

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-09-19-6415

Applicant:	Windsong Bonacre, LLC
Owner:	Same
Location:	5004 / 5012 / 5028 Warm Springs Road
Parcel:	100-014-080 / 100-014-079 / 100-014-081
Acreage:	2.99 Acres
Current Zoning Classification:	NC (Neighborhood Commercial)
Proposed Zoning Classification:	RO (Residential Office)
Current Use of Property:	Vacant
Proposed Use of Property:	Townhomes
Council District:	District 5 (Crabb)
PAC Recommendation:	Approval based on the Staff Report and compatibility with existing land uses.
Planning Department Recommendation:	Approval based on compatibility with existing land uses.
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Inconsistent Planning Area B

Current Land Use Designation:		Vacant
Future Land Use Designation:		General Commercial
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 Impact:		Average Annual Daily Trips (AADT) will increase by 105 trips if used for residential use. The Level of Service (LOS) will remain at level B.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
Surrounding Zoning:	North	SFR1 (Single Family Residential 1)
	South	SFR1 (Single Family Residential 1)
	East	RO (Residential Office)
	West	RMF1 (Residential Multifamily 1)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		The site shall include a Category C buffer along all property lines bordered by the RMF1 zoning district. The 3 options under Category C are: <ul style="list-style-type: none"> 1) 20 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet. 2) 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall. 3) 30 feet undisturbed natural buffer.
Attitude of Property Owners:		Seventy (70) property owners within 300 feet of the subject properties were notified of the

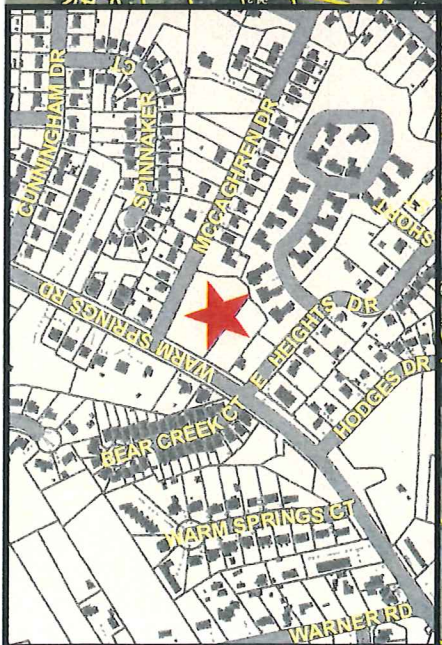
rezoning request. The Planning Department received two (2) calls and/or emails regarding the rezoning.

Approval 0 Responses
Opposition 2 Responses

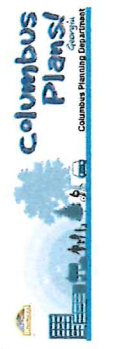
Additional Information: The Engineering Department would require a taper and decel lane if driveway was placed on Warm Springs Road. The Engineering Departments recommendation is to place the driveway at south property line.

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

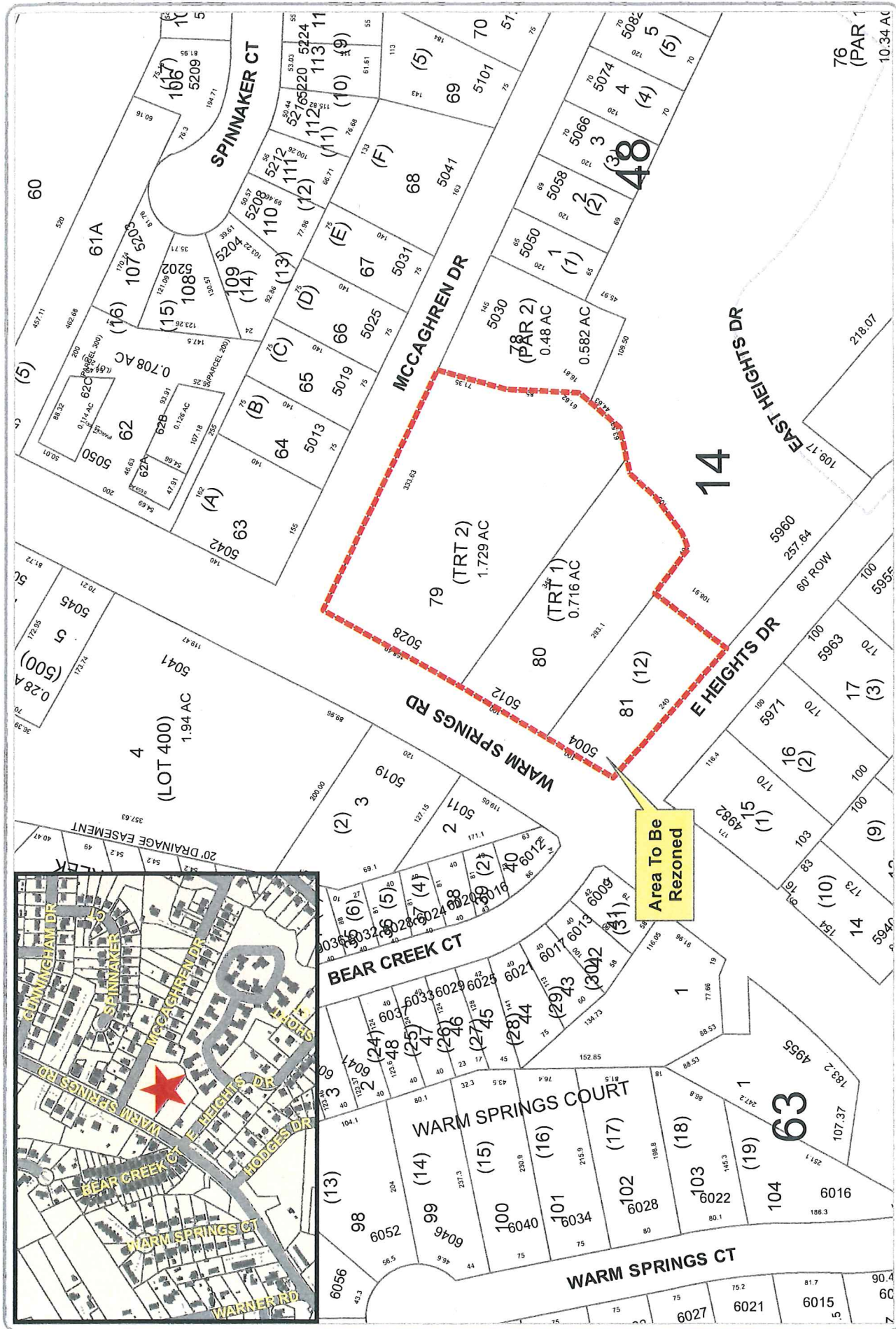


Data Source: IT/GIS
Author: DavidCooper

Aerial Map for REZN 9-19-6415
Map 100 Block 014 Lots 079, 080 & 081
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.





Area To Be Rezoned

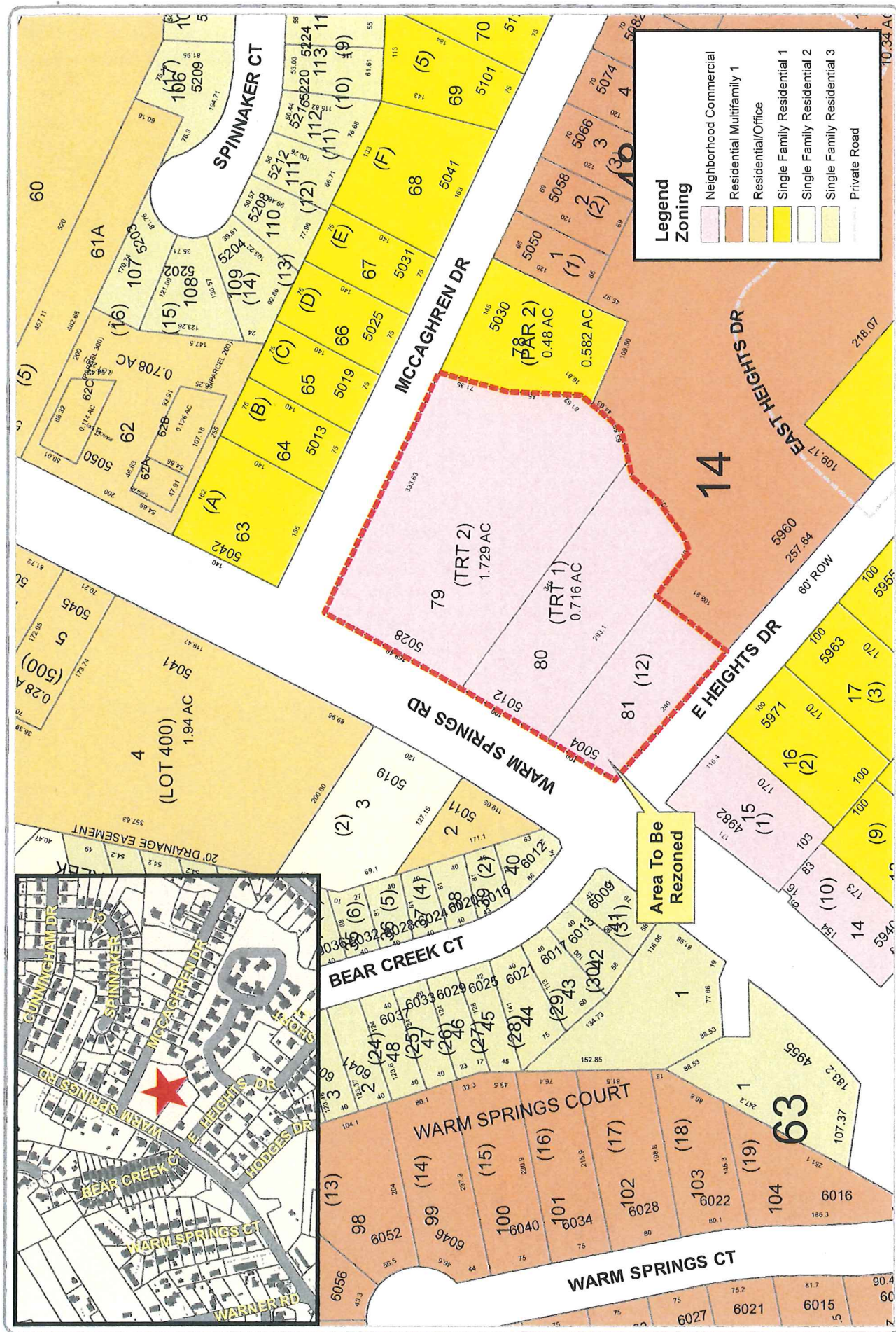


0 75 150 Feet
 1 inch = 150 feet
 Data Source: IT/GIS
 Author: David Cooper

Location Map for REZN 9-19-6415
 Map 100 Block 014 Lots 079, 080 & 081
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Area To Be Rezoned



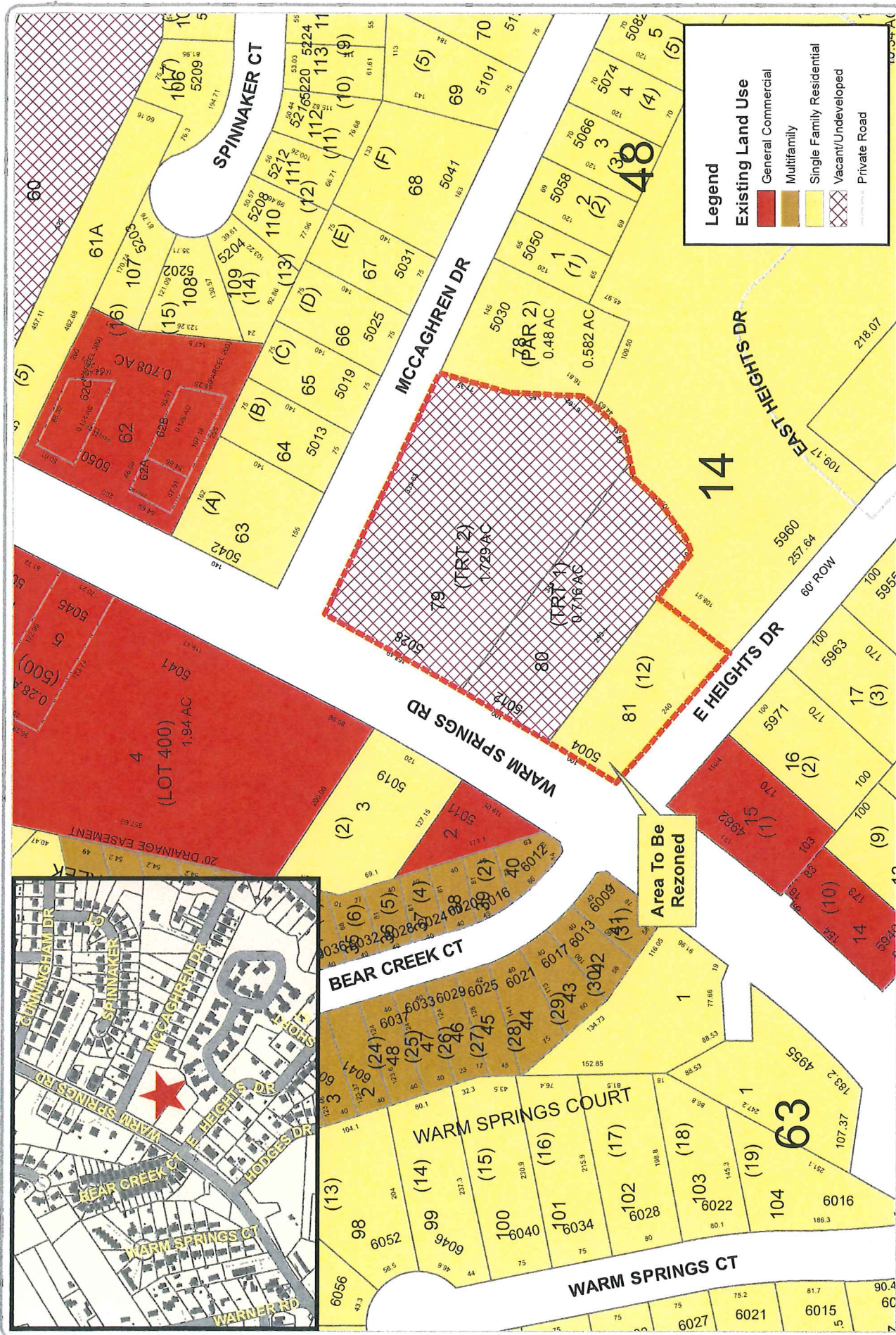
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Zoning Map for REZN 9-19-6415
 Map 100 Block 014 Lots 079, 080 & 081
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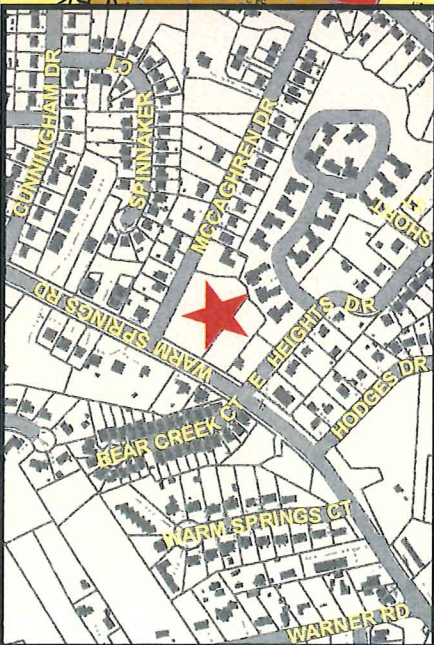
Date: 9/5/2019



Legend

Existing Land Use

- General Commercial
- Multifamily
- Single Family Residential
- Vacant/Undeveloped
- Private Road



Area To Be Rezoned

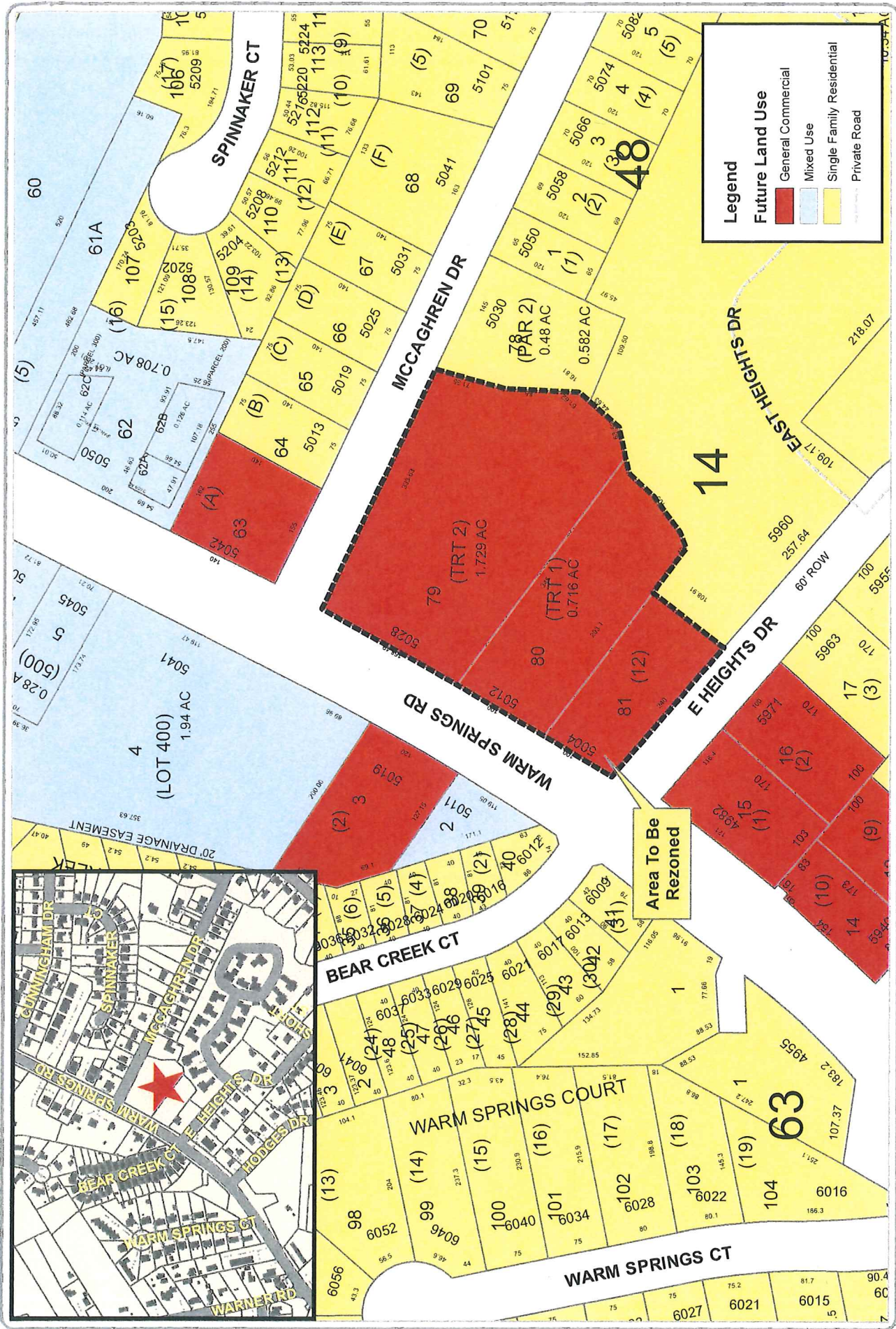


Existing Land Use Map for REZN 9-19-6415
 Map 100 Block 014 Lots 079, 080 & 081
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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Data Source: IT/GIS
 Author: DavidCooper



Legend

Future Land Use

- General Commercial
- Mixed Use
- Single Family Residential
- Private Road



0 75 150 Feet
 1 inch = 150 feet
 Data Source: IT/GIS
 Author: David Cooper

Future Land Use Map for REZN 9-19-6415
 Map 100 Block 014 Lots 079, 080 & 081
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Date: 9/5/2019

REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 09-19-6415
 PROJECT 5004, 5012, and 5028 Warm Springs Road
 CLIENT
 REZONING REQUEST NC to RO

LAND USE

Trip Generation Land Use Code* 814 & 945
 Existing Land Use Neighborhood Commercial - (NC)
 Proposed Land Use Residential Office - (RO)
 Existing Trip Rate Unit NC - Acreage converted to square footage.
 Proposed Trip Rate Unit RO - Number of units

TRIP END CALCULATION*

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
Specialty Retail Center	814	NC	2,995 Acres	44.32	145 Weekday
				42.04	137 Saturday
				20.43	66 Sunday
				Total	348
Daily (Proposed Zoning)					
Residential Condominium/Townhouse	230	RO	18 Units	5.81	105
				Total	105

Note: * Denotes calculation are based on Trip Generation, 8th Edition by Institute of Transportation Engineers

TRAFFIC PROJECTIONS

EXISTING ZONING (NC)

Name of Street	Warm Springs Road
Street Classification	Undivided Arterial w/center In
No. of Lanes	4
City Traffic Count (2018)	16,300
Existing Level of Service (LOS)**	B
Additional Traffic due to Existing Zoning	348
Total Projected Traffic (2019)	16,648
Projected Level of Service (LOS)**	B

Note: ** Denotes Level of Service Based on National Standards for Different Facility Type (TABLE1- General Highway Capacities by Facility Type)

PROPOSED ZONING (RO)

Name of Street	Warm Springs Road
Street Classification	Undivided Arterial w/center In
No. of Lanes	4
City Traffic Count (2018)	16,300
Existing Level of Service (LOS)**	B
Additional Traffic due to Proposed	105
Total Projected Traffic (2019)	16,405
Projected Level of Service (LOS)**	B

DATE	REVISIONS
01/11/2017	1.00
02/02/2017	2.00
02/02/2017	3.00
02/02/2017	4.00
02/02/2017	5.00
02/02/2017	6.00
02/02/2017	7.00
02/02/2017	8.00
02/02/2017	9.00
02/02/2017	10.00
02/02/2017	11.00
02/02/2017	12.00
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02/02/2017	19.00
02/02/2017	20.00
02/02/2017	21.00
02/02/2017	22.00
02/02/2017	23.00
02/02/2017	24.00
02/02/2017	25.00
02/02/2017	26.00
02/02/2017	27.00
02/02/2017	28.00
02/02/2017	29.00
02/02/2017	30.00

DATE	SCALE	CHECKED	DRAWN	DESIGNED
02/02/2017	1/8" = 1'-0"	EL	EL	EL

FRENCH & ASSOCIATES
 FRENCH & ASSOCIATES ARCHITECTS
 1023 THIRD AVENUE
 SUITE 1000
 ATLANTA, GA 30309
 (404) 525-1234
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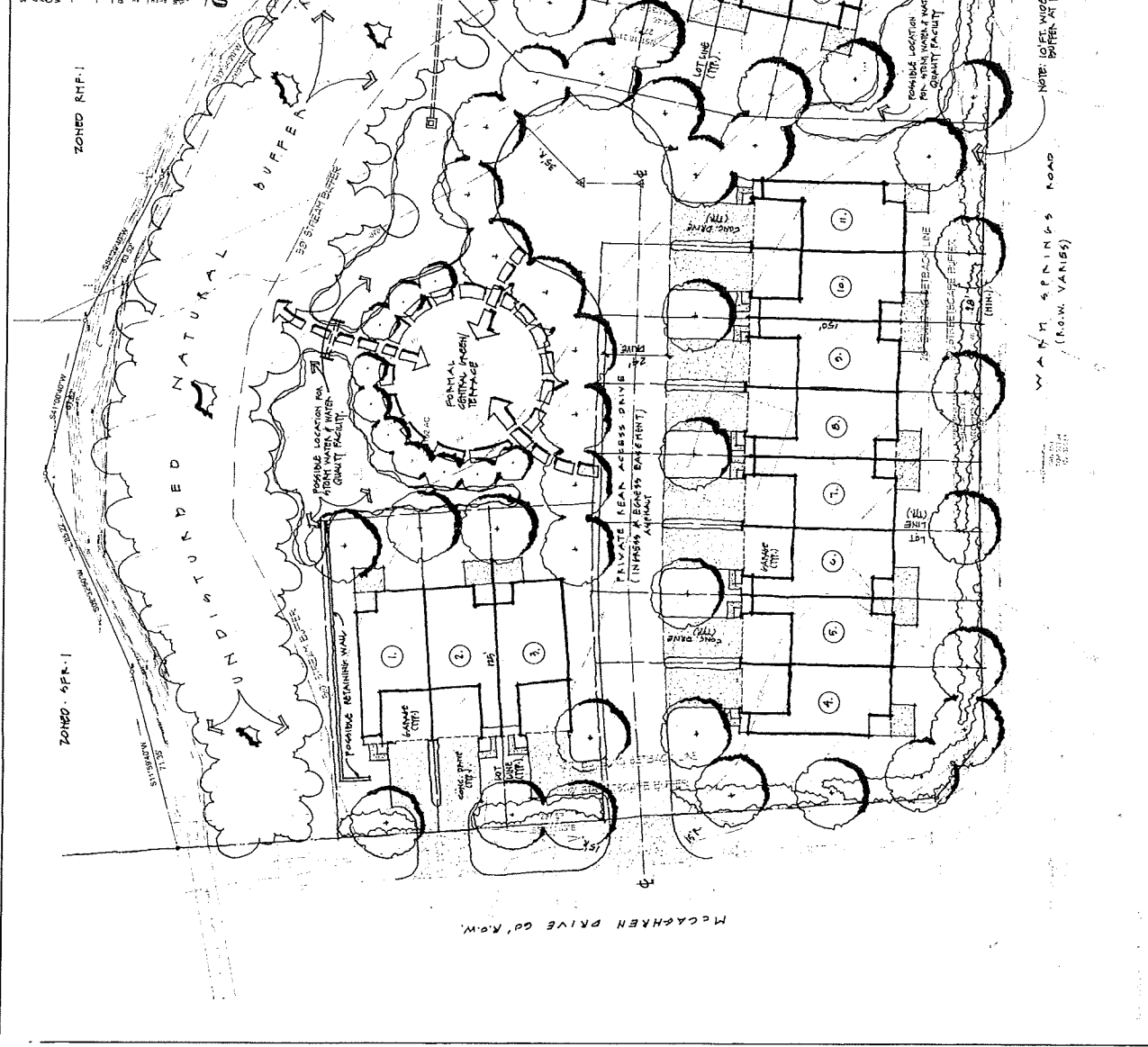
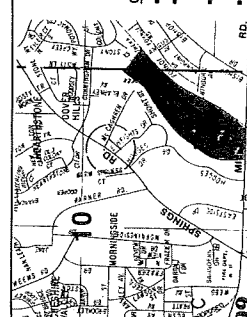
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 THREE DIMENSIONAL DRAWINGS, MODELS, RENDERINGS,
 FOR A PARTICULAR PROJECT SITE AND REMAIN THE PROPERTY OF
 FRENCH & ASSOCIATES. ANY ALTERATIONS, CHANGES OR
 REVISIONS TO THIS PLAN SHALL BE MADE BY FRENCH &
 ASSOCIATES IN WRITING AND SIGNED BY THE ARCHITECT.

General Site Information

- Parcel Area: 2.41 +/- Acres
- Legal Description: Lot 4 of Land Lots 4 & 5, 8th Dist. Collets, Mascock County, Georgia
- State Waters: None
- Current Zoning: NC
- Proposed Zoning: RD-1
- Min. Lot: 1.00 A.C.
- Min. Lot: 18.00 A.C.
- Min. Yard Requirements (Front/Back/Side): 10/10/10 Feet

Notes:

- NOTE: (UTILITIES AVAILABILITY). ALL UTILITIES INCLUDING POWER, GAS, WATER, SEWER, AND TELEPHONE ARE LOCATED WITHIN THE ADJACENT PUBLIC MAIN STREETS.
- NOTE: CONTAIN CHANGED DRIVEWAY TO MINIMIZE STREET ACCESS.
- NOTE: OFFER WIDE ATREEMENTS BUFFER AT FRONTIER.



CONCEPTUAL SITE PLAN

SCALE: 1/8" = 1'-0" DATE: 02/02/2017

GEORGIA SCALE: FEET

0 10 20 30 40

EL ELEVATION

PROPOSED ON-RAMP ELEVATION