

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-08-21-1617

Applicant:	Shaun Bussey
Owner:	Larry Bussey
Location:	1400 17 th Street
Parcel:	027-009-001
Acreage:	0.82 Acres
Current Zoning Classification:	RO (Residential Office)
Proposed Zoning Classification:	GC (General Commercial)
Current Use of Property:	Vacant
Proposed Use of Property:	Self Service Storage
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:	Inconsistent Planning Area D
Current Land Use Designation:	General Commercial
Future Land Use Designation:	Single Family Residential

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 59 trips if used for commercial use. The Level of Service (LOS) will remain at level B.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Surrounding Zoning:	North	RO (Residential Office)
	South	RMF1 (Residential Multifamily 1)
	East	RO (Residential Office)
	West	GC (General Commercial)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		Seventy (70) 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



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Date: 8/19/2021

Aerial Map for REZN 08-21-1617
 Map Map 027 Block 009 Lot 001
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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





18TH ST

4	1408	1412	1416	1420	1424	1428	1432	1436	1442	1444
	10	9	8	7	6	5	4	3	2	1
E. HIGHLANDS										

HIGHLAND											
	4	BLK 36			4	7	8	9	10	11	12
	1413	1415	1421	1425	1429	1433	1437	1441	1443		

1502	1512	1520	1524	1528
8	7	6	5	4
E. HIGHLANDS				
1501	1503	1509	1515	1603
1	2	3	4	5
1605	1609			

15TH AVE

17TH ST

1322	1328	1332	1338	1340	1342	1358
9	8	7	6	5	4	1
E. HIGHLAND						
1317	1319	1329	LOT 10 (LOT 9)		19	20
5	53.05	53.14	53.14	53.14	53.14	53.14
BLK A						

17TH ST

1400	1405	1407	1415	1419	1421
1	2	3	4	5	6
E. HIGHLAND					
1401	1405	1407	1415	1419	1421
2	3	4	5	6	7
BLK B					

17TH AVE

1500	1504	1645	1641	1635	1629
1	36	35	34	33	32
(8)	(9)	(10)			
1634	1630	1626	1620	1618	1616
3	4	5	6	7	8
LOT 201					
1634	1630	1626	1620	1618	1616
3	4	5	6	7	8
LOT 200					

14TH AVE

10

Area To Be Rezoned

1648	1642	1636	1630	1624	1618
1	2	3	4	5	6
VERACOBAS HTS BLK					

16TH AVE

RHODES ST

1318	1320	1324	1332	1336	1340	1344	1348	1352	1360	1362
8	7	6	6A	5B	5A	5	4	3	2	1
E. HIGHLANDS BLK "C"										
1317	1319	1329	1332	1336	1340	1344	1348	1352	1360	1362
(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(10)	(10)
BARNETT PLACE										

15TH AVE

1622	1618	1612	1610	1604
3	4	5	5A	6
HIGHLANDS				
1414	1412	1410	1408	1406
12	11	10	9	8
BLK D				

RHODES ST

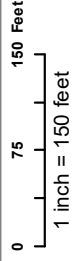
1612	1616
1	2



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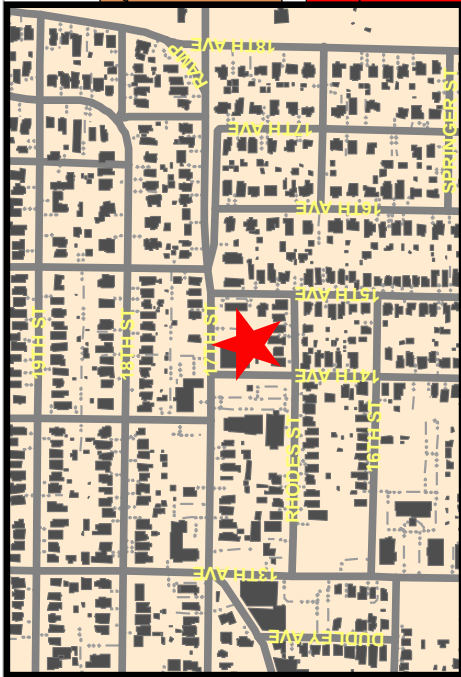
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Location Map for REZN 08-21-1617
 Map Map 027 Block 009 Lot 001
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

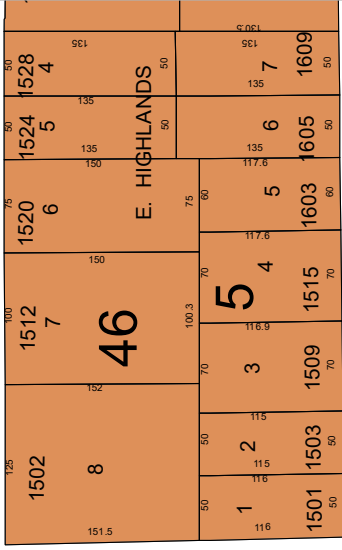
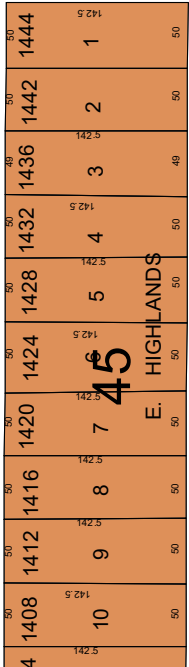


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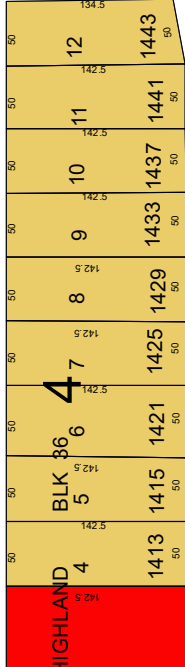




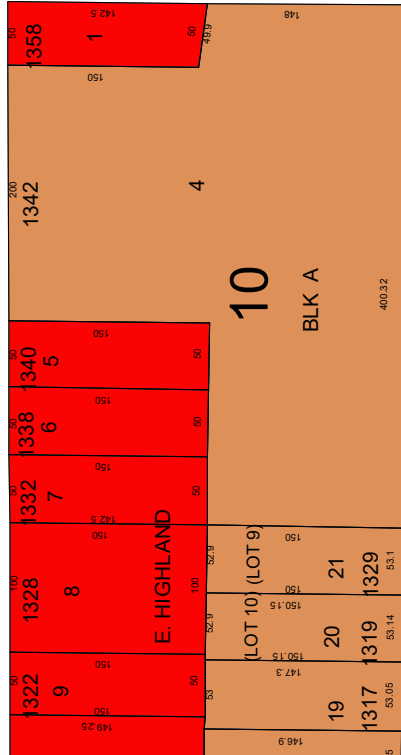
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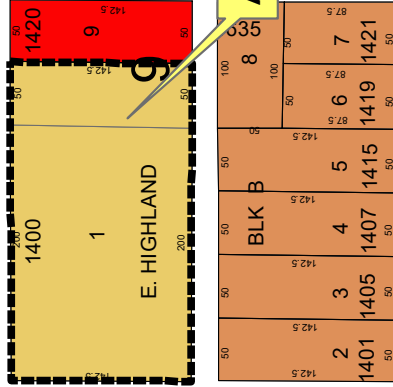
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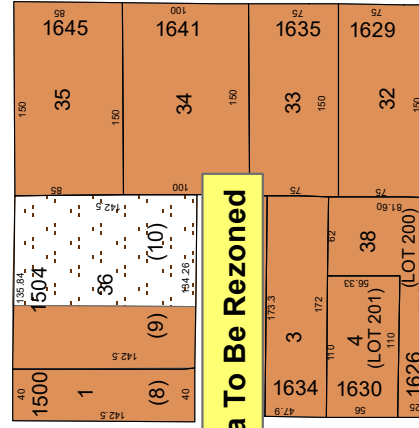
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17TH ST



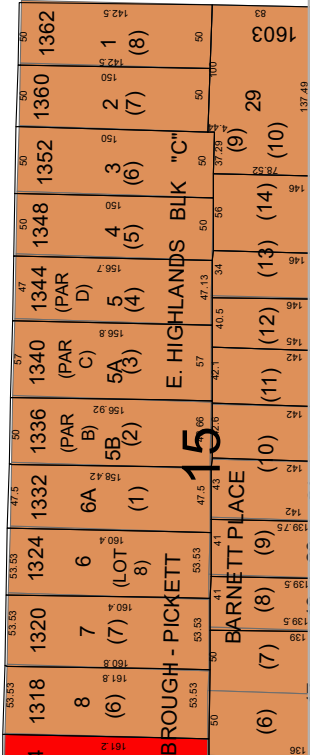
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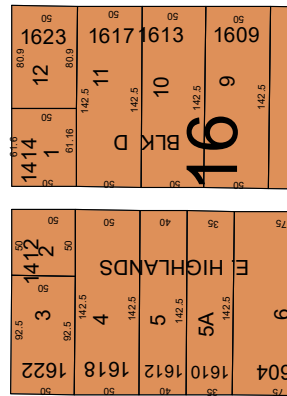
16TH AVE

Area To Be Rezoned

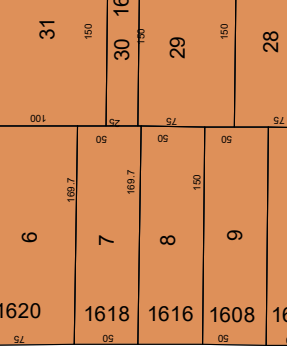
RHODES ST



14TH AVE



15TH AVE



Legend Zoning

- General Commercial
- Historic
- Residential Multifamily - 1
- Residential/Office
- Area To Be Rezoned



0 75 150 Feet
1 inch = 150 feet

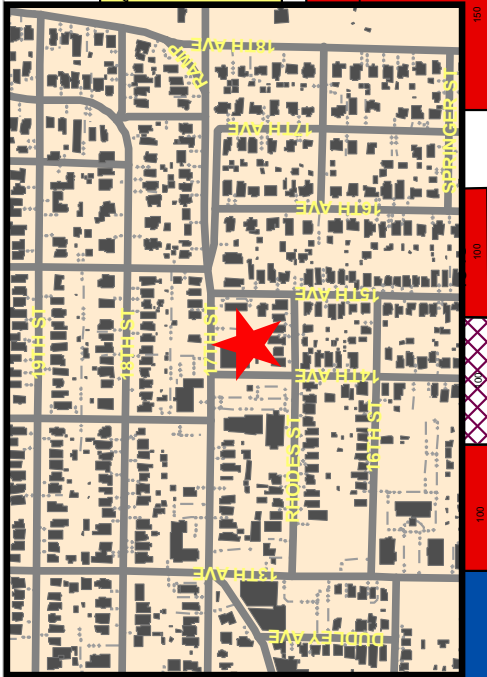
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Zoning Map for REZN 08-21-1617
Map Map 027 Block 009 Lot 001
Planning Department-Planning Division
Prepared By Planning GIS Tech

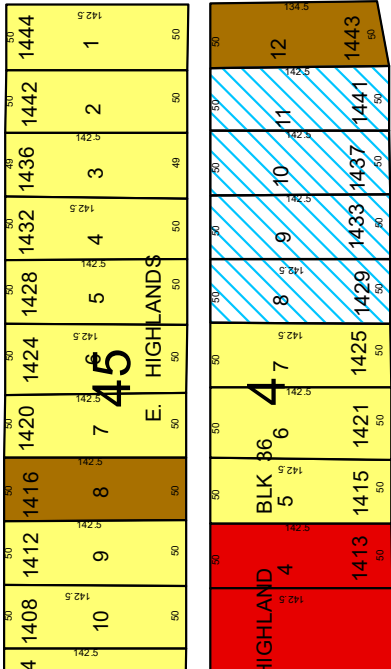
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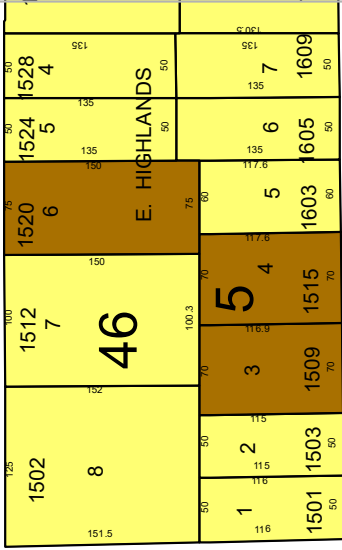




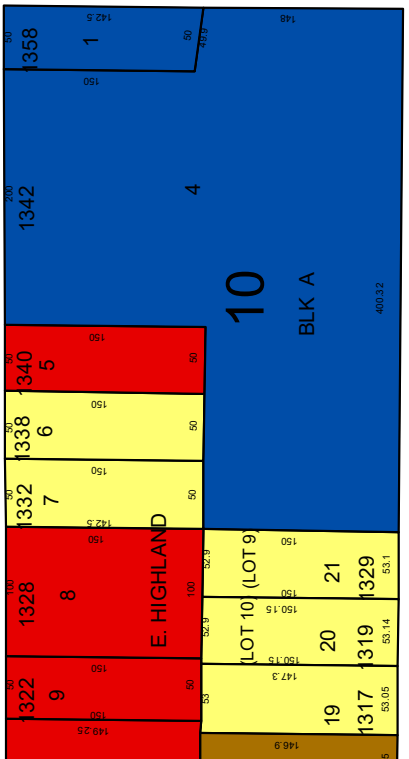
18TH ST



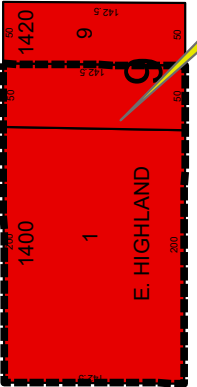
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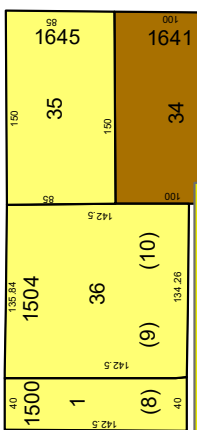
17TH AVE



17TH ST



15TH AVE

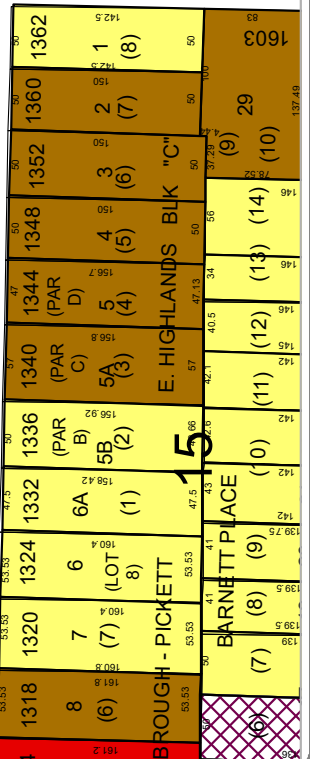


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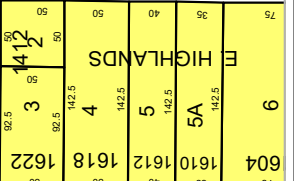
16TH AVE

Area To Be Rezoned

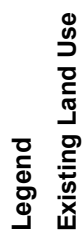
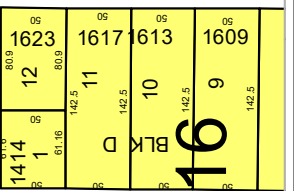
RHODES ST



14TH AVE



15TH AVE

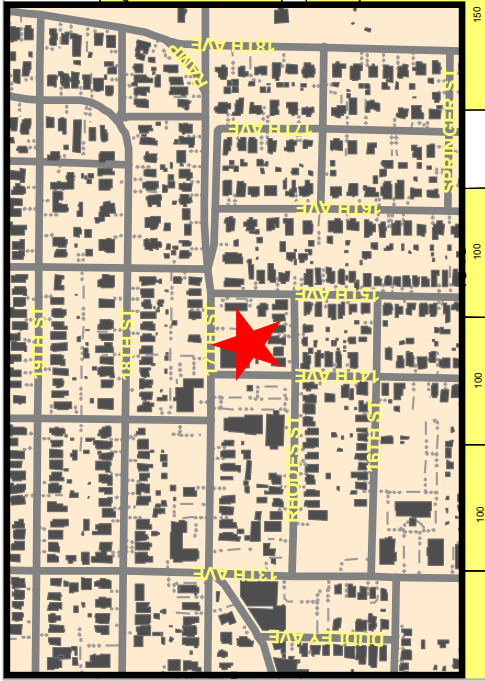


Existing Land Use Map for REZN 08-21-1617
 Map Map 027 Block 009 Lot 001
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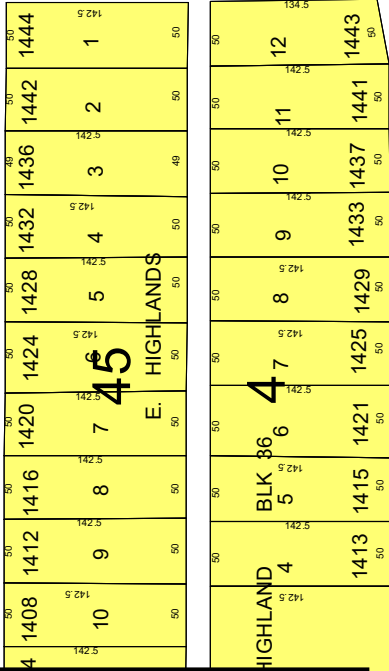
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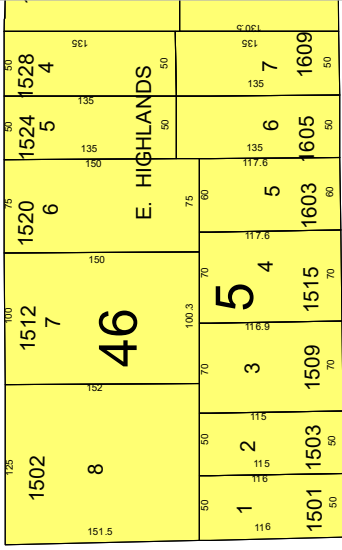
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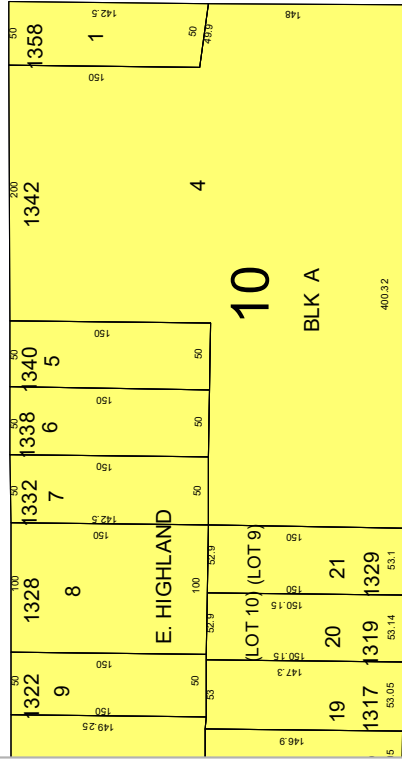
15TH AVE



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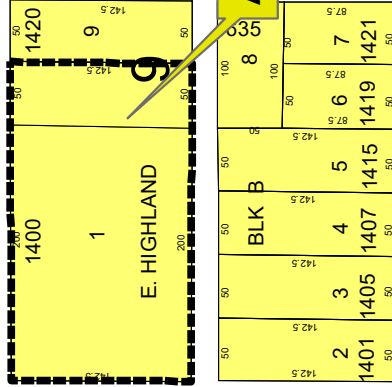
E. HIGHLANDS

17TH AVE



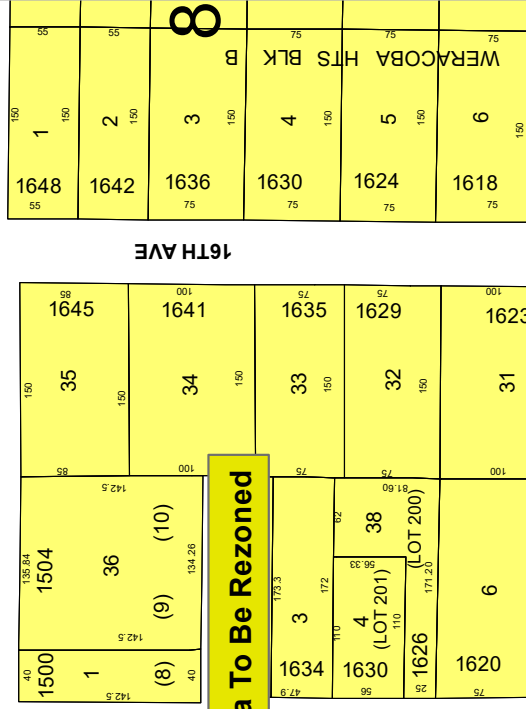
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17TH ST



15TH AVE

17TH AVE



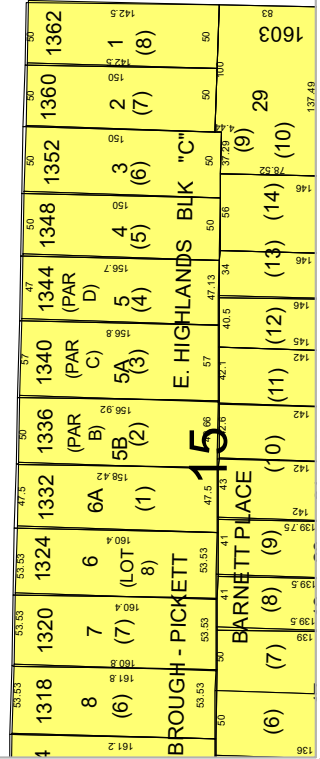
16TH AVE

Area To Be Rezoned

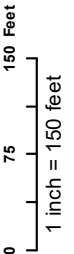
8

Legend
Future Land Use
 Single Family Residential
 Area To Be Rezoned

RHODES ST



15



Future Land Use Map for REZN 08-21-1617
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