

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

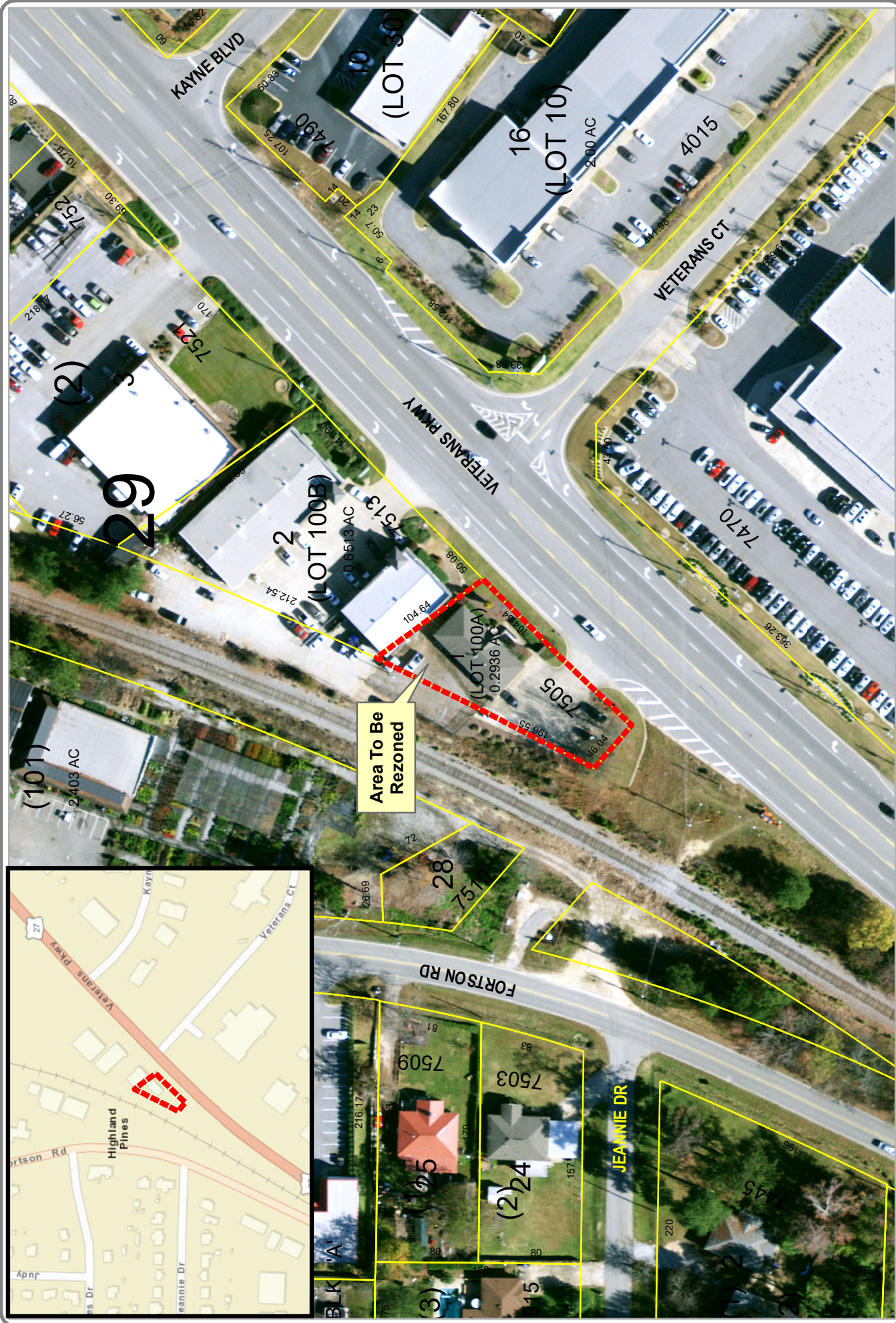
## COUNCIL STAFF REPORT

### REZN-12-23-2400

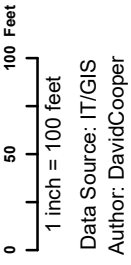
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|--|--|
| <b>Applicant:</b>                          | BeckNGreg Investments, LLC   |
| <b>Owner:</b>                              | BeckNGreg Investments, LLC   |
| <b>Location:</b>                           | 7505 Veterans Parkway  |
| <b>Parcel:</b>                             | 073-029-001  |
| <b>Acreage:</b>                            | 0.28 Acres   |
| <b>Current Zoning Classification:</b>      | Light Manufacturing/Industrial   |
| <b>Proposed Zoning Classification:</b>     | General Commercial   |
| <b>Current Use of Property:</b>            | Office   |
| <b>Proposed Use of Property:</b>           | Office   |
| <b>Council District:</b>                   | District 2 (Davis)   |
| <b>PAC Recommendation:</b>                 | <b>Approval</b> based on the Staff Report and compatibility with existing land uses. |
| <b>Planning Department Recommendation:</b> | <b>Approval</b> based on compatibility with existing land uses.                      |
| <b>Fort Benning's Recommendation:</b>      | N/A  |
| <b>DRI Recommendation:</b>                 | N/A  |
| <b>General Land Use:</b>                   | Consistent<br>Planning Area A  |
| <b>Current Land Use Designation:</b>       | Light Manufacturing/Industrial   |

|  |                   |   |
|--|-------------------|---|
| <b>Future Land Use Designation:</b>        |                   | General Commercial  |
| <b>Compatible with Existing Land-Uses:</b> |                   | Yes   |
| <b>Environmental Impacts:</b>              |                   | 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.               |
| <b>City Services:</b>                      |                   | Property is served by all city services.  |
| <b>Traffic Impact:</b>                     |                   | Average Annual Daily Trips (AADT) will increase by 33 trips if used for commercial use.   |
| <b>Traffic Engineering:</b>                |                   | This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.  |
| <b>Surrounding Zoning:</b>                 | <b>North</b>      | General Commercial (GC)   |
|  | <b>South</b>      | Veterans Pkwy ROW   |
|  | <b>East</b>       | General Commercial (GC)   |
|  | <b>West</b>       | General Commercial (GC)   |
| <b>Reasonableness of Request:</b>          |                   | The request is compatible with existing land uses.  |
| <b>School Impact:</b>                      |                   | N/A   |
| <b>Buffer Requirement:</b>                 |                   | N/A   |
| <b>Attitude of Property Owners:</b>        |                   | <b>Fifteen (15)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received <b>no</b> calls and/or emails regarding the rezoning. |
|  | <b>Approval</b>   | <b>0</b> Responses  |
|  | <b>Opposition</b> | <b>0</b> Responses  |
| <b>Additional Information:</b>             |                   | Current use is insurance office; use will not change.   |
| <b>Attachments:</b>                        |                   | Aerial Land Use Map<br>Location Map<br>Zoning Map<br>Existing Land Use Map<br>Future Land Use Map<br>Traffic Report   |





**Area To Be Rezoned**



Data Source: IT/GIS  
Author: DavidCooper

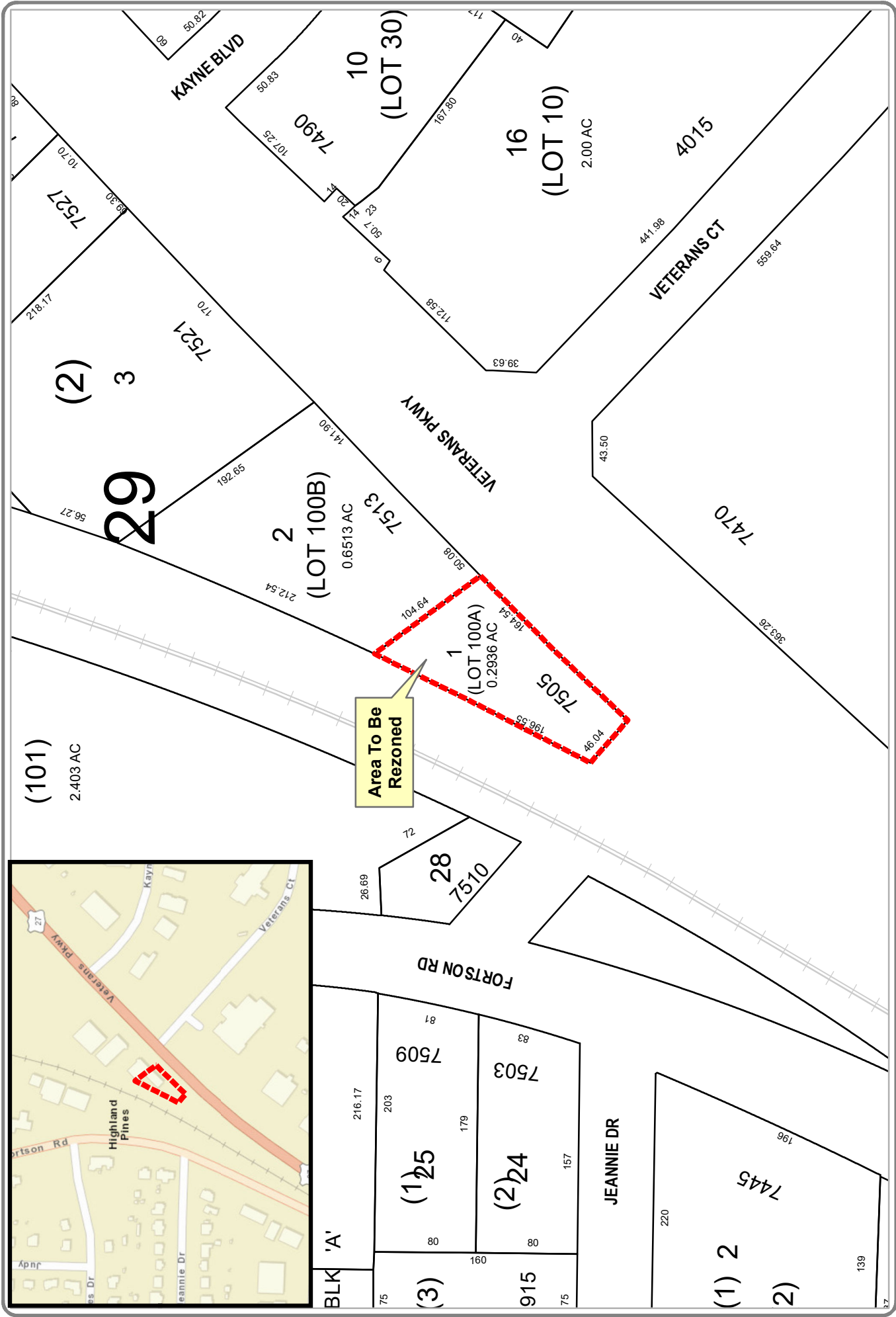
Aerial Map for REZN 12-23-2400  
Map 073 Block 029 Lot 001  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

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Date: 1/2/2024





**Area To Be Rezoned**



Data Source: IT/GIS

Author: DavidCooper

Location Map for REZN 12-23-2400

Map 073 Block 029 Lot 001

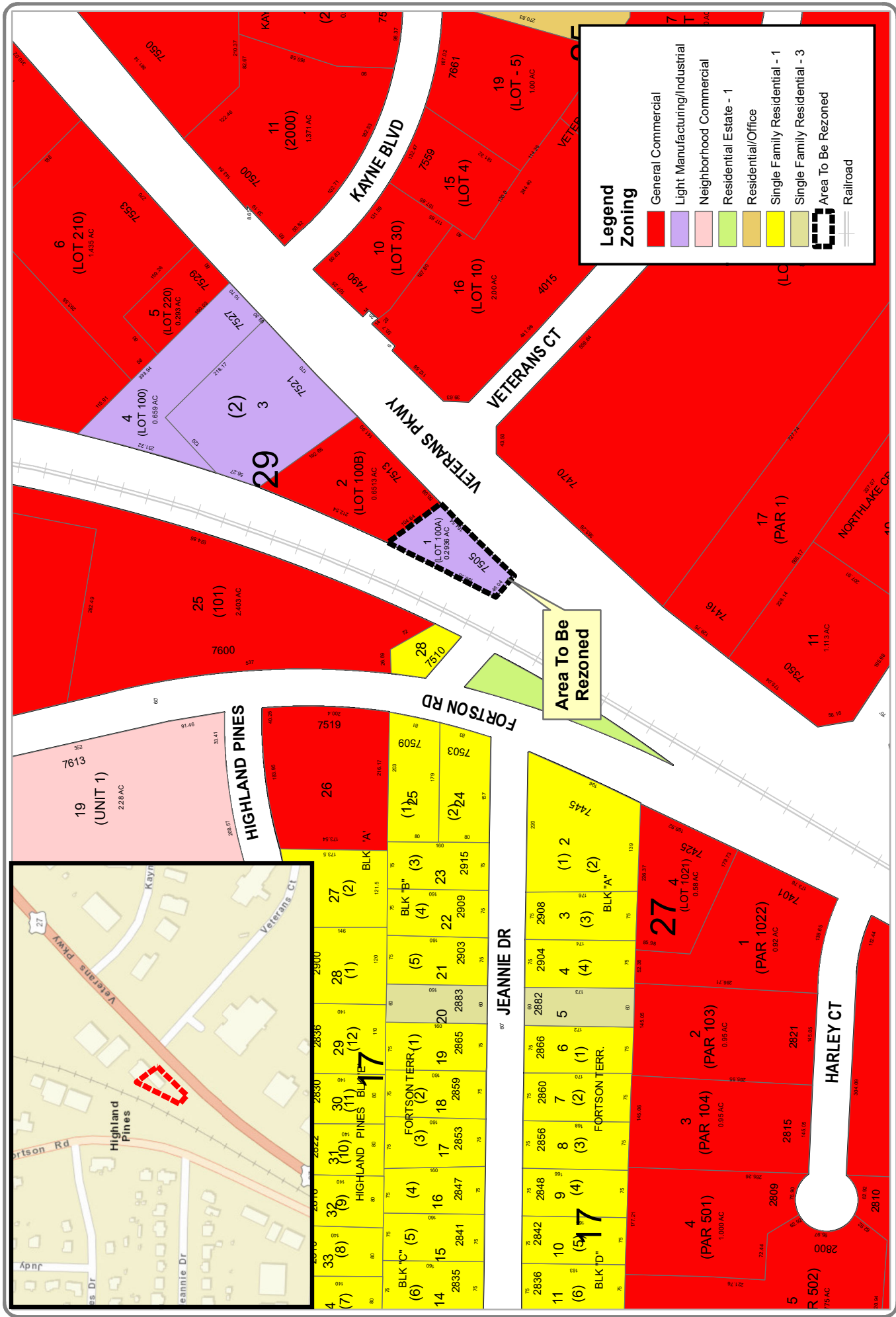
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**Legend**

**Zoning**

- General Commercial
- Light Manufacturing/Industrial
- Neighborhood Commercial
- Residential Estate - 1
- Residential/Office
- Single Family Residential - 1
- Single Family Residential - 3
- Area To Be Rezoned
- Railroad

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

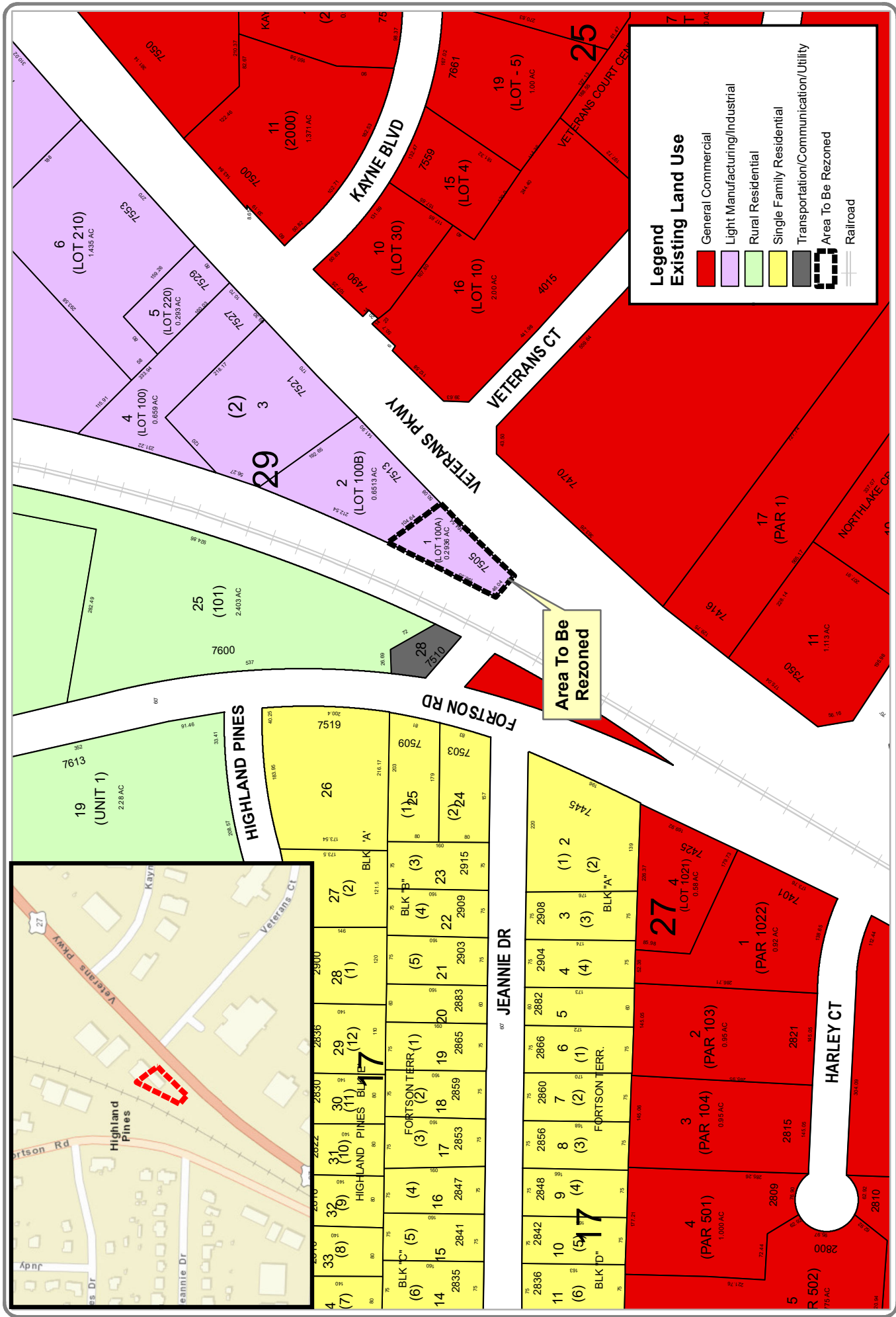
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**Legend**

**Existing Land Use**

- General Commercial
- Light Manufacturing/Industrial
- Rural Residential
- Single Family Residential
- Transportation/Communication/Utility
- Area To Be Rezoned
- Railroad

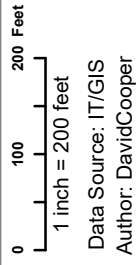
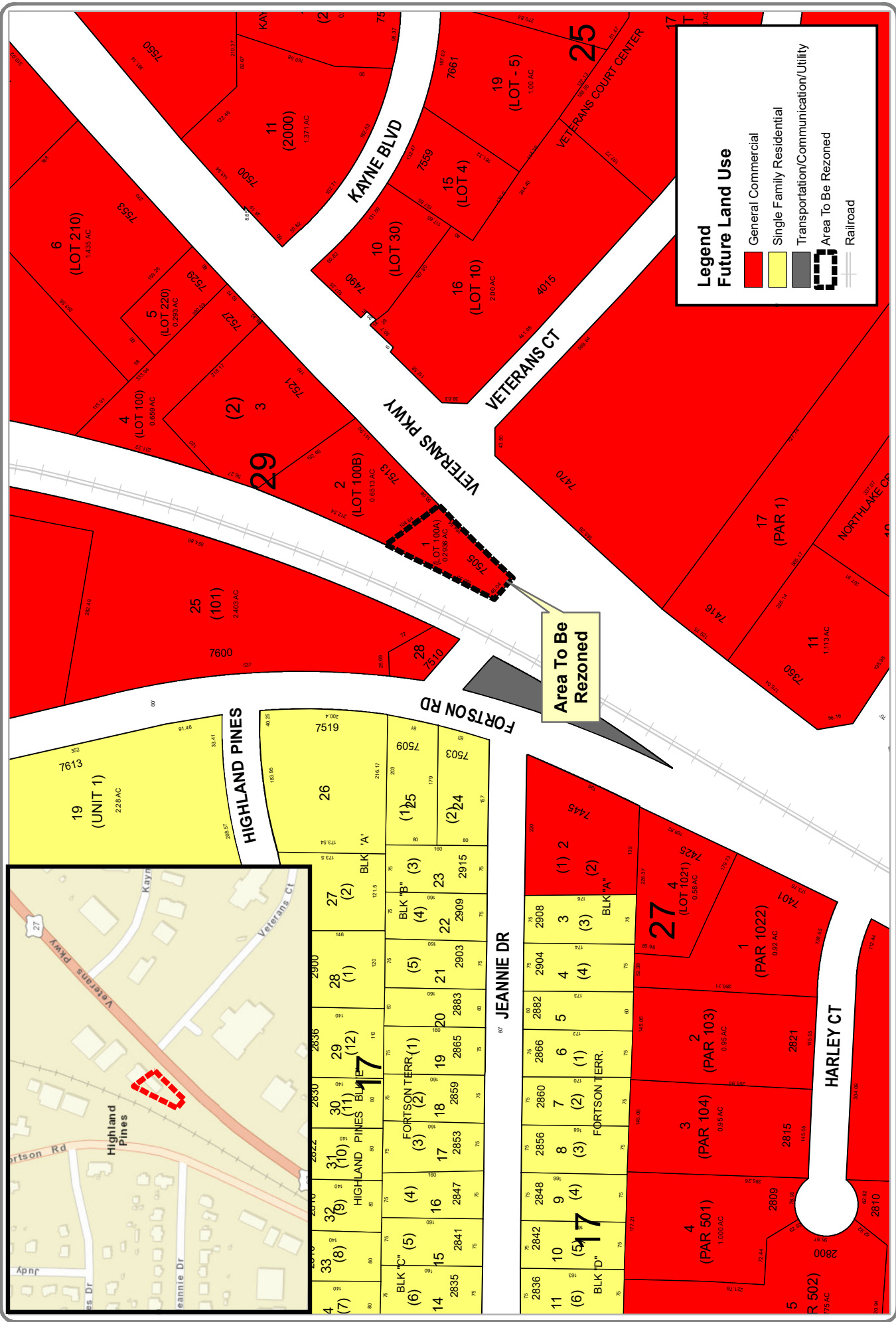
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Existing Land Use Map for REZN 12-23-2400  
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Future Land Use Map for REZN 12-23-2400  
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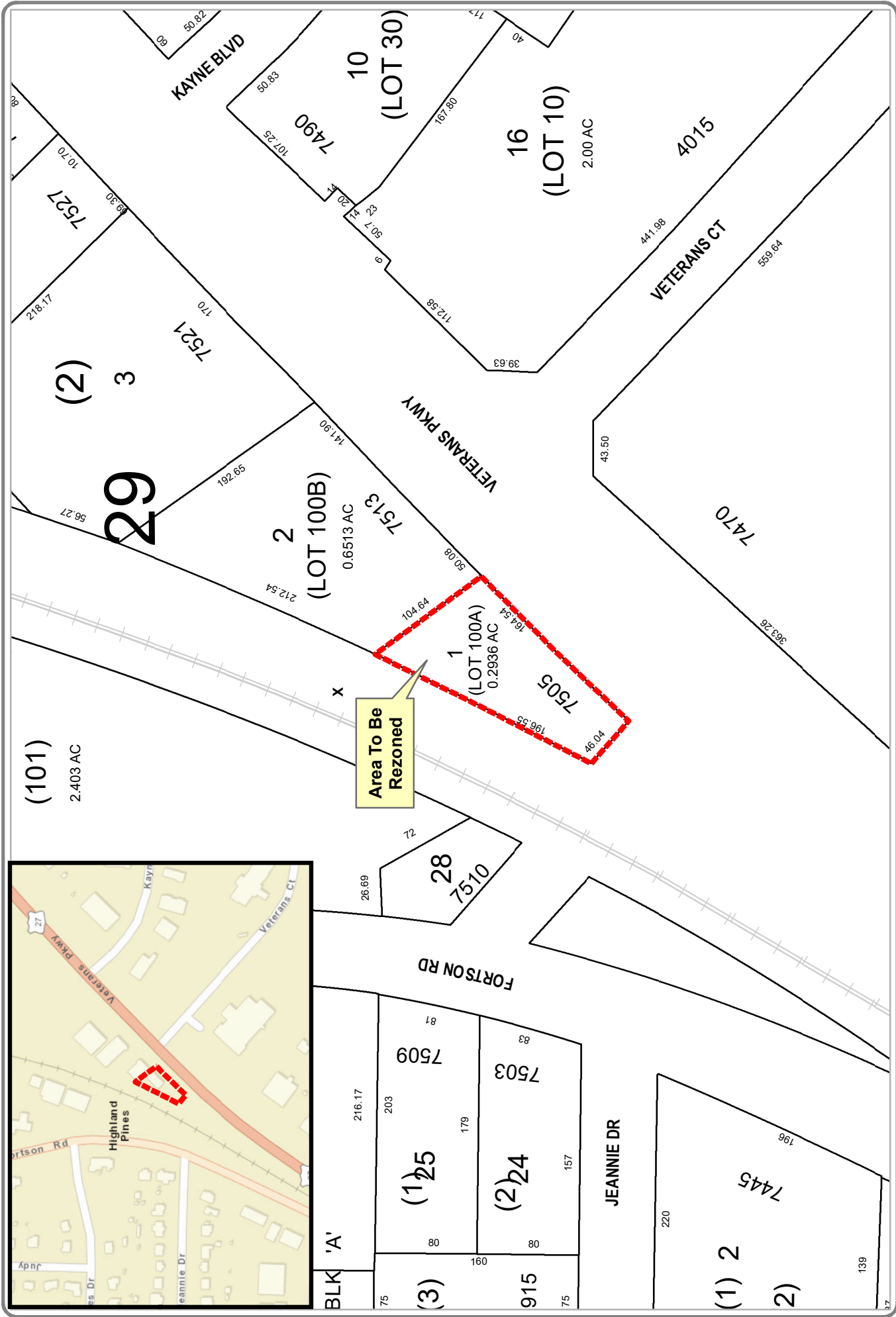
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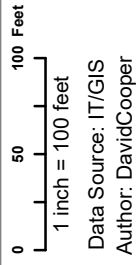
Date: 1/2/2024







**Area To Be Rezoned**



Flood Hazard Map for REZN 12-23-2400  
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