

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

March 7, 2023

Honorable Mayor and Councilors
City Manager
City Attorney
Clerk of Council

Subject: (EXCP-01-23-0039) Special Exception Use request to allow for a Day Care, Type III located at 2312 Ellen Avenue, Columbus, Georgia 31903.

Day Care, Type III

Michael Powell has submitted an application for the Special Exception Use cited above. The property is located in a SFR3 (Single Family Residential 3) zoning district. The site for the proposed Day Care, Type III is located at 2312 Ellen Avenue. The purpose of the Special Exception Use is to allow for the operation of a Day Care, Type III located within the SFR3 (Single Family Residential 3) zoning district:

(1) Access: Is or will the type of street providing access to the use be adequate to serve the proposed special exception use?

Ellen Avenue is a local road. Broadmoor Drive is a local road. Patsy Lane is a local road. These roads will provide adequate free flow movement.

(2) Traffic and Pedestrian Safety : Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of the traffic flow, and access by emergency vehicles?

Access into and out of the property in question will provide for adequate traffic and pedestrian safety and emergency access.

(3) Adequacy of Public Facilities: Are or will public facilities such as school, water, or sewer utilities and police and fire protection be adequate to serve the special exception use?

Services such as water, utilities, police, and fire protection are adequate.

(4) Protection from Adverse Affects: Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?

The property is surrounded by SFR3 (Single Family Residential 3). Noise, light, glare and odor should be limited due to the nature of the business.

(5) Hours of Operation: Will the hours and manner of operation of the special exception use have no adverse effects on other properties in the area?

The hours of operation for this use will not have an adverse impact on the neighboring

properties in the area.

(6) Compatibility: Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size, character, or location of buildings or other structures on neighboring properties?

This structures height, size and location should match the uses found in other SFR3 (Single Family Residential 3) properties.

Council District: District 7 (Cogle)

Fifty Five (55) property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department received no calls and/or emails regarding the rezoning.

Approval: 0 Reponses

Opposition: 0 Responses

The Planning Advisory Commission recommended ***approval*** and the Planning Department recommended ***approval***.

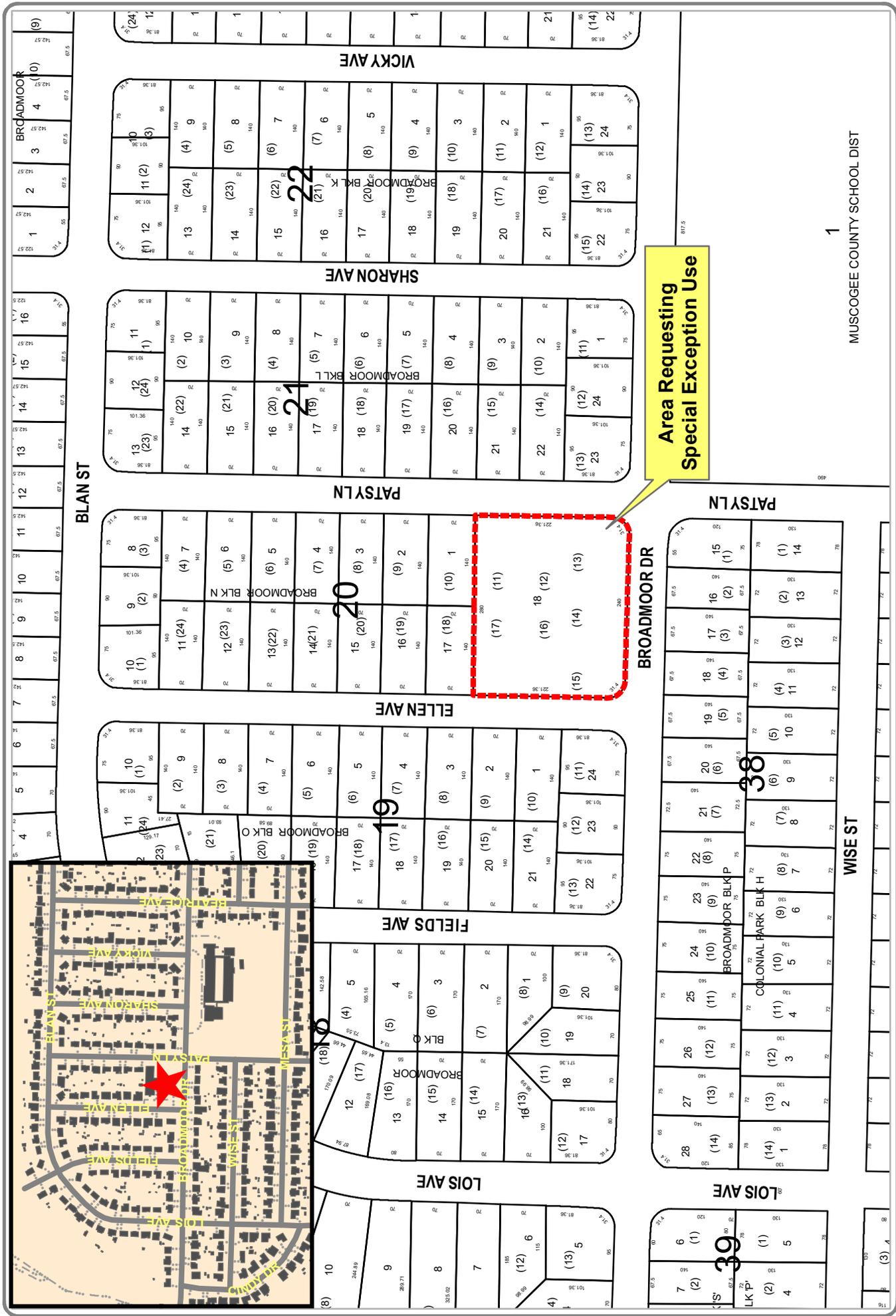
Additional Information: N/A

Respectfully,

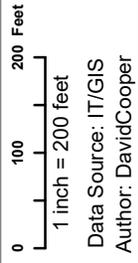
Will Johnson
Planning Department Director

Attachments:

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

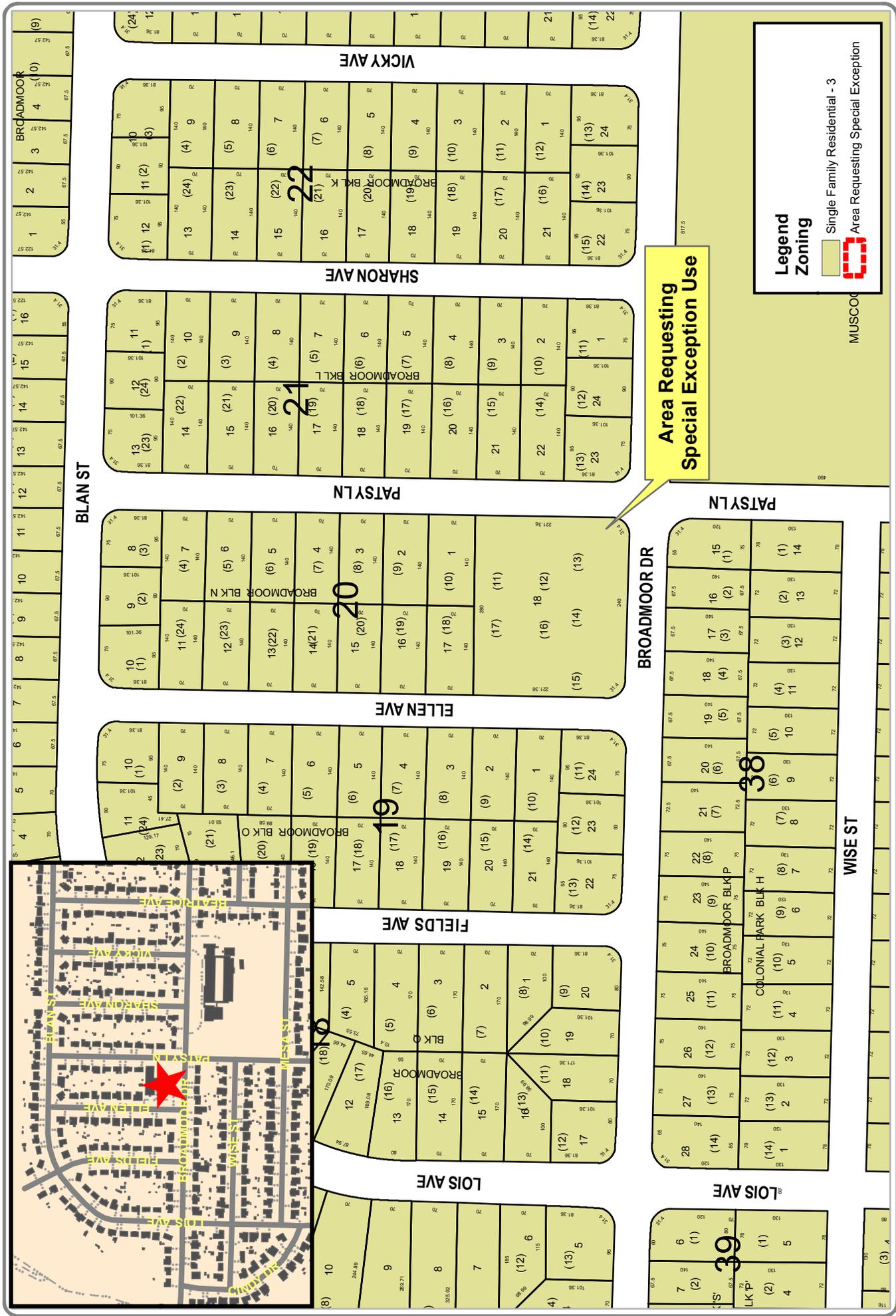


**Area Requesting
Special Exception Use**



**Location Map for EXCP 01-23-0039
Map 059 Block 020 Lot 018
Planning Department-Planning Division
Prepared By Planning GIS Tech**

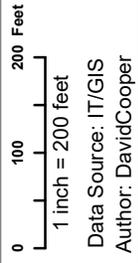
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Legend Zoning

- Single Family Residential - 3
- Area Requesting Special Exception

Area Requesting Special Exception Use

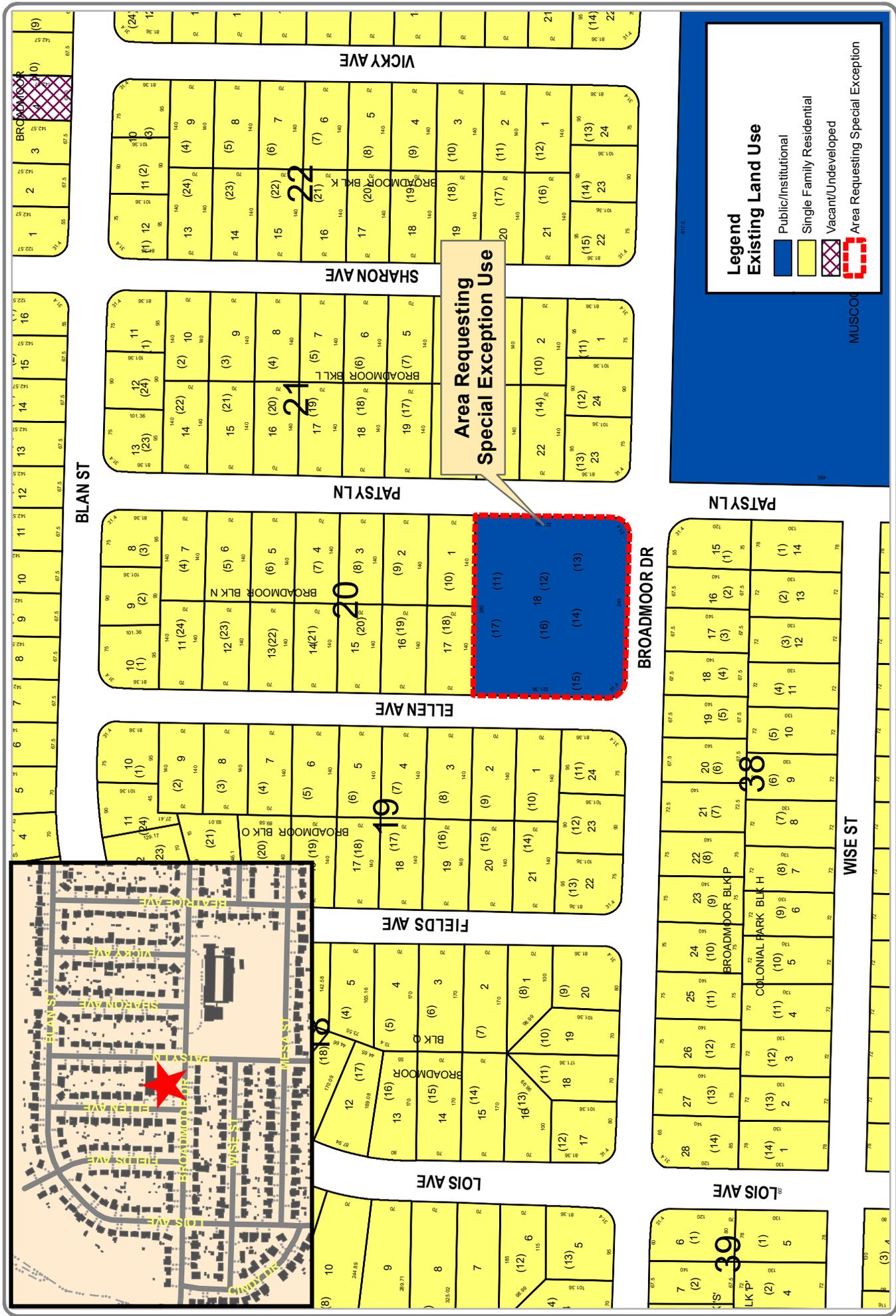


Zoning Map for EXCP 01-23-0039
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Date: 1/10/2023





Legend Existing Land Use

- Public/Institutional
- Single Family Residential
- Vacant/Undeveloped
- Area Requesting Special Exception



Existing Land Use Map for EXCP 01-23-0039
Map 059 Block 020 Lot 018
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Date: 1/10/2023

Data Source: IT/GIS
Author: DavidCooper





Area Requesting Special Exception Use



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

Flood Zone Map for EXCP 01-23-0039
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