

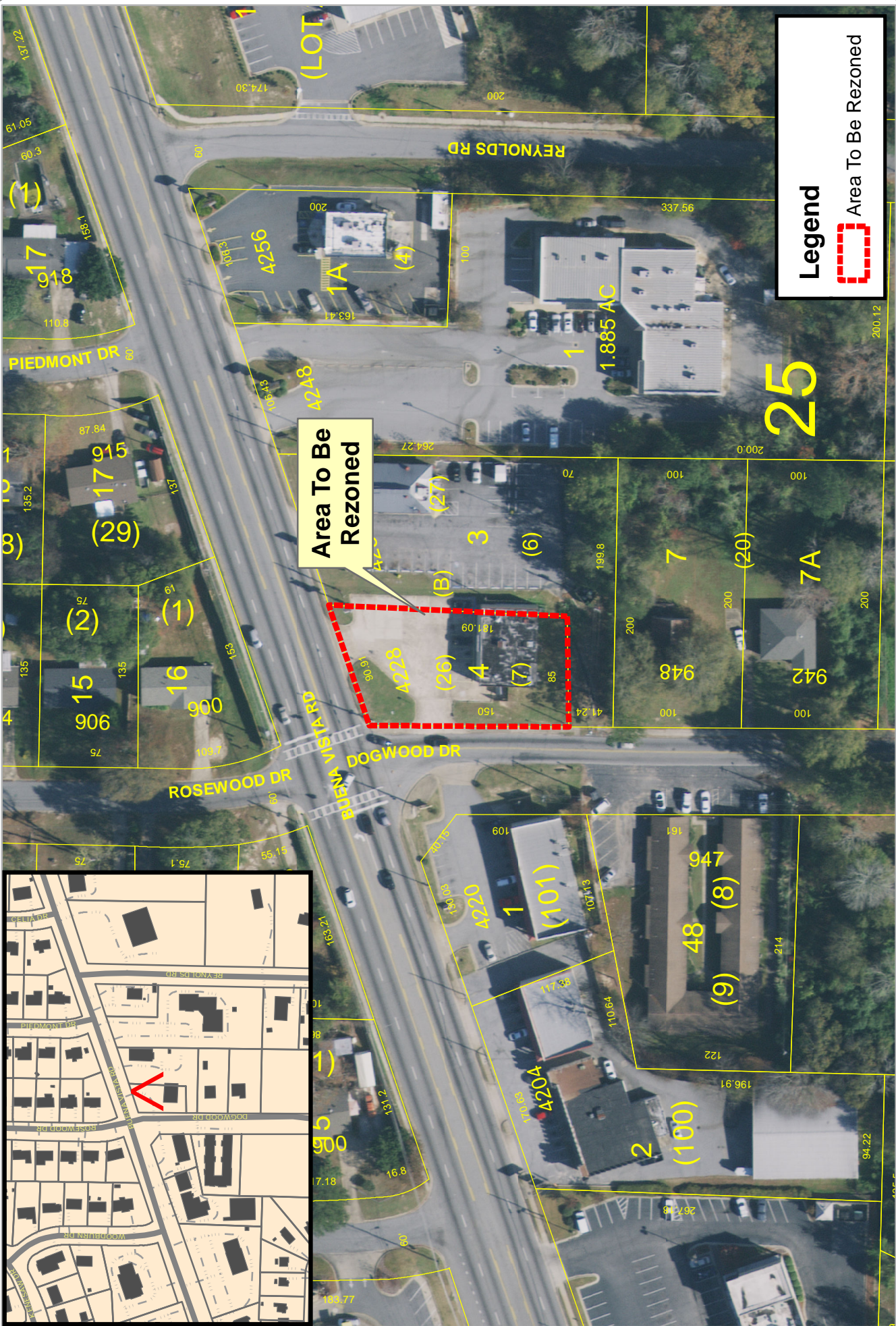
CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

### REZN-05-20-1772

<b>Applicant:</b>	Rajeshree Shah
<b>Owner:</b>	Same
<b>Location:</b>	4228 Buena Vista Road
<b>Parcel:</b>	087-025-004
<b>Acreage:</b>	0.32 Acres
<b>Current Zoning Classification:</b>	NC (Neighborhood Commercial)
<b>Proposed Zoning Classification:</b>	GC (General Commercial)
<b>Current Use of Property:</b>	Convenience Store, No Gas Sales
<b>Proposed Use of Property:</b>	Convenience Store, With Gas Sales
<b>Council District:</b>	District 4 (Thompson)
<b>PAC Recommendation:</b>	<b>Conditional Approval</b> based on the Staff Report and compatibility with existing land uses. Those conditions are as follows:  1) Business hours of operation restricted from midnight (24:00) to 6 am (06:00).
<b>Planning Department Recommendation:</b>	<b>Conditional 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 Planning Area E
<b>Current Land Use Designation:</b>	General Commercial

<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 decrease by 48 trips if used for commercial use. The Level of Service (LOS) will remain at level C.
<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> <b>South</b> <b>East</b> <b>West</b>	NC (Neighborhood Commercial) NC (Neighborhood Commercial) NC (Neighborhood Commercial) NC (Neighborhood Commercial)
<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>Thirty-five (35)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received <b>one (1)</b> calls and/or emails regarding the rezoning.
	<b>Approval</b> <b>Opposition</b>	<b>0</b> Responses <b>1</b> Responses
<b>Additional Information:</b>		N/A
<b>Attachments:</b>		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Traffic Report Site Plan



**Legend**

Area To Be Rezoned



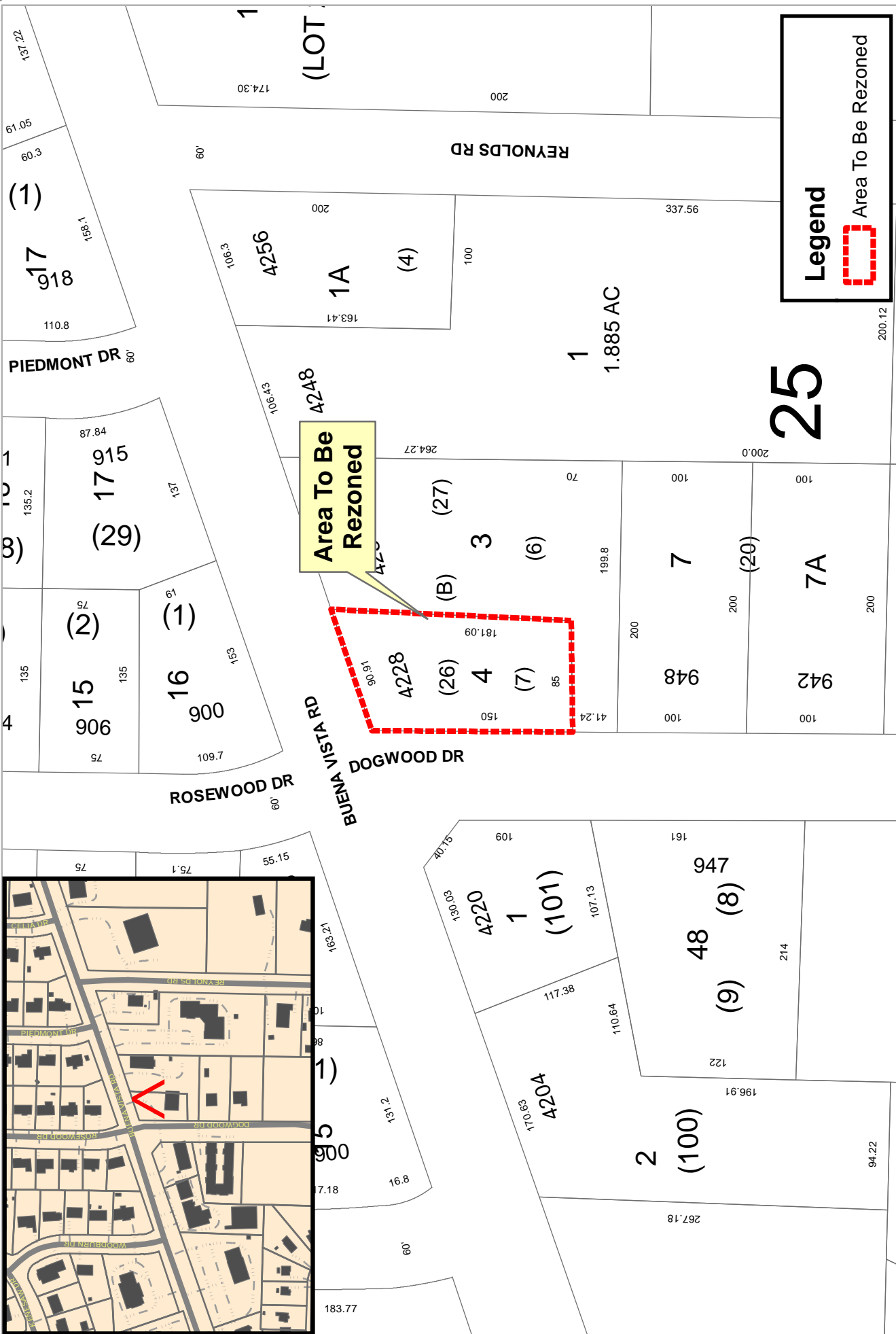
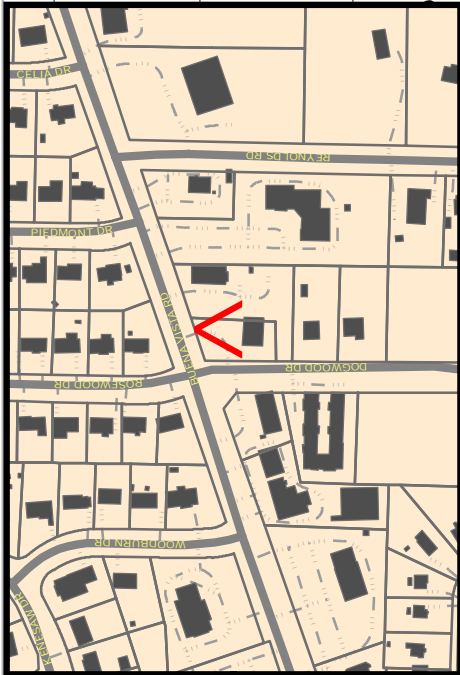
This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

Aerial Map for REZN 05-20-1772  
 Map 087 Block 025 Lot 004  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

0 50 100 Feet  
 1 inch = 100 feet  
 Data Source: IT/GIS  
 Author: DavidCooper



Date: 5/26/2020



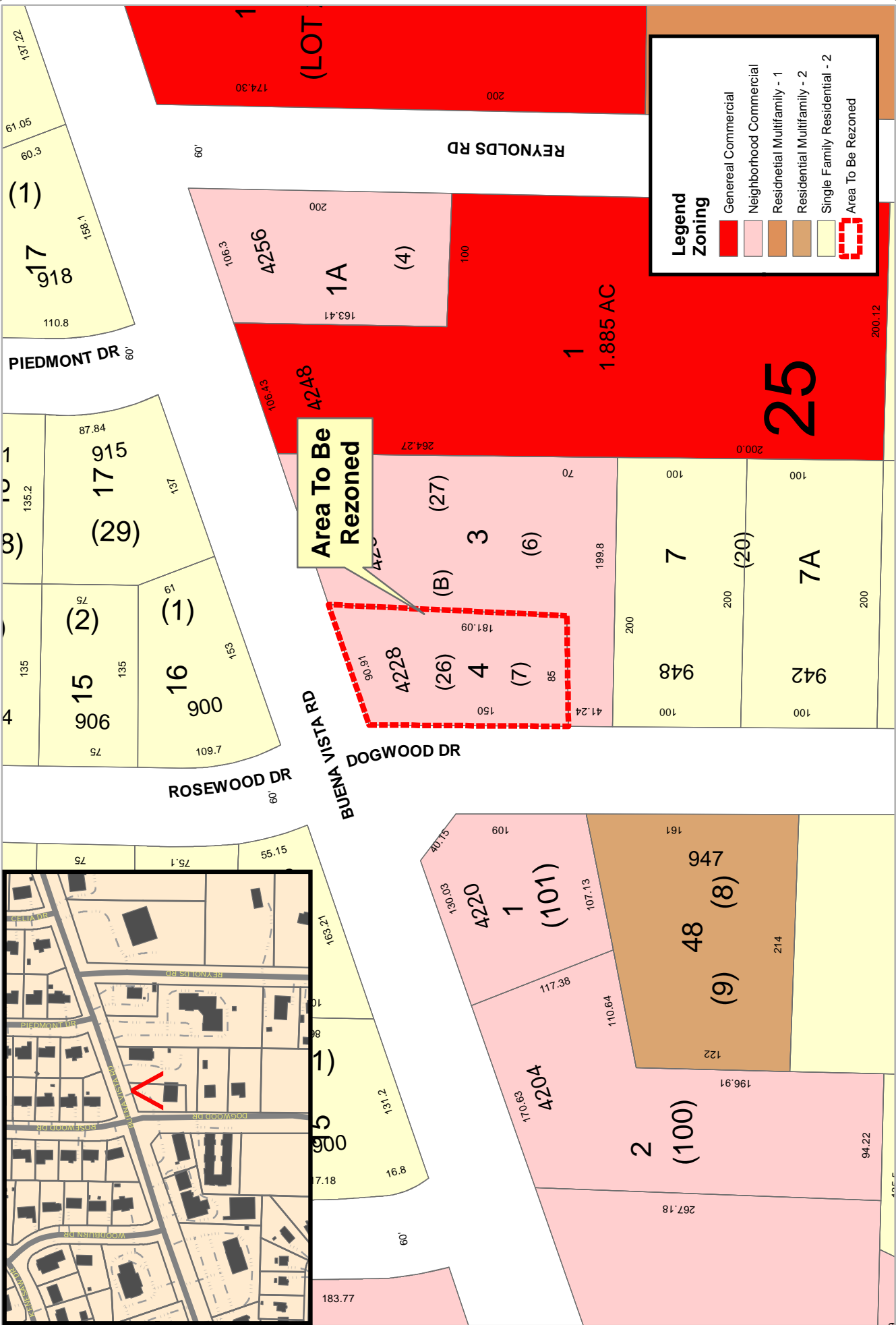
This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

Date: 5/26/2020

Location Map for REZN 05-20-1772  
 Map 087 Block 025 Lot 004  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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

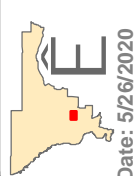


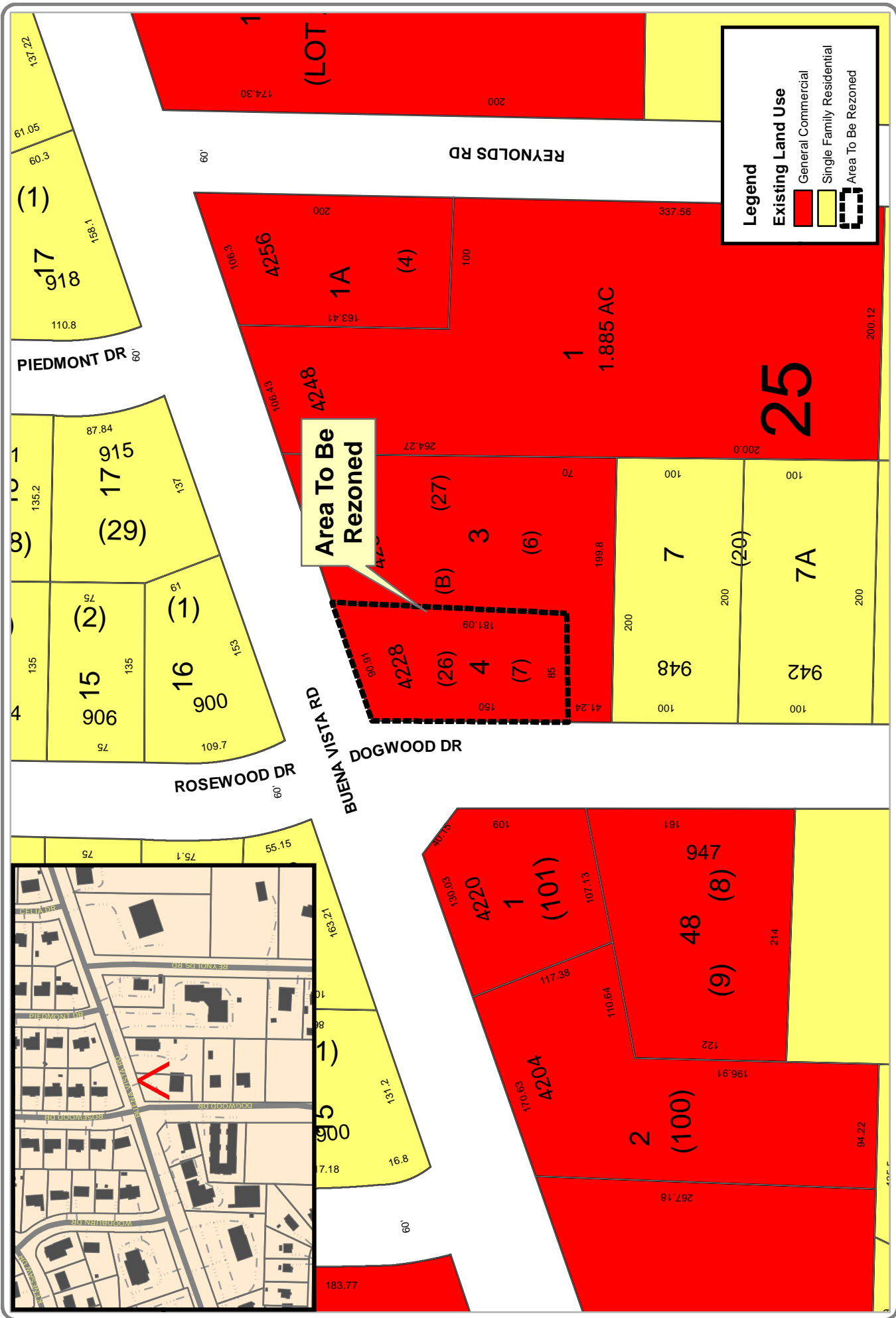


0 50 100 Feet  
1 inch = 100 feet  
Data Source: IT/GIS  
Author: DavidCooper

Zoning Map for REZN 05-20-1772  
Map 087 Block 025 Lot 004  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

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.



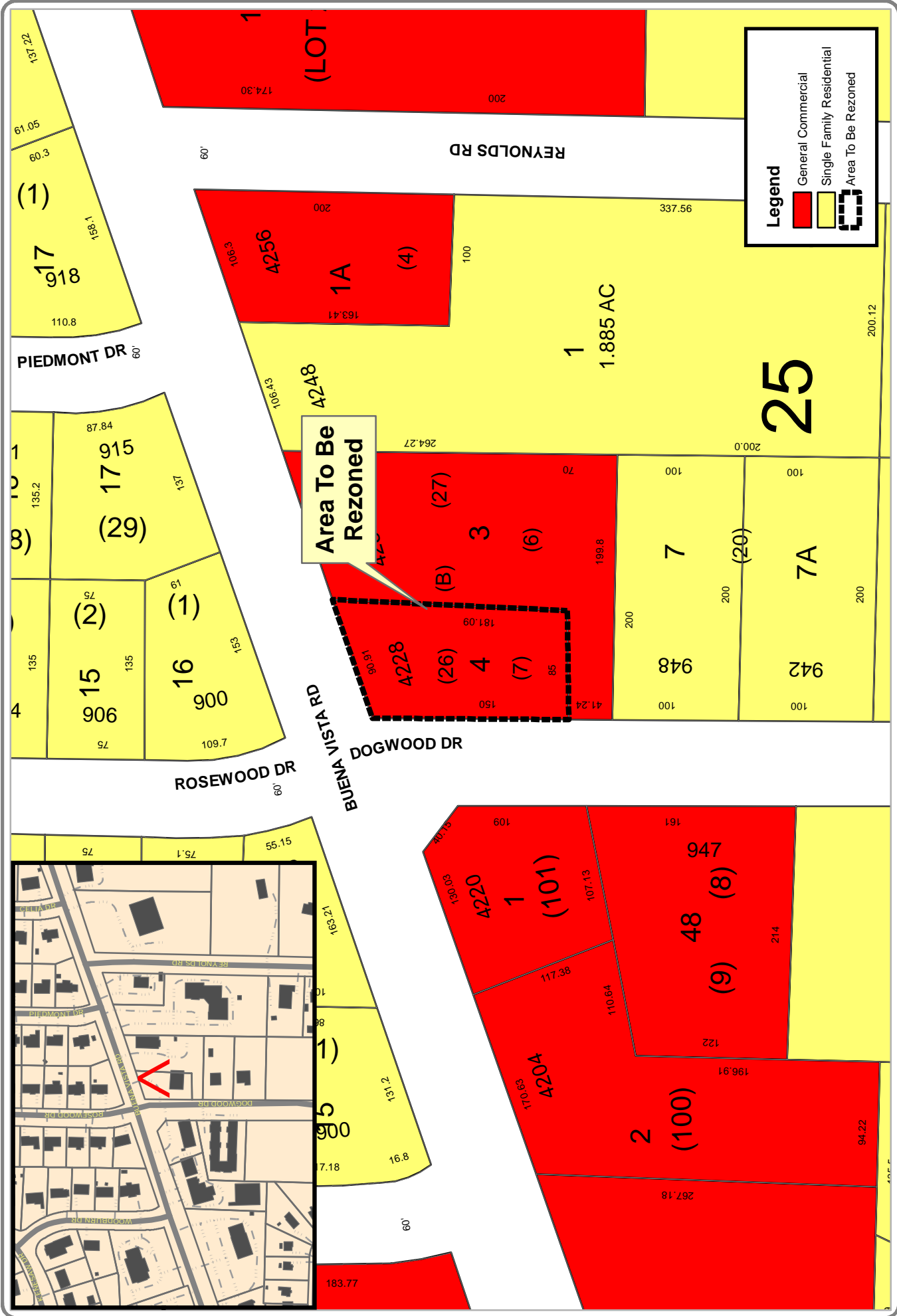


0 50 100 Feet  
1 inch = 100 feet  
Data Source: IT/GIS  
Author: DavidCooper

Existing Land Use Map for REZN 05-20-1772  
Map 087 Block 025 Lot 004  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

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.





0 50 100 Feet  
1 inch = 100 feet  
Data Source: IT/GIS  
Author: DavidCooper

Future Land Use Map for REZN 05-20-1772  
Map 087 Block 025 Lot 004  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

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.



# REZONING TRAFFIC ANALYSIS FORM

**ZONING CASE NO.** REZN 05-20-1772  
**PROJECT** 4228 Buena Vista Road  
**CLIENT**  
**REZONING REQUEST** NC to GC

**LAND USE**

Trip Generation Land Use Code\* 851 & 945  
 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 - Number of Vehicle Fueling Positions

**TRIP END CALCULATION\***

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
<b>Daily (Existing Zoning)</b>					
Convenience Market (Open 24 Hours)	851	NC	0.32 Acres	737.99	94 Weekday
				863.10	30 Saturday
				758.45	26 Sunday
				<b>Total</b>	<b>150</b>
<b>Daily (Proposed Zoning)</b>					
Gasoline/Service Station with Convenience Market	945	GC	2 Pumps	10.56	21 AM Peak
				13.57	27 PM Peak
				<b>Total</b>	<b>48</b>

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

**TRAFFIC PROJECTIONS**

**EXISTING ZONING (NC)**

Name of Street	Buena Vista Road
Street Classification	Undivided Arterial w/center In
No. of Lanes	4
City Traffic Count (2018)	28,400
Existing Level of Service (LOS)**	C
Additional Traffic due to Existing Zoning	150
Total Projected Traffic (2019)	28,550
Projected Level of Service (LOS)**	C

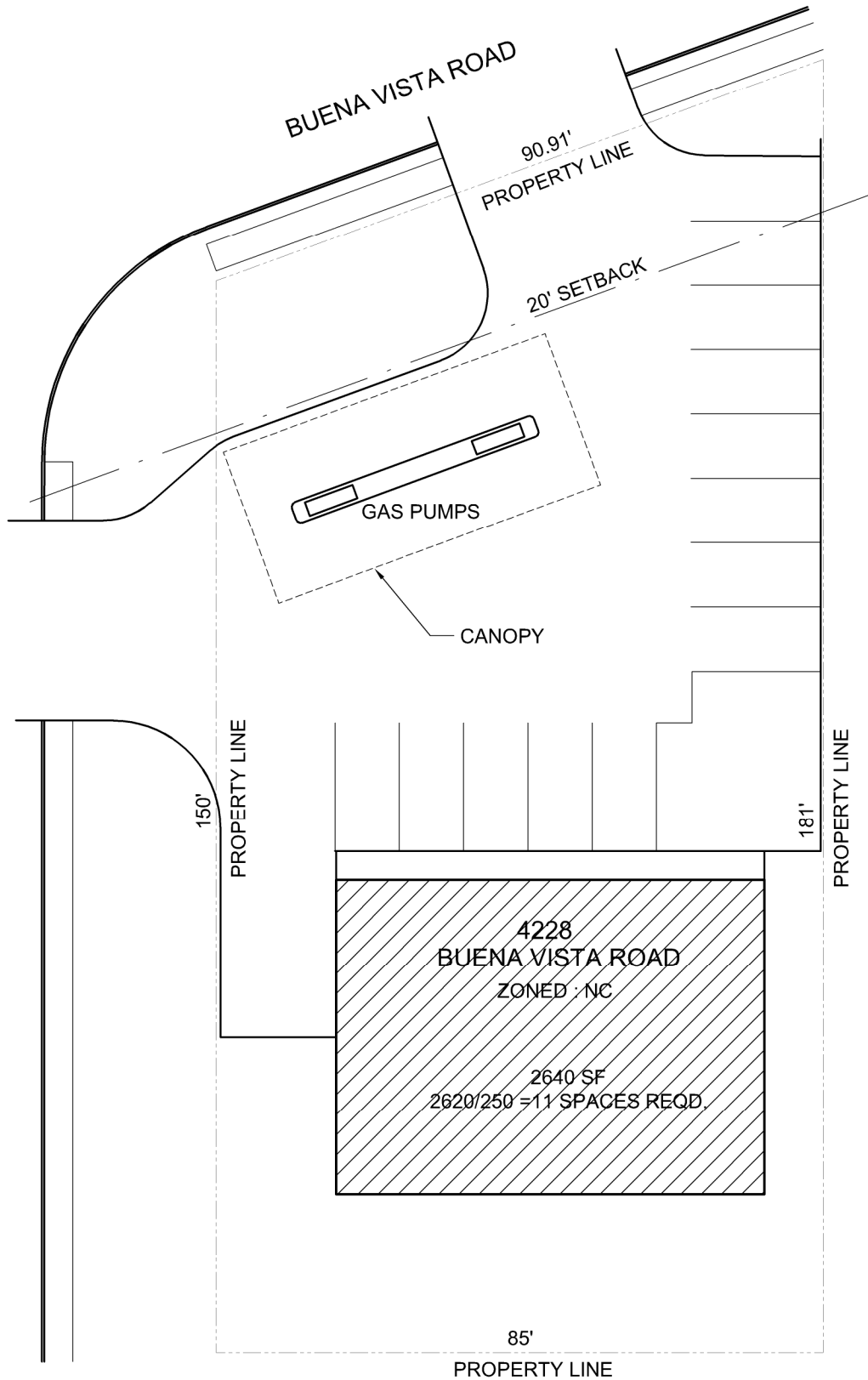
**PROPOSED ZONING (GC)**

Name of Street	Buena Vista Road
Street Classification	Undivided Arterial w/center In
No. of Lanes	4
City Traffic Count (2018)	28,400
Existing Level of Service (LOS)**	C
Additional Traffic due to Proposed	48
Total Projected Traffic (2019)	28,448
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)*

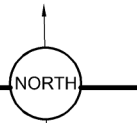


DOGWOOD DRIVE



# SITE PLAN

SCALE: 1"=20'-0"



ADD 2 GAS PUMPS  
RAY UNDERWOOD, ARCHITECT  
MAY 26, 2020