



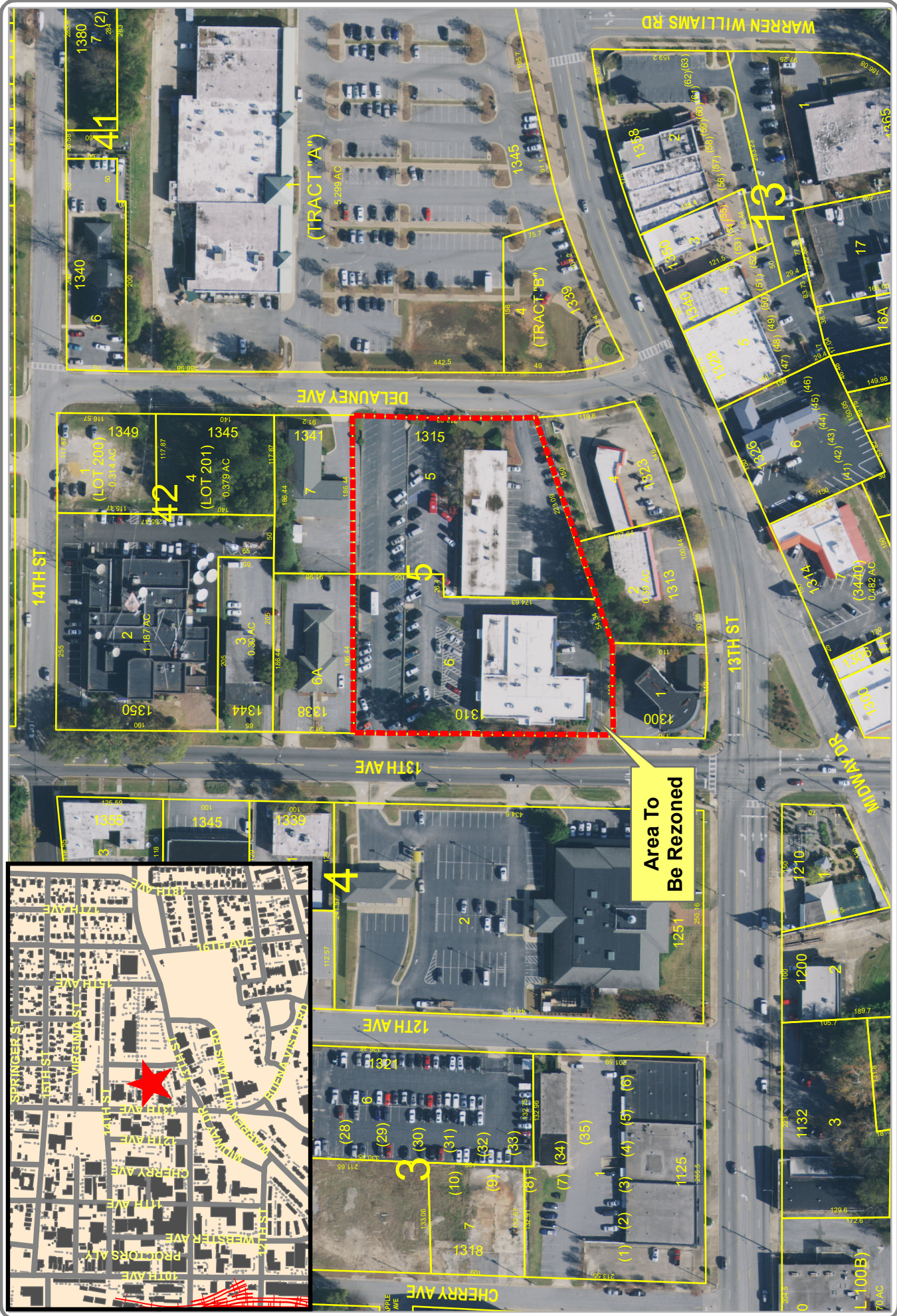
CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-07-22-1374

Applicant:	Ernie Smallman
Owner:	BHEN Properties
Location:	1310 13th Avenue / 1315 Delauney Avenue
Parcel:	026-005-006 / 026-005-005
Acreage:	2.30 Acres
Current Zoning Classification:	NC (Neighborhood Commercial)
Proposed Zoning Classification:	GC (General Commercial)
Current Use of Property:	Commercial
Proposed Use of Property:	Commercial
Council District:	District 7 (Woodson)
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:	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 Impact:		Average Annual Daily Trips (AADT) will increase to 272 trips up from 214 if used for commercial use. The Level of Service (LOS) will remain at level C.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Surrounding Zoning:	North	GC (General Commercial)
	South	NC (Neighborhood Commercial)
	East	NC (Neighborhood Commercial)
	West	NC (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:		Thirty (30) 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 Flood Map



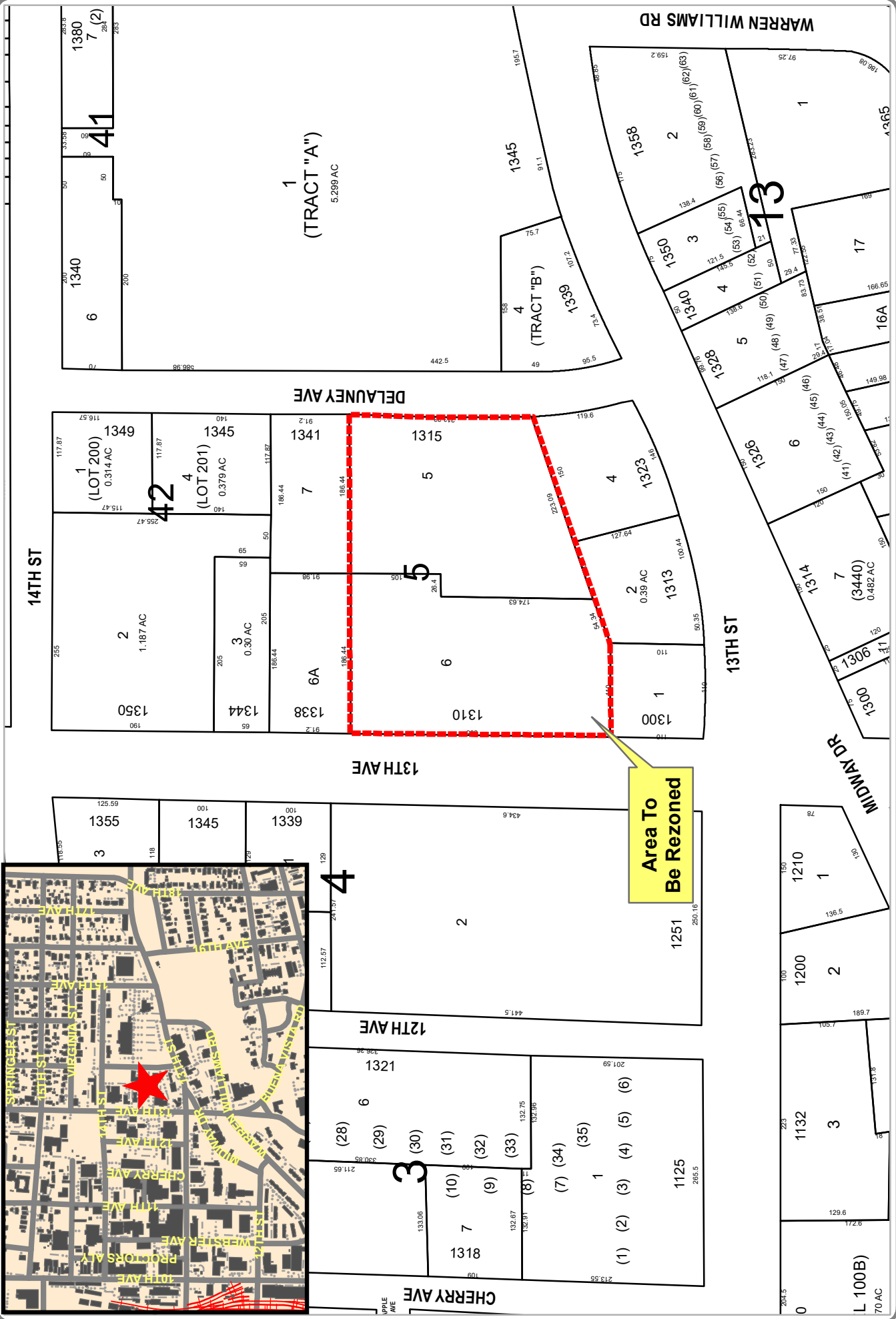
0 75 150 Feet
 1 inch = 150 feet
 Data Source: IT/GIS
 Author: David Cooper

Aerial Map for REZN 07-22-1374
 Map 026 Block 005 Lots 005 & 006
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

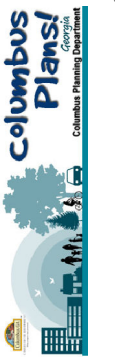
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 The data contained is subject to constant change.
 Map information is believed to be correct but is not guaranteed.



Date: 7/25/2022



**Area To
Be Rezoned**

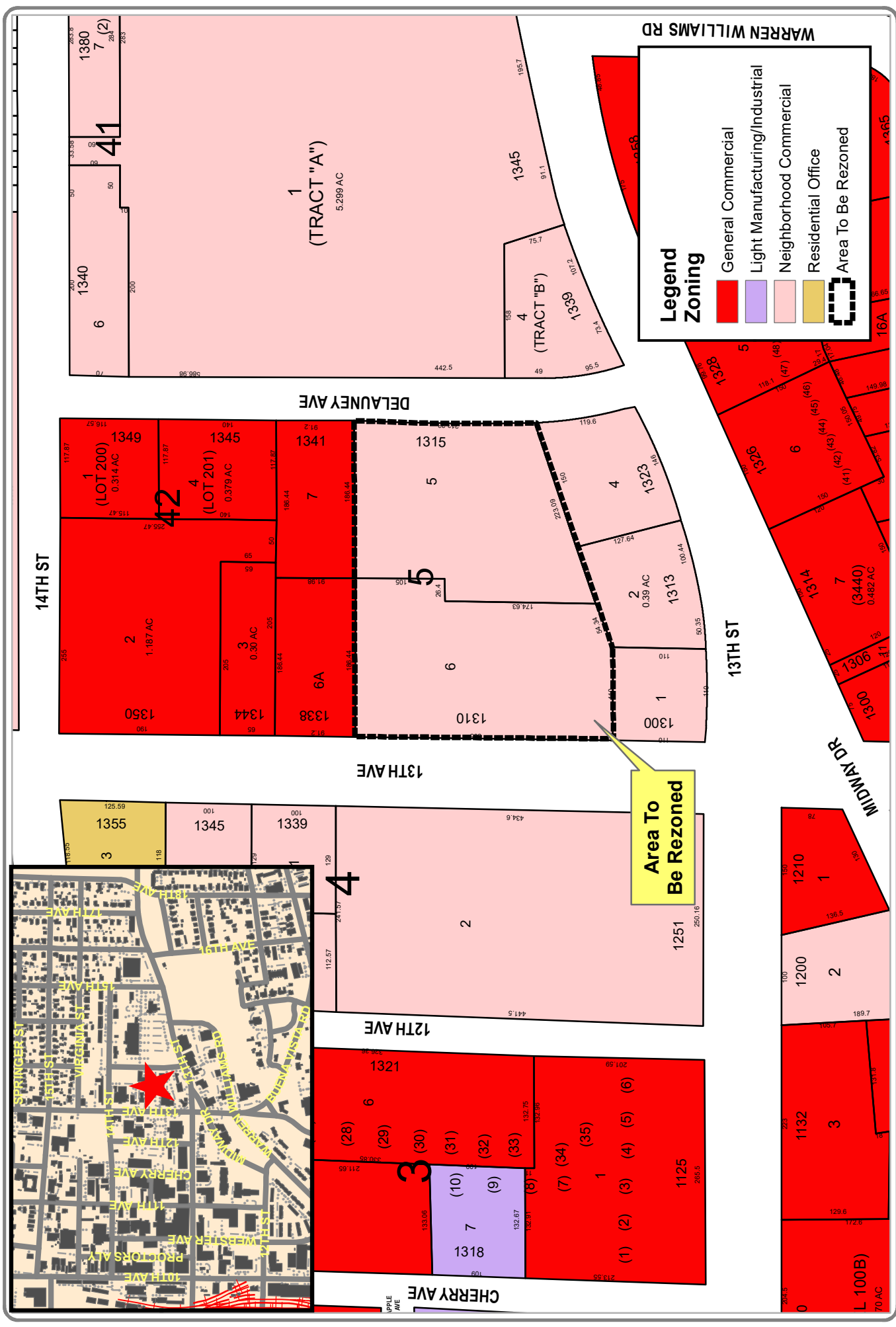


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Location Map for REZN 07-22-1374
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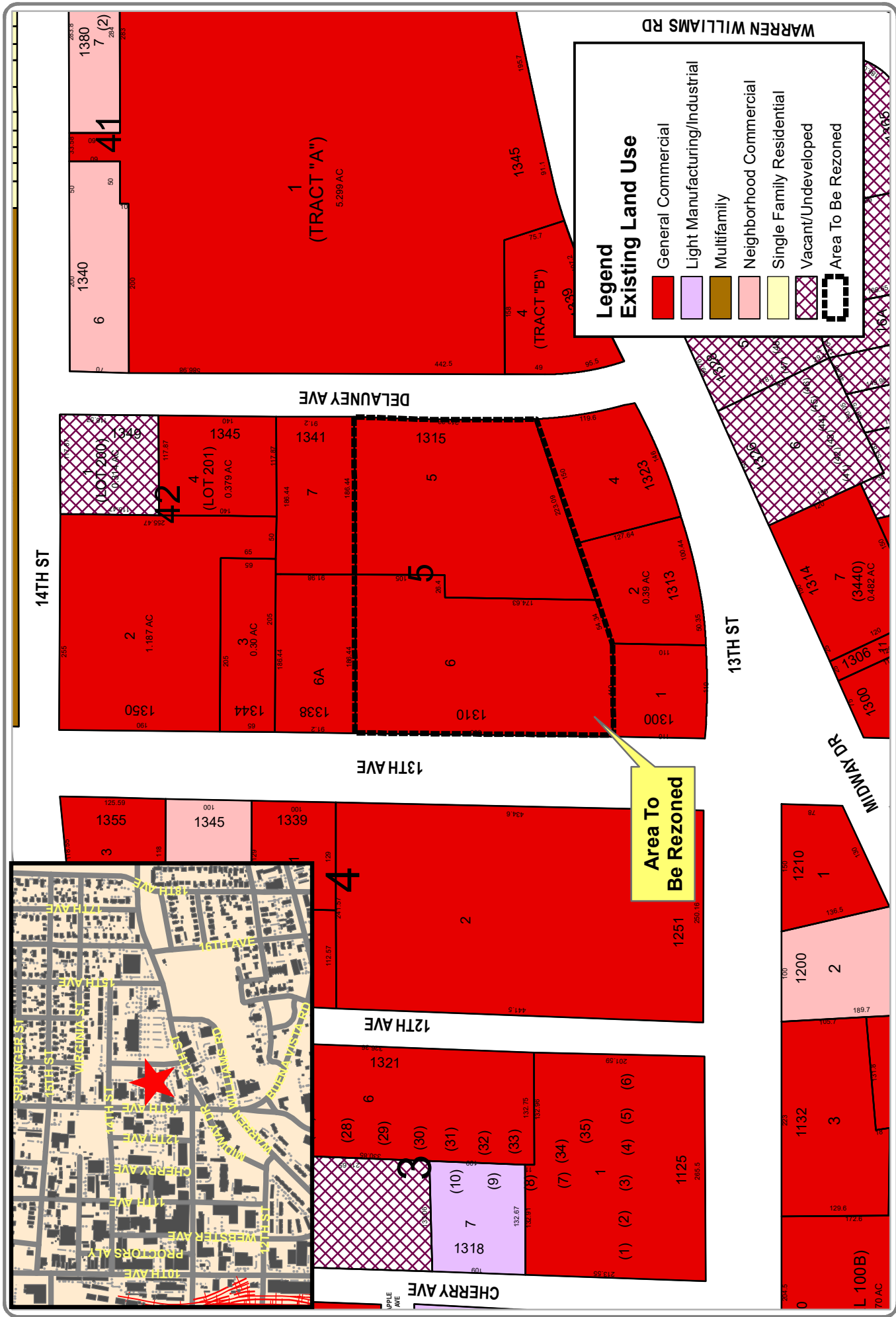
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Zoning Map for REZN 07-22-1374
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Legend Existing Land Use

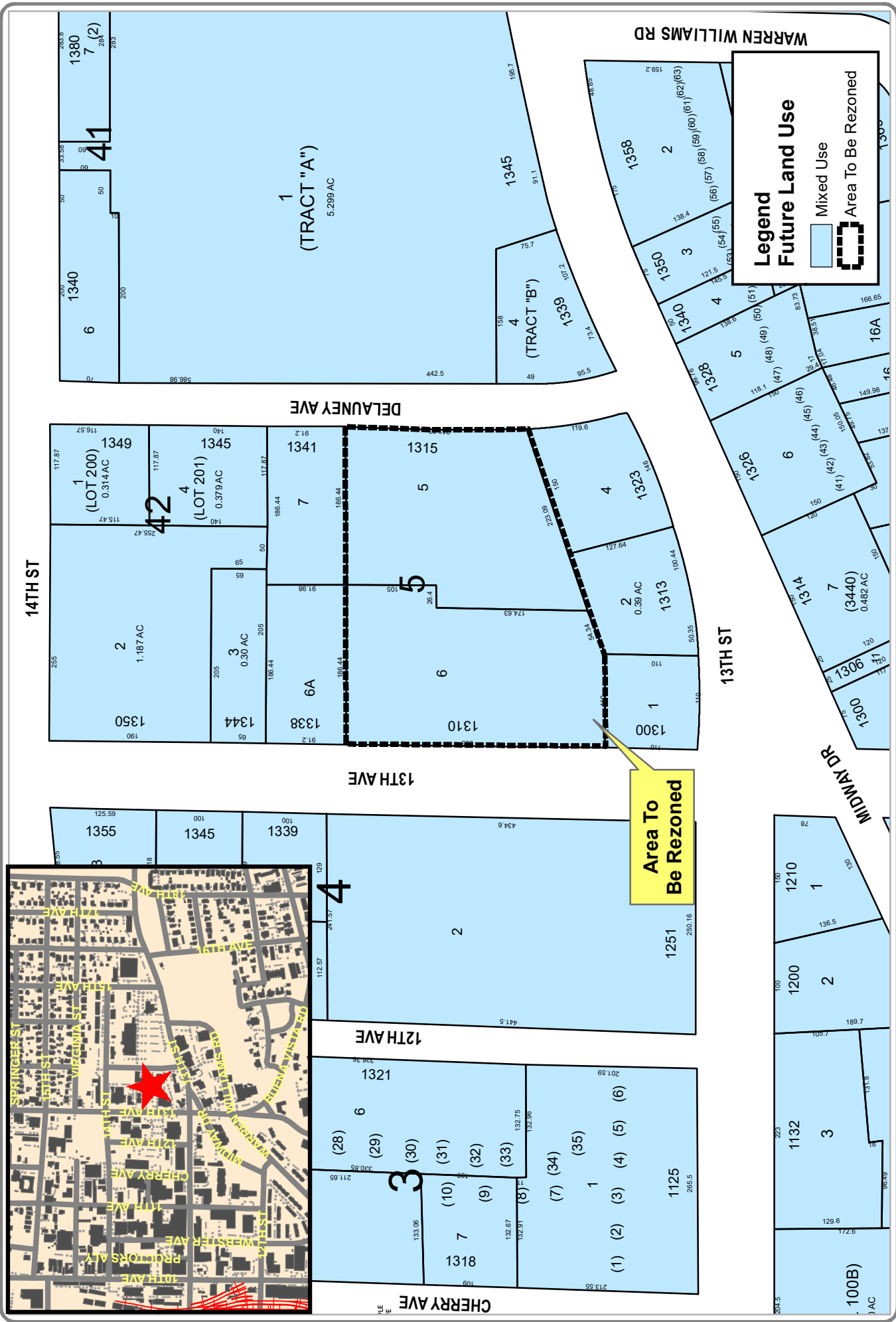
- General Commercial
- Light Manufacturing/Industrial
- Multifamily
- Neighborhood Commercial
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned



0 75 150 Feet
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Existing Land Use Map for REZN 07-22-1374
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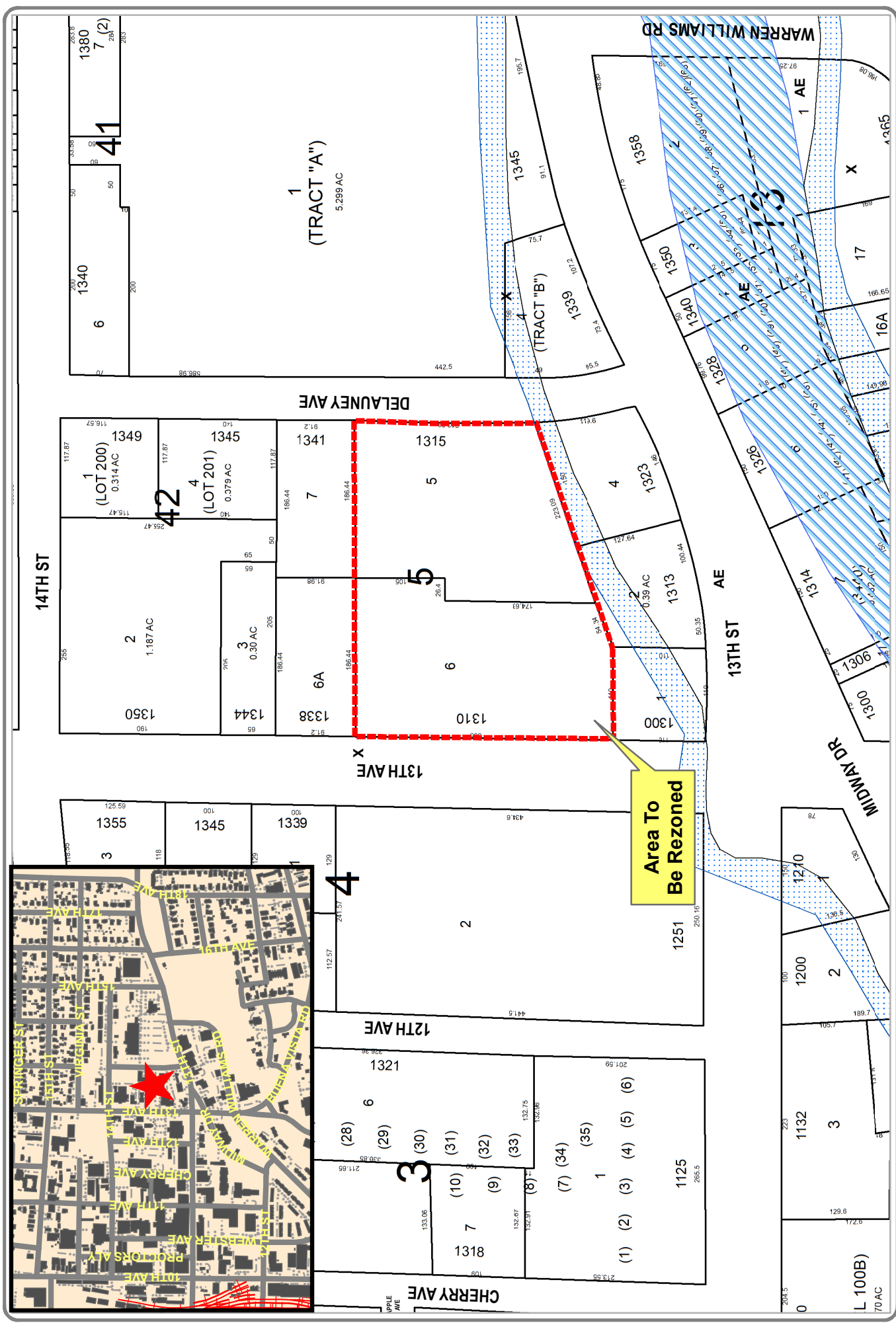


150 Feet
75
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Future Land Use Map for REZN 07-22-1374
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Area To Be Rezoned



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

Floodzone Map for REZN 07-22-1374
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REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 07-22-1374
PROJECT 1310 13th Street & 1315 Delauney Avenue
CLIENT
REZONING REQUEST NC to GC

LAND USE

Trip Generation Land Use Code* 720 & 710
 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)					
Medical - Dental Office Building	720	NC	2.3 Acres	3.74	94 AM Peak 120 PM Peak
				4.79	
				Total	214
Daily (Proposed Zoning)					
General Office Building	710	GC	2.3 Acres	10.84	272
				Total	272

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

TRAFFIC PROJECTIONS

EXISTING ZONING (NC)

Name of Street	13th Street
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2020)	7,750
Existing Level of Service (LOS)**	C
Additional Traffic due to Existing Zoning	214
Total Projected Traffic (2022)	7,964
Projected Level of Service (LOS)**	C

PROPOSED ZONING (GC)

Name of Street	13th Street
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2020)	7,750
Existing Level of Service (LOS)**	C
Additional Traffic due to Proposed	272
Total Projected Traffic (2022)	8,022
Projected Level of Service (LOS)**	C

*Note: ** Denotes Level of Service Based on National Standards for Different Facility Type (TABLE1- General Highway Capacities by Facility Type)*