

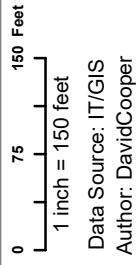
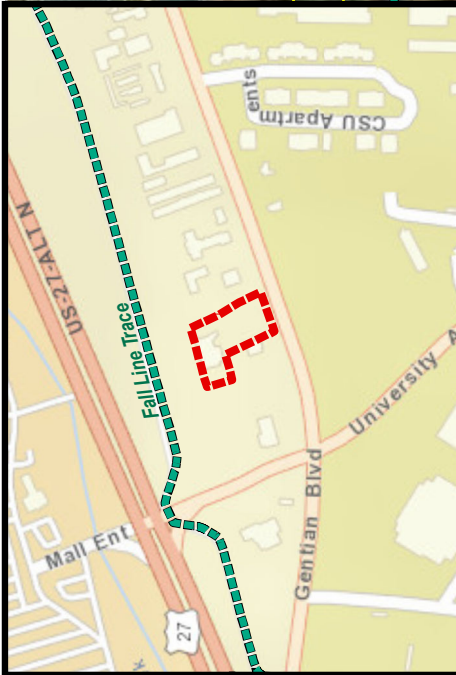
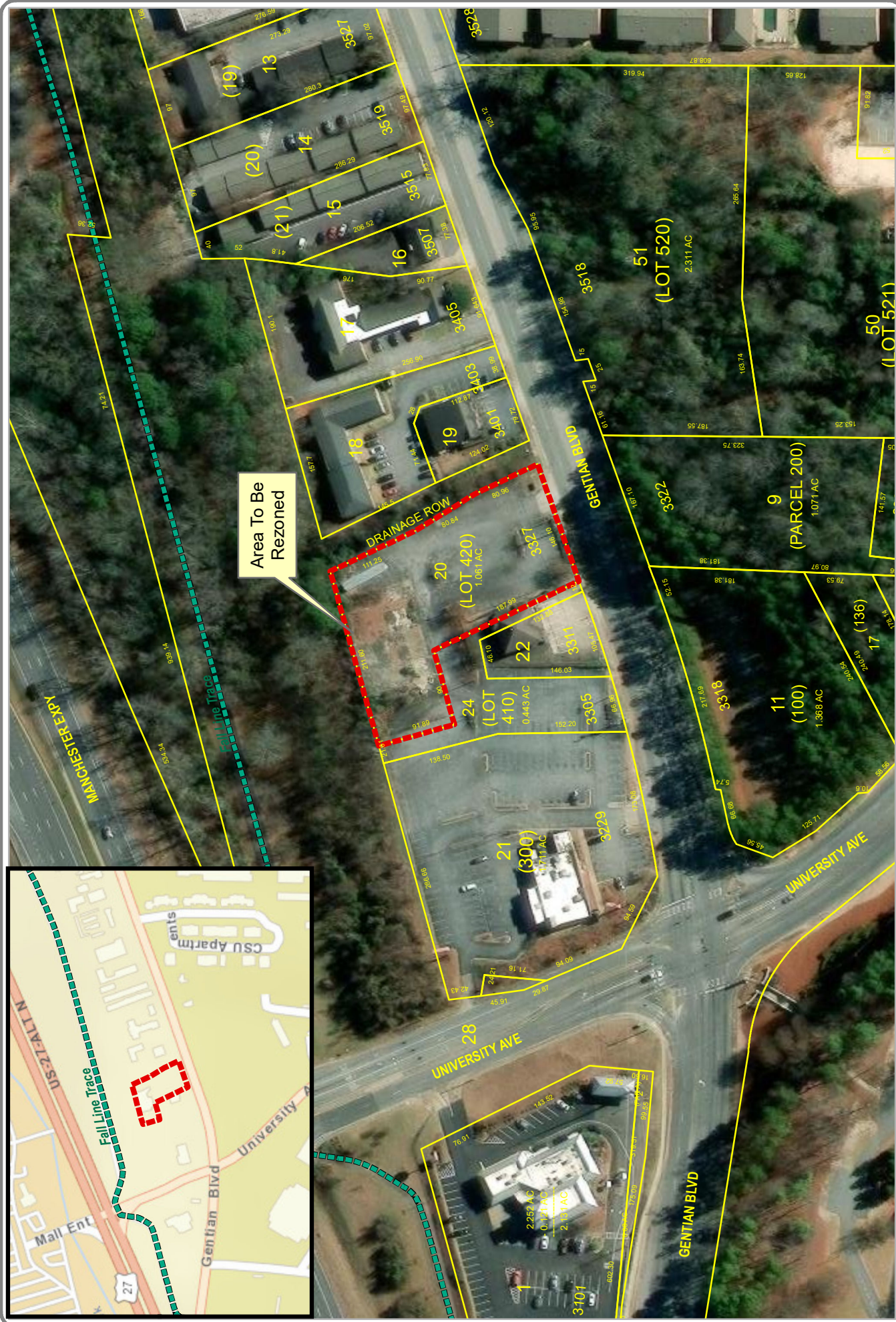
CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-06-24-1267

Applicant:	E&C Assets Luther, LLC
Owner:	Grove Family Partnership LP
Location:	3327 Gentian Boulevard
Parcel:	069-011-020
Acreage:	1.061 Acres
Current Zoning Classification:	Neighborhood Commercial
Proposed Zoning Classification:	General Commercial
Current Use of Property:	Vacant
Proposed Use of Property:	Dollar Tree Retail Store
Council District:	District 5 (Crabb)
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 E
Current Land Use Designation:	General Commercial
Future Land Use Designation:	Mixed Use

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 Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Surrounding Zoning:	North South East West	Light Manufacturing/Industrial (LMI) Single Family Residential – 2 (SFR2) Residential Office (RO) 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:		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:		N/A
Attachments:		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Flood Map Concept Plans

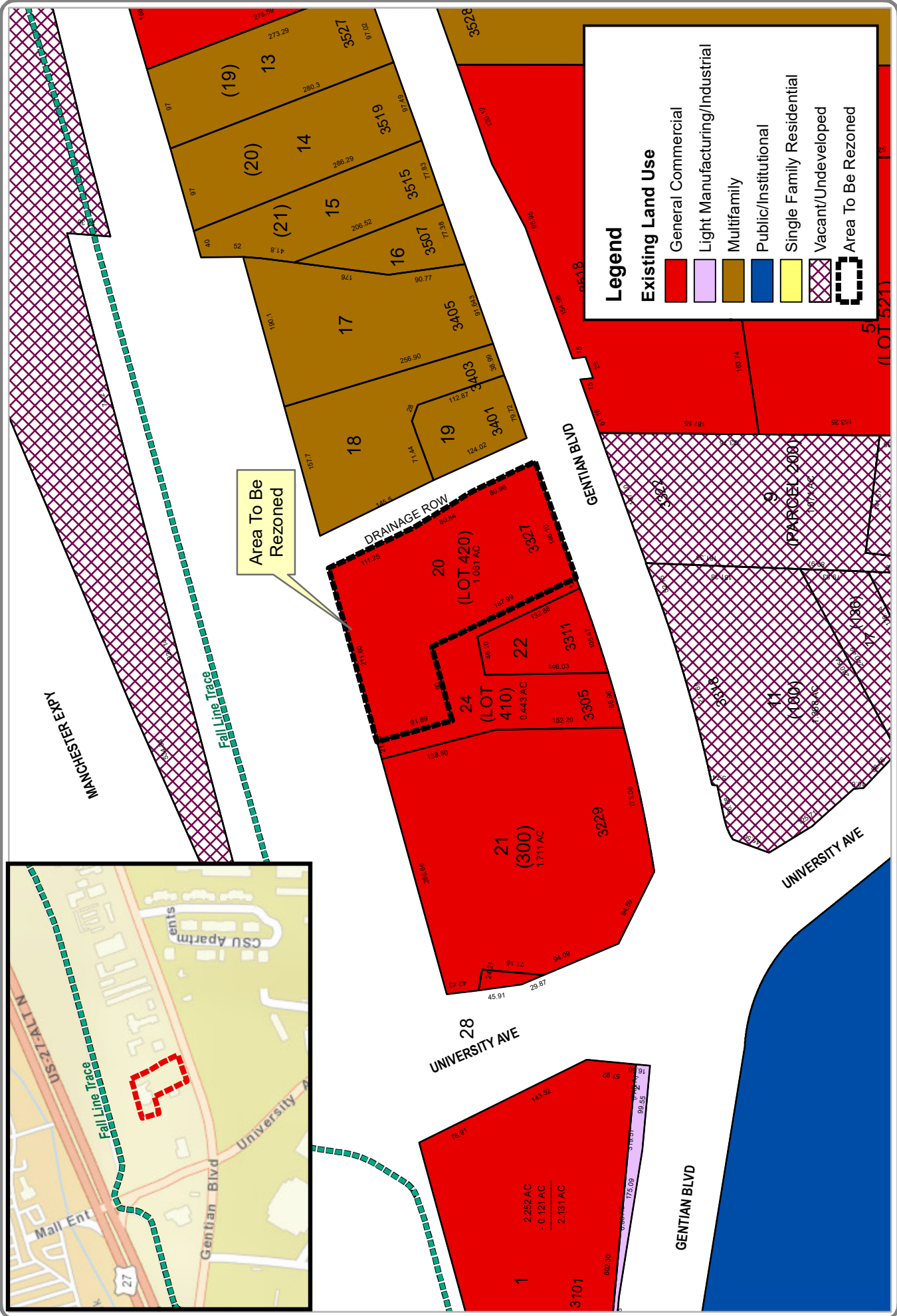


Data Source: IT/GIS
 Author: DavidCooper

Aerial Map for REZN 06-24-1267
Map 069 Block 011 Lot 020
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.

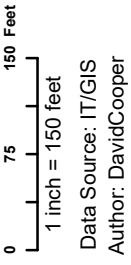
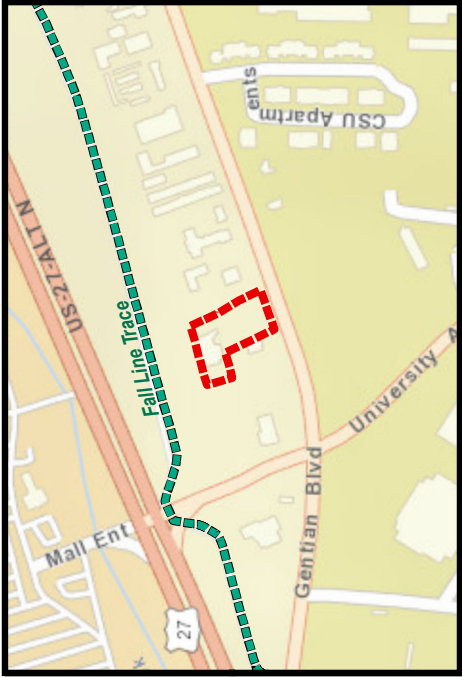
Date: 6/21/2024



Legend

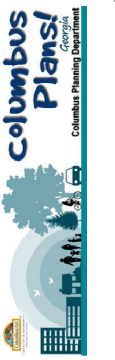
Existing Land Use

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

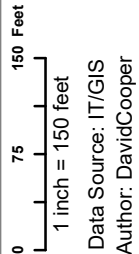
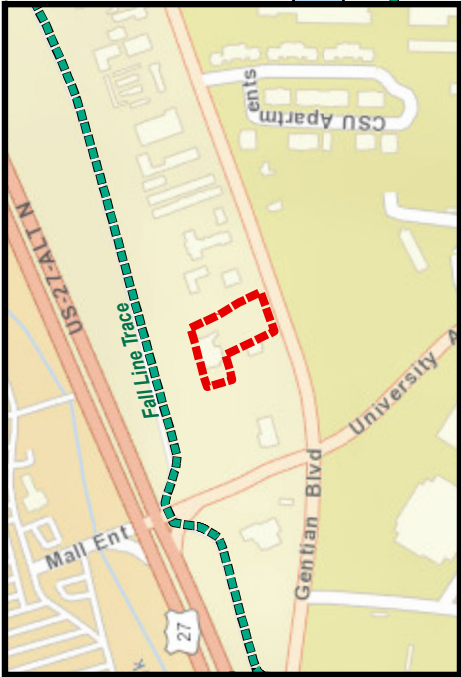
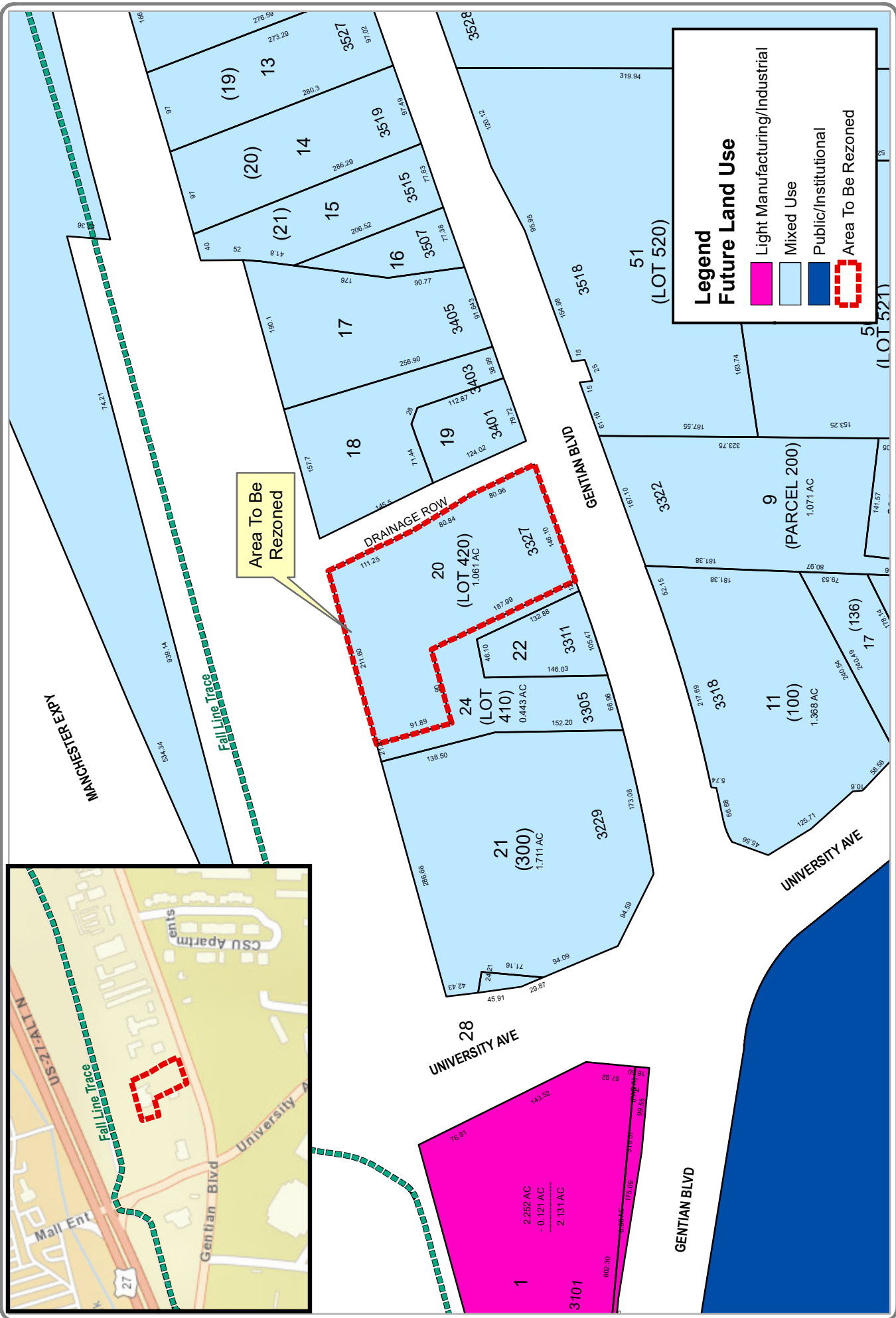


Existing Land Use Map for REZN 06-24-1267
 Map 069 Block 011 Lot 020
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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.



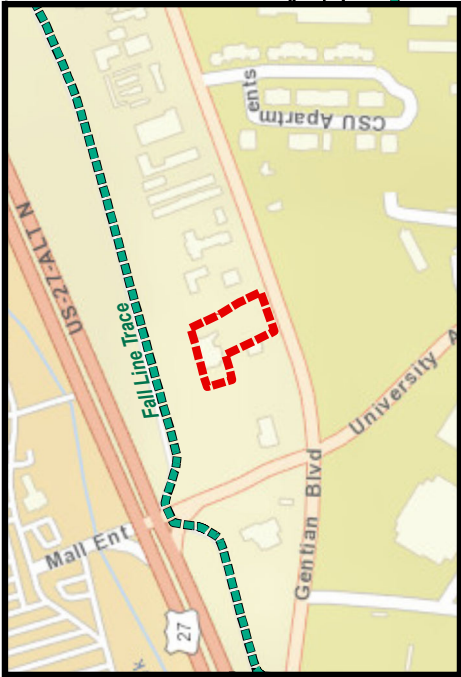
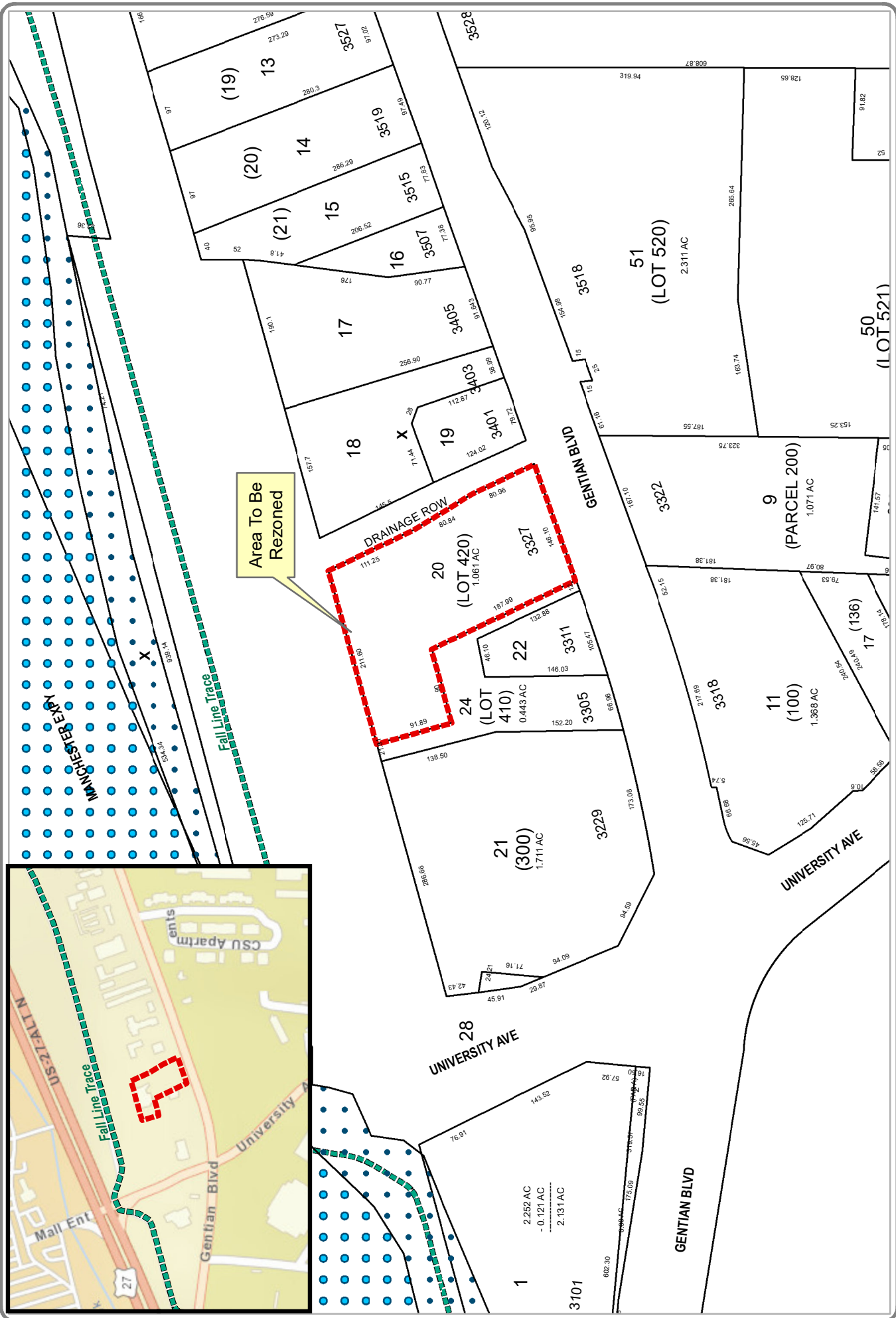
Data Source: IT/GIS
 Author: DavidCooper



Future Land Use Map for REZN 06-24-1267
Map 069 Block 011 Lot 020
 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.



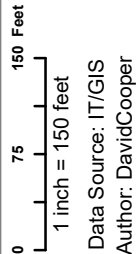
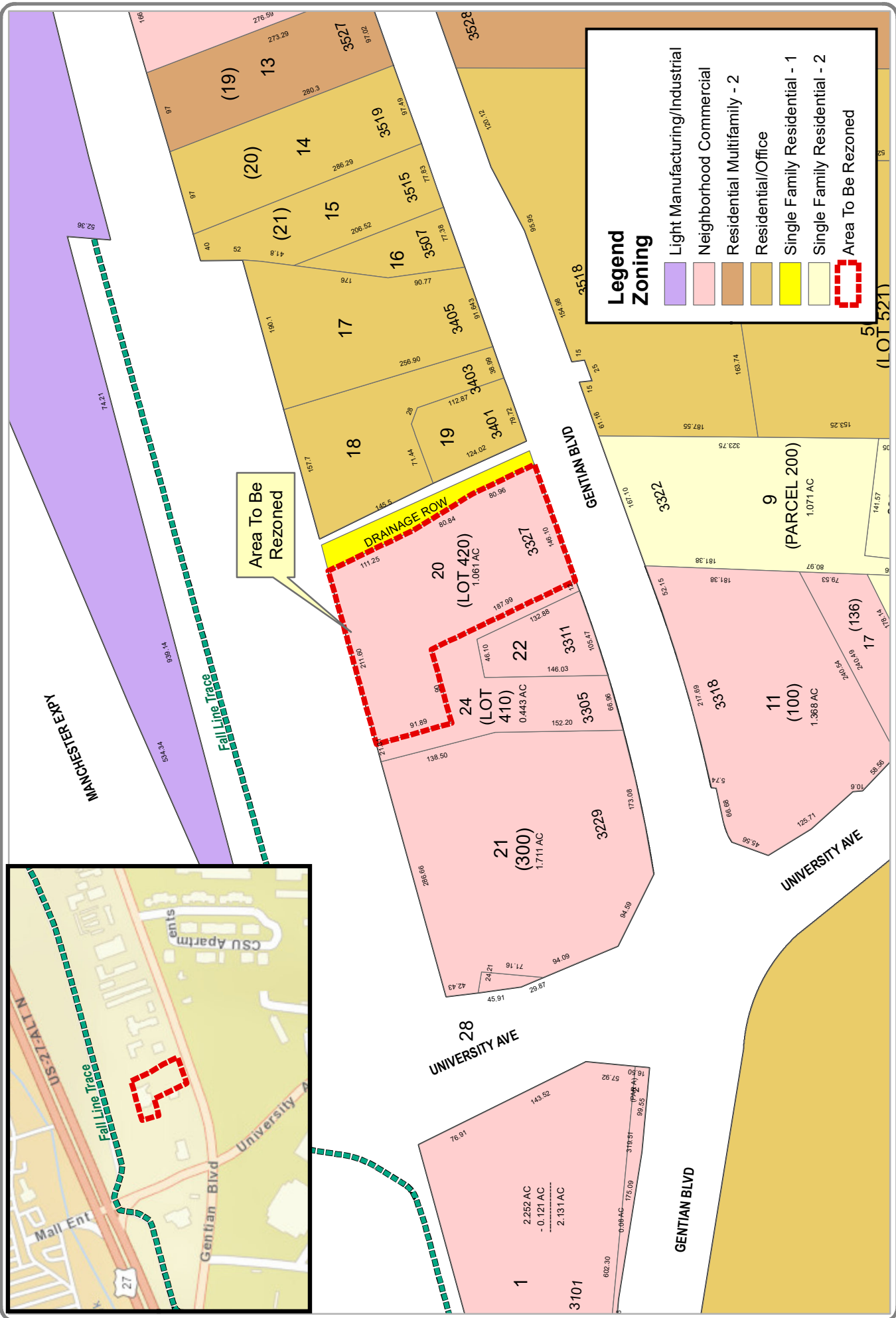


0 75 150 Feet
1 inch = 150 feet
Data Source: IT/GIS
Author: DavidCooper

Flood Hazard Map for REZN 06-24-1267
Map 069 Block 011 Lot 020
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.

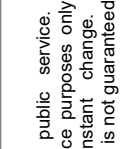




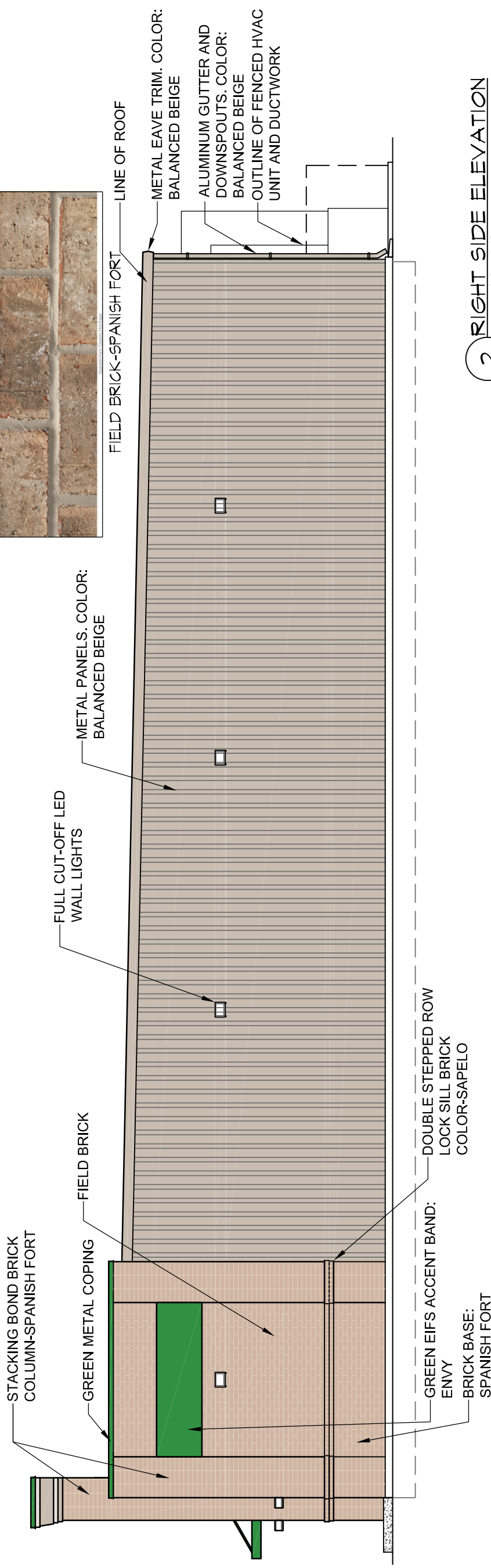
Data Source: IT/GIS
Author: DavidCooper

Zoning Map for REZN 06-24-1267
Map 069 Block 011 Lot 020
Planning Department-Planning Division
Prepared By Planning GIS Tech

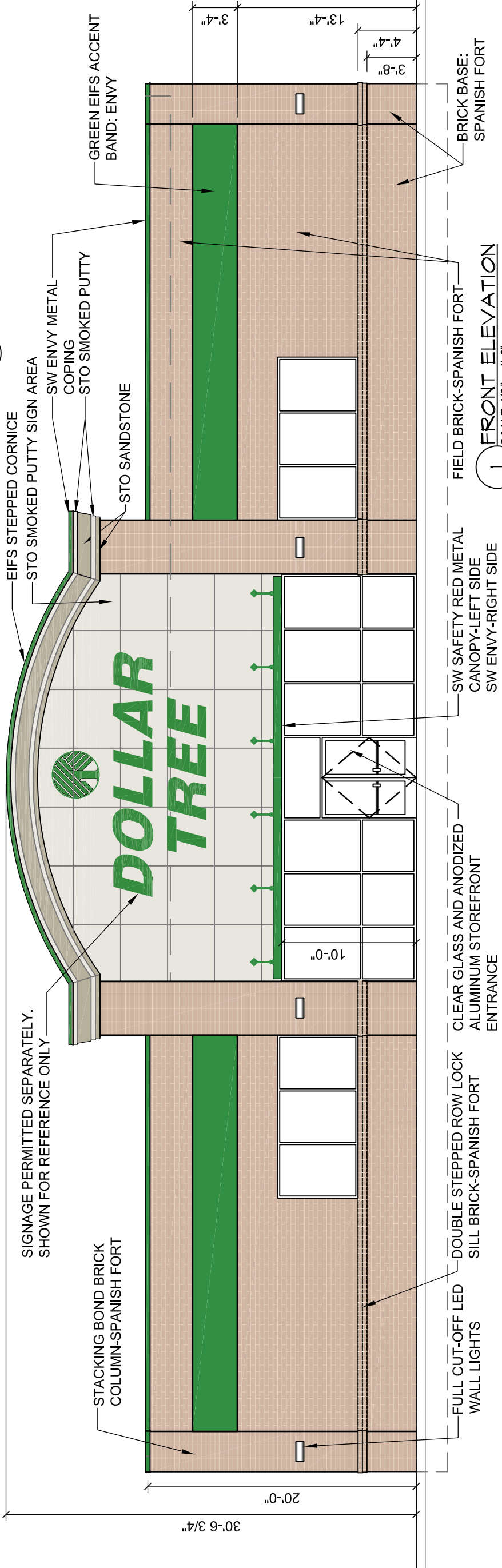
This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.



Date: 6/21/2024



2 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

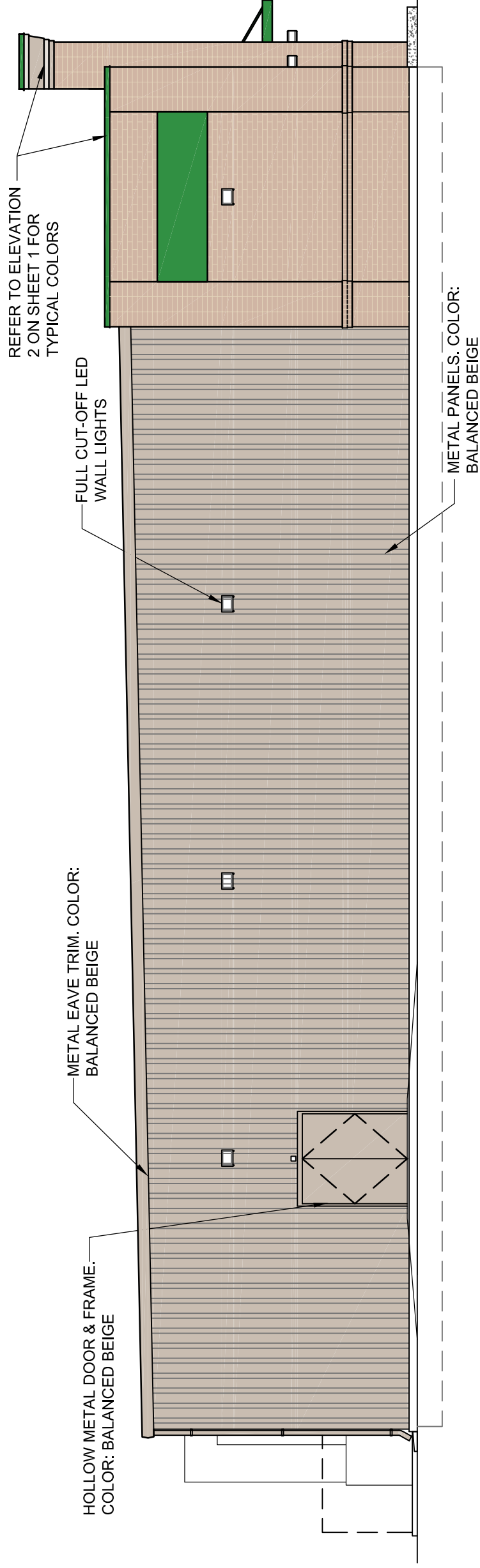


1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

FAMILY DOLLAR/DOLLAR TREE STORE

DATE: 5-22-24
 PROJECT #:
 DRAWN BY: VVW
 CADD FILE NAME:

THIS DRAWING AND THE DESIGN INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF OAKLINE STUDIO. NO REPRODUCTION, OR USE OF THIS DRAWING WITHOUT THEIR WRITTEN PERMISSION IS PERMITTED. INFRINGEMENT IS SUBJECT TO LEGAL ACTION.



2 LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

