

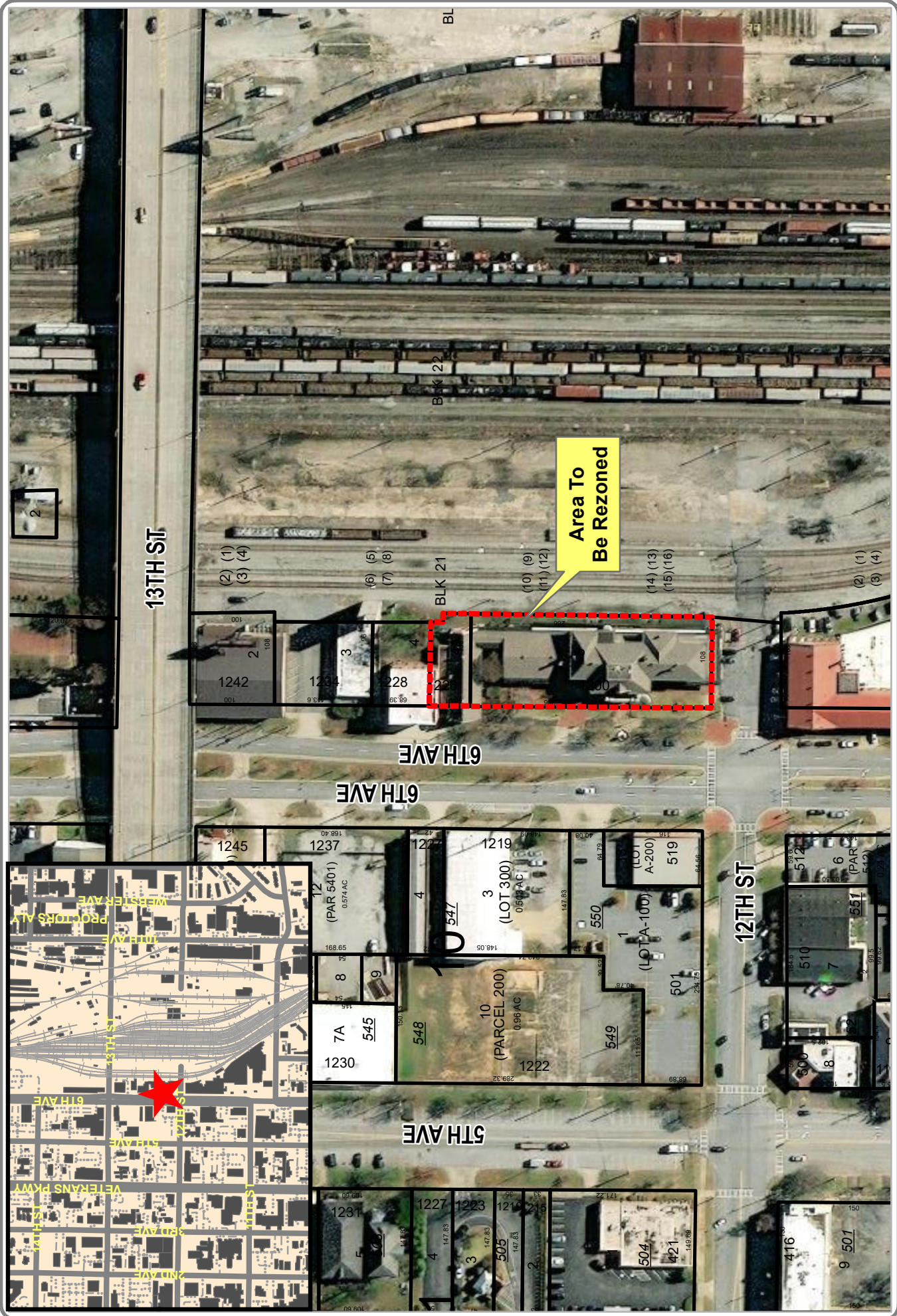
CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

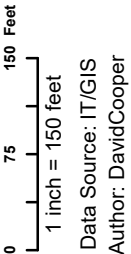
### REZN-11-22-2066

<b>Applicant:</b>	Jack Hayes
<b>Owner:</b>	Columbus Depot, LLC
<b>Location:</b>	1200 / 1226 6 <sup>th</sup> Avenue
<b>Parcel:</b>	018-009-005 / 018-009-004A
<b>Acreage:</b>	0.83 Acres
<b>Current Zoning Classification:</b>	LMI (Light Manufacturing / Industrial)
<b>Proposed Zoning Classification:</b>	UPT (Uptown)
<b>Current Use of Property:</b>	Office, Business & Professional
<b>Proposed Use of Property:</b>	Office, Business & Professional
<b>Council District:</b>	District 7 (Cogle)
<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>	Public / Institutional
<b>Future Land Use Designation:</b>	High Density Mixed Use

<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 increase to 118 trips up from 63 trips if used for commercial use. The Level of Service (LOS) will remain at level A.
<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>	UPT (Uptown)
	<b>South</b>	LMI (Light Manufacturing / Industrial)
	<b>East</b>	LMI (Light Manufacturing / Industrial)
	<b>West</b>	LMI (Light Manufacturing / Industrial)
<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>Fifteen (15)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no (0) 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 Flood Map



Area To Be Rezoned



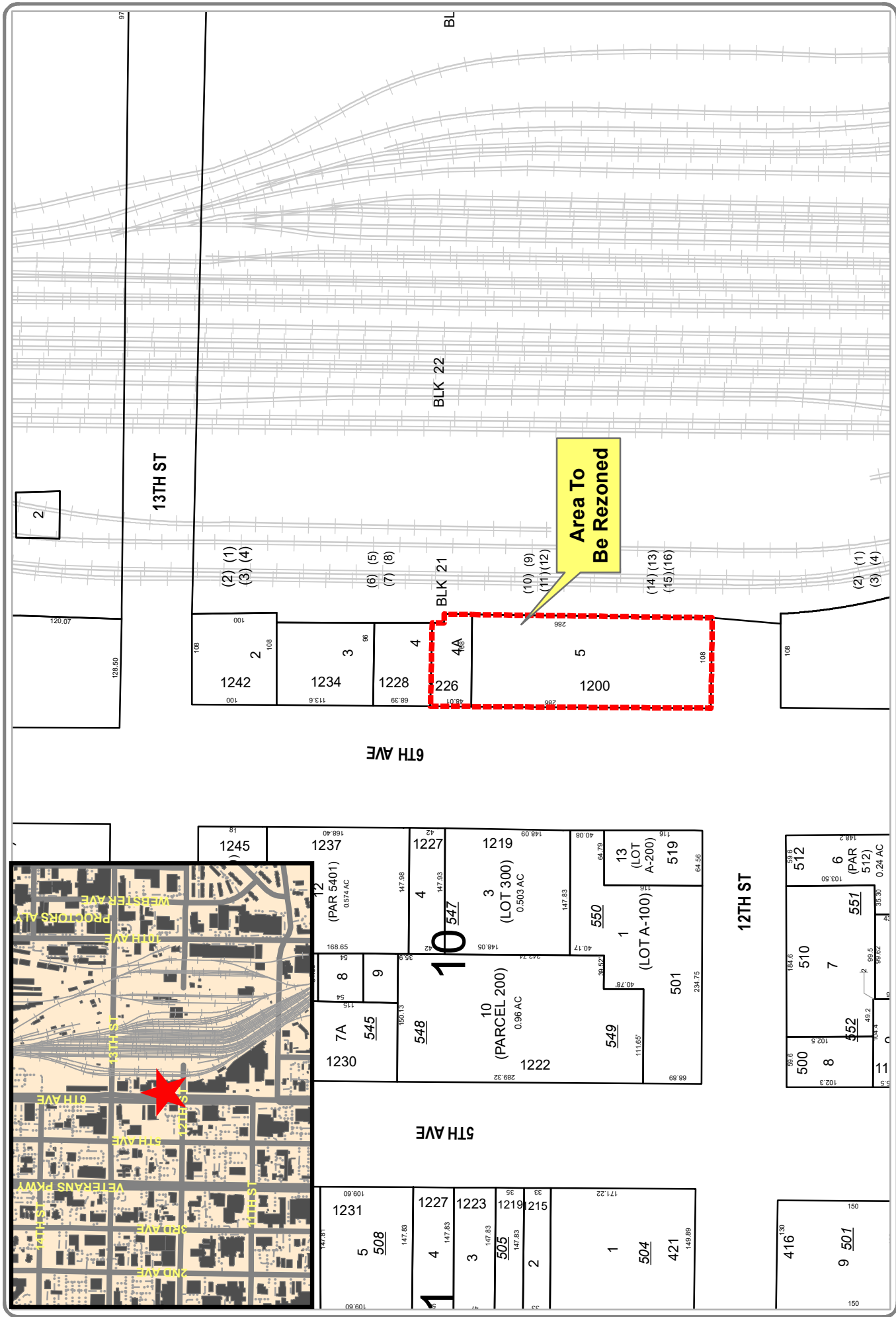
Aerial Map for REZN 11-22-2066  
 Map 018 Block 009 Lots 004A & 005  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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Date: 11/14/2022





2

13TH ST

BLK 22

BLK 21

Area To Be Rezoned

(2) (1)  
(3) (4)

(6) (5)  
(7) (8)

(10) (9)  
(11) (12)

(14) (13)  
(15) (16)

(2) (1)  
(3) (4)

108

2

108

3

96

4

48A

226

286

5

1200

286

108

108

6TH AVE



1245

1237

1227

1219

519

512

12

1230

1222

501

501

510

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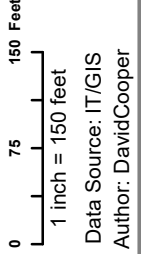
1219

519

512

12TH ST

5TH AVE



Location Map for REZN 11-22-2066  
 Map 018 Block 009 Lots 004A & 005  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

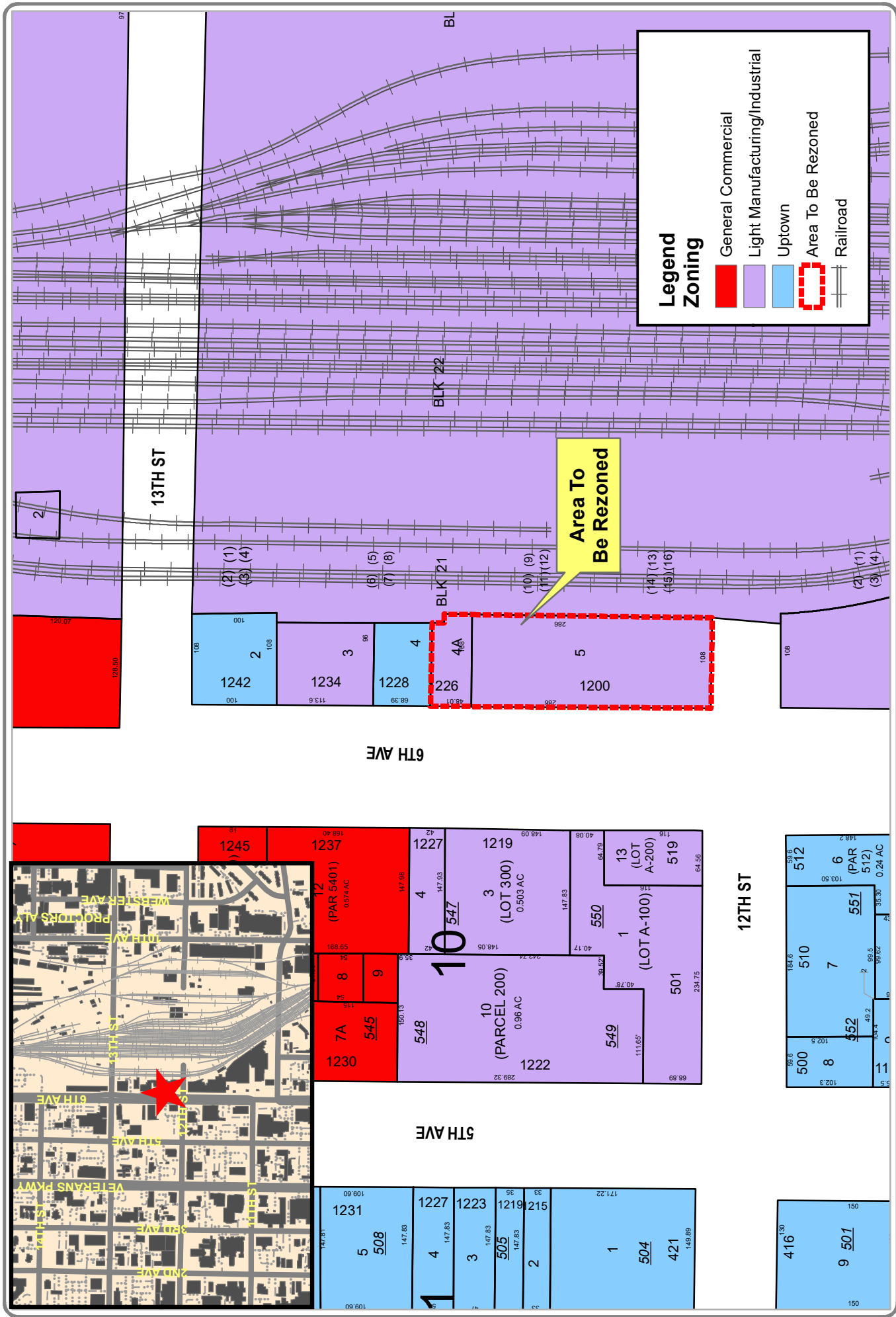
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Data Source: IT/GIS  
 Author: DavidCooper

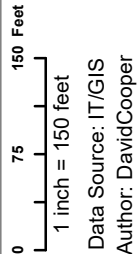


**Legend**

**Zoning**

- General Commercial
- Light Manufacturing/Industrial
- Uptown
- Area To Be Rezoned
- Railroad

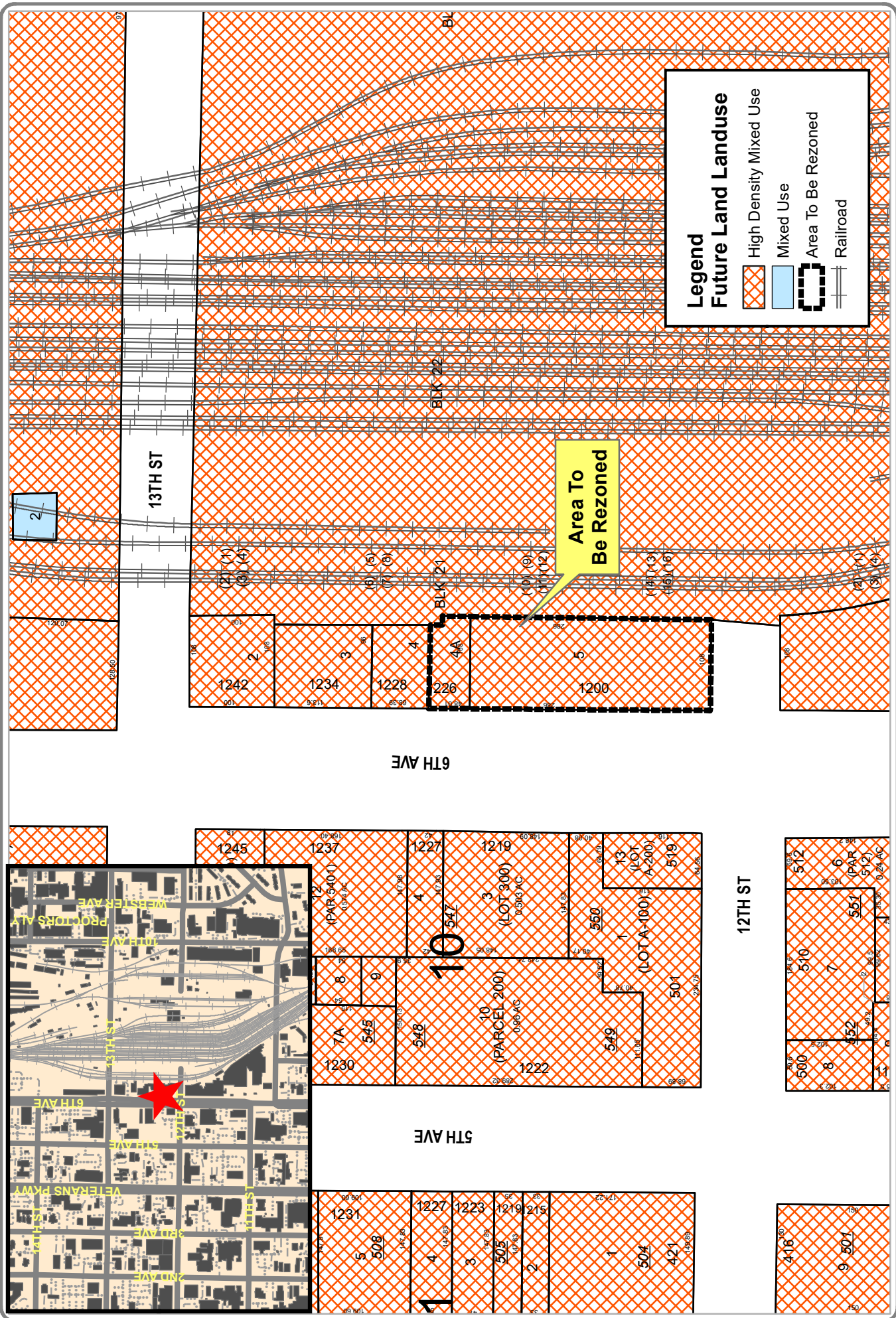
**Area To Be Rezoned**



Zoning Map for REZN 11-22-2066  
 Map 018 Block 009 Lots 004A & 005  
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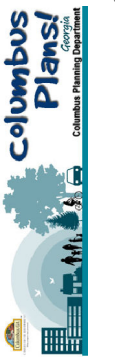
0 75 150 Feet  
 1 inch = 150 feet  
 Data Source: IT/GIS  
 Author: David Cooper

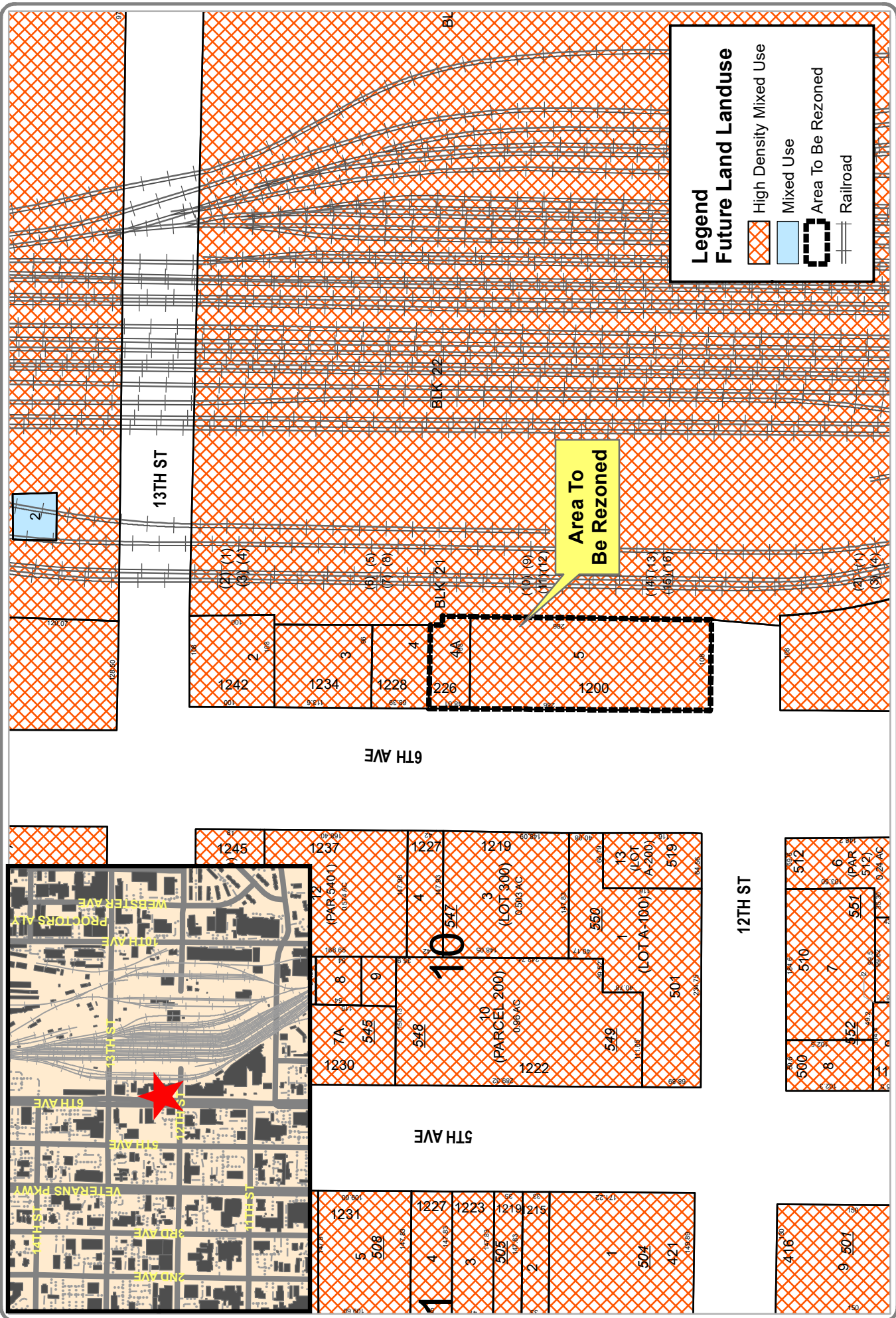
Existing Land Use Map for REZN 11-22-2066  
 Map 018 Block 009 Lots 004A & 005  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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**Legend**  
**Future Land Landuse**

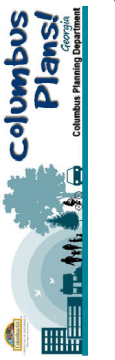
- High Density Mixed Use
- Mixed Use
- Area To Be Rezoned
- Railroad

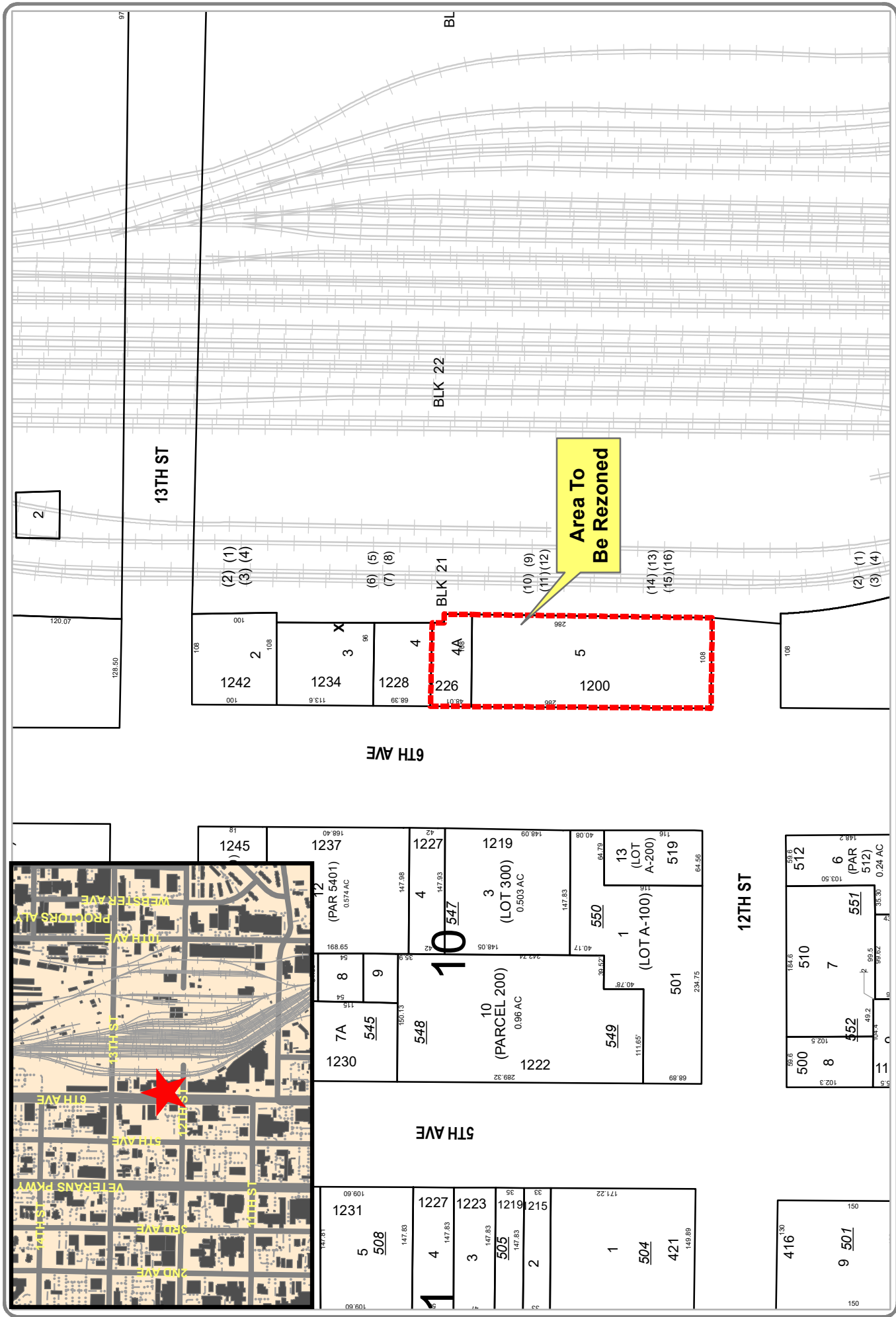
0 75 150 Feet  
 1 inch = 150 feet  
 Data Source: IT/GIS  
 Author: David Cooper

**Future Land Use Map for REZN 11-22-2066**  
**Map 018 Block 009 Lots 004A & 005**  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

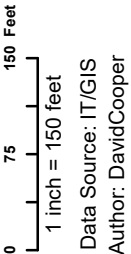
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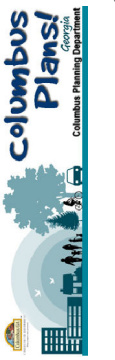


**Area To Be Rezoned**



Floodzone Map for REZN 11-22-2066  
 Map 018 Block 009 Lots 004A & 005  
 Planning Department-Planning Division  
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# REZONING TRAFFIC ANALYSIS FORM

**ZONING CASE NO.** REZN 11-22-2066  
**PROJECT** 1200 & 1226 6th Avenue  
**CLIENT**  
**REZONING REQUEST** LMI to UPT

**LAND USE**

Trip Generation Land Use Code\* 715  
 Existing Land Use Light Manufacturing - Industrial - (LMI)  
 Proposed Land Use Uptown - (UPT)  
 Existing Trip Rate Unit LMI - Acreage converted to square footage.  
 Proposed Trip Rate Unit UPT - Acreage converted to square footage.

**TRIP END CALCULATION\***

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
<b>Daily (Existing Zoning)</b>					
Single Tenant Office Building	715	LMI	0.83 Acres	13.07	63
<b>Total</b>					<b>63</b>
<b>Daily (Proposed Zoning)</b>					
Single Tenant Office Building	715	UPT	0.83 Acres	13.07	118
<b>Total</b>					<b>118</b>

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

**TRAFFIC PROJECTIONS**

**EXISTING ZONING (LMI)**

Name of Street	6th Avenue
Street Classification	Divided Arterial
No. of Lanes	4
City Traffic Count (2021)	4,070
Existing Level of Service (LOS)**	A
Additional Traffic due to Existing Zoning	63
Total Projected Traffic (2021)	4,133
Projected Level of Service (LOS)**	A

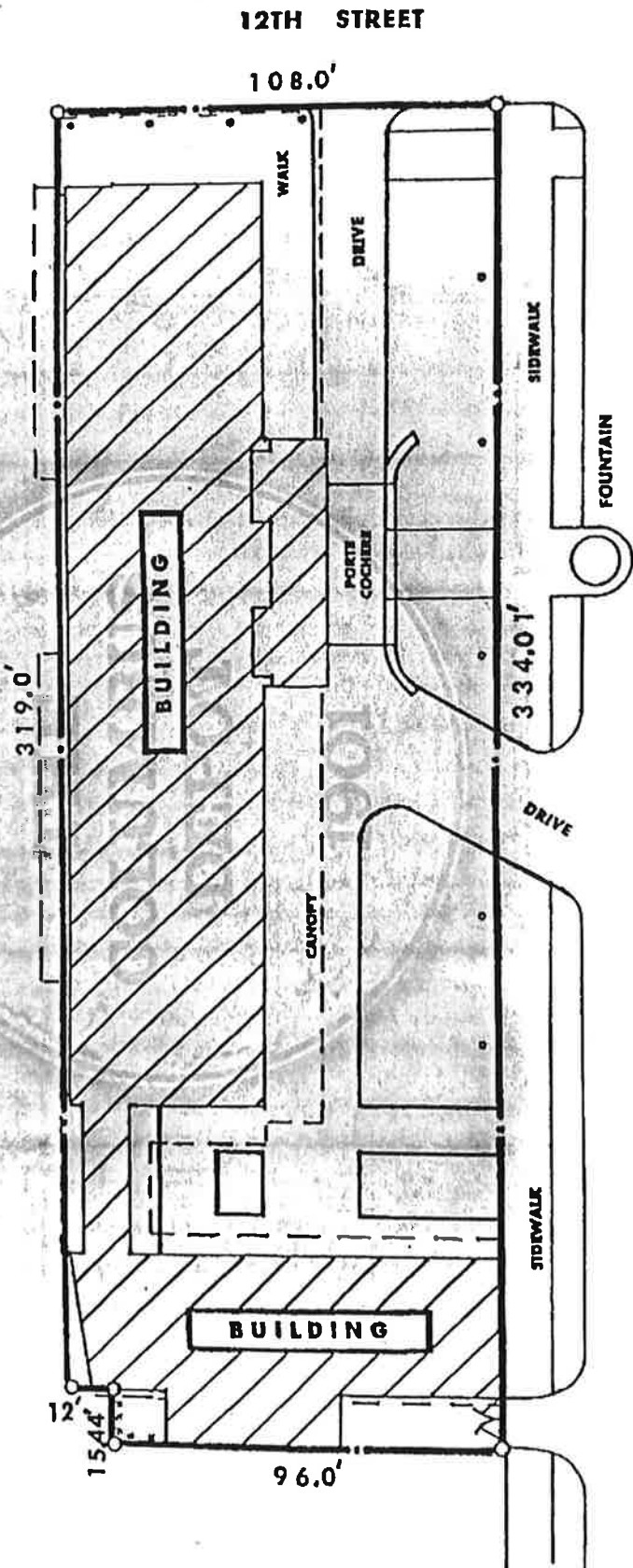
**PROPOSED ZONING (UPT)**

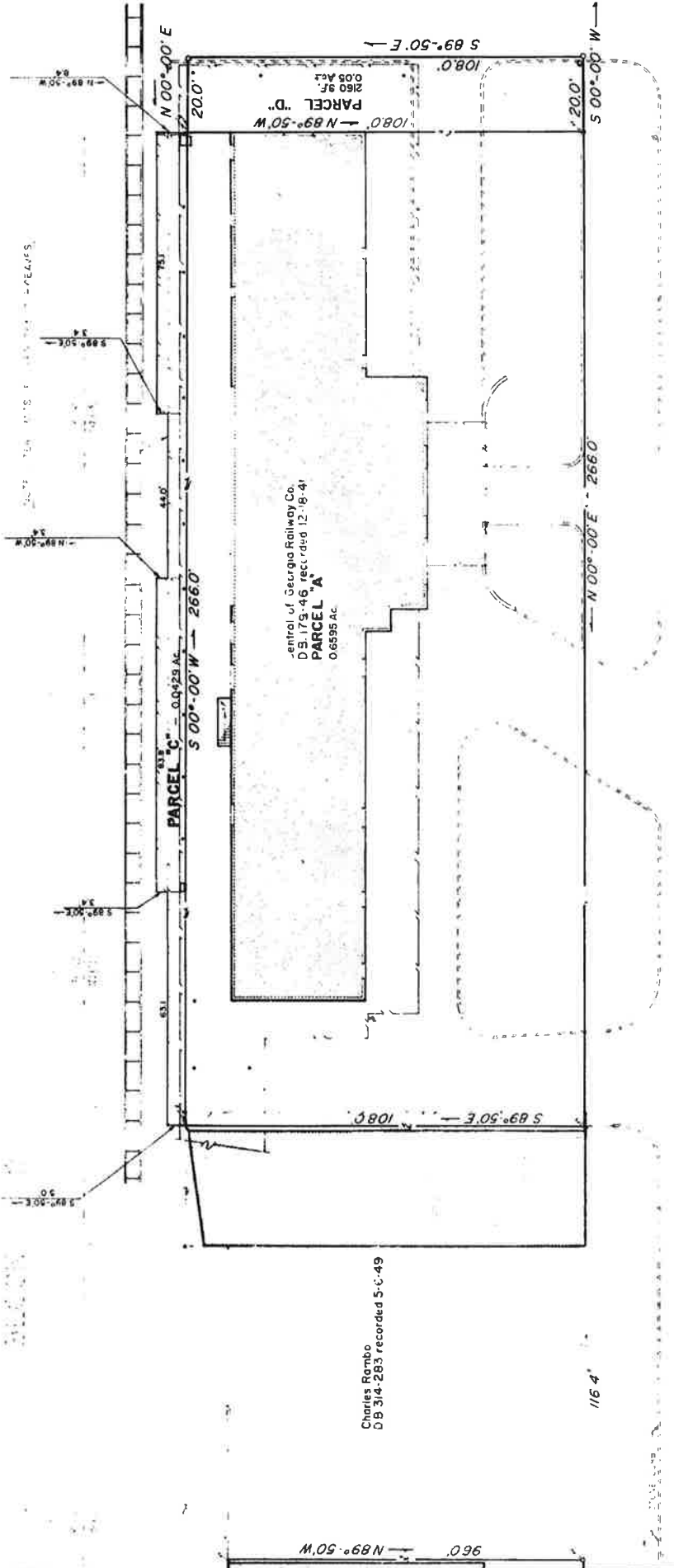
Name of Street	6th Avenue
Street Classification	Divided Arterial
No. of Lanes	4
City Traffic Count (2021)	4,070
Existing Level of Service (LOS)**	A
Additional Traffic due to Proposed	118
Total Projected Traffic (2021)	4,188
Projected Level of Service (LOS)**	A

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

# Land Sketch

NOT A SURVEY





# 6th AVE. - 132' R/W

APR 26 1949  
 FILED FOR RECORD  
 JAMES L. STUBBS  
 CLERK OF SUPERIOR COURT  
 MUSCOGEE COUNTY, GEORGIA

PARCEL "C" IS A PERPETUAL EASEMENT,  
 GIVEN BY THE SOUTHERN RAILWAY CO. FOR  
 THE HORIZONTAL PROJECTION OF THE ROOF  
 OVERHANG.

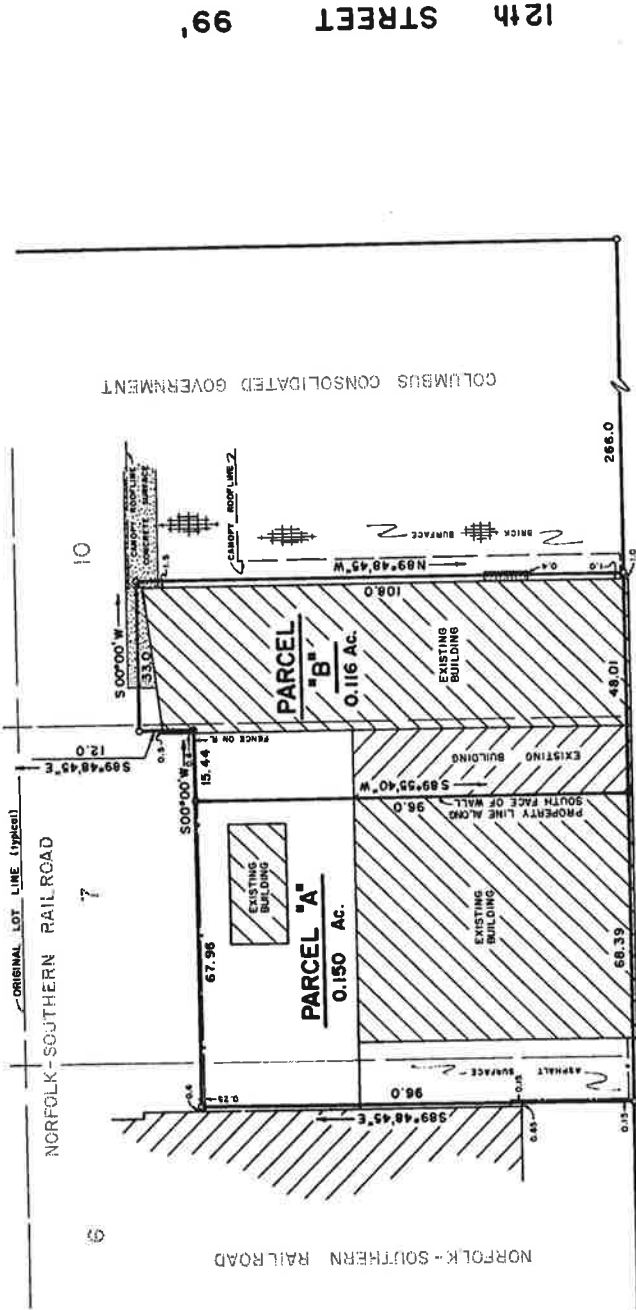
THIS PLAT WAS MADE FROM DEEDS OF RECORD  
 AND CONFIRMED BY FIELD SURVEY.

This Plat Approved For Filing By:

Charles F. Gilbert, Director of Engineering  
 Department of Engineering  
 Columbus, Georgia



Survey of: THE CENTRAL OF GA. RAILWAY CO. AND ADJOINING PARCELS TO NORTH AT 12th ST. 1 Common Block No. 21, Part Lots 7, 10, 11, 14, 15	
Sheet 1 of 20	ADDED PARCEL
Sheet 4 - B - B8	D.W.O. (see JFB)
BY: CHARLES F. GILBERT, DIR. of ENGINEERING	
DEPARTMENT of ENGINEERING	
COLUMBUS GEORGIA	



**LEGEND**  
 Iron Stake  
 Point in Building  
 Wire Fence

FILED FOR RECORD 11-13-87  
 JAMES L. STUBBS  
 CLERK OF SUPERIOR COURT  
 MUSCOGEE COUNTY, GEORGIA

REPLAT OF  
 PART OF LOTS 6, 7 & 10  
 BLOCK 21  
**COMMONS**

COLUMBUS, MUSCOGEE COUNTY, GEORGIA  
 Scale: 1" = 20'  
 2 November 1987  
**MOON, MEES & PATRICK, INC.**  
 Civil Engineers  
 Columbus, Georgia

**CERTIFICATES**  
 IN RE OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING DIVISION OF COLUMBUS, GEORGIA.  
 DATE: Nov. 10, 1987  
*Charles F. Sisk*  
 DEPARTMENT OF ENGINEERING  
 COLUMBUS, GEORGIA

THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, THROUGH ITS ATTORNEYS, HEREBY CERTIFY THAT THE PLAT AND THE SAID MAP MADE FROM AN ACTUAL SURVEY, THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER LIABILITIES DUE ON THIS LAND HAVE BEEN PAID.  
 DATE: 11-4-87  
*Charles F. Sisk*  
 CIVIL ENGINEER

IN RE OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING DIVISION OF COLUMBUS, GEORGIA.  
 DATE: 11-2-87  
*Richard T. Mullen*  
 DIVISION OF PLANNING  
 COLUMBUS, GEORGIA

IN RE OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING DIVISION OF COLUMBUS, GEORGIA.  
 DATE: Nov 16, 1987  
*Richard T. Mullen*  
 DIVISION OF PLANNING  
 COLUMBUS, GEORGIA

11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100