

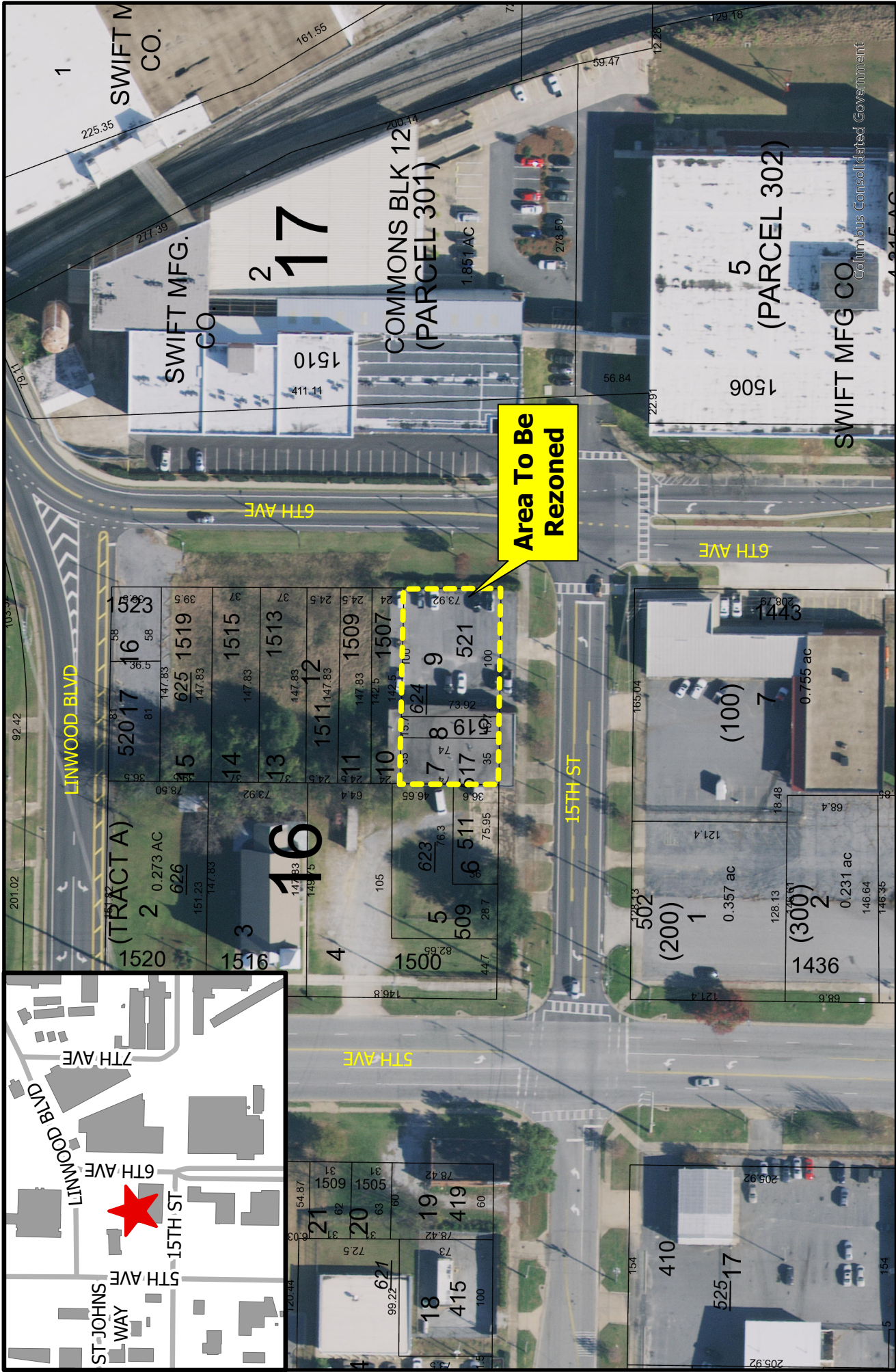
CONSOLIDATED GOVERNMENT
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PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-03-20-1465

Applicant:	Lori Greeff
Owner:	George S. Hamer, III
Location:	517 / 519 / 521 15 th Street
Parcel:	017-016-007 / 008 / 009
Acreage:	0.32 Acres
Current Zoning Classification:	LMI (Light Manufacturing / Industrial)
Proposed Zoning Classification:	UPT (Uptown)
Current Use of Property:	Vacant / Undeveloped
Proposed Use of Property:	Amusement, Indoor
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:	General Commercial
Future Land Use Designation:	High Density 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 by 116 trips if used for commercial use. The Level of Service (LOS) will remain at level A.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Surrounding Zoning:	North	UPT (Uptown)
	South	LMI (Light Manufacturing / Industrial)
	East	UPT (Uptown)
	West	UPT (Uptown)
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:		No ITE Trip Generation in the ITE Manual for Pawn Shop. Bowling Alley used as a comparable use.
Attachments:		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Traffic Report



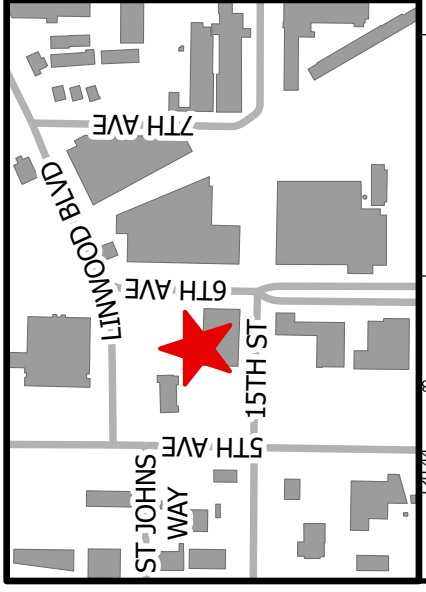
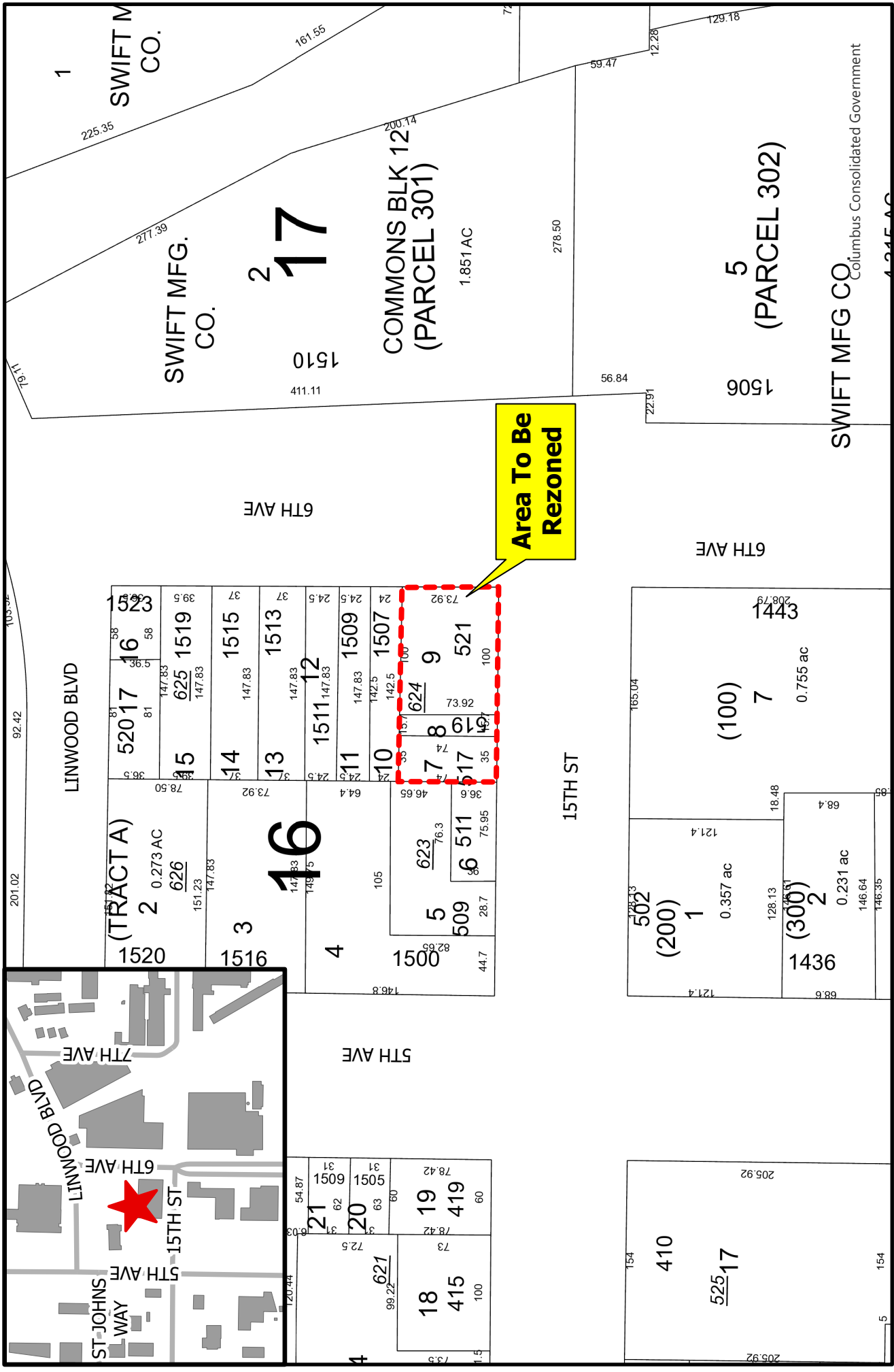
Area To Be Rezoned

009	013	031
008	014	030
007	015	029
006	016	028

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Aerial Map for REZN-03-20-1465
 Map 017 Block 016 Lot 007, 008 & 009
 Planning Department - Planning Division
 Prepared by Planning GIS Tech





Area To Be Rezoned

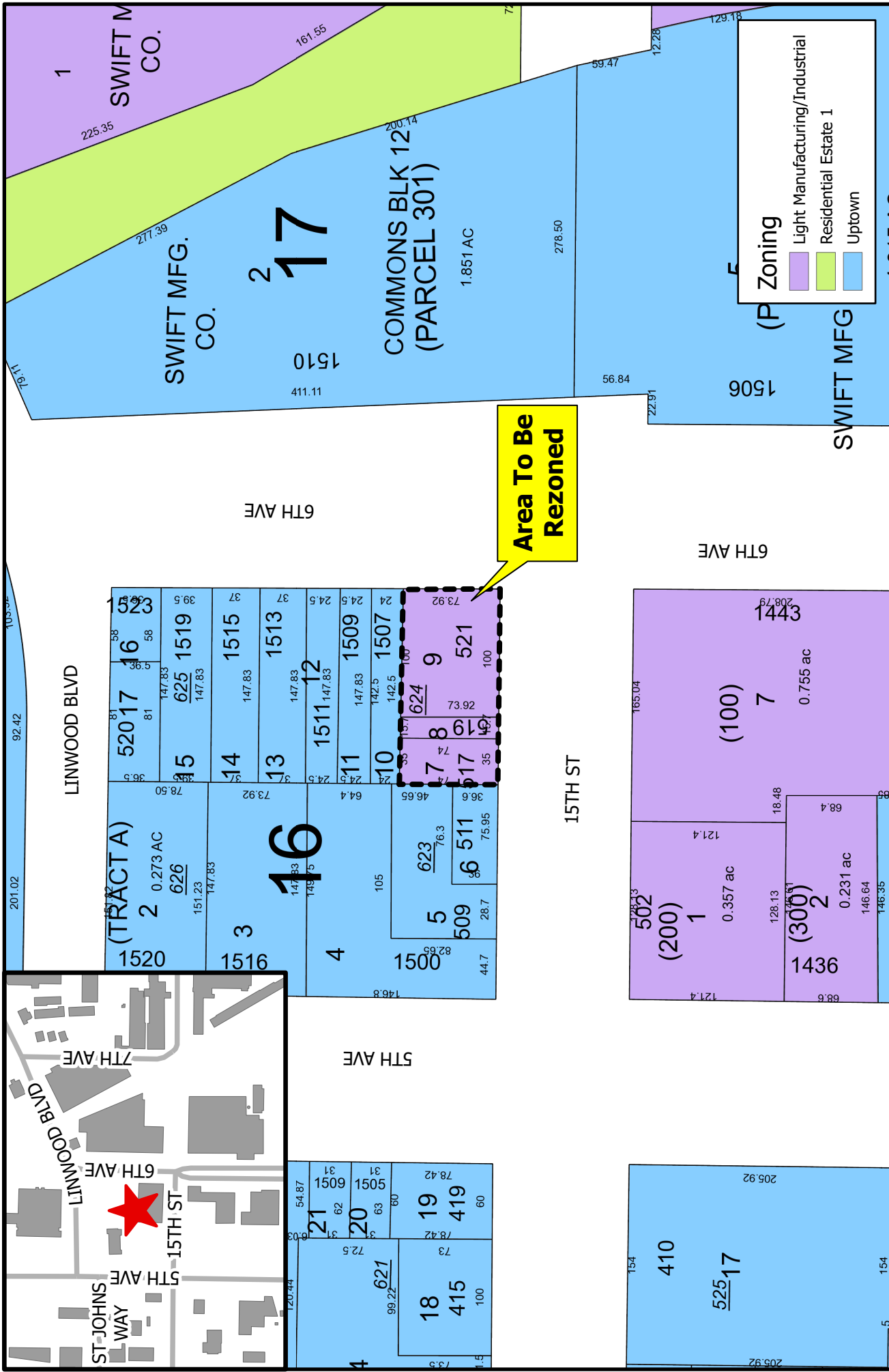
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100 50 0 100 US Feet

Columbus Plans! Columbus Planning Department

Location Map for REZN-03-20-1465
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Area To Be Rezoned

(P) Zoning

- Light Manufacturing/Industrial
- Residential Estate 1
- Uptown

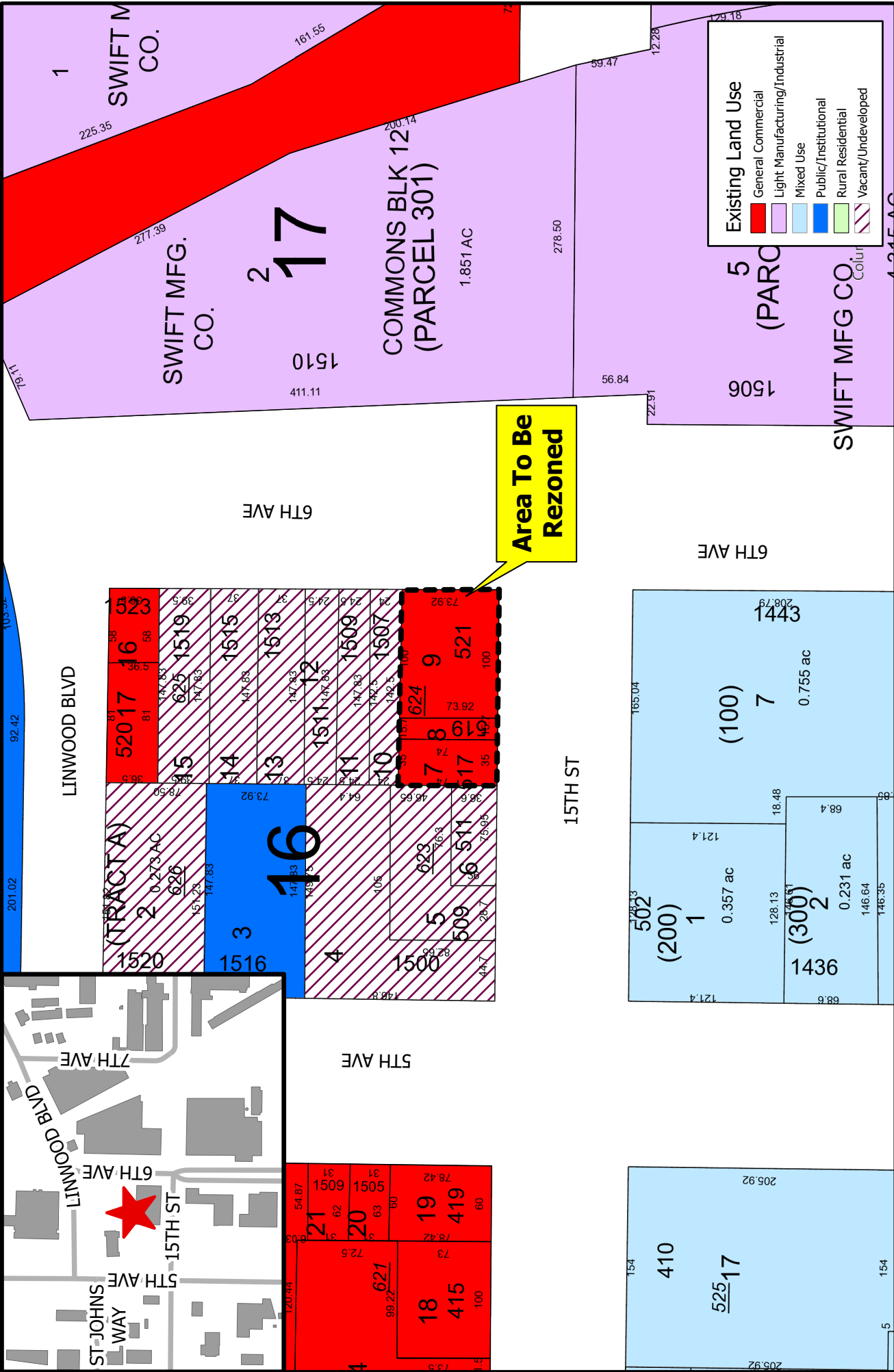
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Columbus Plans!
Columbus Planning Department

Zoning Map for REZN-03-20-1465
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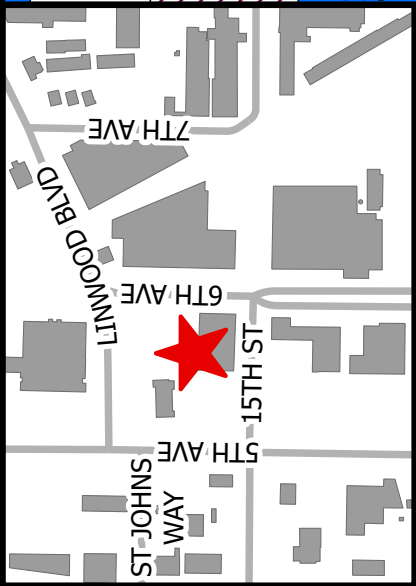
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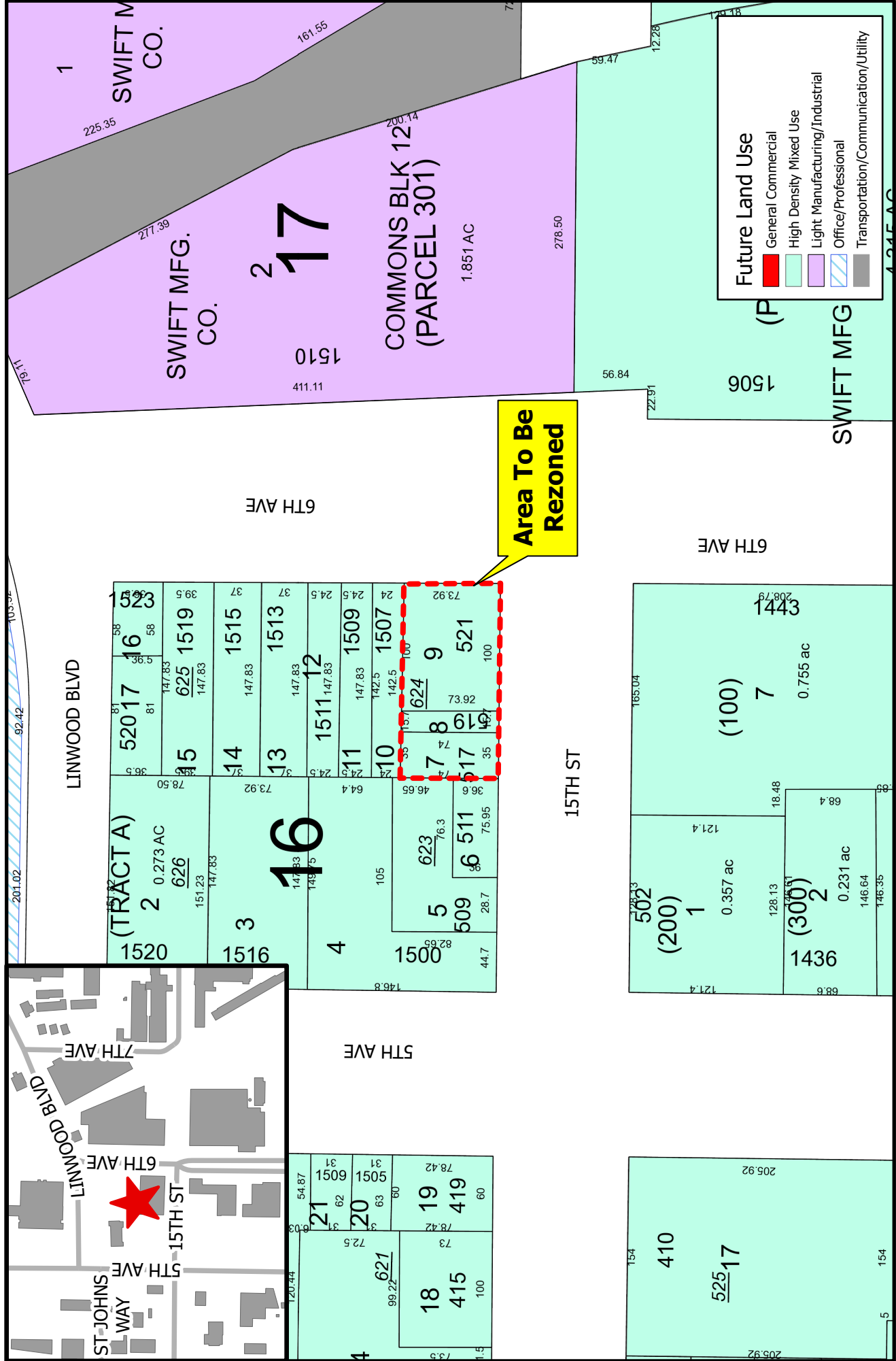
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Existing Land Use Map for REZN-03-20-1465
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Columbus Planning Department

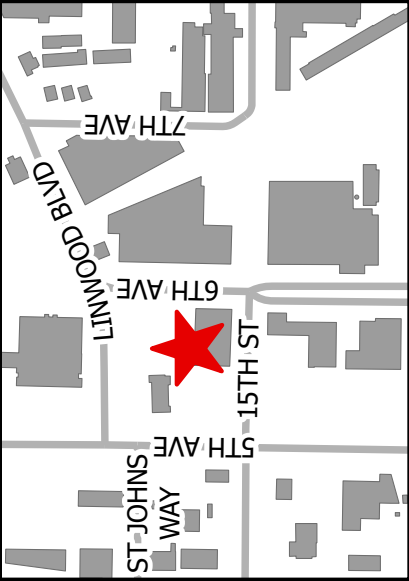




Area To Be Rezoned

Future Land Use

- General Commercial
- High Density Mixed Use
- Light Manufacturing/Industrial
- Office/Professional
- Transportation/Communication/Utility



100 50 0 100 US Feet

Future Land Use Map for REZN-03-20-1465
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