

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-04-21-0697

Applicant:	Historic Columbus Foundation
Owner:	Same
Location:	641 Veterans Parkway
Parcel:	019-031-003
Acreage:	0.34 Acres
Current Zoning Classification:	GC (General Commercial)
Proposed Zoning Classification:	SFR4 (Single Family Residential 4)
Current Use of Property:	Vacant
Proposed Use of Property:	Single Family Residential
Council District:	District 7 (Woodson)
PAC Recommendation:	Approval based on the Staff Report and compatibility with existing land uses.
Planning Department Recommendation:	Conditional Approval based on compatibility with existing land uses. Those conditions are as follows: 01. The front setback for the properties shall be a minimum of 9'.
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Consistent Planning Area D

Current Land Use Designation:		Vacant
Future Land Use Designation:		Mixed Use
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 19 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	GC (General Commercial)
	South	GC (General Commercial)
	East	GC (General Commercial)
	West	HIST (Historic)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		The site shall include a Category A buffer along all property lines bordered by the GC zoning district. The 3 options under Category A are: <ul style="list-style-type: none"> 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:		Forty (40) 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

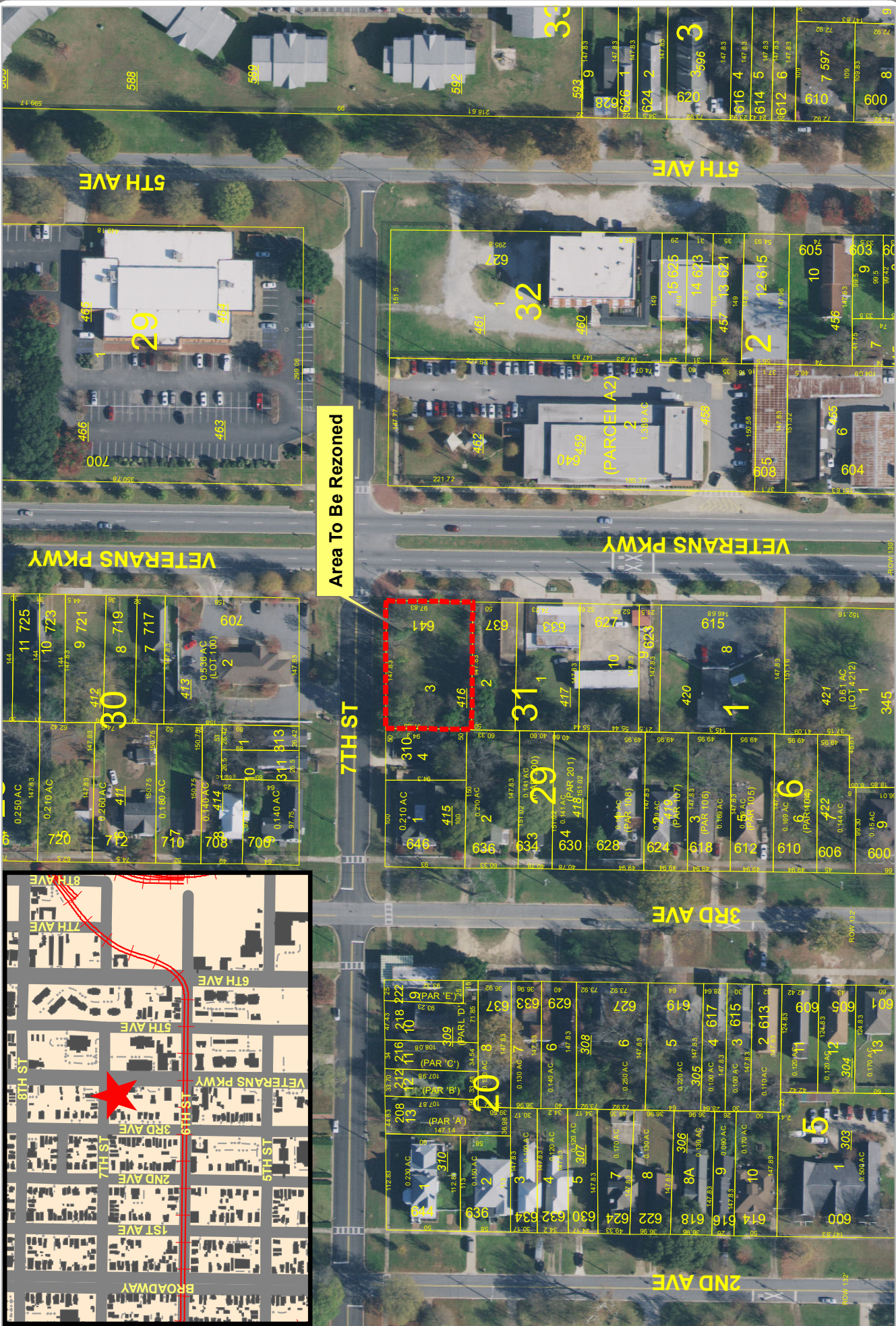
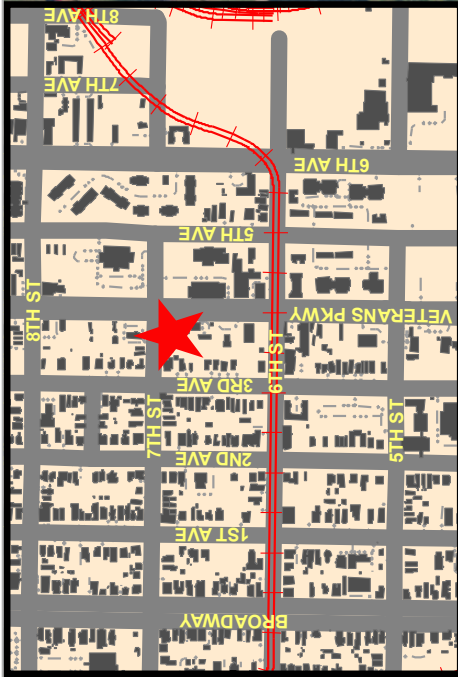
Opposition 0 Responses

Additional Information:

N/A

Attachments:

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



Area To Be Rezoned



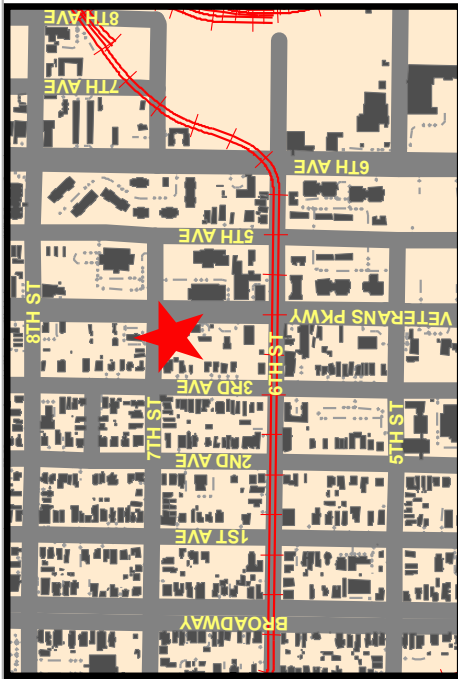
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Date: 4/8/2021

0 75 150 Feet
 1 inch = 150 feet
 Data Source: IT/GIS
 Author: David Cooper

Aerial Map for REZN 04-21-0697
 Map 019 Block 031 Lot 003
 Planning Department-Planning Division
 Prepared By Planning GIS Tech





0.250 AC 147.83 720	0.210 AC 147.83 712	0.260 AC 147.83 710	0.180 AC 150.75 708	0.140 AC 150.75 709	0.536 AC (LOT 100) 147.83 709
11 725	10 723	9 721	8 719	7 717	413
144	144	144	144	144	147.83
147.83	147.83	147.83	147.83	147.83	147.83

0.250 AC 147.83 709	0.210 AC 147.83 707	0.260 AC 147.83 705	0.180 AC 150.75 703	0.140 AC 150.75 701	0.536 AC (LOT 100) 147.83 701
11 725	10 723	9 721	8 719	7 717	413
144	144	144	144	144	147.83
147.83	147.83	147.83	147.83	147.83	147.83

Area To Be Rezoned

7TH ST

0.230 AC 112.85 649	0.150 AC 112.85 647	0.150 AC 112.85 645	0.100 AC 147.83 643	0.130 AC 147.83 641	0.130 AC 147.83 639	0.130 AC 147.83 637	0.130 AC 147.83 635	0.130 AC 147.83 633	0.130 AC 147.83 631	0.130 AC 147.83 629	0.250 AC 147.83 627	0.220 AC 147.83 625	0.220 AC 147.83 623	0.100 AC 147.83 621	0.100 AC 147.83 619	0.100 AC 147.83 617	0.100 AC 147.83 615	0.110 AC 147.83 613	0.120 AC 124.83 611	0.120 AC 124.83 609	0.170 AC 124.83 607	0.500 AC 147.83 605	0.500 AC 147.83 603	0.500 AC 147.83 601		
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147.83	147.83	147.83	147.83	147.83	147.83	147.83	147.83	147.83	147.83	147.83	147.83	147.83	147.83	147.83	147.83	147.83	147.83	147.83	147.83	147.83	147.83	147.83	147.83	147.83	147.83	

0.210 AC 147.83 646	0.210 AC 147.83 644	0.210 AC 147.83 642	0.210 AC 147.83 640	0.141 AC (PAR 200) 147.83 638	0.141 AC (PAR 201) 147.83 636	0.141 AC (PAR 201) 147.83 634	0.141 AC (PAR 201) 147.83 632	0.141 AC (PAR 108) 147.83 630	0.141 AC (PAR 107) 147.83 628	0.141 AC (PAR 106) 147.83 626	0.141 AC (PAR 105) 147.83 624	0.141 AC (PAR 105) 147.83 622	0.141 AC (PAR 105) 147.83 620	0.141 AC (PAR 105) 147.83 618	0.141 AC (PAR 105) 147.83 616	0.141 AC (PAR 105) 147.83 614	0.141 AC (PAR 105) 147.83 612	0.141 AC (PAR 105) 147.83 610	0.141 AC (PAR 105) 147.83 608	0.141 AC (PAR 105) 147.83 606	0.141 AC (PAR 105) 147.83 604	0.141 AC (PAR 105) 147.83 602	0.141 AC (PAR 105) 147.83 600	
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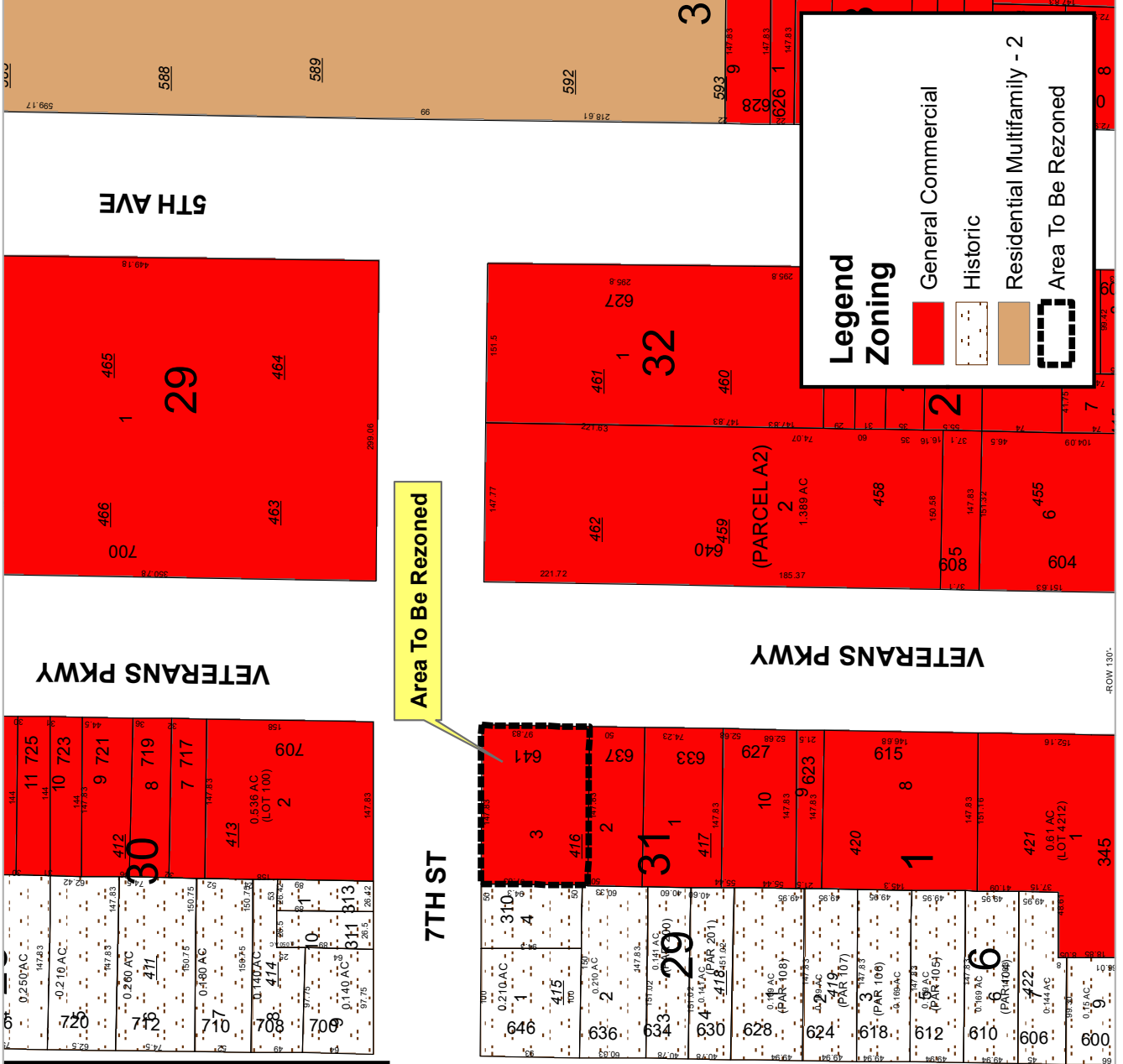
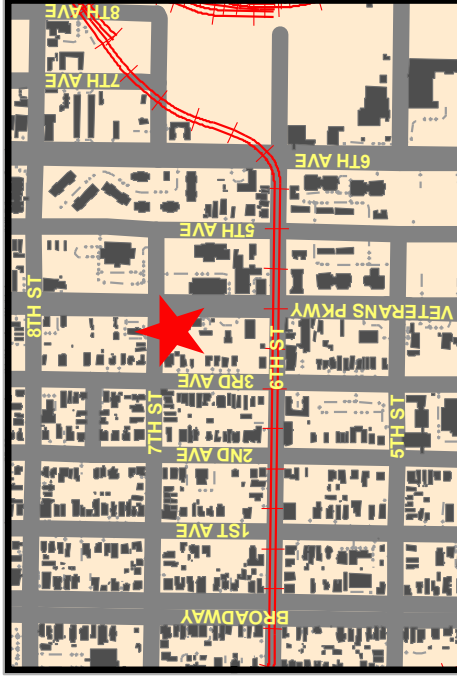
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Location Map for REZN 04-21-0697
Map 019 Block 031 Lot 003
Planning Department-Planning Division
Prepared By Planning GIS Tech

0 75 150 Feet
1 inch = 150 feet
Data Source: IT/GIS
Author: David Cooper



Date: 4/7/2021



Legend Zoning

- General Commercial
- Historic
- Residential Multifamily - 2
- Area To Be Rezoned

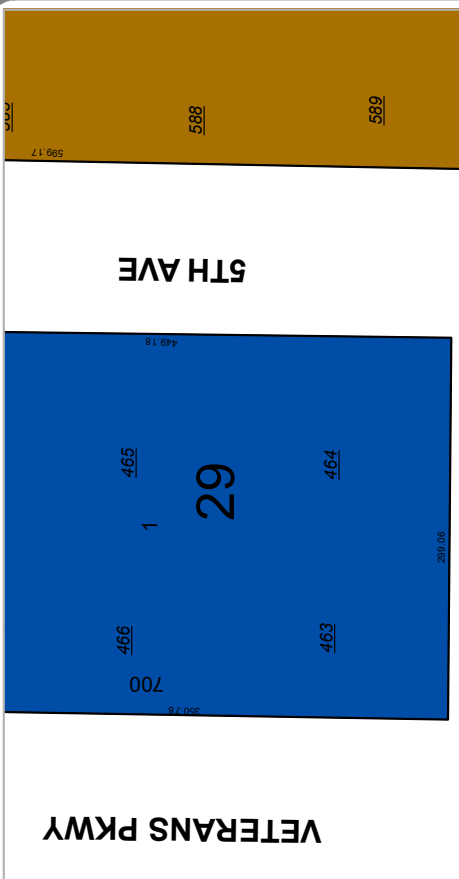
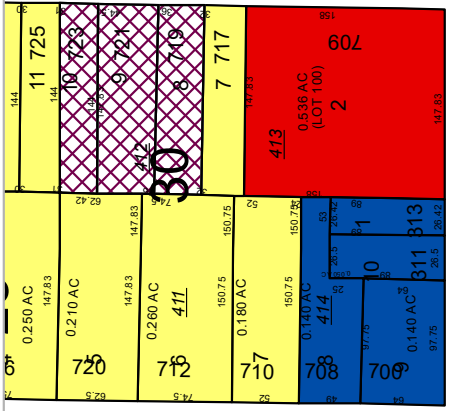
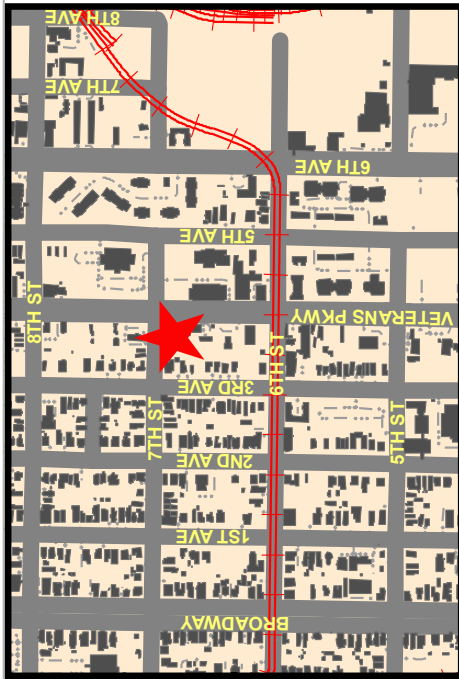
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 Author: David Cooper

Zoning Map for REZN 04-21-0697
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 Prepared By Planning GIS Tech

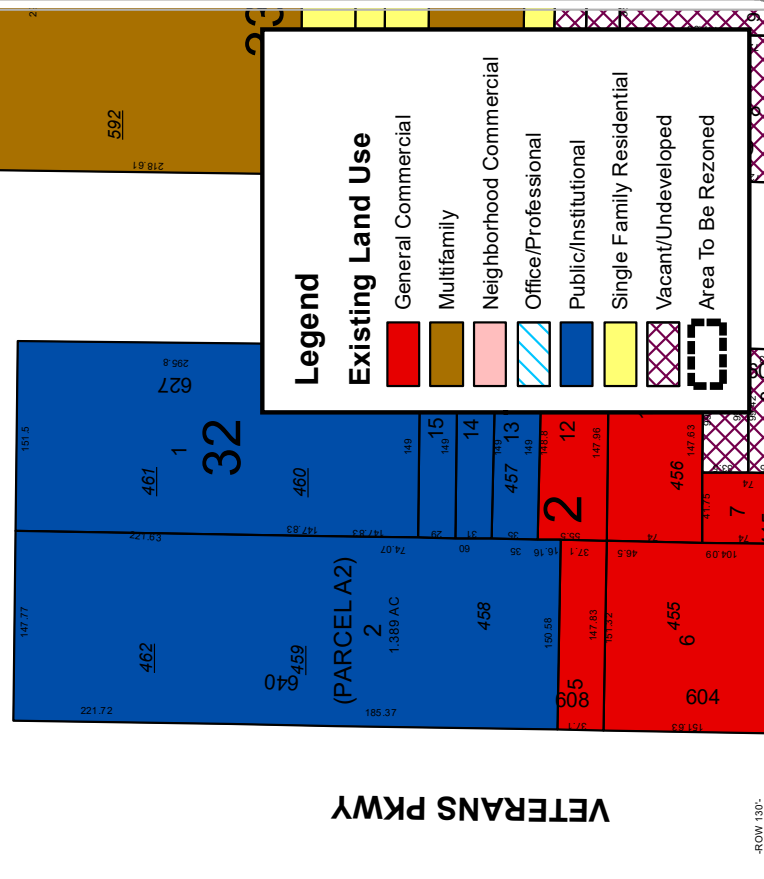
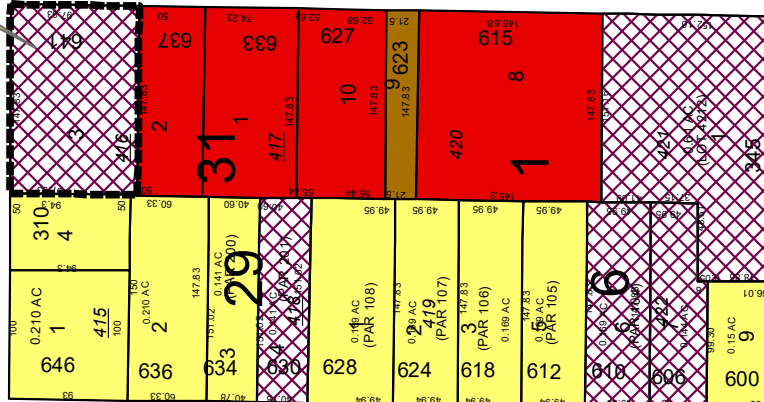
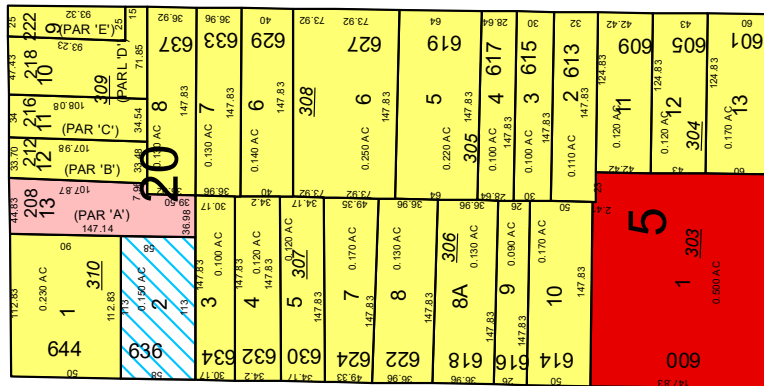
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Area To Be Rezoned



Legend

Existing Land Use

- General Commercial
- Multifamily
- Neighborhood Commercial
- Office/Professional
- Public/Institutional
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned



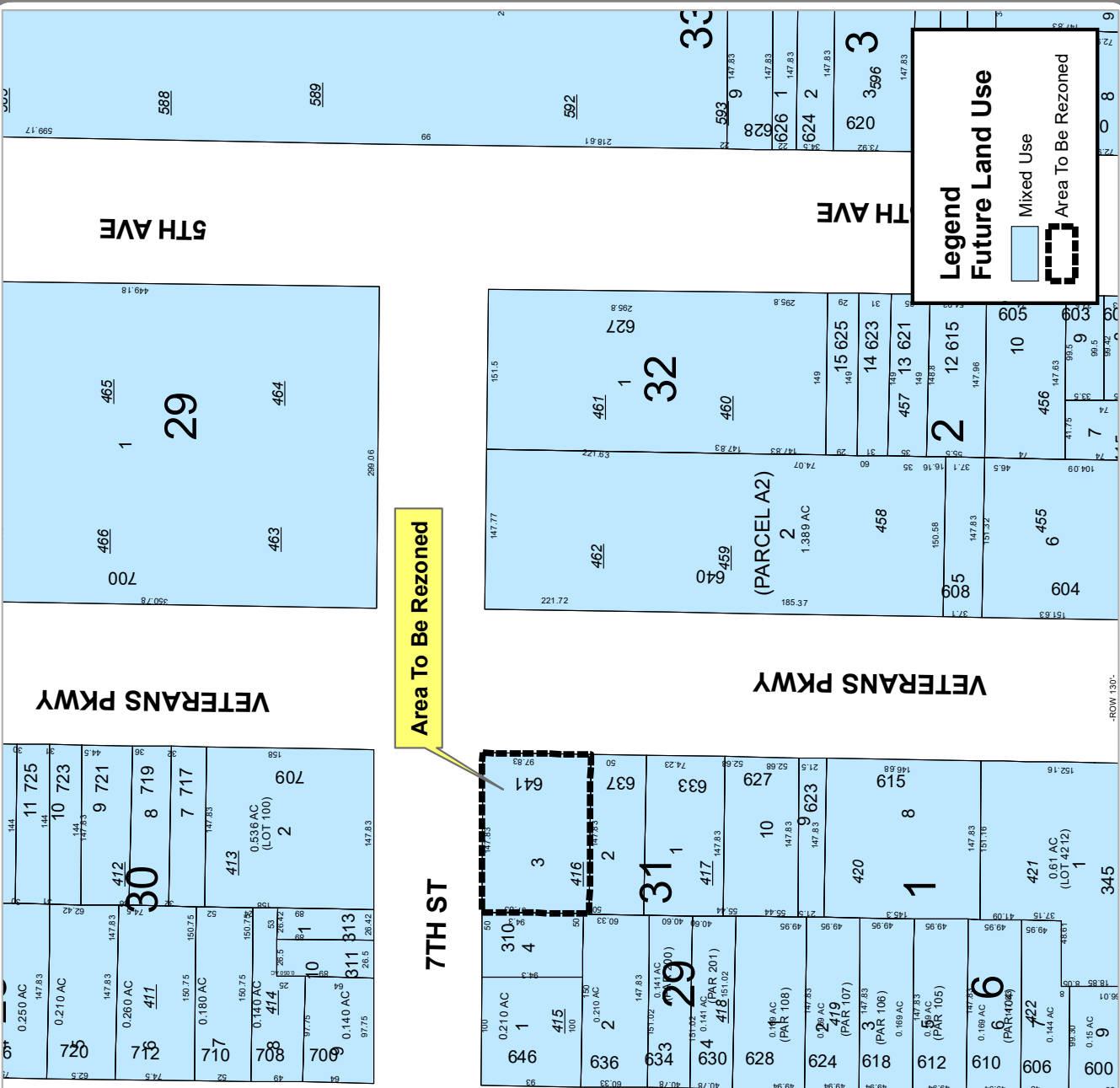
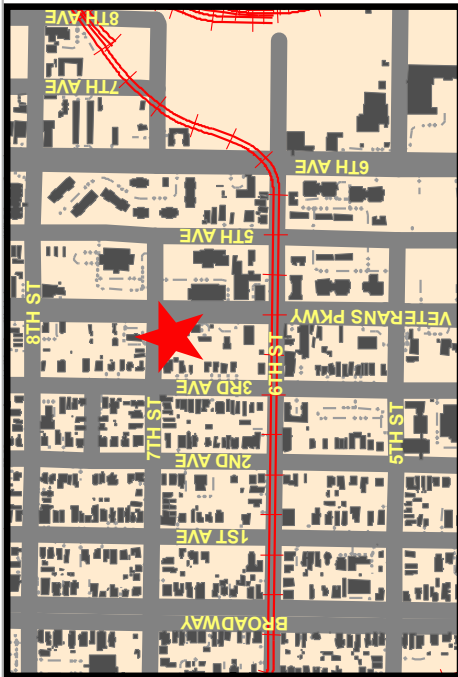
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Existing Land Use Map for REZN 04-21-0697
 Map 019 Block 031 Lot 003
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

0 75 150 Feet
 1 inch = 150 feet
 Data Source: IT/GIS
 Author: DavidCooper





Legend
Future Land Use
 [Blue Box] Mixed Use
 [Dashed Box] Area To Be Rezoned



0 75 150 Feet
 1 inch = 150 feet
 Data Source: IT/GIS
 Author: David Cooper

Future Land Use Map for REZN 04-21-0697
 Map 019 Block 031 Lot 003
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 Prepared By Planning GIS Tech

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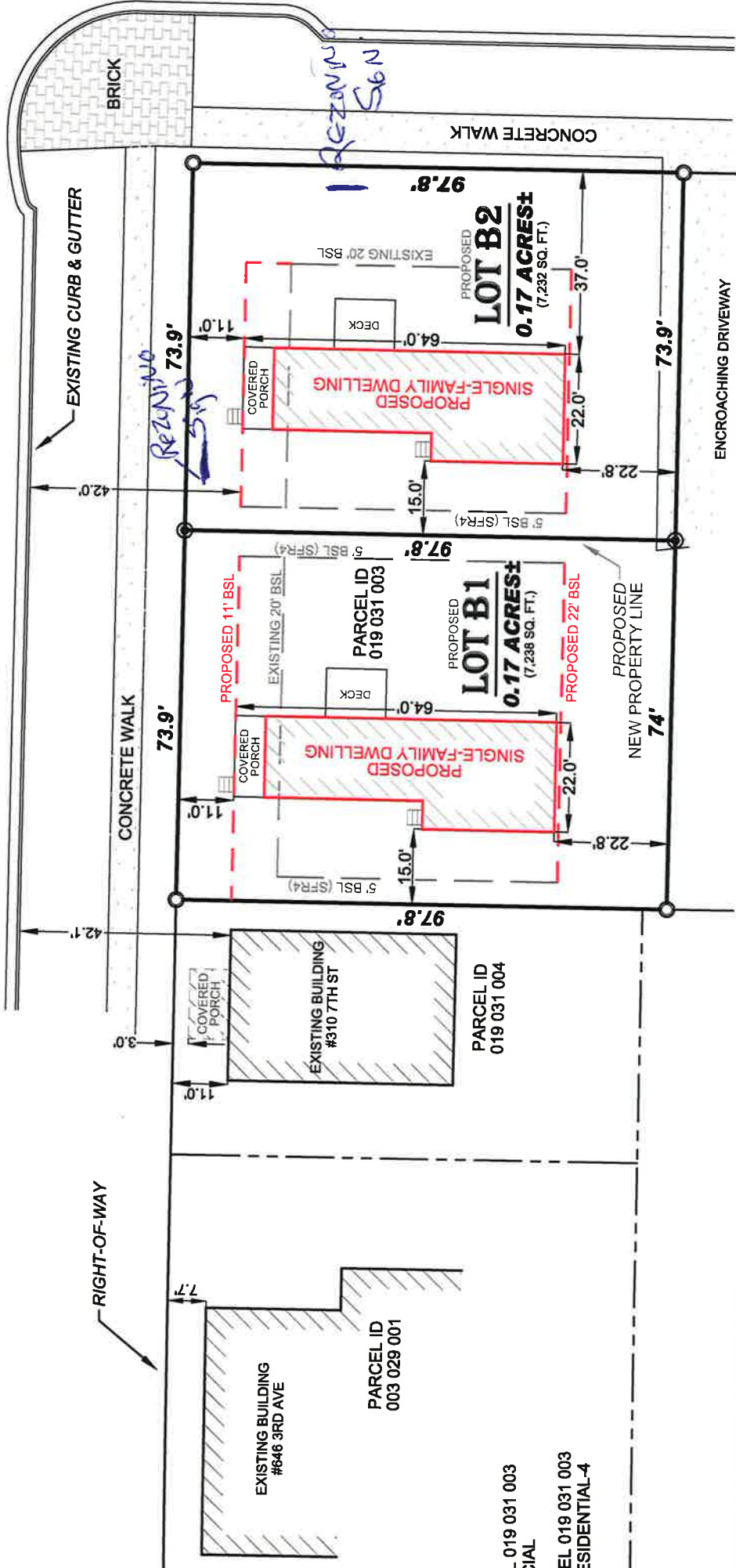
LEGEND

- SUBJECT PROPERTY CORNER
- ⊙ PROPOSED CORNER
- SUBJECT PROPERTY LINE
- - - ADJOINING PROPERTY
- BSL BUILDING SETBACK LINE
- RW RIGHT-OF-WAY

Layout of signs

7th Street

99' R/W



Veterans Parkway

132' RW

** CURRENT ZONE OF PARCEL 019 031 003 (GC) GENERAL COMMERCIAL

** PROPOSED ZONE OF PARCEL 019 031 003 (SFR4) SINGLE-FAMILY RESIDENTIAL-4

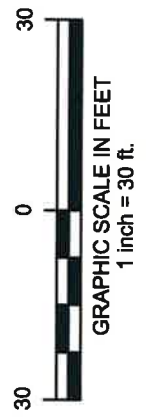
** EXISTING IMPROVEMENTS ARE FROM A FIELD SURVEY COMPLETED IN MARCH 2021



Licensed Professionals in Alabama & Georgia

McBride & McGill, Inc
Civil Engineering & Land Surveying

2505 Crawford Road, Phenix City, AL 36867
Office: (334) 297-5717 - Fax: (334) 297-1066
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REV	REVISION DESCRIPTION	DATE

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" 641 VETERANS PKWY "
SETBACKS VARIANCE REQUEST SKETCH
PARCEL "B" OF THE REPLAT OF CITY LOT 416, COLUMBUS, MUSCOGEE COUNTY, GEORGIA

PREPARED FOR:
Cathy Williams

DATE: APRIL 5, 2021
SCALE: 1" = 30'
SHEET NO: 1 of 1