



CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-08-22-1488

Applicant:	Greystone at Inverness, LLC
Owner:	Same
Location:	7300 Old Moon Road
Parcel:	081-022-001
Acreage:	11.15 Acres
Current Zoning Classification:	RO (Residential Office)
Proposed Zoning Classification:	RMF2 (Residential Multifamily 2)
Current Use of Property:	Multifamily (Apartments)
Proposed Use of Property:	Multifamily (Apartments)
Council District:	District 2 (Davis)
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 A
Current Land Use Designation:	Public / Institutional

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 to 545 trips up from 327 trips if used for residential 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 residential usage.
Surrounding Zoning:	North	RMF2 (Residential Multifamily 2)
	South	JR Allen Parkway
	East	GC (General Commercial)
	West	RO (Residential Office)
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: <ul style="list-style-type: none"> 1) 10 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) 15 feet undisturbed natural buffer.
Attitude of Property Owners:		Fifteen (15) 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:

This rezoning is required to replat Phase 1 and Phase 3 of Graystone at Inverness into one (1) parcel for addressing purposes.

Attachments:

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



Area To Be Rezoned

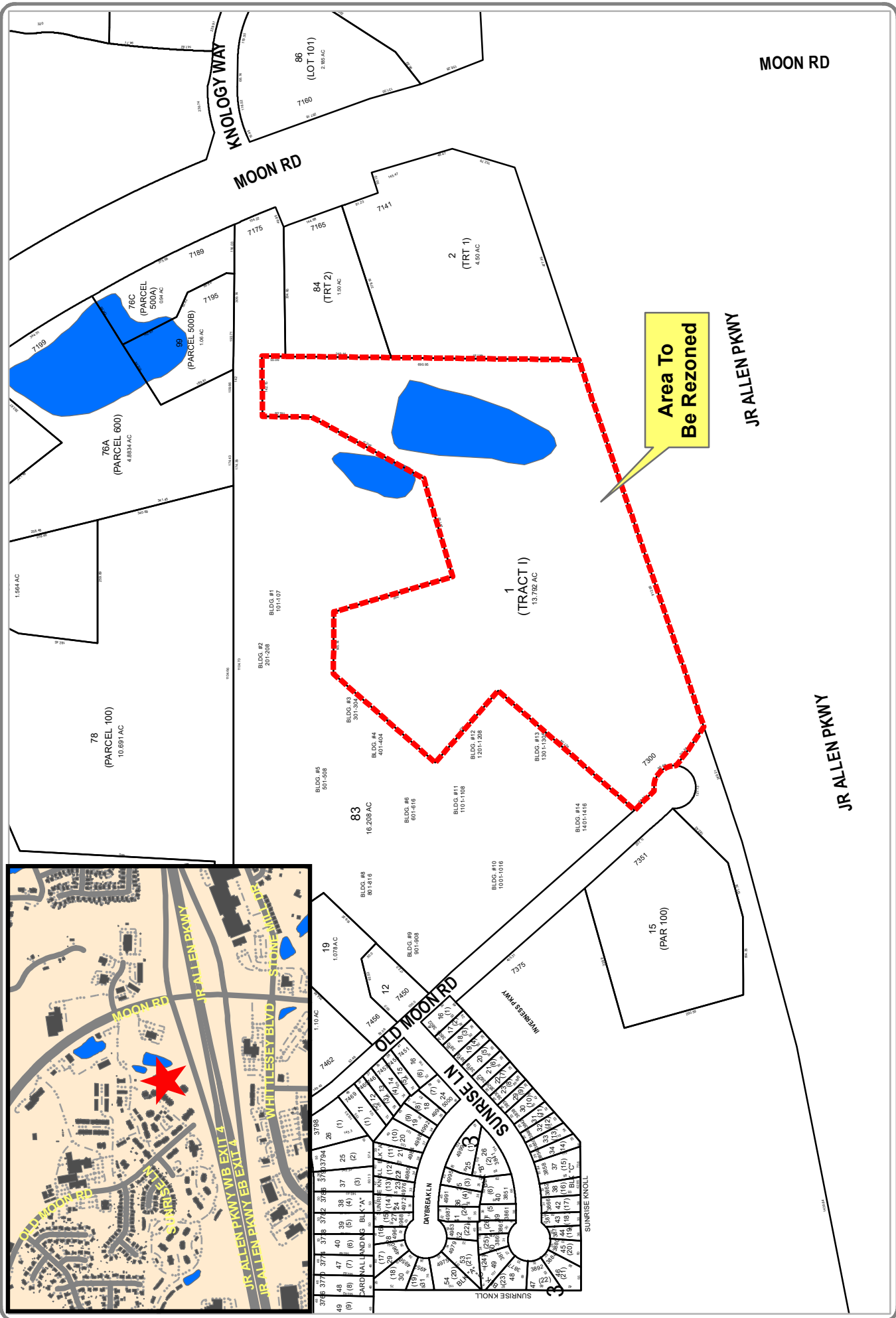


0 150 300 Feet
 1 inch = 300 feet
 Data Source: IT/GIS
 Author: David Cooper

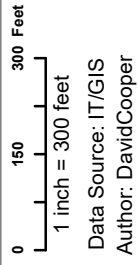
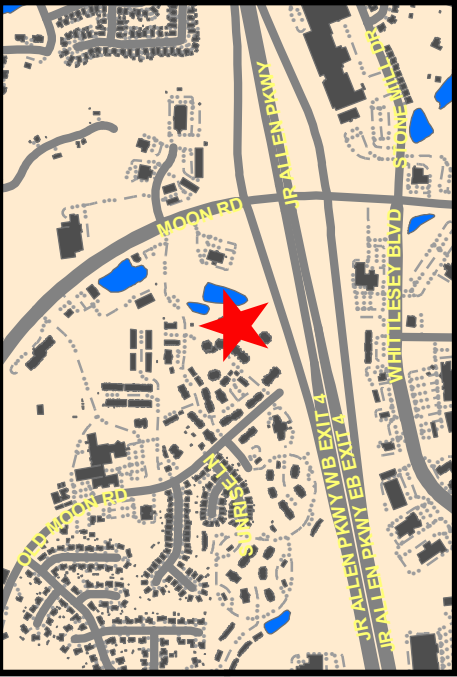
Aerial Map for REZN 08-22-1488
Map 081 Block 022 Lot 001
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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.





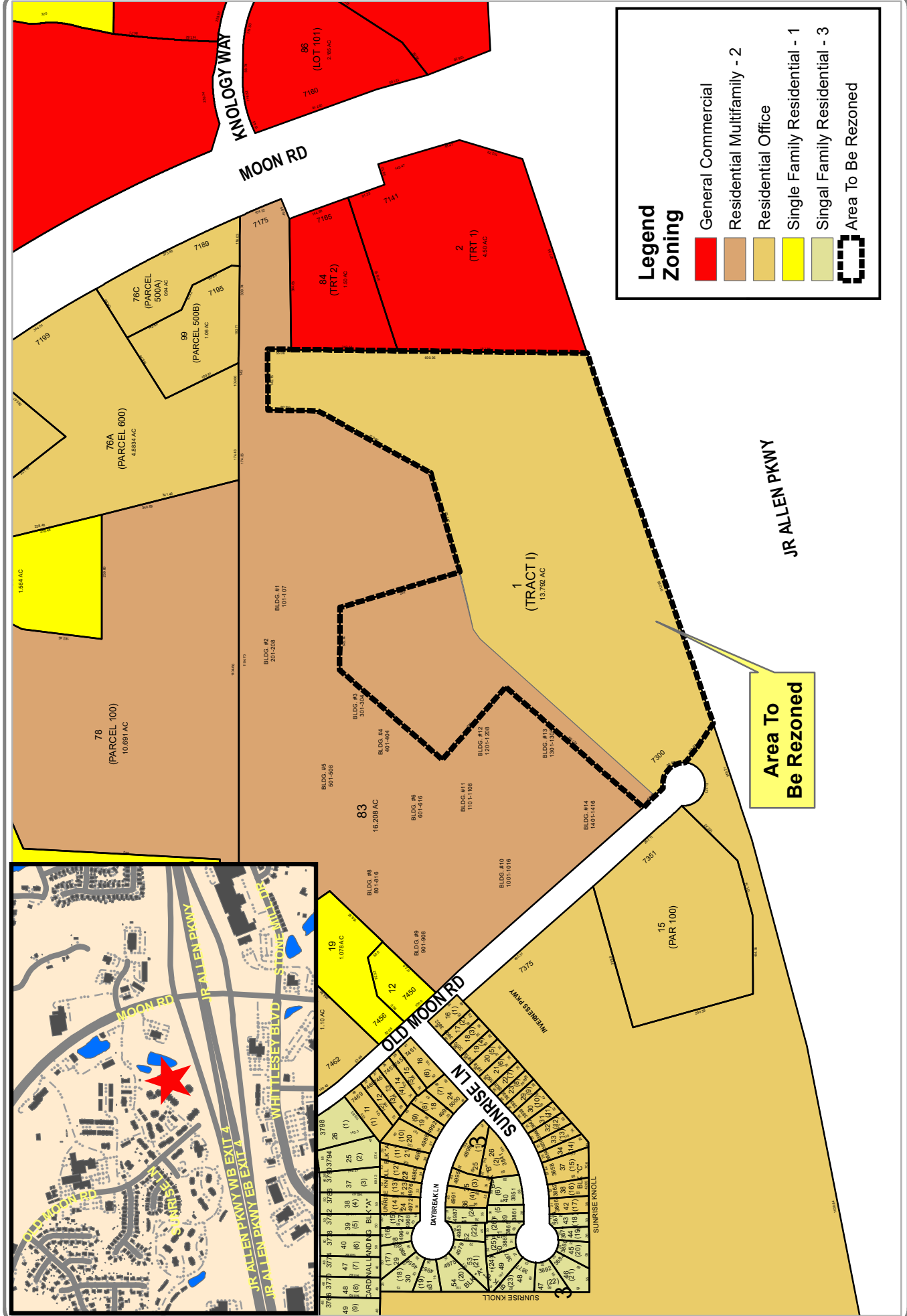
Area To Be Rezoned



Location Map for REZN 08-22-1488
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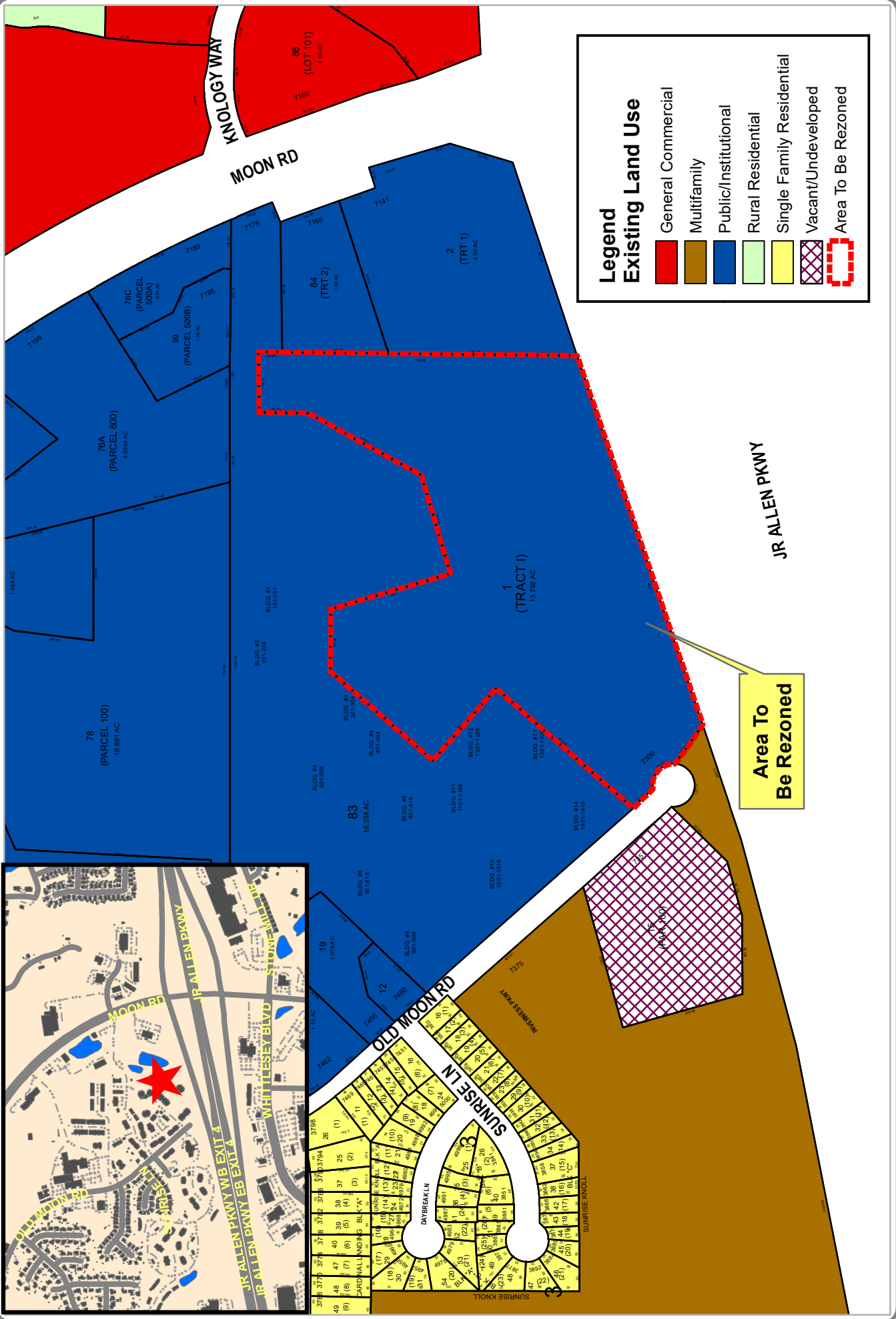


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Zoning Map for REZN 08-22-1488
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Date: 8/8/2022



Legend Existing Land Use

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

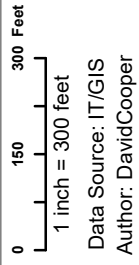
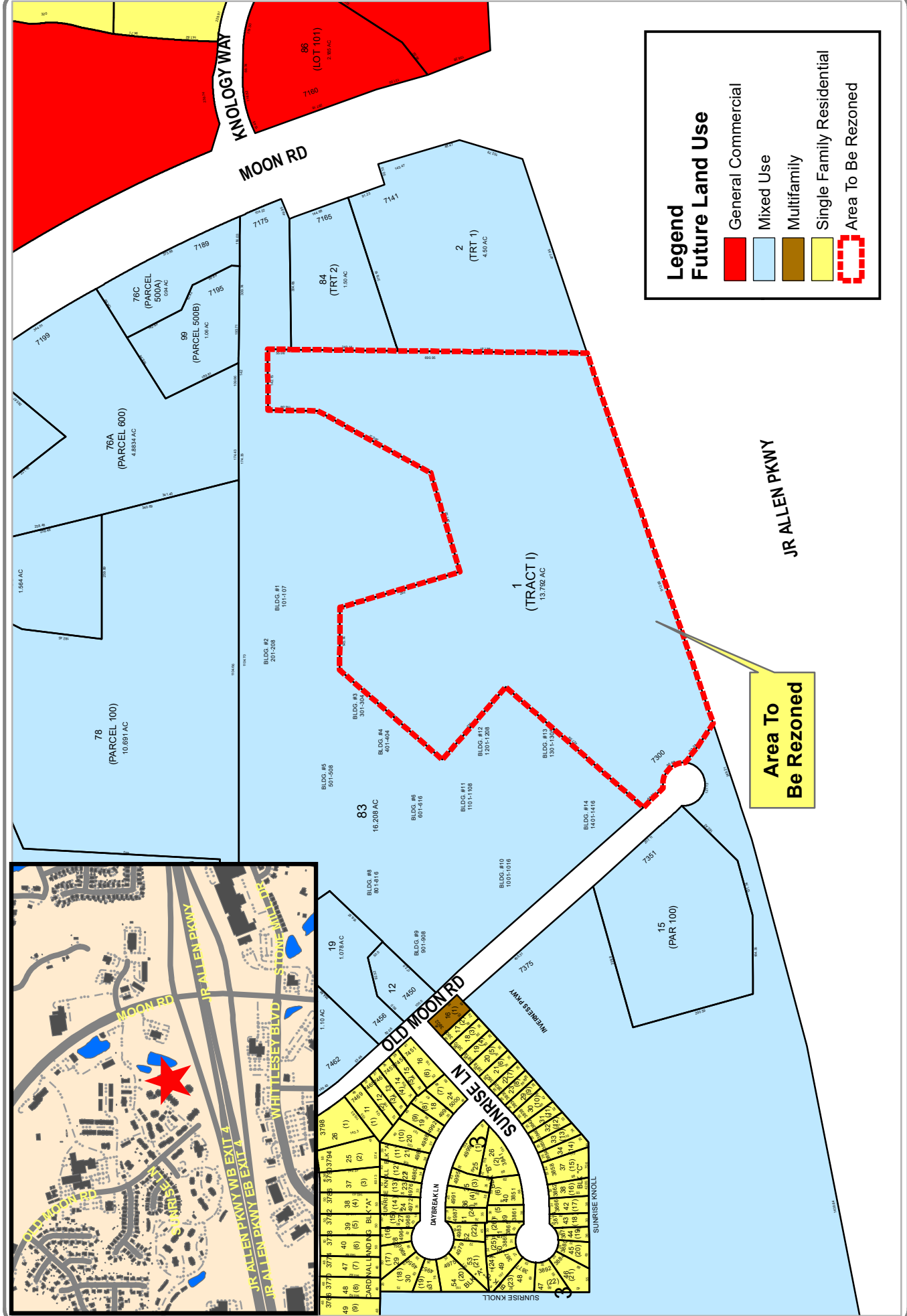
Area To Be Rezoned

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Existing Land Use Map for REZN 08-22-1488
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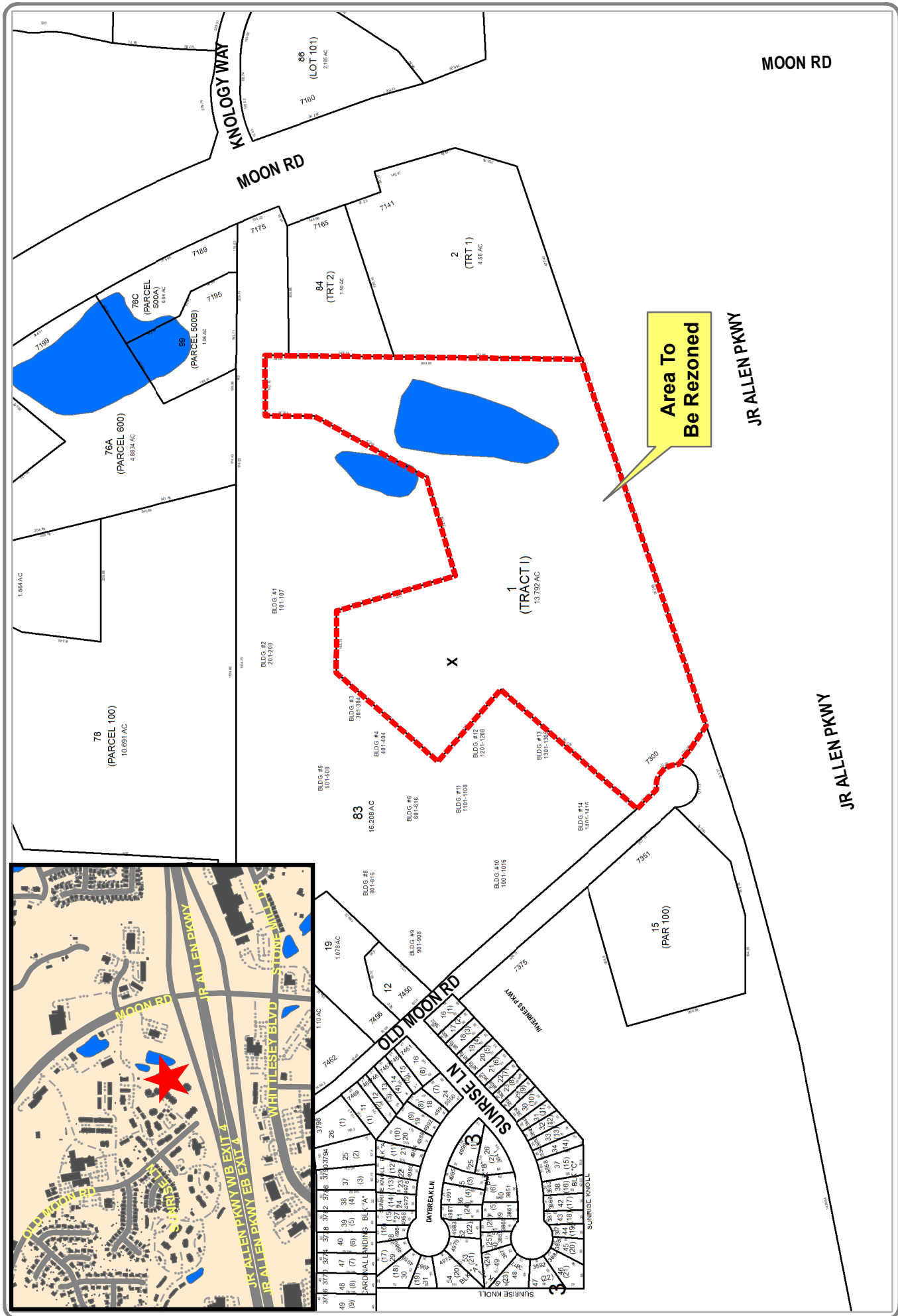
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Future Land Use Map for REZN 08-22-1488
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Date: 8/8/2022



Area To Be Rezoned



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 Author: David Cooper

Flood Zone Map for REZN 08-22-1488
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REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 03-21-0460
PROJECT 7300 Old Moon Road
CLIENT
REZONING REQUEST RO to RMF2

LAND USE

Trip Generation Land Use Code* 220
 Existing Land Use Residential-Office - (RO)
 Proposed Land Use Residential Multifamily 2 - (RMF2)
 Existing Trip Rate Unit RO - Acreage converted to square footage.
 Proposed Trip Rate Unit RMF2 - Number of Units

TRIP END CALCULATION*

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
Multifamily Housing - Low Rise	220	RO	11,145 Acres	6.74	327
Total					327
Daily (Proposed Zoning)					
Multifamily Housing - Low Rise	220	RMF2	11,145 Acres	6.74	545
Total					545

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

TRAFFIC PROJECTIONS

EXISTING ZONING (RO)

Name of Street	Veteran's Parkway
Street Classification	Undivided Arterial w/center In
No. of Lanes	4
City Traffic Count (2020)	19,400
Existing Level of Service (LOS)**	C
Additional Traffic due to Existing Zoning	327
Total Projected Traffic (2021)	19,727
Projected Level of Service (LOS)**	C

PROPOSED ZONING (RMF2)

Name of Street	Veteran's Parkway
Street Classification	Undivided Arterial w/center In
No. of Lanes	4
City Traffic Count (2020)	19,400
Existing Level of Service (LOS)**	C
Additional Traffic due to Proposed	545
Total Projected Traffic (2021)	19,945
Projected Level of Service (LOS)**	C

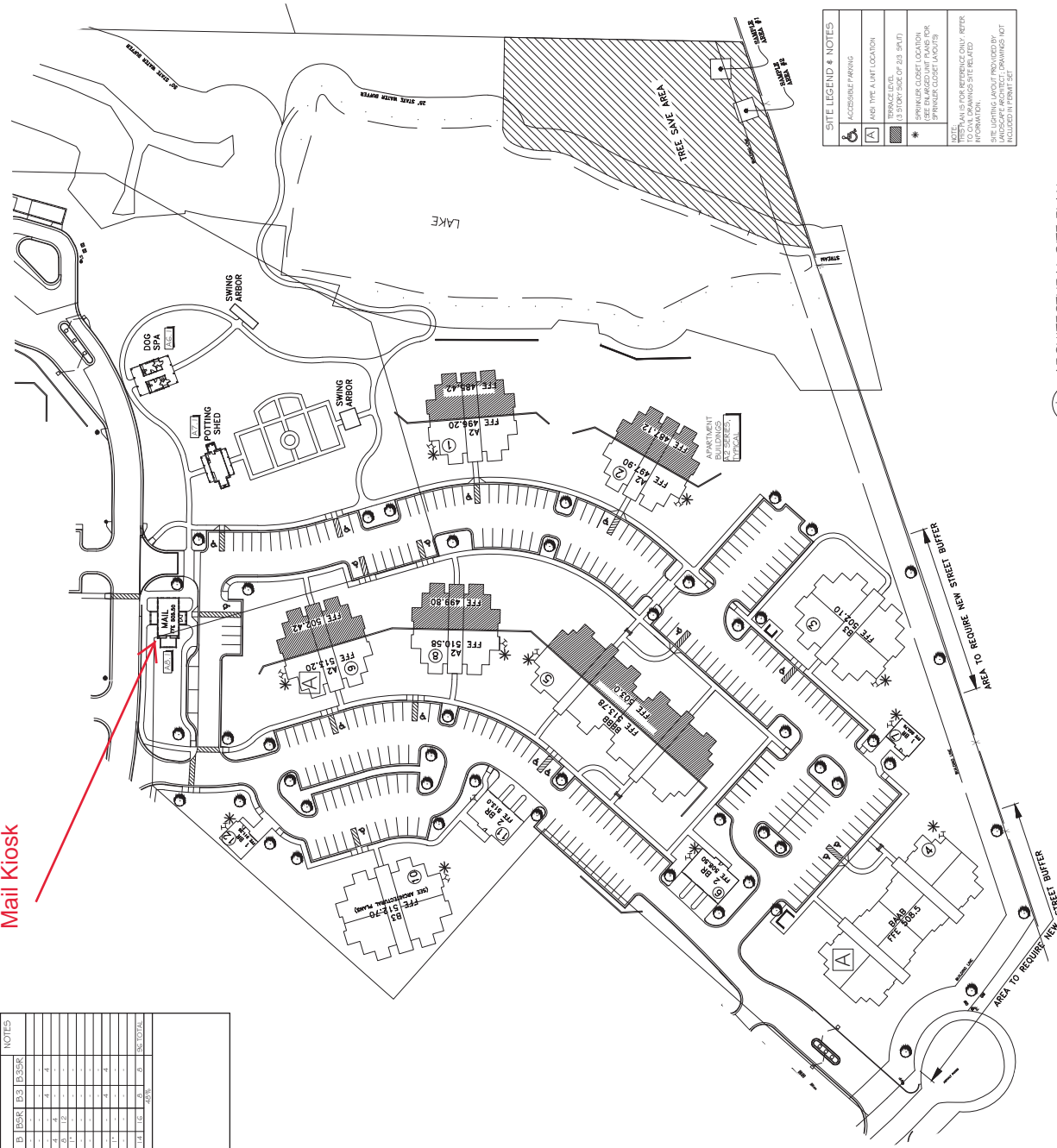
*Note: ** Denotes Level of Service Based on National Standards for Different Facility Type (TABLE1- General Highway Capacities by Facility Type)*



BUILDING NO.	BUILDING TYPE	STORIES	UNITS PER BUILDING				TOTAL	NOTES
			A	ASR	A2	AC2SR		
1	A2-A2	2-3 STORIES	10	0	0	10	10 UNITS PER PARADE UNIT	
2	B2-B2	2-3 STORIES	0	0	0	0	0 UNITS PER PARADE UNIT	
3	B2-B2	2-3 STORIES	0	0	0	0	0 UNITS PER PARADE UNIT	
4	B2-B2	2-3 STORIES	0	0	0	0	0 UNITS PER PARADE UNIT	
5	B2-B2	2-3 STORIES	0	0	0	0	0 UNITS PER PARADE UNIT	
6	B2-B2	2-3 STORIES	0	0	0	0	0 UNITS PER PARADE UNIT	
7	B2-B2	2-3 STORIES	0	0	0	0	0 UNITS PER PARADE UNIT	
8	B2-B2	2-3 STORIES	0	0	0	0	0 UNITS PER PARADE UNIT	
9	B2-B2	2-3 STORIES	0	0	0	0	0 UNITS PER PARADE UNIT	
10	B2-B2	2-3 STORIES	0	0	0	0	0 UNITS PER PARADE UNIT	
11	B2-B2	2-3 STORIES	0	0	0	0	0 UNITS PER PARADE UNIT	
12	B2-B2	2-3 STORIES	0	0	0	0	0 UNITS PER PARADE UNIT	
UNIT TYPE DESCRIPTIONS:							36% TOTAL	
UNIT ASR (100) BA WITH SUITROOM							0	
UNIT A2 (100) BA WITH SUITROOM							0	
UNIT B2 (100) BA WITH SUITROOM							0	
UNIT B3 (100) BA WITH SUITROOM							0	
UNIT B3SR (100) BA WITH SUITROOM							0	

BUILDING NO.	ANSI UNIT IDENTIFICATION	
	ANSI TYPE A	ANSI TYPE B/THA
1	ALL GROUND FLOOR UNITS	ALL GROUND FLOOR UNITS
2	ALL GROUND FLOOR UNITS	ALL GROUND FLOOR UNITS
3	ALL GROUND FLOOR UNITS	ALL GROUND FLOOR UNITS
4	ALL GROUND FLOOR UNITS	ALL GROUND FLOOR UNITS
5	ALL GROUND FLOOR UNITS	ALL GROUND FLOOR UNITS
6	ALL GROUND FLOOR UNITS	ALL GROUND FLOOR UNITS
7	ALL GROUND FLOOR UNITS	ALL GROUND FLOOR UNITS
8	ALL GROUND FLOOR UNITS	ALL GROUND FLOOR UNITS
9	ALL GROUND FLOOR UNITS	ALL GROUND FLOOR UNITS
10	ALL GROUND FLOOR UNITS	ALL GROUND FLOOR UNITS
11	ALL GROUND FLOOR UNITS	ALL GROUND FLOOR UNITS
12	ALL GROUND FLOOR UNITS	ALL GROUND FLOOR UNITS


Mail Kiosk



SITE LEGEND & NOTES	
(Symbol)	ACCESSIBLE PARKING
(Symbol)	AVG TYPE A UNIT LOCATION
(Symbol)	TERRACE LEVEL
(Symbol)	(3 STORY SIDE OF 2B SHFT)
(Symbol)	SPRINKLER CLOSET LOCATION
(Symbol)	USE DRAWING UNIT NAME OR SYMBOL TO IDENTIFY UNITS
(Symbol)	* UNITS TO BE REFERENCED ONLY - REFER TO CIVIL DRAWINGS SITE RELATED INFORMATION
(Symbol)	UNITS PROVIDED BY LANDSCAPE ARCHITECT; DIMENSIONS NOT INCLUDED IN PRINT SET

ARCHITECTURAL SITE PLAN
 AO.1 SCALE: 1" = 50'

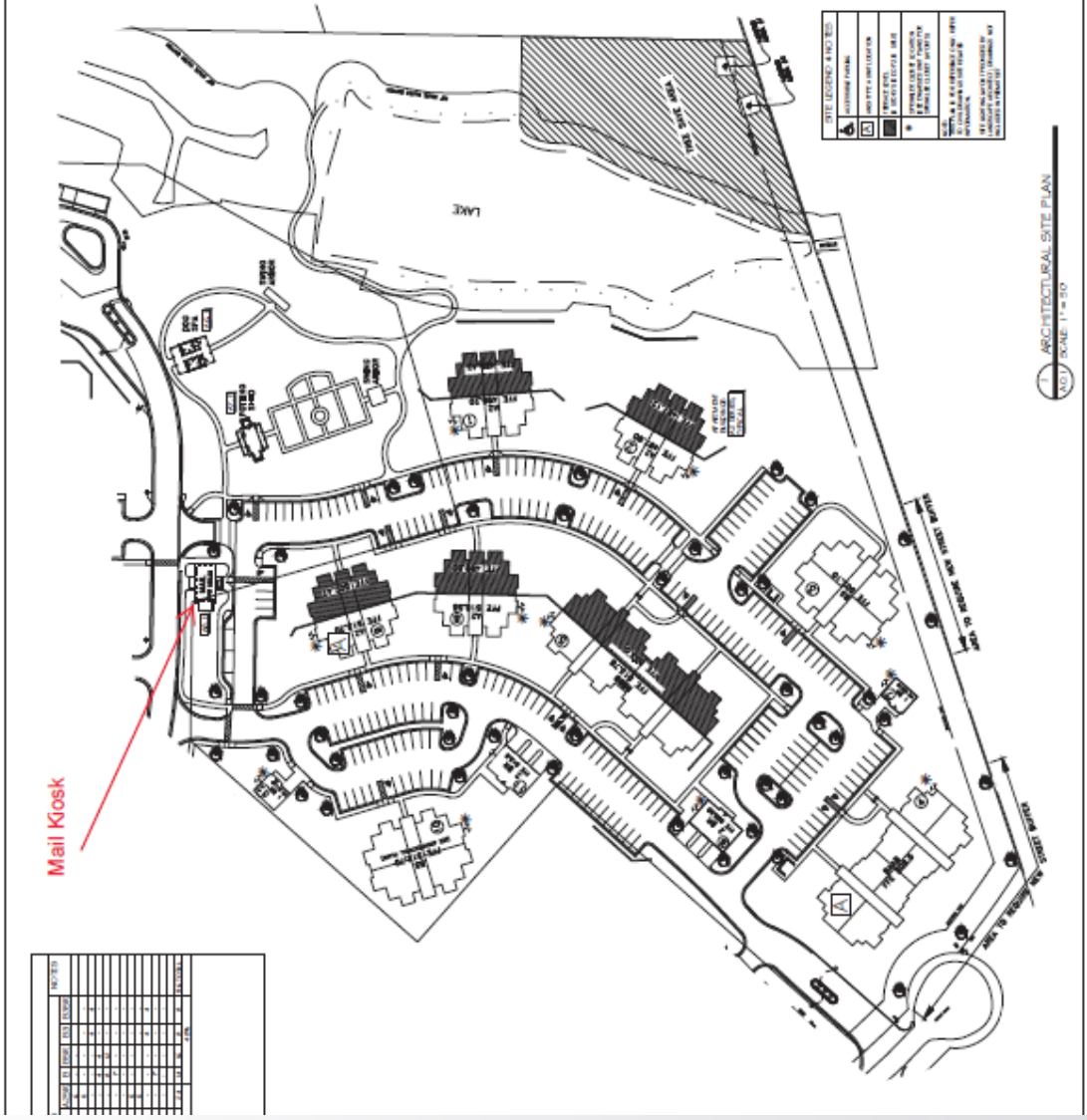
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**7300 OLD MOON ROAD
REZN – 08-01-2022**

APPLICANT: GREYSTONE AT INVERNESS, LLC

KIOSK LOCATION





MAIL KIOSK

