

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-02-24-0242

Applicant:	Abid Khutliwala
Owner:	Russell S. Cail
Location:	6943 Flat Rock Road
Parcel:	109-001-109 (less 1.5 acres)
Acreage:	1.49 Acres
Current Zoning Classification:	Light Manufacturing/Industrial
Proposed Zoning Classification:	General Commercial
Current Use of Property:	Vacant
Proposed Use of Property:	Restaurants
Council District:	District 6 (Allen)
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:	Inconsistent Planning Area B
Current Land Use Designation:	Light Manufacturing/Industrial

Future Land Use Designation: Light Manufacturing/Industrial

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: Not available

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

Surrounding Zoning:	North	Light Manufacturing/Industrial (LMI)
	South	General Commercial (GC)
	East	Light Manufacturing/Industrial (LMI)
	West	Planned Mixed Unit Development (PMUD)

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:

- 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: **Twelve (12)** 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.

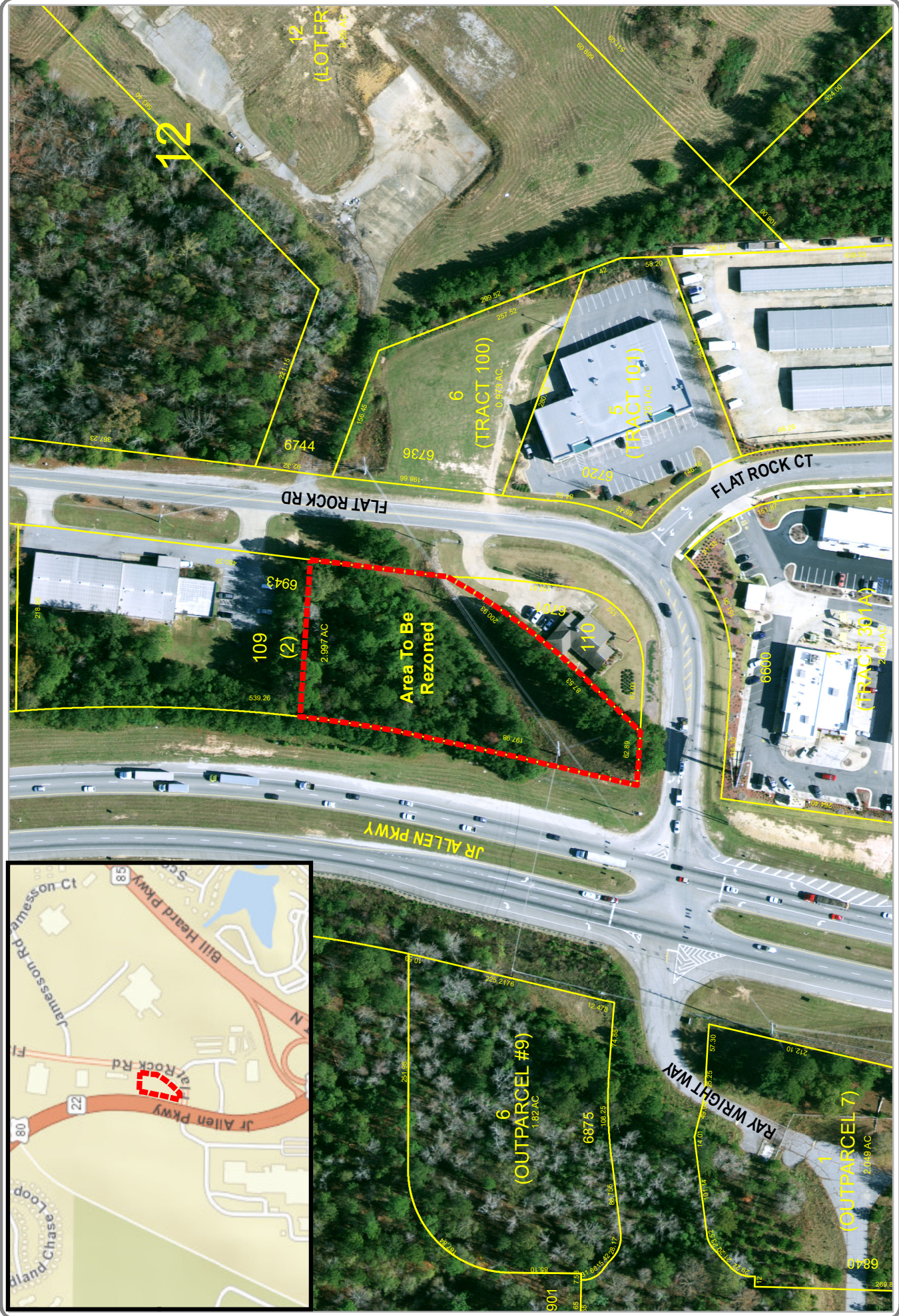
Approval	0 Responses
Opposition	0 Responses

Additional Information:

U.S. Highway 80 Overlay
Two proposed restaurants, one sit down and one quick service restaurant with drive-thru.

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Flood Map
Site Plan

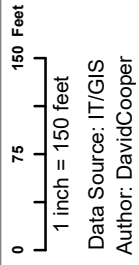
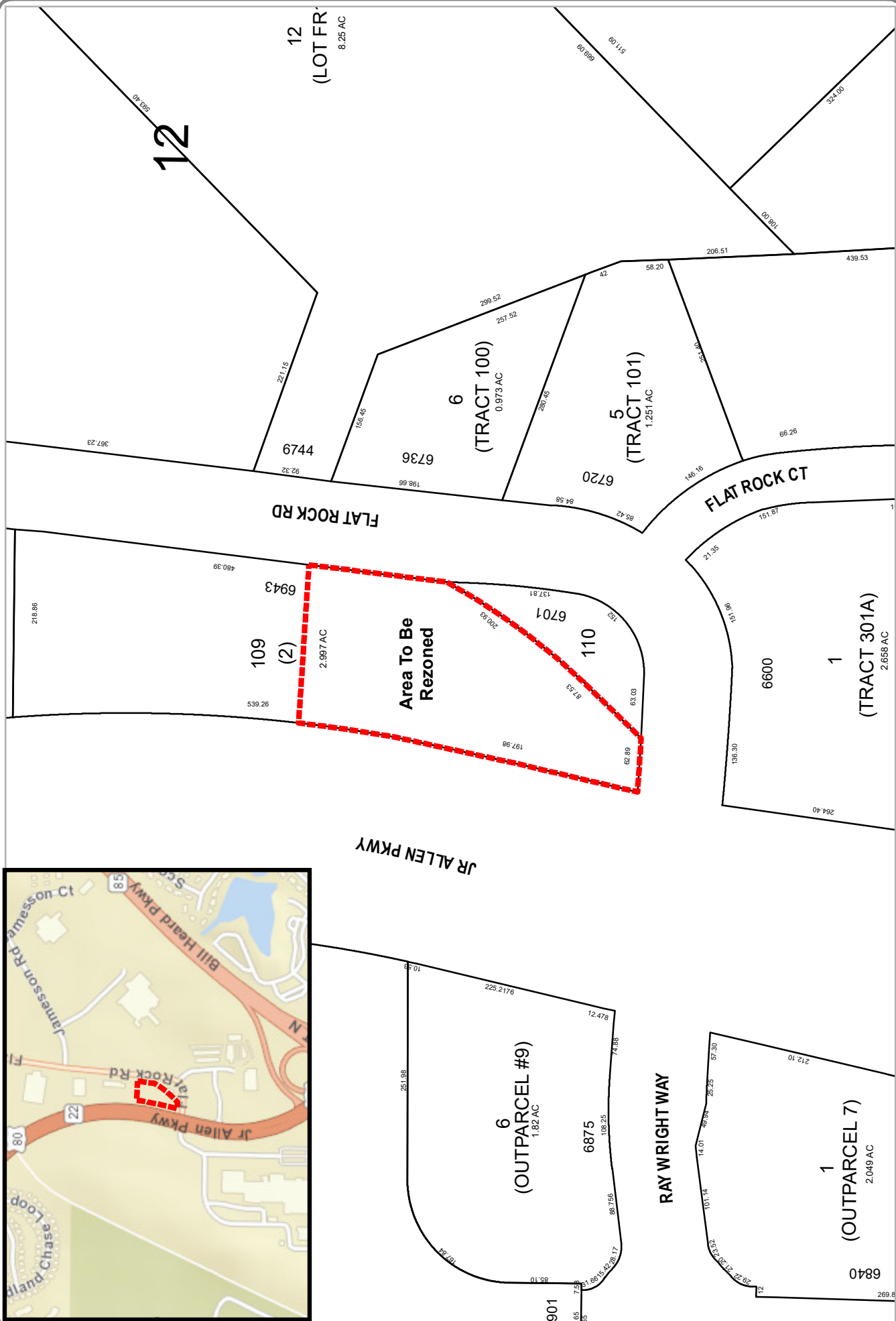


150 Feet
 0 75 150 feet
 1 inch = 150 feet

Aerial Map for REZN 02-24-0242
Map 109 Block 009 Lot 109
 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: 2/7/2024

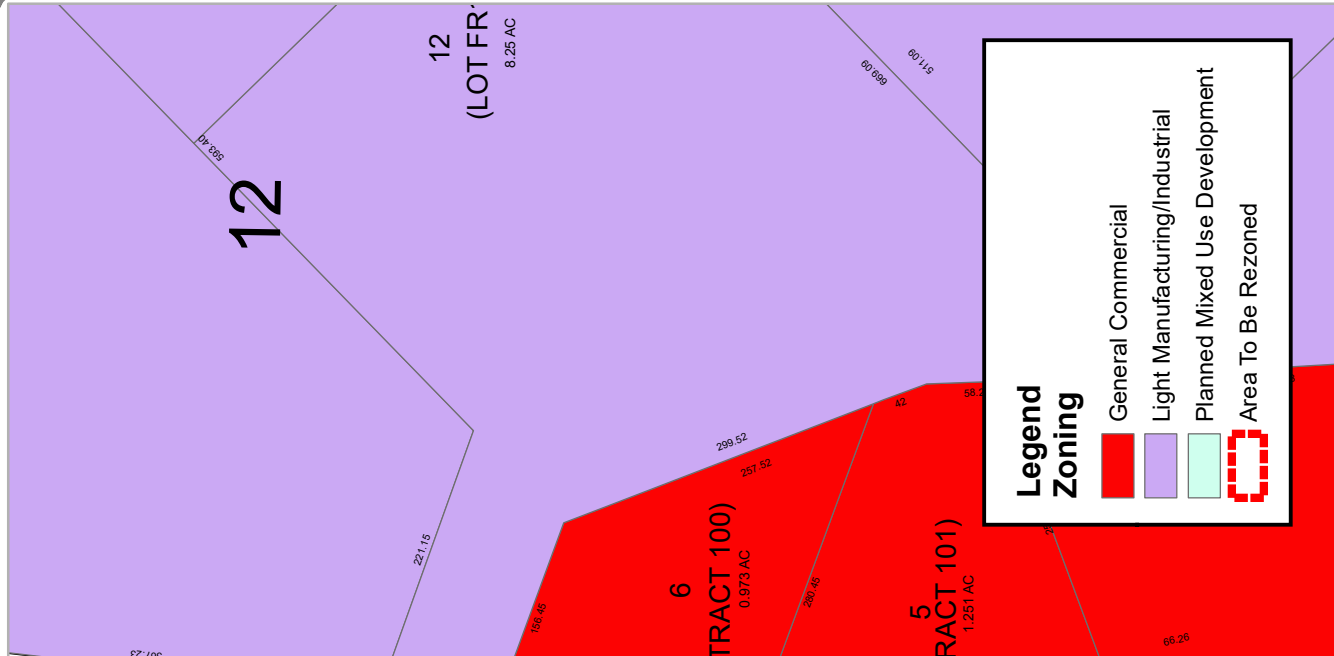
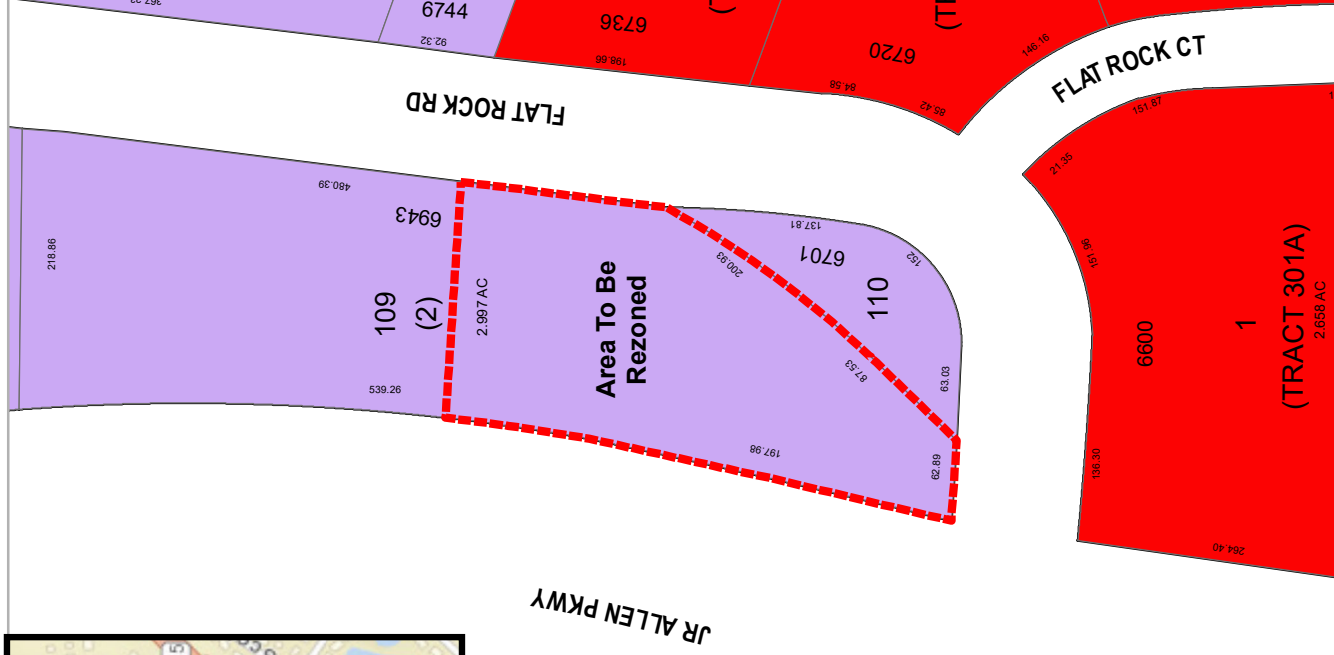
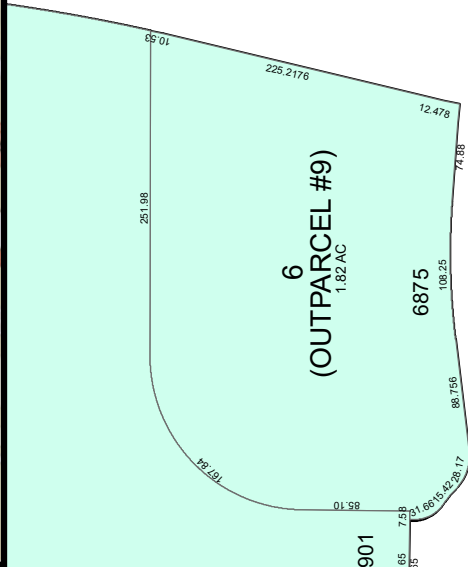
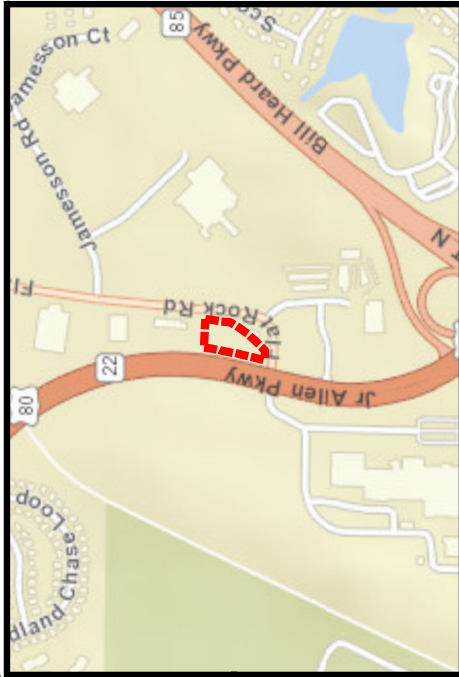


Data Source: IT/GIS
Author: DavidCooper

Location Map for REZN 02-24-0242
Map 109 Block 009 Lot 109
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: 2/7/2024



Legend

Zoning

- General Commercial
- Light Manufacturing/Industrial
- Planned Mixed Use Development
- Area To Be Rezoned



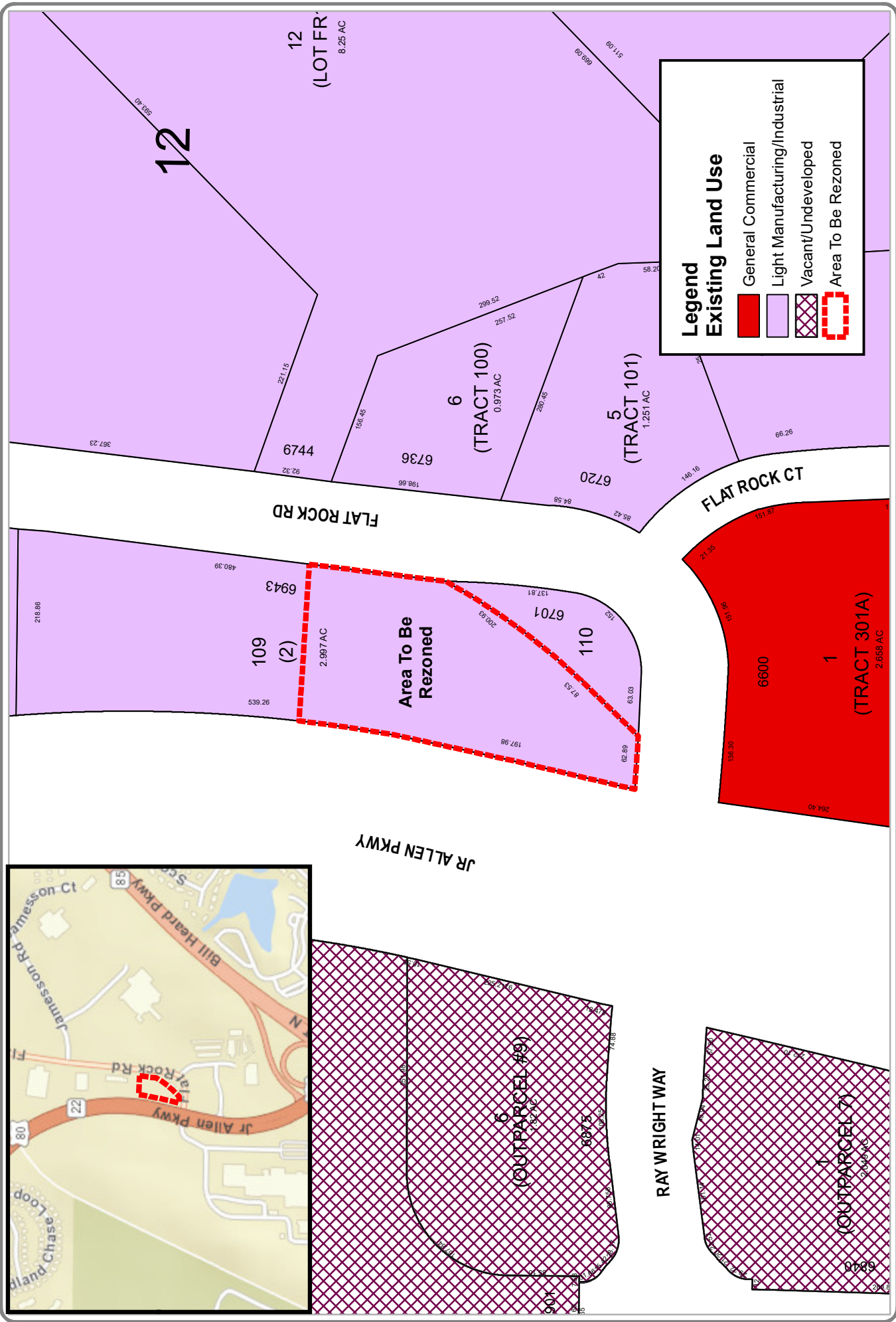
Date: 2/7/2024

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.

Zoning Map for REZN 02-24-0242
Map 109 Block 009 Lot 109
Planning Department-Planning Division
Prepared By Planning GIS Tech

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

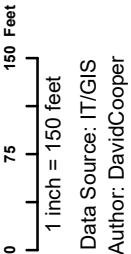




Legend

Existing Land Use

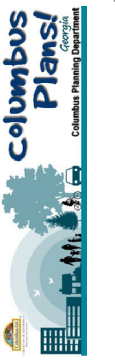
- General Commercial (Red)
- Light Manufacturing/Industrial (Light Purple)
- Vacant/Undeveloped (Cross-hatched)
- Area To Be Rezoned (Red Dashed)

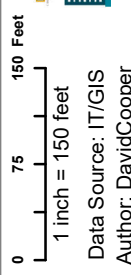
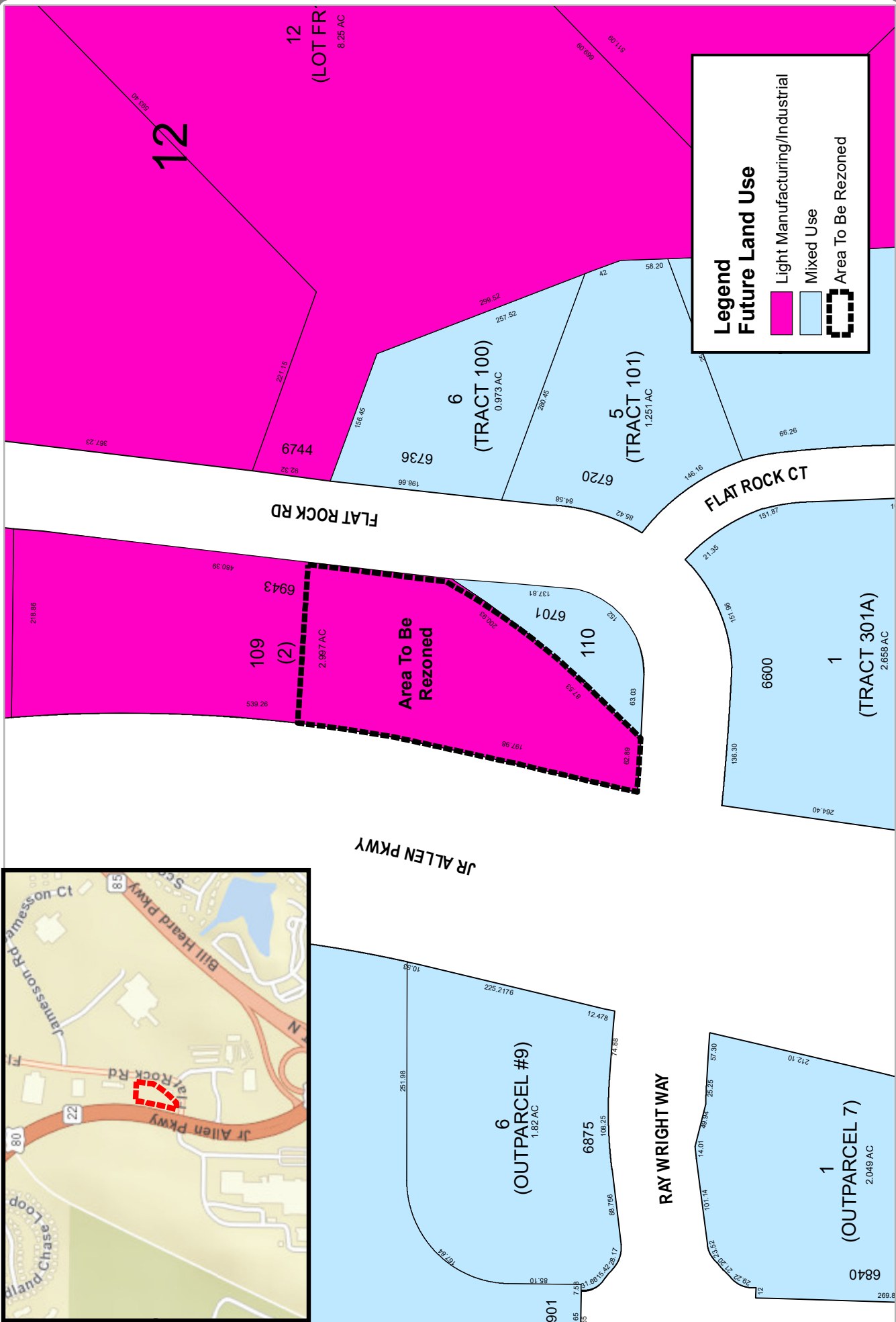


Existing Land Use Map for REZN 02-24-0242
Map 109 Block 009 Lot 109
Planning Department-Planning Division
Prepared By Planning GIS Tech

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: 2/7/2024



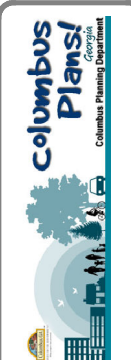


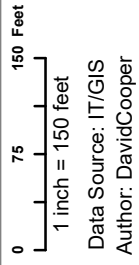
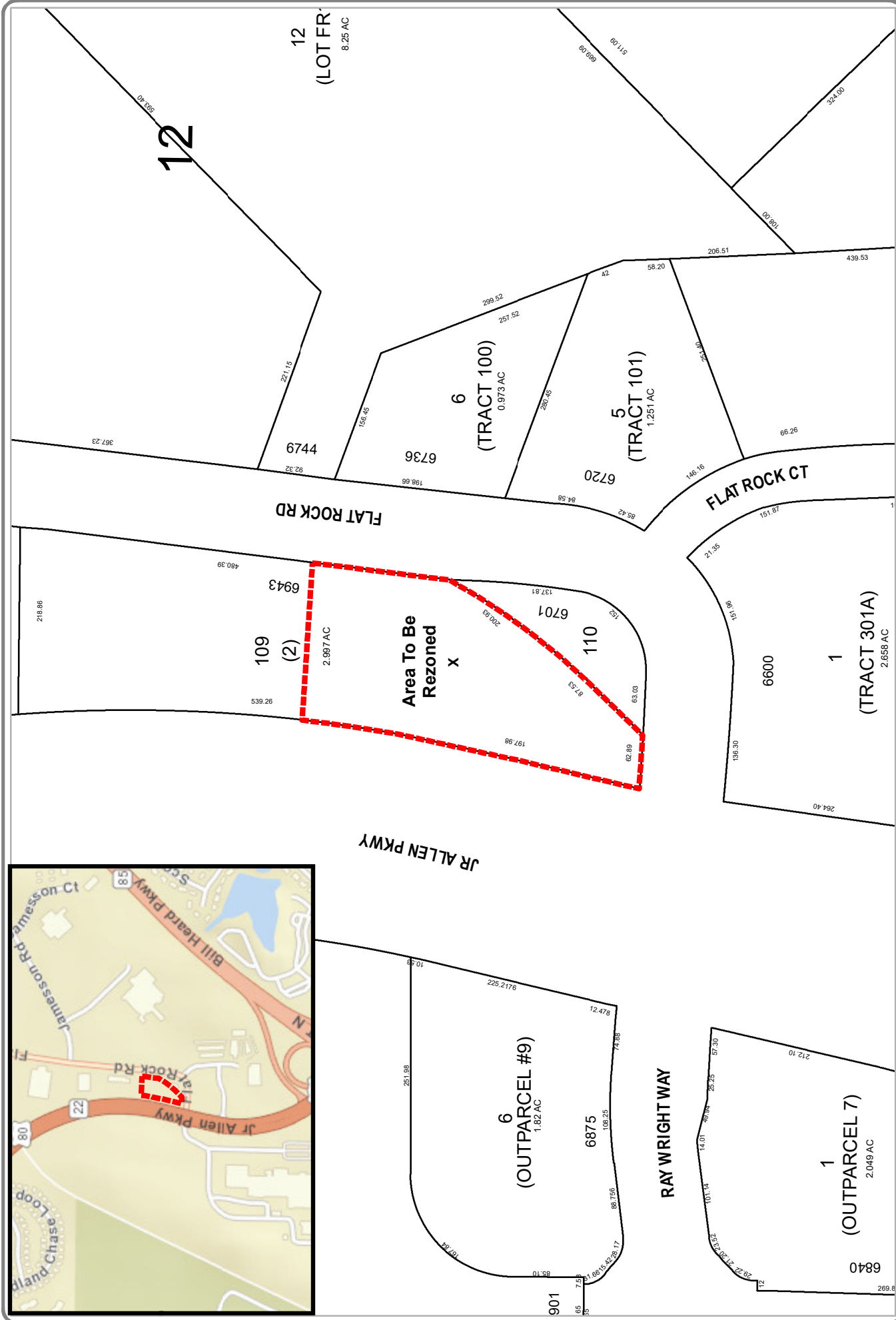
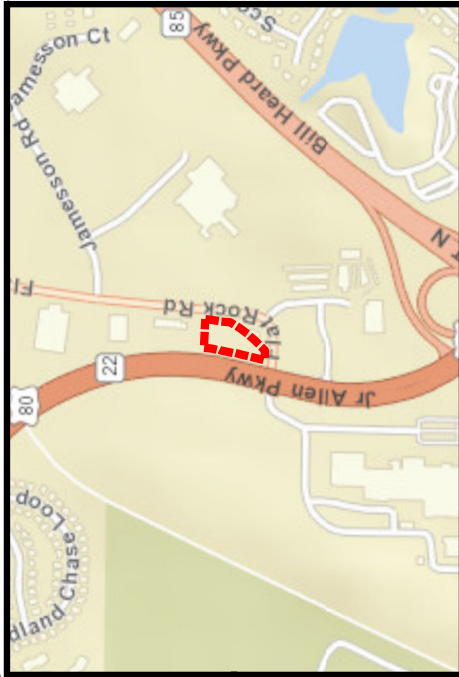
Future Land Use Map for REZN 02-24-0242
Map 109 Block 009 Lot 109
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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: 2/7/2024





Flood Zone Map for REZN 02-24-0242
Map 109 Block 009 Lot 109
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: 2/7/2024

Data Source: IT/GIS
Author: DavidCooper



