

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

**REZN-02-26-0189**

|  |  |
|--|--|
| <b>Applicant:</b>                          | Integrity Development Partners, LLC            |
| <b>Owner:</b>                              | Heath Crowe Power of Attorney for Connie Crowe |
| <b>Location:</b>                           | 5306 Buena Vista Road                          |
| <b>Parcel:</b>                             | 095-045-019                                    |
| <b>Acreage:</b>                            | 12.80 Acres                                    |
| <b>Current Zoning Classification:</b>      | Single Family Residential – 2 (SFR2)           |
| <b>Proposed Zoning Classification:</b>     | Residential Multifamily – 1                    |
| <b>Proposed Condition:</b>                 | 1. Maximum height of 45 feet                   |
| <b>Current Use of Property:</b>            | Vacant/ Undeveloped                            |
| <b>Proposed Use of Property:</b>           | Multi Family Residential                       |
| <b>Council District:</b>                   | District 4 (Tucker)                            |
| <b>PAC Recommendation:</b>                 | <b>Approval</b> based on the Staff Report.     |
| <b>Planning Department Recommendation:</b> | <b>Approval</b>                                |
| <b>Fort Benning's Recommendation:</b>      | N/A  |
| <b>DRI Recommendation:</b>                 | N/A  |
| <b>General Land Use:</b>                   | Inconsistent<br>Planning Area E                |
| <b>Current Land Use Designation:</b>       | Vacant/ Undeveloped                            |
| <b>Future Land Use Designation:</b>        | Single Family Residential                      |

|  |  |   |
|--|--|---|
| <b>Compatible with Existing Land-Uses:</b> |  | No  |
| <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 Engineering:</b>                |  | This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.<br><br>If built to maximum density, the apartment complex will generate approximately 1,064 new daily trips and 91 PM peak hour trips. The traffic impact is moderate and manageable. Ongoing major infrastructure upgrades by GDOT (Spiderweb Improvements, DDI at I-185, and road widening) will significantly increase corridor capacity and mitigate impacts. The rezoning from SFR2 to RMF1 is traffic-feasible given the arterial nature of Buena Vista Road. |
| <b>Surrounding Zoning:</b>                 | <b>North</b><br><b>South</b><br><b>East</b><br><b>West</b> | Single Family 2 (SFR2)/NeighborCommercial<br>Single Family Residential – 3 (SFR3)<br>Single Family Residential – 3 (SFR3)<br>Single Family Residential – 2 (SFR2)   |
| <b>Reasonableness of Request:</b>          |  | The request is compatible with existing land uses.  |
| <b>School Impact:</b>                      |  | N/A   |
| <b>Buffer Requirement:</b>                 |  | The site shall include a Category B buffer along all property lines. The 3 options under Category B are:<br><br>1) 15 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.<br><br>2) 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.<br><br>3) 20 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 4 calls and/or emails regarding the rezoning.

**Approval** 0 Responses  
**Opposition** 3 Responses

**Additional Information:**

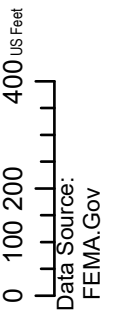
56 units proposed, with a potential build out of 160 units with 1,2- and 3-bedroom units to be built in two phases.

**Attachments:**

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

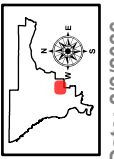


**Area To Be Rezoned**

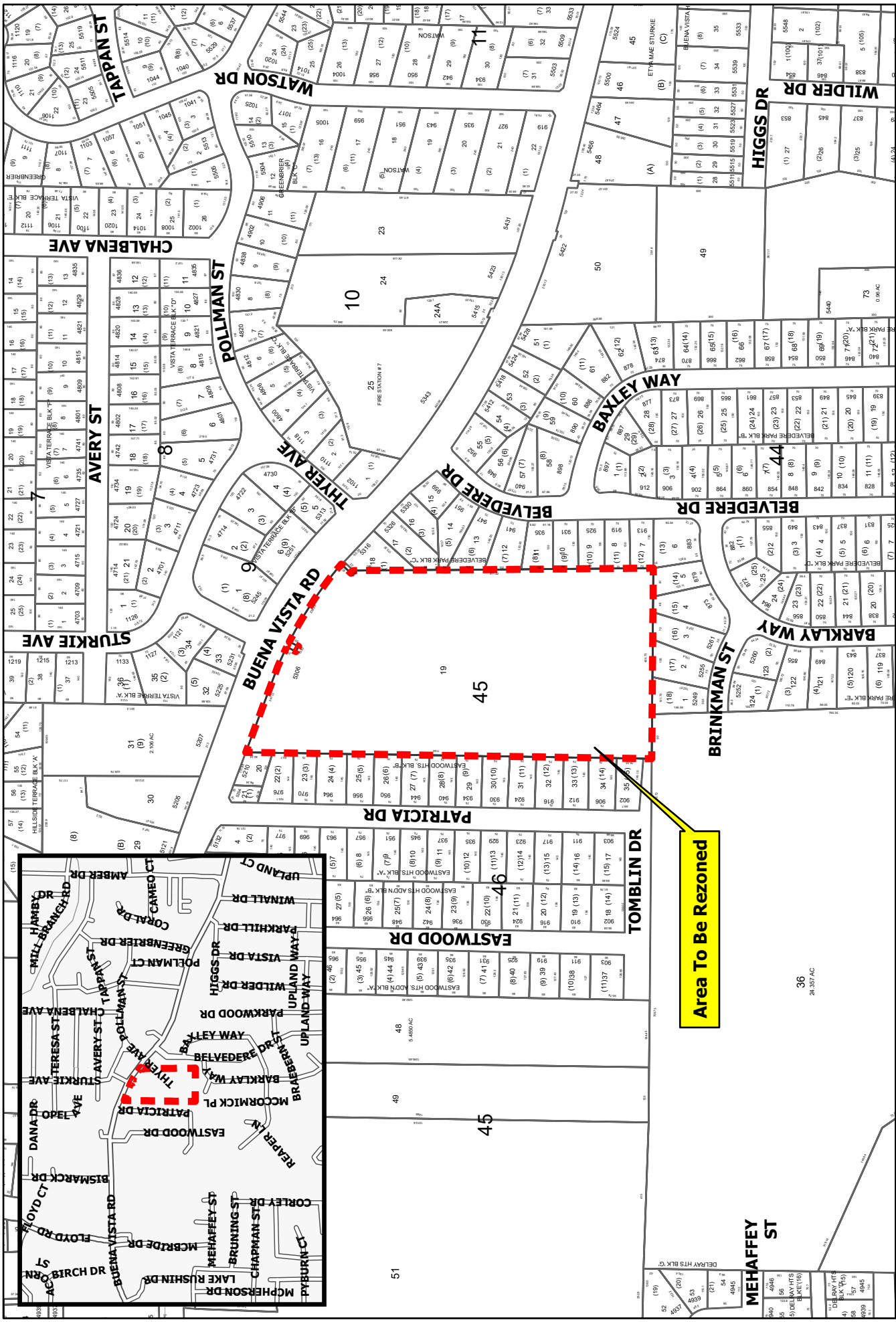


Aerial Map for For REZN 02-26-0189  
 Map 095 Block 045 Lot 019  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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: 2/9/2026



**Area To Be Rezoned**



400 US Feet  
 0 100 200

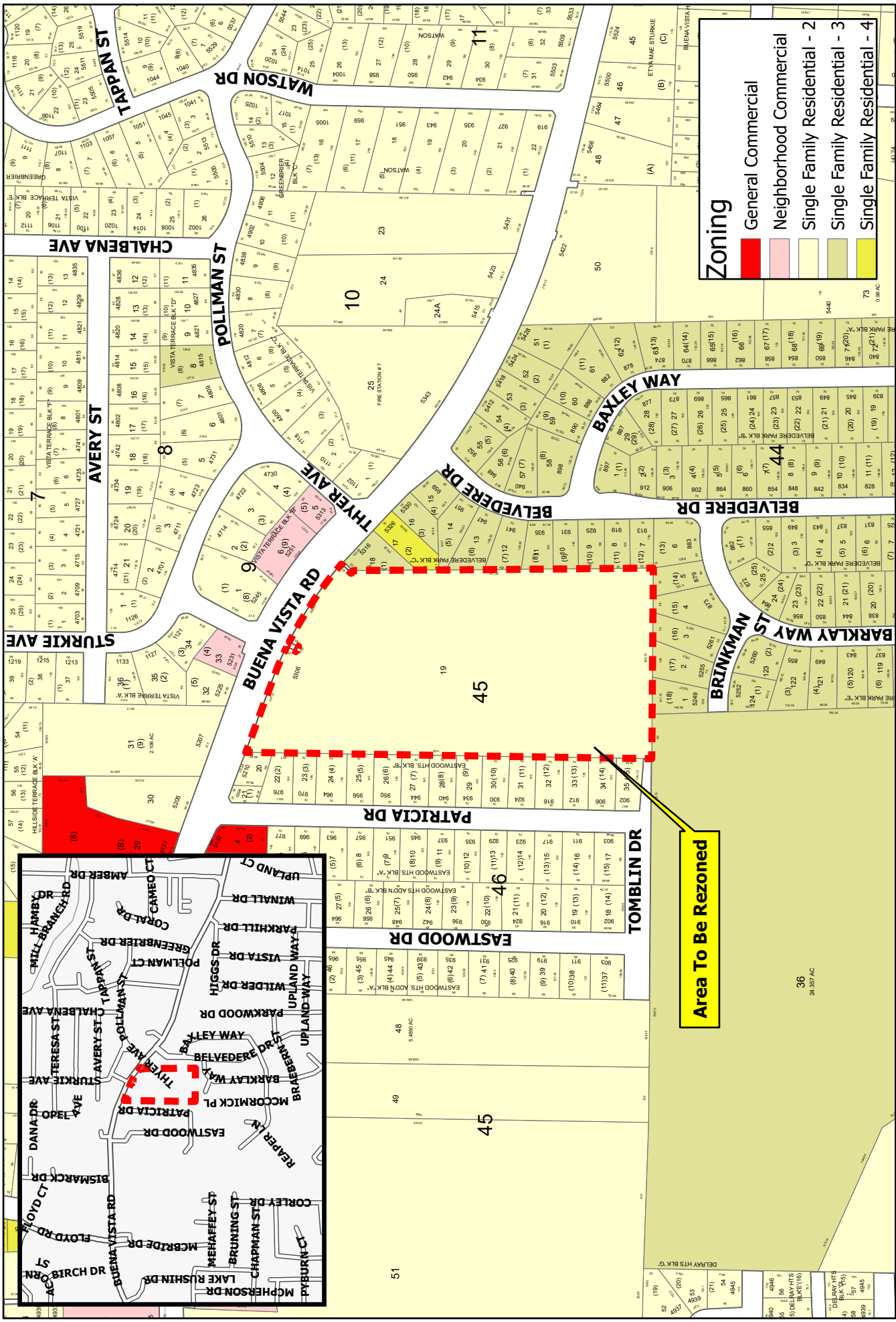
Location Map for For REZN 02-26-0189  
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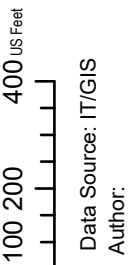
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 Author:



**Area To Be Rezoned**

**Zoning**

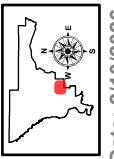
- General Commercial
- Neighborhood Commercial
- Single Family Residential - 2
- Single Family Residential - 3
- Single Family Residential - 4



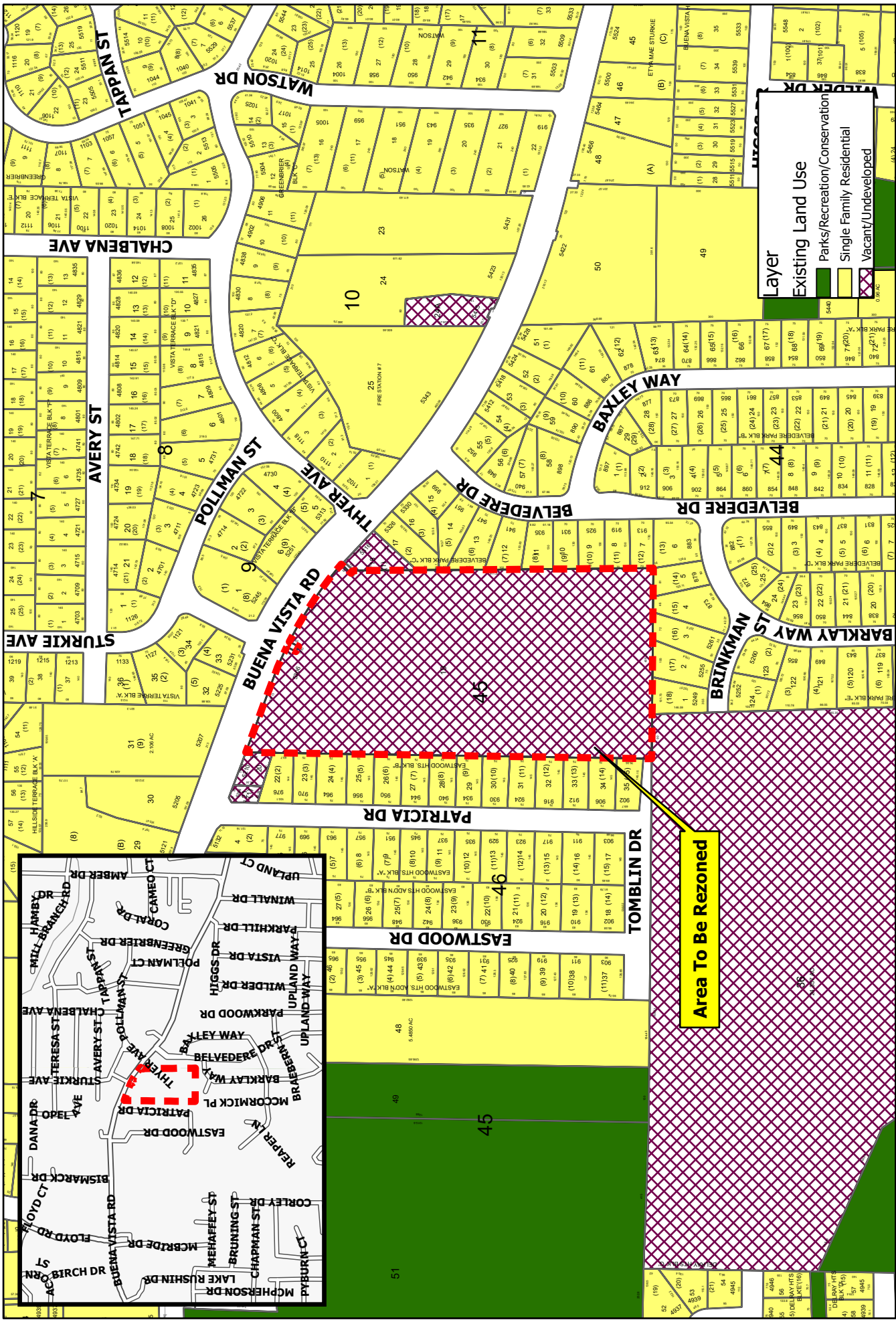
Zoning Map for For REZN 02-26-0189  
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Data Source: IT/GIS  
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Date: 2/10/2026



Existing Land Use Map for For REZN 02-26-0189  
 Map 095 Block 045 Lot 019

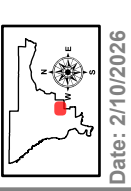
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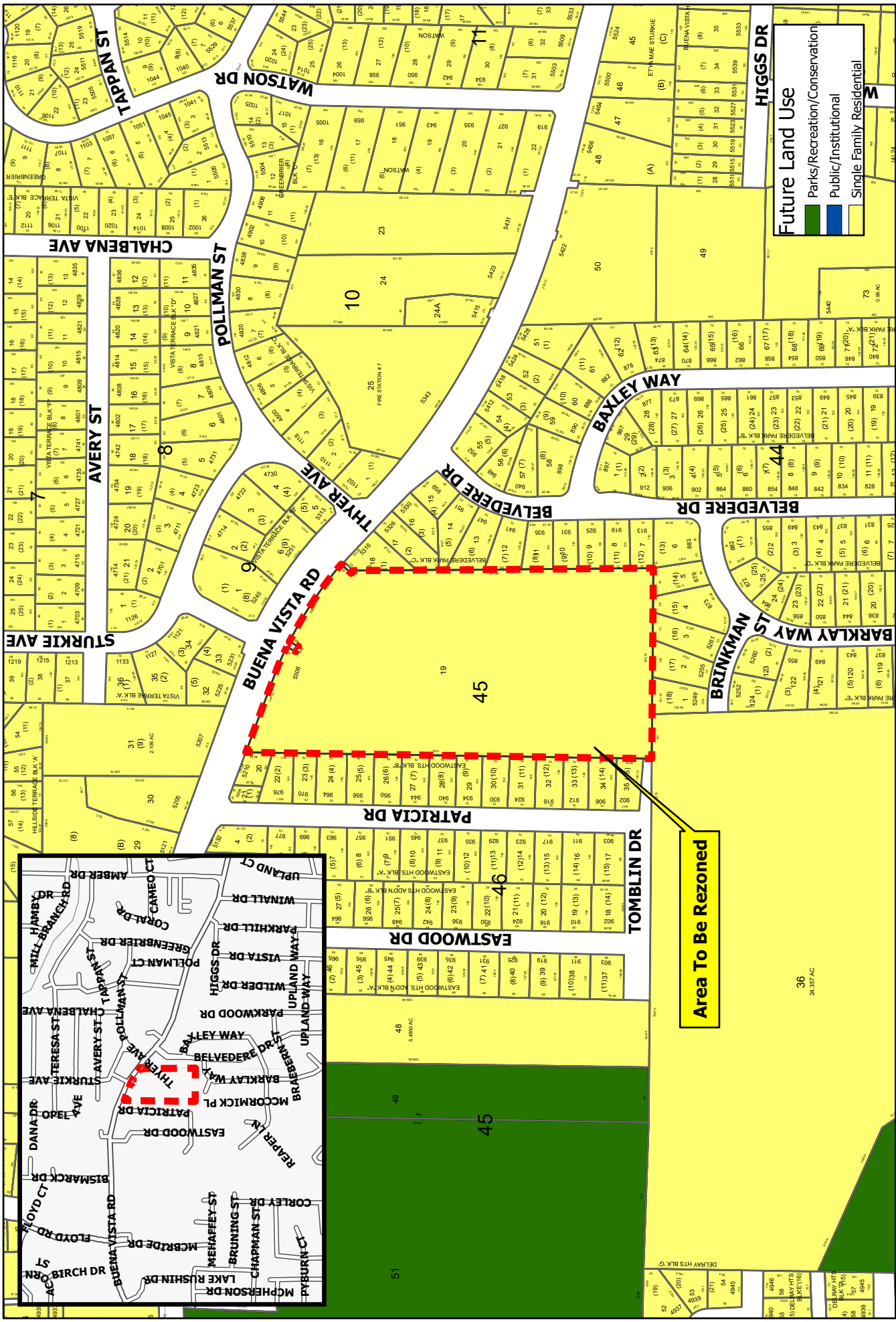
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Planning Department-Planning Division  
 Prepared By Planning GIS Tech

Date: 2/10/2026

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**Area To Be Rezoned**

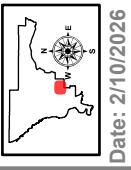


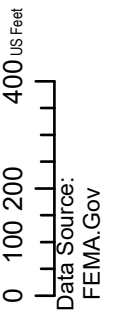
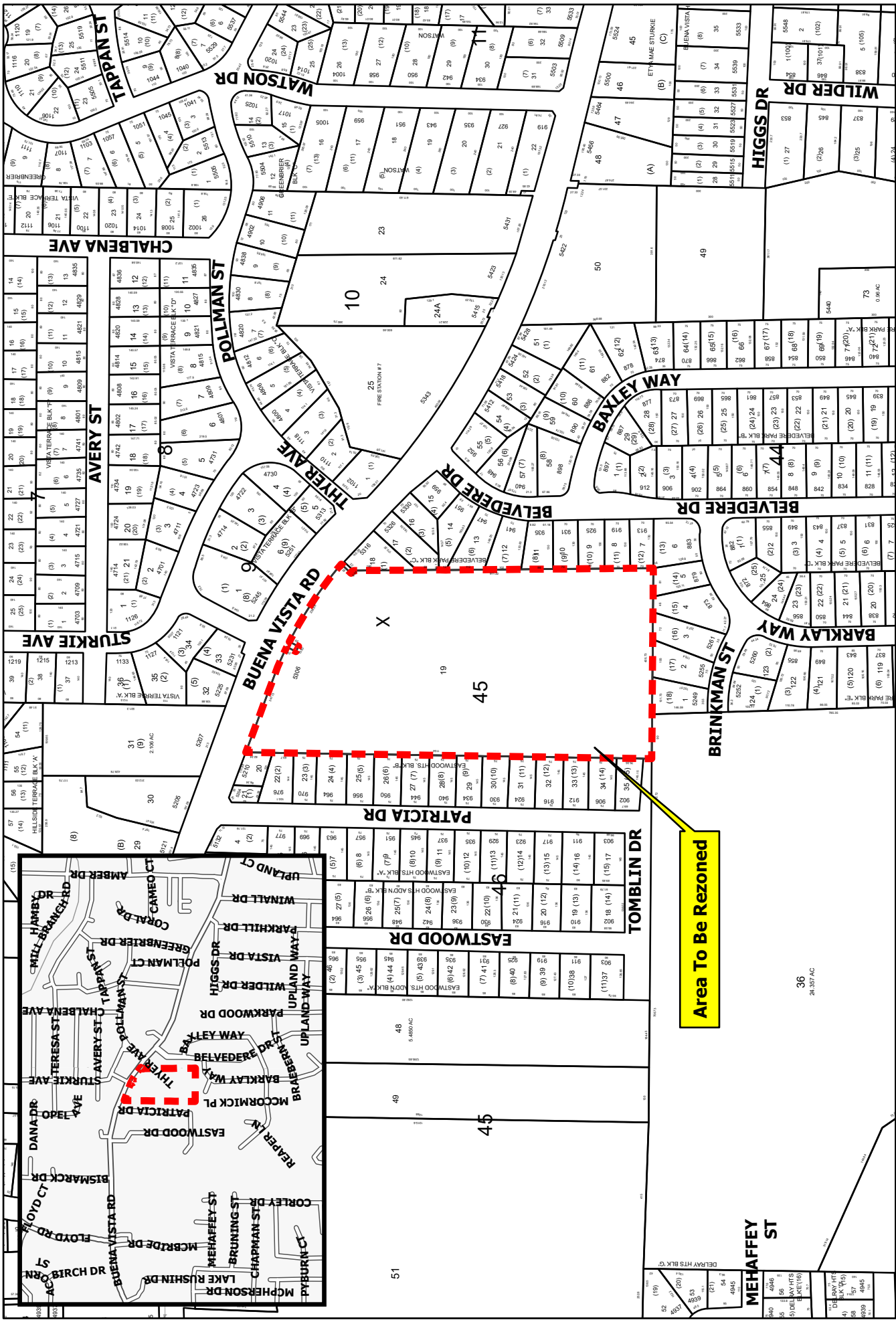
0 100 200 400 US Feet

Data Source: IT/GIS  
Author:

Future Land Use Map for For REZN 02-26-0189  
Map 095 Block 045 Lot 019  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

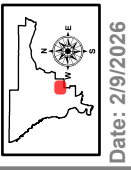
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Flood Hazard Map for For REZN 02-26-0189  
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## Traffic Impact Report

### Rezoning Application – 160-Unit Multifamily Apartment Development

**Project Name:** Buena Vista Apartments **Address:** 5306 Buena Vista Road, Columbus, Georgia 31907 **Date:** February 2026

#### 1. Project Overview

- **Address:** 5306 Buena Vista Road, Columbus, GA 31907
- **Current Zoning:** SFR2 (Single-Family Residential)
- **Current Use:** Vacant land
- **Proposed Zoning:** RMF1 (Residential Multi-Family)
- **Proposed Use:** 160 Apartment Units (Multifamily Residential)
- **Site Area:** 12.80 Acres

The proposed development consists of 160 multifamily apartment units on a large vacant parcel along Buena Vista Road.

#### 2. Road Characteristics – Buena Vista Road (CR 2226)

- **Street Classification:** Principal Arterial
- **Number of Lanes:** 2–4 lanes (predominantly 3-lane section with center turn lane in many areas)
- **Existing Traffic Count (AADT):** Approximately **8,750 vehicles per day** (2024 data)
- **Existing Level of Service (LOS):** Generally **LOS D** during peak hours (congested corridor with known bottlenecks, heavy truck traffic, and frequent accidents)

Buena Vista Road is a major north-south arterial corridor connecting downtown Columbus to I-185 and south Columbus. The corridor is currently undergoing major capacity improvements, including the **Buena Vista Road Spiderweb Improvements, Diverging Diamond Interchange (DDI)** at I-185, and road widening projects.

#### 3. Trip Generation (ITE Trip Generation Manual, 11th Edition)

##### Land Use:

- Proposed: **ITE Code 220** – Multifamily Housing (Apartments)

##### Trip Generation Rates Used:

- Weekday Average Daily Traffic (ADT): **6.65 trips per dwelling unit**
- PM Peak Hour (4-6 PM): **0.57 trips per dwelling unit**

### Trip Generation Summary

| Description               | Units | ADT Rate | Total ADT | PM Peak Rate | Total PM Peak Trips |
|---------------------------|-------|----------|-----------|--------------|---------------------|
| Current (Vacant)          | 0     | 0        | 0         | 0            | 0                   |
| Proposed - 160 Apartments | 160   | 6.65     | 1,064     | 0.57         | 91                  |
| Net New Trips             | -     | -        | +1,064    | -            | +91                 |

**Comparison to Current Zoning (SFR2):** Under current SFR2 zoning, the site could theoretically support 12–25 single-family homes (depending on density). This would generate approximately 240–500 daily trips. The proposed 160-unit apartment development generates **higher daily traffic** than low-density single-family but is typical for multifamily density on this acreage.

### 4. Traffic Impact Analysis

- **Total Projected Site Traffic: 1,064 vehicles per day**
- **Peak Hour Impact:** ~91 trips during the PM peak hour (roughly 45 entering / 46 exiting)
- **Percentage Increase on Buena Vista Road:** Approximately **12% increase** in daily volume (from 8,750 to ~9,814 ADT)

### Projected Level of Service:

- Without improvements: Minor degradation (LOS D → borderline LOS E in peak hours)
- With ongoing GDOT improvements (widening + DDI at I-185): **LOS remains acceptable (C/D)**

The additional traffic represents a **moderate impact** on Buena Vista Road.

### 5. Road Network & Access

- **Primary Access:** Direct driveway access onto **Buena Vista Road** (Principal Arterial)
- **Key Nearby Intersection:** I-185 Interchange (currently being upgraded to Diverging Diamond Interchange – major capacity improvement)

- The site benefits from excellent regional connectivity to I-185, Fort Moore, and downtown Columbus.

## 6. Community Context

The project is located in a transitioning area of South Columbus along a major transportation corridor. The surrounding area includes a mix of residential neighborhoods, commercial uses, and vacant land. Buena Vista Road experiences high commuter and military-related traffic due to proximity to Fort Moore (formerly Fort Benning).

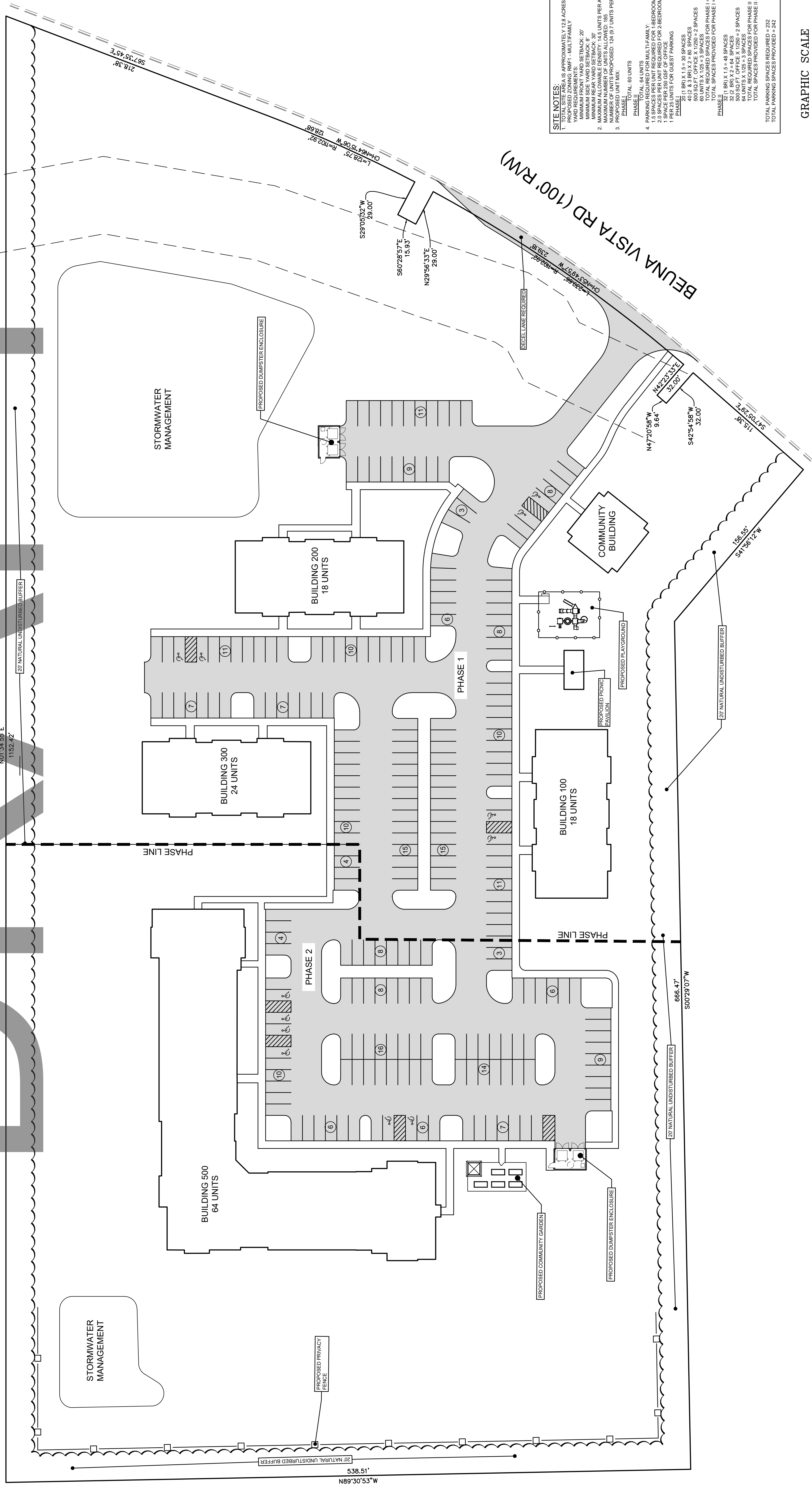
## 7. Conclusions and Recommendations

### Conclusions:

1. The proposed 160-unit apartment development will generate approximately **1,064 new daily trips** and **91 PM peak hour trips**.
2. The traffic impact is **moderate** and manageable.
3. Ongoing major infrastructure upgrades by GDOT (Spiderweb Improvements, DDI at I-185, and road widening) will significantly increase corridor capacity and mitigate impacts.
4. The rezoning from SFR2 to RMF1 is **traffic-feasible** given the arterial nature of Buena Vista Road.

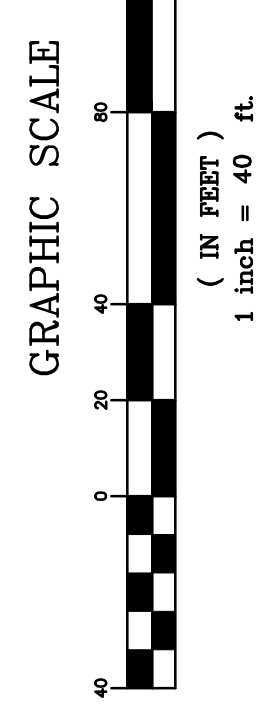
# DRAFT

MAGNETIC NORTH



**SITE NOTES:**

1. PROPOSED ZONING: RMF1 - MULTIFAMILY
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**INTEGRITY DEVELOPMENT PARTNERS, LLC**

CONCEPTUAL APARTMENT LAYOUT

5306 BUENA VISTA ROAD  
PART OF LAND LOT 12, 9TH LAND DISTRICT  
CITY OF COLUMBUS, MUSCOGEE COUNTY, GEORGIA

SCALE: 1"=40' / DATE: MARCH 20, 2026

**LARRIER ENGINEERING INC.**  
CIVIL ENGINEERS • SURVEYORS

1504 W. THIRD AVENUE ALBANY, GEORGIA 31707  
(229) 438-0522 FAX (229) 438-0921

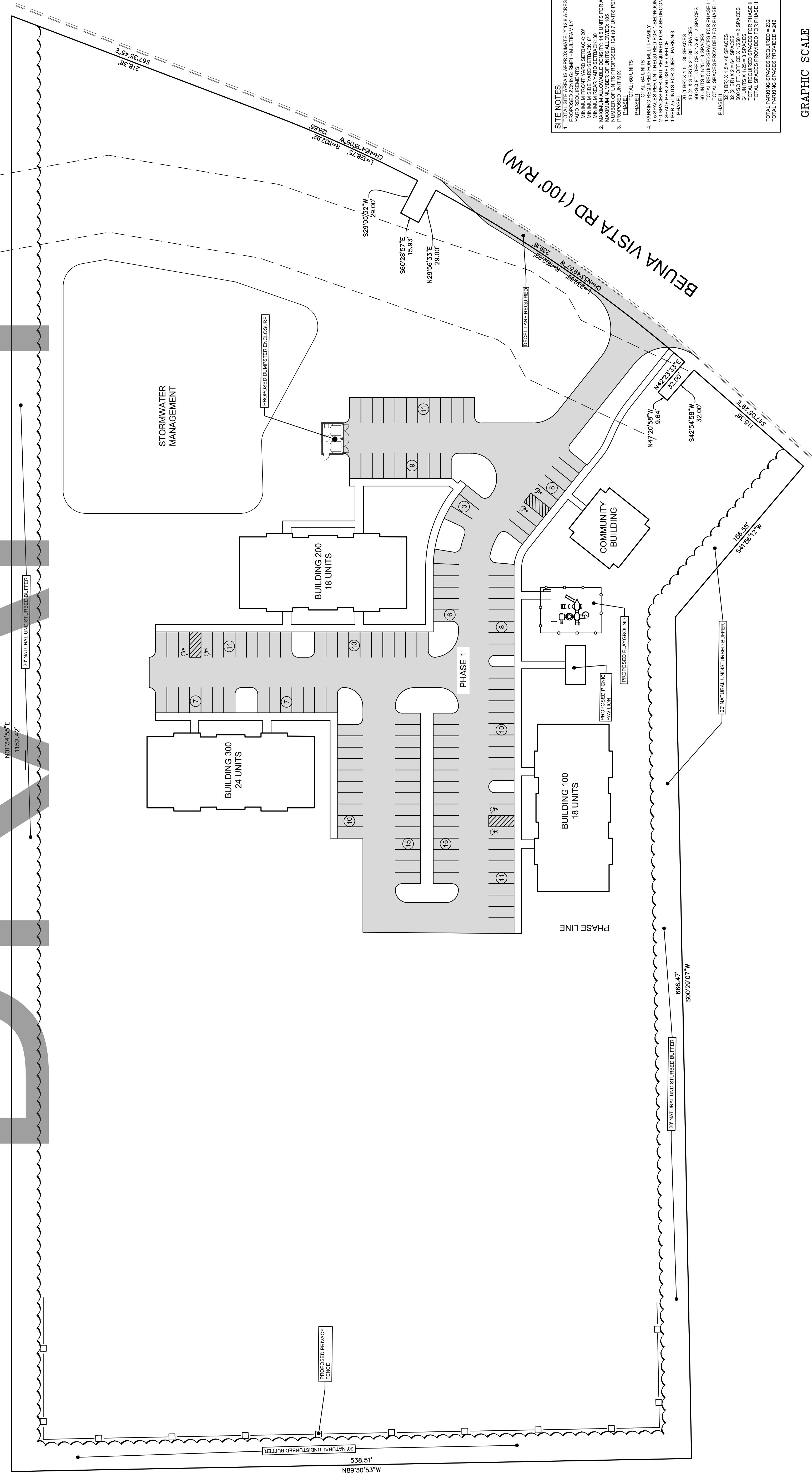
SURVEY BY: SVY DESIGNED BY: DSN DRAWN BY: DBN

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JN: 26009  
SHEET No. 1  
OF 1

# DRAFT

MAGNETIC NORTH



**SITE NOTES:**

1. PROPOSED DEVELOPMENT IS 1.2 ACRES.
2. PROPOSED ZONING: RMF1 - MULTIFAMILY.
3. VARD REQUIREMENTS: SETBACK: 20'
4. MINIMUM SIDE YARD SETBACK: 6'
5. MINIMUM REAR YARD SETBACK: 30'
6. MAXIMUM NUMBER OF UNITS ALLOWED: 185
7. PROPOSED UNIT MIX:

**PHASE I - 60 UNITS**

1. 40 (2 & 3 BR) X 2 = 80 SPACES
2. 15 SPACES PER UNIT REQUIRED FOR 1-BEDROOM UNITS
3. 2 SPACES PER UNIT REQUIRED FOR 2-BEDROOM & 3-BEDROOM UNITS
4. 1 PER 25 UNITS FOR GUEST PARKING

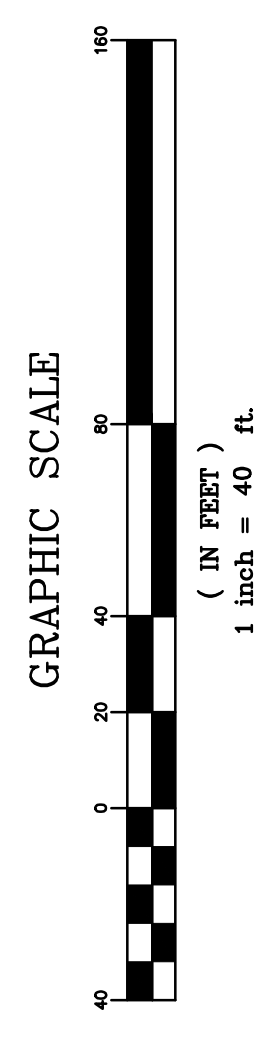
**PHASE II - 125 UNITS**

1. 40 (2 & 3 BR) X 1.5 = 60 SPACES
2. 15 SPACES PER UNIT REQUIRED FOR 1-BEDROOM UNITS
3. 2 SPACES PER UNIT REQUIRED FOR 2-BEDROOM & 3-BEDROOM UNITS
4. 1 PER 25 UNITS FOR GUEST PARKING

**TOTAL REQUIRED SPACES FOR PHASE I = 115 SPACES**  
**TOTAL SPACES PROVIDED FOR PHASE I = 141 SPACES**

**TOTAL REQUIRED SPACES FOR PHASE II = 117 SPACES**  
**TOTAL SPACES PROVIDED FOR PHASE II = 151 SPACES**

**TOTAL PARKING SPACES REQUIRED = 232**  
**TOTAL PARKING SPACES PROVIDED = 242**



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**CONCEPTUAL APARTMENT LAYOUT**

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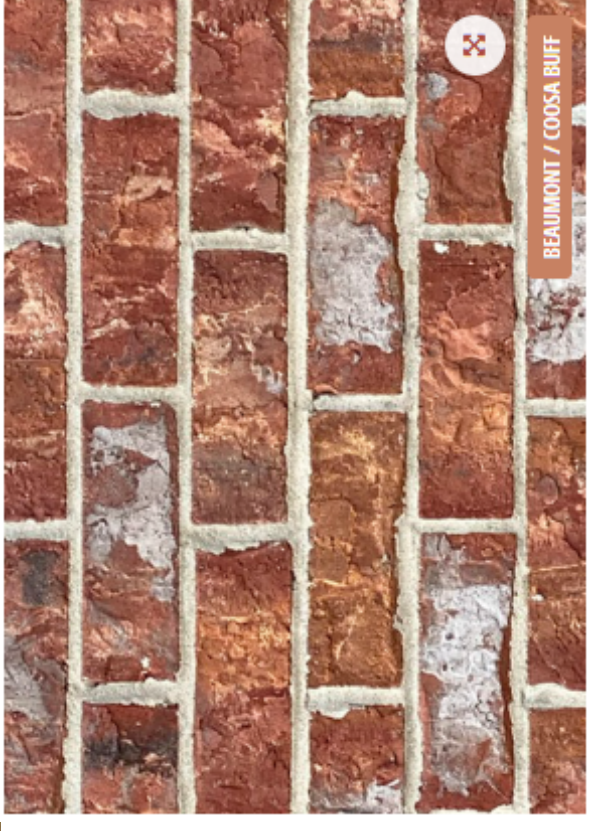
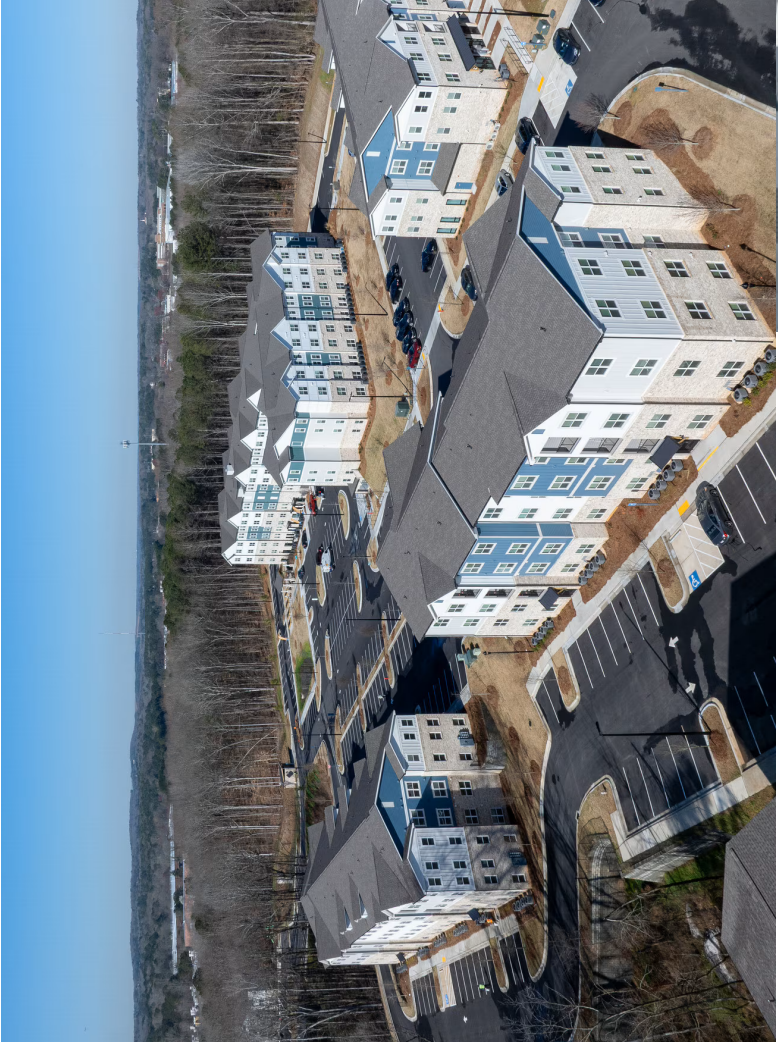
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# Columbus Apartments Presentation Board

SW 7005

Pure White



# Columbus Apartments Presentation Board

## - Interior

