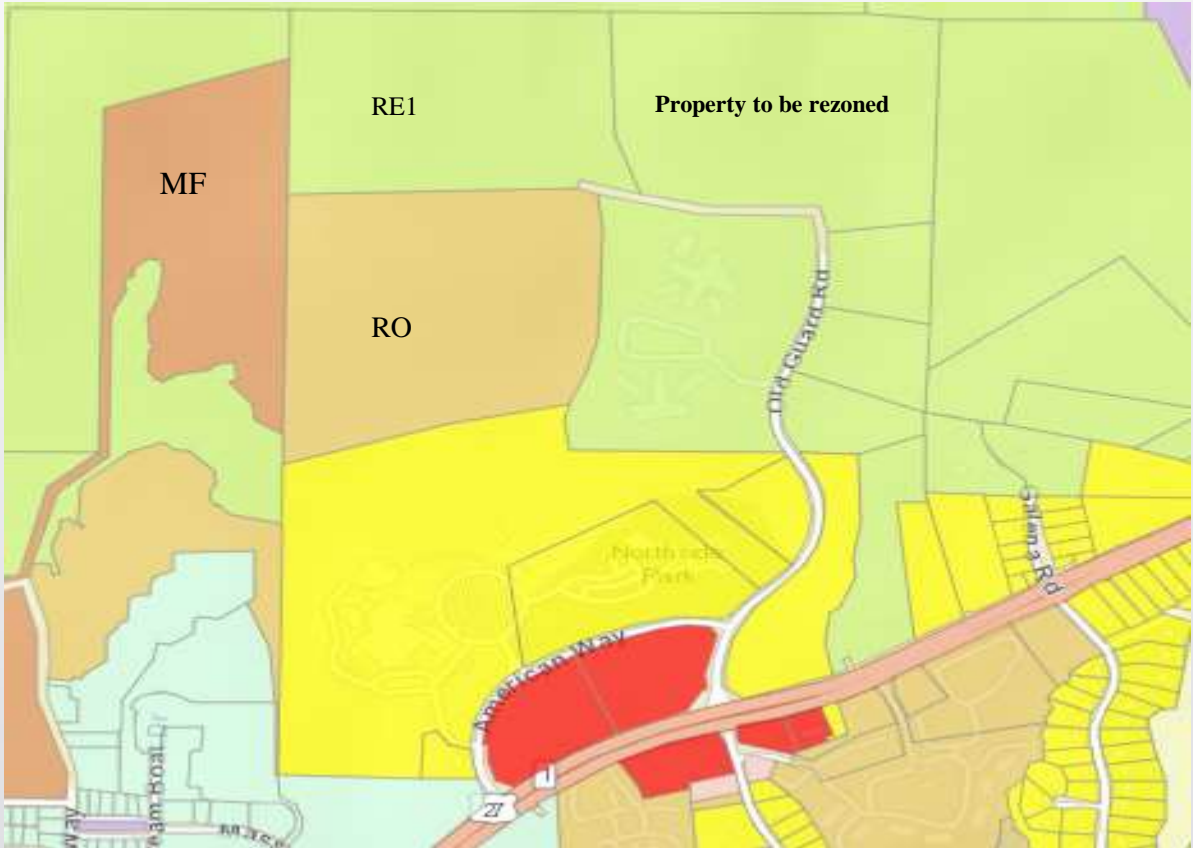


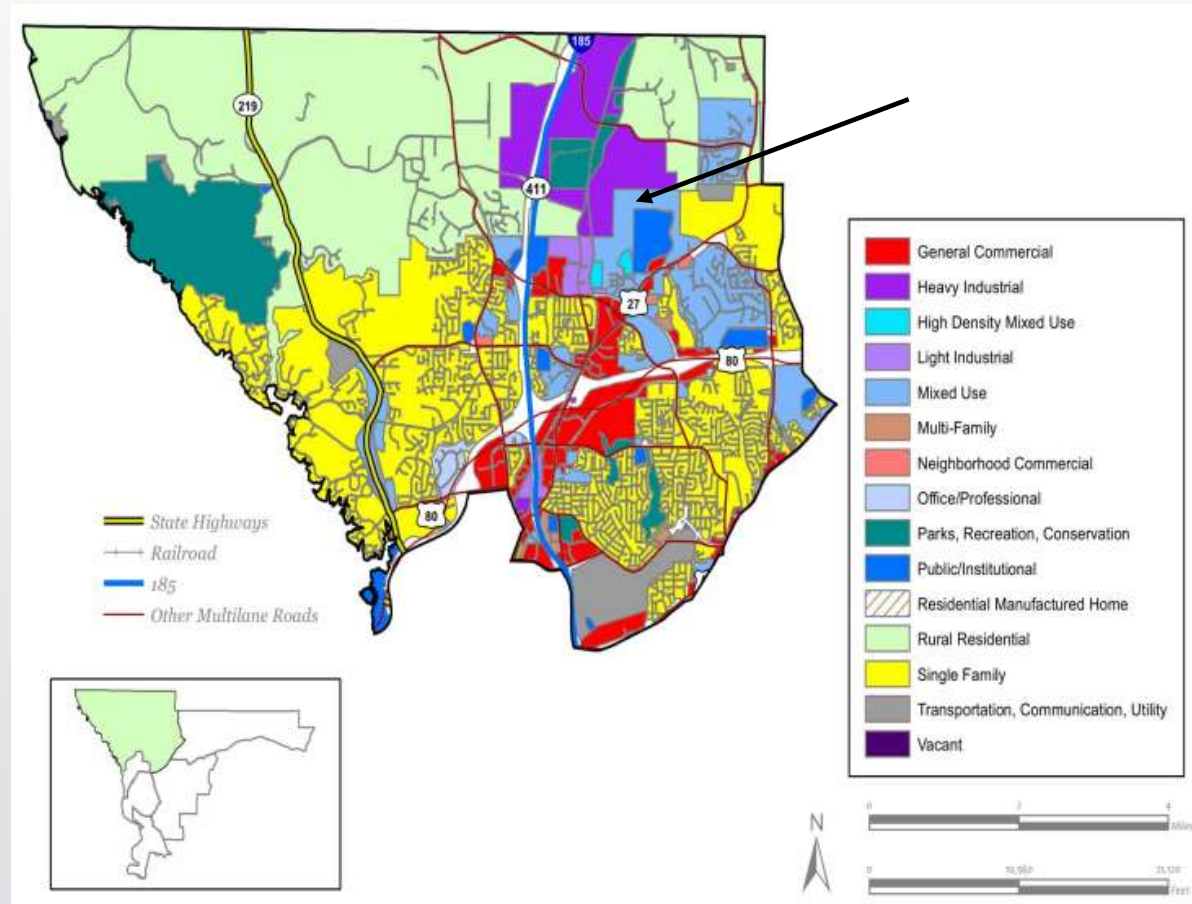
0 OLD GUARD ROAD  
REZN – 11-21-2154

by: Banana Bay, LLC

CURRENT ZONING – RE1



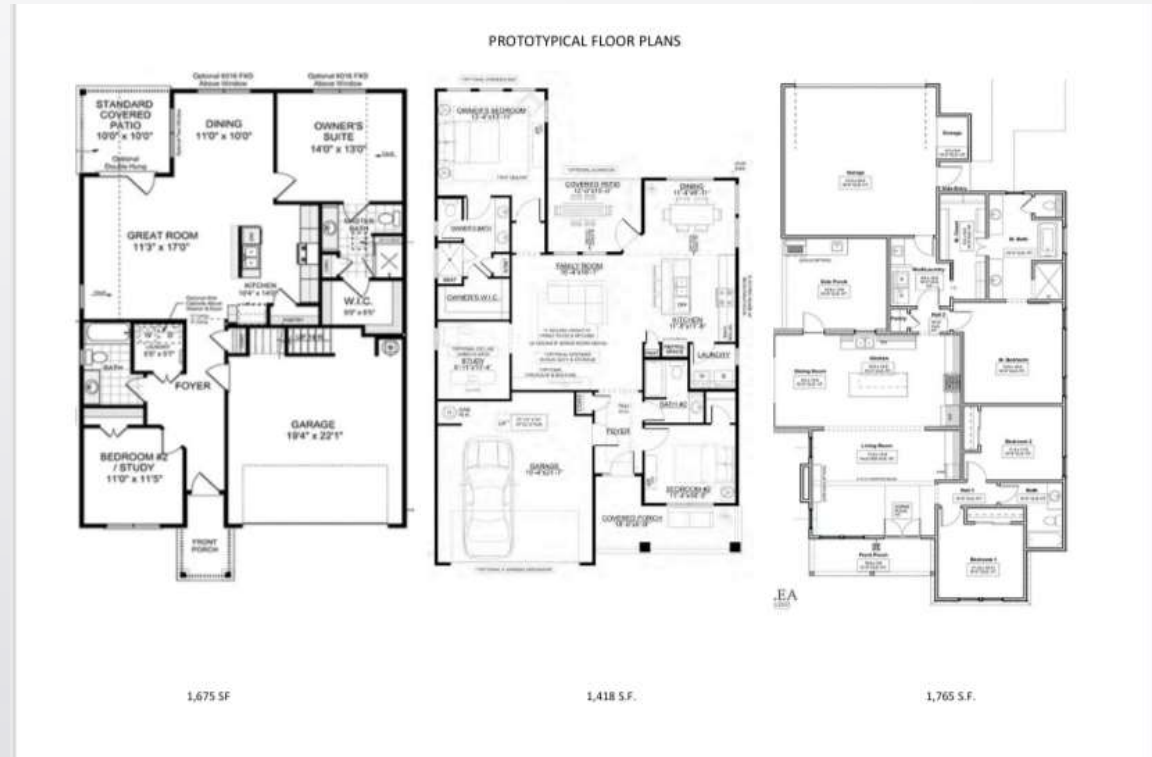
# FUTURE LAND USE – MIXED USE



# PROPOSED ZONING AND USE – SMFR-4



# RENDERING AND FLOOR PLANS

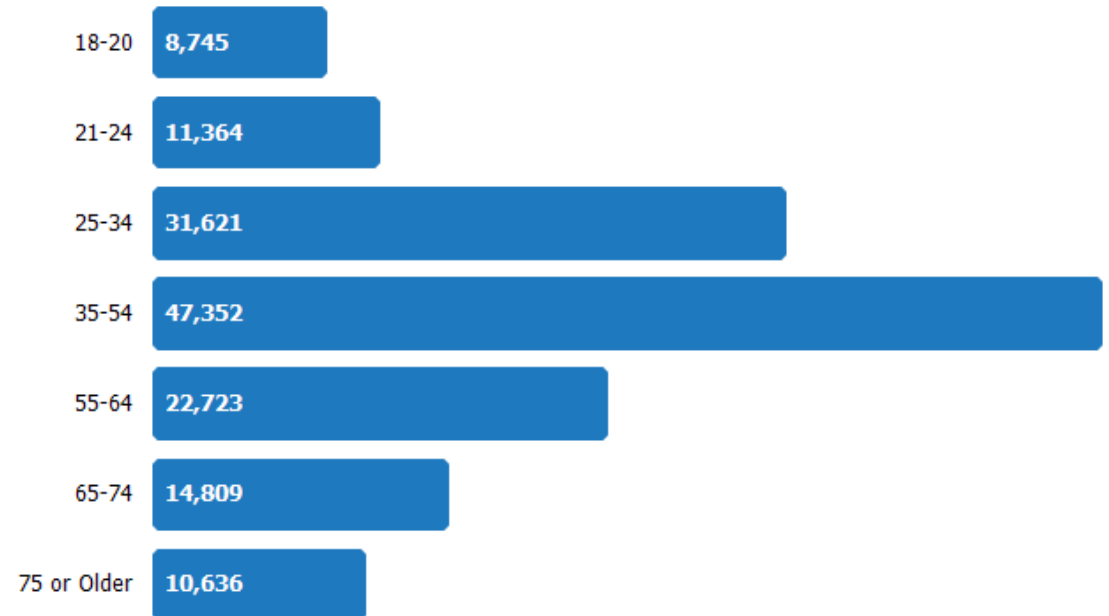


# 55+ AGE FOCUSED DEVELOPMENT

- Fills important hole in Columbus housing market
- Single-family residences with dedicated yard space
- Amenities targeting seniors
- Limited school impact
- Major tax increase

## Population of Adults by Age Group

[About this data](#)



# TRAFFIC CONCERNS

- Seniors drive 35% less on average
- Residents less likely to drive during peak traffic times
- Unlikely to be involved in school drop-off/pick-up
- No change to traffic system classification
- Minimal impact on left turn lane





# TRAFFIC VIDEO

