

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-06-23-0160

Applicant:	Jill W King
Owner:	Rosemont Shopping Center, Inc
Location:	3610 and 3744 Woodruff Road
Parcel:	187-001-020/21
Acreage:	4.03 Acres
Current Zoning Classification:	Neighborhood Commercial (NC)
Proposed Zoning Classification:	General Commercial (GC)
Current Use of Property:	General Commercial
Proposed Use of Property:	Medical Office
Council District:	District 8 (Garrett)
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:	General Commercial

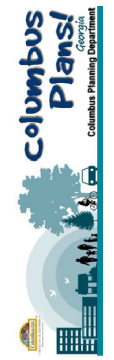
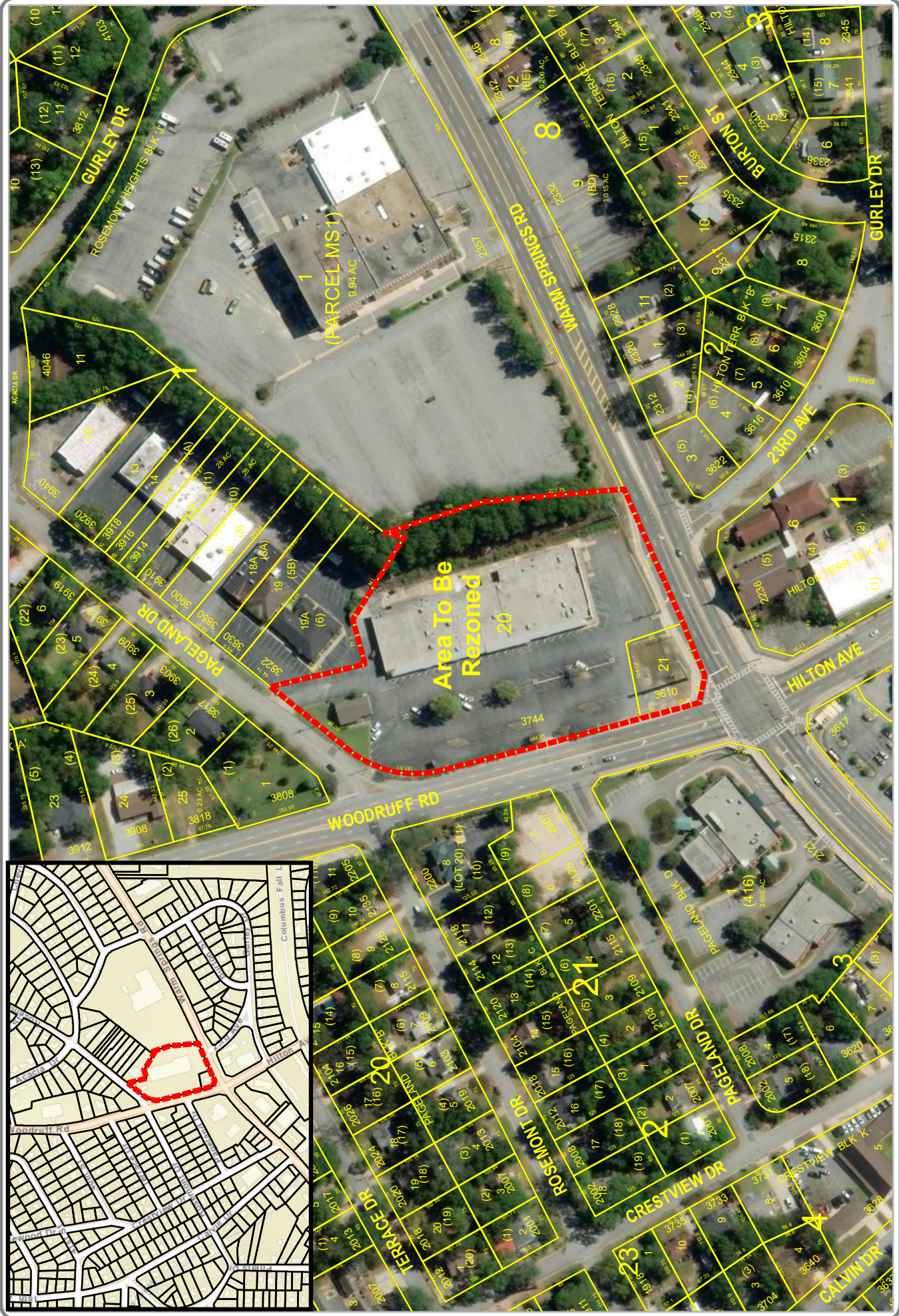
Future Land Use Designation:		Office/Professional
Compatible with Existing Land-Uses:		Yes
Environmental Impacts:		The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:		Property is served by all city services.
Traffic Impact:		Average Annual Daily Trips (AADT) will remain at 316 trips if used for medical use.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Surrounding Zoning:	North	Neighborhood Commercial (NC)
	South	Neighborhood Commercial (NC)
	East	General Commercial (GC)
	West	Neighborhood Commercial (NC)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		Thirty-four (34) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received one call and/or email regarding the rezoning.
	Approval	0 Responses
	Opposition	0 Responses
Additional Information:		The Neighborhood Commercial (NC) zoning district restricts building size to 5,000 square feet. The applicants are requesting a rezoning to utilize the existing building for medical offices that will be in excess of 5,000 square feet.
Attachments:		Aerial Land Use Map Location Map Zoning Map

Existing Land Use Map

Future Land Use Map

Flood Map

Traffic Report



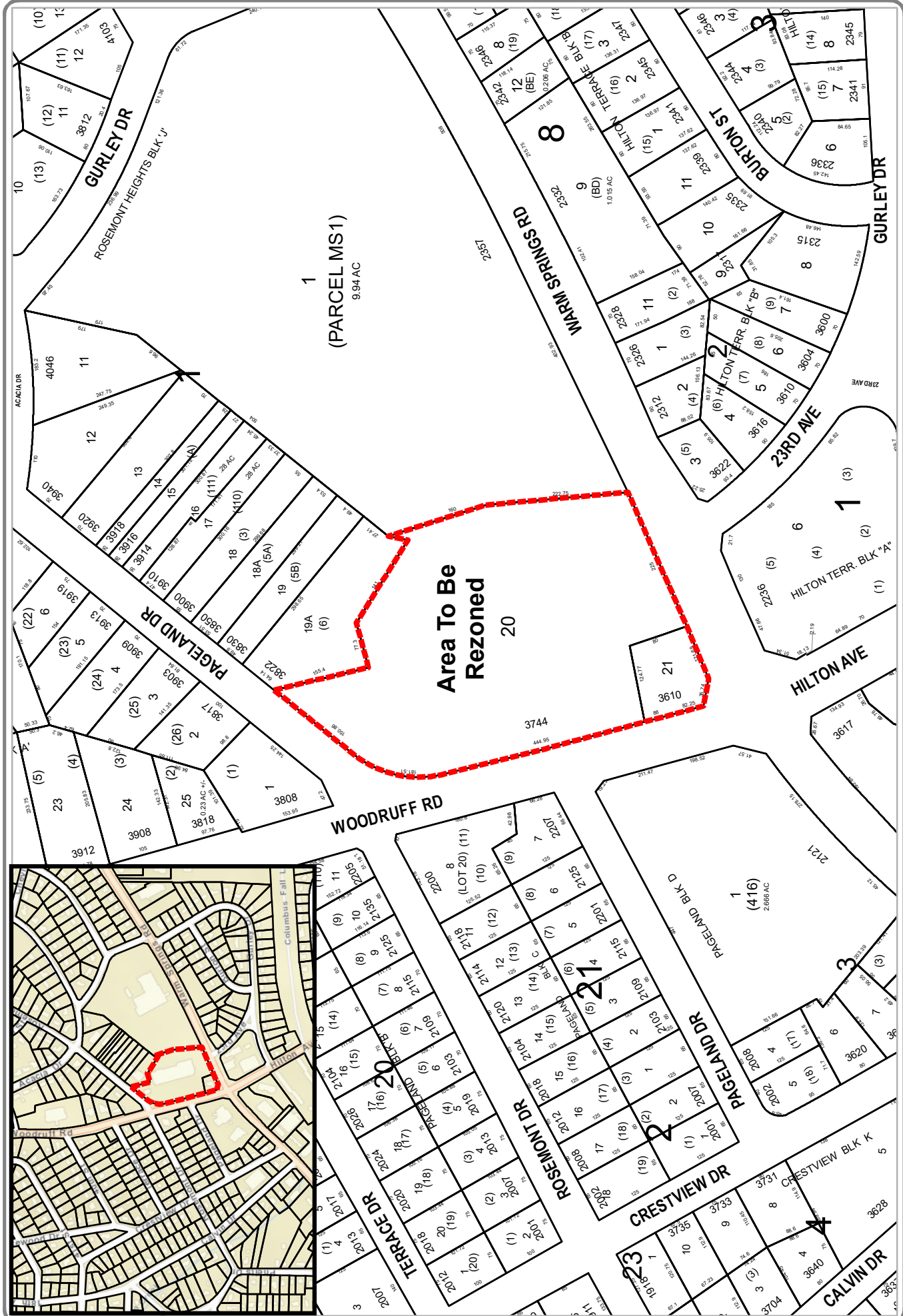
0 100 200 Feet
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 Data Source: IT/GIS
 Author: DavidCooper

Aerial Map for REZN 06-23-0160
Map187 Block 001 Lots 020 & 021
 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.



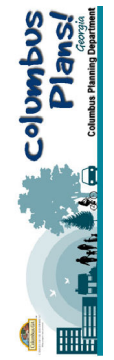
Date: 6/26/2023



1
(PARCEL MS1)
9.94 AC

Area To Be
Rezoned

20



0 100 200 Feet
1 inch = 200 feet

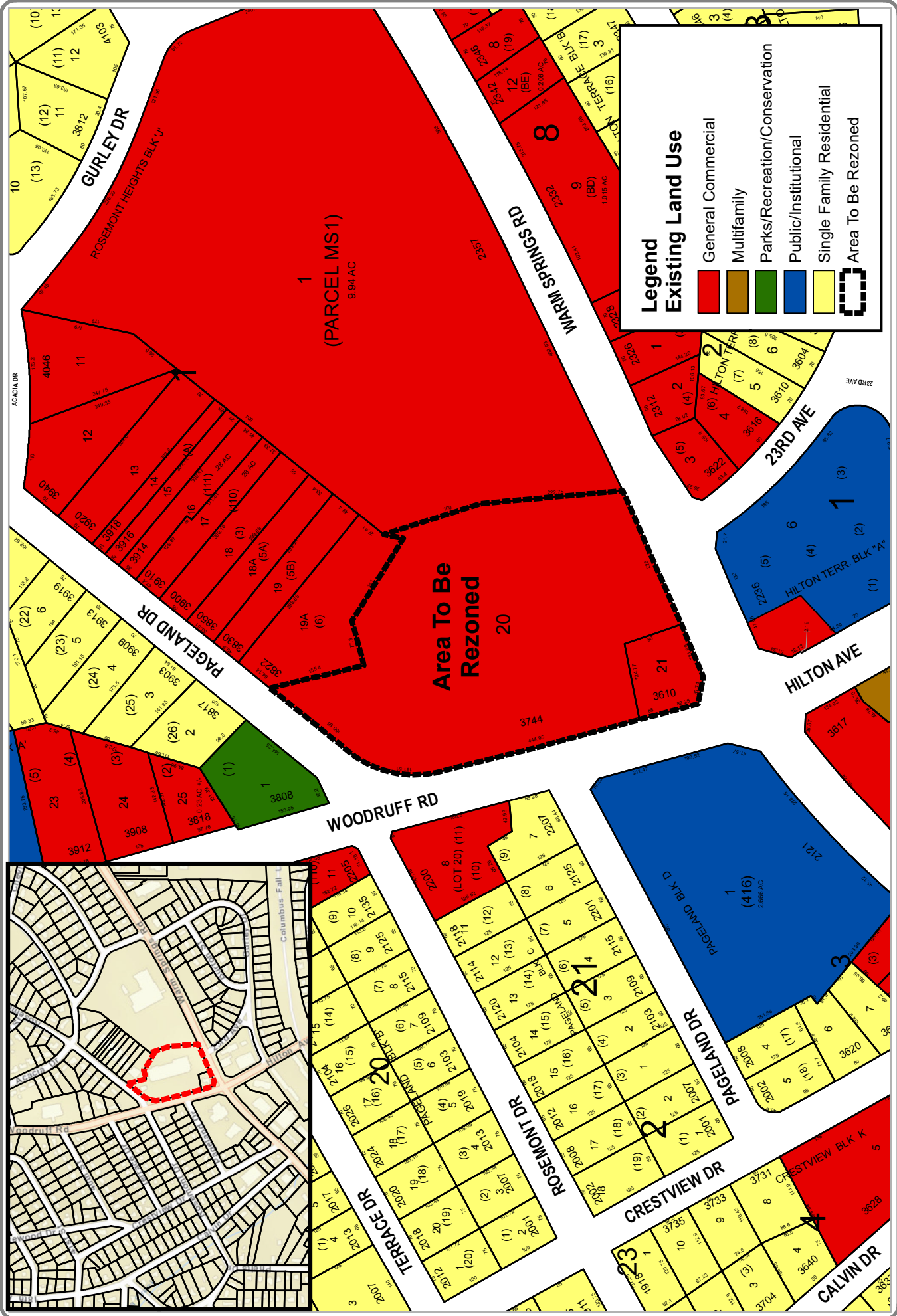
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Location Map for REZN 06-23-0160
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Legend Existing Land Use

- General Commercial
- Multifamily
- Parks/Recreation/Conservation
- Public/Institutional
- Single Family Residential
- Area To Be Rezoned

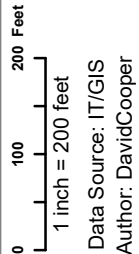
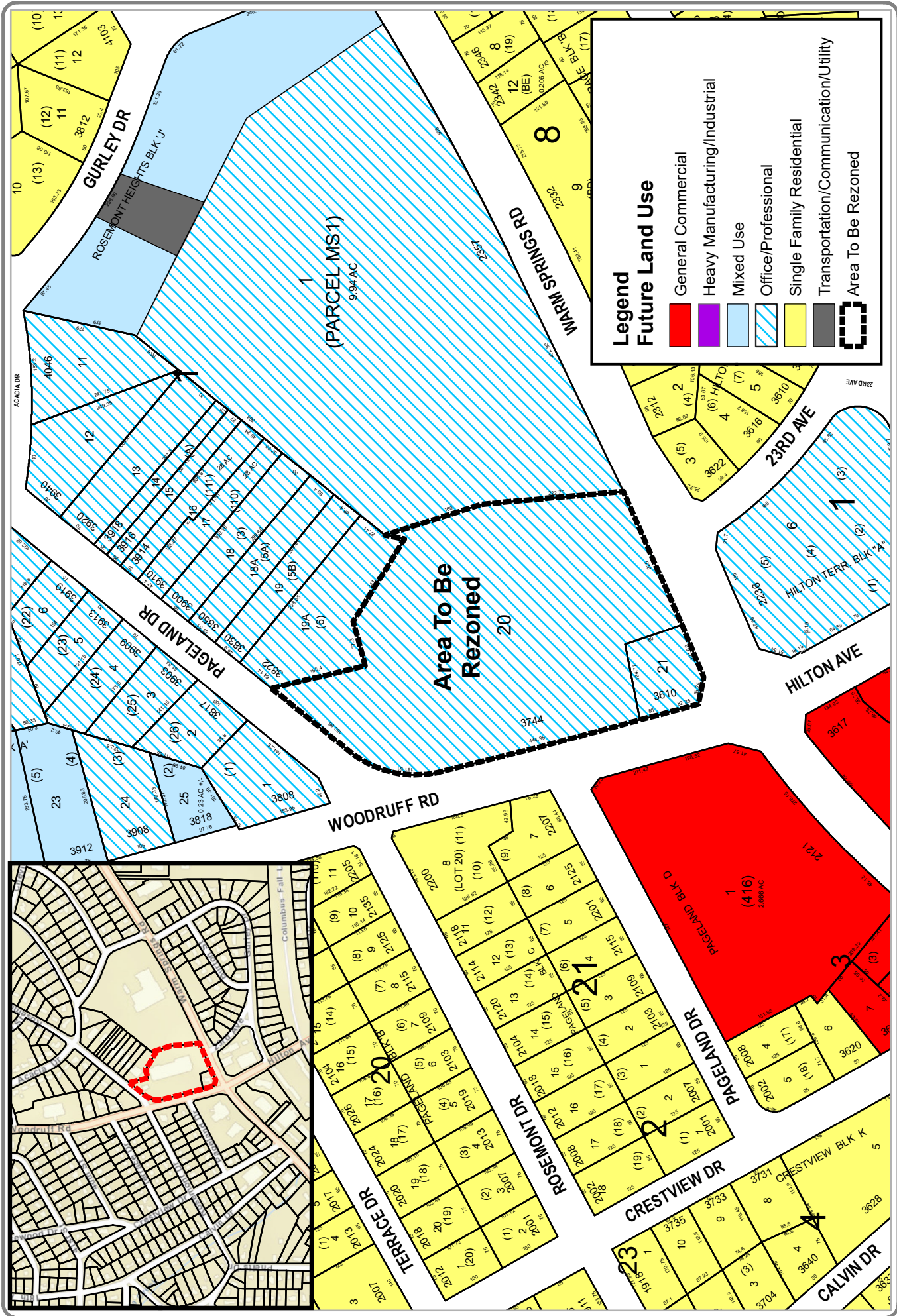
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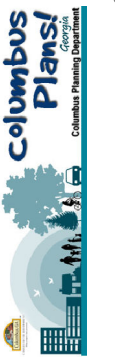


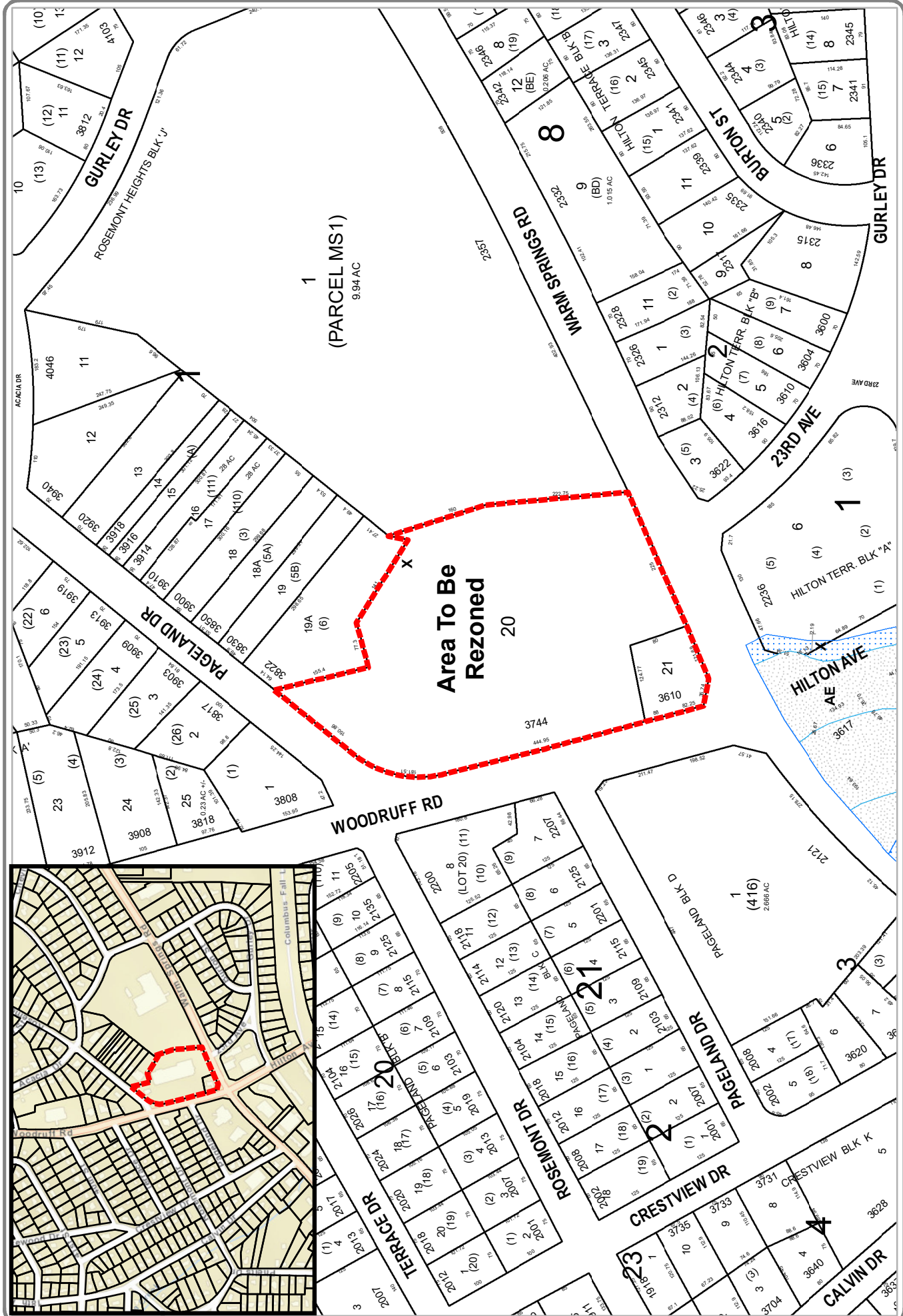
Future Land Use Map for REZN 06-23-0160
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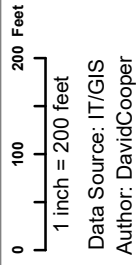
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Flood Hazard Map for REZN 06-23-0160
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