



CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-08-22-1561

Applicant:	Lucy Jones
Owner:	Harmony Apts LLC
Location:	243 / 220 Oakley Drive
Parcel:	089-001-001 / 088-053-003
Acreage:	6.63 Acres
Current Zoning Classification:	RMF2 (Residential Multifamily 2)
Proposed Zoning Classification:	RO (Residential Office) with the following conditions: <ol style="list-style-type: none">1) Parking requirements waived to allow 189 parking spaces.2) Maximum building height restricted to 35 feet.3) Total units on property restricted to 210 units.4) Only Multifamily, Dwellings permitted.
Current Use of Property:	Multifamily (Apartments)
Proposed Use of Property:	Multifamily (Apartments)
Council District:	District 3 (Huff)
PAC Recommendation:	Conditional Approval based on the Staff Report and compatibility with existing land uses.
Planning Department Recommendation:	Conditional Approval based on compatibility with existing land uses.
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A

General Land Use:		Consistent Planning Area E
Current Land Use Designation:		Multifamily
Future Land Use Designation:		Single Family Residential
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 1,409 up from 260 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	GC (General Commercial)
	South	SFR2 (Single Family Residential 2)
	East	I-185
	West	SFR2 (Single Family Residential 2)
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: <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:

Fifty-five (55) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received **twelve (12)** calls and/or emails regarding the rezoning.

Approval 0 Responses
Opposition 2 Responses

Additional Information:

This rezoning was triggered by an existing apartment building being destroyed by fire. To start the rebuilding process this rezoning is required to bring the complex into compliance.

390 parking spaces required per the UDO. The Engineering Department agrees to waive the parking requirements to permit the existing 189 parking spaces.

Inspections & Codes has received no parking complaints in this area related to overflow from this apartment complex.

Attachments:

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



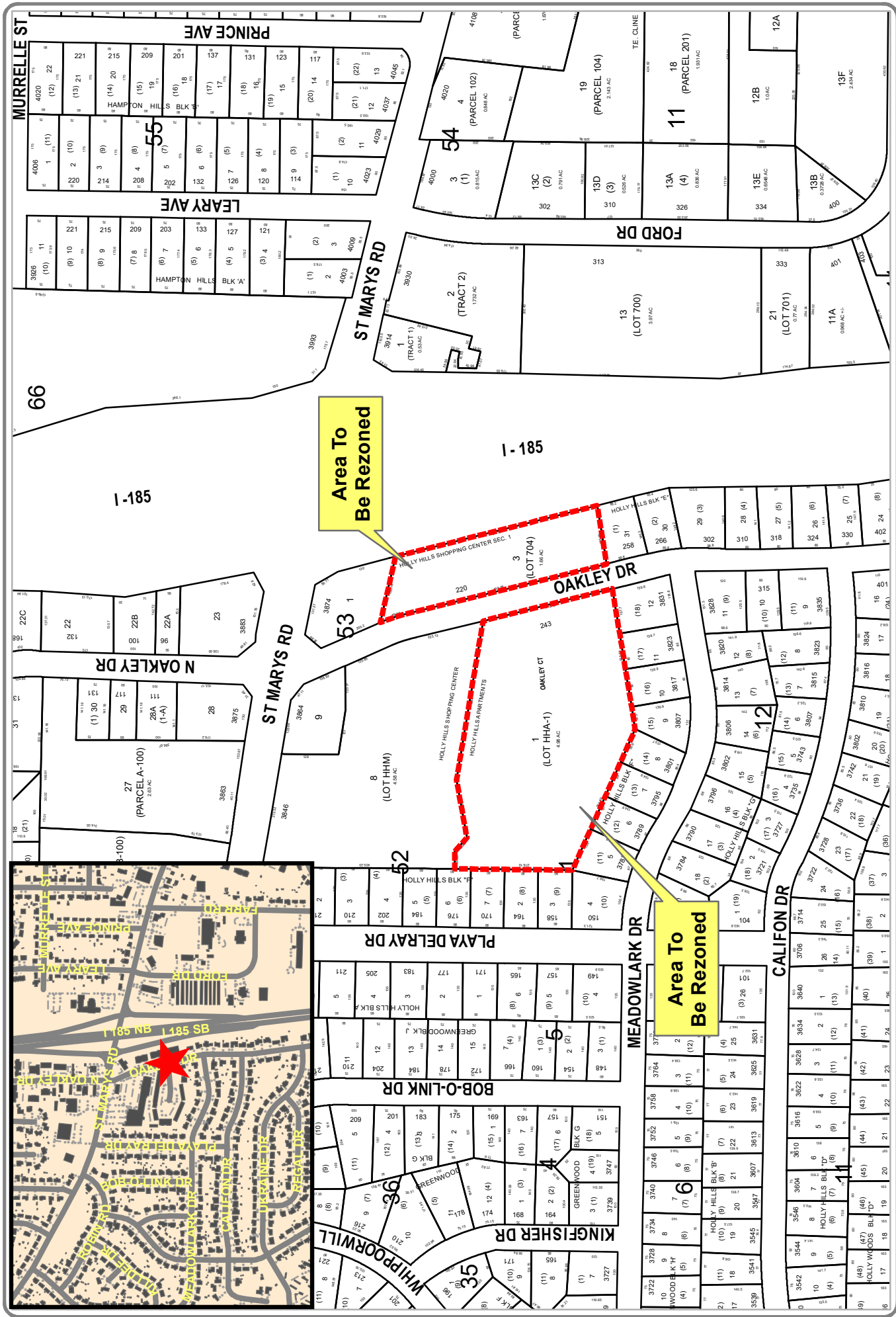
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Date: 8/19/2022

Aerial Map for REZN 08-22-1561
 Map 088 & 089 Blocks 053 & 001 Lots 003 & 001
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

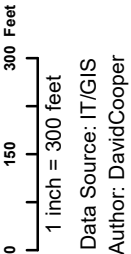
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 Data Source: IT/GIS
 Author: David Cooper





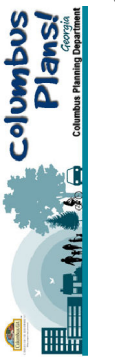
Area To Be Rezoned

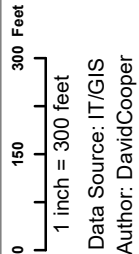
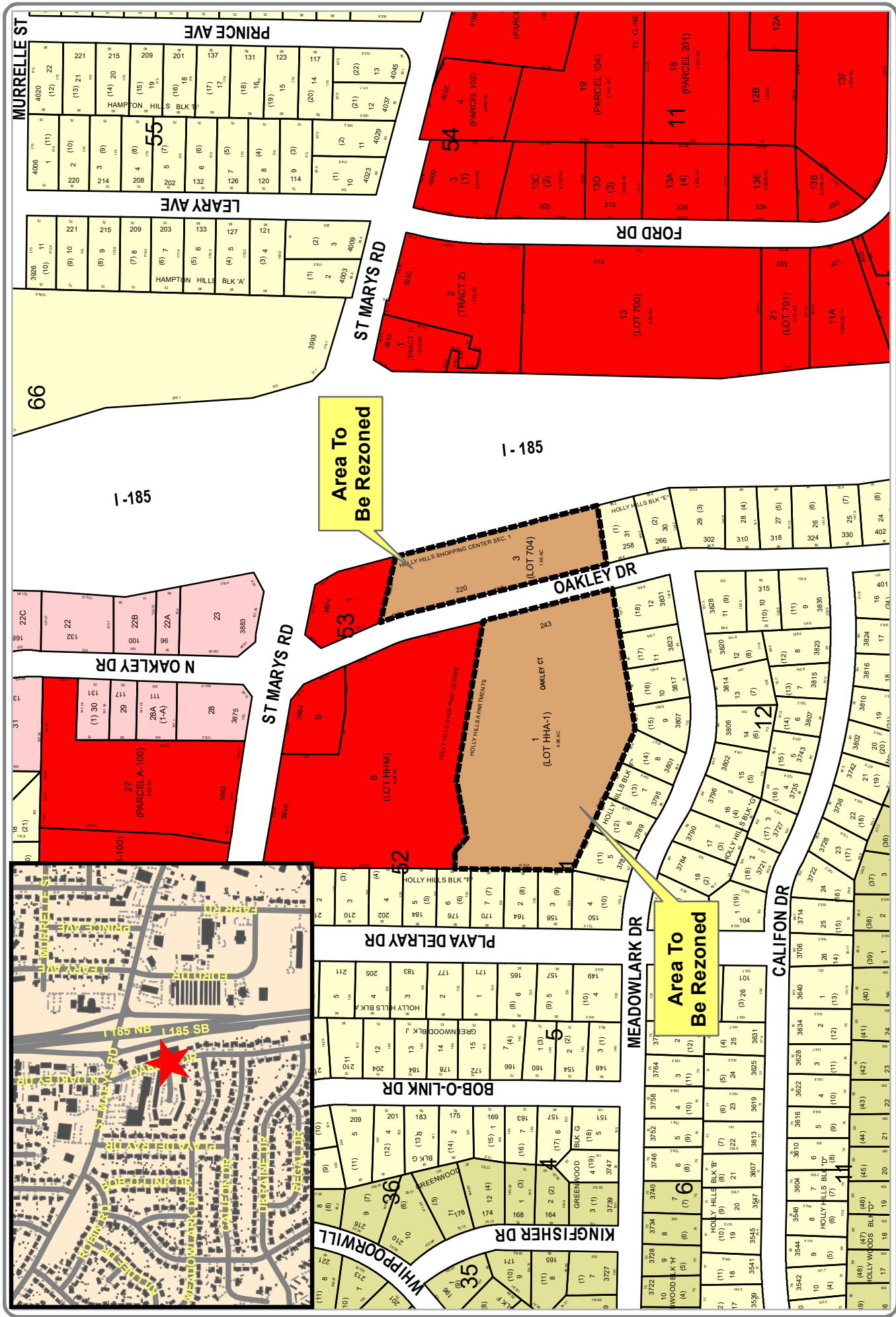
Area To Be Rezoned



Location Map for REZN 08-22-1561
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Zoning Map for REZN 08-22-1561
Map 088 & 089 Blocks 053 & 001 Lots 003 & 001
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Prepared By Planning GIS Tech

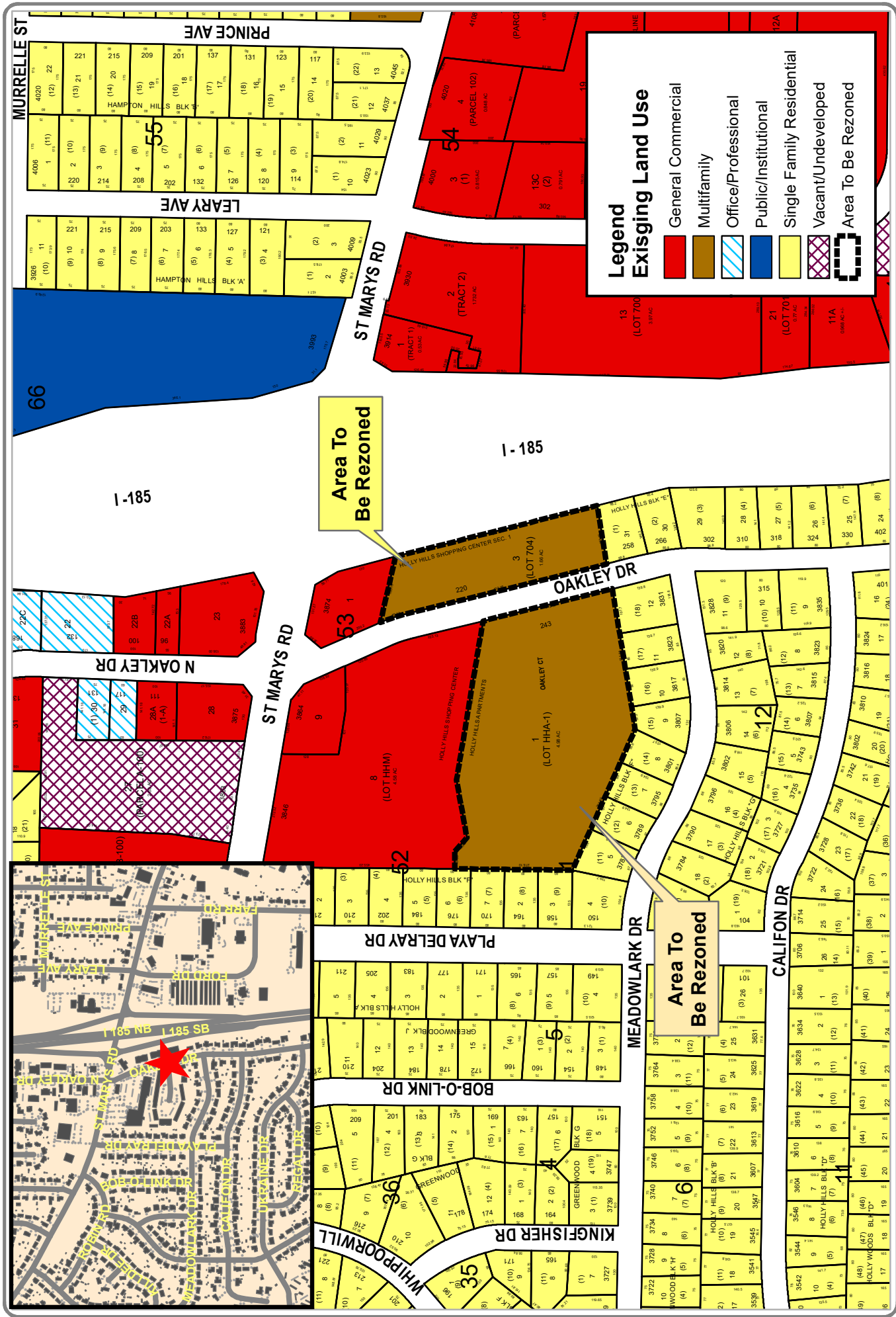
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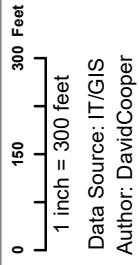
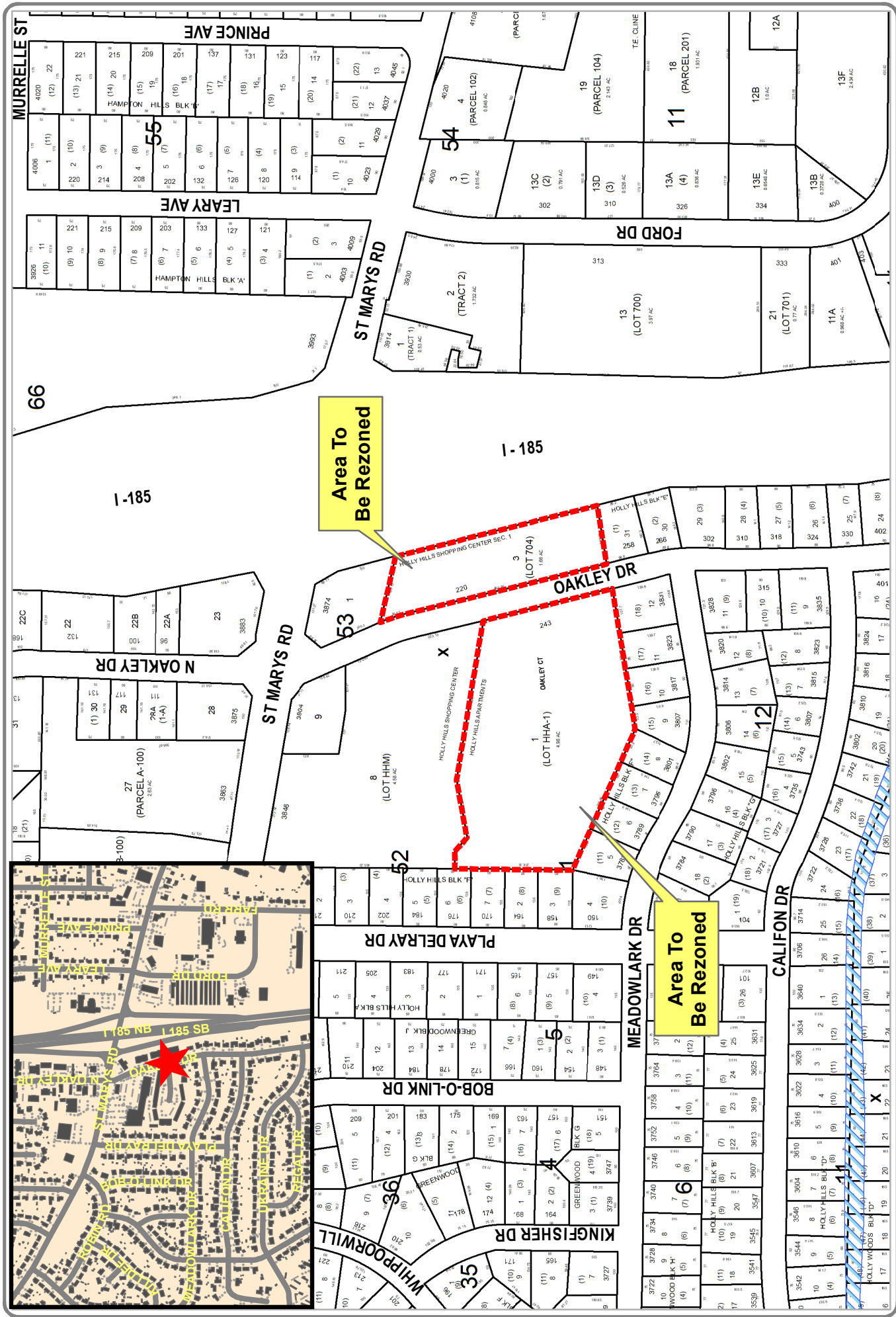
0 150 300 Feet
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Existing Land Use Map for REZN 08-22-1561
 Map 088 & 089 Blocks 053 & 001 Lots 003 & 001
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Flood Map for REZN 08-22-1561
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REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 08-22-1561
PROJECT 243 Oakley Court & 220 Oakley Drive
CLIENT
REZONING REQUEST RMF2 to RO

LAND USE

Trip Generation Land Use Code* 220
 Existing Land Use Residential-Multi-Family 2 (RMF2)
 Proposed Land Use Residential Office - (RO)
 Existing Trip Rate Unit RMF2 - Acreage converted to square footage.
 Proposed Trip Rate Unit RO - 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	RMF2	6.63 Acres	6.74	260
					Total
					260
Daily (Proposed Zoning)					
Multifamily Housing - Low Rise	220	RO	209 Units	6.74	1,409
					Total
					1,409

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

TRAFFIC PROJECTIONS

EXISTING ZONING (RMF2)

Name of Street	St. Mary's Road
Street Classification	Undivided Arterial w/center In
No. of Lanes	4
City Traffic Count (2020)	9,110
Existing Level of Service (LOS)**	B
Additional Traffic due to Existing Zoning	260
Total Projected Traffic (2021)	9,370
Projected Level of Service (LOS)**	B

PROPOSED ZONING (RO)

Name of Street	St. Mary's Road
Street Classification	Undivided Arterial w/center In
No. of Lanes	4
City Traffic Count (2020)	9,110
Existing Level of Service (LOS)**	B
Additional Traffic due to Proposed	1,409
Total Projected Traffic (2021)	10,519
Projected Level of Service (LOS)**	B

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