

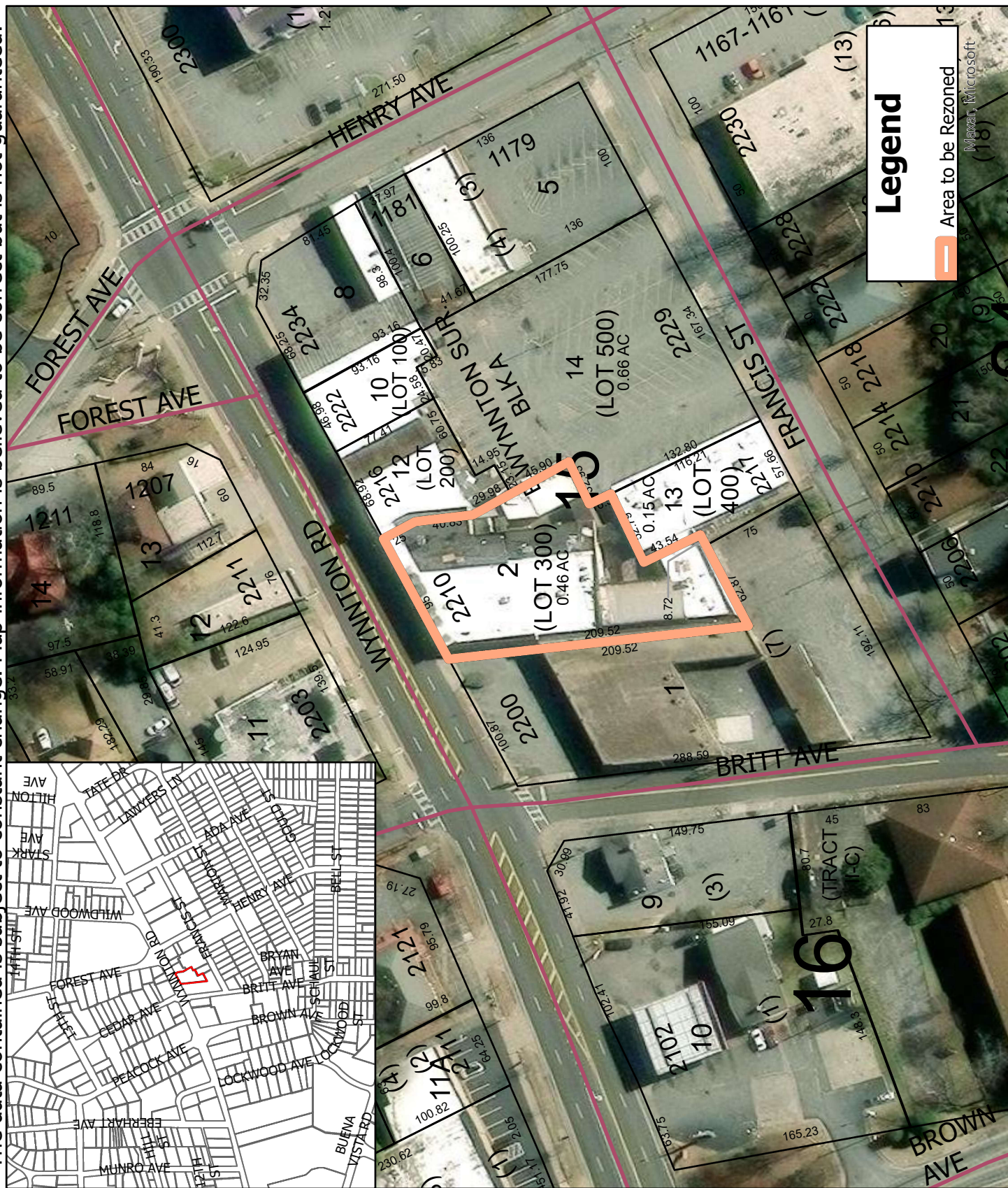
CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-07-25-1303

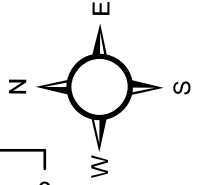
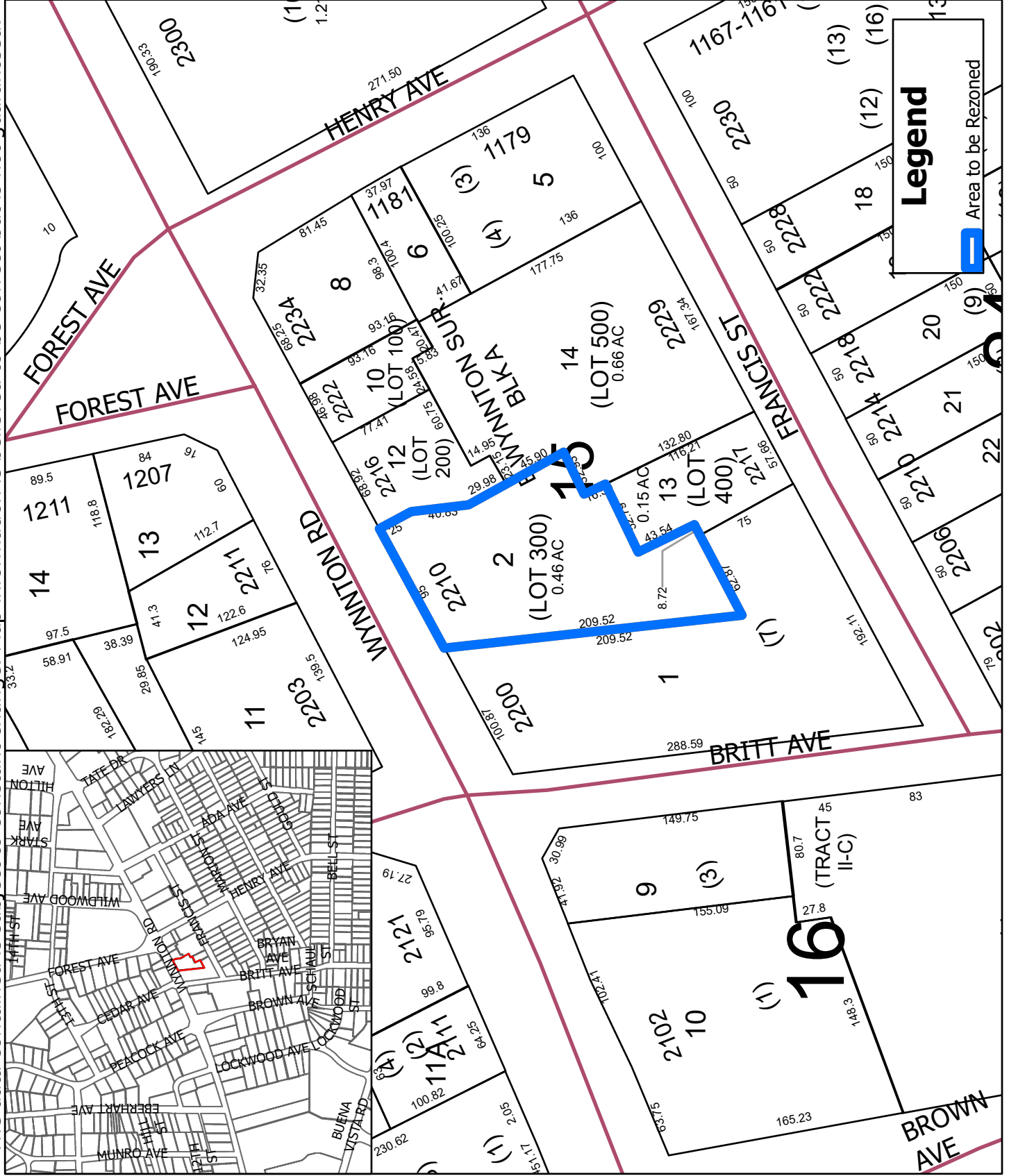
Applicant:	Flournoy Wynnton Village, LLC
Owner:	Jennifer Flournoy
Location:	2210 Wynnton Road
Parcel:	184-015-002
Acreage:	0.46 Acres
Current Zoning Classification:	Neighborhood Commercial
Proposed Zoning Classification:	General Commercial
Current Use of Property:	Commercial
Proposed Use of Property:	Commercial
Council District:	District 3 (Huff)
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 D
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:	<table> <tr> <td>North</td><td>Neighborhood Commercial</td></tr> <tr> <td>South</td><td>Neighborhood Commercial</td></tr> <tr> <td>East</td><td>Neighborhood Commercial</td></tr> <tr> <td>West</td><td>Neighborhood Commercial</td></tr> </table>	North	Neighborhood Commercial	South	Neighborhood Commercial	East	Neighborhood Commercial	West	Neighborhood Commercial
North	Neighborhood Commercial								
South	Neighborhood Commercial								
East	Neighborhood Commercial								
West	Neighborhood Commercial								
Reasonableness of Request:	The request is compatible with existing land uses.								
School Impact:	N/A								
Buffer Requirement:	N/A								
Attitude of Property Owners:	Forty-Two (42) 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. <table> <tr> <td>Approval</td><td>0 Responses</td></tr> <tr> <td>Opposition</td><td>0 Responses</td></tr> </table>	Approval	0 Responses	Opposition	0 Responses				
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Opposition	0 Responses								
Additional Information:	Allow for a dog boarding/day care business								
Attachments:	Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map								



REZN-07-25-1303 | 2210 Wynnton Road | Location Map

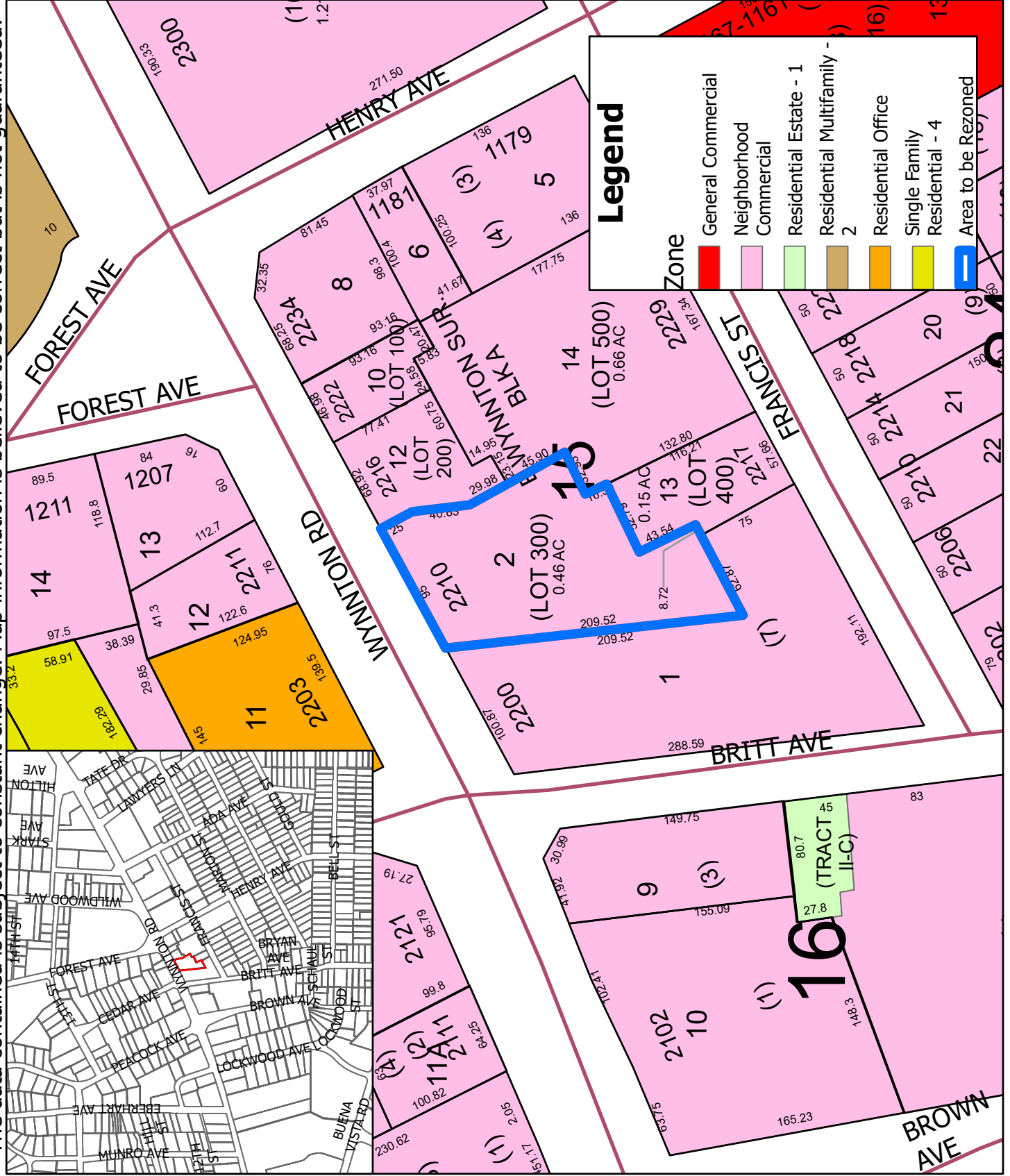
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REZN-07-25-1303 | 2210 Wynnton Road | Existing Land Use Map

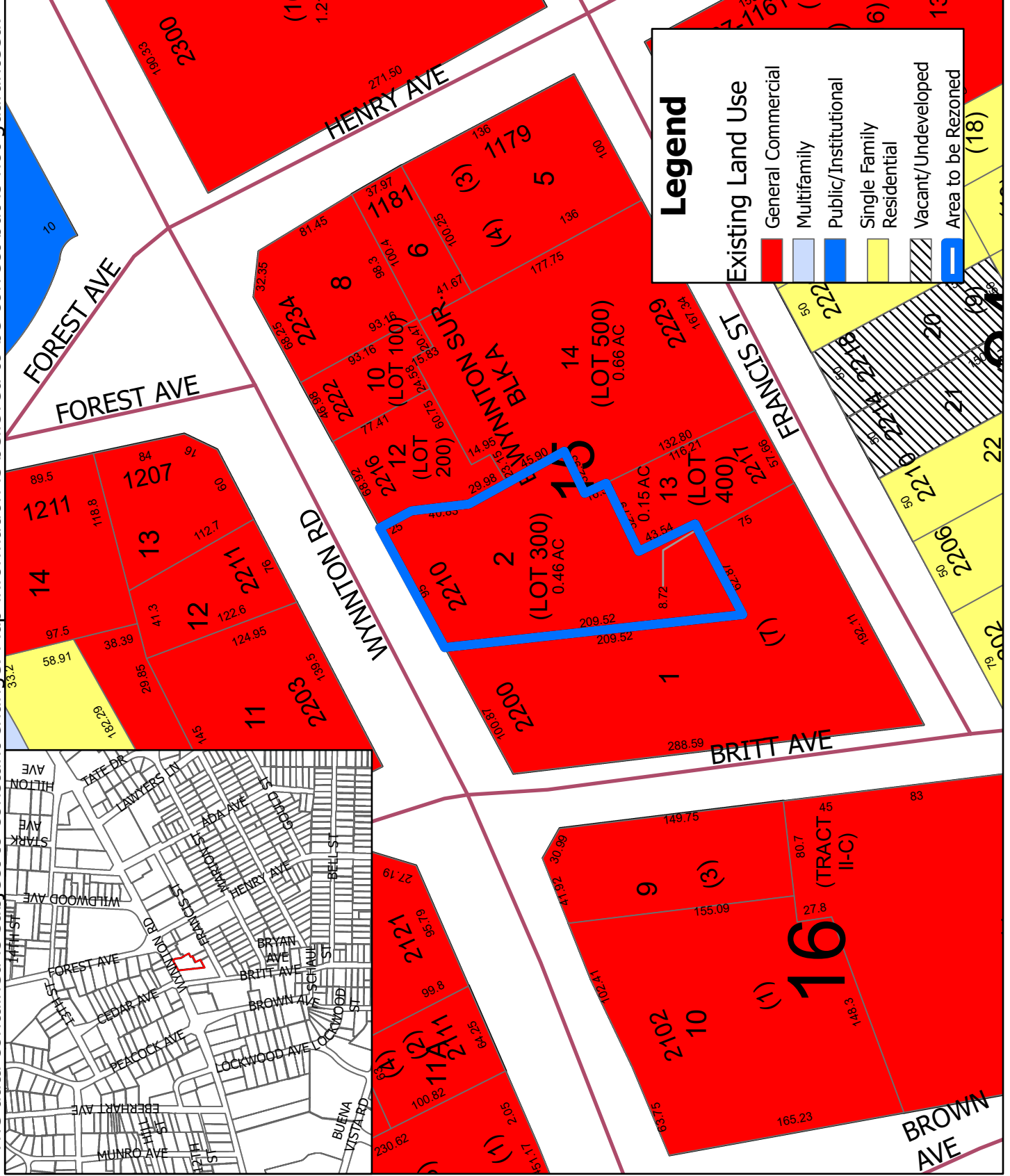
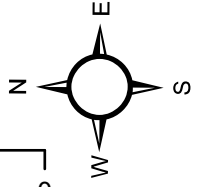
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Columbus Consolidated Government | Planning Department

Created By: Rex Wilkinson

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REZN-07-25-1303 | 2210 Wynnton Road | Future Land Use Map

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