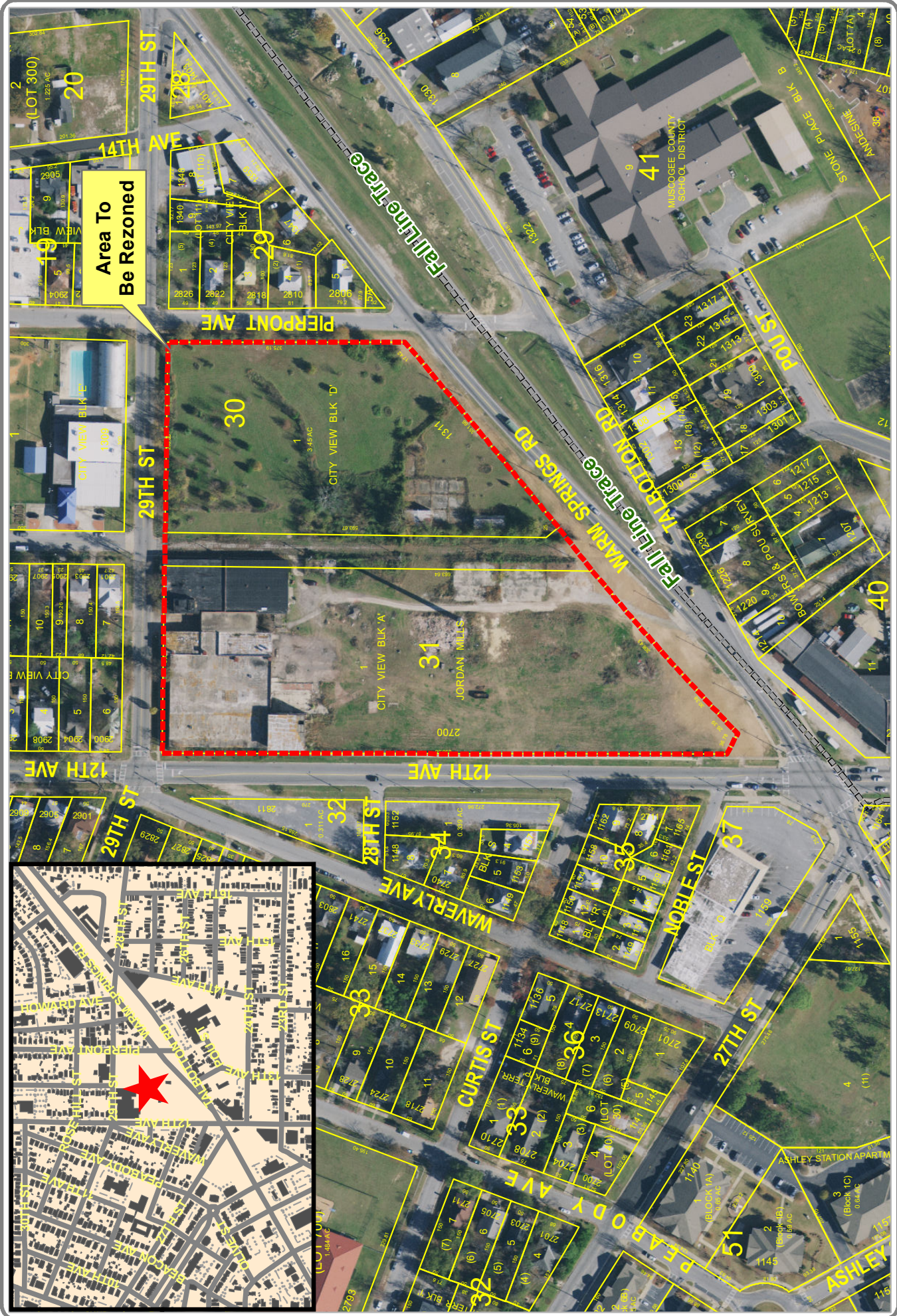


CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT REZN-02-22-0237

<b>Applicant:</b>	SIDLYD Investments, LLC
<b>Owner:</b>	Price Walker / JEL Jordan Mills, LLC
<b>Location:</b>	1311 Warm Springs Road
<b>Parcel:</b>	029-031-001 / 029-030-001
<b>Acreage:</b>	9.76 Acres
<b>Current Zoning Classification:</b>	MROD (Mill Restoration Overlay District) GC (General Commercial)
<b>Proposed Zoning Classification:</b>	GC (General Commercial))
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Medical Office
<b>Council District:</b>	District 8 (Garrett)
<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>	Consistent Planning Area D
<b>Current Land Use Designation:</b>	Vacant / Undeveloped
<b>Future Land Use Designation:</b>	General Commercial

<b>Compatible with Existing Land-Uses:</b>		Yes
<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 Impact:</b>		Average Annual Daily Trips (AADT) will decrease to 384 from 1,746 trips if used for commercial use. The Level of Service (LOS) will remain at level B.
<b>Traffic Engineering:</b>		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
<b>Surrounding Zoning:</b>	<b>North</b>	NC (Neighborhood Commercial) RMF2 (Residential Multifamily 2)
	<b>South</b>	LMI (Light Manufacturing / Industrial)
	<b>East</b>	LMI (Light Manufacturing / Industrial)
	<b>West</b>	MROD (Mill Restoration Overlay District)
<b>Reasonableness of Request:</b>		The request is compatible with existing land uses.
<b>School Impact:</b>		N/A
<b>Buffer Requirement:</b>		N/A
<b>Attitude of Property Owners:</b>		<b>Ninety (90)</b> 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.
	<b>Approval</b>	<b>0</b> Responses
	<b>Opposition</b>	<b>0</b> Responses
<b>Additional Information:</b>		N/A
<b>Attachments:</b>		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Traffic Report Site Plan



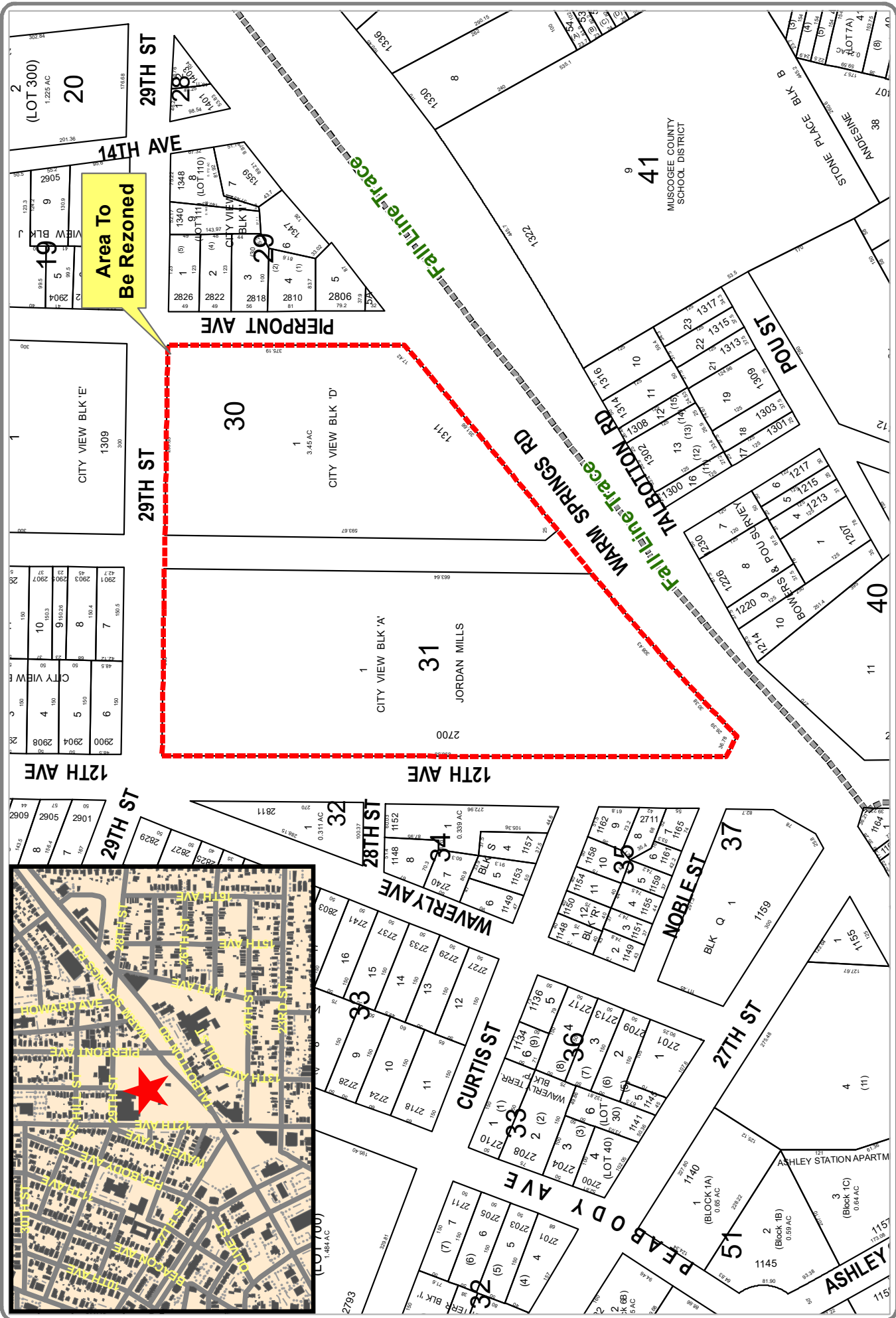
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1 inch = 200 feet  
Data Source: IT/GIS  
Author: David Cooper

Aerial Map for REZN 02-22-0237  
Map 029 Block 030 & 031 Lots 001  
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: 4/19/2022



**Area To Be Rezoned**



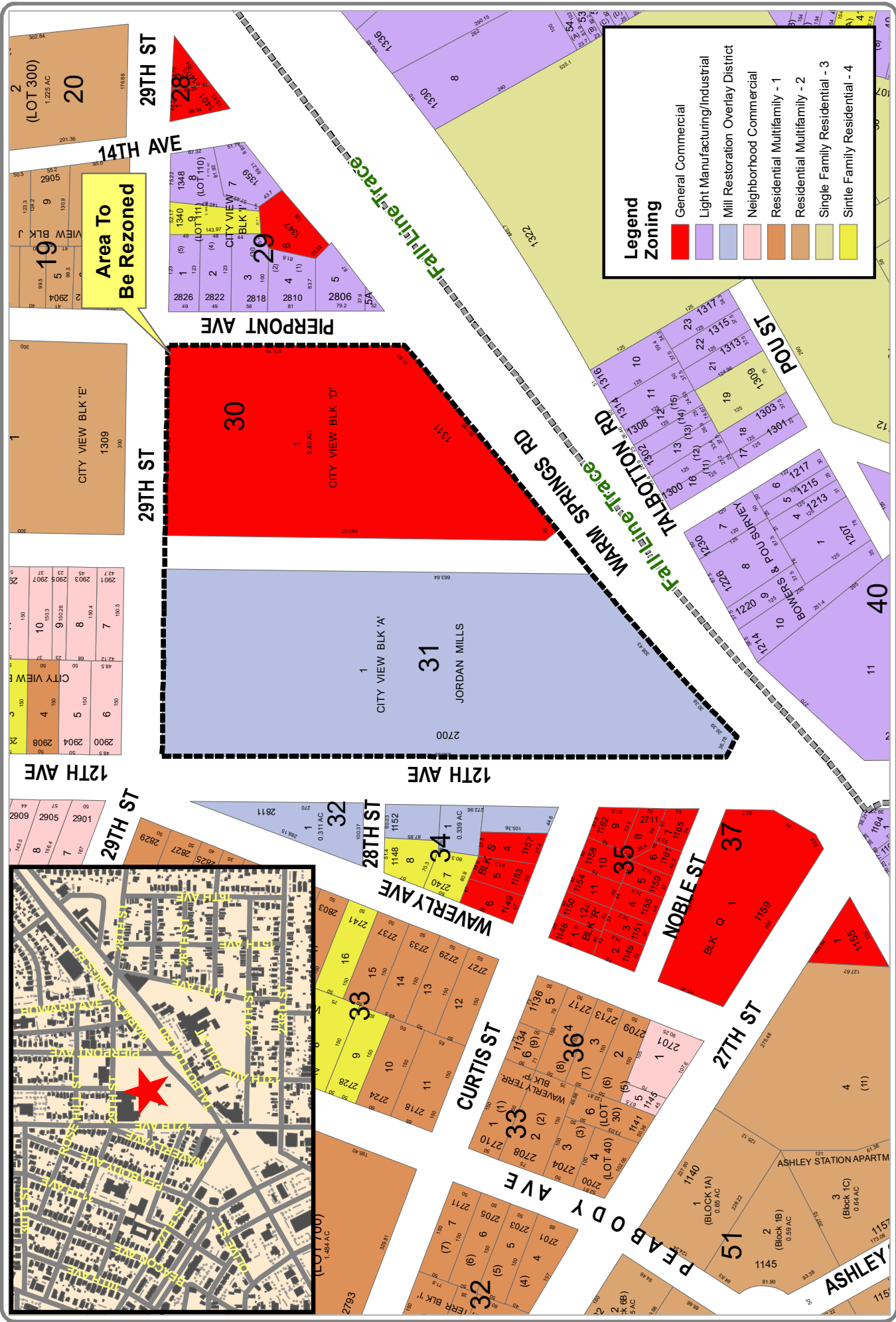
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1 inch = 200 feet  
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Author: David Cooper

Location Map for REZN 02-22-0237  
Map 029 Block 030 & 031 Lots 001  
Planning Department-Planning Division  
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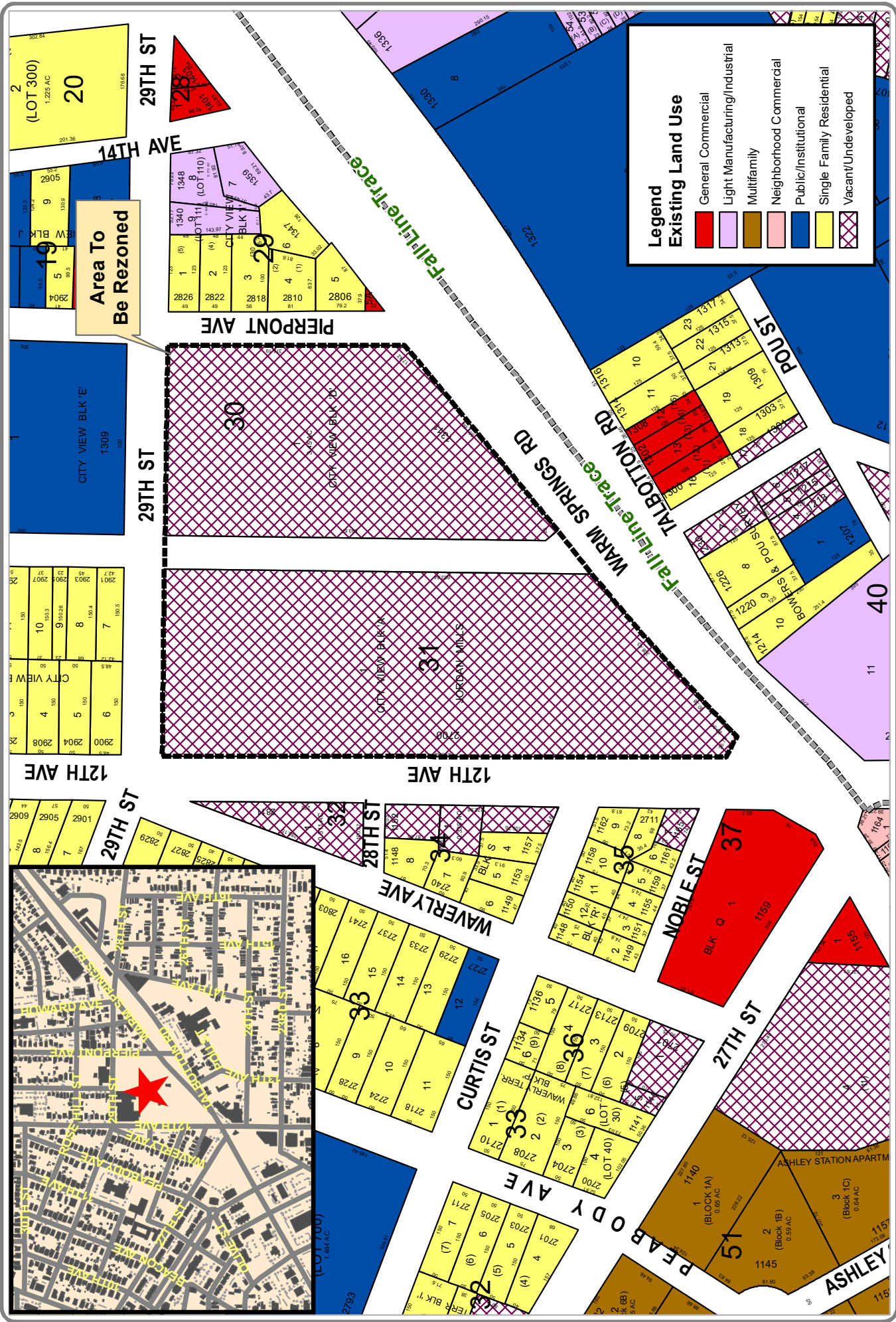
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Data Source: IT/GIS  
Author: David Cooper

Zoning Map for REZN 02-22-0237  
Map 029 Block 030 & 031 Lots 001  
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
- Neighborhood Commercial
- Public/Institutional
- Single Family Residential
- Vacant/Undeveloped

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

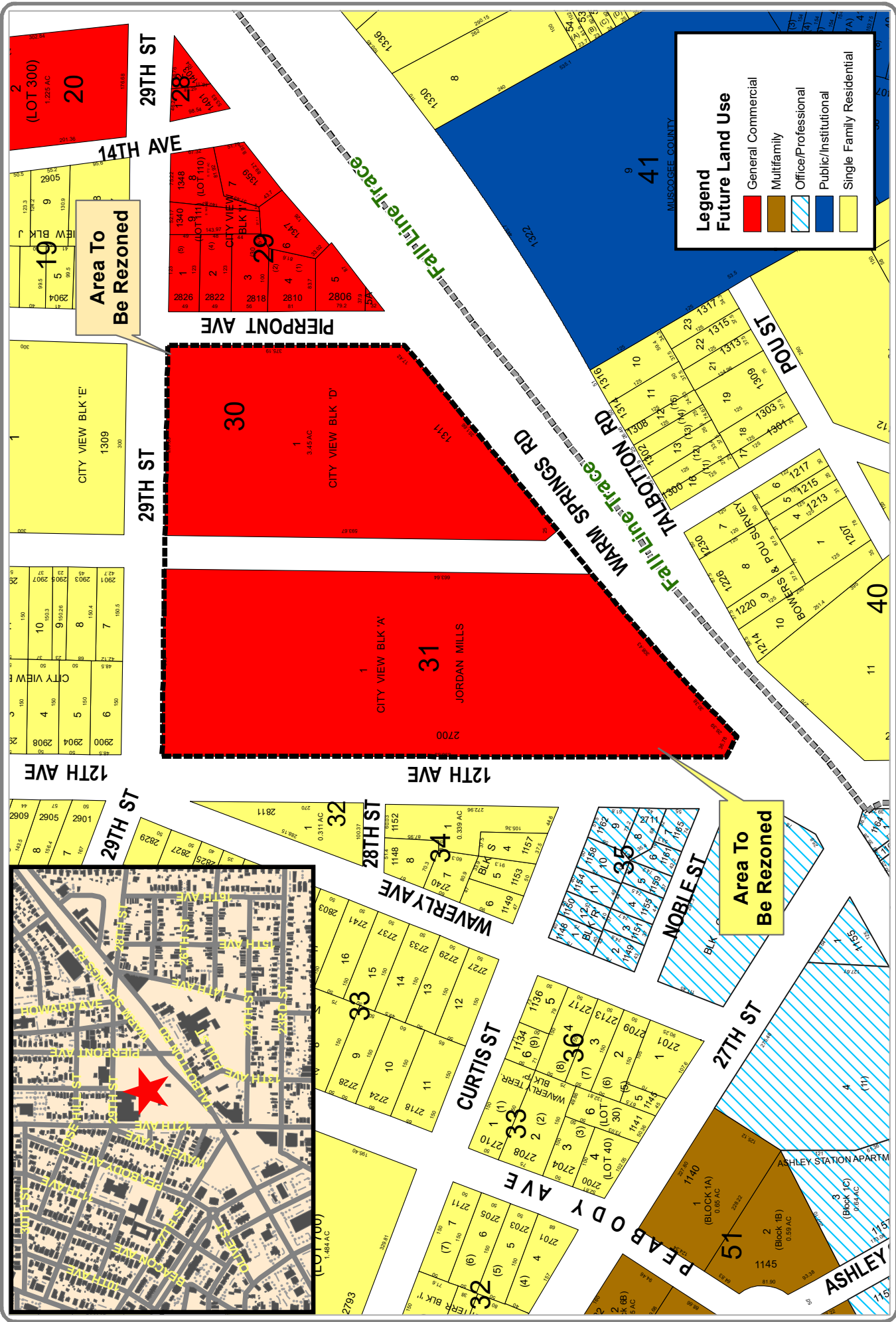
Existing Land Use Map for REZN 02-22-0237  
 Map 029 Block 030 & 031 Lots 001  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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Future Land Use Map for REZN 02-22-0237  
 Map 029 Block 030 & 031 Lots 001  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

0 100 200 Feet  
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Date: 4/19/2022

# REZONING TRAFFIC ANALYSIS FORM

**ZONING CASE NO.** REZN 02-22-0237  
**PROJECT** 1311 Warm Springs Road  
**CLIENT**  
**REZONING REQUEST** MROD & GC to GC

**LAND USE**

Trip Generation Land Use Code\* 220, 814 & 720  
 Existing Land Use Mill Restoration Overlay District - (MROD) & General Commercial - (GC)  
 Proposed Land Use General Commercial - (GC)  
 Existing Trip Rate Unit RMF1 & NC - Acreage converted to square footage.  
 Proposed Trip Rate Unit GC - Number of Vehicle Fueling Positions

**TRIP END CALCULATION\***

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
<b>Daily (Existing Zoning)</b>					
Apartments	220	MROD	200 Units	6.65	1,330
Specialty Retail Center	814	GC	3.58 Acres	44.32	173
				42.04	163
				20.43	80
				<b>Total</b>	<b>1,746</b>
<b>Daily (Proposed Zoning)</b>					
Medical-Dental Office	720	GC	9.76 Acres	36.13	384
				<b>Total</b>	<b>384</b>

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

**TRAFFIC PROJECTIONS**

**EXISTING ZONING (MROD & GC)**

Name of Street	Warm Springs Road
Street Classification	Undivided Arterial
No. of Lanes	4
City Traffic Count (2020)	7,480
Existing Level of Service (LOS)**	B
Additional Traffic due to Existing Zoning	1,746
Total Projected Traffic (2021)	9,226
Projected Level of Service (LOS)**	B

**PROPOSED ZONING (GC)**

Name of Street	Warm Springs Road
Street Classification	Undivided Arterial
No. of Lanes	4
City Traffic Count (2020)	7,480
Existing Level of Service (LOS)**	B
Additional Traffic due to Proposed	384
Total Projected Traffic (2021)	7,864
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)*



