



CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-09-22-1673

| | |
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| Applicant: | Garrett Wright |
| Owner: | John Thayer |
| Location: | 7513 Veterans Parkway |
| Parcel: | 073-029-002 |
| Acreage: | 0.65 Acres |
| Current Zoning Classification: | LMI (Light Manufacturing / Industrial) |
| Proposed Zoning Classification: | GC (General Commercial) |
| Current Use of Property: | Retail |
| Proposed Use of Property: | Retail |
| Council District: | District 2 (Davis) |
| 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 A |
| Current Land Use Designation: | Light Manufacturing / Industrial |
| Future Land Use Designation: | General Commercial |

| | | |
|--|-------------------|---|
| 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 increase to 141 up from 18 trips if used for commercial use. The Level of Service (LOS) will remain at level C. |
| Traffic Engineering: | | This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage. |
| Surrounding Zoning: | North | GC (General Commercial) |
| | South | GC (General Commercial) |
| | East | LMI (Light Manufacturing / Industrial) |
| | West | LMI (Light Manufacturing / Industrial) |
| Reasonableness of Request: | | The request is compatible with existing land uses. |
| School Impact: | | N/A |
| Buffer Requirement: | | The site shall include a Category C buffer along all property lines bordered by the LMI zoning district. The 3 options under Category C are: <ol style="list-style-type: none"> 1) 20 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet. 2) 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall. 3) 30 feet undisturbed natural buffer. |
| 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. |
| | 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
Traffic Report
Flood Map

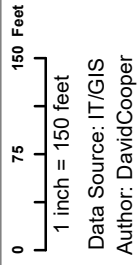
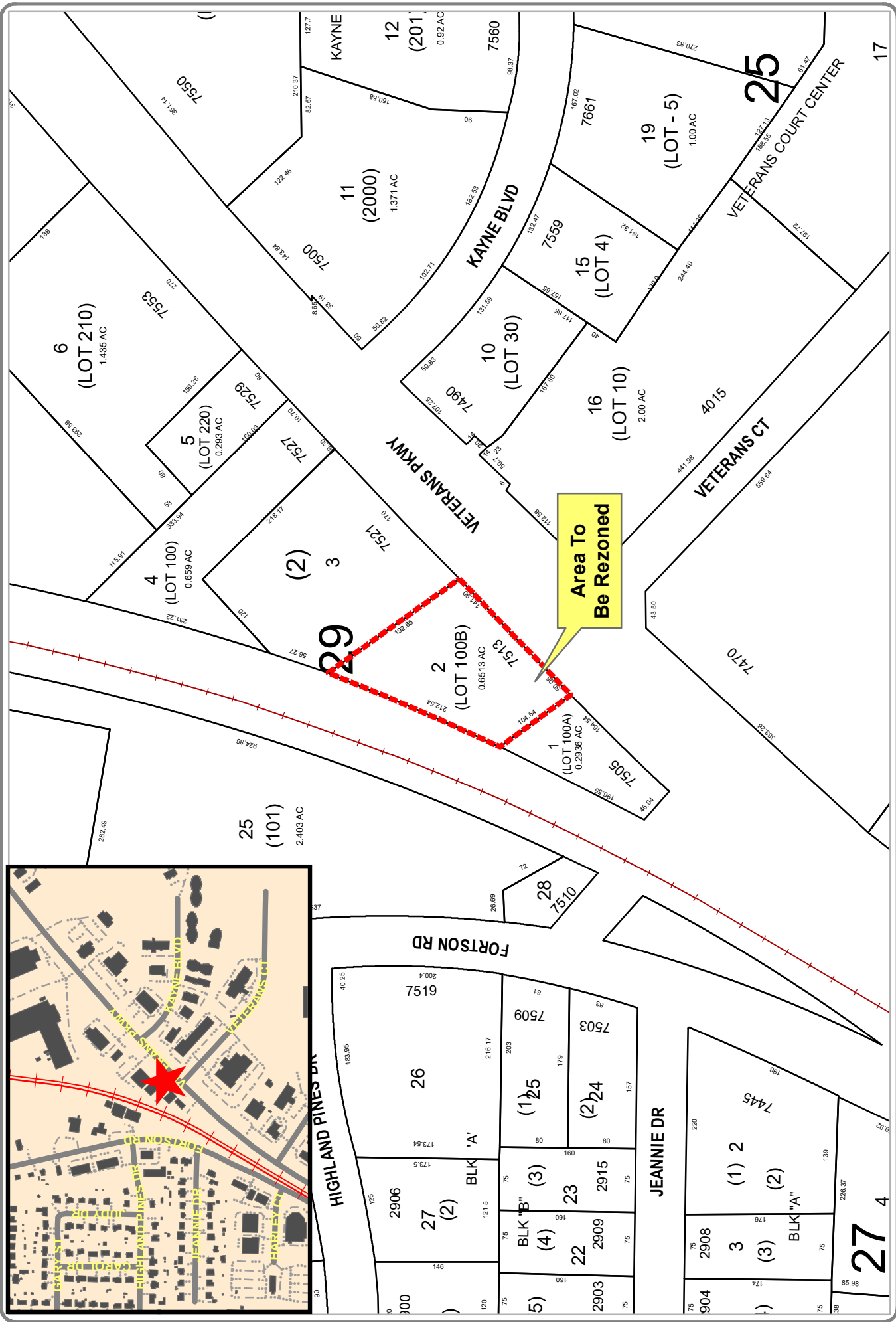


0 75 150 Feet
 1 inch = 150 feet
 Data Source: IT/GIS
 Author: David Cooper

Aerial Map for REZN 09-22-1673
Map 073 Block 029 Lot 002
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

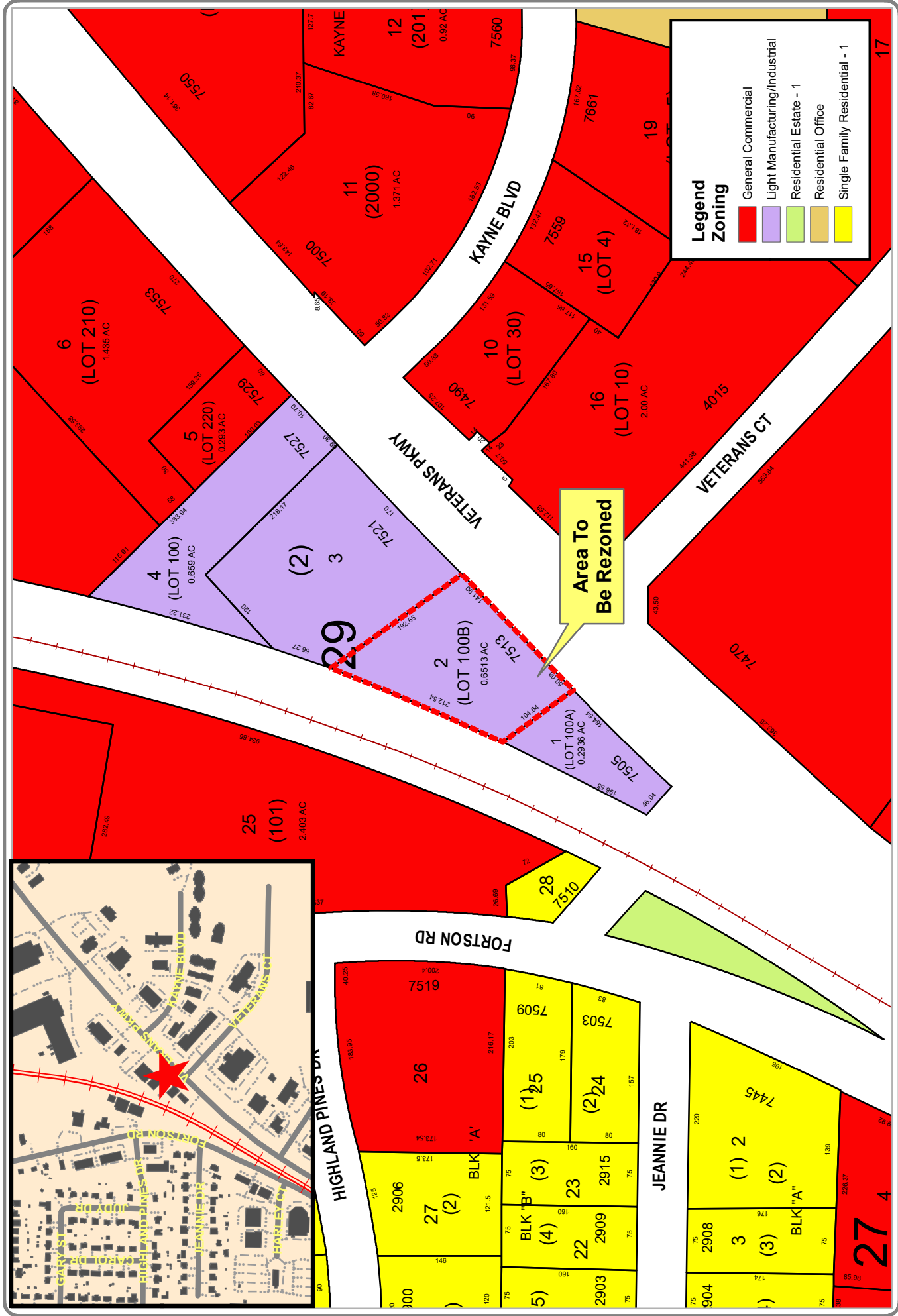
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Date: 9/9/2022



Location Map for REZN 09-22-1673
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Legend Zoning

- General Commercial
- Light Manufacturing/Industrial
- Residential Estate - 1
- Residential Office
- Single Family Residential - 1

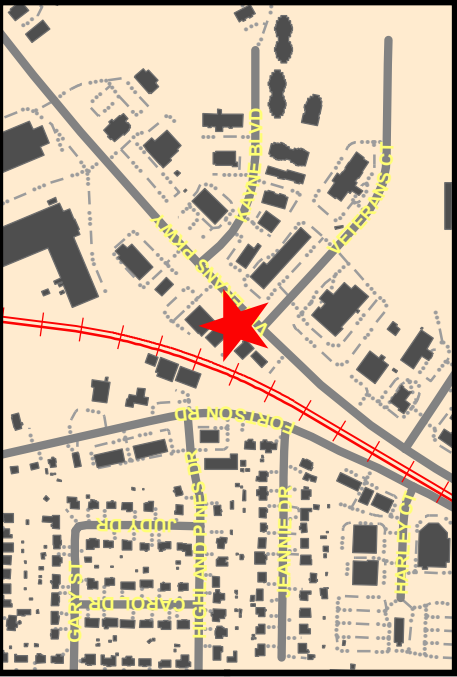
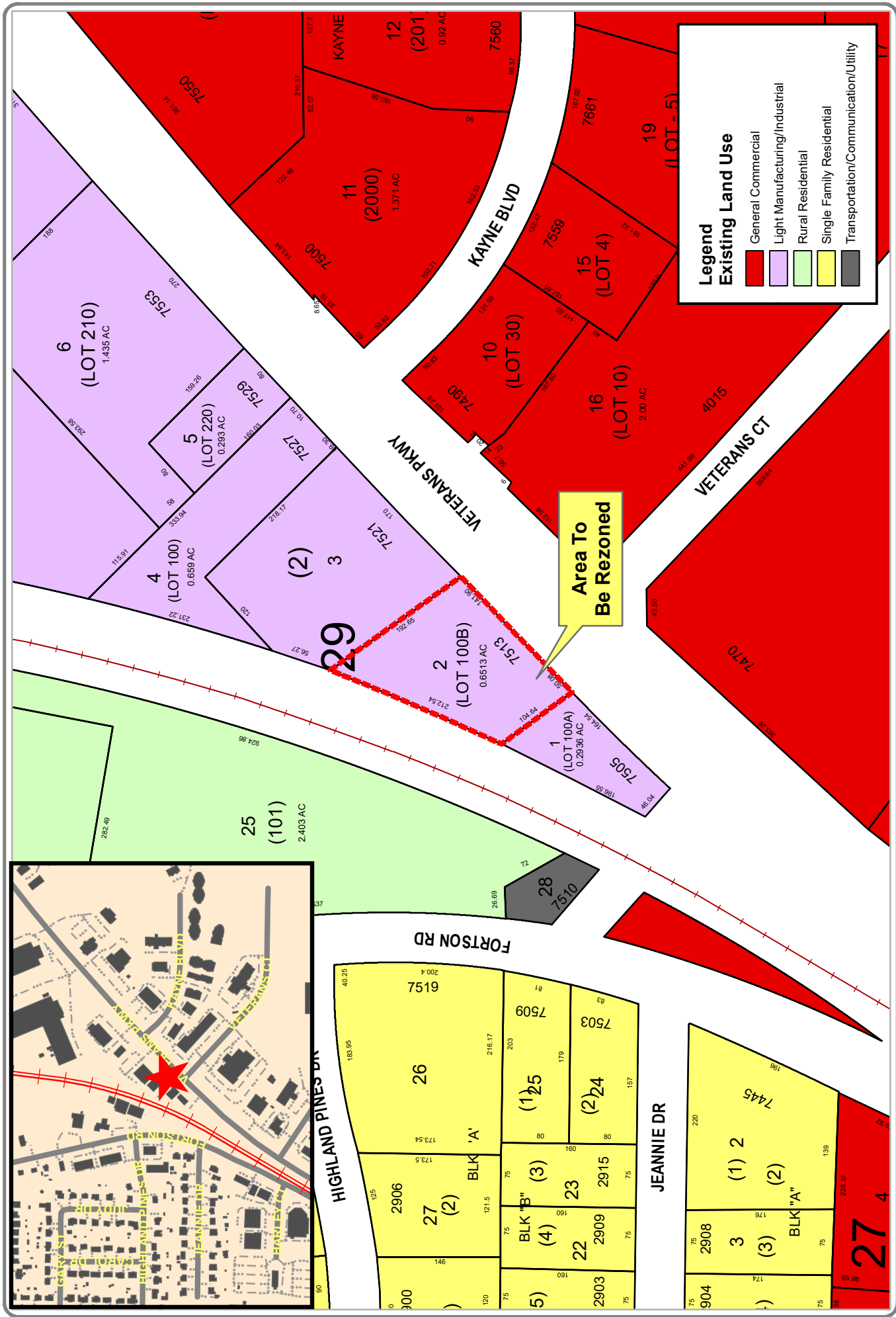
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Zoning Map for REZN 09-22-1673
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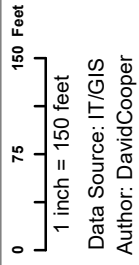
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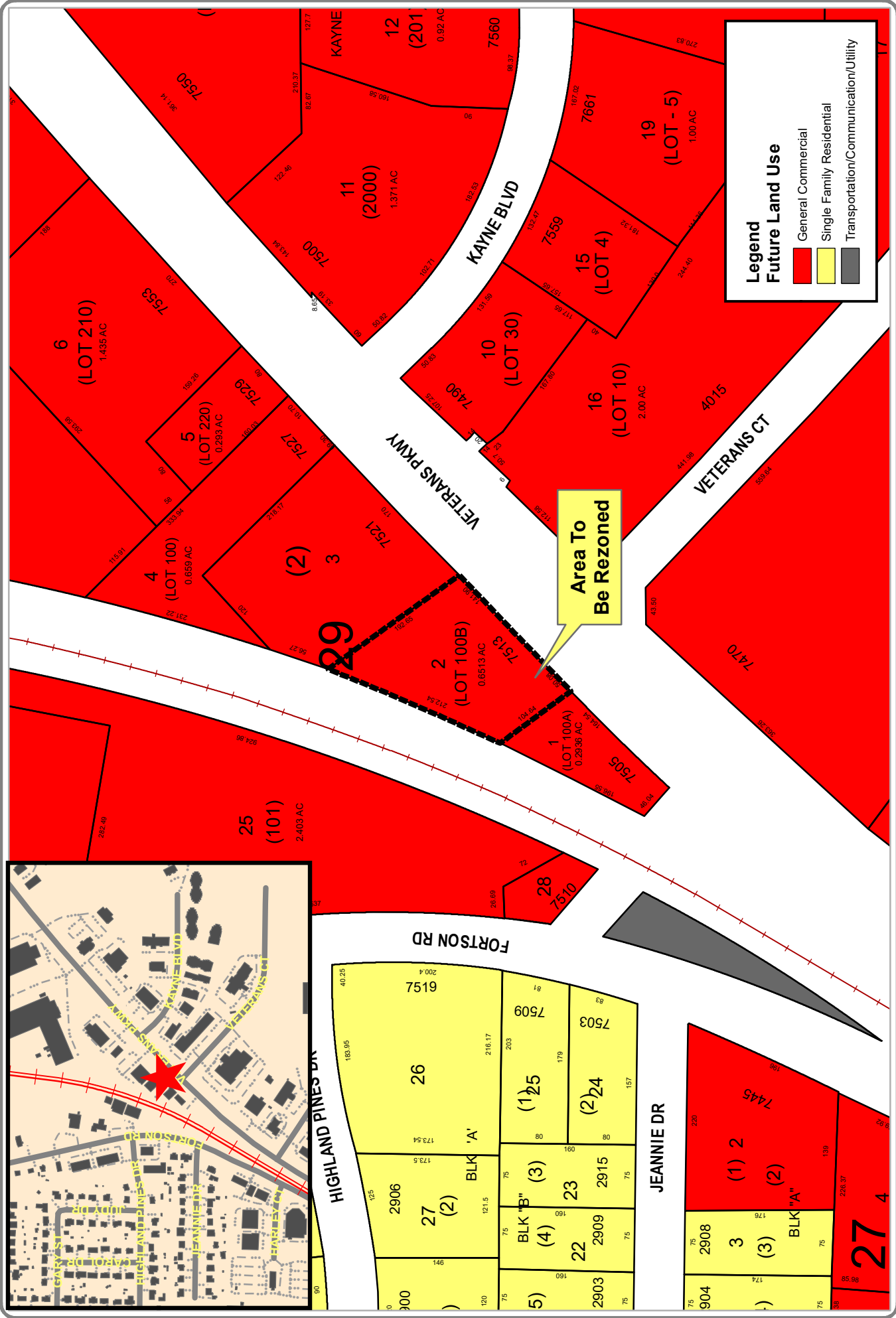
Legend Existing Land Use

- General Commercial
- Light Manufacturing/Industrial
- Rural Residential
- Single Family Residential
- Transportation/Communication/Utility



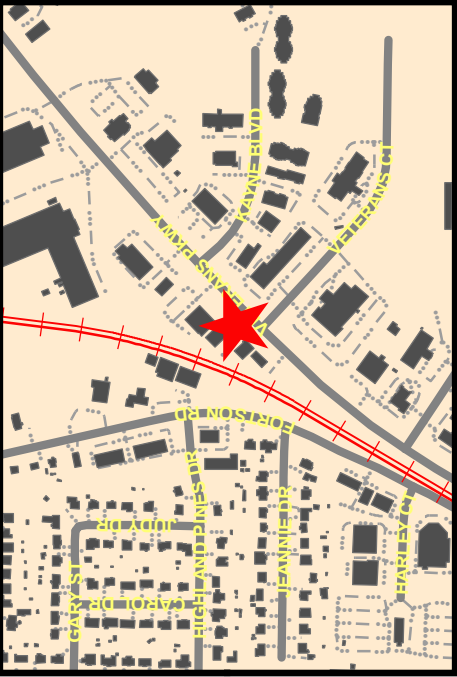
Existing Land Use Map for REZN 09-22-1673
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**Legend
Future Land Use**

- General Commercial
- Single Family Residential
- Transportation/Communication/Utility

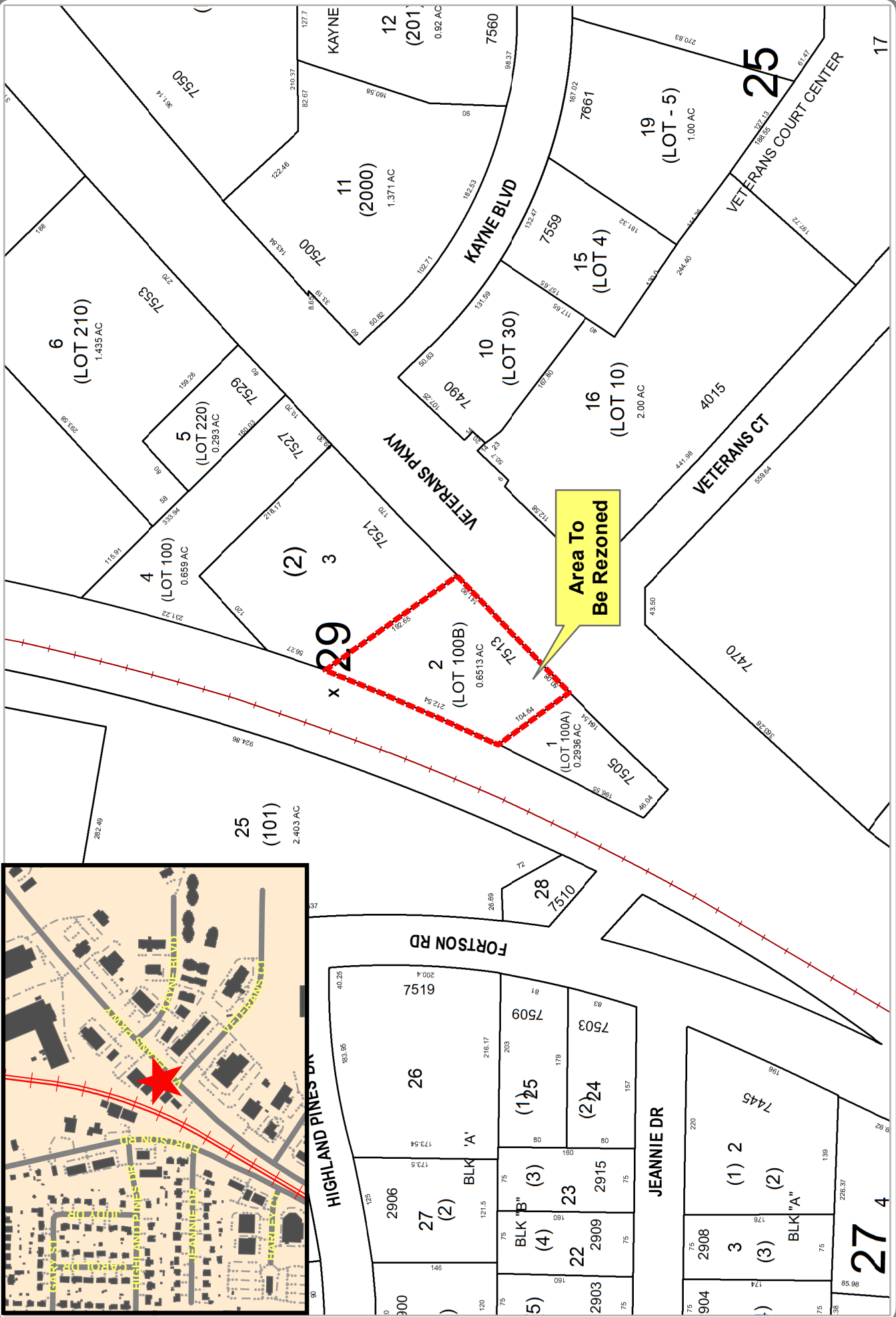
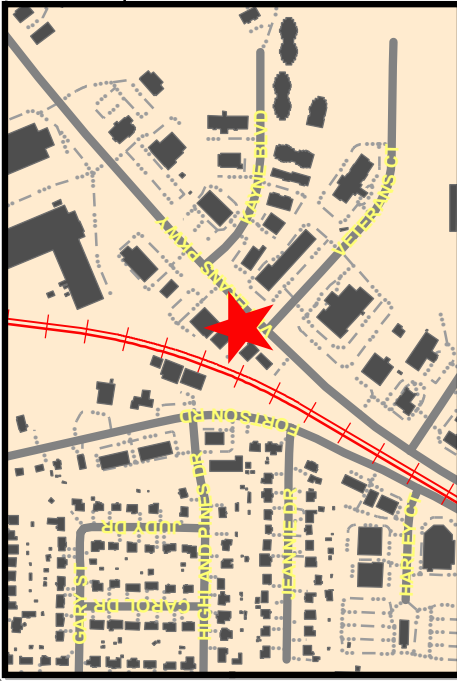


150 Feet
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Future Land Use Map for REZN 09-22-1673
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Floodzone Map for REZN 09-22-1673
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 Author: DavidCooper



