

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-10-24-2164

Applicant:	Aaron & Clements, Inc
Owner:	Columbus Housing Initiative dba Neighborworks Columbus
Location:	988 Farr Road
Parcel:	089-022-002
Acreage:	17.60 Acres
Current Zoning Classification:	General Commercial (GC)
Proposed Zoning Classification:	Single Family Residential – 4 (SFR4) with conditions
Proposed Conditions:	<ol style="list-style-type: none">1. Minimum lot size of 5,000 square feet.2. Maximum density of 8.71 dwelling units per acre.3. Maximum lot coverage of 45%.4. Minimum lot width of 42 feet.5. Minimum side yard setback on corner lot of 15 feet.6. Minimum rear yard setback of 20 feet.7. Allow a roll back type curb and gutter or valley type gutter.8. 25-foot street width measured from face of curb to face of curb.
Current Use of Property:	Vacant
Proposed Use of Property:	Single Family Residential
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 Moore's Recommendation: N/A

DRI Recommendation: N/A

General Land Use: Inconsistent
Planning Area E

Current Land Use Designation: Vacant/Undeveloped

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 increase by 388 trips if used for residential use.

Traffic Engineering: This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.

Surrounding Zoning:	North	Residential Multifamily – 1 (RMF1)
	South	General Commercial (GC)
	East	Residential Multifamily – 1 (RMF1)
	West	Light Manufacturing/ Industrial (LMI)

Reasonableness of Request: The request is compatible with existing land uses.

School Impact: N/A

Buffer Requirement: The site shall include a Category A buffer along all property lines bordered by the GC zoning district. The 3 options under Category A are:

1) 5 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) 20 feet undisturbed natural buffer.

Attitude of Property Owners:

Fifty-Nine (59) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received two inquiry calls and/or emails regarding the rezoning.

Approval 0 Responses
Opposition 0 Responses

Additional Information:

Single Family Subdivision approximately 60 lots. In addition to the rezoning request, the applicant is seeking variances from the following provisions of the UDO:

Variance Request from Section 2.2.10. - Single-Family Residential 4 Zoning District—(SFR4).

	Development Regulation	UDO	Proposed
1.	Minimum Lot Size	6,000 sq ft	5,000 sq ft
2.	Maximum Density	7.25 du/ac	8.71 du/ac
3.	Maximum Lot Coverage	35%	45%
4.	Minimum Lot Width	50 ft	42 ft
5.	Minimum Side Yard Setback on Corner Lot	20 ft	15 ft
6.	Minimum Rear Yard Setback	30 ft	20 ft

Variance Request from Section 7.8.4. - Street Improvements

7. Allow a roll back type curb and gutter or valley type gutter
8. 25-foot street width measured from face of curb to face of curb

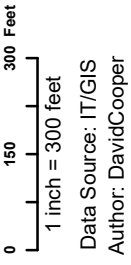
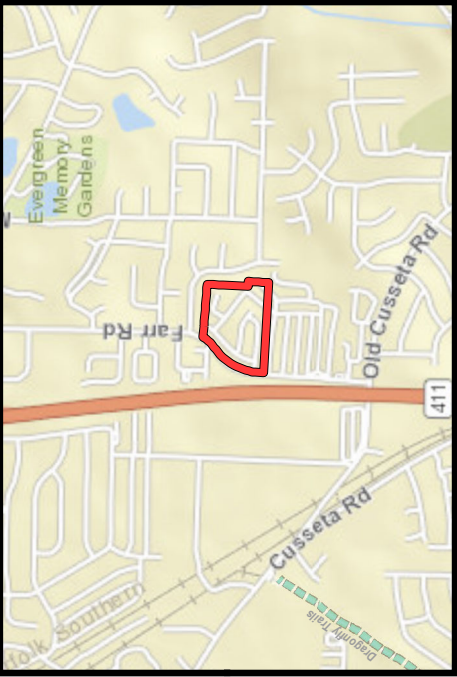
Attachments:

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



Area To Be
Rezoned

185 NB
185 SB

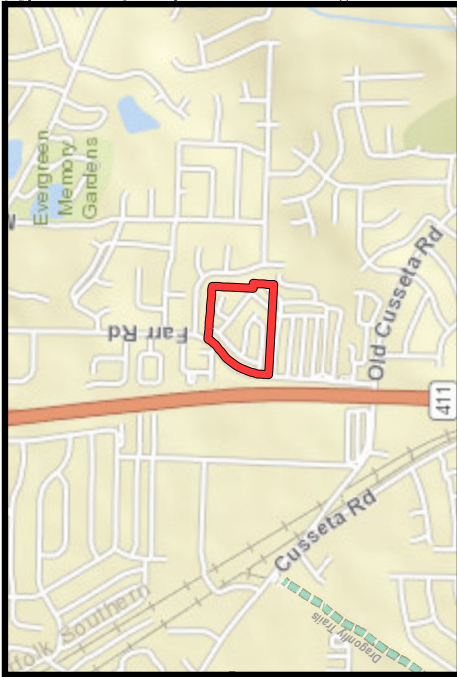
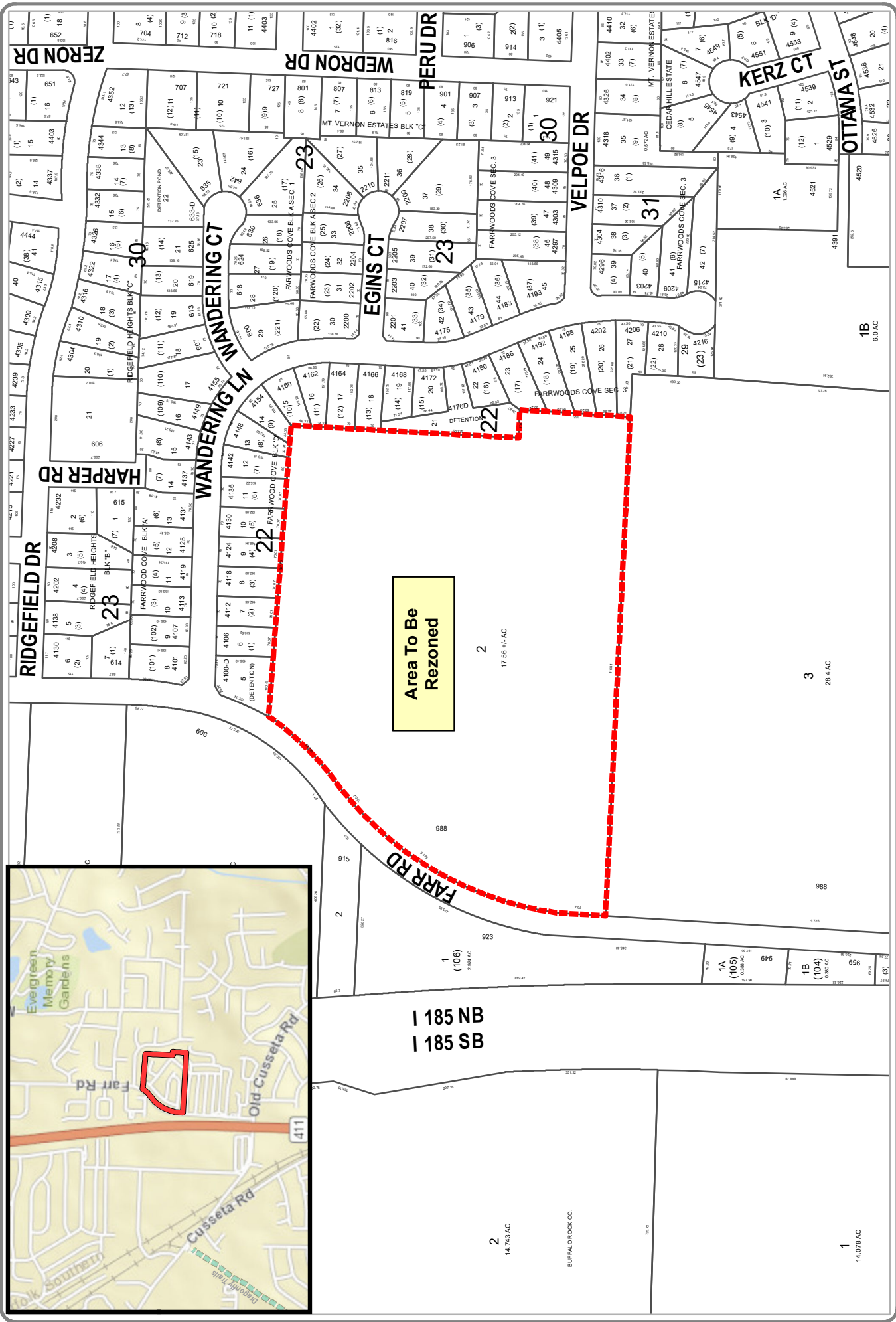


Aerial Hazard Map for REZN 10-24-2164
Map 089 Block 022 Lot 002

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.





0 150 300 Feet
1 inch = 300 feet

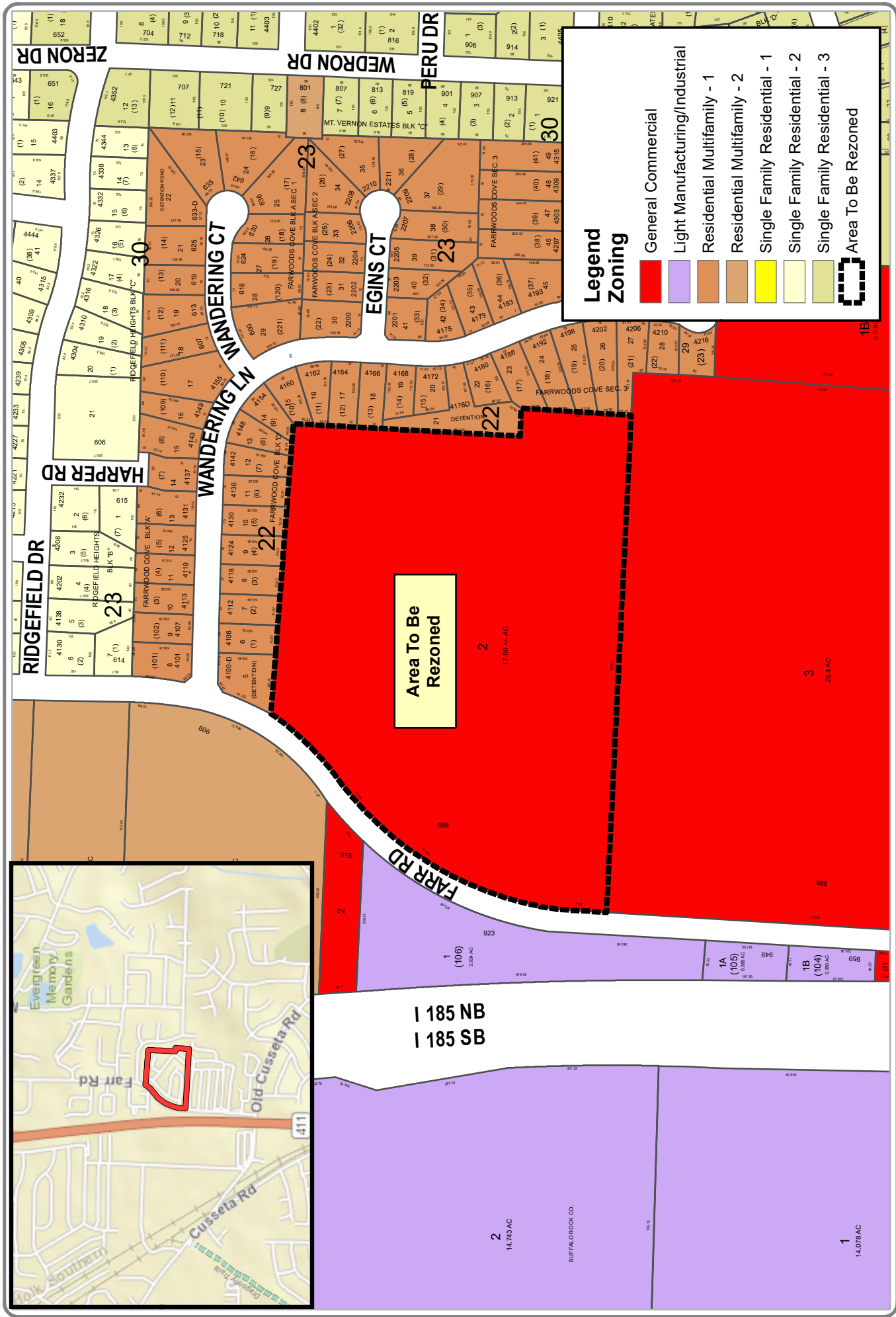
Location Map for REZN 10-24-2164
Map 089 Block 022 Lot 002
Planning Department-Planning Division
Prepared By Planning GIS Tech

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Date: 10/15/2024

Data Source: IT/GIS
Author: David Cooper



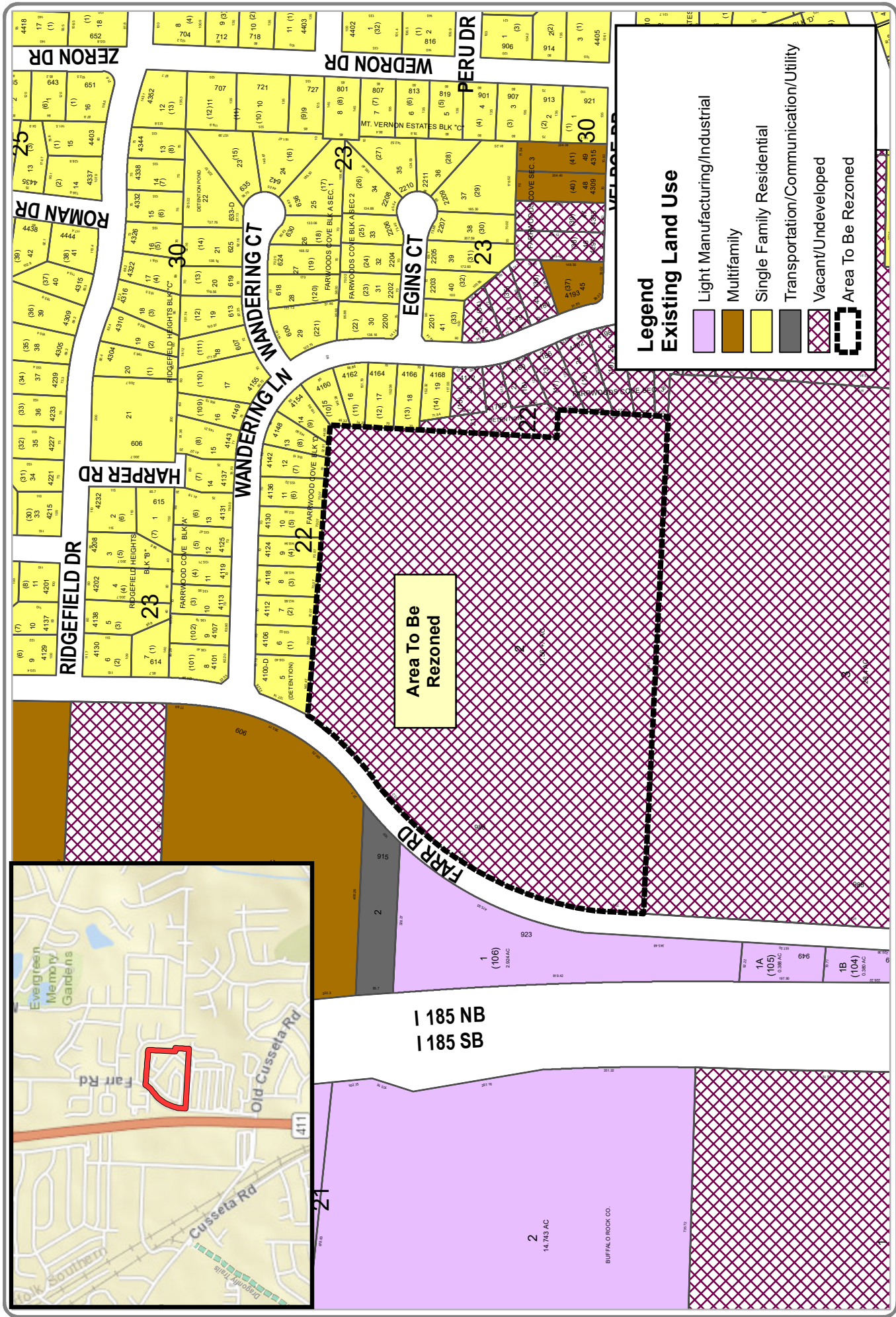
0 150 300 Feet
1 inch = 300 feet
Data Source: IT/GIS
Author: DavidCooper

Zoning Map for REZN 10-24-2164
Map 089 Block 022 Lot 002
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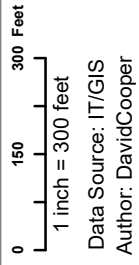
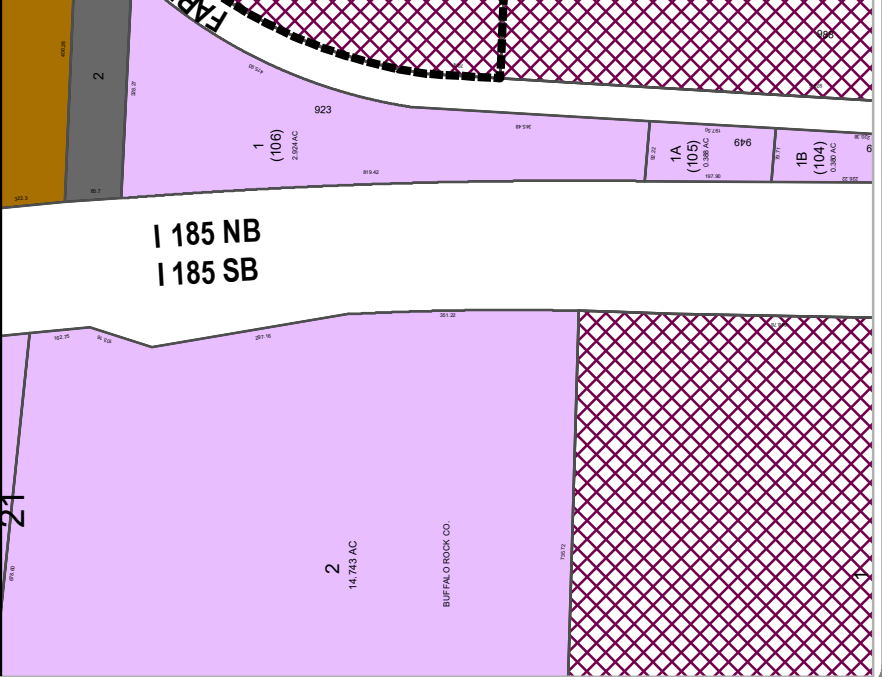
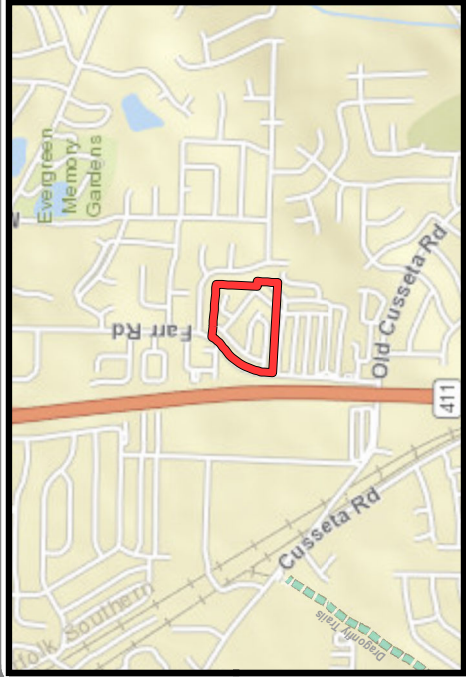


Date: 10/15/2024



Legend Existing Land Use

- Light Manufacturing/Industrial
- Multifamily
- Single Family Residential
- Transportation/Communication/Utility
- Vacant/Undeveloped
- Area To Be Rezoned

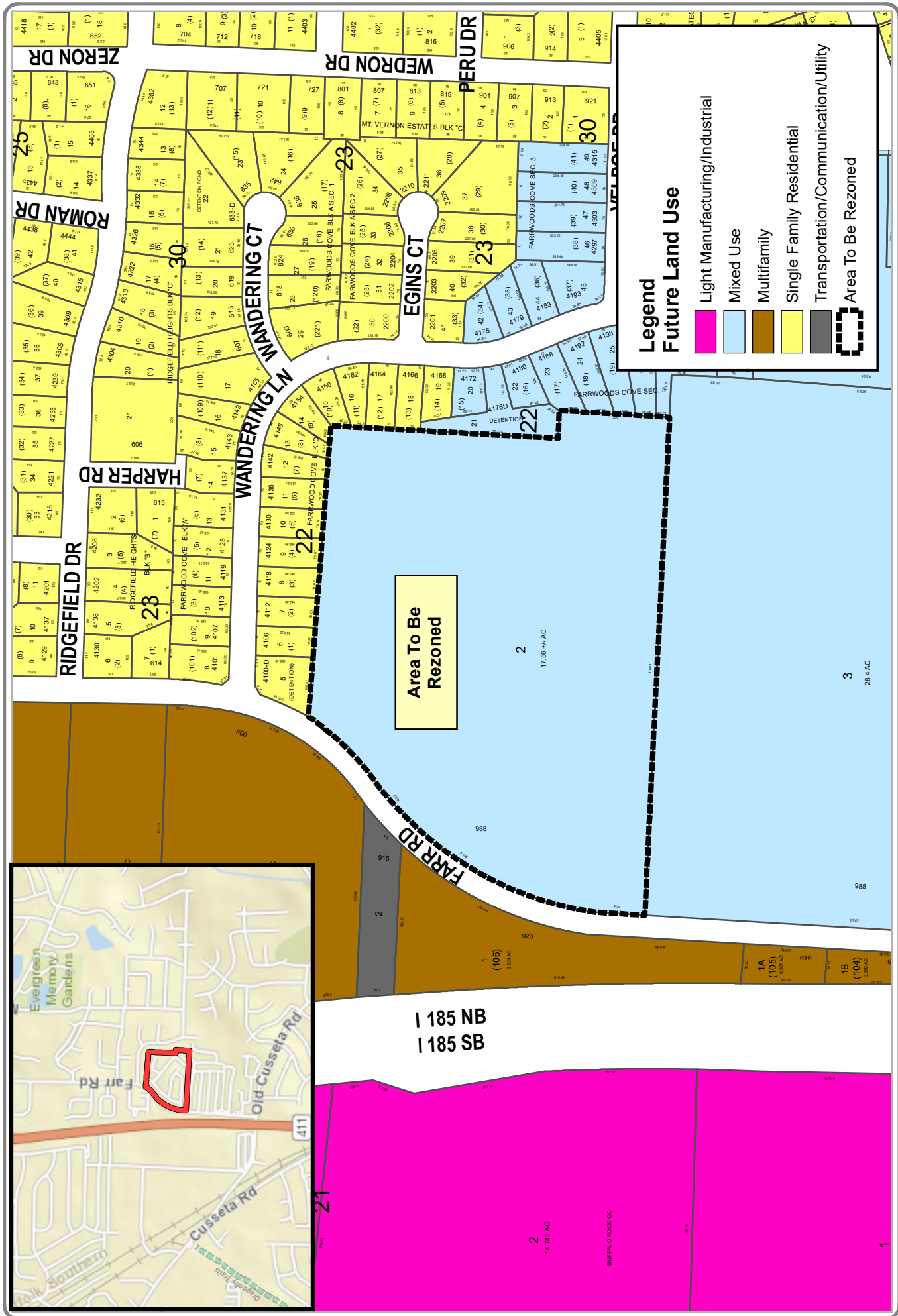


Existing Land Use Map for REZN 10-24-2164
 Map 089 Block 022 Lot 002
 Planning Department-Planning Division
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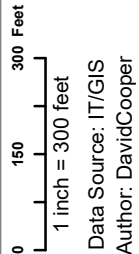
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Legend Future Land Use

- Light Manufacturing/Industrial
- Mixed Use
- Multifamily
- Single Family Residential
- Transportation/Communication/Utility
- Area To Be Rezoned



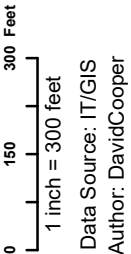
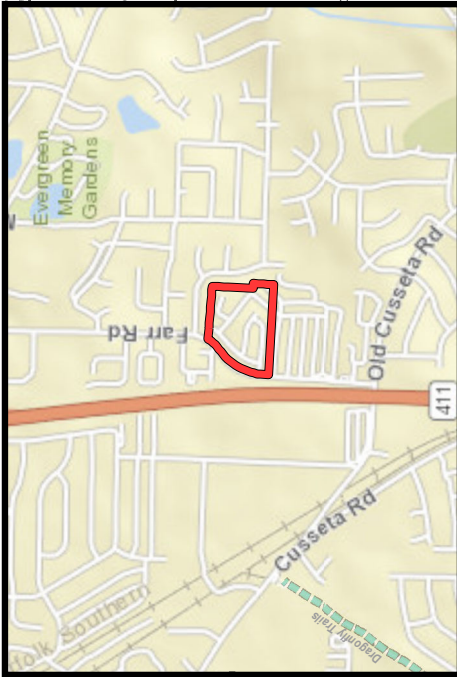
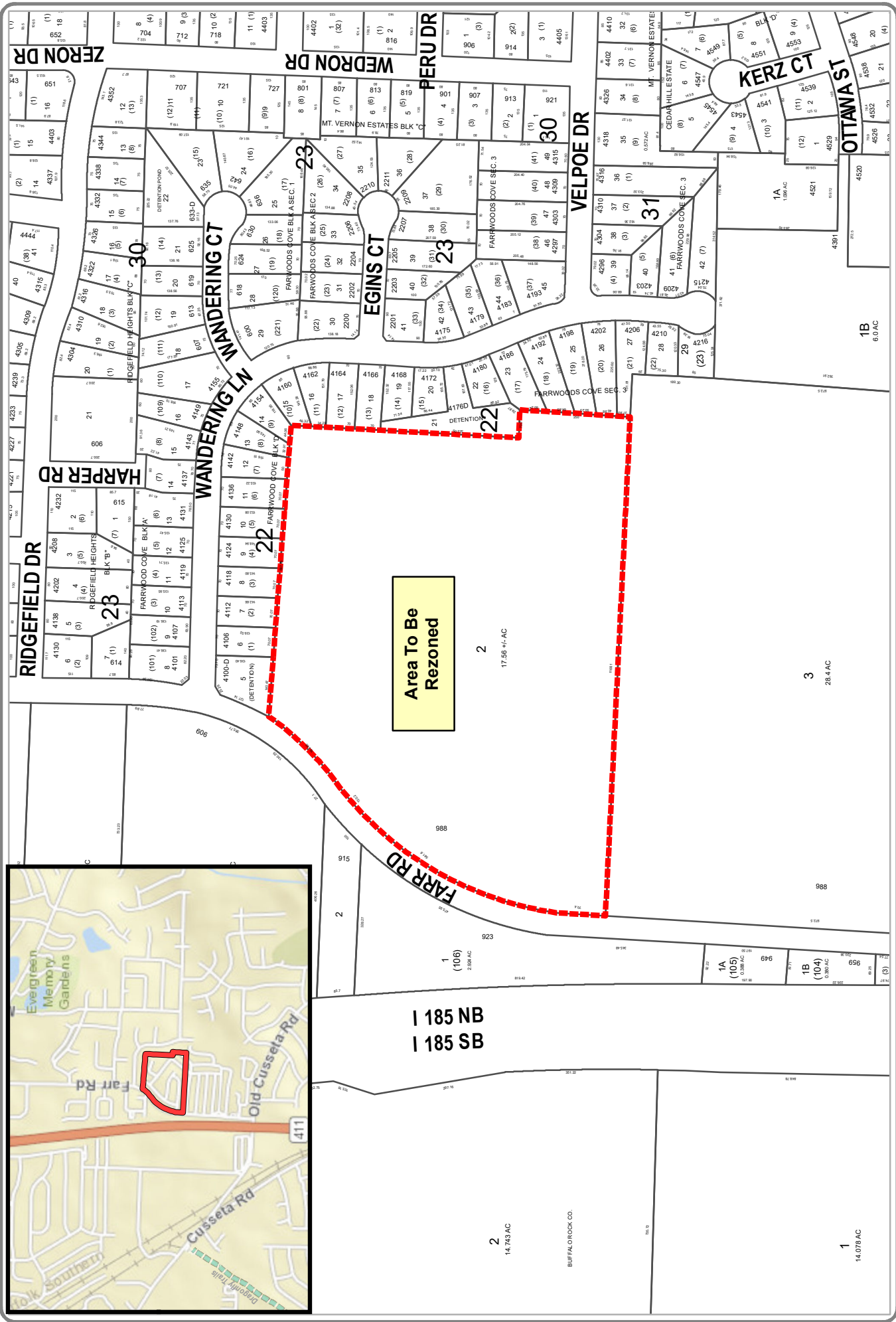
Future Land Use Map for REZN 10-24-2164
Map 089 Block 022 Lot 002
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Flood Hazard Map for REZN 10-24-2164
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 Author: DavidCooper

REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN-08-24-1865
PROJECT 988 Farr Road
CLIENT
REZONING REQUEST GC to SFR4

LAND USE

Trip Generation Land Use Code* 210 & 240
 Existing Land Use Vacant
 Proposed Land Use Mixed Use
 Existing Trip Rate Unit GC - Acreage converted to square footage.
 Proposed Trip Rate Unit SFR4 - Acreage converted to square footage.

TRIP END CALCULATION *

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
Mobile Home Park	240	GC	17.6 Acres	7.12	14
Total					14
Daily (Proposed Zoning)					
Single-Family Detached Housing	210	SFR4	17.6 Acres	0.75	47 AM peak
				0.99	61 PM peak
				9.48	294 Saturday
Total					402

*Note: * Denotes calculation are based on Trip Generation, 8th Edition by Institute of Transportation Engineers*

TRAFFIC PROJECTIONS

EXISTING ZONING (SFR3)

Name of Street	988 Farr Road
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2023)	8,340
Existing Level of Service (LOS)**	D
Additional Traffic due to Existing Zoning	14
Total Projected Traffic (2024)	8,354
Projected Level of Service (LOS)**	D

PROPOSED ZONING (SFR4)

Name of Street	988 Farr Road
Street Classification	Undivided Collector
No. of Lanes	2
City Traffic Count (2023)	8,340
Existing Level of Service (LOS)**	D
Additional Traffic due to Proposed	402
Total Projected Traffic (2024)	8,742
Projected Level of Service (LOS)**	D

*Note: ** Denotes Level of Service Based on National Standards for Different Facility Type (TABLE 1- General Highway Capacities by Facility Type)*

NOTICE: CONSTRUCTION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND BEING COMPLIANT WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND BEING COMPLIANT WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES HAS NOT BEEN VERIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND BEING COMPLIANT WITH ALL APPLICABLE REGULATIONS AND ORDINANCES.

24 HOUR CONTACT:
MS. CATHY WILLIAMS (706) 214-1697

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233 17TH STREET
SUITE 902-B
COLUMBUS, GA 31901
(706) 538-5515

CIVITERRA PROJECT NO. 2023-013
PROJECT
FARR ROAD
SUBDIVISION
COLUMBUS, GA

PROJECT ADDRESS
989 FARR ROAD
COLUMBUS, GA 31906

OWNER
NEIGHBORHOODS COLUMBUS
345 SIXTH STREET
COLUMBUS, GA 31901
706-324-4663

CONTACT: MS. CATHY WILLIAMS

NO.	REVISION/DESCRIPTION	DATE

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CONCEPTUAL LAYOUT
SHEET NUMBER
1 OF 1



Water & Sewer:
Per Columbus Water Works, Field Services (Ross Schlegelshake), water and sewer are available along Farr Road to support the development.

SIGN LOCATION

Proposed Center Turn Lane

SIGN LOCATION

Stormwater Management Basin

NOTE:
THIS LAYOUT IS CONCEPTUAL IN NATURE AND IS BASED ON THE LIMITED INFORMATION PROVIDED. CERTAIN LAND CHARACTERISTICS SUCH AS ROCK, TOPOGRAPHY, WETLANDS, STATE WATERS, AVAILABLE UTILITIES, NATURAL DRAINAGE PATTERNS AND LOCAL DEVELOPMENT REGULATIONS WILL CERTAINLY IMPACT THE ULTIMATE LAYOUT AND DESIGN OF THE SITE.

**Farr Road “Green” Affordable Housing Development
 NeighborWorks Columbus
 October 7, 2024**

Variances to SFR4 Zoning

<u>Code</u>	<u>Request</u>	<u>Description</u>
6,000 SF	5,000 SF	Minimum Lot Size
7.25 Units/AC	8.71 Units/ Ac	Maximum Density
35%	45%	Maximum Lot Coverage
50 Feet	42.5 Feet	Minimum Lot Width
35 Feet	35 Feet	Maximum Building Height
20 Feet	20 Feet	Minimum Front Yard Setback
5 Feet	5 Feet	Minimum Side Yard Setback
20 Feet	15 Feet	Minimum Corner Side Yard setback
30 Feet	20 Feet	Minimum Rear Yard Setback

Variances to Street Engineering

<u>Code</u>	<u>Request</u>	<u>Description</u>
GDOT 9032 6" high curb	Valley or Rolled Curb Type Curb and gutter	
26' Face to face Low Volume Local Street	25' Face to Face	Street width