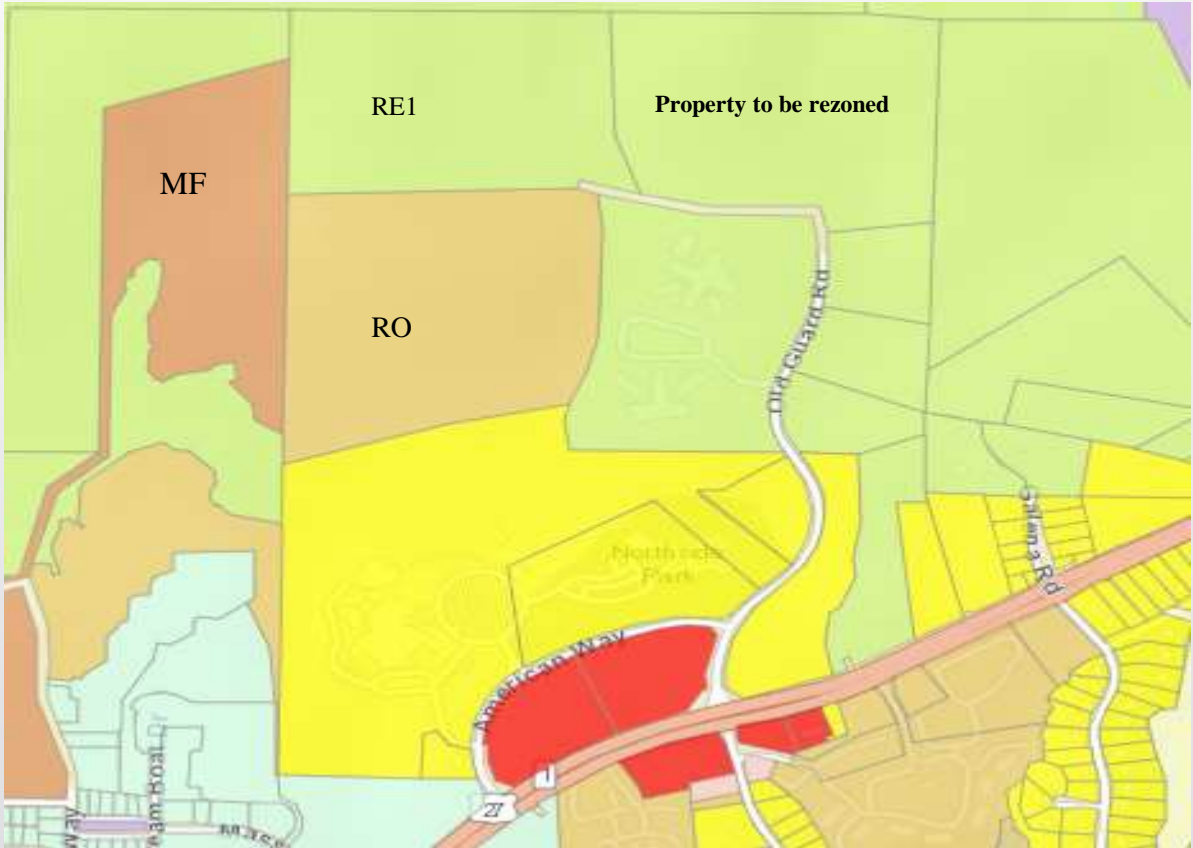


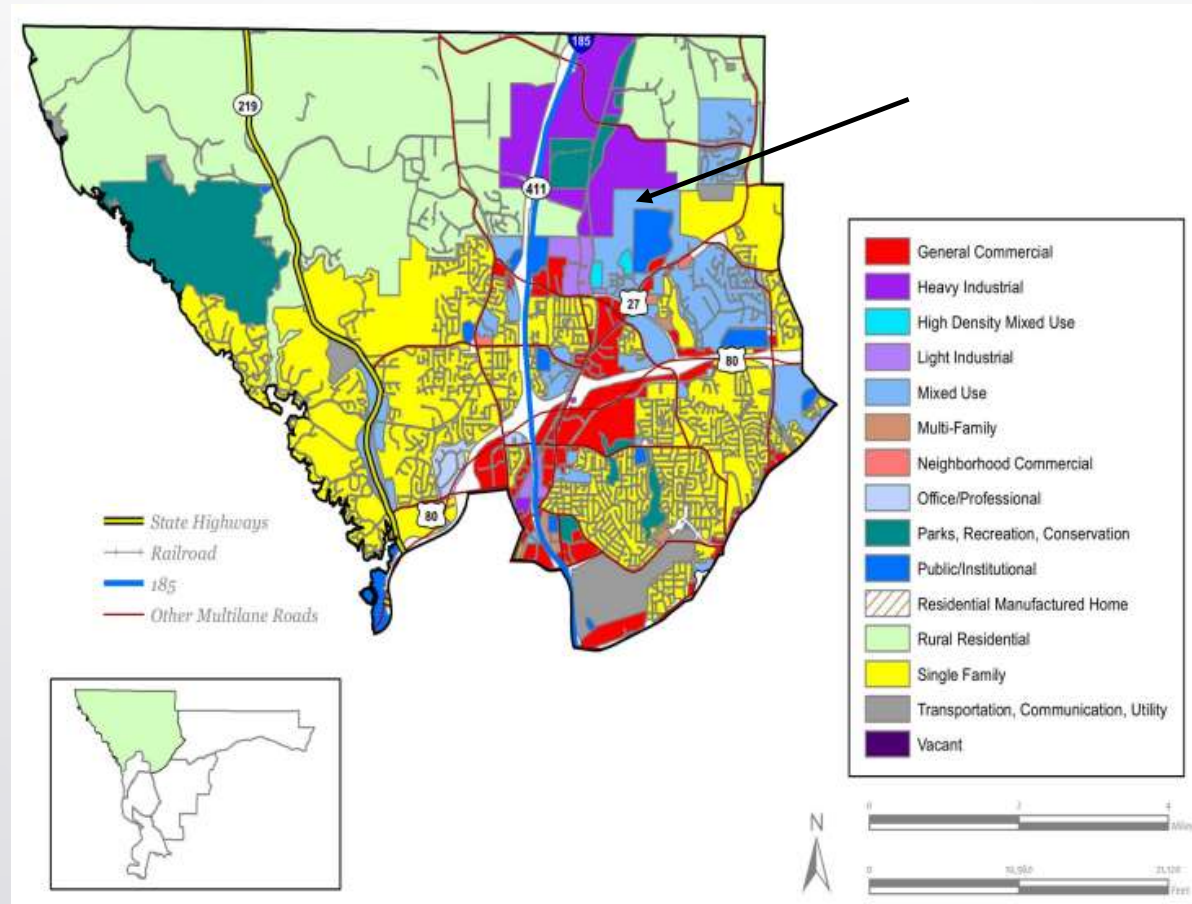
0 OLD GUARD ROAD
REZN – 11-21-2154

by: Banana Bay, LLC

//////
CURRENT ZONING – RE1



FUTURE LAND USE – MIXED USE



PROPOSED ZONING AND USE – SMFR-4





TRAFFIC CONCERNS

- No power to correct traffic concerns
- 55+ 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



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](#)

