

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-05-23-0878

Applicant:	Melinda Newton
Owner:	Melinda Newton
Location:	8151 Fortson Road
Parcel:	073-026-004
Acreage:	13.60
Current Zoning Classification:	Residential Estate – 1 (RE1)
Proposed Zoning Classification:	General Commercial (GC)
Current Use of Property:	Vacant
Proposed Use of Property:	Restaurants
Council District:	District 2 (Davis)
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 A
Current Land Use Designation:	Vacant/Undeveloped

Future Land Use Designation:		Light Manufacturing/ Industrial
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:		The Average Annual Daily Trips (AADT) will increase to 1,901 trips from 128 trips if used for commercial use. The Level of Service (LOS) will go to a B from an A.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage. Sight distance is an issue and one access point may be eliminated.
Surrounding Zoning:	North	General Commercial (GC)
	South	Residential Estate – 1 (RE1)
	East	General Commercial (GC)
	West	General Commercial (GC)
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 RE-1 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:

Nineteen (19) 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:

The site plan submitted shows three 3,000 sq ft buildings and three 2,000 sq ft buildings. Two of the 3,000 sq ft buildings fronting Fortson Road will be drive thru restaurants. The remaining buildings will include upscale, southern, taco, deli and dessert restaurants. One of the 3,000 sq ft buildings will have a second story of the same size. The use for this space has not been determined.

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Traffic Report
Flood Map
Site Plan



**Area To Be
Rezoned**



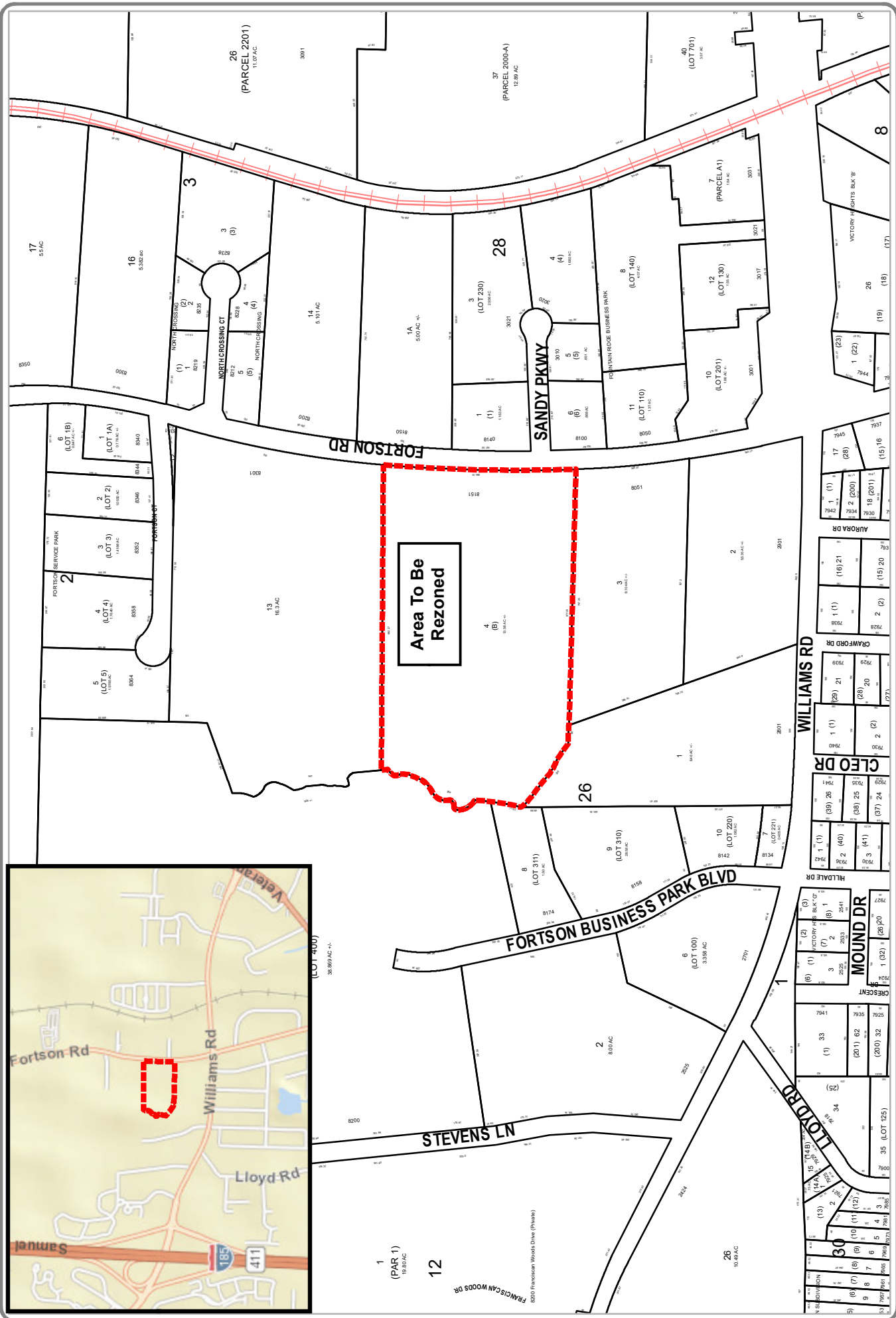
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Data Source: IT/GIS
Author: DavidCooper

Aerial Map for REZN 05-23-0878
Map 073 Block 026 Lot 004
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

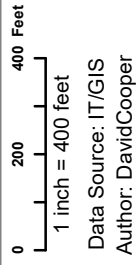
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 The data contained is subject to constant change.
 Map information is believed to be correct but is not guaranteed.



Date: 5/18/2023



Area To Be Rezoned



Location Map for REZN 05-23-0878
Map 073 Block 026 Lot 004

Planning Department-Planning Division
Prepared By Planning GIS Tech

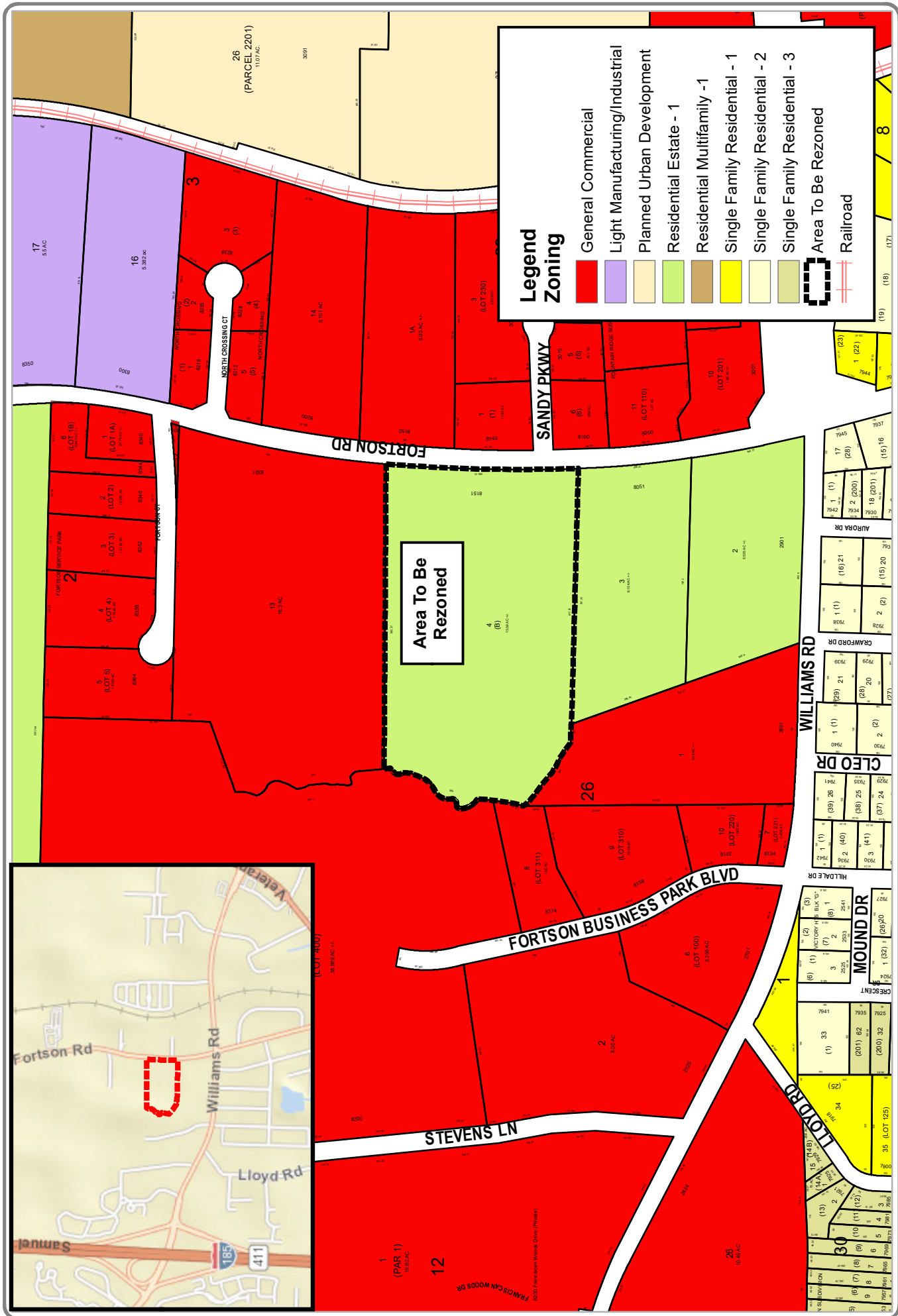
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Data Source: IT/GIS
Author: David Cooper



Legend Zoning

- General Commercial
- Light Manufacturing/Industrial
- Planned Urban Development
- Residential Estate - 1
- Residential Multifamily - 1
- Single Family Residential - 1
- Single Family Residential - 2
- Single Family Residential - 3
- Area To Be Rezoned
- Railroad



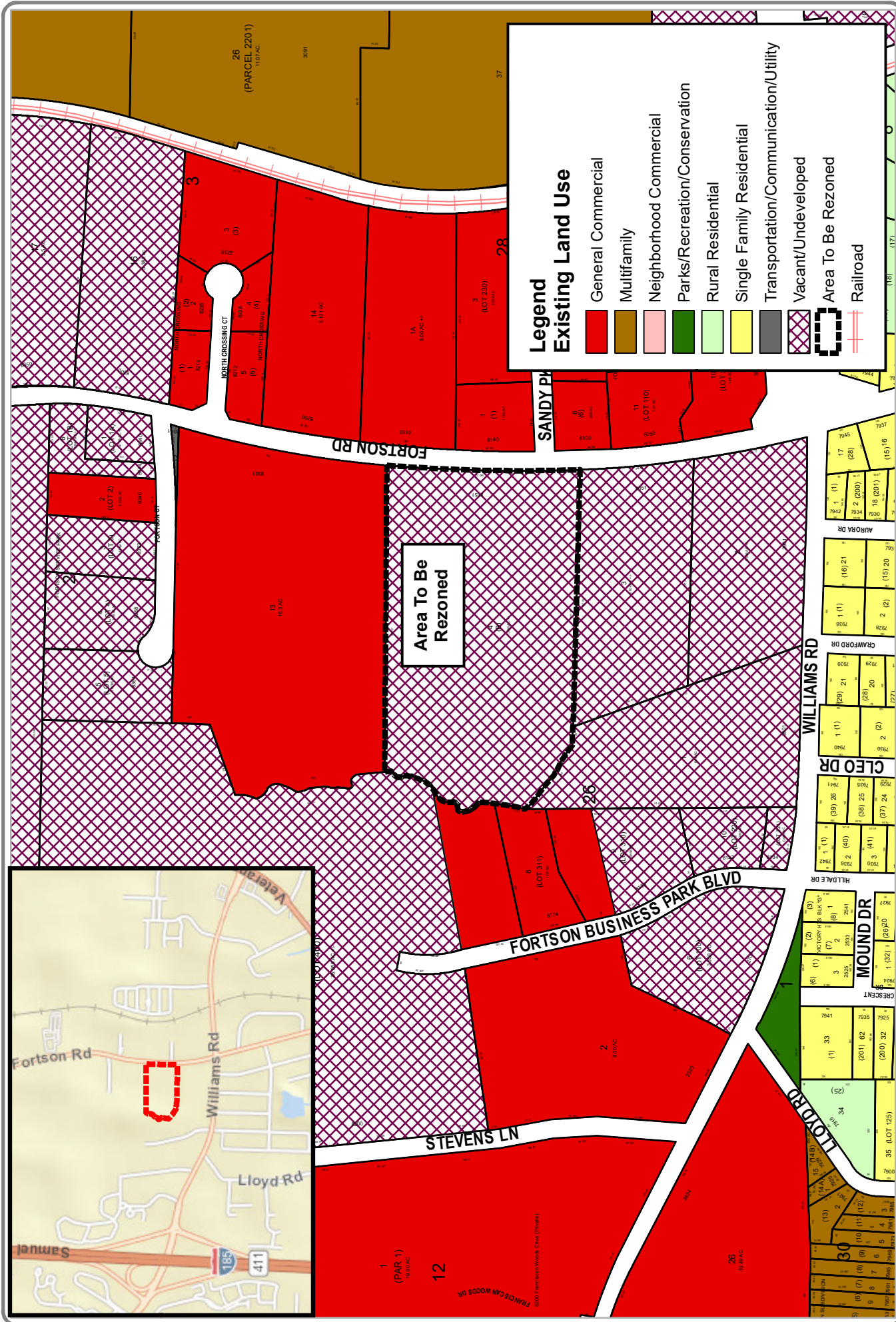
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Zoning Map for REZN 05-23-0878
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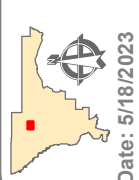
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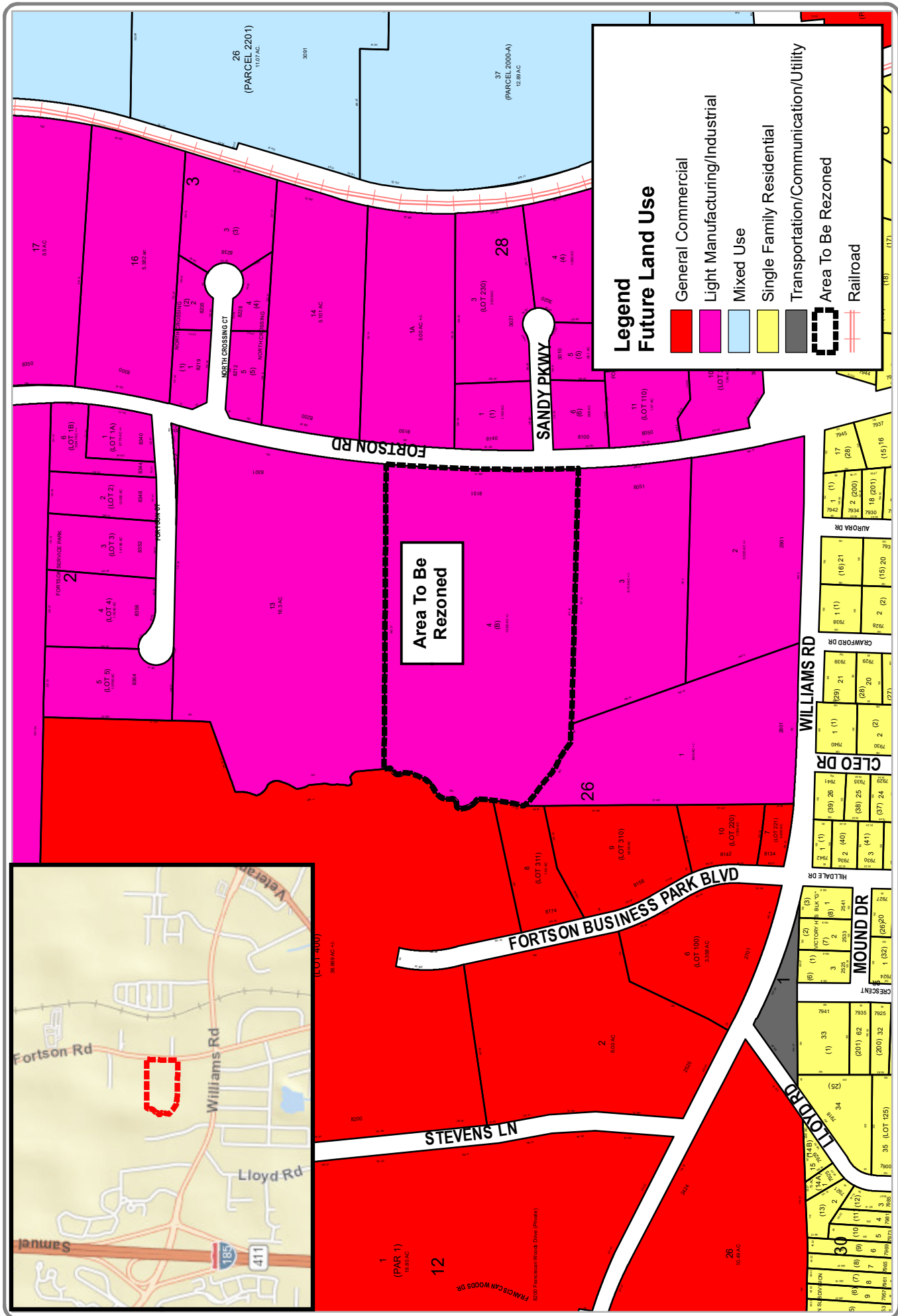


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Existing Land Use Map for REZN 05-23-0878
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Legend Future Land Use

- General Commercial
- Light Manufacturing/Industrial
- Mixed Use
- Single Family Residential
- Transportation/Communication/Utility
- Area To Be Rezoned
- Railroad

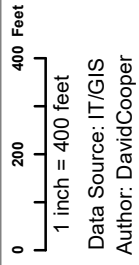
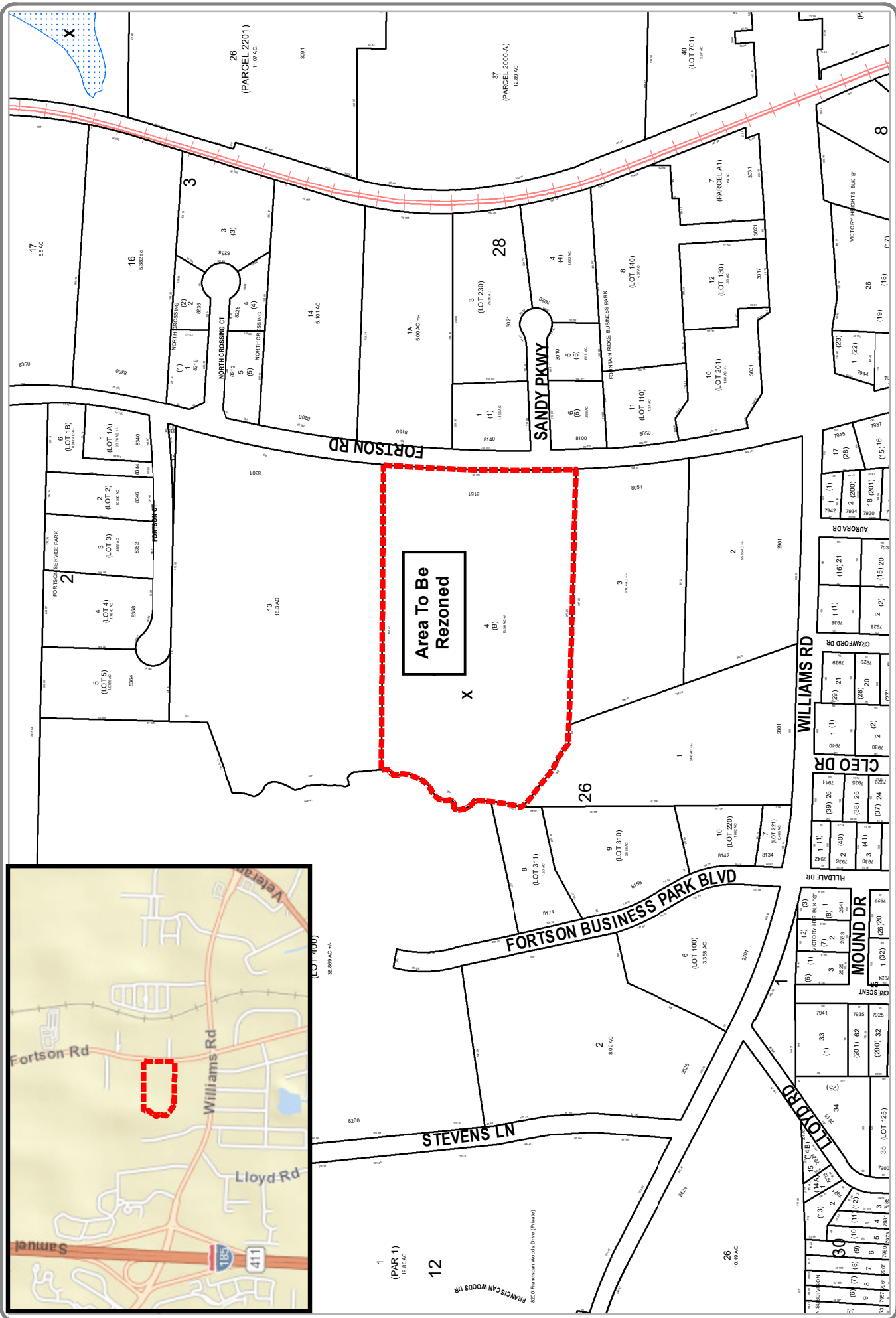
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Future Land Use Map for REZN 05-23-0878
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Flood Hazard Map for REZN 05-23-0878
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REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 05-23-0878
PROJECT 8151 Fortson Road
CLIENT
REZONING REQUEST RE1 to GC

LAND USE

Trip Generation Land Use Code* 210, 934, 931, and 930
 Existing Land Use Residential Estate 1 - (RE1)
 Proposed Land Use General Commercial - (GC)
 Existing Trip Rate Unit RE1 - One Acre Lots
 Proposed Trip Rate Unit GC - Square Footage of Buildings

TRIP END CALCULATION *

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
Single Family Detached Housing	210	RE1	13.6 Acres	9.43	128
Total					128
Daily (Proposed Zoning)					
Fast Food Restaurant with Drive Through	934	GC	6,000 Sq. Ft.		784
Fine Dining Restaurant	931	GC	3,000 Sq. Ft.		630
Fast Casual Restaurant	930	GC	6,000 Sq. Ft.		487
Total					1,901

Trip rates are for Weekday - AM & PM Peak, Saturday Peak, and Sunday Peak

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

TRAFFIC PROJECTIONS

EXISTING ZONING (RE1)

Name of Street	Fortson Road
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2021)	2,380
Existing Level of Service (LOS)**	A
Additional Traffic due to Existing Zoning	128
Total Projected Traffic (2021)	2,508
Projected Level of Service (LOS)**	A

PROPOSED ZONING (GC)

Name of Street	Fortson Road
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2021)	2,380
Existing Level of Service (LOS)**	A
Additional Traffic due to Proposed	1,901
Total Projected Traffic (2021)	4,281
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)*

