

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-11-21-2094

Applicant:	Darren Atkins
Owner:	Rodney Milner / Milner Family LLLP
Location:	1163 Henry Avenue
Parcel:	184-024-013
Acreage:	0.96 Acres
Current Zoning Classification:	NC (Neighborhood Commercial)
Proposed Zoning Classification:	GC (General Commercial)
Current Use of Property:	Office
Proposed Use of Property:	Auto/Truck Broker
Council District:	District 3 (Huff)
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:	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 decrease to 192 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	NC (Neighborhood Commercial)
	South	NC (Neighborhood Commercial)
	East	NC (Neighborhood Commercial) RMF1 (Residential Multifamily 1)
	West	NC (Neighborhood Commercial)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		Fifty-five (35) 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



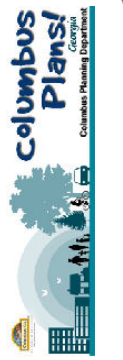
Area To Be Rezoned

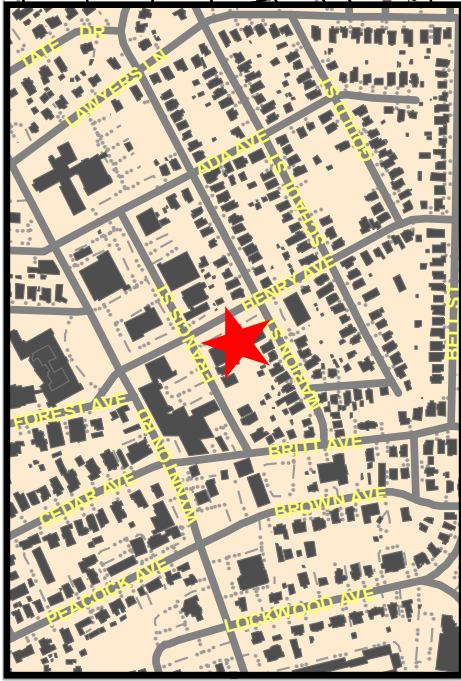


This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

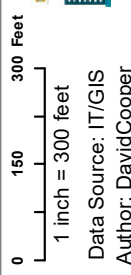
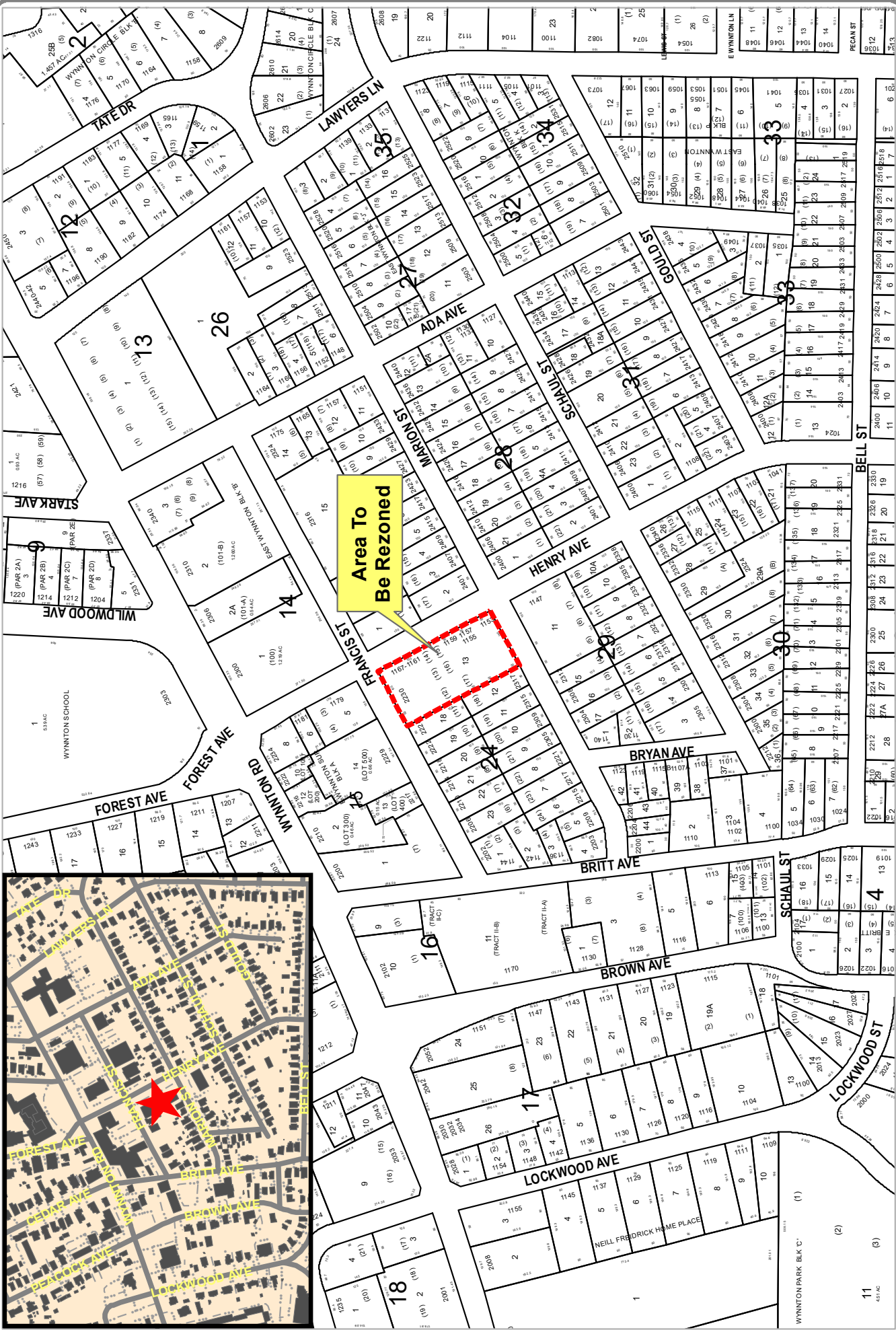
**Aerial Map for REZN 11-21-2094 Map
Map 184 Block 024 Lot 013**
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

0 150 300 Feet
 1 inch = 300 feet
 Data Source: IT/GIS
 Author: DavidCooper





Area To Be Rezoned



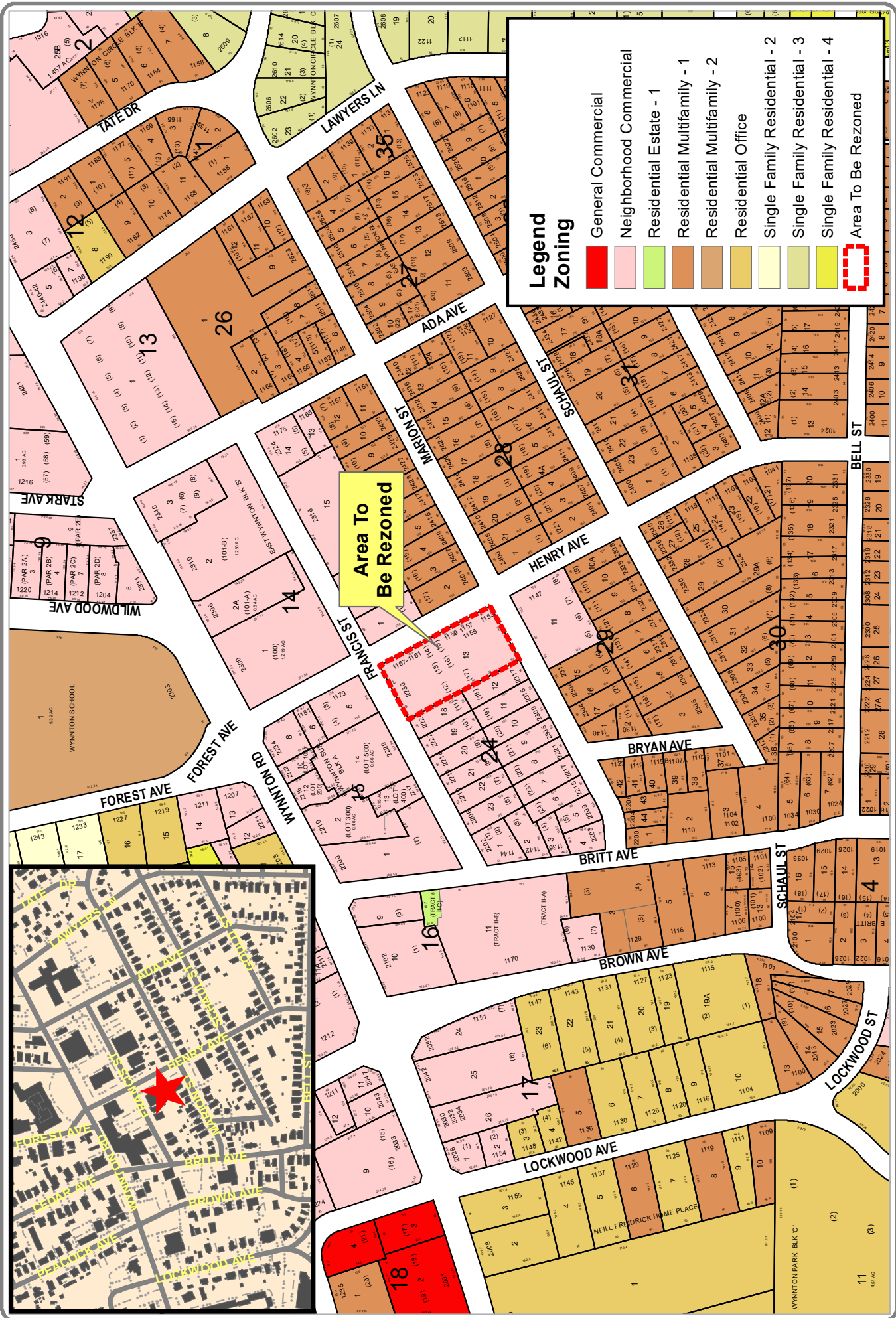
Location Map for REZN 11-21-2094 Map
 Map 184 Block 024 Lot 013
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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: 11/8/2021

Data Source: IT/GIS
 Author: David Cooper



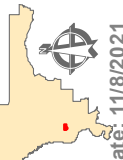
Legend Zoning

- General Commercial
- Neighborhood Commercial
- Residential Estate - 1
- Residential Multifamily - 1
- Residential Multifamily - 2
- Residential Office
- Single Family Residential - 2
- Single Family Residential - 3
- Single Family Residential - 4
- Area To Be Rezoned

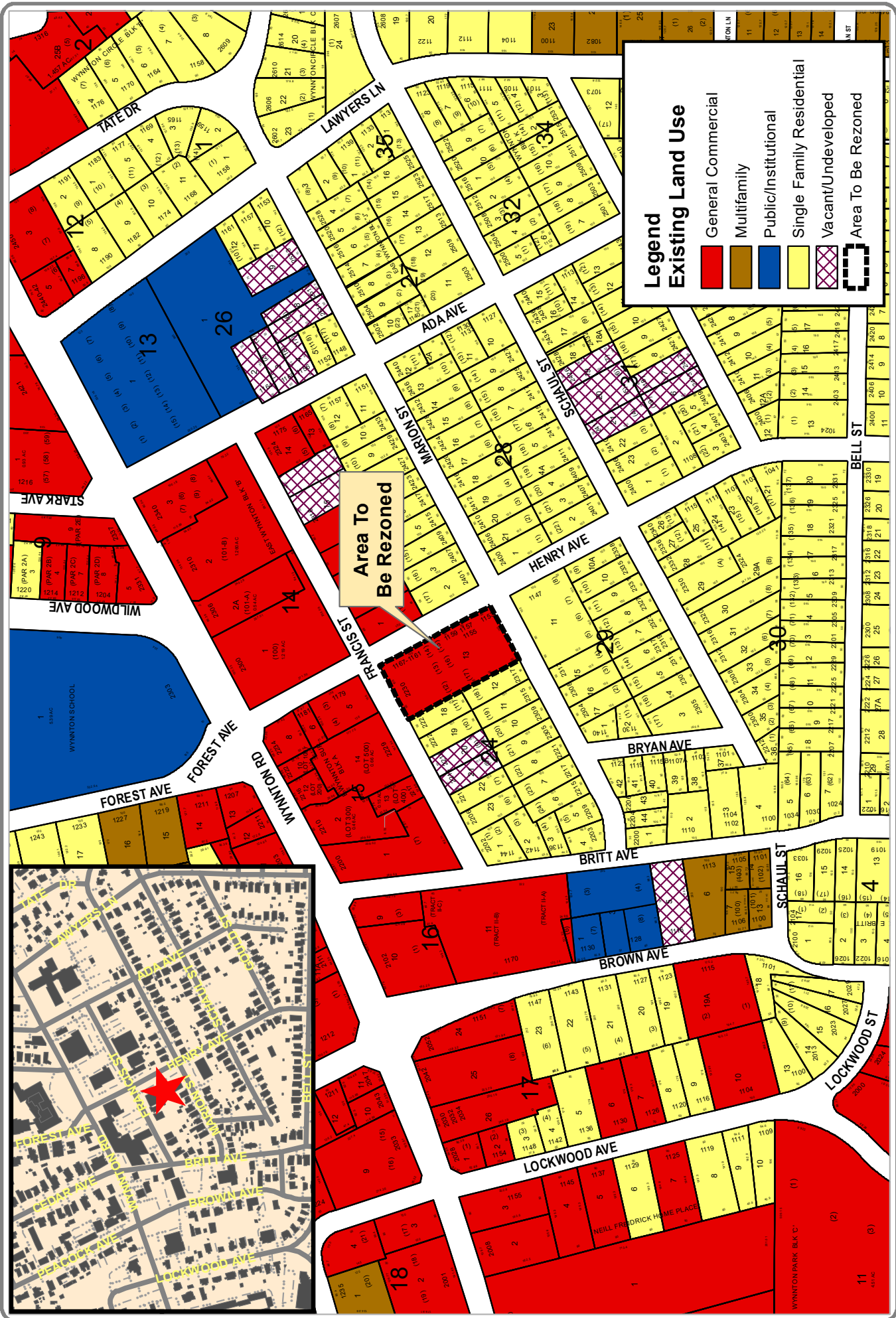
0 150 300 Feet
 1 inch = 300 feet
 Data Source: IT/GIS
 Author: David Cooper

Zoning Map for REZN 11-21-2094
Map 184 Block 024 Lot 013
 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: 11/8/2021

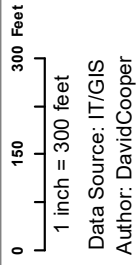




Legend Existing Land Use

- General Commercial
- Multifamily
- Public/Institutional
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned

Area To Be Rezoned



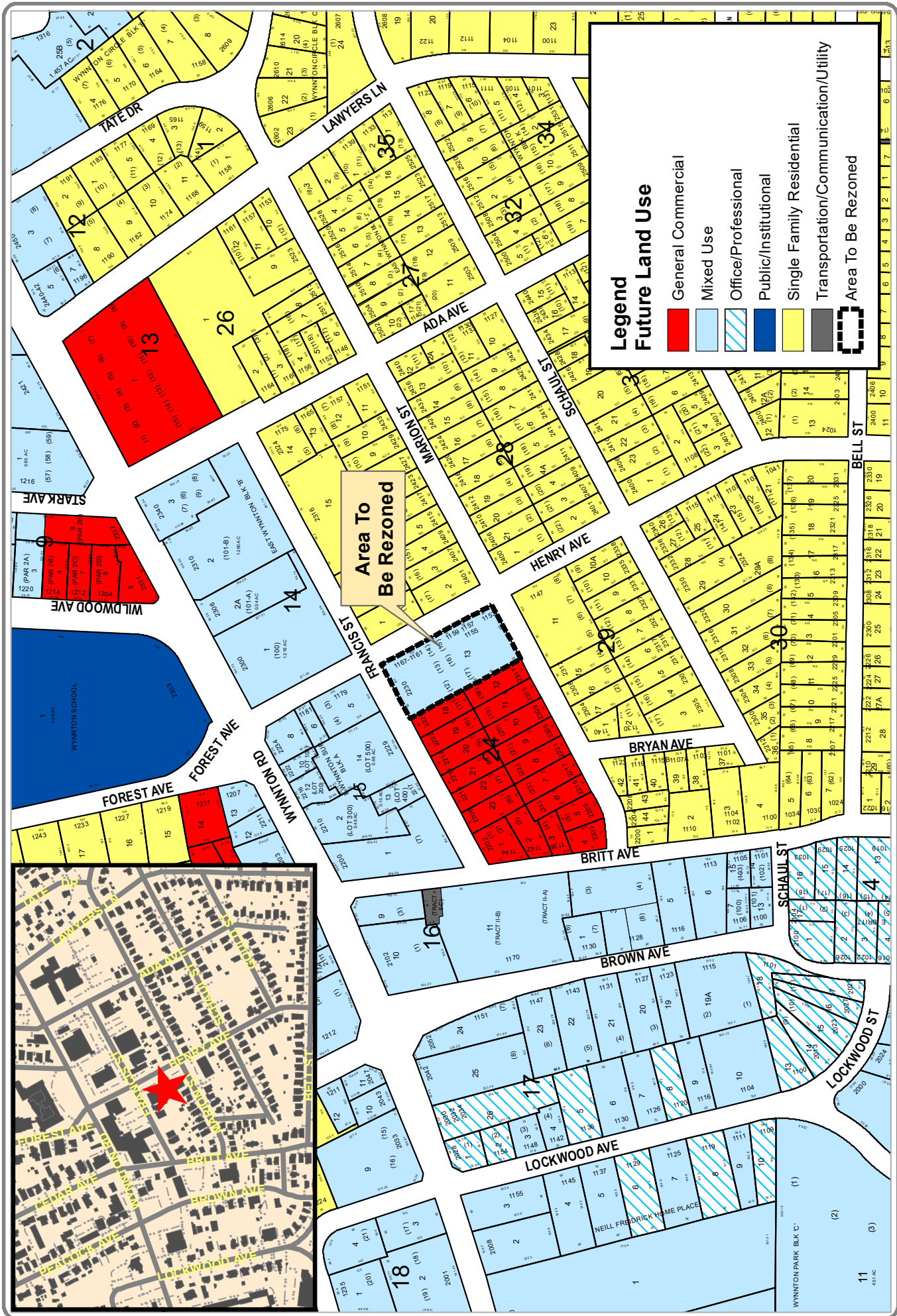
Existing Land Use Map for REZN 11-21-2094
Map Map 184 Block 024 Lot 013
Planning Department-Planning Division
Prepared By Planning GIS Tech

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: 11/8/2021



Data Source: IT/GIS
Author: David Cooper



**Legend
Future Land Use**

- General Commercial
- Mixed Use
- Office/Professional
- Public/Institutional
- Single Family Residential
- Transportation/Communication/Utility
- Area To Be Rezoned

0 150 300 Feet
1 inch = 300 feet
Data Source: IT/GIS
Author: David Cooper

Future Land Use Map for REZN 11-21-2094
Map 184 Block 024 Lot 013
 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.



