



CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-05-22-0914

Applicant:	David Moore
Owner:	Same
Location:	2313 Manchester Expressway
Parcel:	034-027-002
Acreage:	0.32 Acres
Current Zoning Classification:	NC (Neighborhood Commercial)
Proposed Zoning Classification:	GC (General Commercial)
Current Use of Property:	Retail
Proposed Use of Property:	Pawn Shop
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 F
Current Land Use Designation:	General Commercial
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 remain the same if used for commercial use. The Level of Service (LOS) will remain at level B.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Surrounding Zoning:	North South East West	SFR3 (Single Family Residential 3) RO (Residential Office) GC (General Commercial) GC (General Commercial)
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 SFR3 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:		Twenty-five (25) 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:

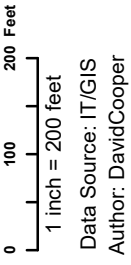
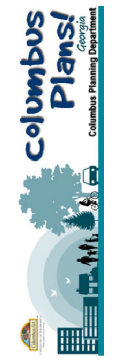
N/A

Attachments:

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



Area To Be Rezoned



Data Source: IT/GIS
Author: David Cooper

Aerial Map for REZN 05-22-0914

Map 034 Block 027 Lot 002

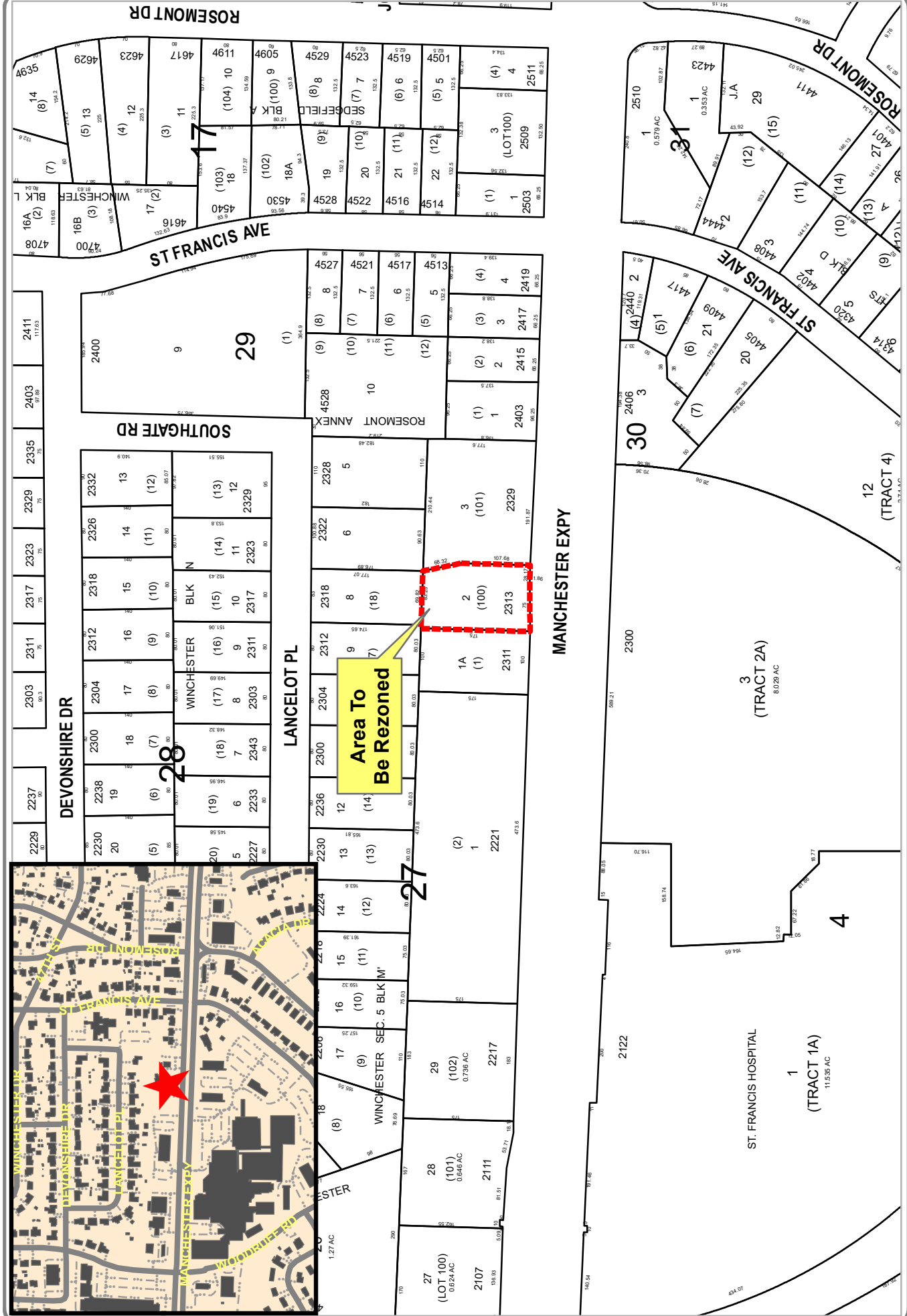
Planning Department-Planning Division

Prepared By Planning GIS Tech

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Date: 5/11/2022



Area To Be Rezoned

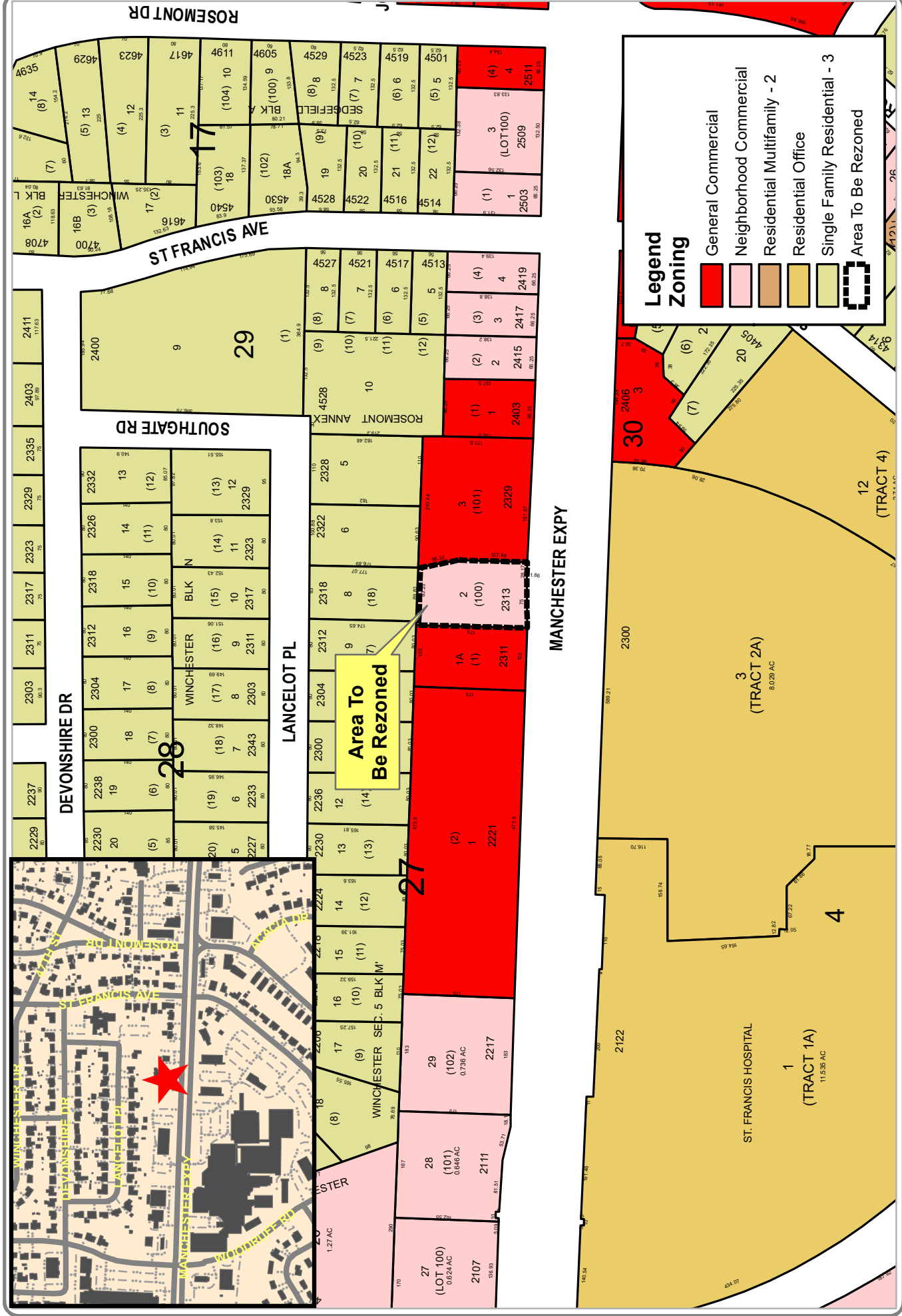


0 100 200 Feet
1 inch = 200 feet
Data Source: IT/GIS
Author: David Cooper

Location Map for REZN 05-22-0914
Map 034 Block 027 Lot 002
Planning Department-Planning Division
Prepared By Planning GIS Tech

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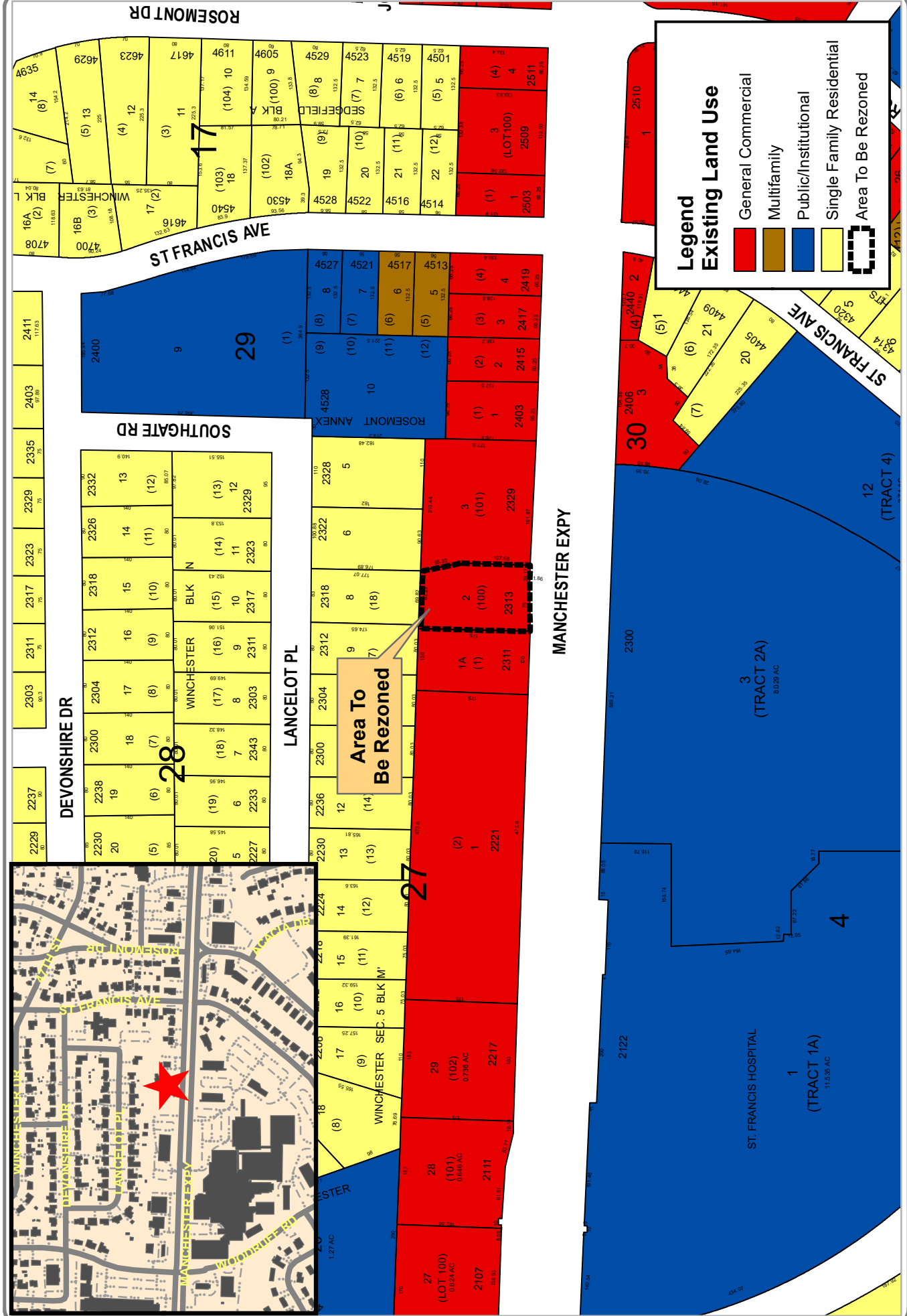


0 100 200 Feet
1 inch = 200 feet
Data Source: IT/GIS
Author: David Cooper

Zoning Map for REZN 05-22-0914
Map 034 Block 027 Lot 002
Planning Department-Planning Division
Prepared By Planning GIS Tech

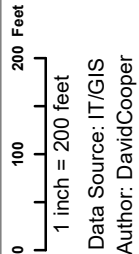
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Legend Existing Land Use

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



Existing Land Use Map for REZN 05-22-0914
 Map 034 Block 027 Lot 002
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

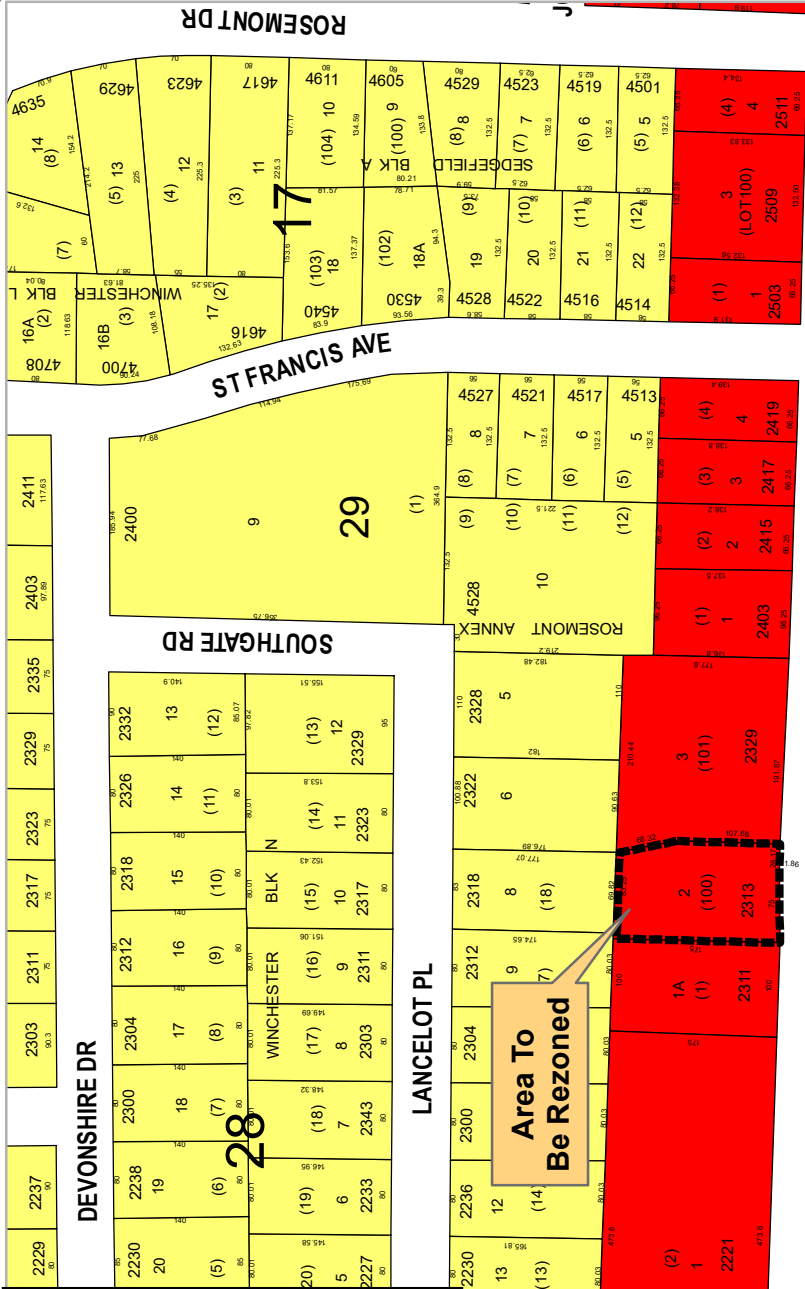
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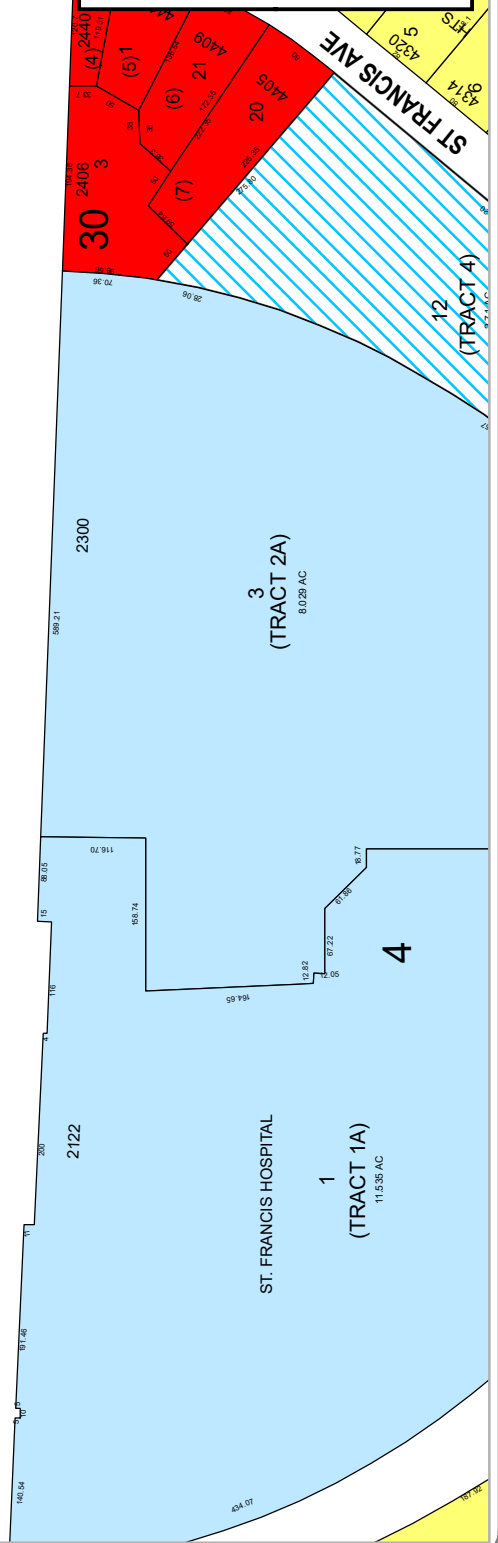
Date: 5/11/2022



Area To Be Rezoned

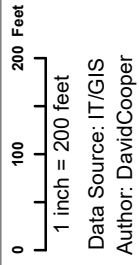


MANCHESTER EXPY



**Legend
Future Land Use**

- General Commercial
- Mixed Use
- Office/Professional
- Public/Institutional
- Single Family Residential
- Area To Be Rezoned



Future Land Use Map for REZN 05-22-0914
Map 034 Block 027 Lot 002
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

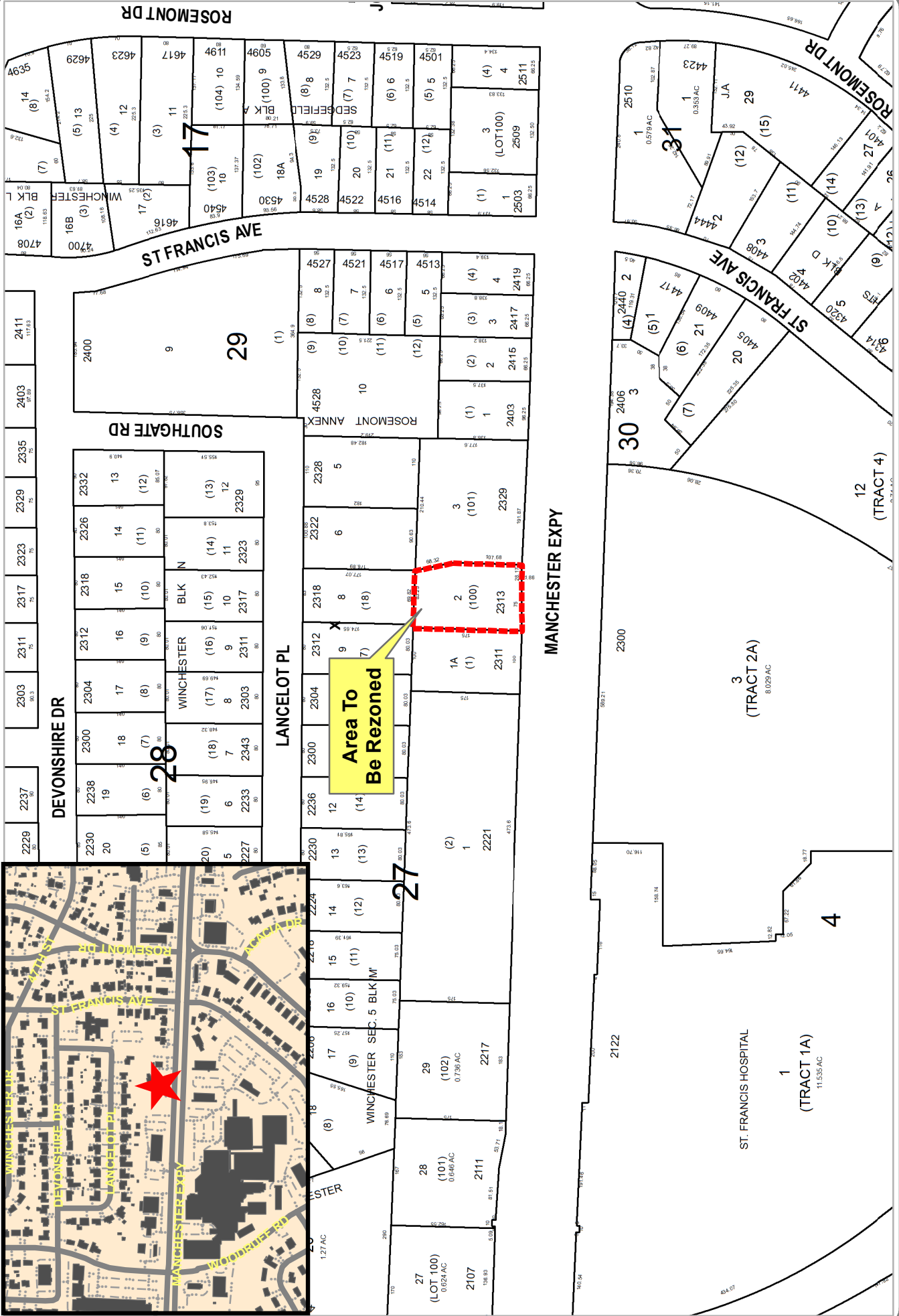
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Data Source: IT/GIS
 Author: David Cooper



0 100 200 Feet
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Flood Zone Map for REZN 05-22-0914
Map 034 Block 027 Lot 002
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REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 05-22-0914
PROJECT 2313 Manchester Expressway
CLIENT
REZONING REQUEST NC to GC

LAND USE

Trip Generation Land Use Code* 815
 Existing Land Use Neighborhood Commercial (NC)
 Proposed Land Use General Commercial - (GC)
 Existing Trip Rate Unit NC - Acreage converted to square footage.
 Proposed Trip Rate Unit GC - Acreage converted to square footage.

TRIP END CALCULATION*

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
Free Standing Discount Store	815	NC	0.320 Acres	5.48	19 AM Weekday Peak
				5.57	19 PM Weekday Peak
				7.39	26 Saturday Peak
				7.32	26 Sunday Peak
				Total	90
Daily (Proposed Zoning)					
Free Standing Discount Store	815	GC	0.320 Acres	5.45	19 AM Weekday Peak
				5.57	19 PM Weekday Peak
				7.39	26 Saturday Peak
				7.32	26 Sunday Peak
				Total	90

*Note: * Denotes calculation are based on Trip Generation, 8th Edition by Institute of Transportation Engineers*

TRAFFIC PROJECTIONS

EXISTING ZONING (NC)

Name of Street	Manchester Expressway
Street Classification	Divided Freeway
No. of Lanes	6
City Traffic Count (2020)	33,300
Existing Level of Service (LOS)**	B
Additional Traffic due to Existing Zoning	90
Total Projected Traffic (2022)	33,390
Projected Level of Service (LOS)**	B

PROPOSED ZONING (GC)

Name of Street	Manchester Expressway
Street Classification	Divided Freeway
No. of Lanes	6
City Traffic Count (2020)	33,300
Existing Level of Service (LOS)**	B
Additional Traffic due to Proposed	90
Total Projected Traffic (2022)	33,390
Projected Level of Service (LOS)**	B

*Note: ** Denotes Level of Service Based on National Standards for Different Facility Type (TABLE 1 - General Highway Capacities by Facility Type)*

