

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-07-25-1264

Applicant:	Mike McGarvey
Owner:	Mike McGarvey
Location:	5350 Veterans Parkway
Parcel:	188-029-052
Acreage:	14.407 Acres
Current Zoning Classification:	Single Family Residential - 3
Proposed Zoning Classification:	General Commercial
Current Use of Property:	Place of Worship
Proposed Use of Property:	Place of Worship with commercial coffee 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 and future land uses.
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Inconsistent 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 Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.	
Surrounding Zoning:	North	General Commercial/SFR - 3
	South	General Commercial/SFR - 3
	East	Single Family Residential - 3
	West	General Commercial/NC
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:	Sixty-Seven (67) 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:	Third party will take over operation of existing	

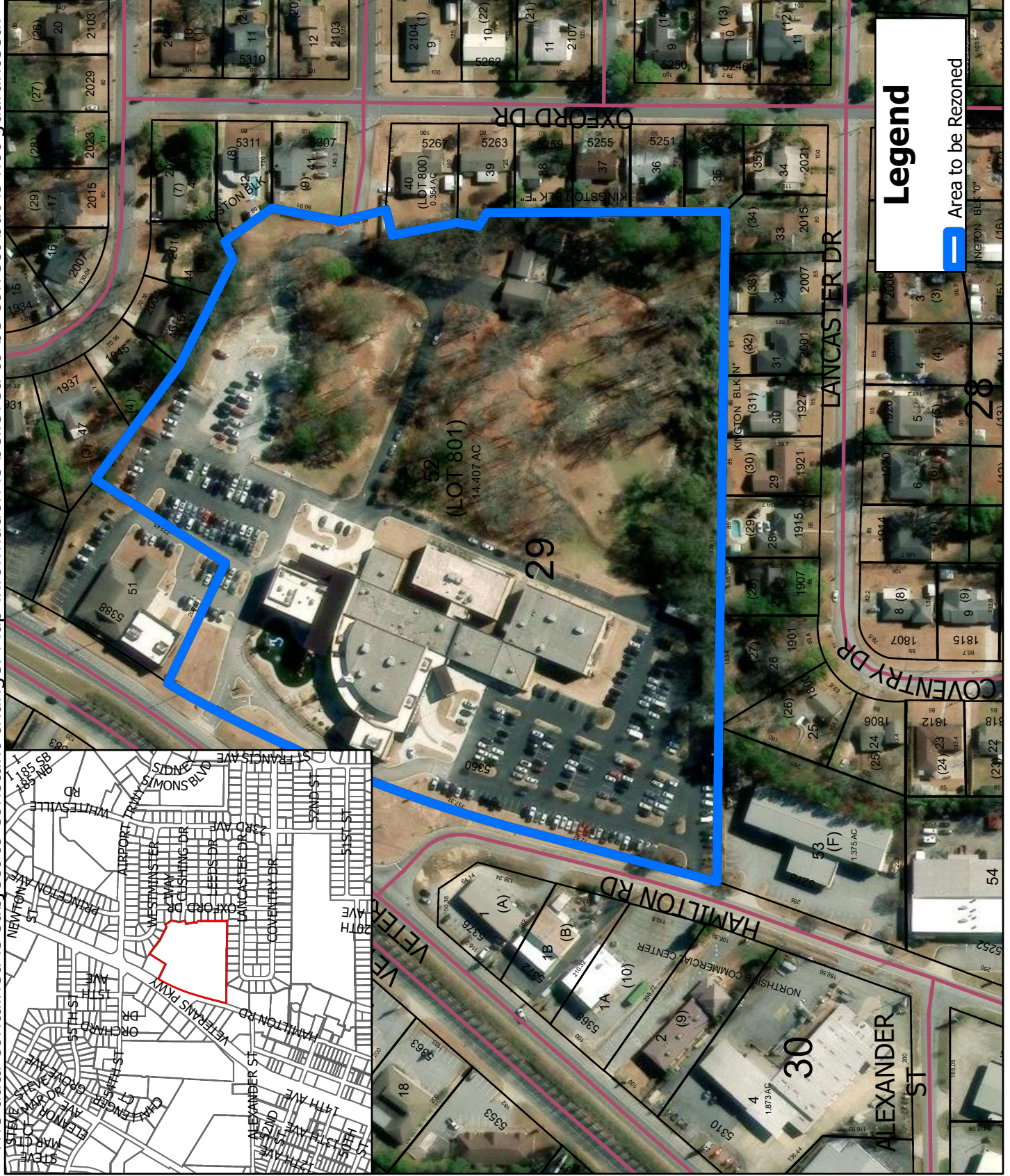
coffee shop.

Attachments:

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

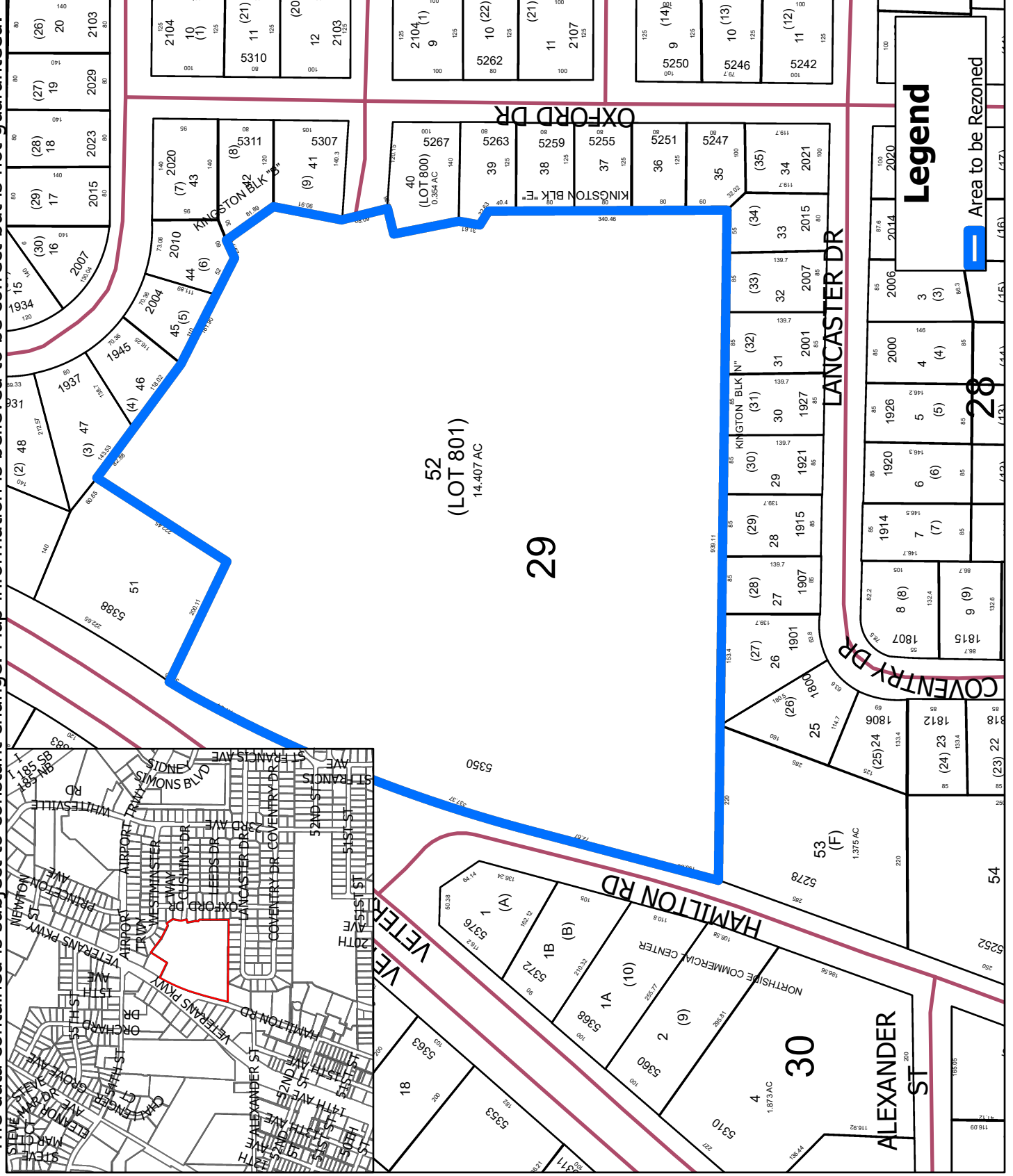
REZN-07-25-1264 | 5350 Veterans Parkway | Aerial Map

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.



REZN-07-25-1264 | 5350 Veterans Parkway | Location Map

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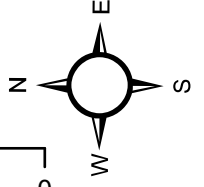


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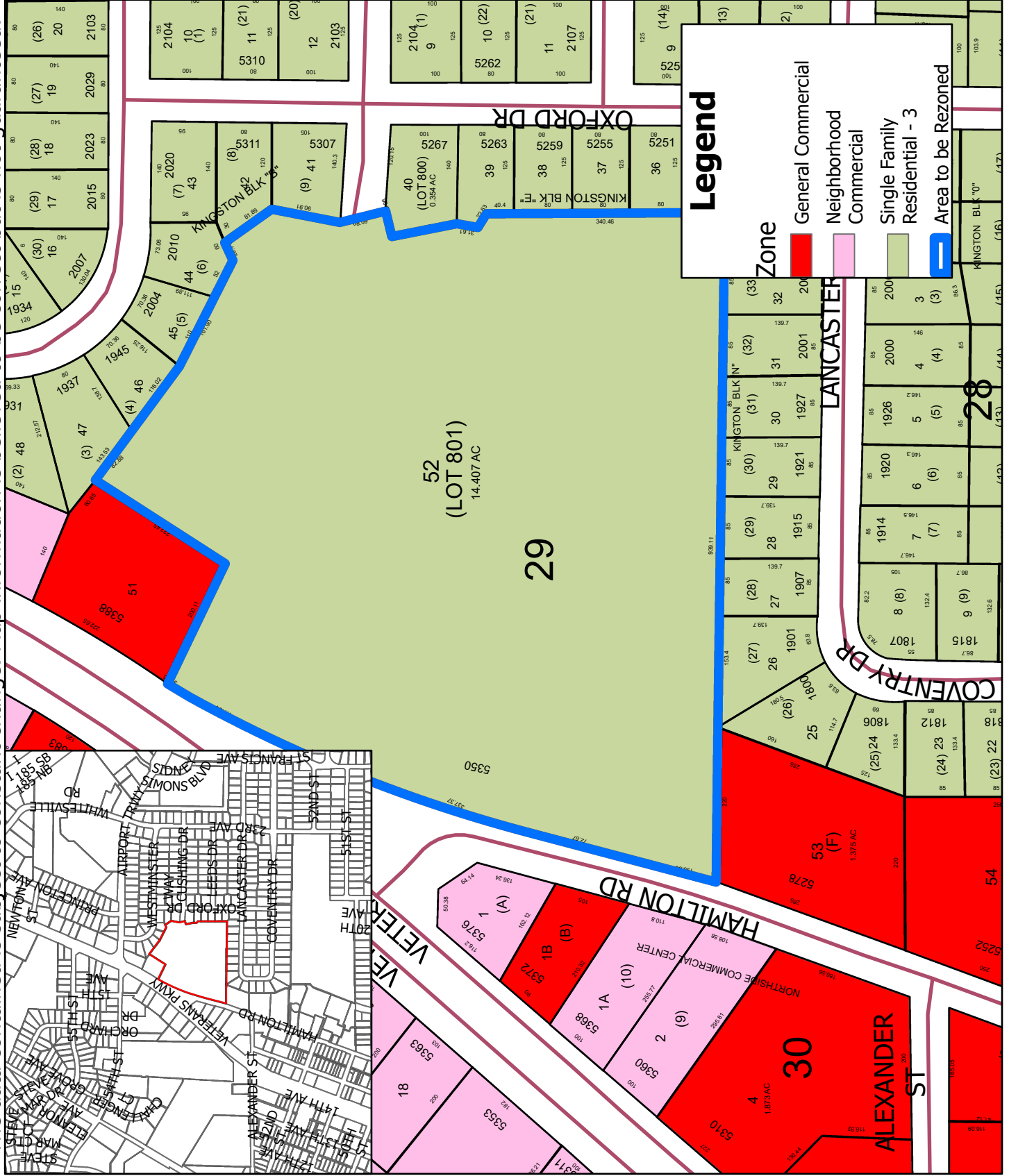


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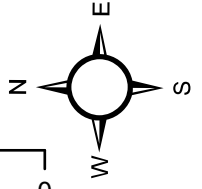
REZN-07-25-1264 | 5350 Veterans Parkway | Zoning Map

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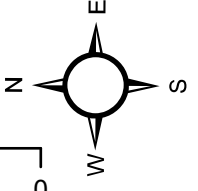
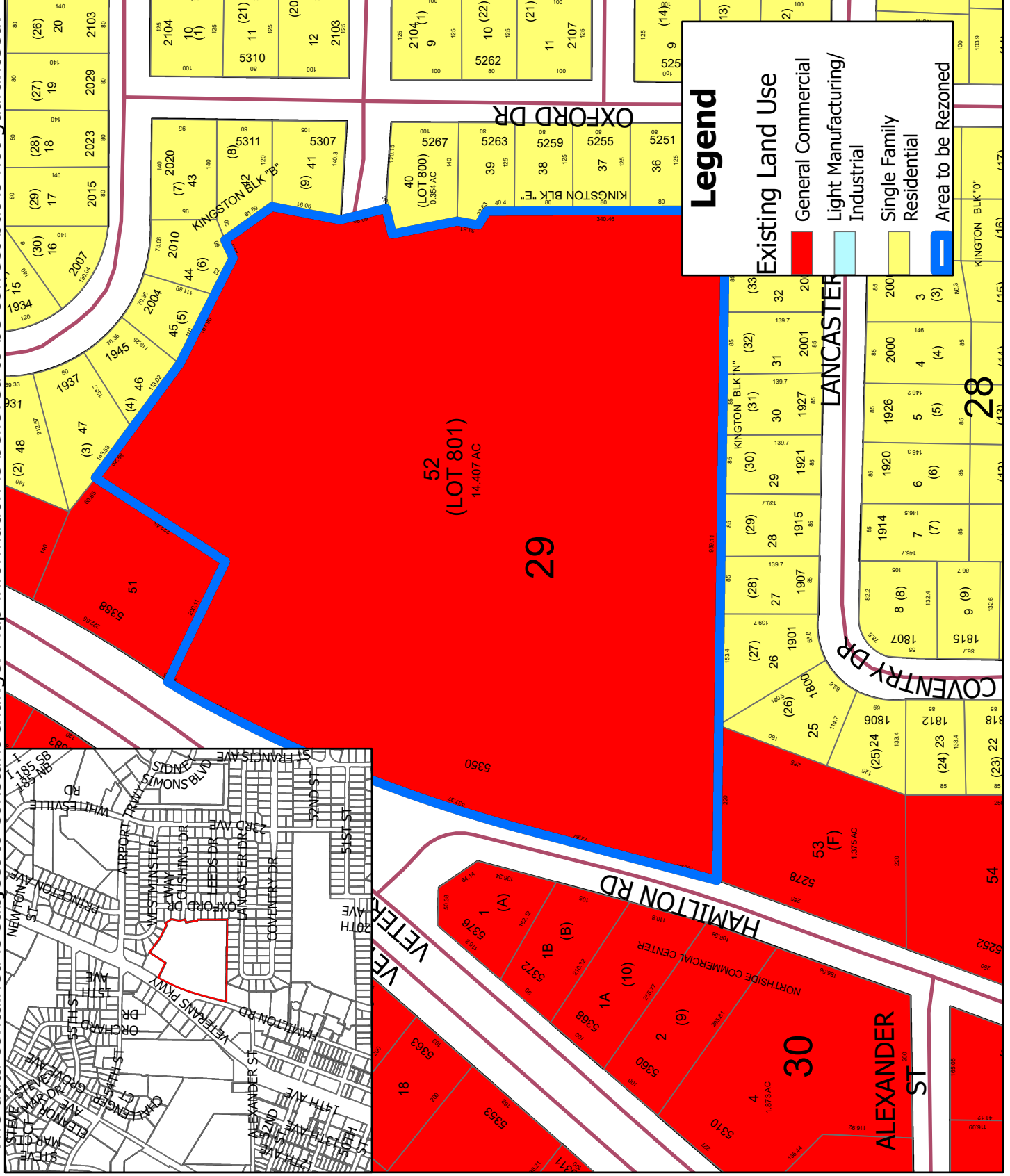
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420 Feet



REZN-07-25-1264 | 5350 Veterans Parkway | Existing Land Use Map

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REZN-07-25-1264 | 5350 Veterans Parkway | Future Land Use Map

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