



CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-08-21-1520

Applicant:	Ben Billings
Owner:	Same
Location:	6565 Talokas Lane
Parcel:	110-002-0068
Acreage:	0.43 Acres
Current Zoning Classification:	PMUD (Planned Mixed Use Development)
Proposed Zoning Classification:	GC (General Commercial)
Current Use of Property:	Vacant
Proposed Use of Property:	Commercial Uses
Council District:	District 6 (Allen)
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 B
Current Land Use Designation:	Rural Residential
Future Land Use Designation:	General Commercial

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:		N/A
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Surrounding Zoning:	North	PMUD (Planned Mix Use Development)
	South	GC (General Commercial)
	East	PMUD (Planned Mix Use Development)
	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:		Ten (10) 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



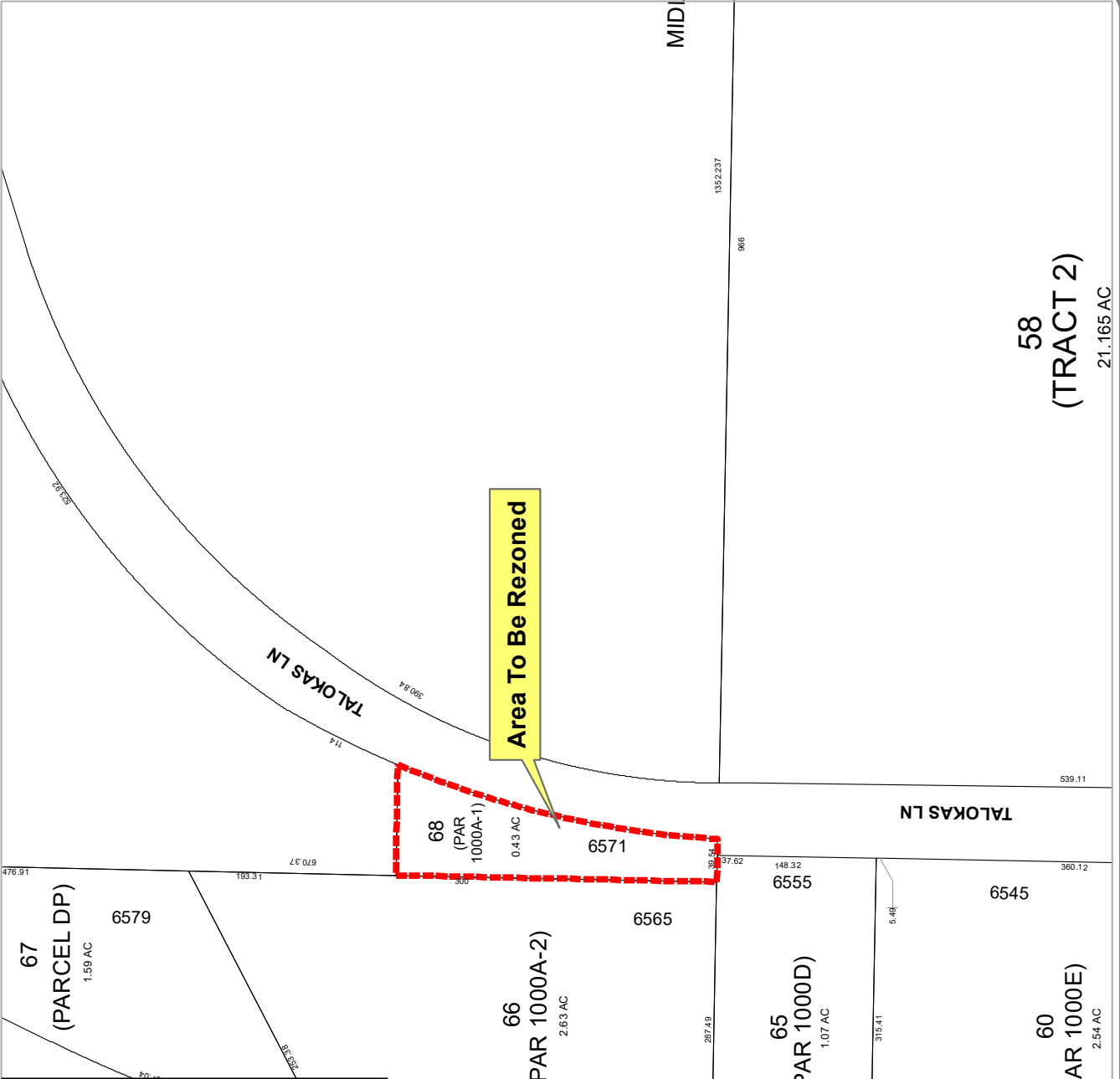
This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

Aerial Map for REZN 08-02-1520
 Map Map 110 Block 002 Lot 068
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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

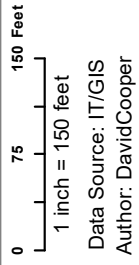


Date: 8/4/2021



Area To Be Rezoned

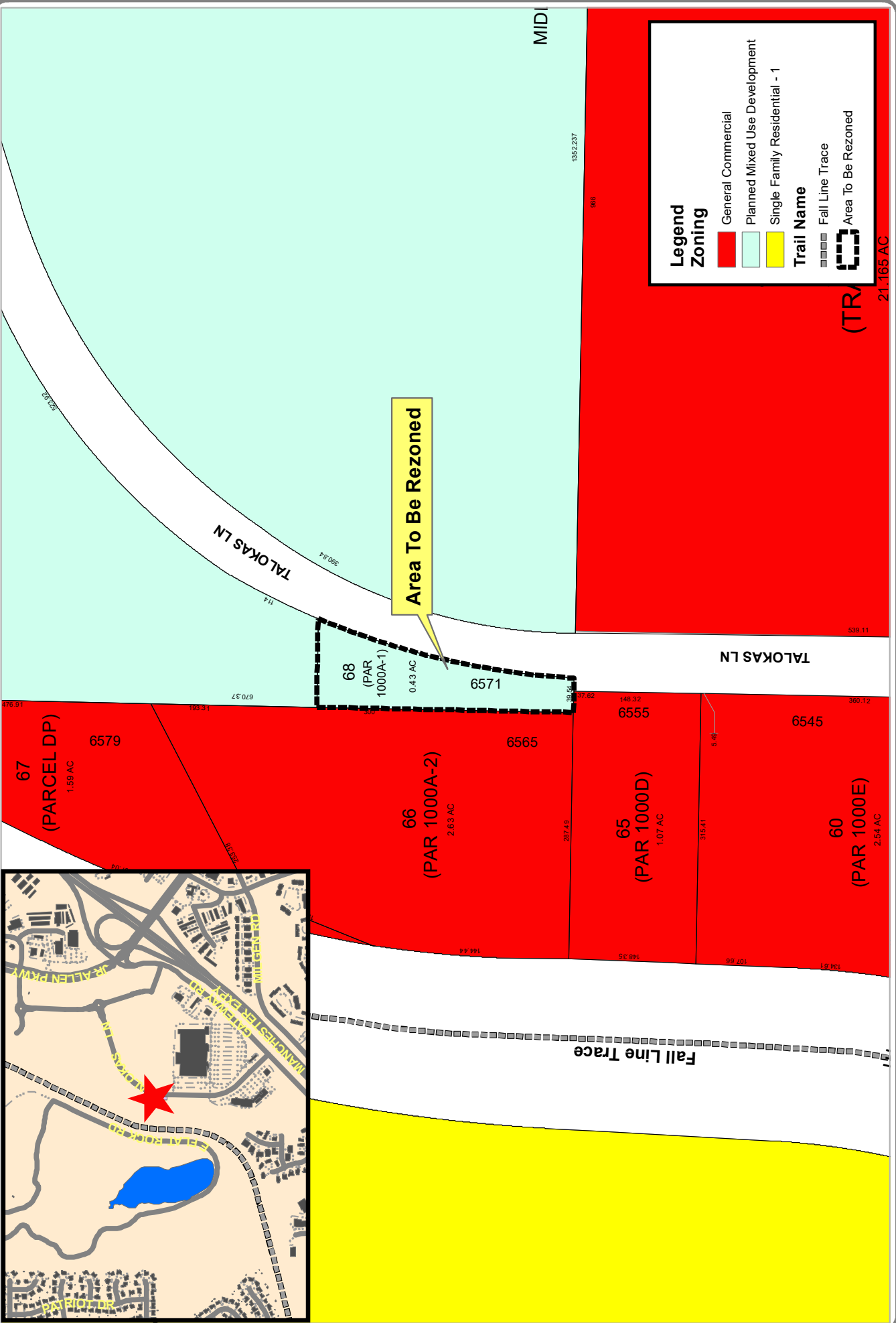
**58
(TRACT 2)**
21.165 AC



Location Map for REZN 08-02-1520
Map Map 110 Block 002 Lot 068
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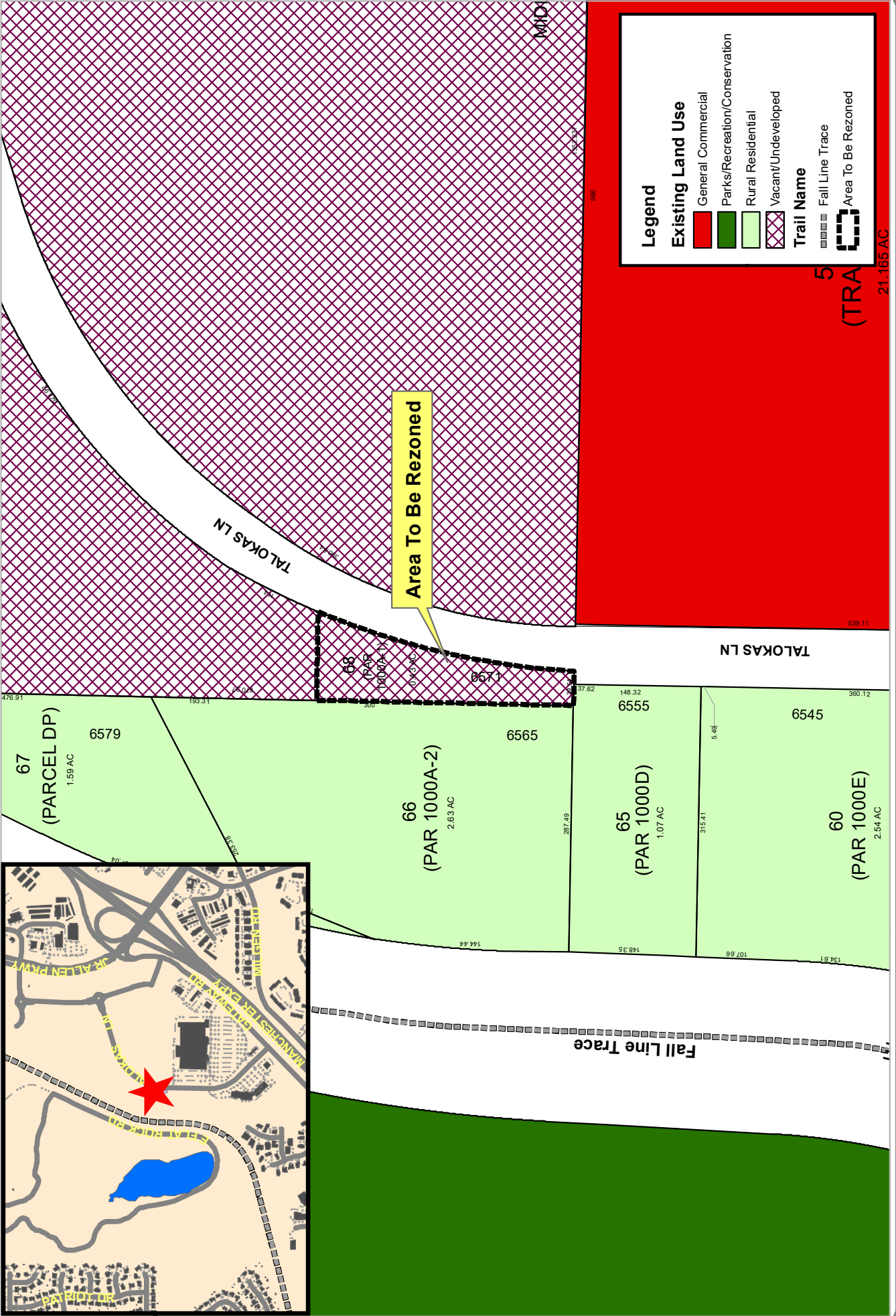
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Zoning Map for REZN 08-02-1520
 Map Map 110 Block 002 Lot 068
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

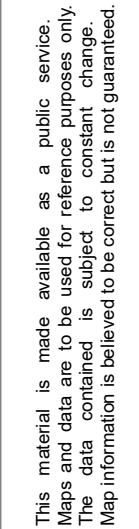
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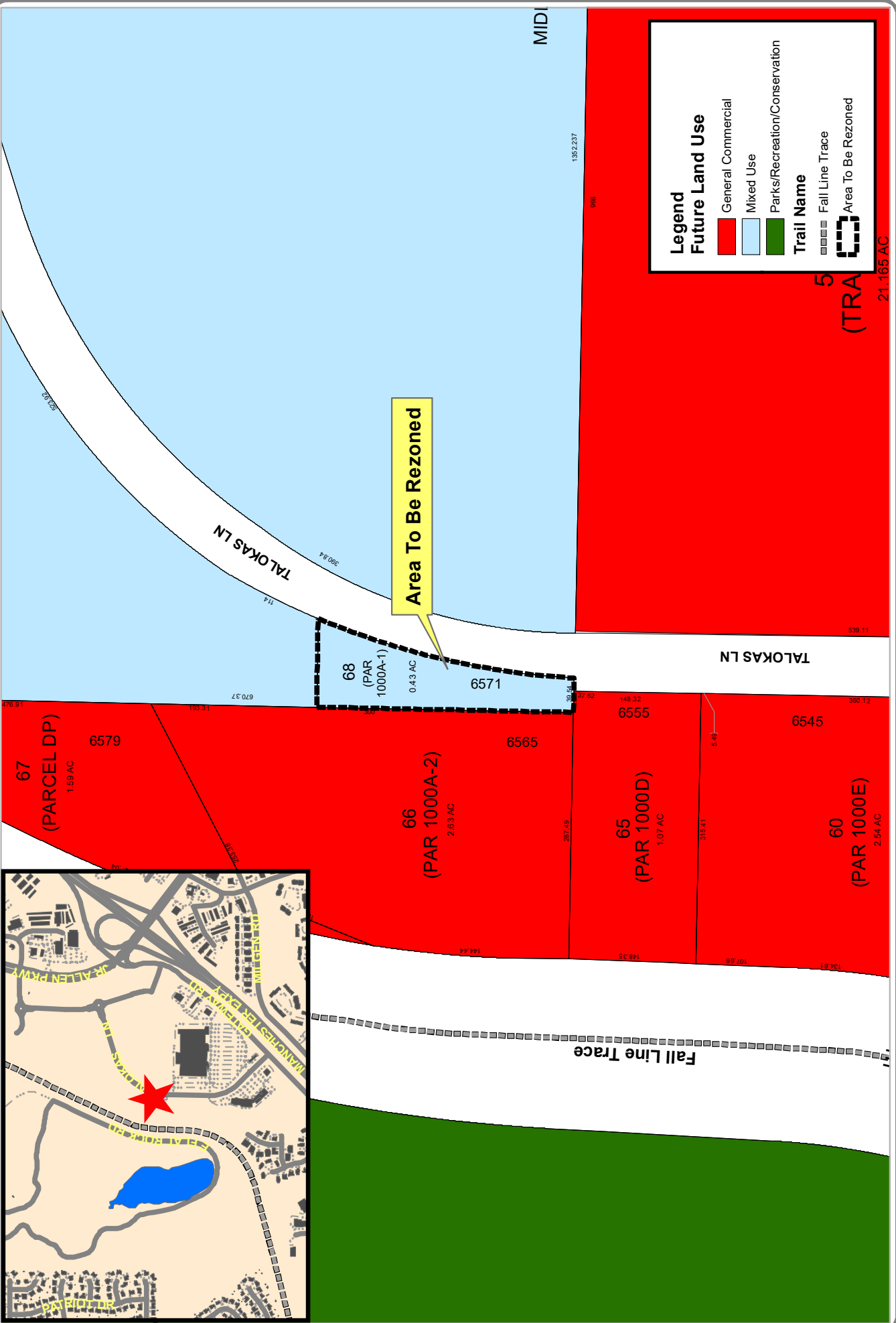


Existing Land Use Map for REZN 08-02-1520
Map Map 110 Block 002 Lot 068
Planning Department-Planning Division
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Legend

Future Land Use

- General Commercial
- Mixed Use
- Parks/Recreation/Conservation

Trail Name

- Fall Line Trace
- Area To Be Rezoned



0 75 150 Feet
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 Data Source: IT/GIS
 Author: David Cooper

Future Land Use Map for REZN 08-02-1520
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