

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

### REZN-12-20-3087

<b>Applicant:</b>	The Cotton Companies
<b>Owner:</b>	F&B Company
<b>Location:</b>	2730 Manchester Expressway
<b>Parcel:</b>	069-014-005 / 005A / 006 / 006A / 007 / 008 / 019 / 020 / 023 / 024
<b>Acreage:</b>	9.77 Acres
<b>Current Zoning Classification:</b>	NC (Neighborhood Commercial) & SFR3 (Single Family Residential 3)
<b>Proposed Zoning Classification:</b>	GC (General Commercial) with conditions. Those conditions are as follows:  <ol style="list-style-type: none"><li>1) The project shall be developed in three (3) phases.</li><li>2) Phase 1 shall include a hotel only.</li><li>3) A traffic study shall be required before Phase 2 is started.</li></ol>
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Mixed Use: Retail / Hotel / Grocery / Restaurant
<b>Council District:</b>	District 8 (Garrett)
<b>PAC Recommendation:</b>	<b>Conditional Approval</b> based on the Staff Report and compatibility with existing land uses.
<b>Planning Department Recommendation:</b>	<b>Conditional Approval</b> based on compatibility with existing land uses.

<b>Fort Benning's Recommendation:</b>		N/A
<b>DRI Recommendation:</b>		N/A
<b>General Land Use:</b>		Inconsistent Planning Area D
<b>Current Land Use Designation:</b>		General Commercial
<b>Future Land Use Designation:</b>		Office / Professional
<b>Compatible with Existing Land-Uses:</b>		Yes
<b>Environmental Impacts:</b>		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.
<b>City Services:</b>		Property is served by all city services.
<b>Traffic Impact:</b>		Average Annual Daily Trips (AADT) will increase by 2391 trips if used for commercial use. The Level of Service (LOS) will remain at level C.
<b>Traffic Engineering:</b>		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
<b>Surrounding Zoning:</b>	<b>North</b>	GC (General Commercial)
	<b>South</b>	GC (General Commercial)
	<b>East</b>	I-185
	<b>West</b>	NC (Neighborhood Commercial)
<b>Reasonableness of Request:</b>		The request is compatible with existing land uses.
<b>School Impact:</b>		N/A
<b>Buffer Requirement:</b>		N/A
<b>Attitude of Property Owners:</b>		<b>Sixty-five (65)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received <b>no</b> calls and/or emails regarding the rezoning.
	<b>Approval</b>	<b>0</b> Responses
	<b>Opposition</b>	<b>0</b> Responses

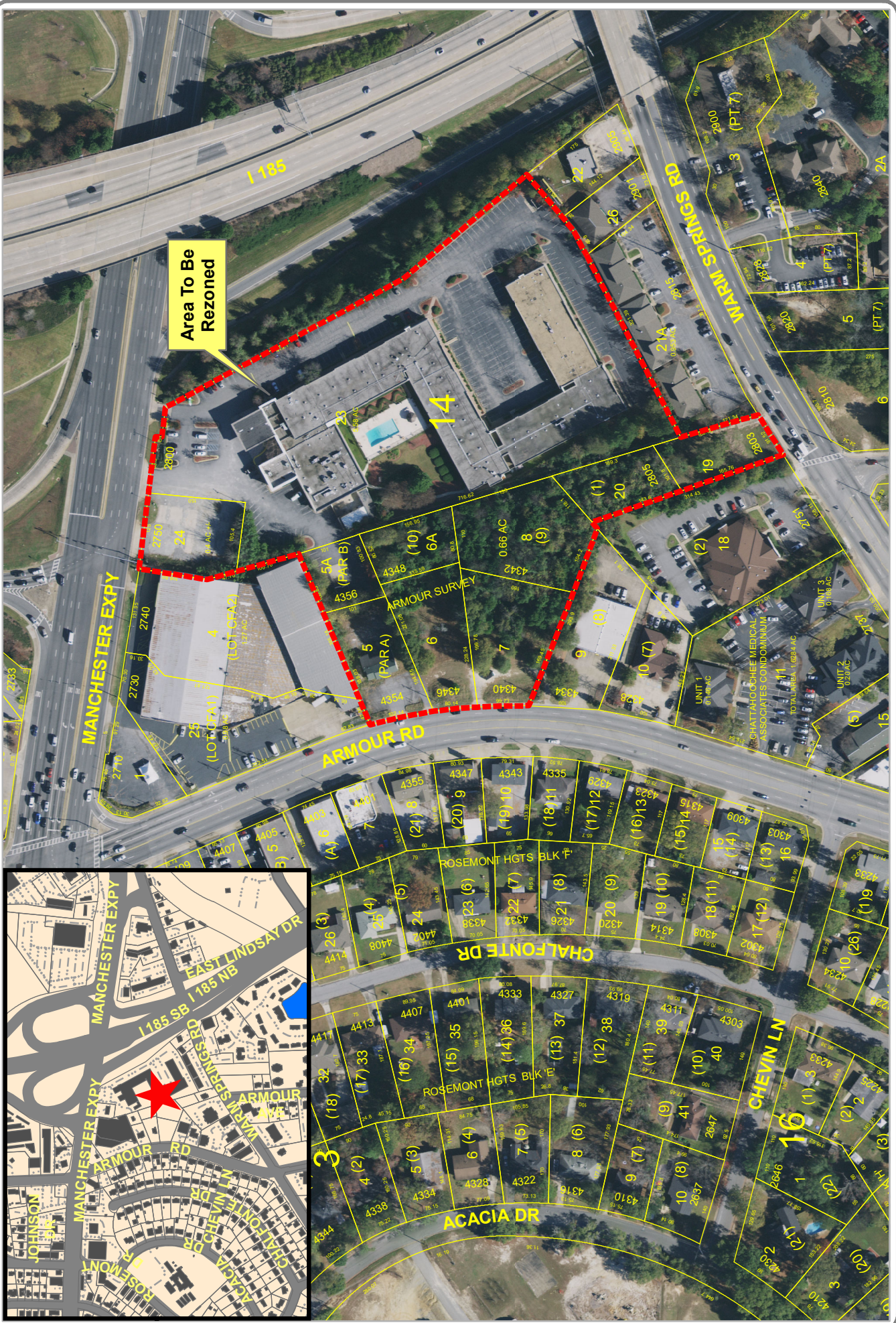
**Additional Information:**

N/A

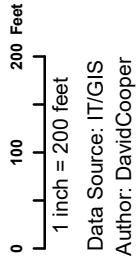
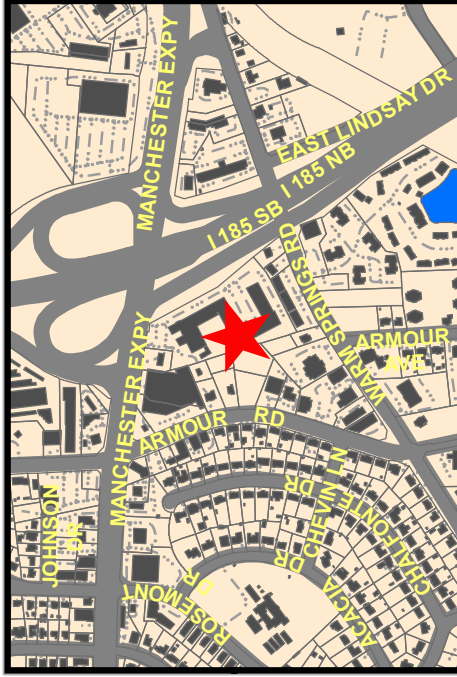
**Attachments:**

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





Area To Be Rezoned

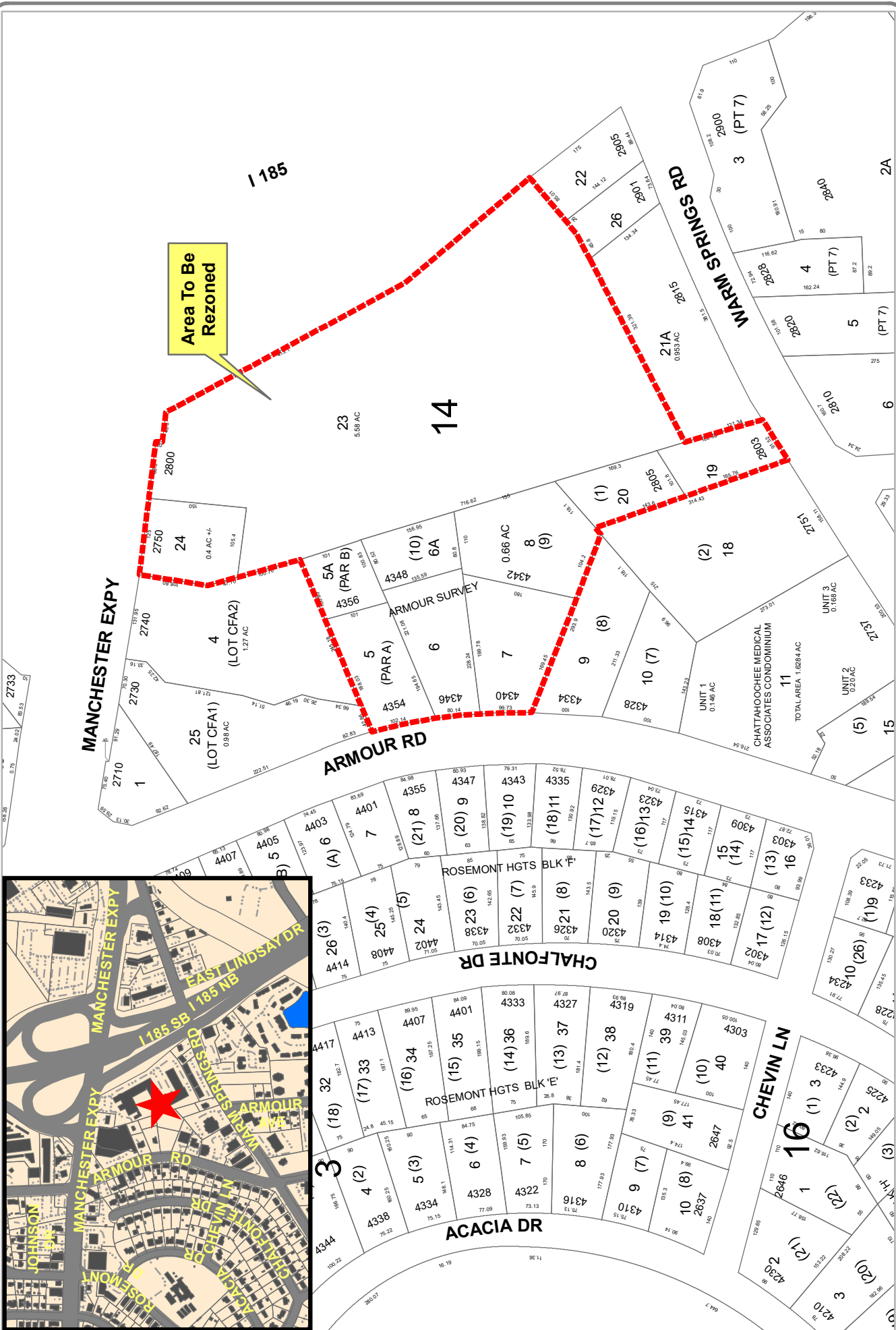


Aerial Map for REZN 12-20-3087  
 Map 069 Block 14 Lots 005,005A,006,006A,007,  
 008,019,020,023 & 024  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

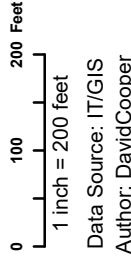
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 Maps and data are to be used for reference purposes only.  
 The data contained is subject to constant change.  
 Map information is believed to be correct but is not guaranteed.







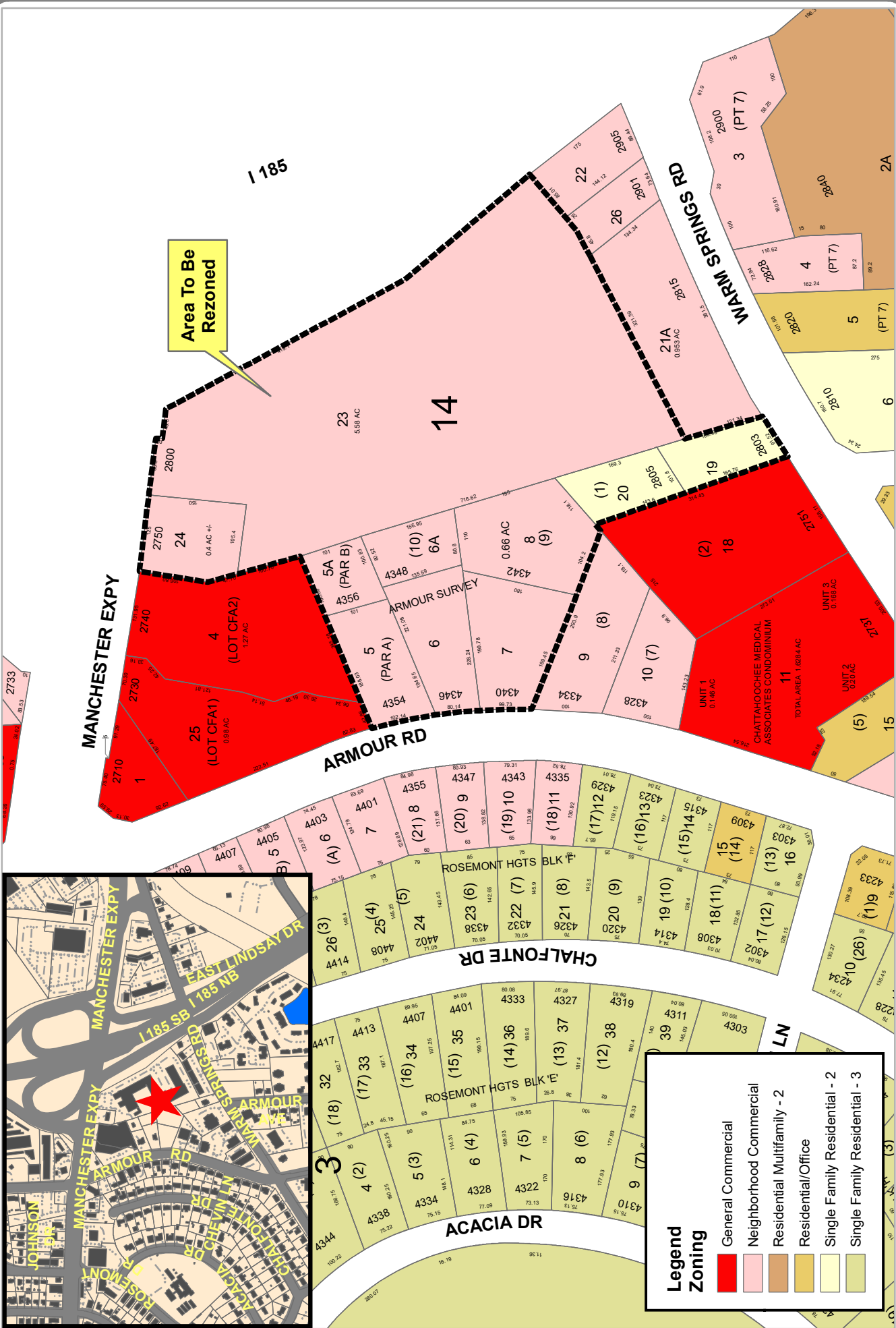
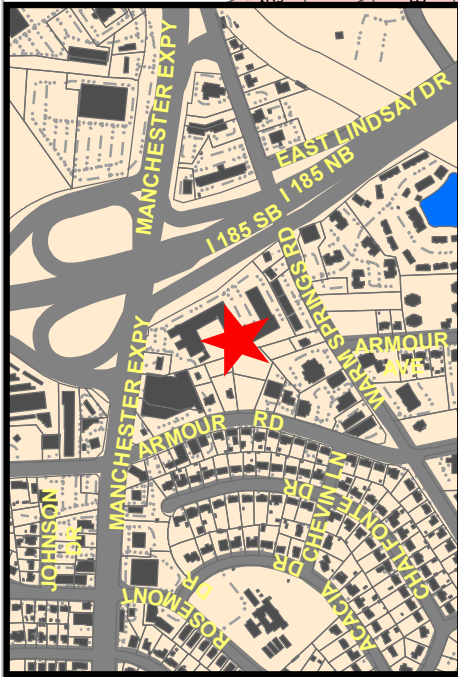
Area To Be Rezoned



Location Map for REZN 12-20-3087  
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**Legend Zoning**

<span style="display:inline-block; width:15px; height:15px; background-color:red;"></span>	General Commercial
<span style="display:inline-block; width:15px; height:15px; background-color:lightcoral;"></span>	Neighborhood Commercial
<span style="display:inline-block; width:15px; height:15px; background-color:lightpink;"></span>	Residential Multifamily - 2
<span style="display:inline-block; width:15px; height:15px; background-color:lightyellow;"></span>	Residential/Office
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span>	Single Family Residential - 2
<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span>	Single Family Residential - 3

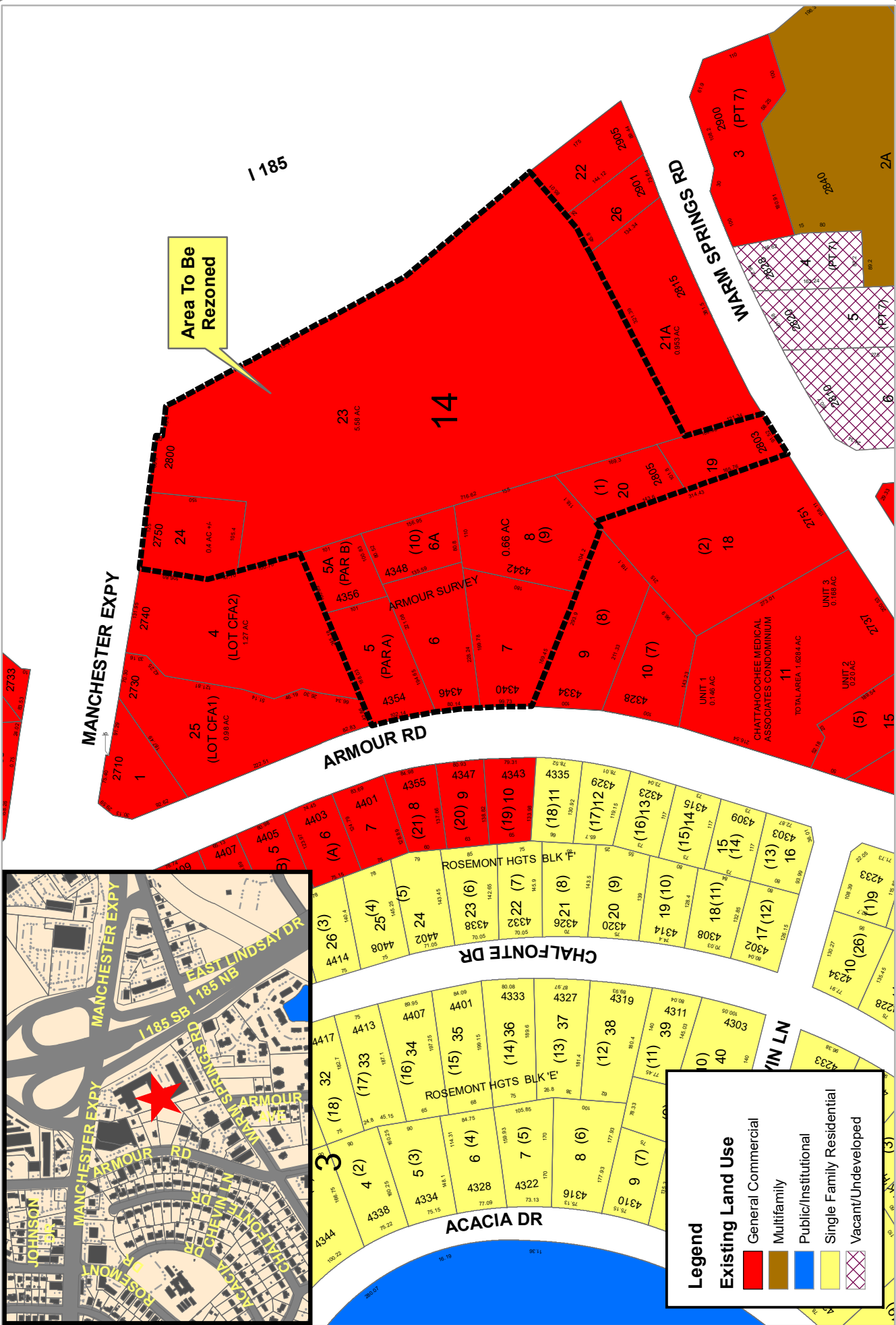


0 100 200 Feet  
1 inch = 200 feet  
Data Source: IT/GIS  
Author: David Cooper

Zoning Map for REZN 12-20-3087  
Map 069 Block 14 Lots 005,005A,006,006A,007, 008,019,020,023 & 024  
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Date: 12/9/2020



**Legend**

**Existing Land Use**

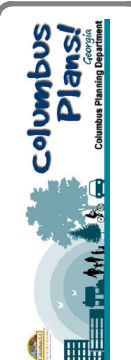
- General Commercial
- Multifamily
- Public/Institutional
- Single Family Residential
- Vacant/Undeveloped



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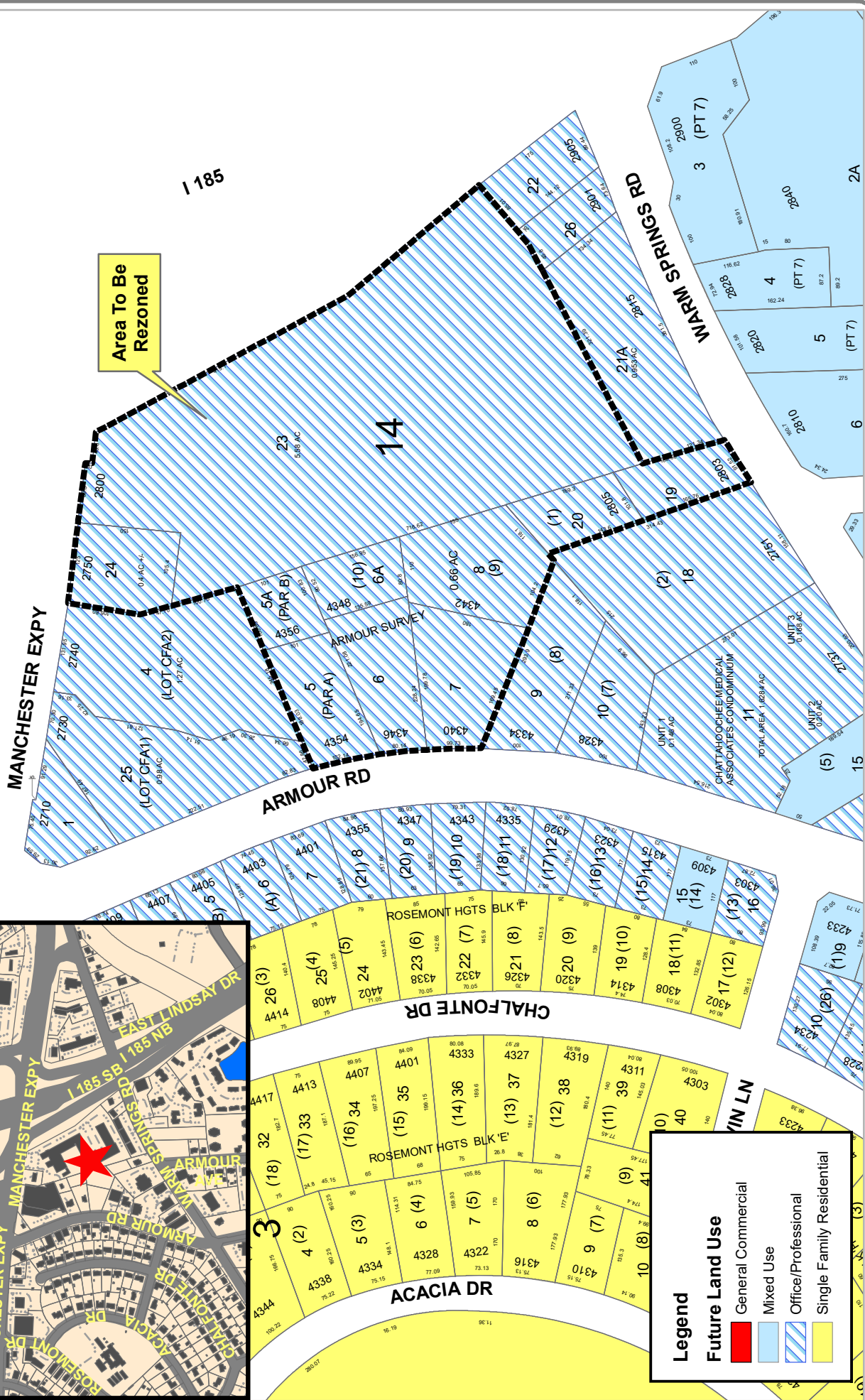
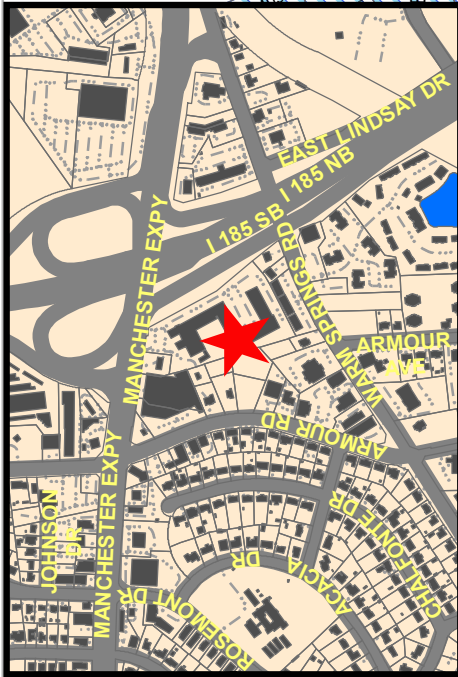
Existing Land Use Map for REZN 12-20-3087  
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 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

0 100 200 Feet  
 1 inch = 200 feet  
 Data Source: IT/GIS  
 Author: DavidCooper



Date: 12/9/2020





**Legend**

**Future Land Use**

- General Commercial
- Mixed Use
- Office/Professional
- Single Family Residential



0 100 200 Feet  
1 inch = 200 feet  
Data Source: IT/GIS  
Author: David Cooper

Future Land Use Map for REZN 12-20-3087  
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**TOTAL TRACT=9291 ACRES  
 + 0.48 (TRACT 5)=9.77 ACRES**

**PROPOSED GC ZONING TRACTS  
 5/5A/6/6A/7/8/14/19/20/24**

REFERENCE IS MADE TO THE SURVEY BY HOBBS SMITH AND ASSOCIATES, INC. DATED 5-30-2011  
 PROPOSED "B" WATER SERVICE VIA EX. 147 WATER MAIN AT WARM SPRINGS  
 PROPOSED "B" SEWER SERVICE VIA EX. 87 SEWER MAIN AT MANCHESTER PKWY/WARM SPRINGS

**PROPOSED DRIVE-2**

**PHASE 2**

**PHASE 3**

**PHASE 1**

**PROPOSED 101 ROOM HOTEL**

**GROCERY  
 110 SPACES**

**FUTURE RESTAURANT**

**PROPOSED 60' SHARED ACCESS DRIVE EASEMENT**

**EXISTING CEA TRACT NOT INCLUDED**

**EX. DRIVE-1**

**SIGN-2**

**rezoning site plan**



MANCHESTER EXPRESSWAY  
 U.S. 27/US 85

ARMOUR ROAD

1.185 (RIGHT-OF-WAY VARIES)

WARM SPRINGS ROAD