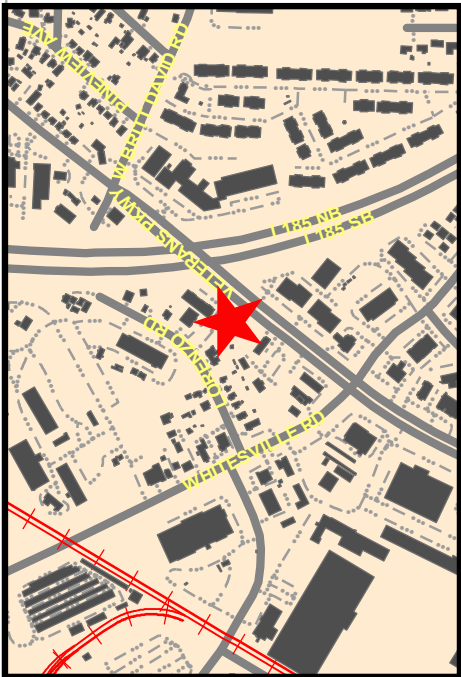
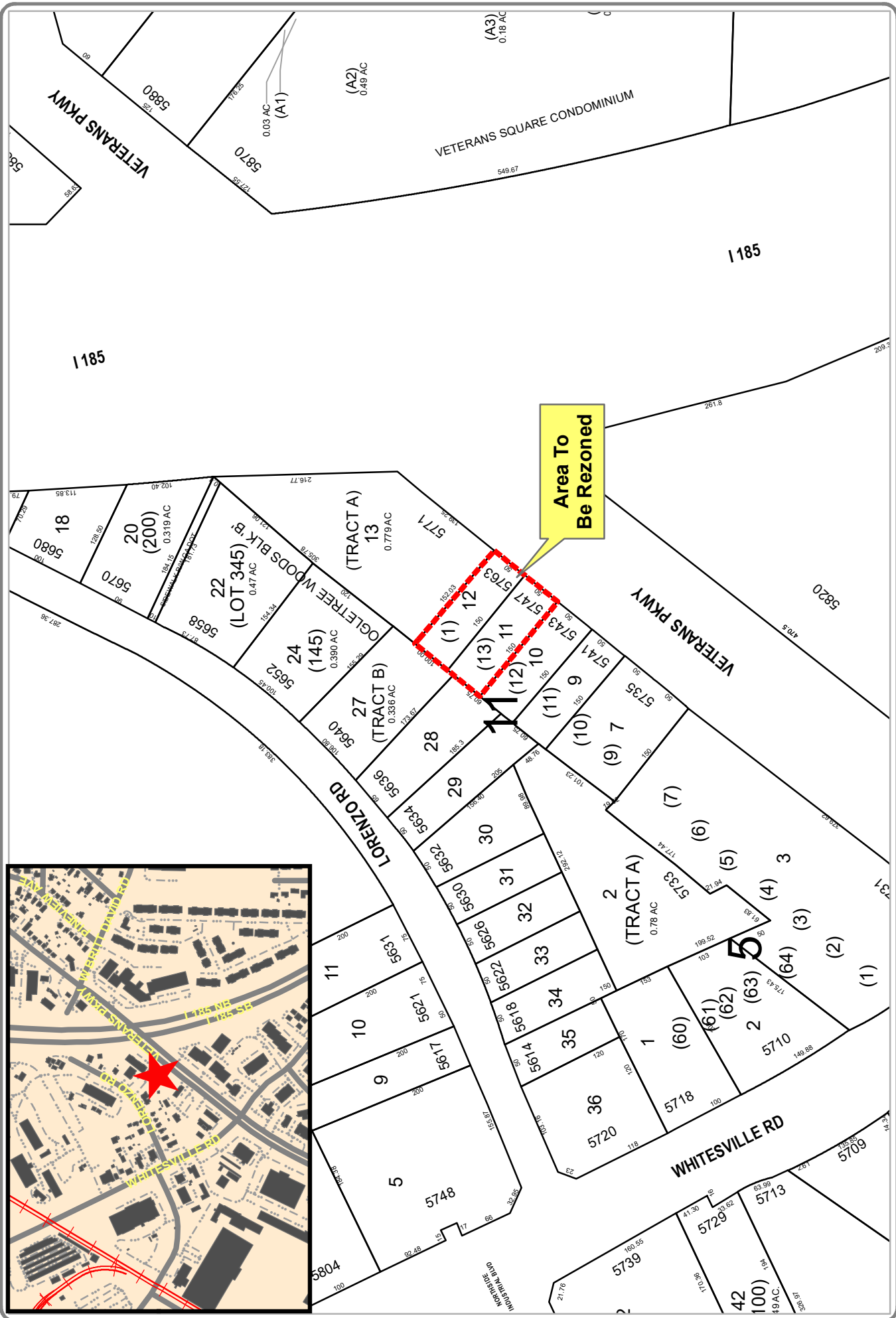
**Aerial Map for REZN 02-23-0214**  
**Map 189 Block 011 Lots 011 & 012**  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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: 2/14/2023





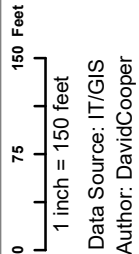
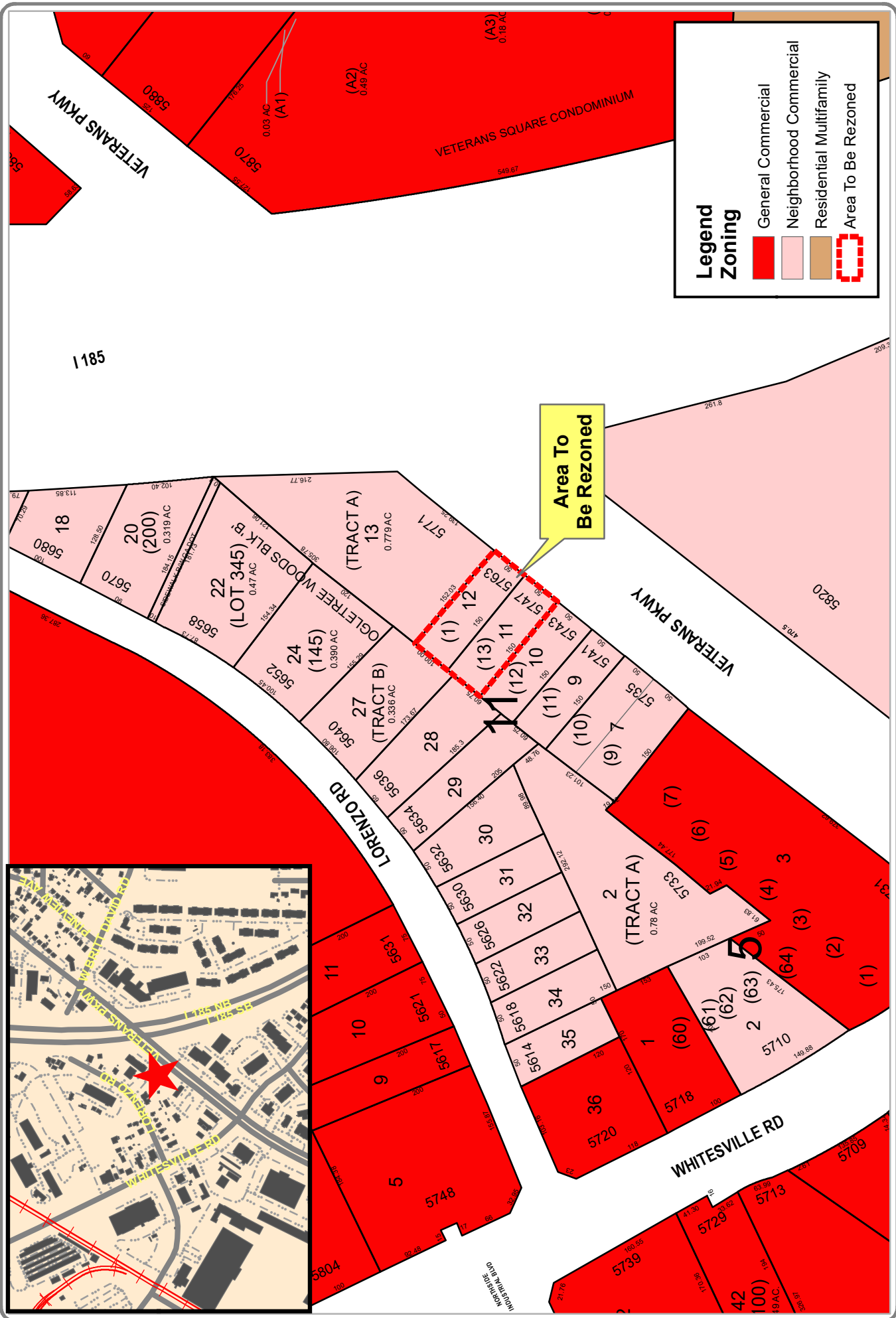
150 Feet  
75  
0  
1 inch = 150 feet  
Data Source: IT/GIS  
Author: DavidCooper

Location Map for REZN 02-23-0214  
Map 189 Block 011 Lots 011 & 012  
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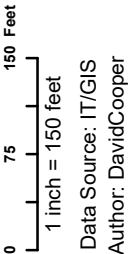
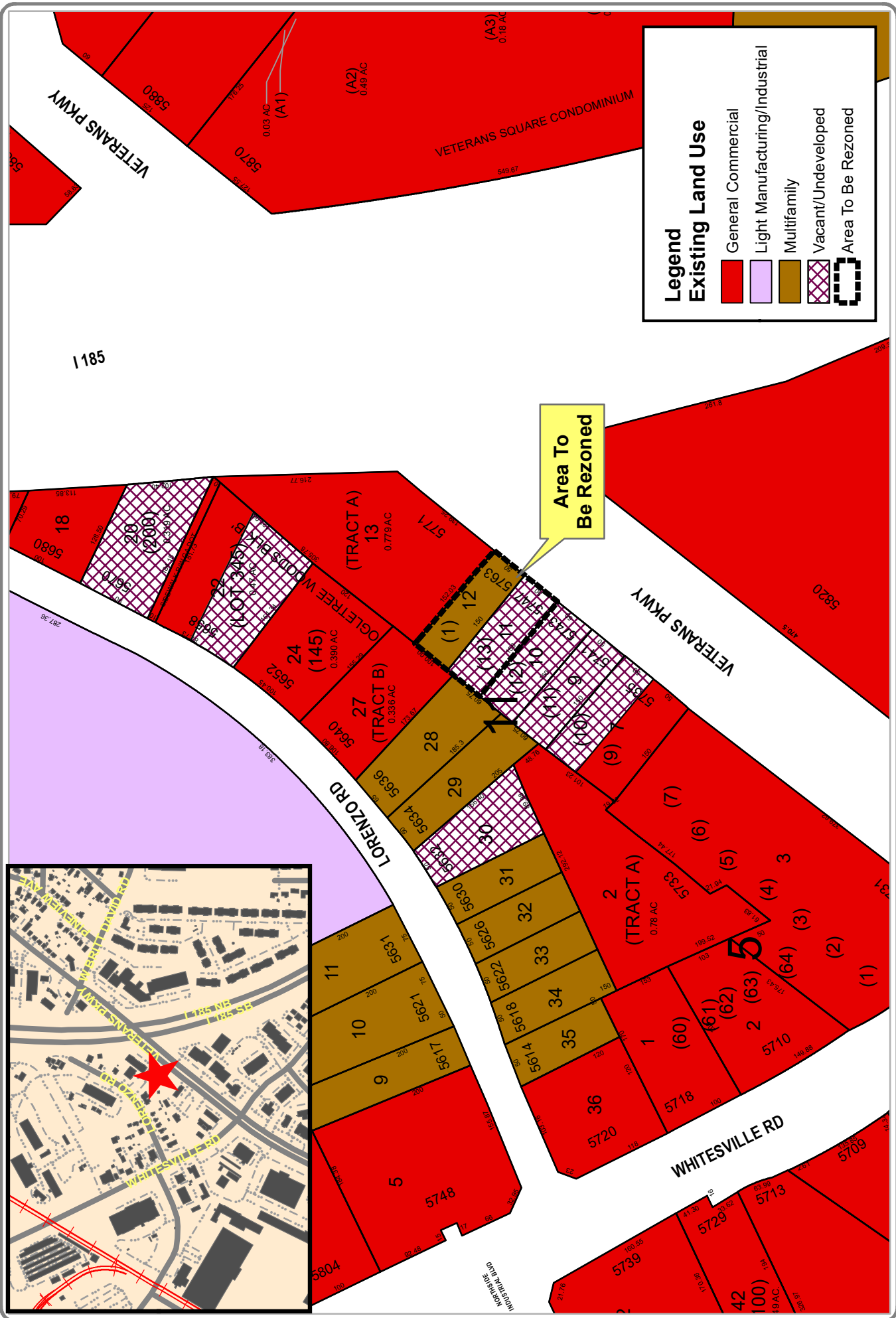
Date: 2/14/2023



Zoning Map for REZN 02-23-0214  
Map 189 Block 011 Lots 011 & 012  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

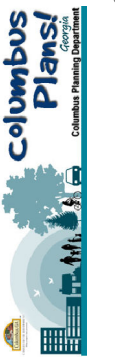
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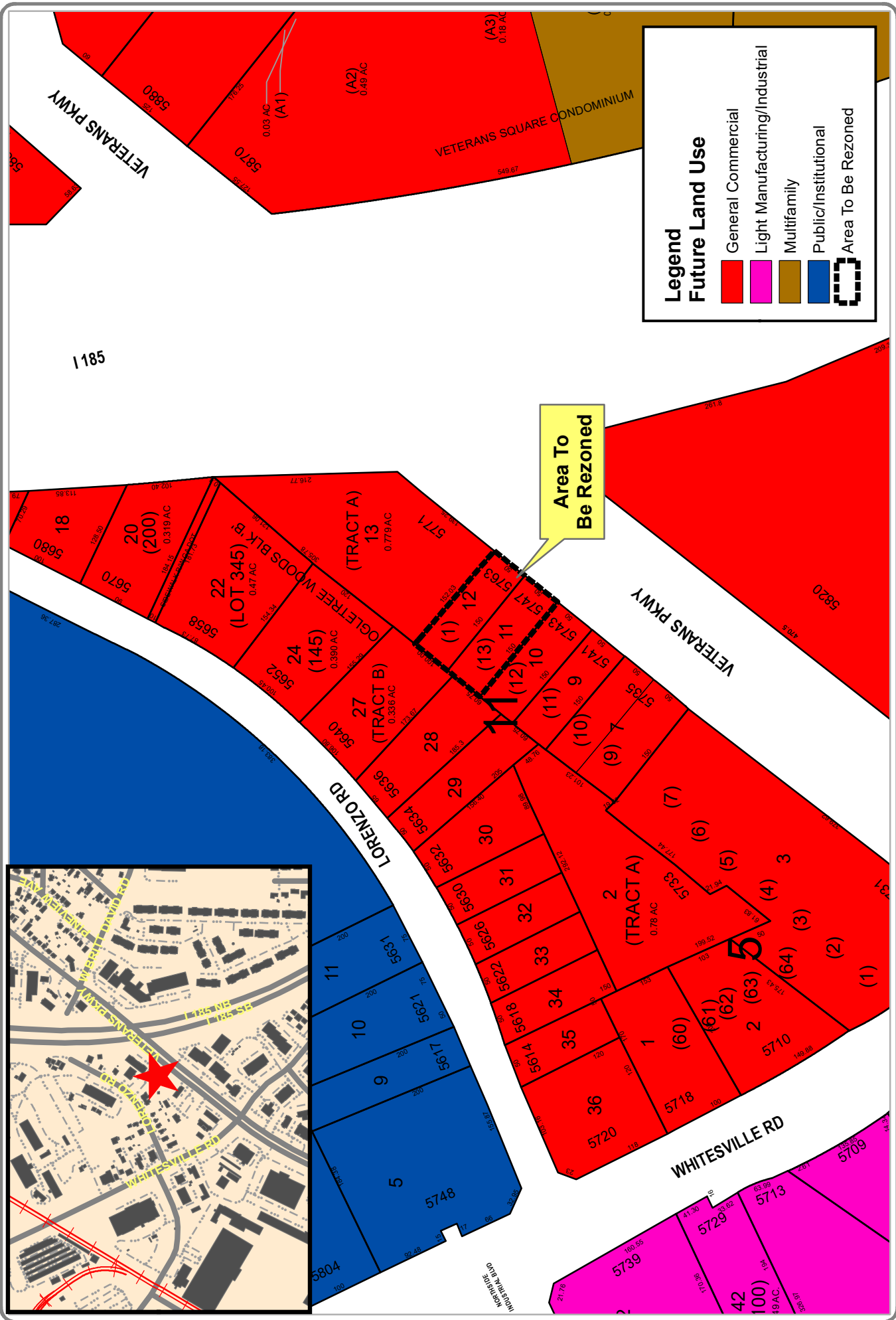




Existing Map for REZN 02-23-0214  
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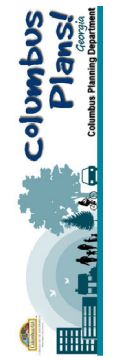
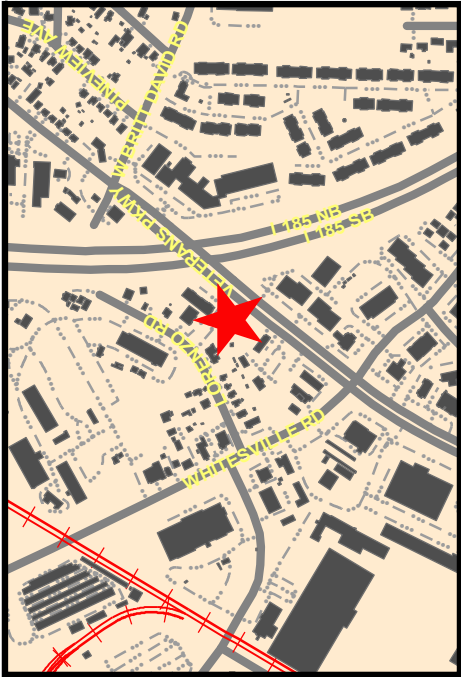
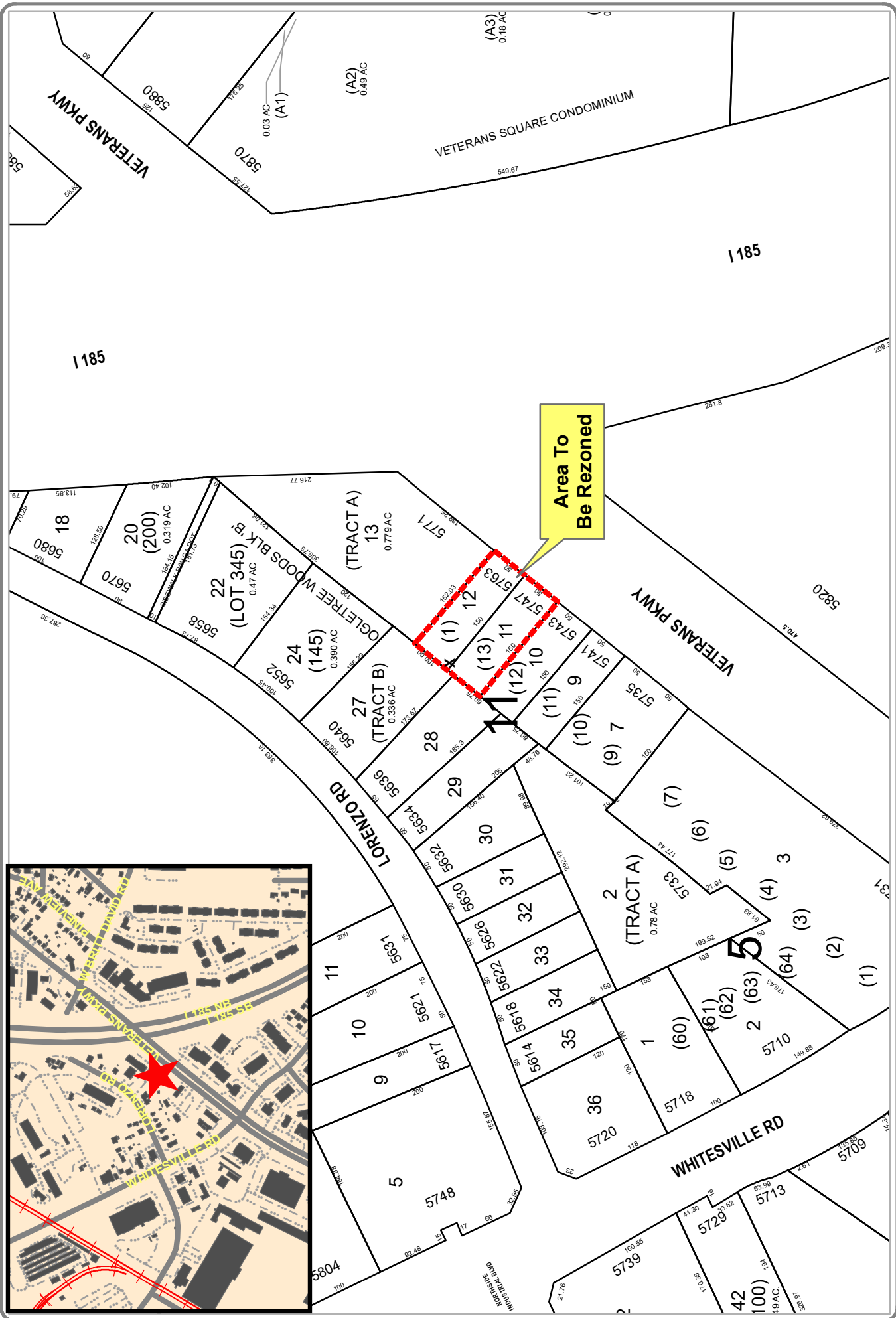
150 Feet  
75  
0  
1 inch = 150 feet  
Data Source: IT/GIS  
Author: DavidCooper

Future Land Use Map for REZN 02-23-0214  
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150 Feet  
75  
0  
1 inch = 150 feet  
Data Source: IT/GIS  
Author: DavidCooper

Flood Zone Map for REZN 02-23-0214  
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