

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-03-22-0503

Applicant:	MercyMed of Columbus, Inc.
Owner:	Columbus Baptist Association, Inc.
Location:	3679 Steam Mill Road
Parcel:	065-009-001
Acreage:	3.30 Acres
Current Zoning Classification:	SFR4 (Single Family Residential 4)
Proposed Zoning Classification:	GC (General Commercial)
Current Use of Property:	Medical Clinic
Proposed Use of Property:	Medical Office
Council District:	District 1 (Barnes)
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 E
Current Land Use Designation:	Public / Institutional
Future Land Use Designation:	Neighborhood 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:		Average Annual Daily Trips (AADT) will increase to 770 trips from 229 trips if used for commercial use. The Level of Service (LOS) will remain at level C.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Surrounding Zoning:	North	NC (Neighborhood Commercial)
	South	SFR2 (Single Family Residential 2)
	East	SFR2 (Single Family Residential 2)
	West	SFR3 (Single Family Residential 3)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		The site shall include a Category C buffer along all property lines bordered by the SFR2 zoning district. The 3 options under Category C are: <ul style="list-style-type: none"> 1) 20 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet. 2) 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall. 3) 30 feet undisturbed natural buffer.
Attitude of Property Owners:		Eighty-five (85) 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

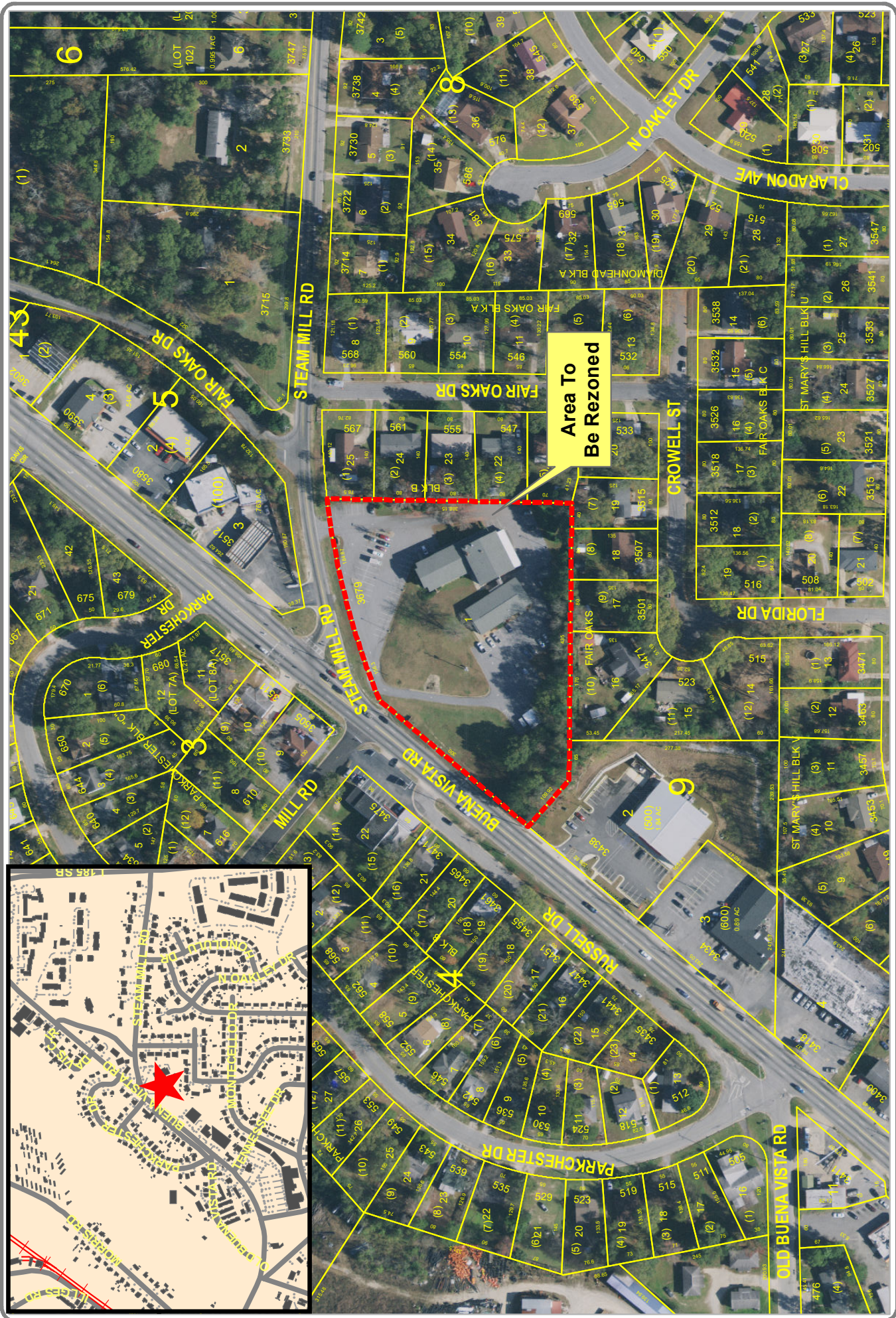
Opposition **0** Responses

Additional Information:

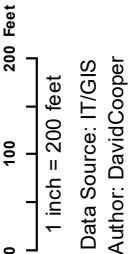
Ordinance #194-01 – Special Exception to approve the use of a Day Care on this parcel.

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Traffic Report
Site Plan



**Area To
Be Rezoned**



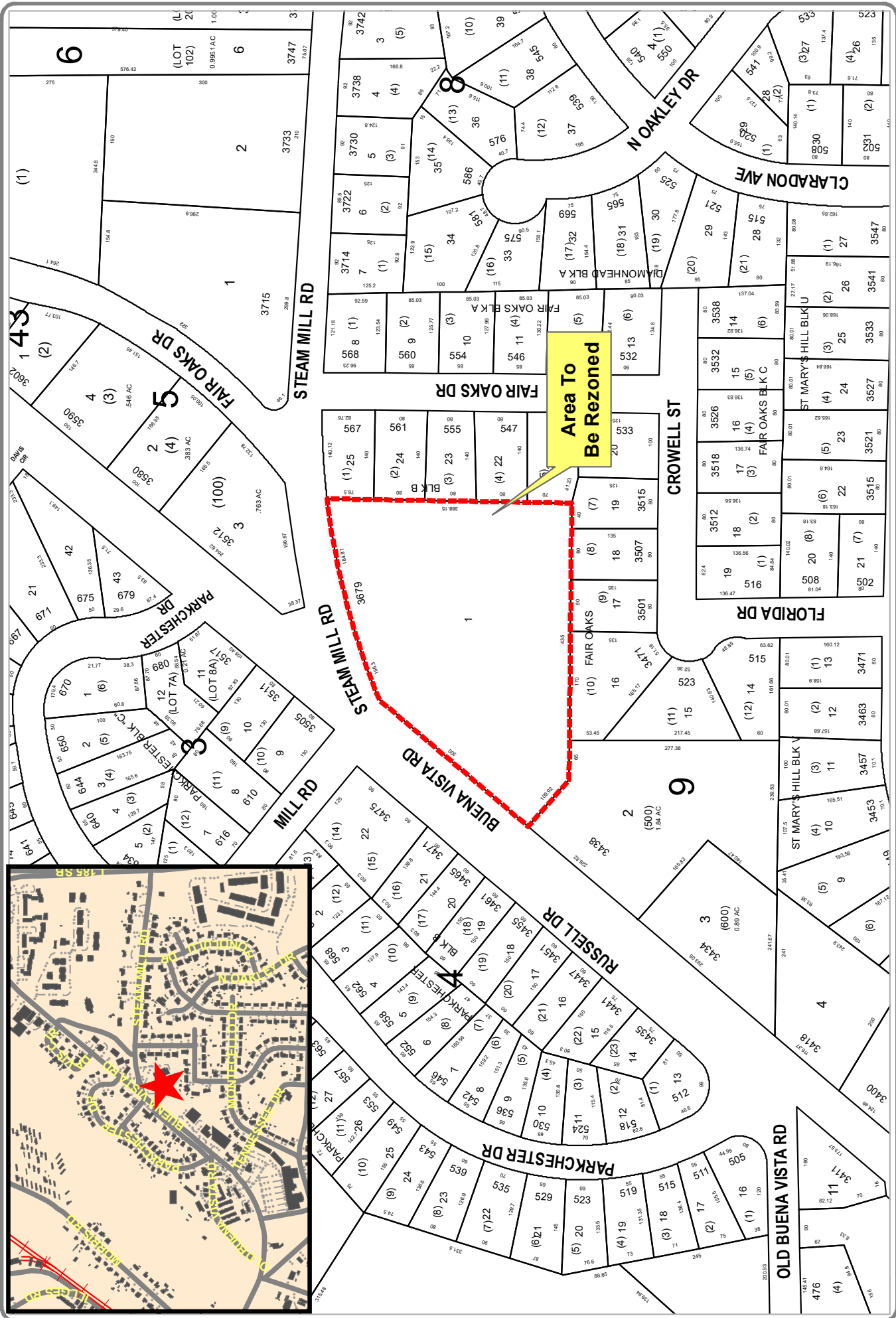
Aerial Map for REZN 03-22-0503
Map 065 Block 009 Lot 001
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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.



Date: 3/15/2022

Data Source: IT/GIS
 Author: DavidCooper



Area To Be Rezoned

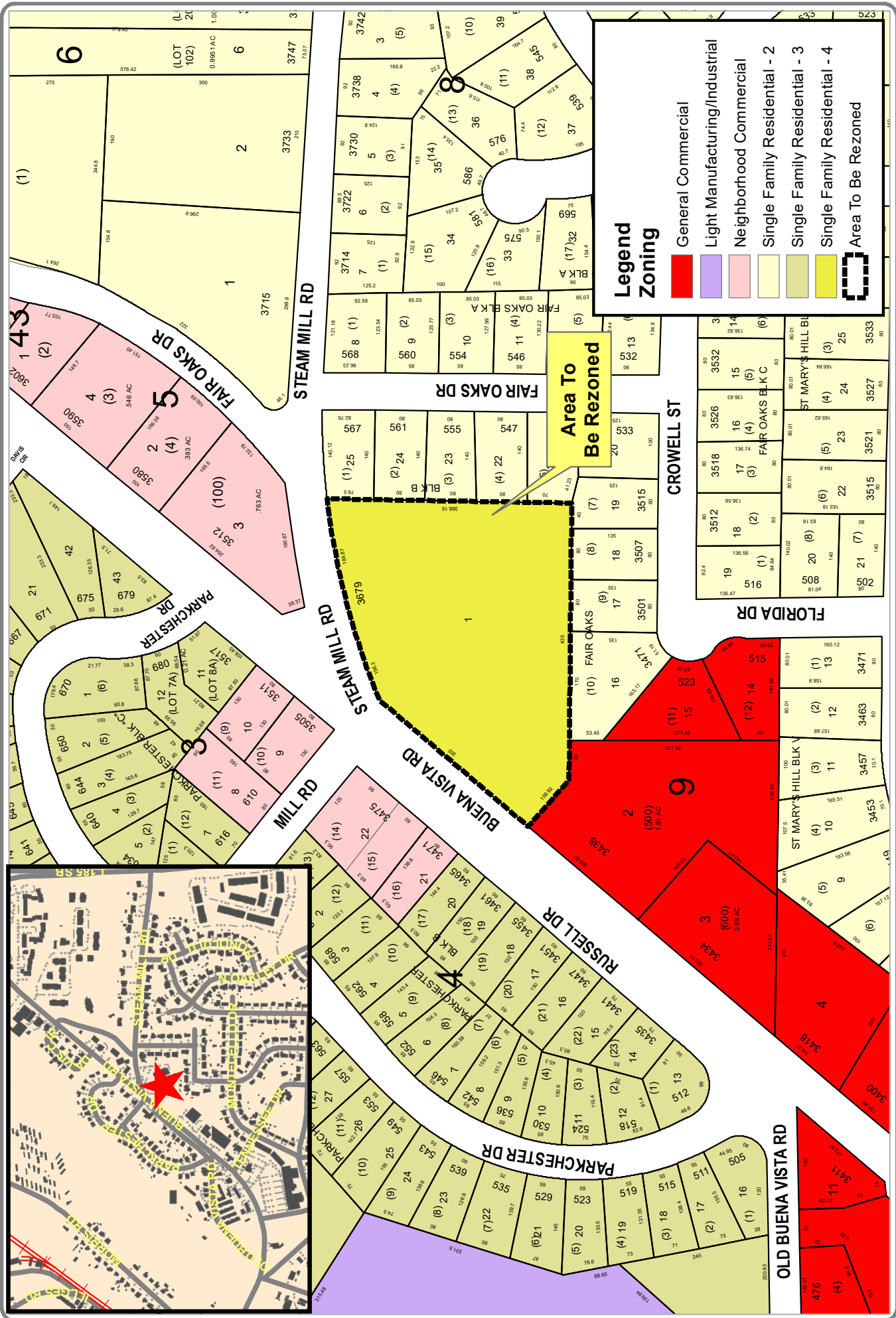


0 100 200 Feet
1 inch = 200 feet
Data Source: IT/GIS
Author: David Cooper

Location Map for REZN 03-22-0503
Map 065 Block 009 Lot 001
Planning Department-Planning Division
Prepared By Planning GIS Tech

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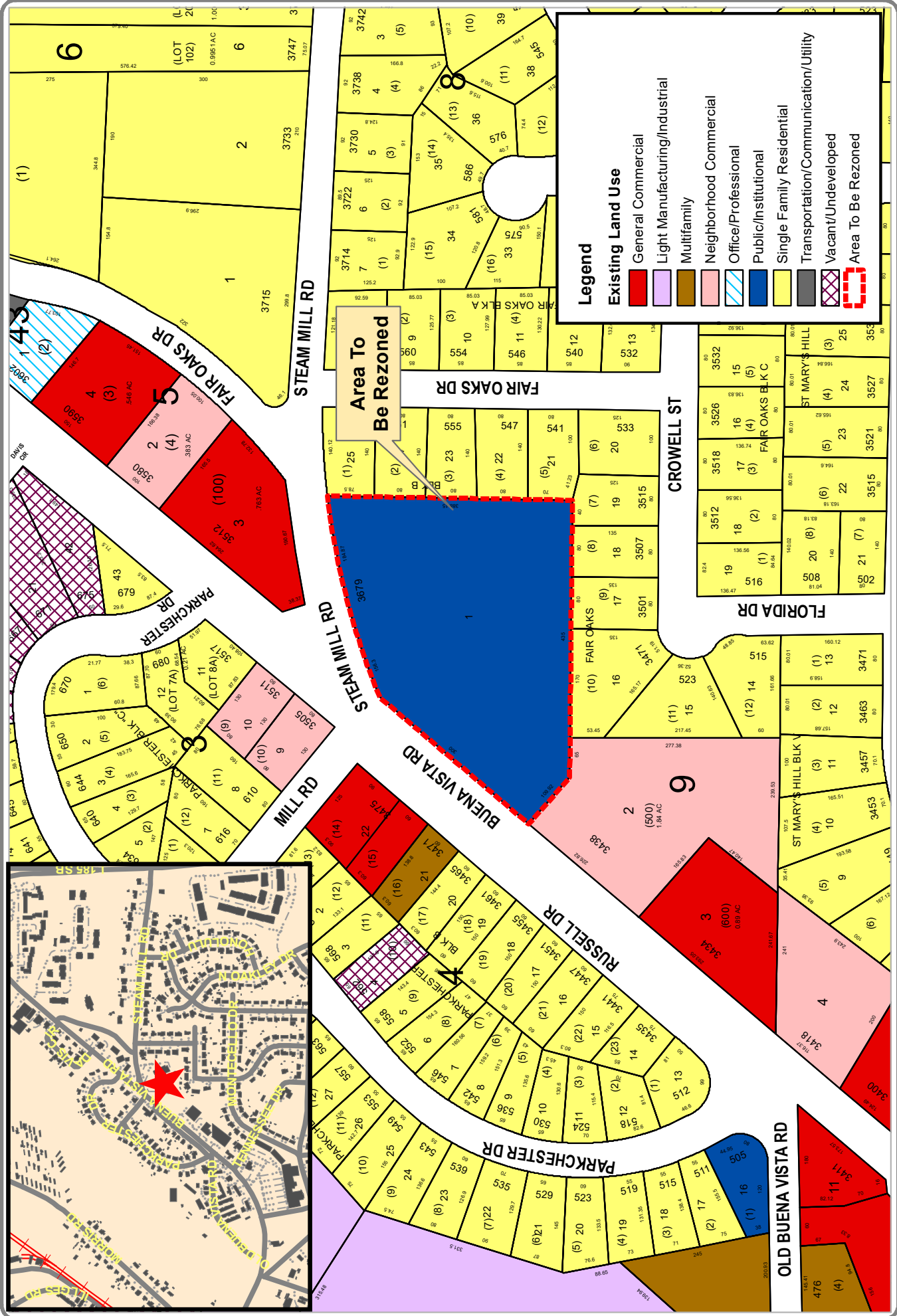


0 100 200 Feet
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Zoning Map for REZN 03-22-0503
 Map 065 Block 009 Lot 001
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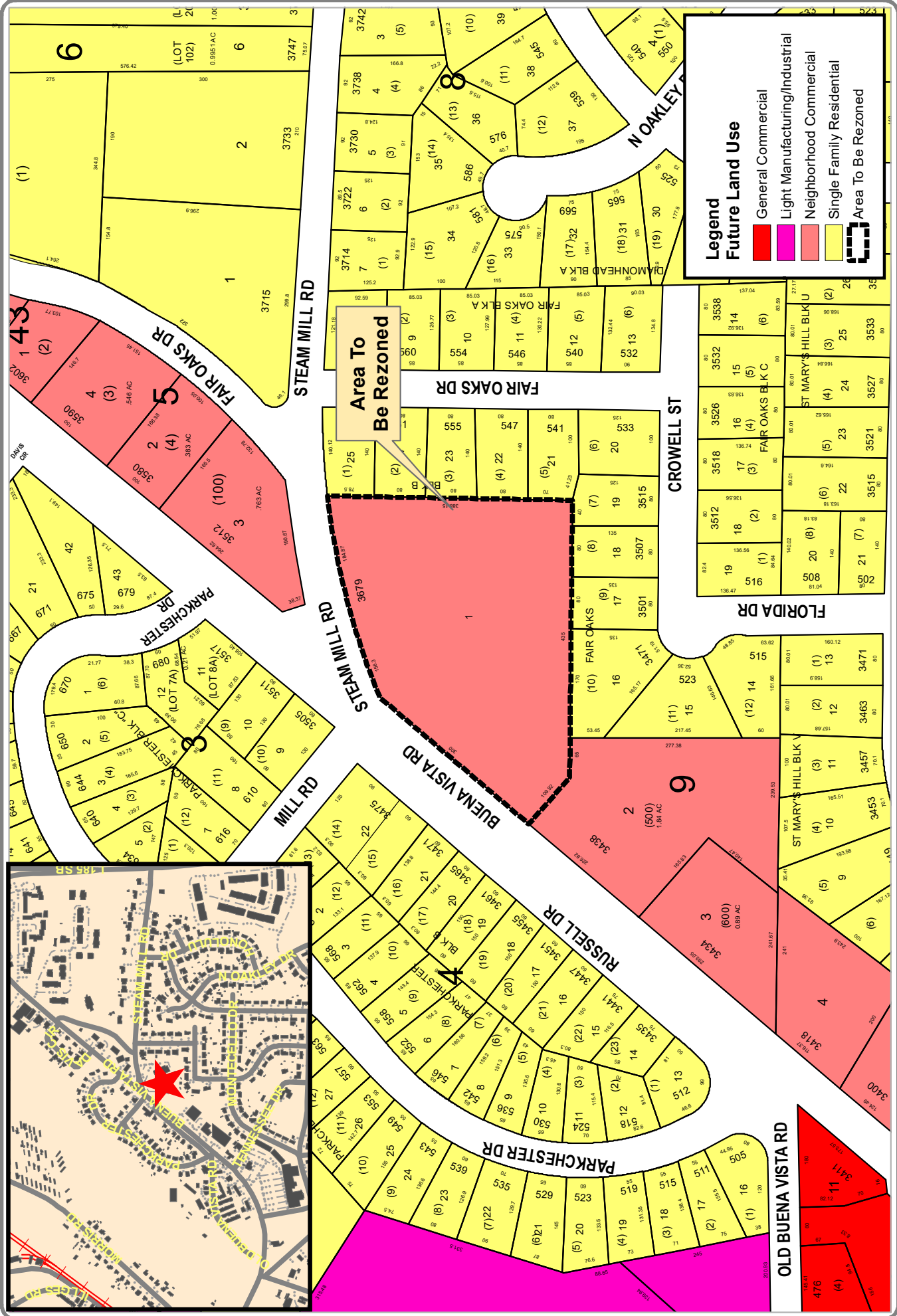


0 100 200 Feet
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Data Source: IT/GIS
Author: David Cooper

Existing Land Use Map for REZN 03-22-0503
Map 065 Block 009 Lot 001
Planning Department-Planning Division
Prepared By Planning GIS Tech

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0 100 200 Feet
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Future Land Use Map for REZN 03-22-0503
Map 065 Block 009 Lot 001
Planning Department-Planning Division
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Date: 3/15/2022



3679 STEAM MILL ROAD
REZN – 03-22-0503

APPLICANT: MERCYMED OF COLUMBUS, INC.



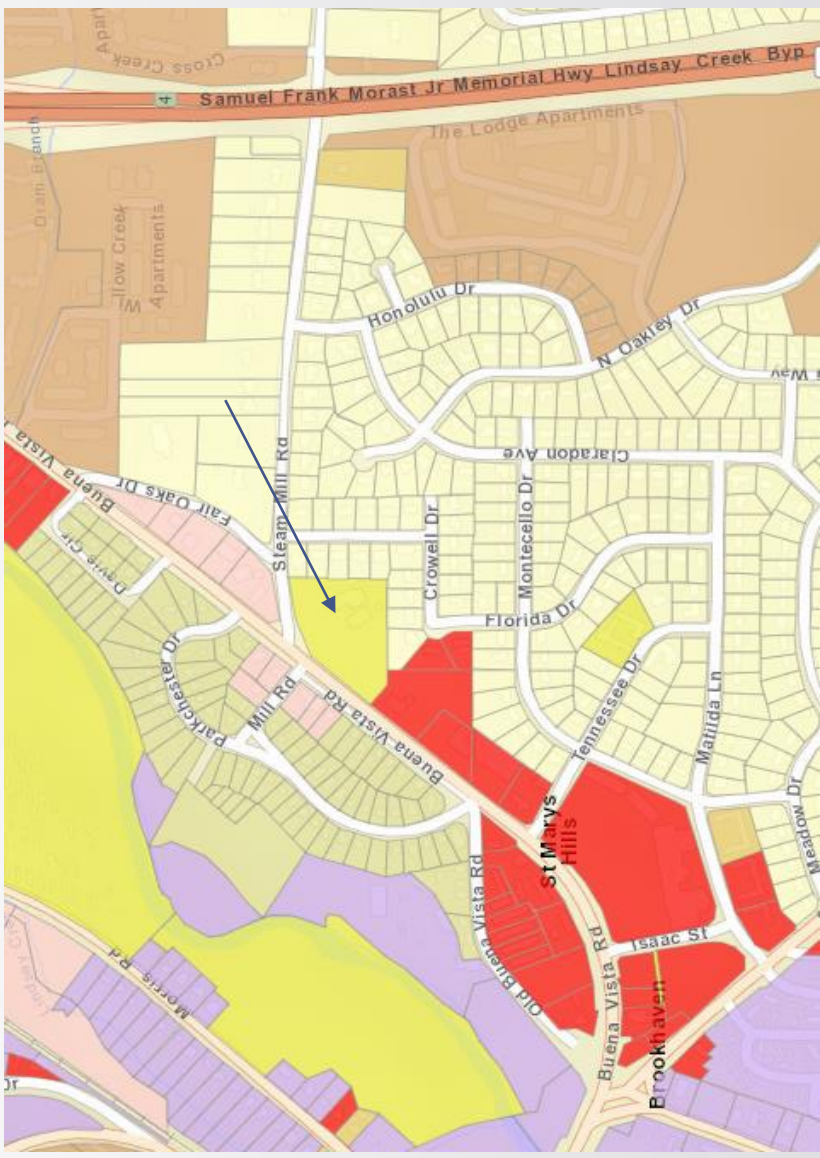
THE APPLICANT

Mission Statement:

MercyMed of Columbus exists to proclaim Jesus Christ as Lord and to demonstrate His love by providing affordable, quality healthcare for the physical, spiritual, and emotional needs of the underserved.

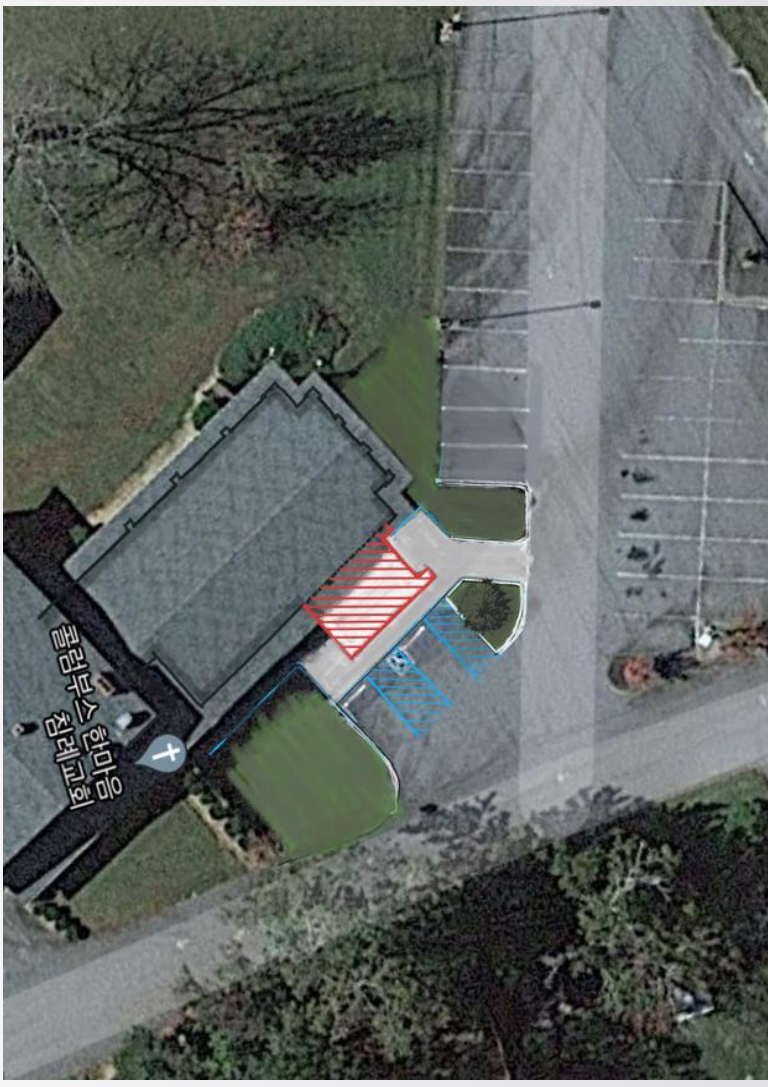


CURRENT ZONING - SFR4





PROPOSED ZONING – GC PROPOSED USE – MEDICAL CLINIC





PROPOSED ELEVATIONS AND FLOOR PLAN

hgpl
harris glavin partners
ARCHITECTS
1400 West 10th Street, Suite 100
Columbus, Ohio 43260
Tel: 614.291.1100

MERCYED
MISSION COLUMBUS
3679 STEAM MILL RD., COLUMBUS, GA.

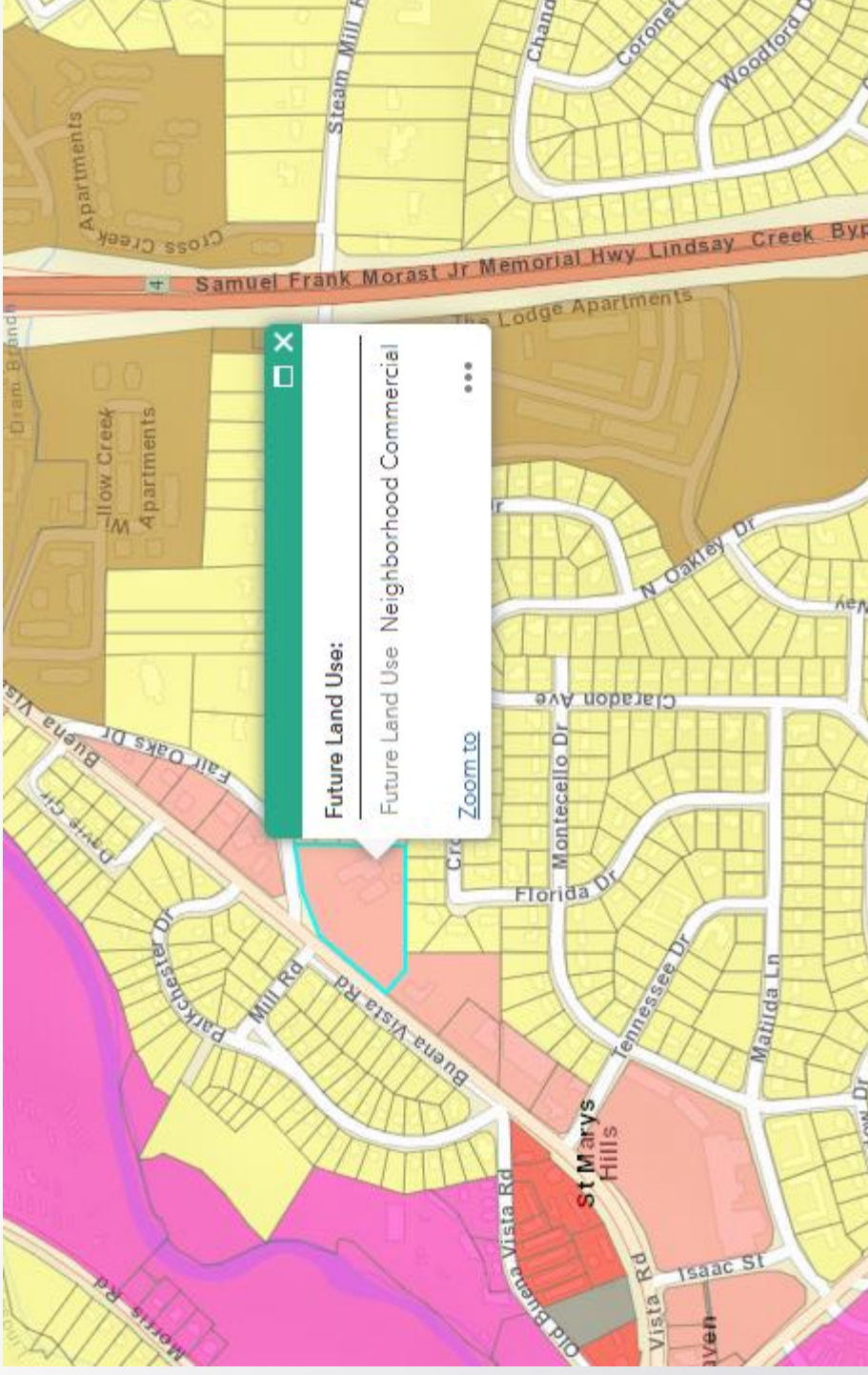
DESIGN
DEVELOPMENT

DATE: 01/14/14

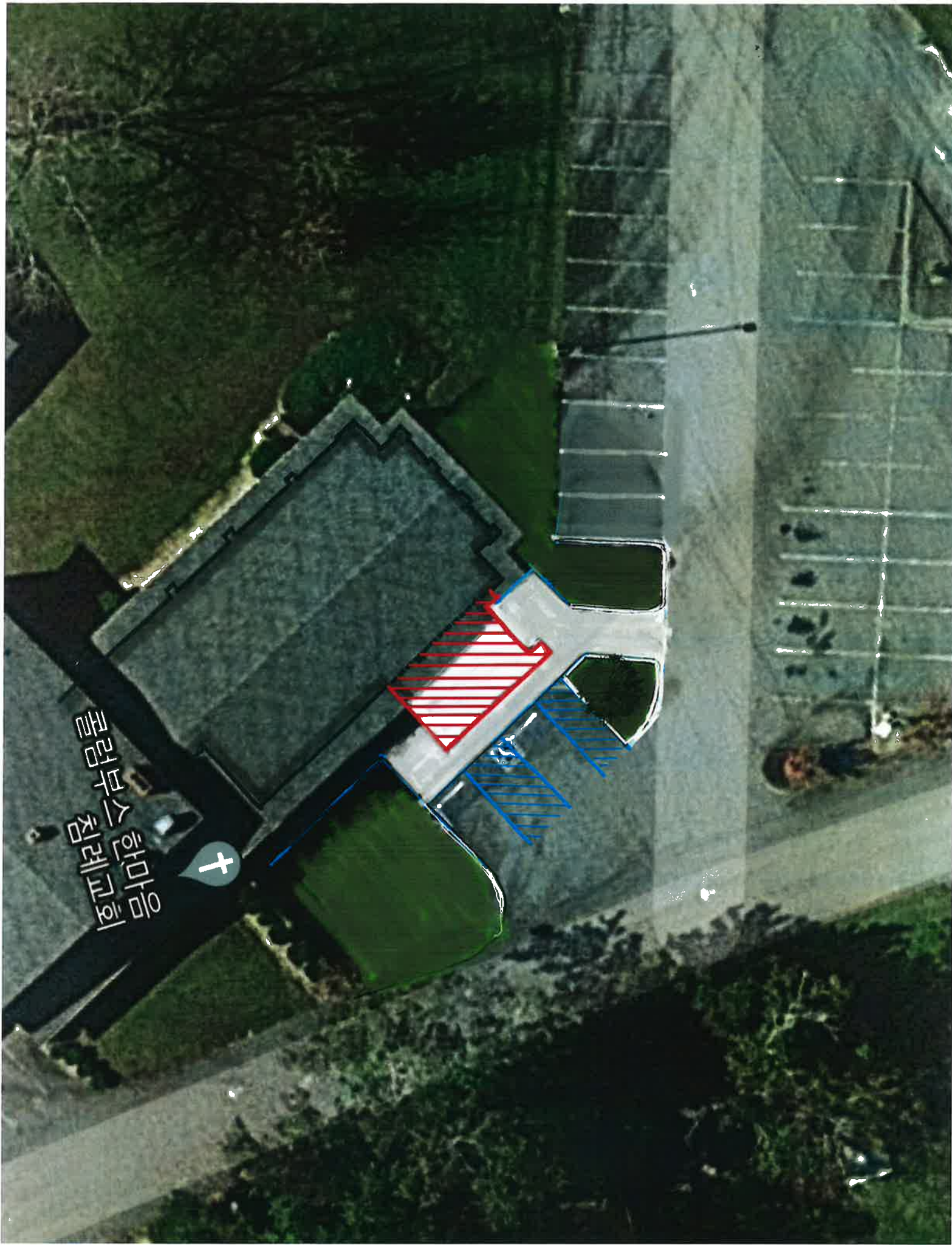
7. PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

7. PROPOSED FRONT (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"

FUTURE LAND USE – NC







콜럼버스 힐마을
침례교회



