



CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

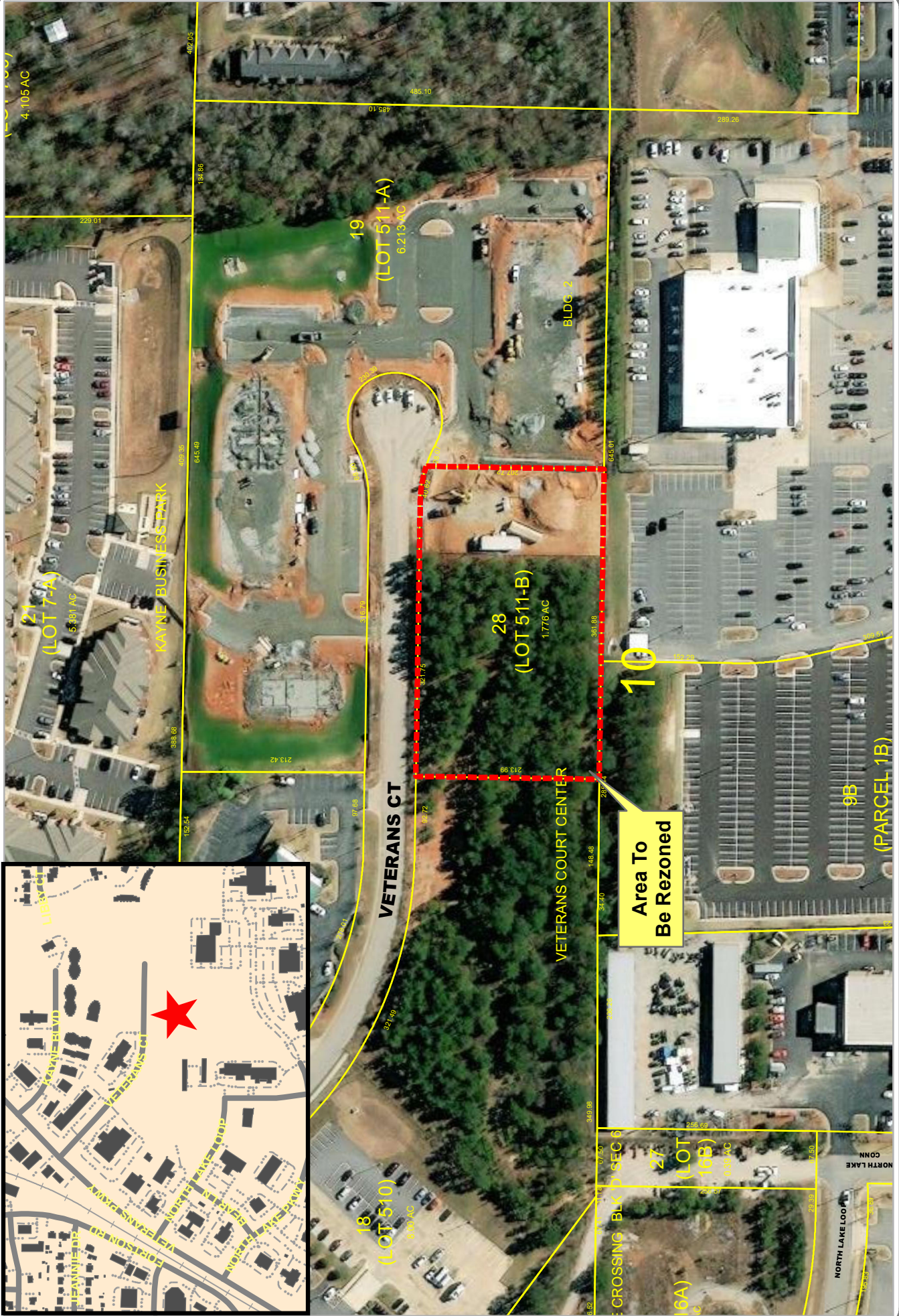
## COUNCIL STAFF REPORT

### REZN-11-22-2069

<b>Applicant:</b>	Jon Rasmussen
<b>Owner:</b>	SAAB Investments & Hospitality, LLC
<b>Location:</b>	4030 Veterans Court
<b>Parcel:</b>	072-010-028
<b>Acreage:</b>	1.78 Acres
<b>Current Zoning Classification:</b>	RO (Residential Office) with conditions (ORD # 13-21)
<b>Proposed Zoning Classification:</b>	GC (General Commercial)
<b>Current Use of Property:</b>	Vacant / Undeveloped
<b>Proposed Use of Property:</b>	Auto/Truck Paint & Body Shop
<b>Council District:</b>	District 2 (Davis)
<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>	General Commercial
<b>Future Land Use Designation:</b>	General Commercial

<b>Compatible with Existing Land-Uses:</b>		Yes
<b>Environmental Impacts:</b>		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.
<b>City Services:</b>		Property is served by all city services.
<b>Traffic Impact:</b>		Average Annual Daily Trips (AADT) will increase to 123 trips up from 101 trips if used for commercial use. The Level of Service (LOS) will remain at level C.
<b>Traffic Engineering:</b>		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
<b>Surrounding Zoning:</b>	<b>North</b>	RO (Residential Office)
	<b>South</b>	GC (General Commercial)
	<b>East</b>	RO (Residential Office)
	<b>West</b>	GC (General Commercial)
<b>Reasonableness of Request:</b>		The request is compatible with existing land uses.
<b>School Impact:</b>		N/A
<b>Buffer Requirement:</b>		N/A
<b>Attitude of Property Owners:</b>		<b>Ten (10)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no (0) calls and/or emails regarding the rezoning.
	<b>Approval</b>	<b>0</b> Responses
	<b>Opposition</b>	<b>0</b> Responses
<b>Additional Information:</b>		N/A
<b>Attachments:</b>		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Traffic Report Flood Map





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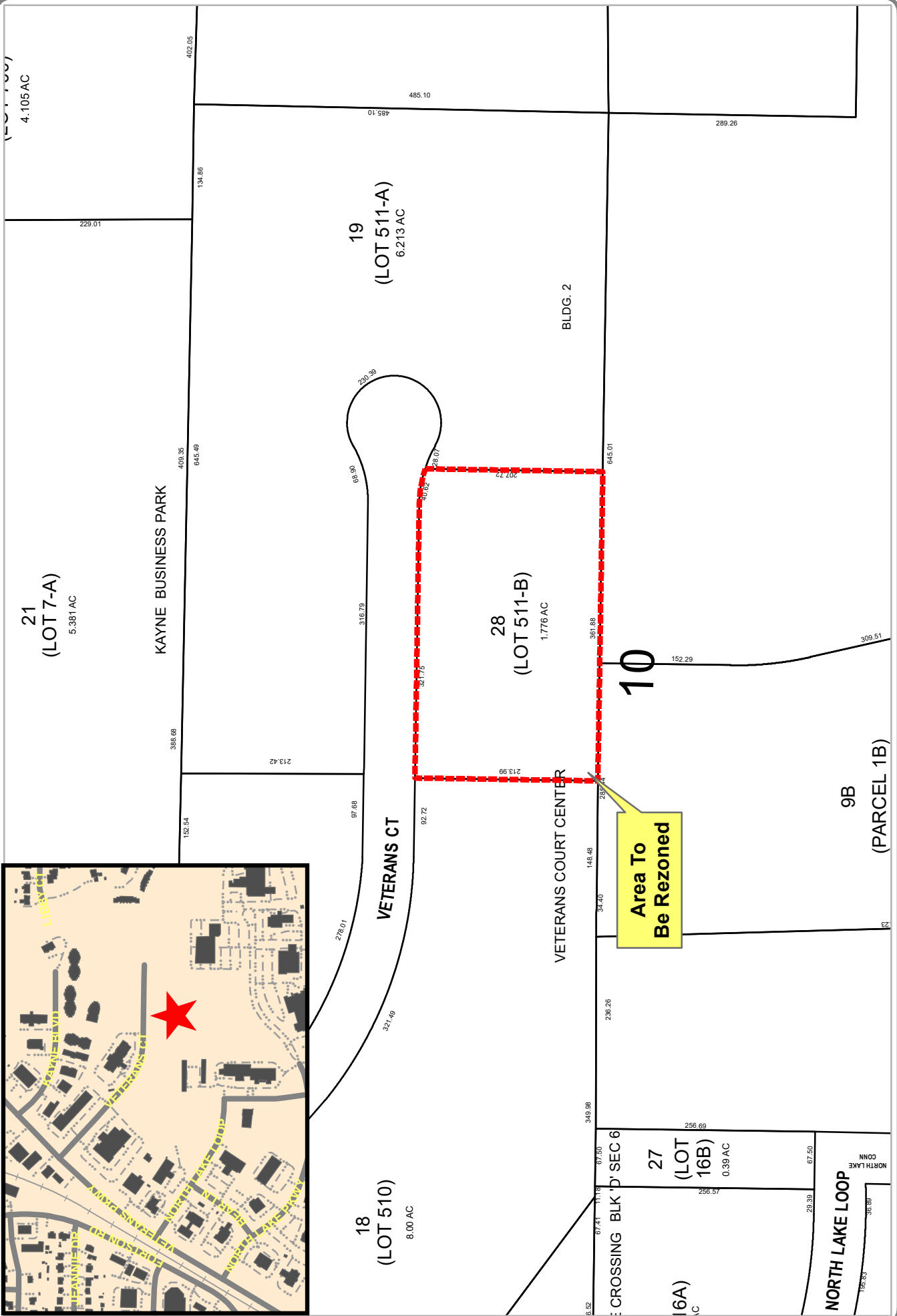
Aerial Map for REZN 11-22-2069  
 Map 072 Block 010 Lot 028  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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



Date: 11/15/2022

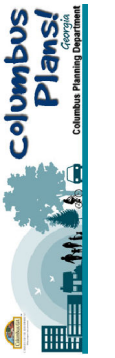
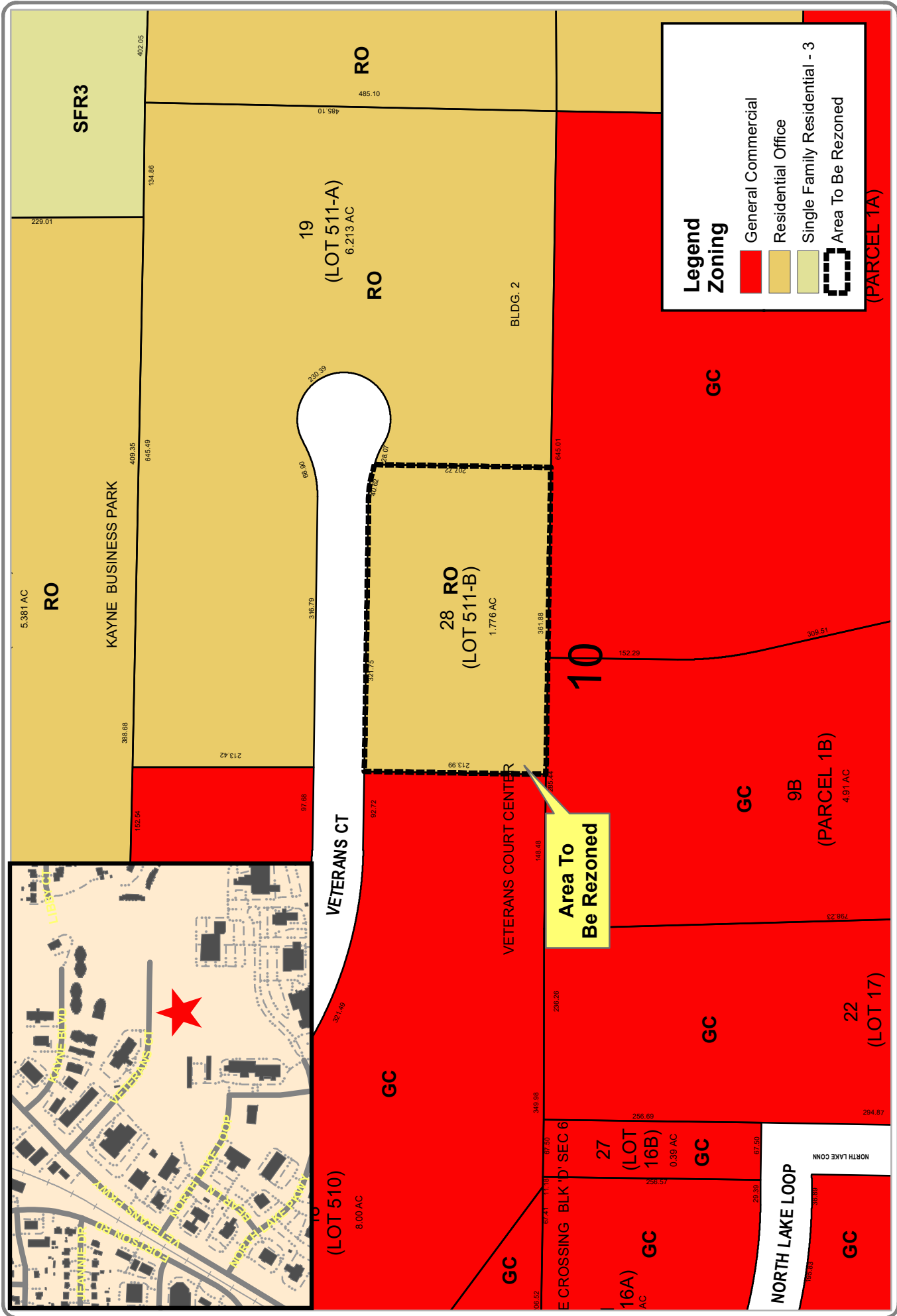




Location Map for REZN 11-22-2069  
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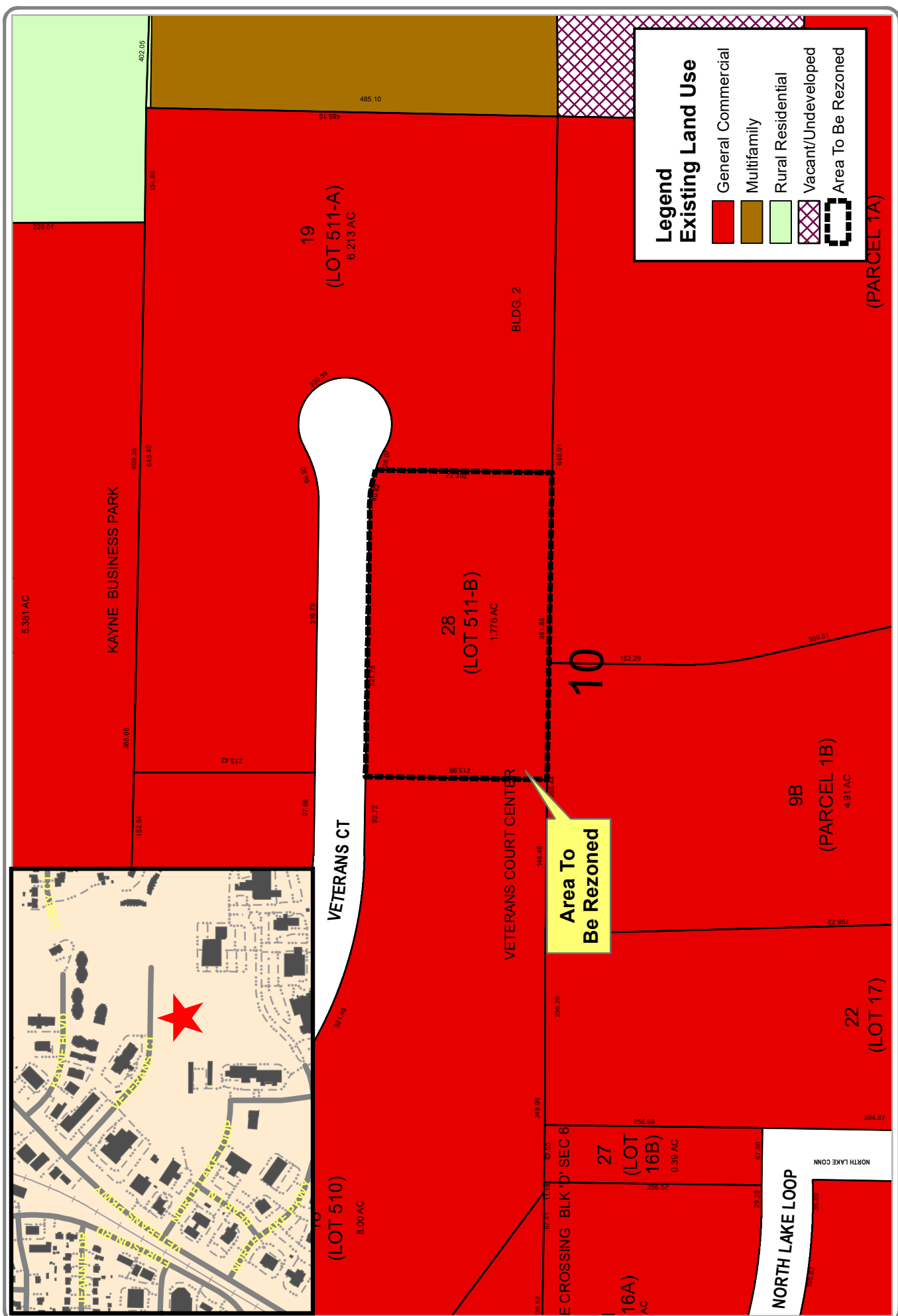
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Zoning Map for REZN 11-22-2069  
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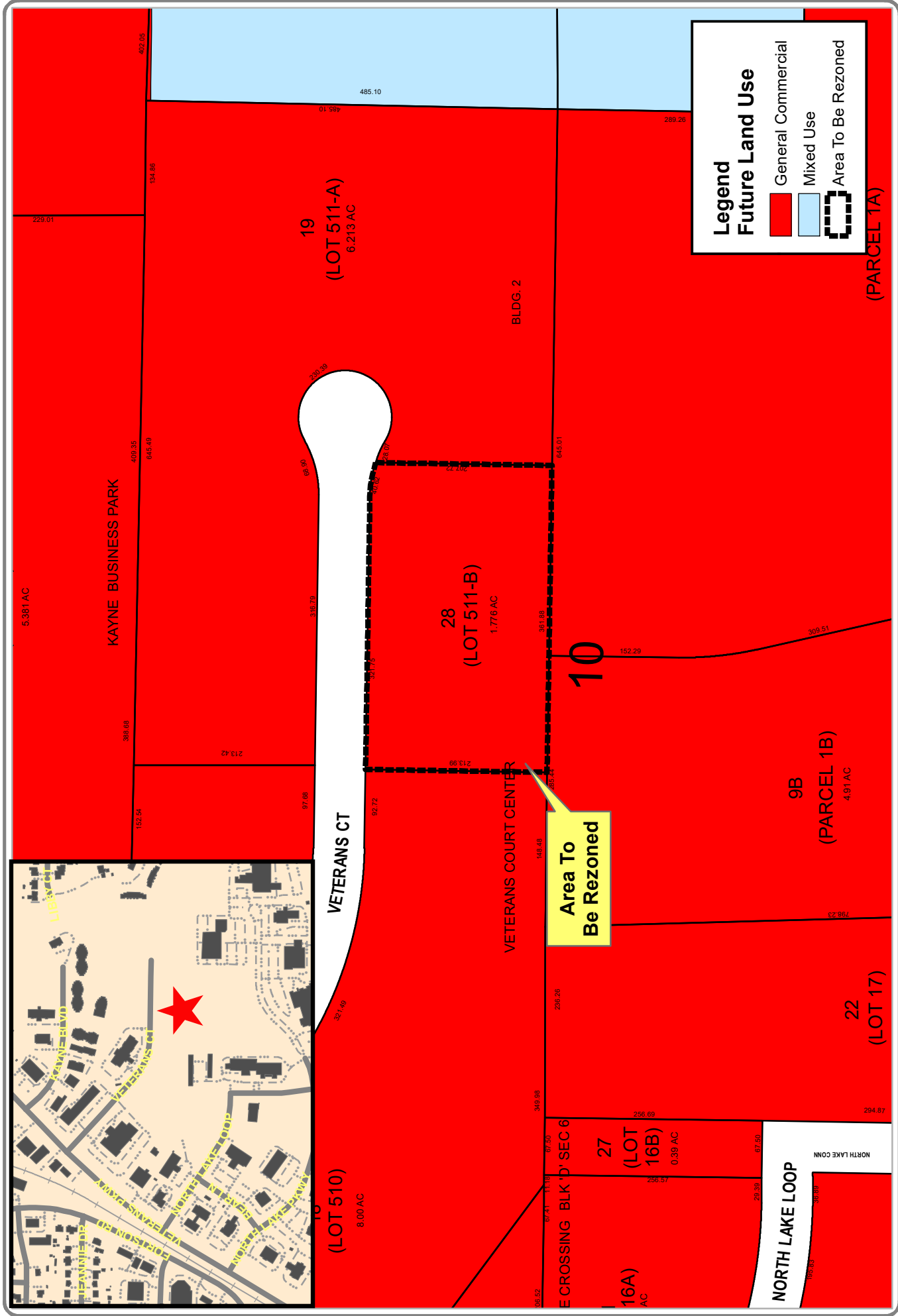


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**Legend Existing Land Use**

- General Commercial
- Multifamily
- Rural Residential
- Vacant/Undeveloped
- Area To Be Rezoned



**Legend**  
**Future Land Use**

- General Commercial
- Mixed Use
- Area To Be Rezoned

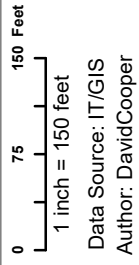
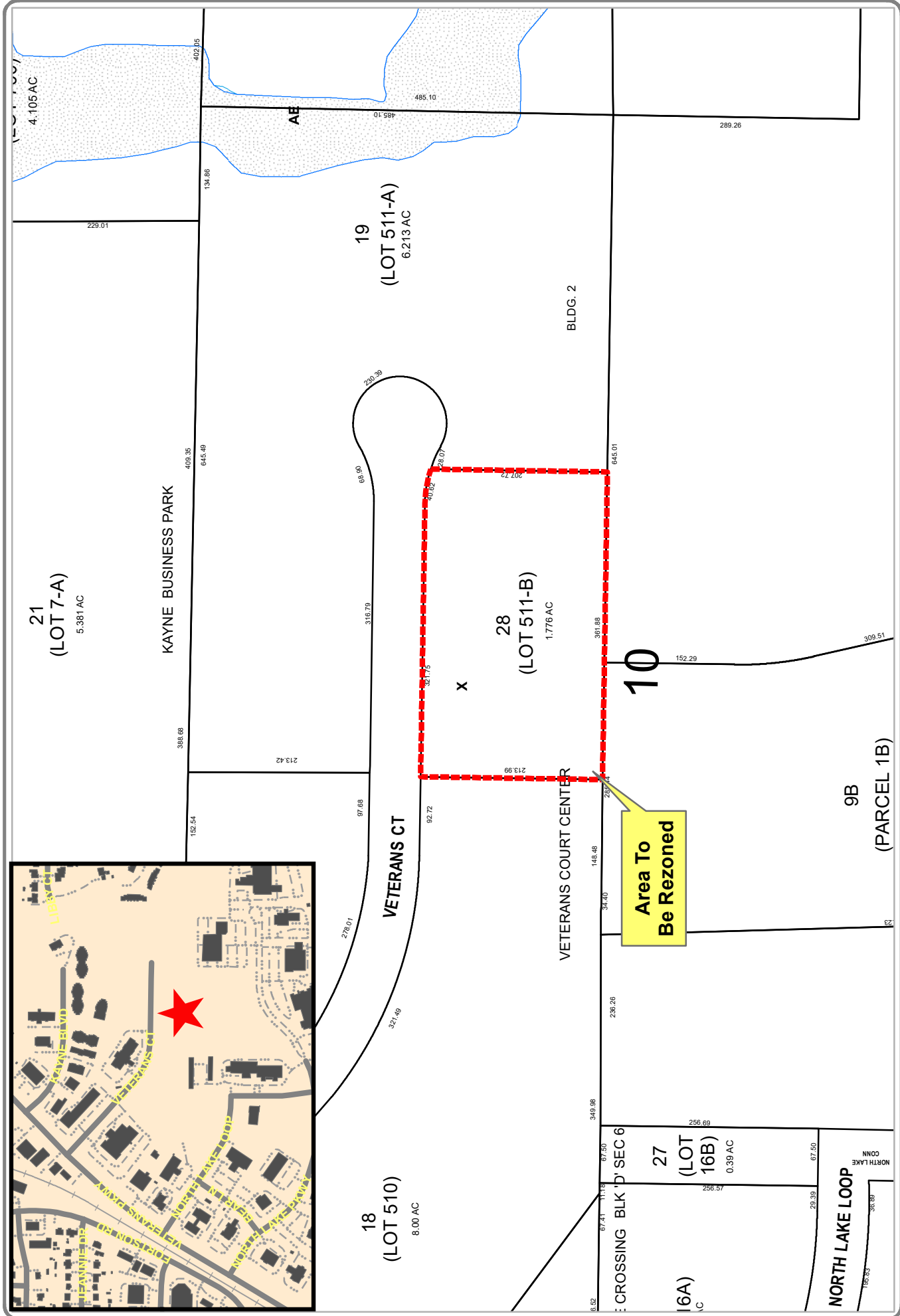
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**Future Land Use Map for REZN 11-22-2069**  
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**Flood Zone Map for REZN 11-22-2069**  
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