

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-08-23-0146

Applicant:	Euron Wright
Owner:	Woodruff George C Co
Location:	3160 Primrose Road
Parcel:	085-010-008
Acreage:	14.80 Acres
Current Zoning Classification:	Planned Unit Development (Ord. No. 08-52)
Proposed Zoning Classification:	Residential Office
Current Use of Property:	Vacant/Undeveloped
Proposed Use of Property:	Multifamily Residential (Townhomes)
Council District:	District 1 (Hickey)
PAC Recommendation:	Approval based on compatibility with existing land uses.
Planning Department Recommendation:	Denial based on Site Plan and incompatibility with surrounding density.
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Inconsistent Planning Area B
Current Land Use Designation:	Vacant/Undeveloped

Future Land Use Designation:		Public/ Institutional
Compatible with Existing Land-Uses:		No
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 1,168 trips if used for residential use. Level of Service (LOS) for PM Peak Travel will be projected to operate at level E.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage. A deceleration lane will be required.
Surrounding Zoning:	North	Single Family Residential – 2 (SFR2)
	South	Neighborhood Commercial (NC)/ Residential Multifamily – 2 (RMF2)
	East	Single Family Residential – 2 (SFR2)
	West	Single Family Residential – 2 (SFR2)
Reasonableness of Request:		The request is incompatible with existing land uses.
School Impact:		Gentian Elementary’s capacity can handle an increase in students. The School District is in the process of re-drawing school boundary lines and will accommodate potential increase in enrollment.
Buffer Requirement:		The site shall include a Category C buffer along all property lines bordered by the SFR2 and RMF2 zoning district. The 3 options under Category C are: <ol 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:

Thirty-three (33) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received 23 calls and/or emails regarding the rezoning.

Approval	0 Responses
Opposition	23 Responses

Additional Information:

160 townhomes proposed. Amenities include an office, clubhouse, gym and pool. The entry will be gated, and a fence will be installed around the perimeter of the development.

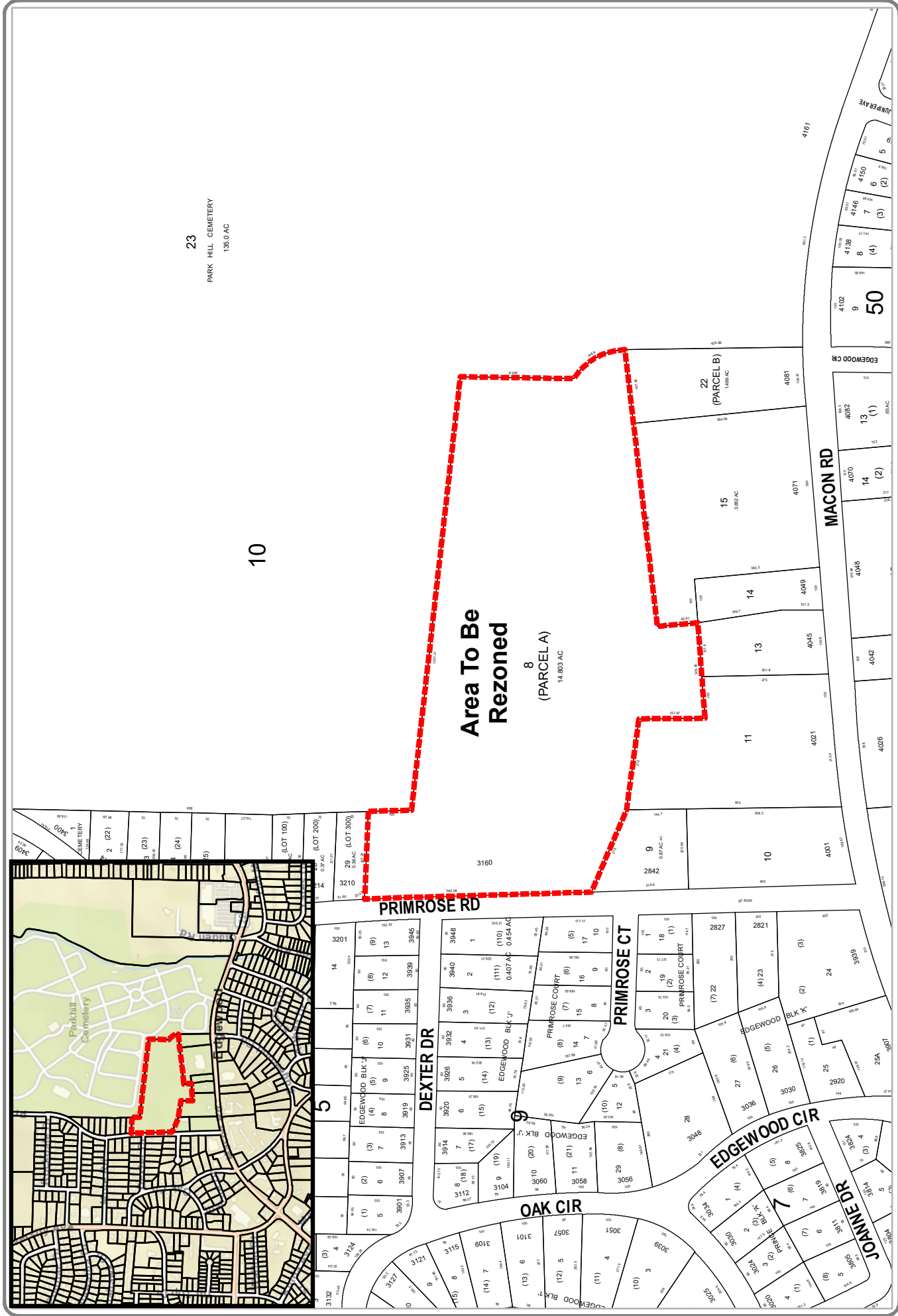
Conditions:

Primrose Road at Site Driveway A: On site, construct one (1) ingress lane entering the site and one (1) egress lane exiting the site. Intersection 5 – Primrose Road at Site Driveway B: On site, construct one (1) ingress lane entering the site and one (1) egress lane exiting the site.

As recommended by the Traffic Impact Study.

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Flood Map
Concept Plan



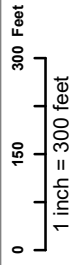
23
PARK HILL CEMETERY
135.0 AC

10

**Area To Be
Rezoned**

8
(PARCEL A)
14.803 AC

50



Data Source: IT/GIS
Author: DavidCooper

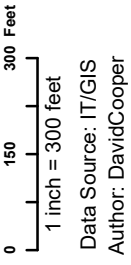
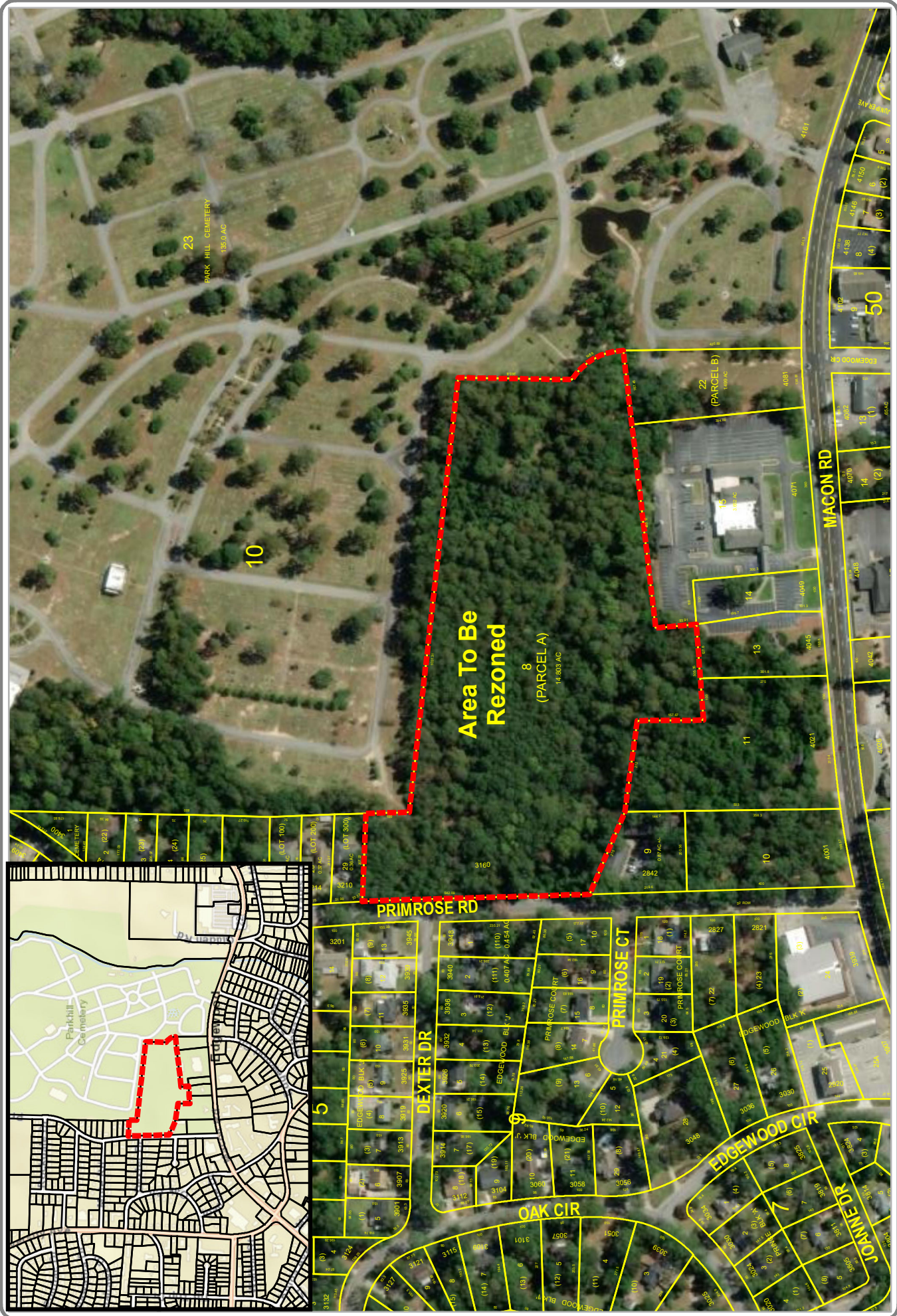
Location Map for REZN 08-23-0146
Map 085 Block 010 Lot 008
Planning Department-Planning Division
Prepared By Planning GIS Tech

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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: 8/9/2023





Data Source: IT/GIS
 Author: DavidCooper

Aerial Map for REZN 08-23-0146
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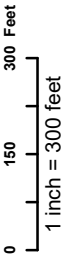
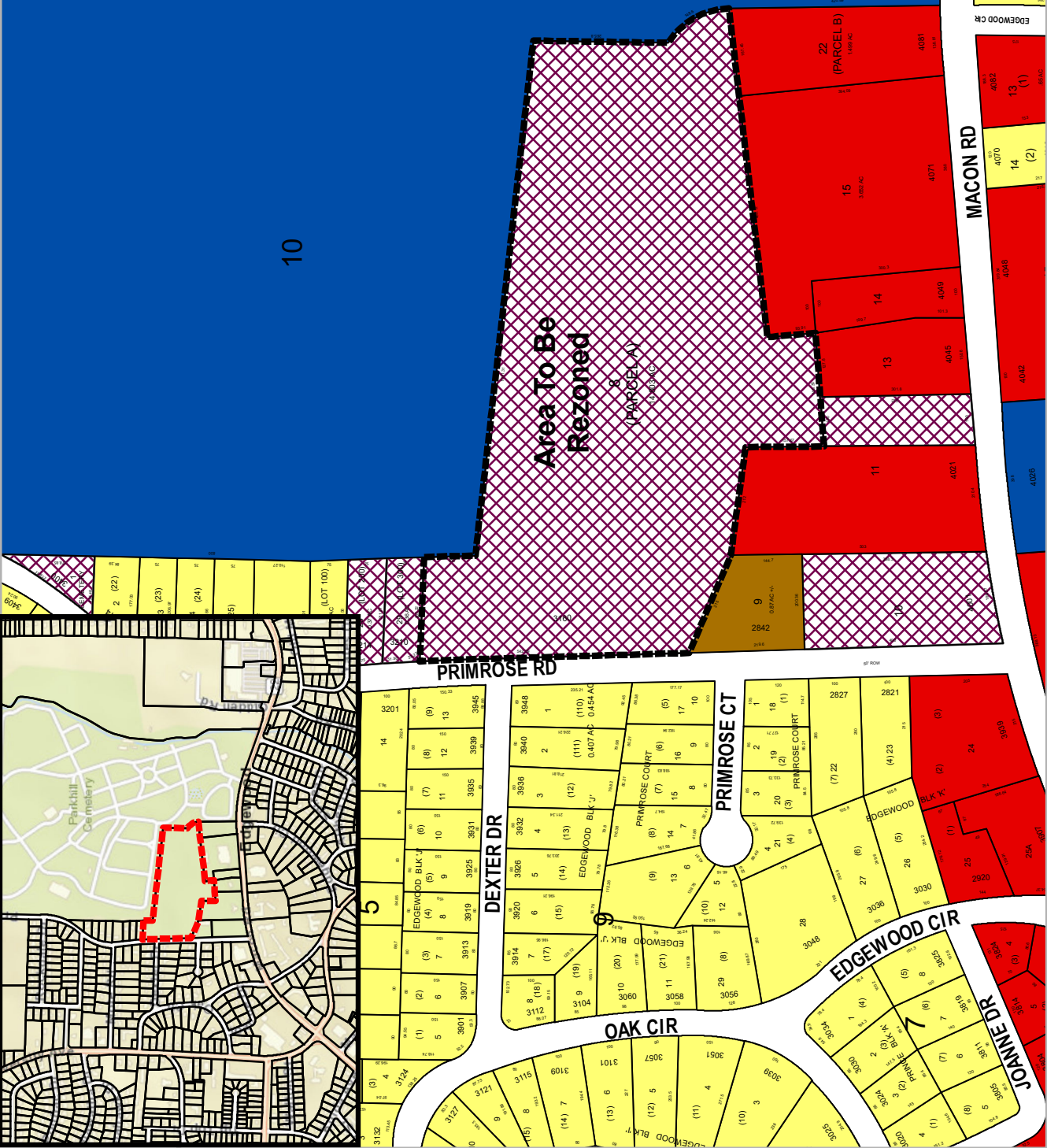


23
PARK HILL CEMETERY
135.0 AC

10

Legend Existing Land Use

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



Data Source: IT/GIS
Author: DavidCooper

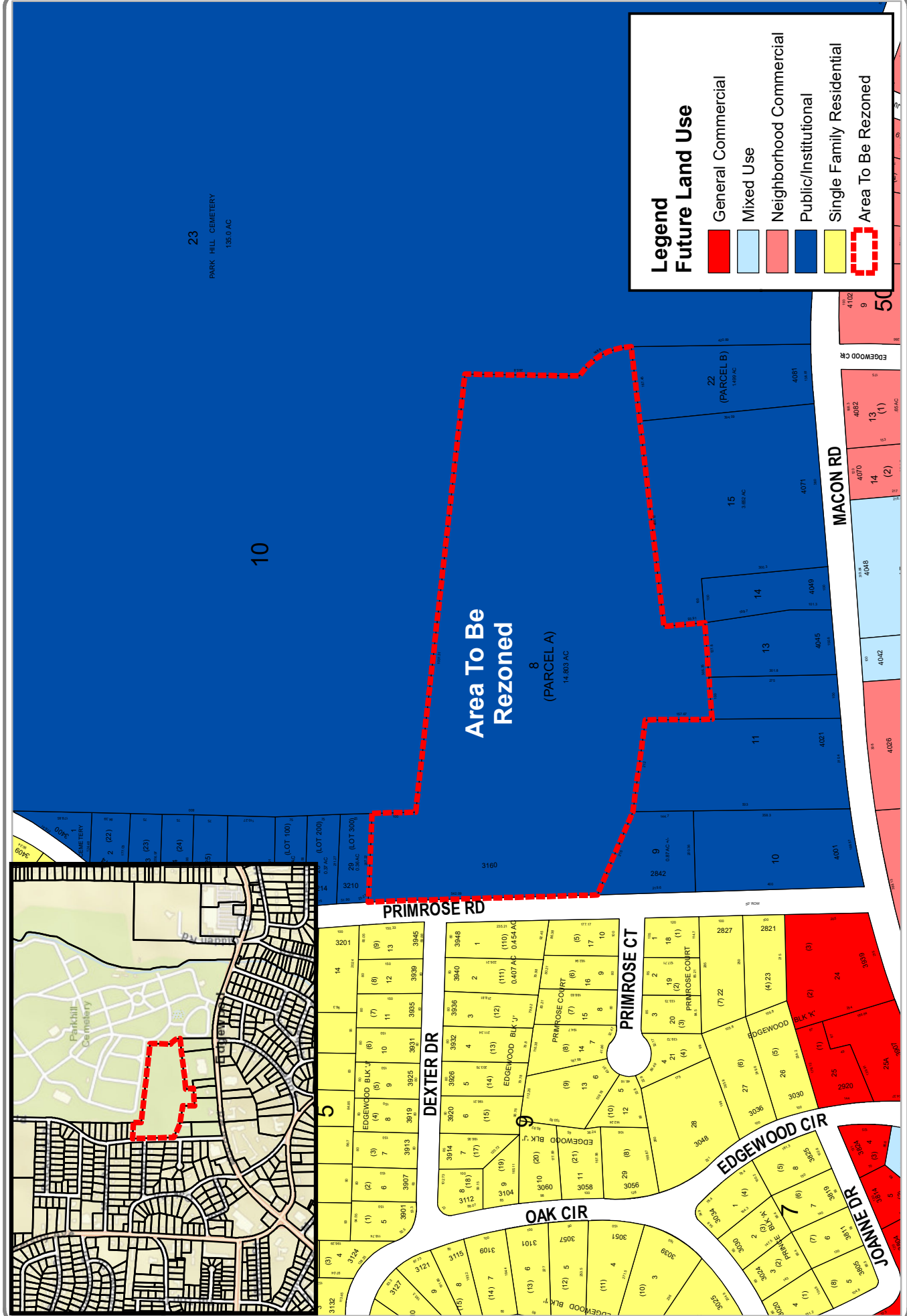
Existing Land Use Map for REZN 08-23-0146
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**Legend
Future Land Use**

- General Commercial
- Mixed Use
- Neighborhood Commercial
- Public/Institutional
- Single Family Residential
- Area To Be Rezoned



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

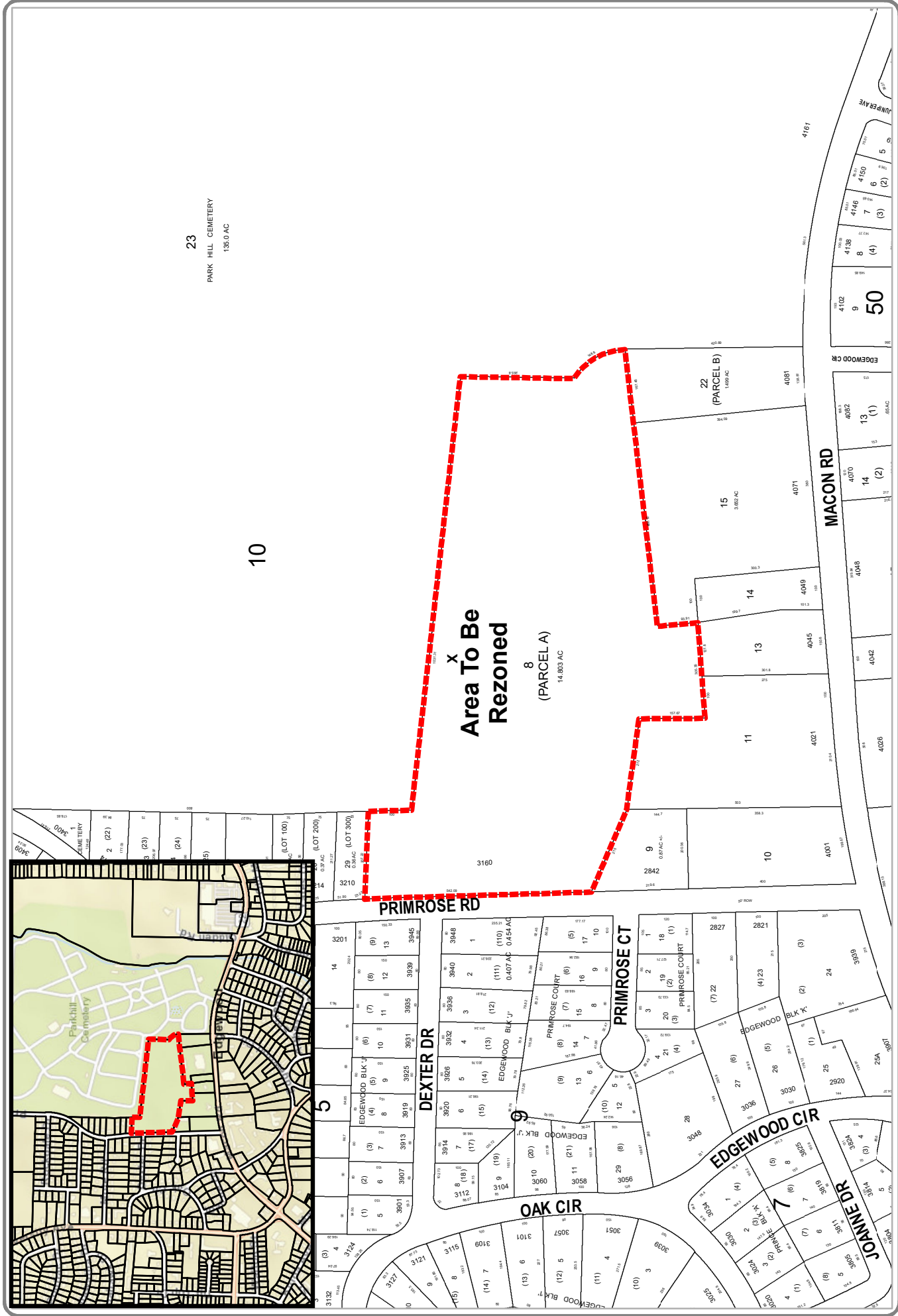
Future Land Use Map for REZN 08-23-0146
Map 085 Block 010 Lot 008

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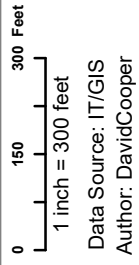
Date: 8/10/2023



23
PARK HILL CEMETERY
135.0 AC

10

X
**Area To Be
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8
(PARCELA)
14.803 AC



Flood Hazard Map for REZN 08-23-0146
Map 085 Block 010 Lot 008
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COMMUNITY AMENITIES

G - Gym

CH - Clubhouse

TH - Town Home

RLO - Residential Leasing Office

14.8 Acres



20 Ft Buffer zone
units removed to increase parking

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