

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

### REZN-03-20-1331

<b>Applicant:</b>	In-Fill Housing, Inc
<b>Owner:</b>	Samuel & Frances Grant
<b>Location:</b>	4219 Warm Springs Road
<b>Parcel:</b>	083-027-033
<b>Acreage:</b>	5.44 Acres
<b>Current Zoning Classification:</b>	GC (General Commercial)
<b>Proposed Zoning Classification:</b>	RO (Residential Office)
<b>Current Use of Property:</b>	Vacant / Undeveloped
<b>Proposed Use of Property:</b>	Multifamily - Affordable Senior Living Apartments
<b>Council District:</b>	District 5 (Crabb)
<b>PAC Recommendation:</b>	<b>Approval</b> based on the Staff Report and compatibility with existing land uses.
<b>Planning Department Recommendation:</b>	<b>Approval</b> based on compatibility with existing land uses.
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>General Land Use:</b>	Inconsistent Planning Area A
<b>Current Land Use Designation:</b>	Vacant / Undeveloped
<b>Future Land Use Designation:</b>	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 251 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:**

<b>North</b>	RO (Residential Office)
<b>South</b>	GC (General Commercial)
<b>East</b>	GC (General Commercial)
<b>West</b>	SFR2 (Single Family Residential 2)

**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 SFR2 zoning district. The 3 options under Category C are:

- 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:** **Thirty-five (35)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received **one (1)** calls and/or emails regarding the rezoning.

**Approval**      **0 Responses**

**Opposition** 1 Responses

**Additional Information:**

N/A

**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

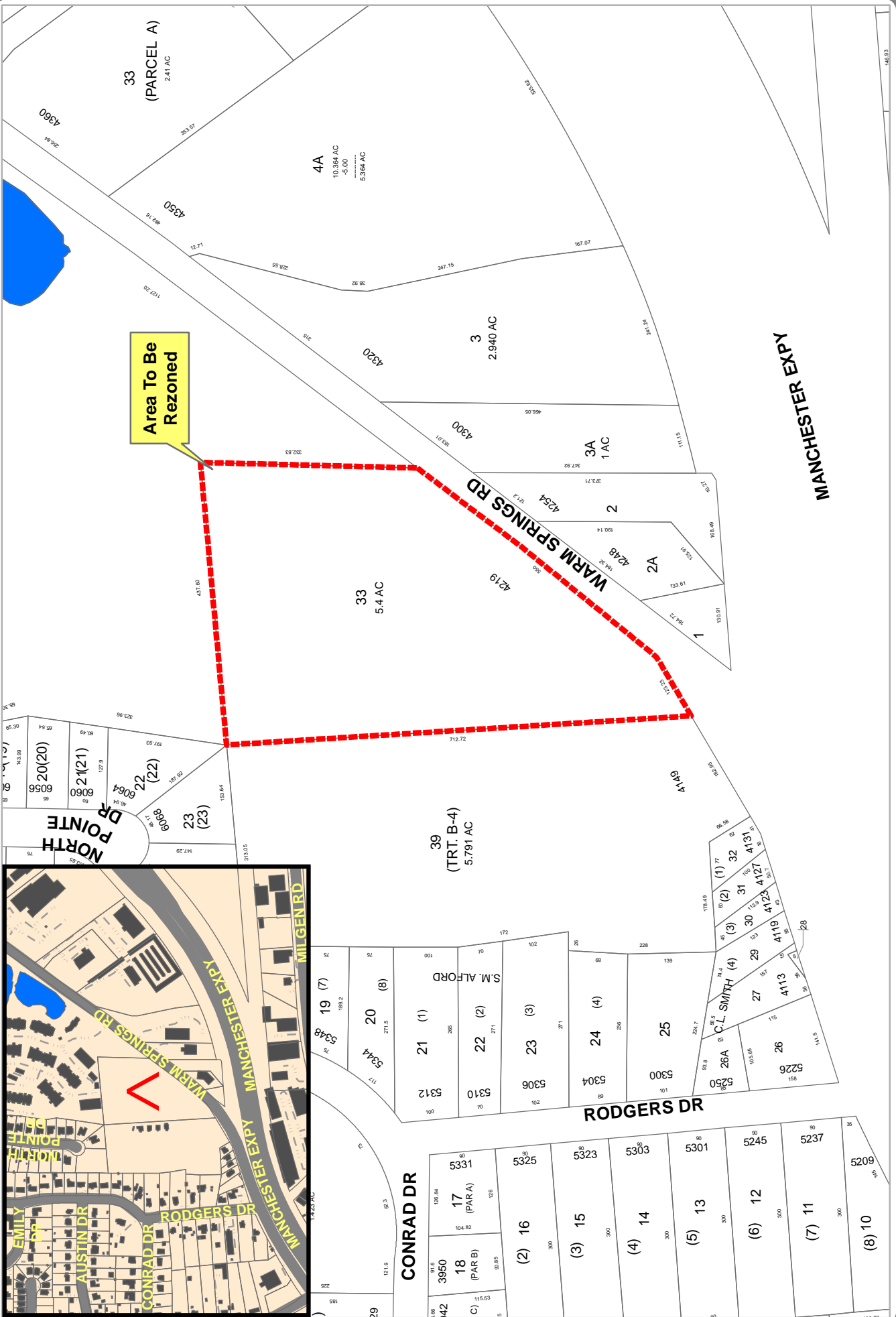
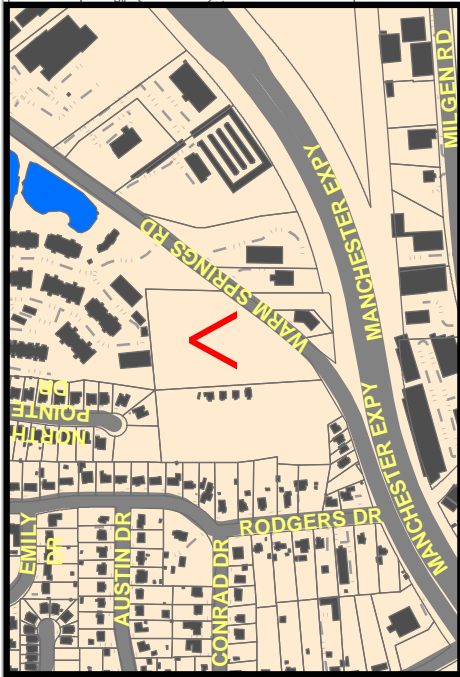


0 100 200 Feet  
1 inch = 200 feet  
Data Source: IT/GIS  
Author: David Cooper

Aerial Map for REZN 03-20-1331  
Map 083 Block 027 Lot 033  
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.





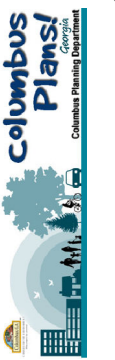
**Area To Be Rezoned**



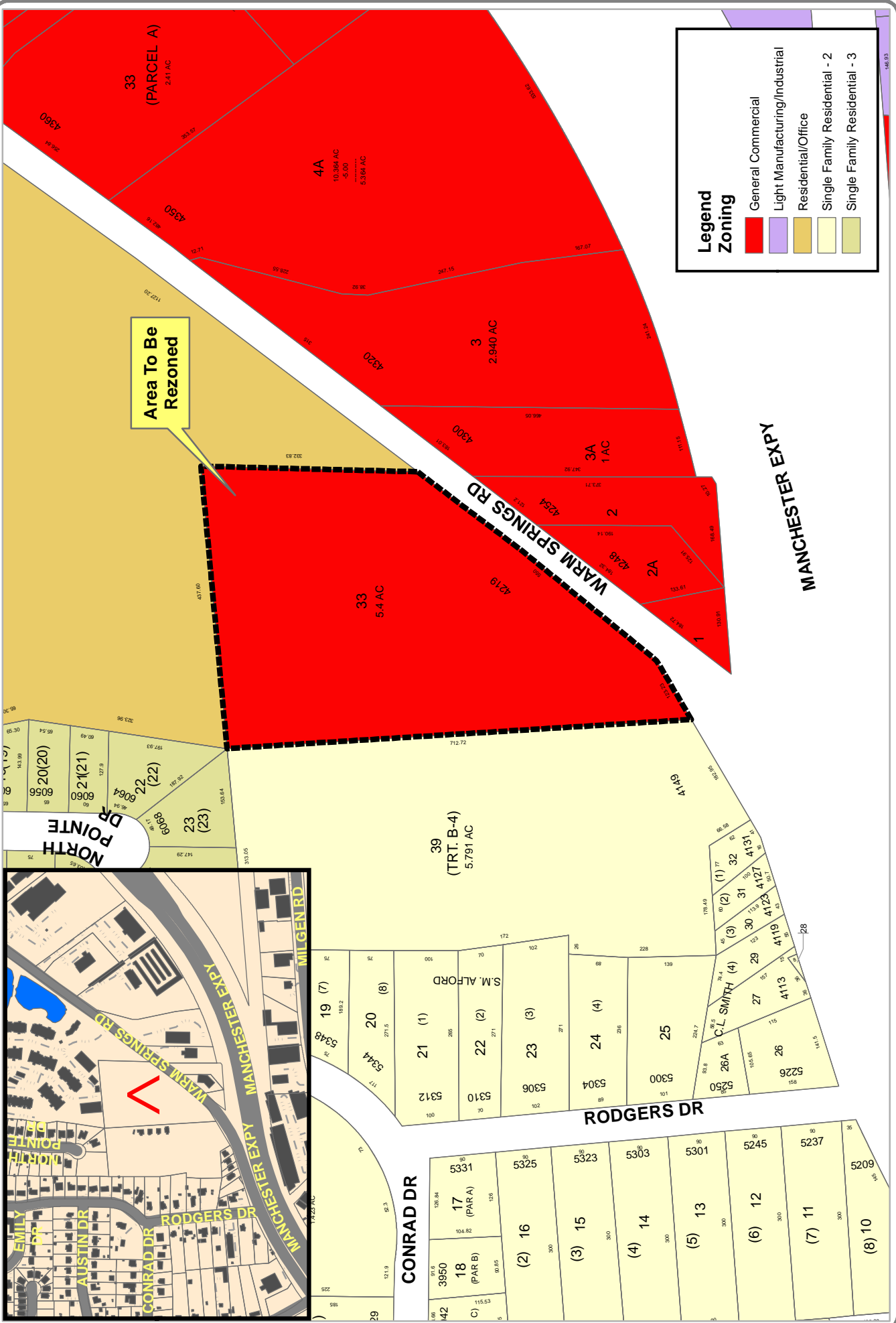
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**Location Map for REZN 03-20-1331**  
**Map 083 Block 027 Lot 033**  
 Prepared By Planning GIS Tech

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



Date: 3/5/2020



**Area To Be Rezoned**

**Legend Zoning**

- General Commercial
- Light Manufacturing/Industrial Residential/Office
- Single Family Residential - 2
- Single Family Residential - 3

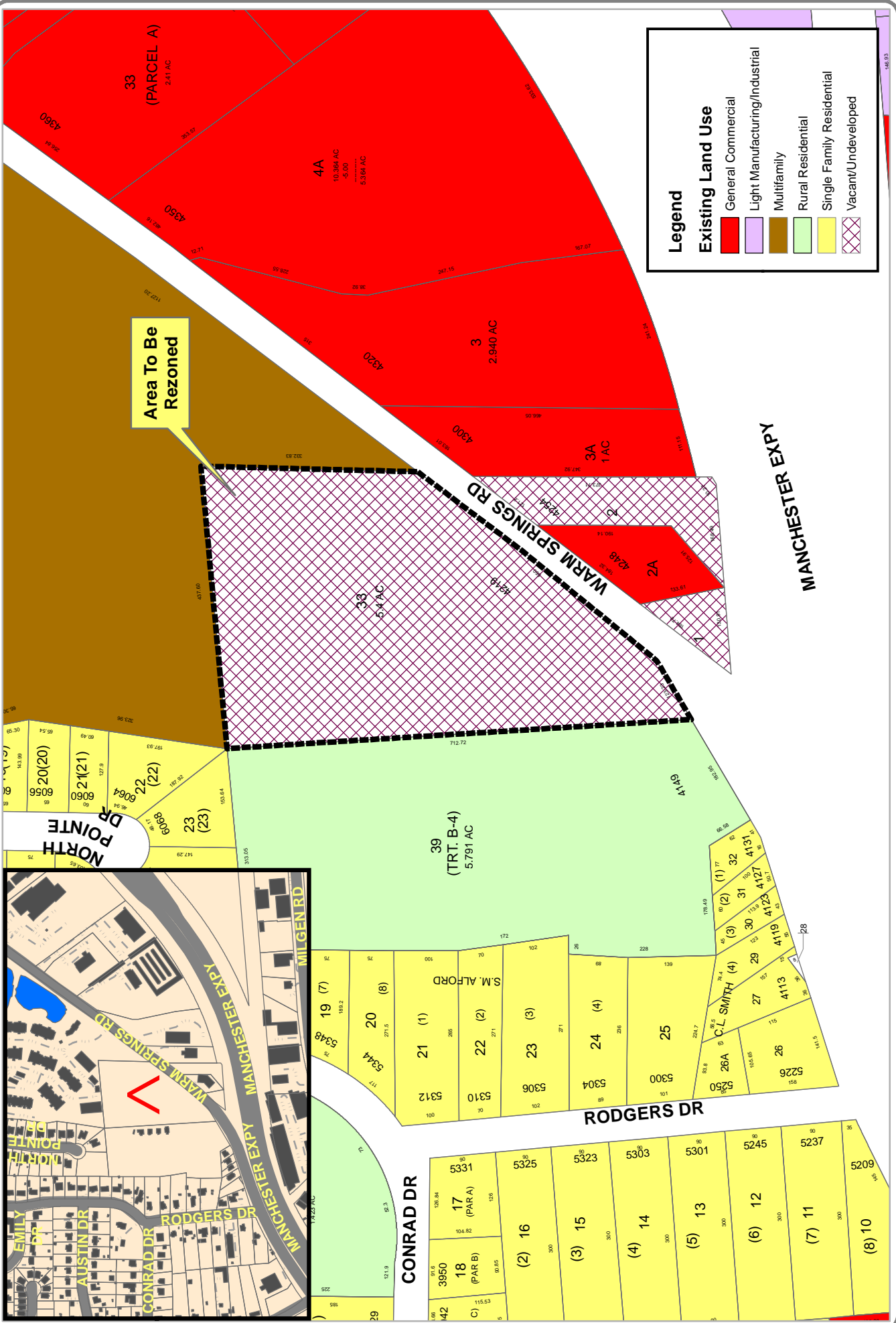


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1 inch = 200 feet  
Data Source: IT/GIS  
Author: David Cooper

Zoning Map for REZN 03-20-1331  
Map 083 Block 027 Lot 033  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

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Area To Be Rezoned

**Legend**

**Existing Land Use**

- General Commercial
- Light Manufacturing/Industrial
- Multifamily
- Rural Residential
- Single Family Residential
- Vacant/Undeveloped

0 100 200 Feet

1 inch = 200 feet

Data Source: IT/GIS

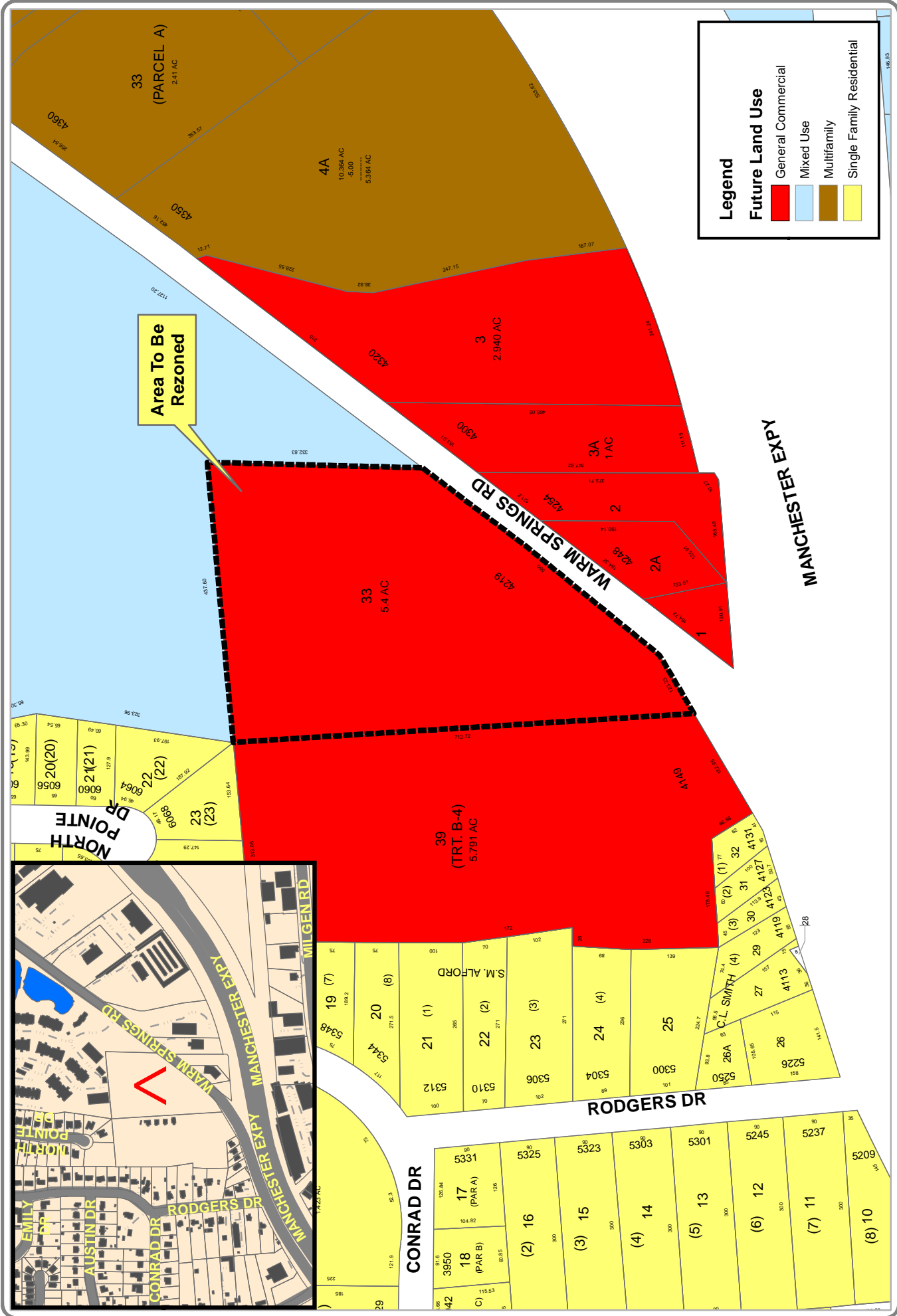
Author: David Cooper

Existing Land Use Map for REZN 03-20-1331  
 Map 083 Block 027 Lot 033  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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

**Future Land Use Map for REZN 03-20-1331**  
**Map 083 Block 027 Lot 033**  
 Prepared By Planning GIS Tech

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# REZONING TRAFFIC ANALYSIS FORM

**ZONING CASE NO.** REZN 03-20-1331  
**PROJECT** 4219 Warm Springs Road  
**CLIENT**  
**REZONING REQUEST** GC to RO

**LAND USE**

Trip Generation Land Use Code\* 814 & 252  
 Existing Land Use General Commercial (GC)  
 Proposed Land Use Residential Office - (RO)  
 Existing Trip Rate Unit GC - 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
<b>Daily (Existing Zoning)</b>					
Specialty Retail Center	814	GC	5.44 Acres	44.32	131 Weekday
				42.04	125 Saturday
				20.43	60 Sunday
				<b>Total</b>	<b>316</b>
<b>Daily (Proposed Zoning)</b>					
Senior Adult Housing - Attached	252	RO	72 Units	3.48	251
				<b>Total</b>	<b>251</b>

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

**TRAFFIC PROJECTIONS**

**EXISTING ZONING (GC)**

Name of Street	Warm Springs Road
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2018)	4,660
Existing Level of Service (LOS)**	B
Additional Traffic due to Existing Zoning	316
Total Projected Traffic (2019)	4,976
Projected Level of Service (LOS)**	B

**PROPOSED ZONING (RO)**

Name of Street	Warm Springs Road
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2018)	4,660
Existing Level of Service (LOS)**	B
Additional Traffic due to Proposed	251
Total Projected Traffic (2019)	4,911
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)*



**SITE LOCATION MAP**  
 5.4 ACRES

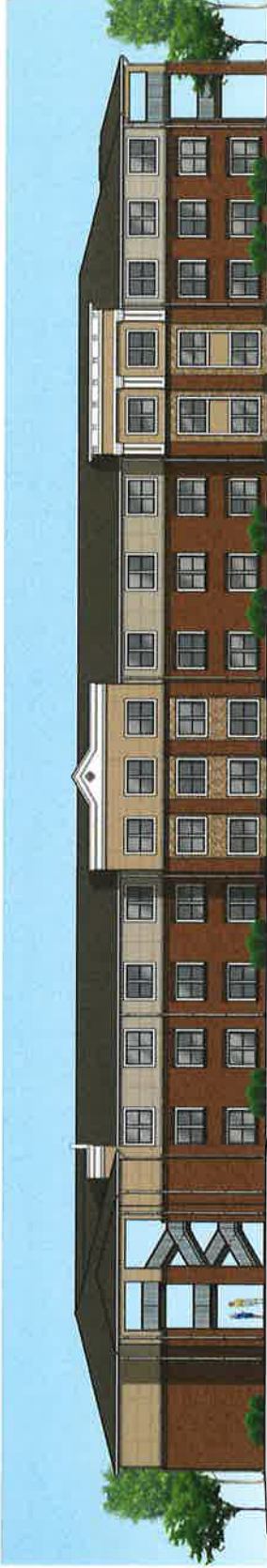
SITE AREA	5.4 ACRES
PROPOSED ZONING	RC-2F
DENSITY ALLOWED	43 UNITS / ACRE
MAX BUILDING HEIGHT ALLOWED	150 FEET
SETBACKS (NO ZONING)	25'
FRONT YARD	12'
SIDE YARD	40'
REAR YARD	20'
BUFFERS REQUIRED ON WESTERN BOUNDARY (ABUTTING STREET)	10'
STREET PLANTED BUFFER	1.5 SPACES / (1 BEDROOM UNIT)
PARKING REQUIREMENT	2.0 SPACES / (2 OR MORE BEDROOM UNITS) 1.0 SPACES / (25 UNITS FOR GUESTS)

**PROJECT DATA**

PHASE 1: 72 UNITS (3 STORY BUILDING W / COMMUNITY BLDG & ELEVATOR)  
 (241 BRGS, 2 BR)

PARKING REQUIRED: 126 SPACES  
 PARKING PROVIDED: 126 SPACES

NOTE: PROPOSED DEVELOPMENT IS TO BE SERVED WITH PUBLIC WATER AND SANITARY SEWER



BUILDING FRONT RENDERING  
 SCALE: 3/32"=1'-0"



BUILDING PARTIAL FRONT RENDERING  
 SCALE: 3/16"=1'-0"





NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/11/2024
2		
3		
4		

BUILDING  
 ELEVATION  
 RENDERING

**A6.1**



**BUILDING FRONT RENDERING**  
 SCALE: 1/32" = 1'-0"



**BUILDING PARTIAL FRONT RENDERING**  
 SCALE: 3/16" = 1'-0"









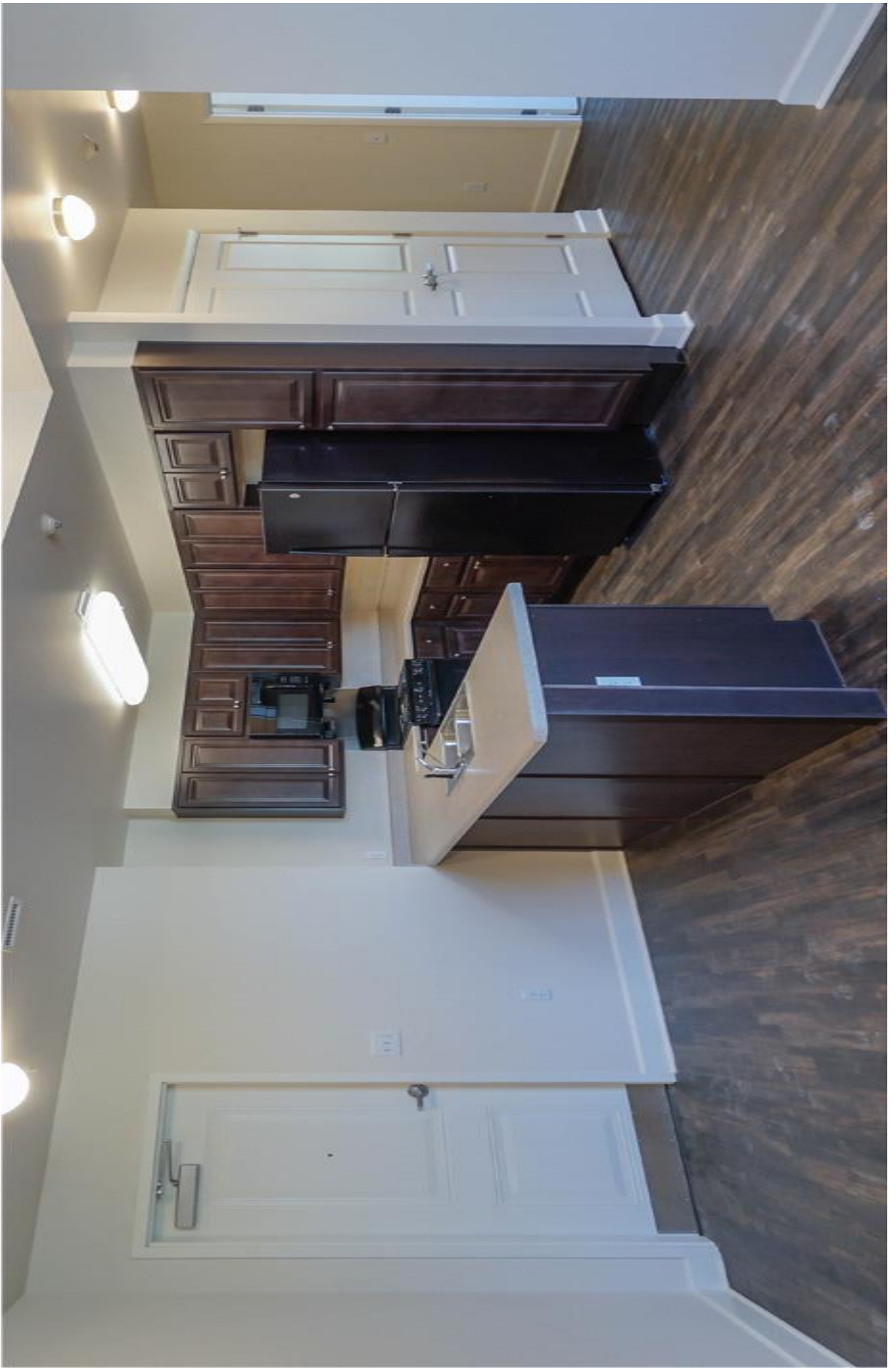




Exhibit A

Sample Garden concepts

