

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-06-25-1179

Applicant:	Midland Downs Development, LLC
Owner:	Midland Downs Development, LLC
Location:	9101 Macon Road
Parcel:	131-001-024 & 038 / 128-017-017
Acreage:	143.9 Acres
Current Zoning Classification:	PMUD (Planned Mixed Use Development_
Proposed Zoning Classification:	PMUD (Planned Mixed Use Development) with an additional Major Amendment: 4) Increase the number of approved dwelling units of the apartments from 214 to 342 (see attached Major Amendments).
Current Use of Property:	Undeveloped
Proposed Use of Property:	Multi-family residential
Council District:	District 6 (Allen)
PAC Recommendation:	Approval based on the Staff Report and compatibility with existing land uses.
Planning Department Recommendation:	Approval based on the fact that it is consistent with the future land use map of the Comprehensive Plan and is compatible with existing land uses.
Fort Benning's Recommendation:	Fort Benning concurs with the rezoning request in 2011 and recommended that smoke and noise

disclosure statements shall be included in all real estate documents. That condition is listed in ordinance #11-011.

DRI Recommendation:	N/A										
General Land Use:	Consistent Planning Area B										
Current Land Use Designation:	Mixed-Use										
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 Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.										
Surrounding Zoning:	<table><tr><td>North</td><td>HMI (Heavy Manufacturing/Industrial)</td></tr><tr><td>South</td><td>RE1 (Residential Estate 1)</td></tr><tr><td>East</td><td>RE1 (Residential Estate 1)</td></tr><tr><td></td><td>GC (General Commercial)</td></tr><tr><td>West</td><td>HMI (Heavy Manufacturing/Industrial)</td></tr></table>	North	HMI (Heavy Manufacturing/Industrial)	South	RE1 (Residential Estate 1)	East	RE1 (Residential Estate 1)		GC (General Commercial)	West	HMI (Heavy Manufacturing/Industrial)
North	HMI (Heavy Manufacturing/Industrial)										
South	RE1 (Residential Estate 1)										
East	RE1 (Residential Estate 1)										
	GC (General Commercial)										
West	HMI (Heavy Manufacturing/Industrial)										
Reasonableness of Request:	The request is compatible with existing land uses.										
School Impact:	No school impact per MCSD. The MCSD owns 177 acres at 7973 Old Pope Road (intended for future growth). Said property is bordered by Garrett Creek subdivision on the west.										
Buffer Requirement:	See approved buffers on the Major Amendments attachment.										
Attitude of Property Owners:	Fifty-one (51) 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	Numerous Responses

Additional Information:

Midland Downs was rezoned to PMUD in 2011. The original proposal was for 232 single family lots on the western portion of the property; 220 apartment units on the east side of Dozier Creek; and 5.8 acres of commercial space at the intersection of Calumet Drive and US 80. In 2023, the developer asked to delete 6 apartment units and add 6 more single family lots (which doesn't change density). This request is to add density by adding 128 additional multifamily units to the apartment portion of the development. Those additional units also decrease the amount of commercial space from 5.8 acres to 4.7 acres.

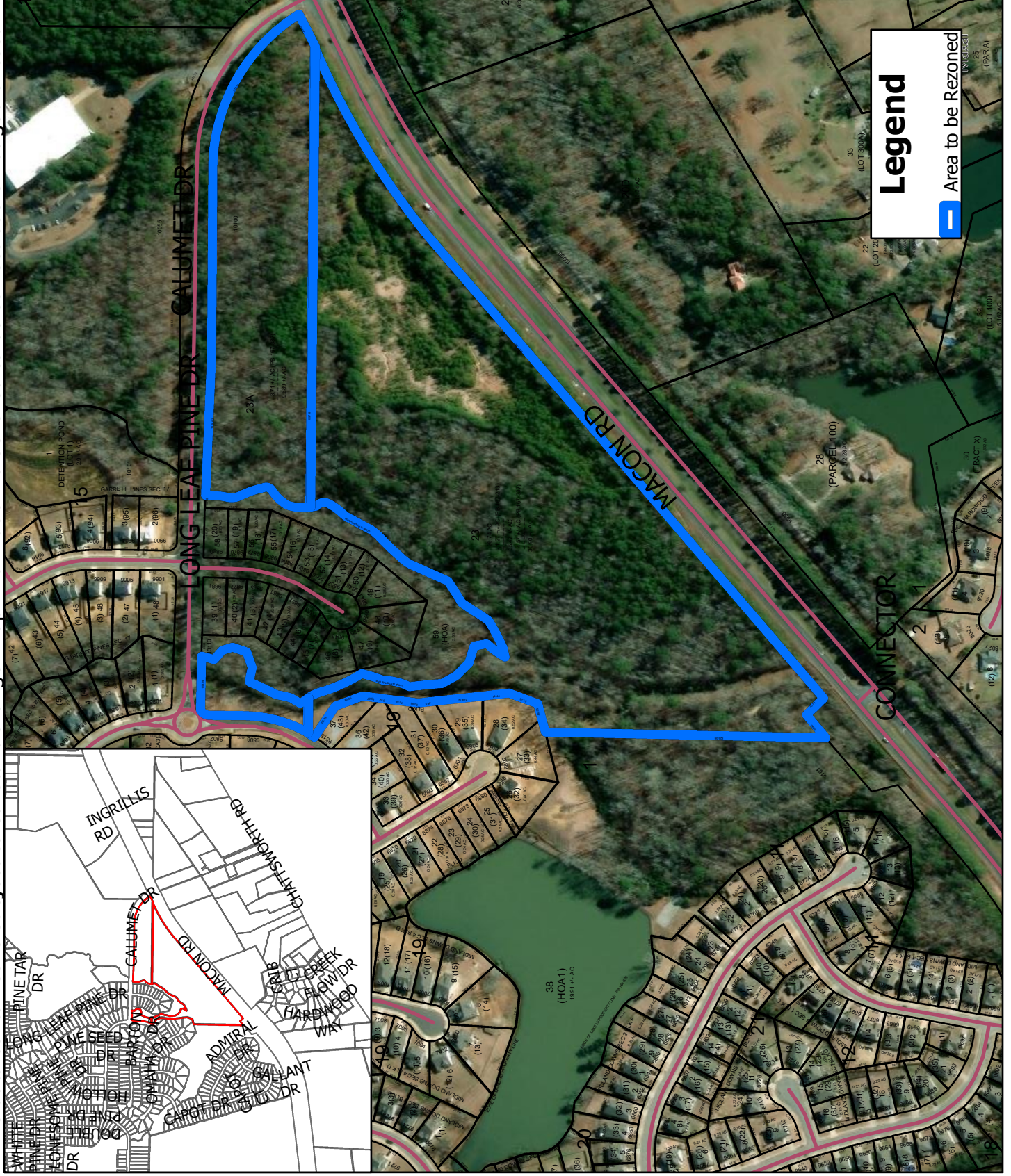
Councilor Allen requested a public meeting be held on July 21, 2025 at Psalmond Road Super Center with the developer and the residents to address issues and impacts that the adjustment may have on the residents.

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Major Amendments
Ord. 11-011

REZN-06-25-1179 | 9101 Macon Road | Aerial Map

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.



Legend

Area to be Rezoned

0230460920 Feet

0

230

460

920 Feet

N

E

S

W

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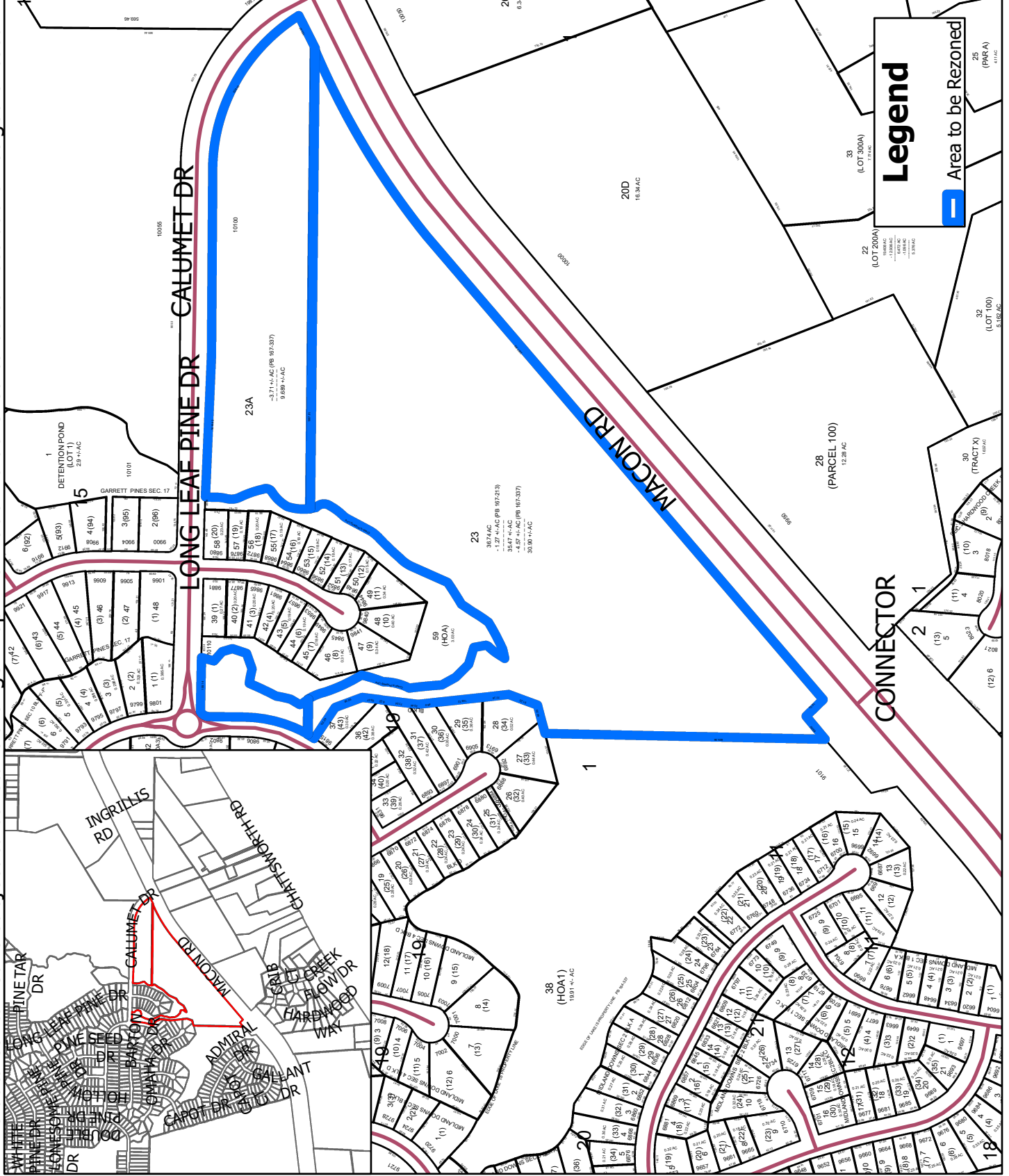
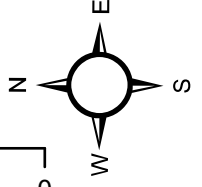
REZN-06-25-1179 | 9101 Macon Road | Location Map

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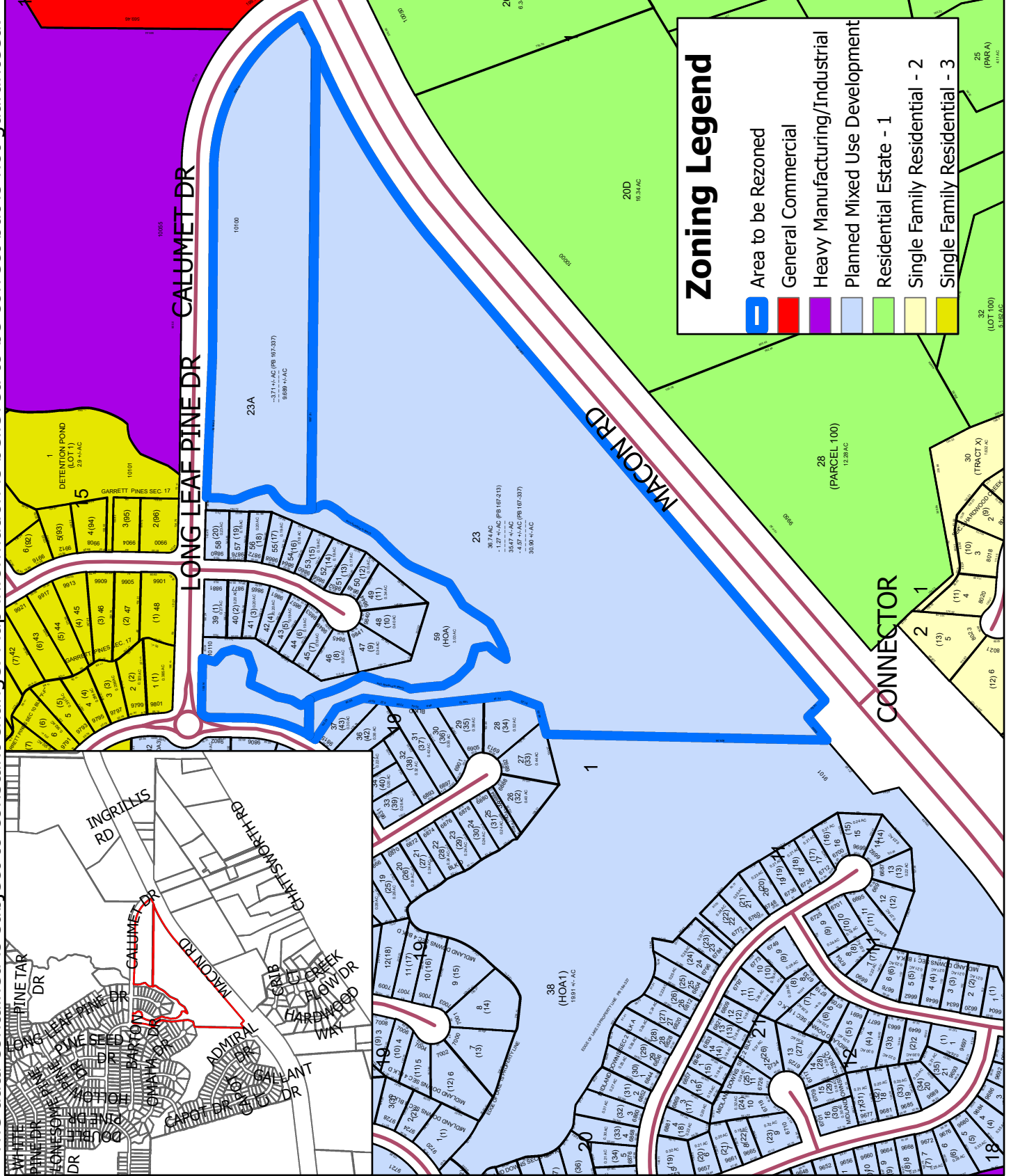
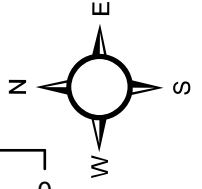
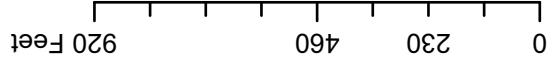
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Created By: Rex Wilkinson

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REZN-06-25-1179 | 9101 Macon Road | Zoning Map

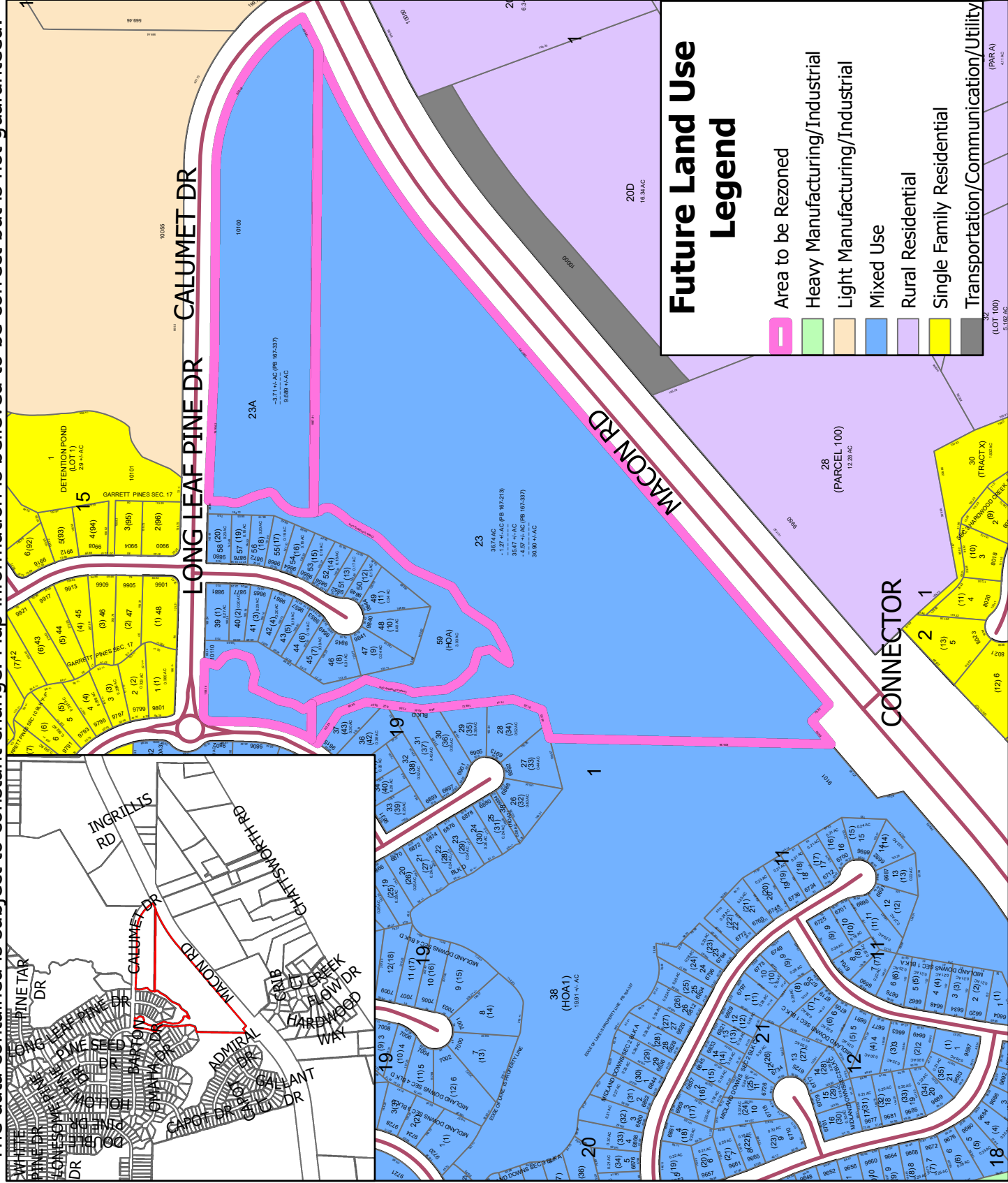
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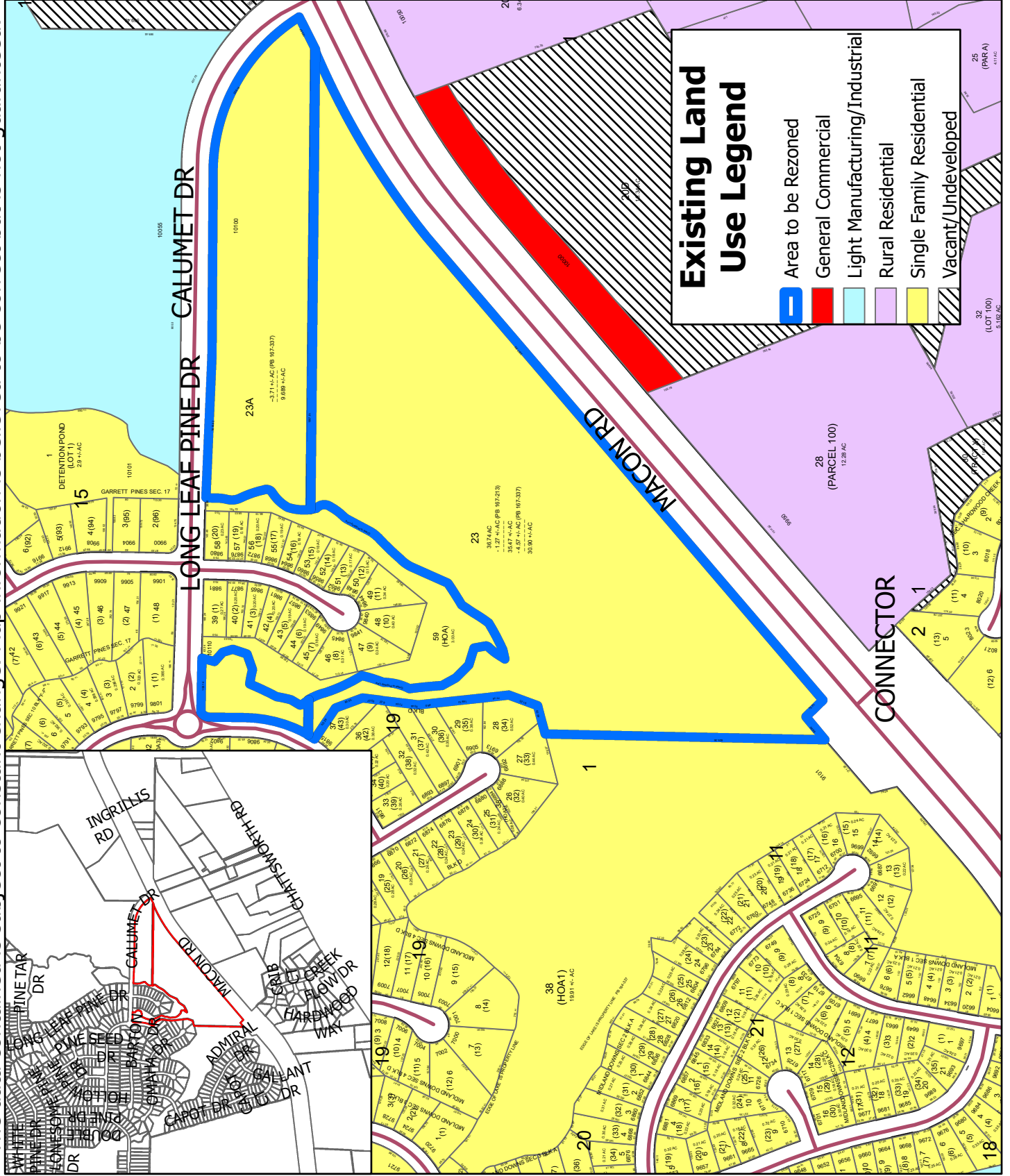
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North arrow pointing towards the top right. Scale bar showing distances of 0, 230, 460, and 920 Feet.



Rezoning Traffic Analysis Form

Zoning Case No. REZN-06-25-1179
 Project 9101 Macon Road
 Rezoning Request PMUD (with modification of conditions)

LAND USE

Trip Generation Land Use Code* 210,221,820
 Existing Land Use Mixed Use
 Proposed Land Use Mixed Use
 Existing Trip Rate Unit Single Family - Acreage converted to square footage
 Propose Trip Rate Unit Multifamily & Shopping Center - Acreage converted to square footage

TRIP END CALCULATION*

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips	
Daily (Existing Zoning)						
Single Family Detached	210	PMUD	143.9	9.45	2,341	Daily
Total					2,341	
Daily (Proposed Zoning)						
Multifamily	221	PMUD	143.9	0.36	123	AM Peak
				0.44	150	PM Peak
				4.55	1,558	Saturday
Shopping Center	820	PMUD	143.9	0.96	19	AM Peak
				3.81	76	PM Peak
				41.8	836	Saturday
Total					1054	
Grand Total					3,395	

TRAFFIC PROJECTIONS

EXISTING ZONING

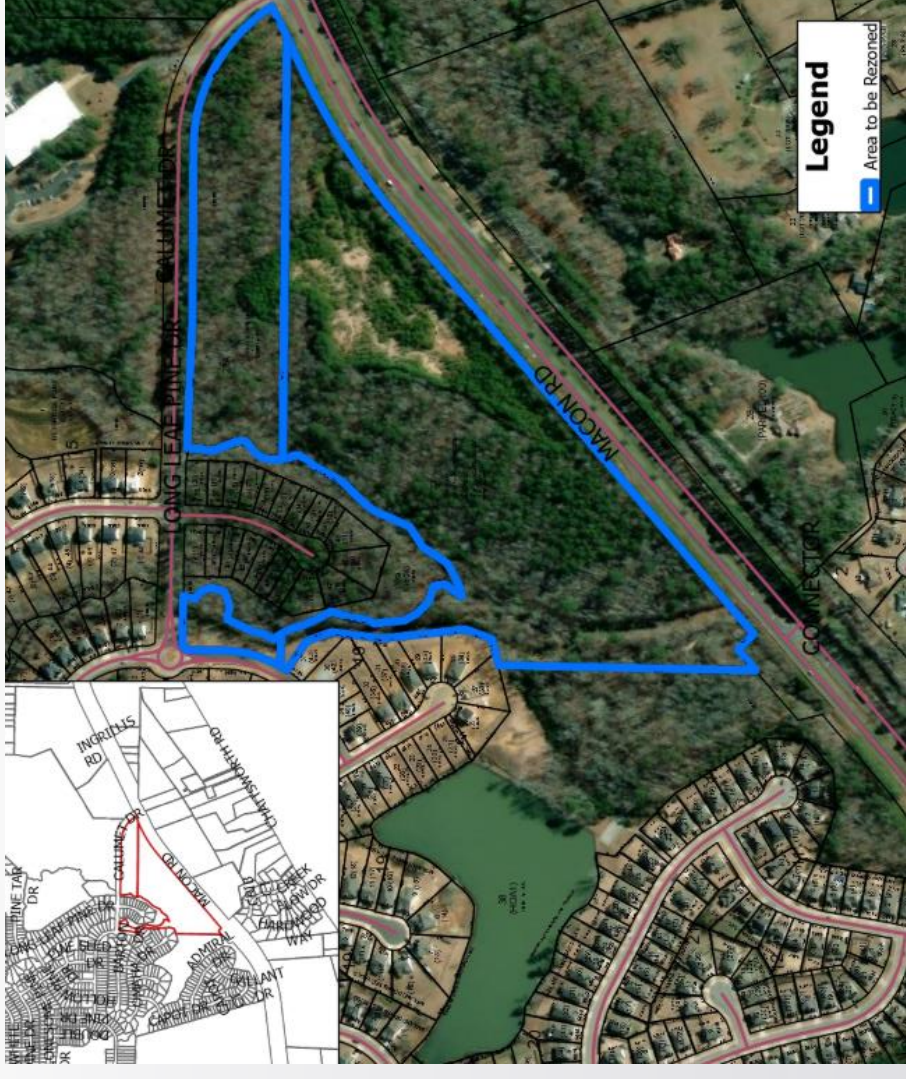
Name of Street	9101 Macon Road
Street Classification	Undivided Arterial
No. of Lanes	5
City Traffic Count	15,900
Existing Level of Service (LOS)	B
Additional Traffic due to Existing Zoning	2,341
Total Projected Traffic	18,241
Projected Level of Service (LOS)	B

Name of Street	9101 Macon Road
Street Classification	Undivided Arterial
No. of Lanes	5
City Traffic Count	15,900
Existing Level of Service (LOS)	B
Additional Traffic due to Existing Zoning	3,395
Total Projected Traffic	19,295
Projected Level of Service (LOS)	B

MIDLAND DOWNS
DEVELOPMENT
REZN-06-25-1179

APPLICANT: MIDLAND DOWNS DEVELOPMENT, LLC

PROPERTY TO BE REZONED







Ordinance Section	Ordinance Requirements	Requested Amendment
Table 2.5.2	Minimum Frost Perimeter Buffer: 100 feet abutting (Macon Road)	Minimum Frost Perimeter Buffer: 50 feet abutting (Macon Road)
Table 2.5.2	Minimum Side Perimeter Buffer: 100 feet abutting residential future land use designation	Minimum Side Perimeter Buffers: 0 feet abutting residential future land use designation
Table 2.5.2	Minimum Side Perimeter Buffer: 100 feet abutting residential future land use along Calumet Drive	Minimum Side Perimeter Buffers: 50 feet abutting residential future land use along Calumet Dr.
Section 2.5.7C.3	Major Amendments: Any increase in the number of approved dwelling units.	Major Amendments: Increase in the number of approved dwelling units from 214 to 342







