

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-12-19-6903

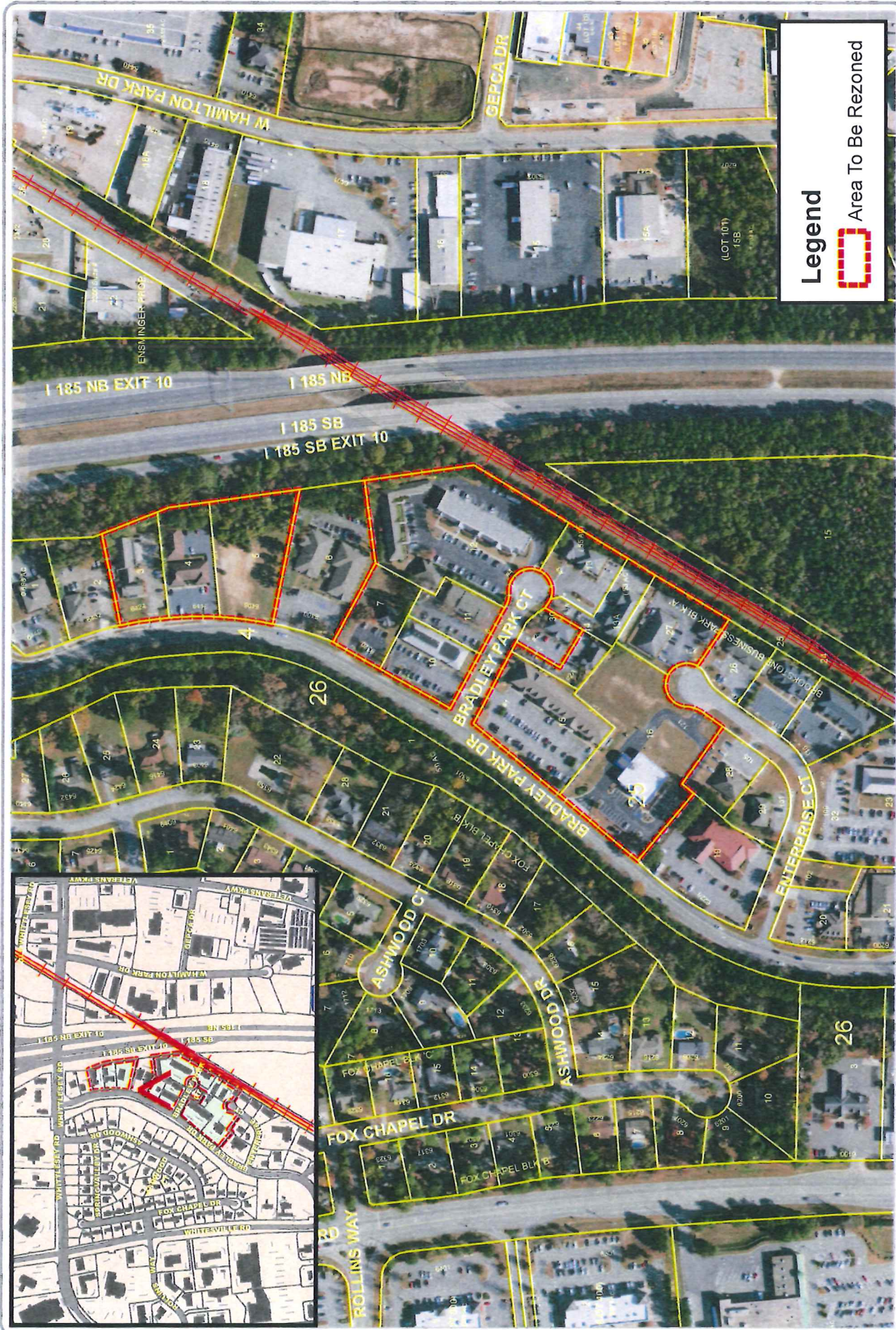
Applicant:	Will Johnson (Planning Department)
Owner:	See Application
Location:	1 / 2A / 3 / 3A / 4 / 5 Bradley Park Court & 6270 / 6310 / 6320 / 6408 / 6416 / 6424 Bradley Park Drive & 122 Enterprise Court
Parcel:	189-025-027 / 016 / 015 / 014 / 013A / 013 / 012 / 011 / 010 / 007 / 005 / 004 / 003
Acreage:	11.83 Acres
Current Zoning Classification:	LMI (Light Manufacturing / Industrial)
Proposed Zoning Classification:	GC (General Commercial)
Current Use of Property:	Office
Proposed Use of Property:	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 A

Current Land Use Designation:		LMI (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:		N/A
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Surrounding Zoning:	North	RO (Residential Office)
	South	GC (General Commercial)
	East	Highway
	West	SFR3 (Single Family Residential 3)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		Fifty (50) 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:		Joint rezoning initiated by the Planning Department to bring all parcels into zoning compliance.
		When the Bradley Park Drive area was rezoned for development in 1987 to GC (General Commercial), the area north of Enterprise Court remained zoned as LMI (Light Manufacturing / Industrial) zoning

district. Over the last 30 years, office uses have been permitted in the LMI portions of Bradley Park Drive. When the new Unified Development Ordinance was established in 2005, offices were no longer permitted in LMI, thus making the office uses nonconforming.

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Traffic Report



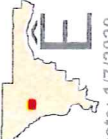
Legend

 Area To Be Rezoned

0 150 300 Feet
 1 inch = 300 feet
 Data Source: IT/GIS
 Author: DavidCooper

Aerial Map for REZN 12-19-6903
 Map 189 Block 025 Lots 3 - 5, 007, 010, 012, 013, 015, 016, 027, 030
 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: 1/7/2020





Legend

Area To Be Rezoned

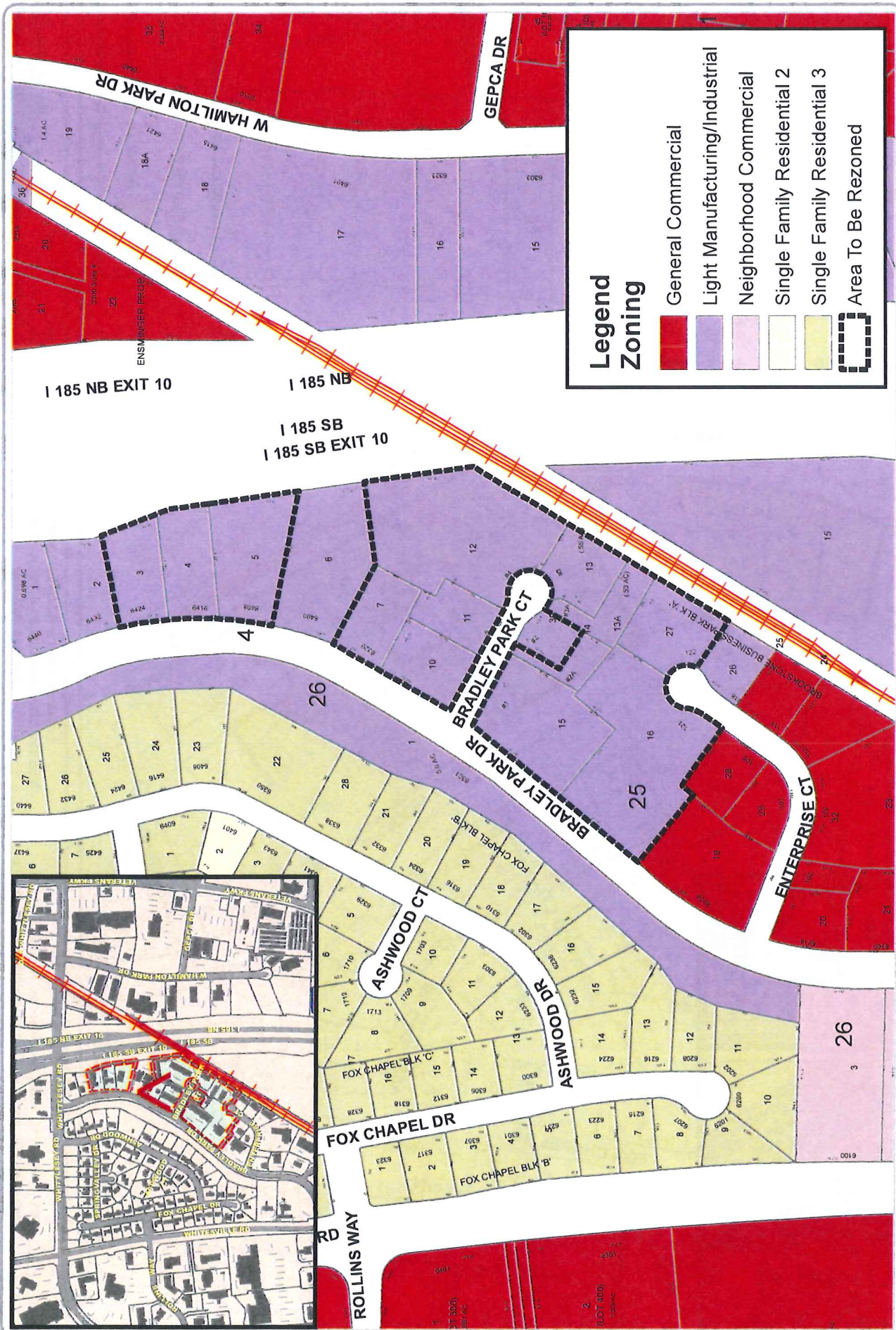
0 150 300 Feet
 1 inch = 300 feet
 Data Source: IT/GIS
 Author: David Cooper

Location Map for REZN 12-19-6903
 Map 189 Block 025 Lots 3 - 5, 007, 010, 012, 013,
 015, 016, 027, 030
 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: 1/7/2020





Map 189 Block 025 Lots 3 - 5, 007, 010, 012, 013, 015, 016, 027, 030

Planning Department-Planning Division

Prepared By Planning GIS Tech

Author: David Cooper

Zoning Map for REZN 12-19-6903

Map 189 Block 025 Lots 3 - 5, 007, 010, 012, 013, 015, 016, 027, 030

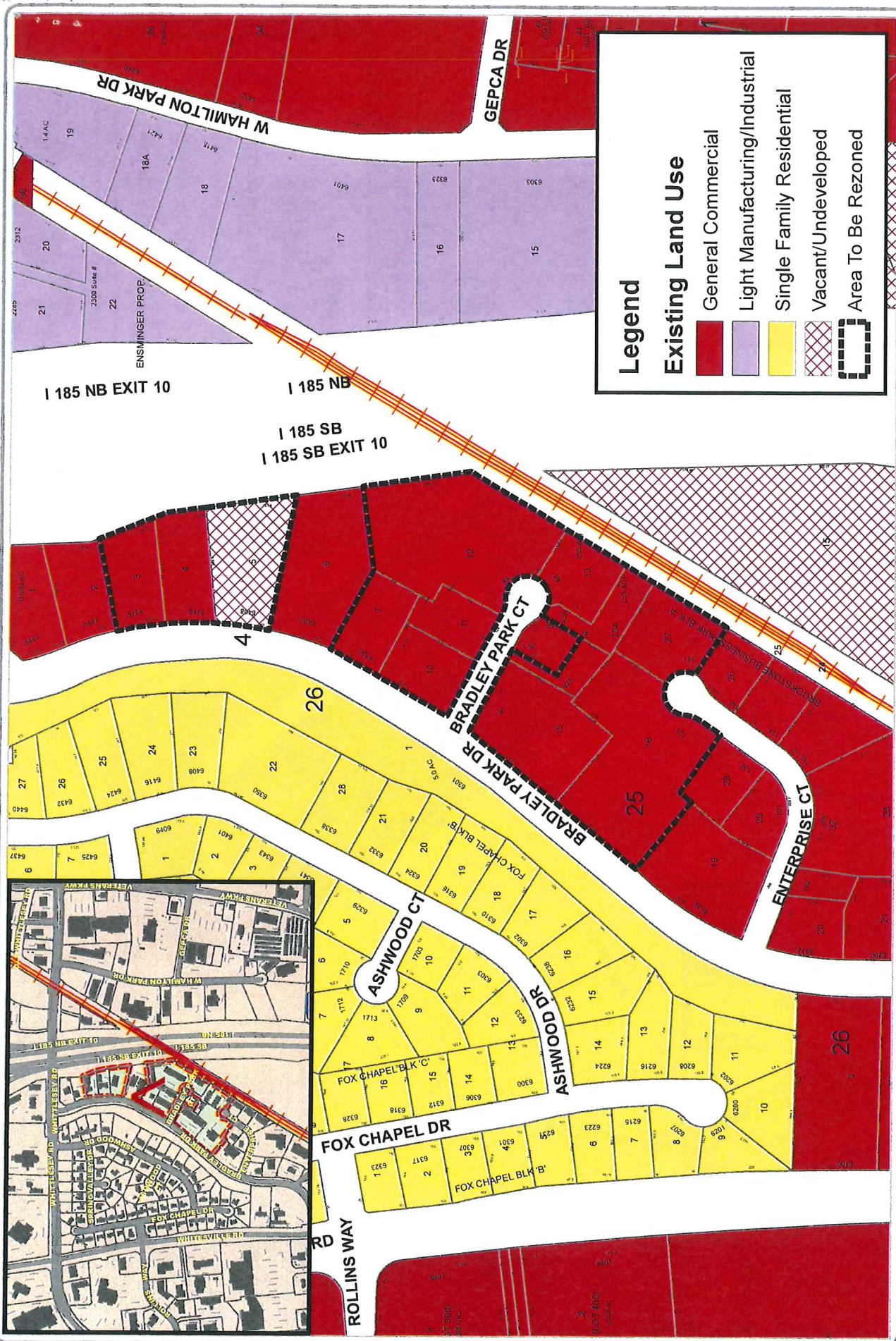
Planning Department-Planning Division

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.



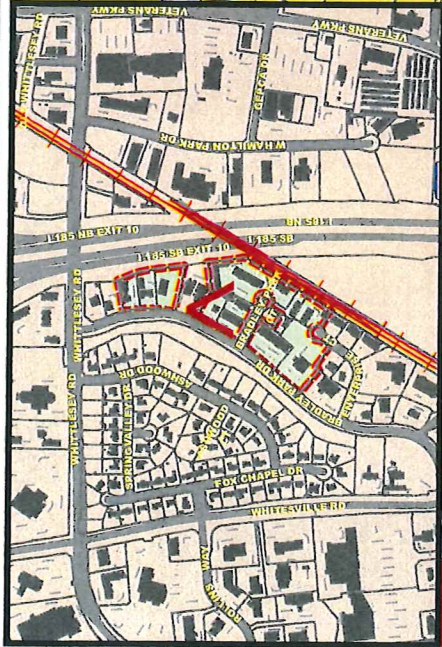
Date: 1/7/2020



Legend

Existing Land Use

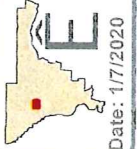
- General Commercial
- Light Manufacturing/Industrial
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned

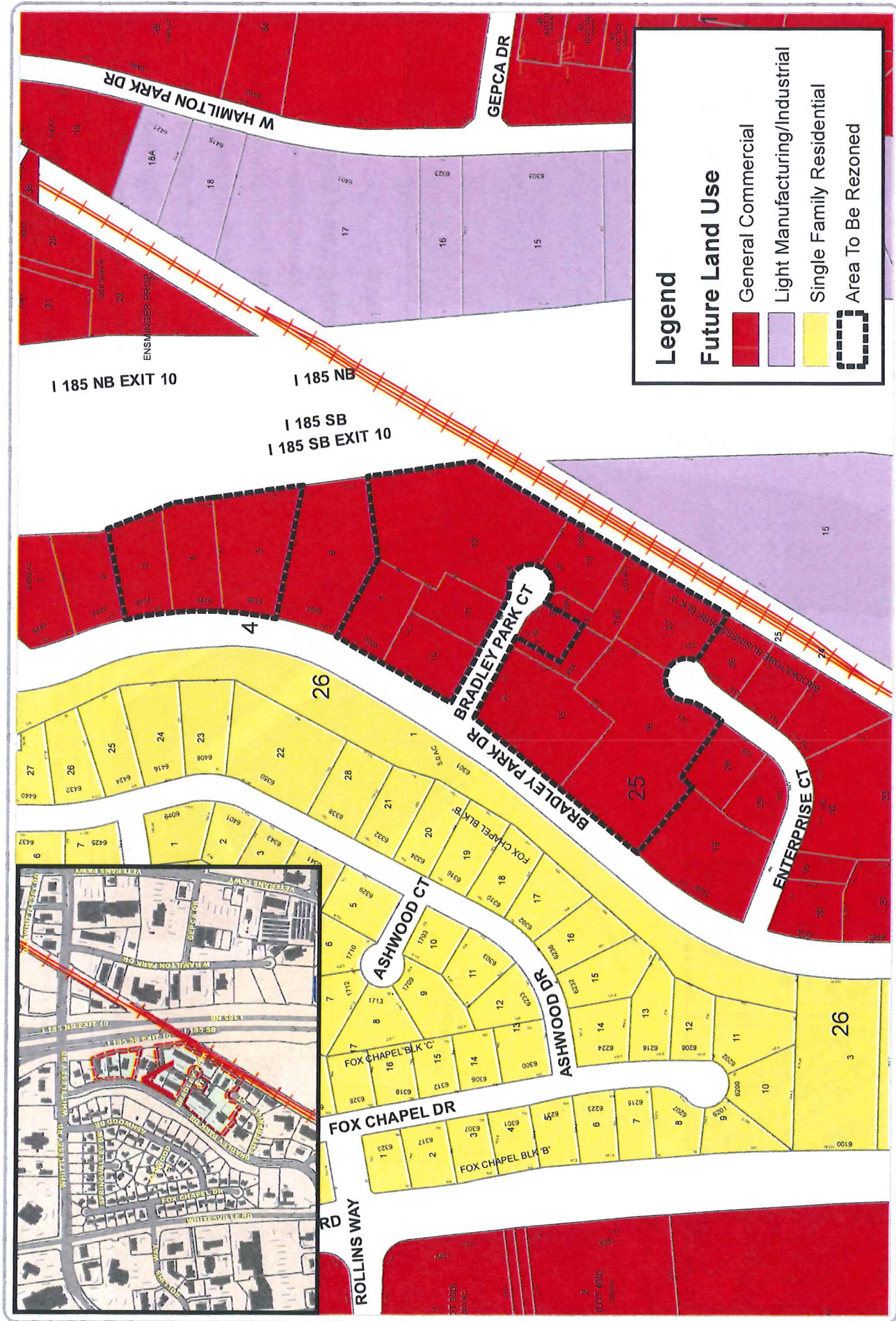


0 150 300 Feet
 1 inch = 300 feet
 Data Source: IT/GIS
 Author: David Cooper

Existing Land Use Map for REZN 12-19-6903
 Map 189 Block 025 Lots 3 - 5, 007, 010, 012, 013,
 015, 016, 027, 030
 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.





Future Land Use Map for REZN 12-19-6903
 Map 189 Block 025 Lots 3 - 5, 007, 010, 012, 013,
 015, 016, 027, 030
 Planning Department-Planning Division
 Prepared By Planning GIS Tech



0 150 300 Feet
 1 inch = 300 feet
 Data Source: IT/GIS
 Author: DavidCooper

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.

