

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

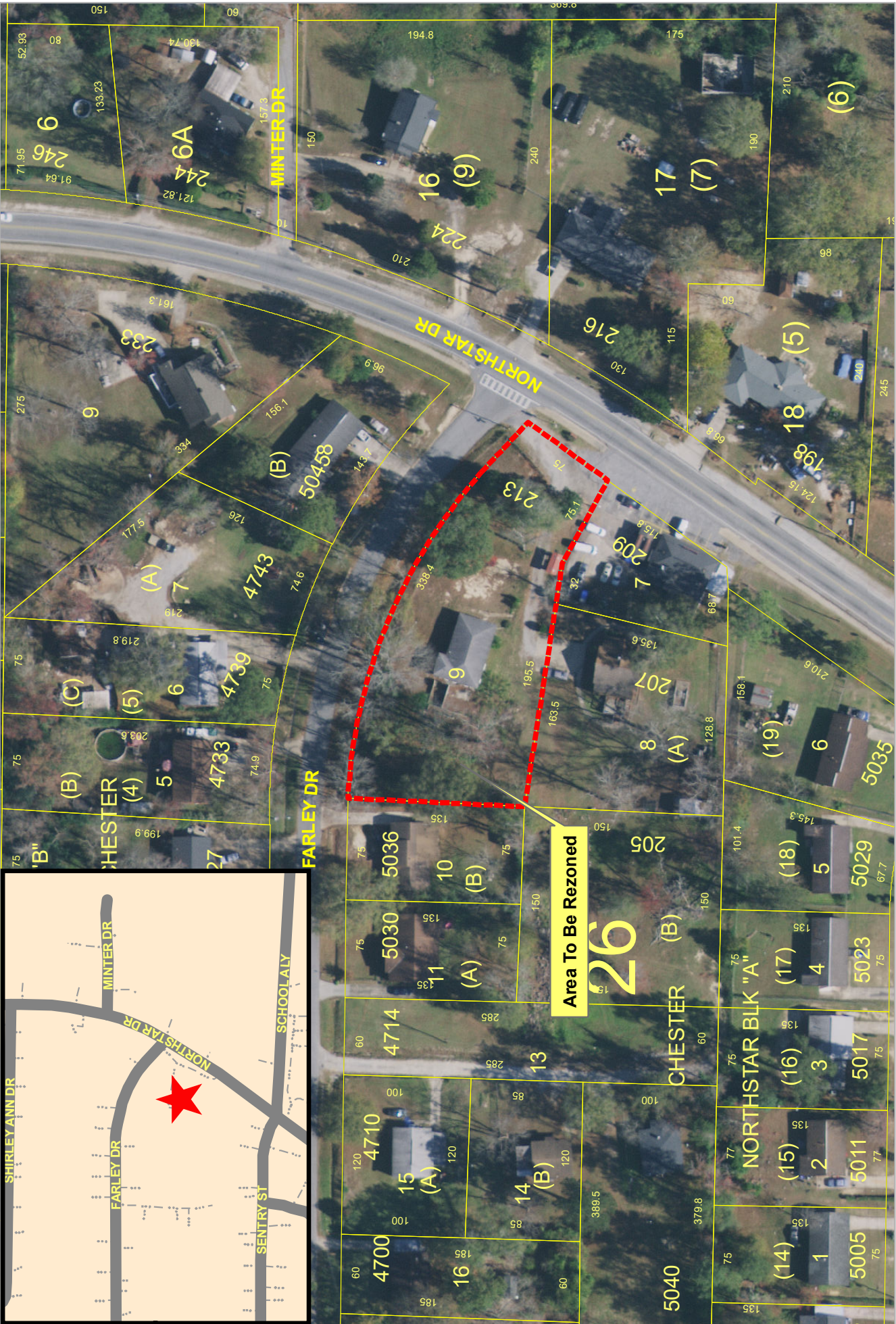
REZN-03-21-0483

Applicant:	Trenton Chester
Owner:	Same
Location:	213 Northstar Drive
Parcel:	094-026-009
Acreage:	0.78 Acres
Current Zoning Classification:	NC (Neighborhood Commercial)
Proposed Zoning Classification:	SFR2 (Single Family Residential 2)
Current Use of Property:	Commercial
Proposed Use of Property:	Single Family Residential
Council District:	District 4 (Tucker)
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:	Consistent Planning Area E
Current Land Use Designation:	Single Family Residential
Future Land Use Designation:	Single Family Residential

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 decrease by 10 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	SFR2 (Single Family Residential 2)
	South	NC (Neighborhood Commercial)
	East	SFR2 (Single Family Residential 2)
	West	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 NC zoning district. The 3 options under Category A are: <ul style="list-style-type: none"> 1) 5 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet. 2) 10 feet with a certain amount of mature trees and shrubs / ornamental grasses per 100 linear feet. 3) 30 feet undisturbed natural buffer.
Attitude of Property Owners:		Forty-five (45) 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	0 Responses
Additional Information:		N/A

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Traffic Report



Area To Be Rezoned

26



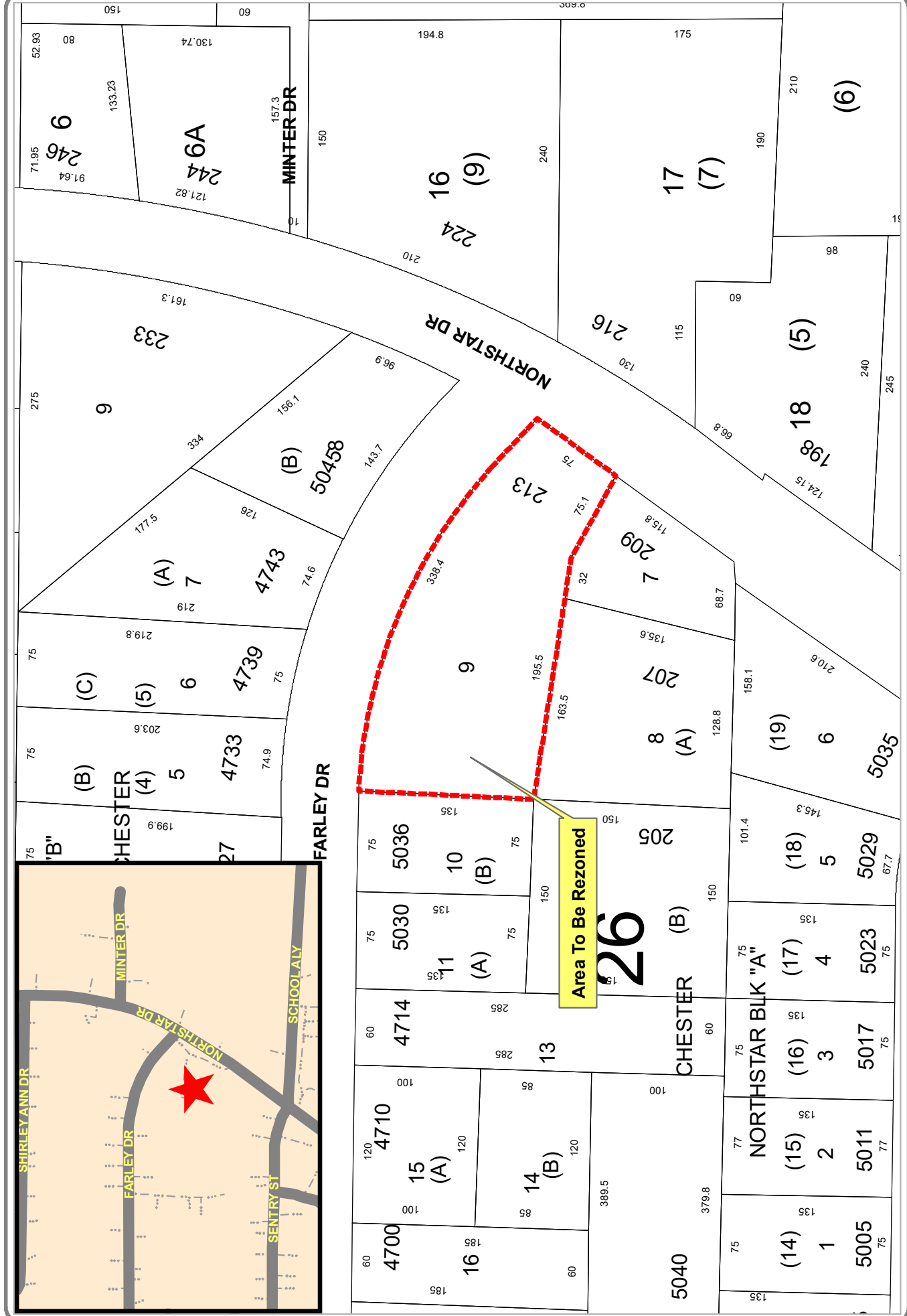
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Date: 3/10/2021

Aerial Map for REZN 02-021-0483
 Map 094 Block 026 Lot 009
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

0 50 100 Feet
 1 inch = 100 feet
 Data Source: IT/GIS
 Author: DavidCooper



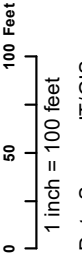


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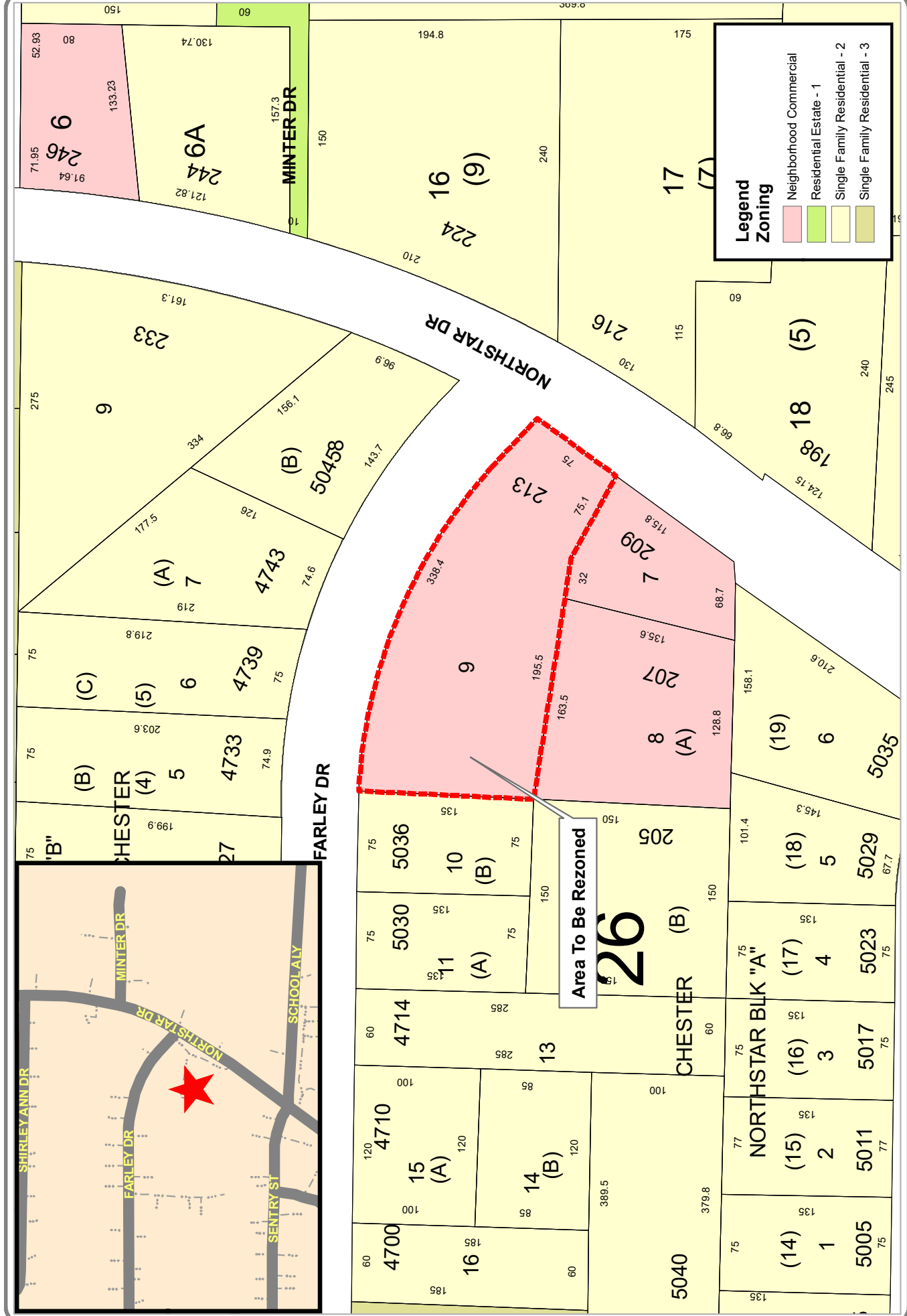
Location Map for REZN 02-021-0483
Map 094 Block 026 Lot 009

Planning Department-Planning Division
Prepared By Planning GIS Tech



Data Source: IT/GIS
Author: David Cooper





Area To Be Rezoned



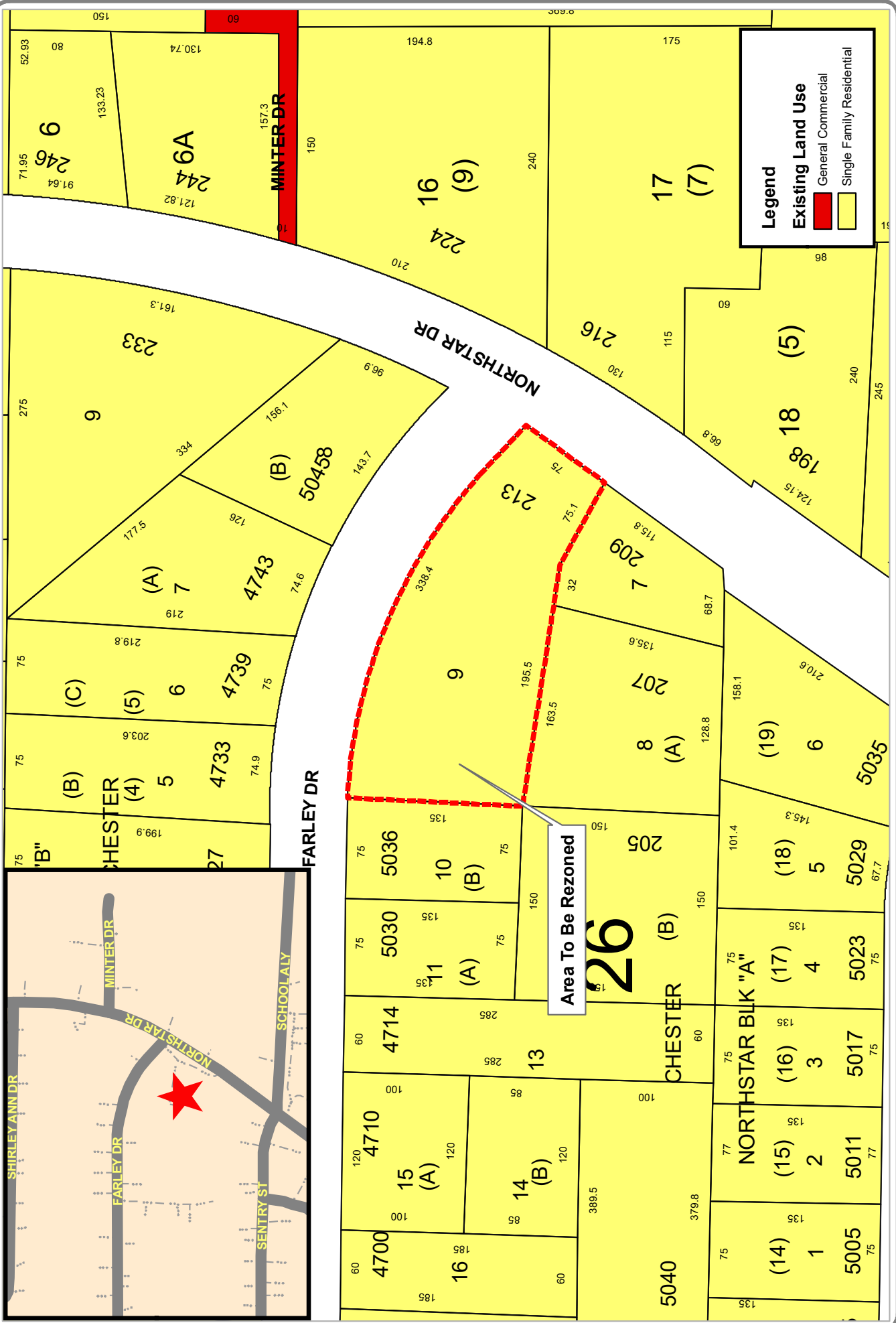
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Zoning Map for REZN 02-021-0483
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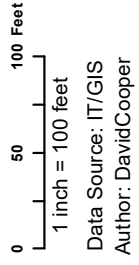
Legend

Existing Land Use

- General Commercial
- Single Family Residential



Area To Be Rezoned

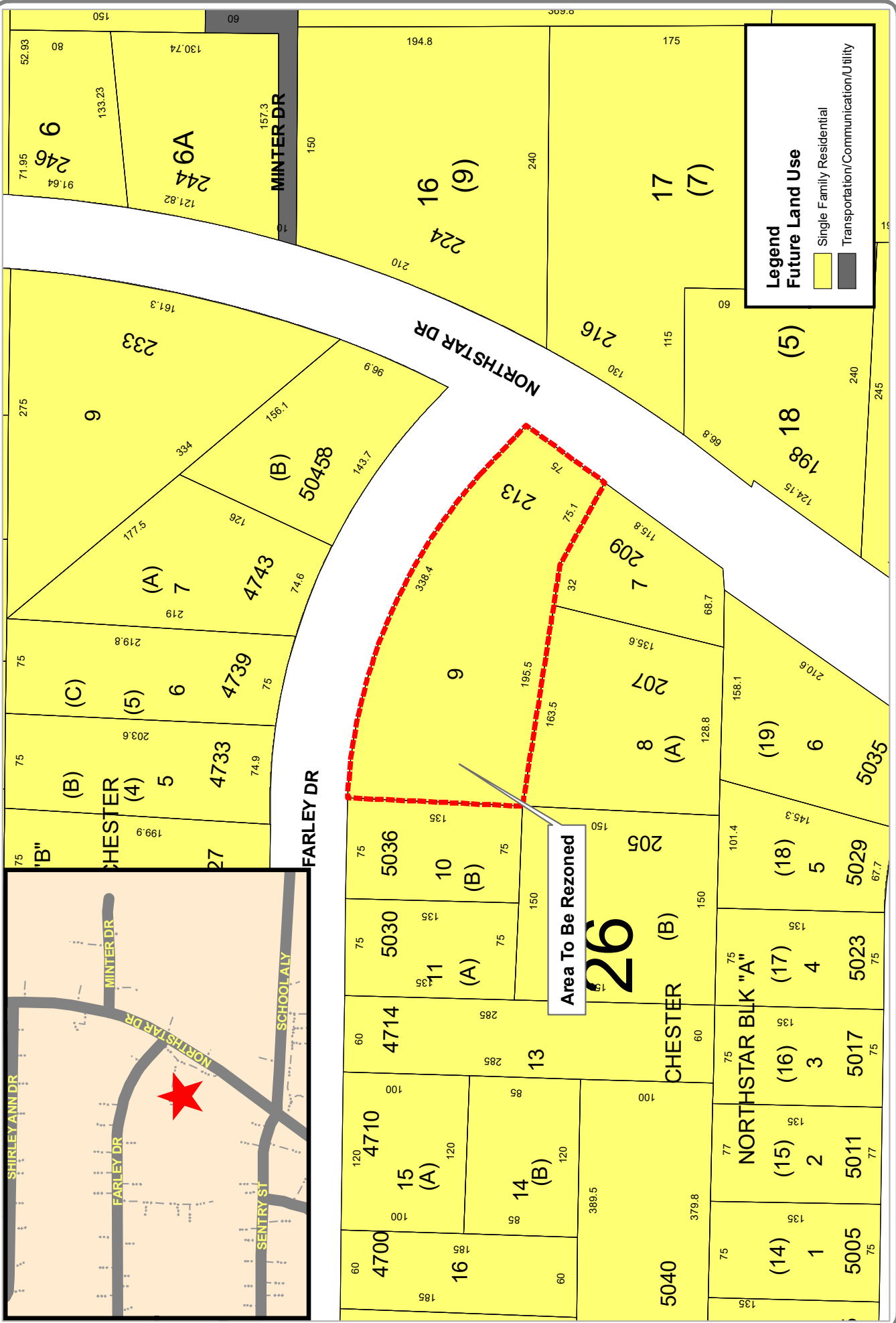


Existing Land Use Map for REZN 02-021-0483
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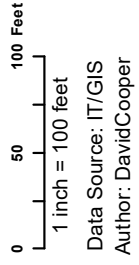
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Legend
Future Land Use

- Single Family Residential
- Transportation/Communication/Utility

Area To Be Rezoned



Future Land Use Map for REZN 02-021-0483
 Map 094 Block 026 Lot 009
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 Prepared By Planning GIS Tech

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Columbus Plans!
 Georgia
 Columbus Planning Department

Date: 3/10/2021

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 Author: David Cooper

REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 03-21-0483
 PROJECT 213 Northstar Drive
 CLIENT
 REZONING REQUEST NC to SFR2

LAND USE

Trip Generation Land Use Code* 814 & 210
 Existing Land Use Neighborhood Commercial (NC)
 Proposed Land Use Single Family Residential 2 (SFR2)
 Existing Trip Rate Unit NC - Acreage converted to square footage.
 Proposed Trip Rate Unit SFR2 - Number of lots

TRIP END CALCULATION *

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
Specialty Retail Center	814	NC	0.78 Acres	44.32	38 Weekday
				42.04	36 Saturday
				20.43	17 Sunday
				Total	91
Daily (Proposed Zoning)					
Single Family Detached Housing	210	SFR2	1 Lot	9.57	10
				Total	10

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

TRAFFIC PROJECTIONS

EXISTING ZONING (NC)

Name of Street	Steam Mill Road
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2019)	5,180
Existing Level of Service (LOS)**	B
Additional Traffic due to Existing Zoning	91
Total Projected Traffic (2021)	5,271
Projected Level of Service (LOS)**	B

Note: ** Denotes Level of Service Based on National Standards for Different Facility Type (TABLE 1- General Highway Capacities by Facility Type)

PROPOSED ZONING (SFR2)

Name of Street	Steam Mill Road
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2019)	5,180
Existing Level of Service (LOS)**	B
Additional Traffic due to Proposed	10
Total Projected Traffic (2021)	5,190
Projected Level of Service (LOS)**	B