

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

### REZN-09-20-2534

<b>Applicant:</b>	Tracy Spencer
<b>Owner:</b>	Cross Country Plaza LLC
<b>Location:</b>	3100 Auburn Avenue
<b>Parcel:</b>	067-012-017
<b>Acreage:</b>	2.83 Acres
<b>Current Zoning Classification:</b>	GC (General Commercial) with Conditions
<b>Proposed Zoning Classification:</b>	GC (General Commercial) with Amended Conditions to remove the Height Restrictions from 27' to 50'. This parcel will be subdivided and the 27' requirement shall remain on the north and east sides of the property.
<b>Current Use of Property:</b>	Self Service Storage
<b>Proposed Use of Property:</b>	Self Service Storage
<b>Council District:</b>	District 5 (Crabb)
<b>PAC Recommendation:</b>	<b>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. Those conditions are as follows: <ol style="list-style-type: none"><li>1) The height of the building shall not exceed fifty (50) feet.</li><li>2) No Air Conditioner Units or other structures shall be permitted to be install on the roof of the building.</li><li>3) ADA-compliant sidewalks shall be installed in</li></ol>

- accordance with the Sidewalk Plan.
- 4) Landscaping shall be installed in accordance with the Landscape Plan.
  - 5) Exterior elements shall be installed in accordance with the Façade Detail Plans. All Exterior elements shall be Metal, Glass and Brick Veneer and Concrete or better materials.
  - 6) All Lighting shall be directed downward and away from all residential housing.
  - 7) No Boat or Recreational Vehicles (RV) storage is permitted.

<b>Fort Benning's Recommendation:</b>	N/A								
<b>DRI Recommendation:</b>	N/A								
<b>General Land Use:</b>	Consistent Planning Area D								
<b>Current Land Use Designation:</b>	General Commercial								
<b>Future Land Use Designation:</b>	General Commercial								
<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>	No Traffic Report generated for Condition Change.								
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.								
<b>Surrounding Zoning:</b>	<table border="0"> <tr> <td><b>North</b></td> <td>GC (General Commercial)</td> </tr> <tr> <td><b>South</b></td> <td>GC (General Commercial)</td> </tr> <tr> <td><b>East</b></td> <td>GC (General Commercial)</td> </tr> <tr> <td><b>West</b></td> <td>GC (General Commercial)</td> </tr> </table>	<b>North</b>	GC (General Commercial)	<b>South</b>	GC (General Commercial)	<b>East</b>	GC (General Commercial)	<b>West</b>	GC (General Commercial)
<b>North</b>	GC (General Commercial)								
<b>South</b>	GC (General Commercial)								
<b>East</b>	GC (General Commercial)								
<b>West</b>	GC (General Commercial)								
<b>Reasonableness of Request:</b>	The request is compatible with existing land uses.								
<b>School Impact:</b>	N/A								

**Buffer Requirement:**

No buffer requirement.

**Attitude of Property Owners:**

**Thirty-five (35)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received **fifty (50)** calls and/or emails regarding the rezoning.

**Approval**  
**Opposition**

**0** Responses  
**50** Responses

**Additional Information:**

In 2009, Cross Country Plaza and its associate Parcels were rezoned from NC to GC. One of the conditions of that rezoning placed height limitations on several outlying properties, including 3100 Auburn Avenue. The rezoning was conducted as a partnership between Midtown Columbus, Inc. and the then-owners of Cross Country Plaza. At the time, this parcel housed a hair salon, a restaurant, and a retail store. All of those businesses have closed. The condition for this property limited the height to 27 feet. The applicant is requesting to remove that condition as it relates to the corner of Auburn Avenue and Cross Country Hill. Once subdivided, that parcel will have a max height of 50 feet.

**Attachments:**

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



**Area To Be Rezoned**



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

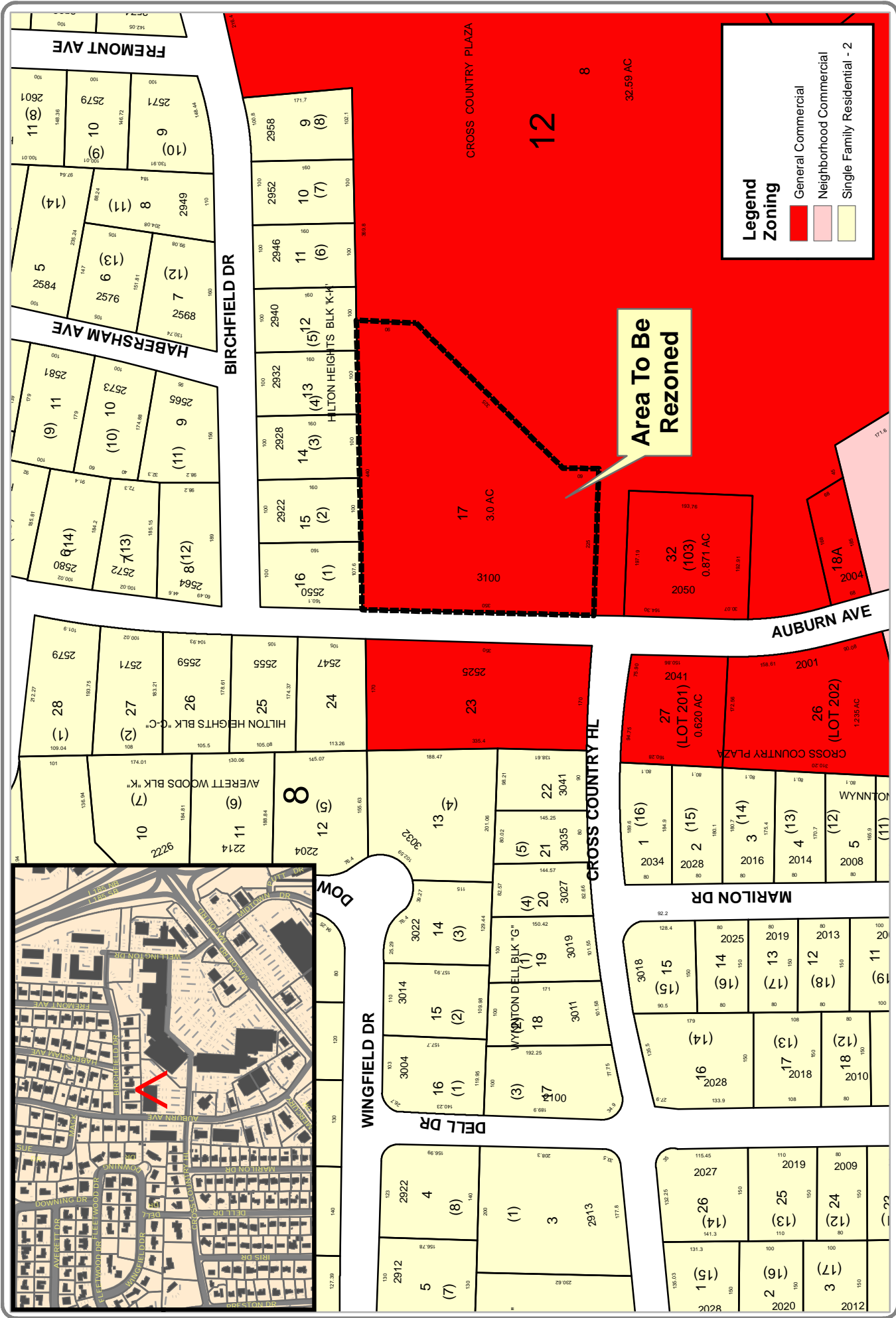
**Aerial Map for REZN 09 - 20 - 2531**  
**Map 067 Block 012 Lot 017**  
**Planning Department-Planning Division**  
**Prepared By Planning GIS Tech**

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.



Date: 9/14/2020





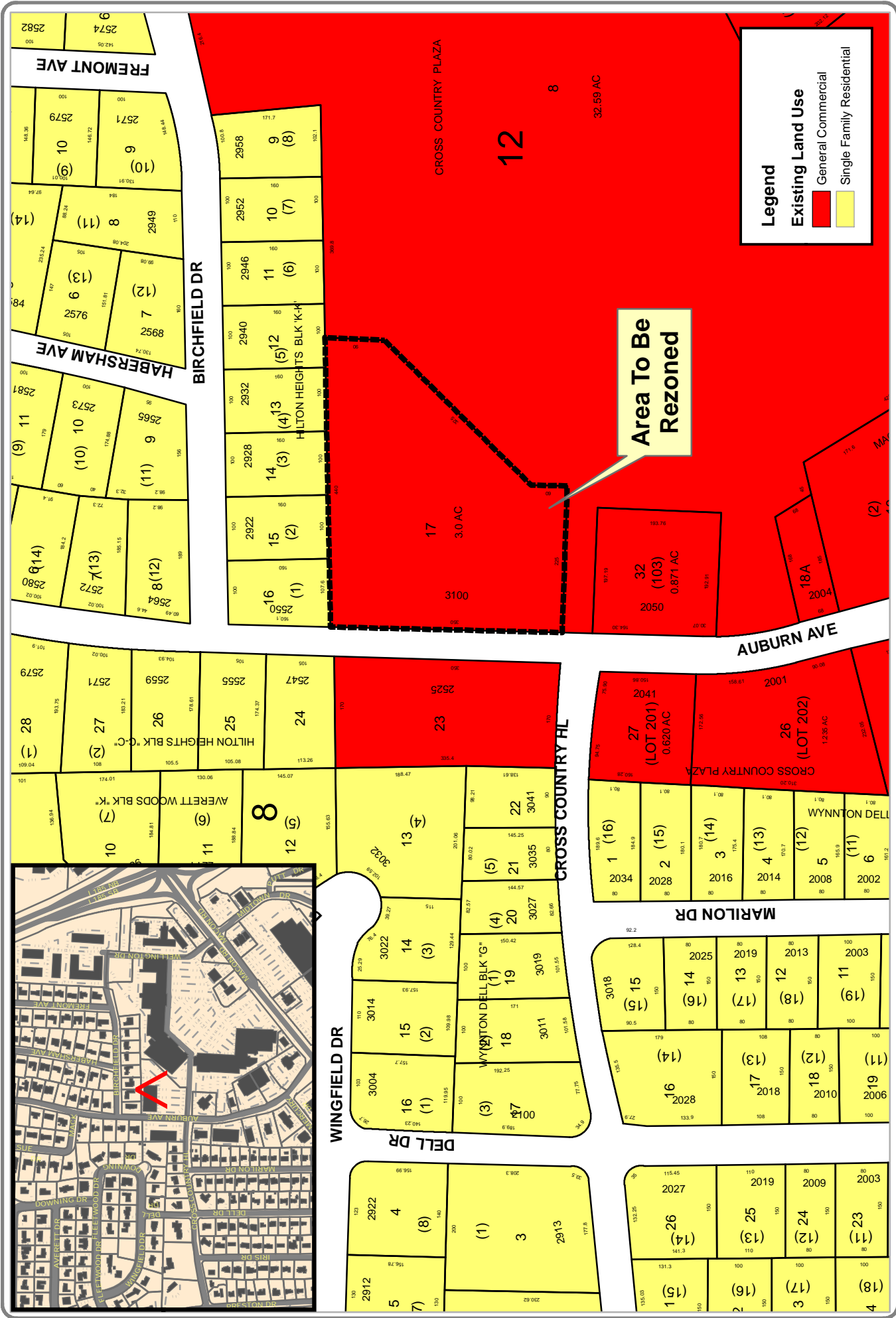
0 100 200 Feet  
 1 inch = 200 feet  
 Data Source: IT/GIS  
 Author: David Cooper

Zoning Map for REZN 09 - 20 - 2531  
 Map 067 Block 012 Lot 017  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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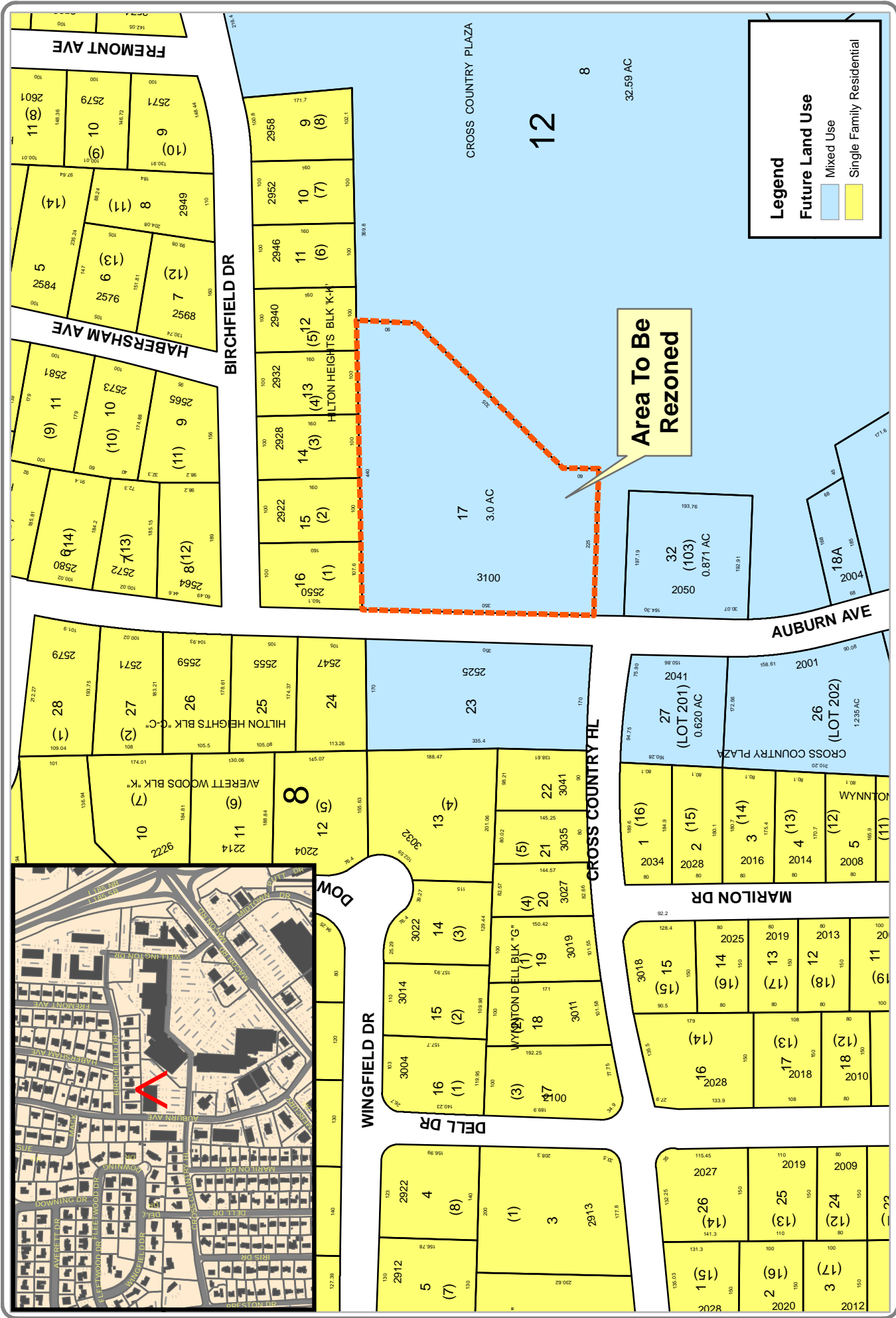
0 100 200 Feet  
 1 inch = 200 feet  
 Data Source: IT/GIS  
 Author: David Cooper

Existing Land Use Map for REZN 09 - 20 - 2531  
 Map 067 Block 012 Lot 017  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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**Columbus Plans!**  
 Columbus Planning Department

0 100 200 Feet  
 1 inch = 200 feet

Data Source: IT/GIS  
 Author: David Cooper

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Date: 9/14/2020



DESIGNED	ELF
DRAWN	MLL
CHECKED	ELF
SCALE	AS NOTED
DATE	03/04/2020

PRELIMINARY SITE PLAN  
 SHEET TITLE

**FRENCH & ASSOCIATES**  
 LANDSCAPE ARCHITECTURE  
 1425 THIRD AVENUE  
 COLUMBUS, GA 31901  
 PHONE: (706) 324-4517  
 FAX: (706) 324-4097

THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT IN THE STATE OF GEORGIA. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OF THESE PLANS. ANY CHANGES, OMISSIONS, OR ADDITIONS TO THESE PLANS SHALL BE AT THE CLIENT'S SOLE RISK AND RESPONSIBILITY. FRENCH & ASSOCIATES IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS.

VICINITY MAP



FIRE HYDRANT MAP

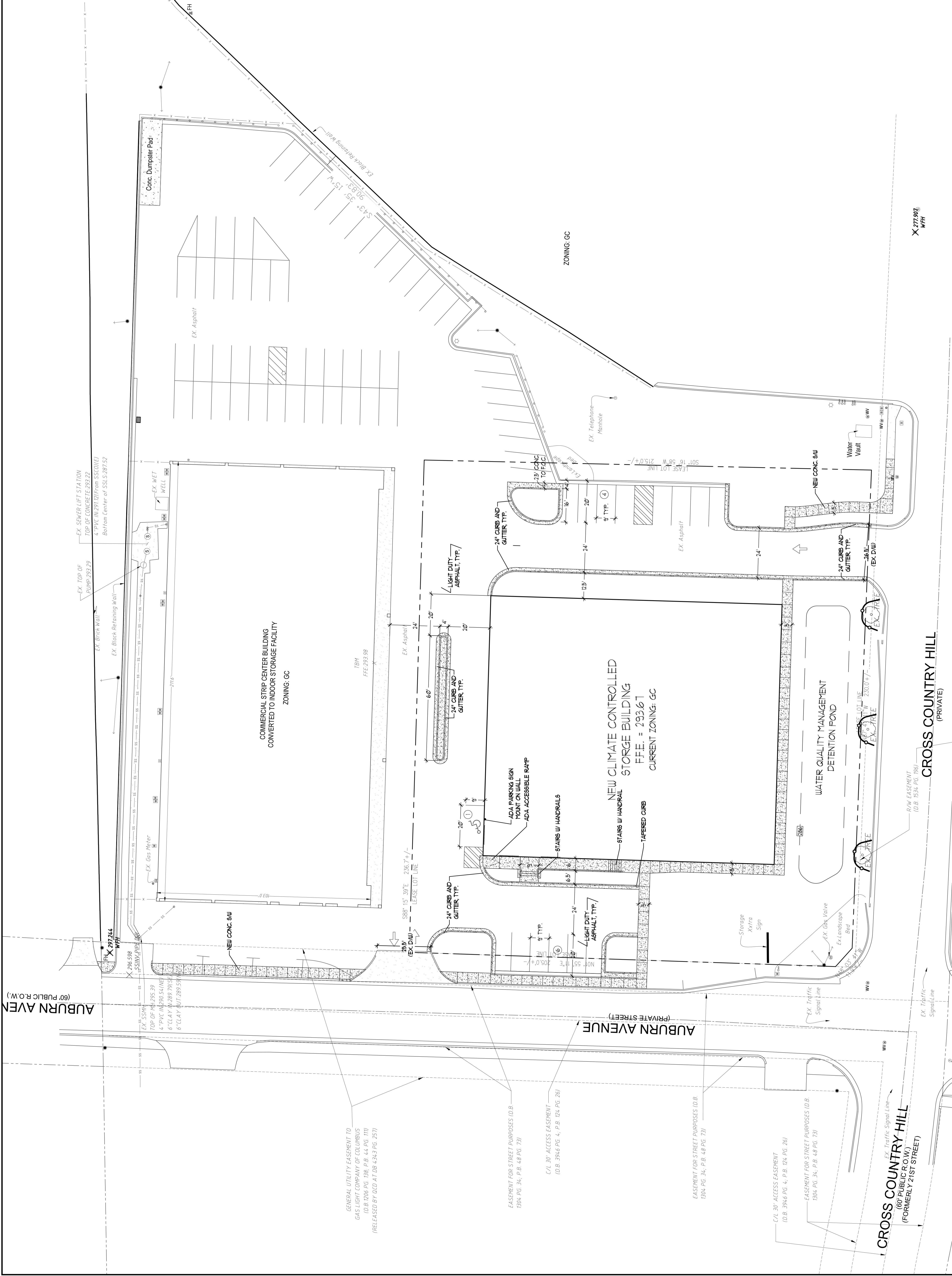
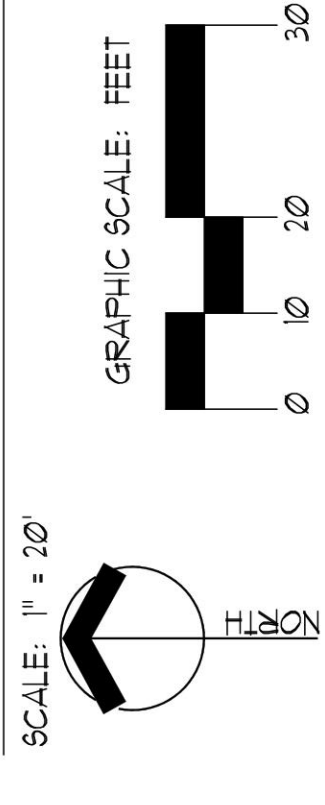


PROJECT INFORMATION

<b>Storage Xtra - Columbus</b>	
OWNER :	GROSS COUNTRY PLAZA, LLC 3715 NORTHSIDE PKWY NW ATLANTA, GA 30327
24 HOUR CONTACT:	FRED RICKMAN 706-577-3022 FREDRICKMAN5977@GMAIL.COM
PROJECT ADDRESS:	3100 AUBURN AVE., COLUMBUS, GA
CO GPS COORDINATES:	32.48239°N, 84.94541°W
SIZE OF PARCEL:	2.8 ACRES
PROJECT SITE WITHIN PARCEL:	1.2 ACRES (LEASE LOT)
DISTURBED ACREAGE:	1.2 ACRES
CITY COUNCIL DISTRICT:	005
TAX MAP INFORMATION:	067.012.017
LEGAL DESCRIPTION:	PT. LL 95 COMETA RESERVE
ZONING CLASSIFICATION:	GC
CONDITIONAL ZONING:	NO
STATE WATERS ON OR WITHIN 200' OF SITE:	NO
WETLANDS REQUIRING CORPS PERMIT:	NO

APPLICANT: ARTISAN PROPERTIES, INC.  
 1639 BRADLEY PARK DRIVE  
 SUITE 500 - PMB 281  
 COLUMBUS, GA. 31904  
 706-326-7765

Preliminary Site Plan



GENERAL UTILITY EASEMENT TO GASLIGHT COMPANY OF COLUMBUS (O.B. 604 PG. 156, P.B. 44 PG. 171) (RELEASED BY GCD AT DB 4342 PG. 257)

EASEMENT FOR STREET PURPOSES (O.B. 1304 PG. 34, P.B. 48 PG. 73)

C/L 30' ACCESS EASEMENT (O.B. 3946 PG. 4, P.B. 24 PG. 26)

EASEMENT FOR STREET PURPOSES (O.B. 1304 PG. 34, P.B. 48 PG. 73)

C/L 30' ACCESS EASEMENT (O.B. 3946 PG. 4, P.B. 24 PG. 26)

EASEMENT FOR STREET PURPOSES (O.B. 1304 PG. 34, P.B. 48 PG. 73)

X 277'± WHI

CROSS COUNTRY HILL (PRIVATE)

CROSS COUNTRY HILL (FORMERLY 21ST STREET)

AUBURN AVENUE (60' PUBLIC R.O.W.)

AUBURN AVENUE (PRIVATE STREET)

DATE	REVISIONS
03/04/2020	DESIGNED
	DRAWN
	CHECKED
	SCALE
	AS NOTED
	DATE

SHEET TITLE  
**SITE PLAN**

**FRENCH & ASSOCIATES**  
 LANDSCAPE ARCHITECTURE  
 1425 THIRD AVENUE  
 COLUMBUS, GA 31901  
 PHONE: (706) 324-4957  
 FAX: (706) 324-4973

REGISTERED PROFESSIONAL ENGINEER  
 STATE OF GEORGIA  
 NO. 900  
 EXPIRES 12/31/2024  
 CASWCC CERT. NO. 000008989  
 SHEET NO. **C1**

THIS SITE PLAN AND ALL OTHER DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF FRENCH & ASSOCIATES. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FRENCH & ASSOCIATES. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A BREACH OF CONTRACT AND SUBJECT TO LEGAL ACTION. FRENCH & ASSOCIATES IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT.

**Site Plan w/Sidewalk Additions and Grading Adjustments**  
 DATE: 11/09/2020  
 ELL FRENCH  
 SCALE: 1" = 20'  
 GRAPHIC SCALE: FEET  
 0 10 20 30  
 GEORGIA811  
 Utility Protection Service, Inc.  
 Have sheet below.  
 Call before you dig.



GENERAL UTILITY EASEMENT TO GAS LIGHT COMPANY OF COLUMBUS (D.B. 604 PG. 156, P.B. 44 PG. 111) (RELEASED BY OLD AT DB 434.3 PG. 257)

EASEMENT FOR STREET PURPOSES (D.B. 1204 PG. 34, P.B. 48 PG. 73)

C/L 30' ACCESS EASEMENT (D.B. 394.6 PG. 4, P.B. 04 PG. 26)

EASEMENT FOR STREET PURPOSES (D.B. 1204 PG. 34, P.B. 48 PG. 73)

C/L 30' ACCESS EASEMENT (D.B. 394.6 PG. 4, P.B. 04 PG. 26)

EASEMENT FOR STREET PURPOSES (D.B. 1204 PG. 34, P.B. 48 PG. 73)

DESIGNED:	ELF
DRAWN:	MLL
CHECKED:	ELF
SCALE:	AS NOTED
DATE:	05/04/2020

SHEET TITLE  
**Tree Buffer Ordinance Plan**

**FRENCH & ASSOCIATES**  
 LANDSCAPE ARCHITECTURE  
 1425 THIRD AVENUE  
 COLUMBUS, GA 31901  
 FAX: (706) 324-4977  
 PHONE: (706) 324-4475

GEORGIA  
 PROFESSIONAL SEAL  
 LANDSCAPE ARCHITECT  
 GEORGE W. FRENCH  
 LICENSE NO. 10000  
 SHEET NO. **LS10**

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REVISIONS

DATE	DESCRIPTION

**TREE ORDINANCE SUMMARY - OPTION 2  
 (EXISTING AND/OR PLANTED TREES)**

UDO Article 5, Section 4.6.5.C.2.(B), Option 2. Calculate required TDUs for entire site area according to zoning classification.

ZONING OF PARCEL:	GC
PROJECT SITE WITHIN PARCEL (LEASE LOT):	12
TDUs REQUIRED (10 TDU PER ACRE):	12.00
EXISTING TDUs PROVIDED:	N/A
PLANTED TREES PROVIDED (4" CAL.):	11
PLANTED TREES PROVIDED (2" CAL.):	2
TDUs PROVIDED:	12.00 TDUs

**SIDE AND REAR BUFFER REQUIREMENTS**

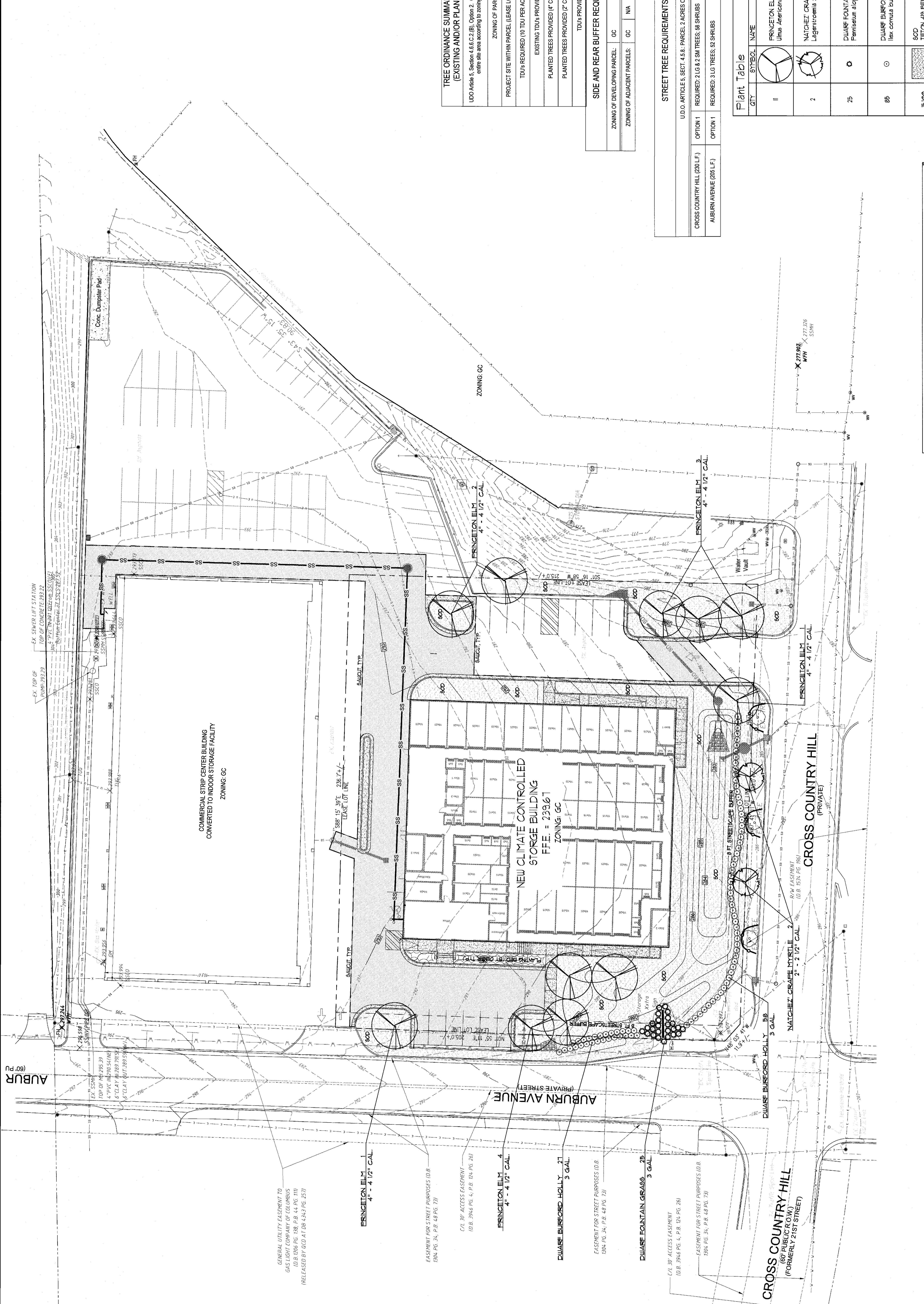
ZONING OF DEVELOPING PARCEL:	GC
ZONING OF ADJACENT PARCELS:	GC
	N/A

**STREET TREE REQUIREMENTS**

UDO ARTICLE 5, SECT. 4.5.8. PARCEL 2 ACRES OR LESS	
CROSS COUNTRY HILL (205 LF.)	OPTION 1 REQUIRED: 2 LG 8.2 SM TREES, 58 SHRUBS OBTAINED: 2 LG 8.2 SM TREES, 58 SHRUBS
AUBURN AVENUE (205 LF.)	OPTION 1 REQUIRED: 3 LG TREES, 52 SHRUBS OBTAINED: 3 LG TREES, 52 SHRUBS

**Plant Table**

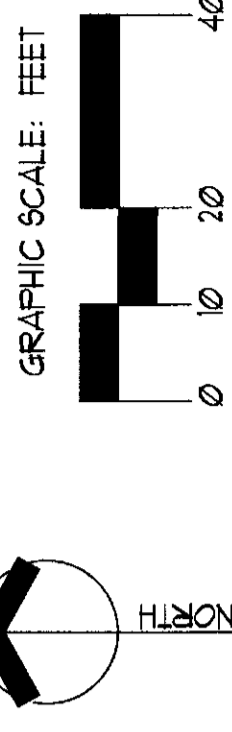
CITY	SYMBOL	NAME	SIZE
11		PRINCETON ELM Ulmus Americana 'Princeton'	4" - 4 1/2" CAL. (m/p)
2		NATCHEZ GRAPE MYRTLE Lagerstroemia x Natchez	2" - 2 1/2" CAL. (m/p)
25		DWARF FOUNTAIN GRASS Festuca alpestrorum 'Hanseth'	3 Gal.
68		DWARF BURFORD HOLLY Ilex cornuta 'Burfordii Nana'	3 Gal.
5/100		SOD TIFTON 49 BERMUDA Cynodon Tifton 49	Sq. Ft.



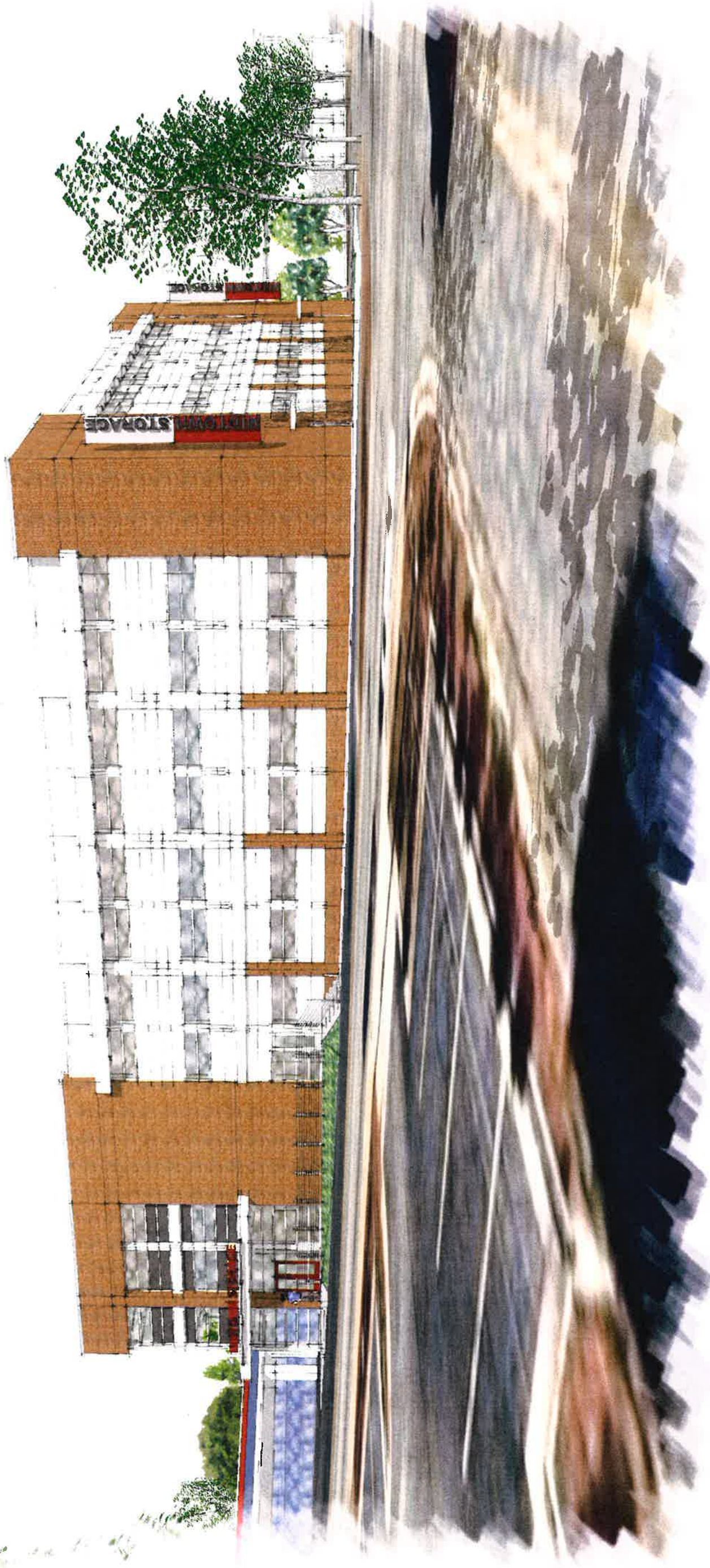
- NOTES:**
1. CONTRACTOR SHALL COORDINATE THE WATERING OF ALL NEW PLANT MATERIAL WITH OWNER.
  2. CONTRACTOR SHALL PROVIDE WATERING BAGS (GATOR-BAG OR APPROVED EQUAL) ON ALL TREES WHICH ARE NOT WATERED BY IRRIGATION SYSTEM.
  3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING OF TREES.
  4. SEE SHEET C10 FOR TREE PRESERVATION NOTES AND DETAILS.
  5. SEE SHEET L10 FOR PLANTING NOTES AND DETAILS.
  6. SEE SHEET L10 FOR "PARKING ISLAND/MEDIAN SITE PREP" DETAIL.

**SOD NOTE:**  
 INSTALL TIFTON 49 BERMUDA SOD IN ALL DISTURBED AREAS WITHIN THE ROW INCLUDING PATHWAY OF ALL UTILITY LINE WORK (TYP).

**FINAL CITY ARBORIST INSPECTION:**  
 IN ACCORDANCE WITH CHAPTER 4, "GENERAL DEVELOPMENT STANDARDS" OF THE COLUMBIAN DEVELOPMENT ORDINANCE - SECTION 4.6.17 - "INSPECTIONS" - A. CERTIFICATION AND INSPECTIONS - No. 2.  
 Final Approvals: Prior to release of the certificate of occupancy, final plat approval or final building inspection, an inspection will be performed to assure compliance with the tree protection and planting plan. The inspection and report shall be made by either the City Arborist or designee or by an individual with the qualifications as provided in Section 4.6.4.  
 NOTE: FINAL INSPECTION & APPROVAL OF ALL PLANTINGS REQUIRED BY THE UDO SHALL BE COMPLETED BY THE CONTRACTOR WITHIN 72 HOURS PRIOR TO THE INTENDED MEETING DATE TO VERIFY ACTUAL INSPECTION DATE AND TIME.



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 Utility Protection Center, Inc.  
 www.georgia811.com  
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# Storage Xxtra

Midtown Columbus Georgia



**Storage Xxtra**  
Midtown Columbus Georgia

