

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-11-21-2151

Applicant: Aaron & Clements, Inc.

Owner: Columbus Housing Initiative, Inc.

Location: 1104 Leslie Drive

Parcel: 004-001-007 / 004-001-010 / 045-001-002 /
045-001-017

Acreage: 38.62 Acres

Current Zoning Classification: GC (General Commercial) /
RMF1 (Residential Multifamily 1)

Proposed Zoning Classification: PUD (Planned Use Development)

Current Use of Property: Vacant / Mobile Home

Proposed Use of Property: Affordable Single/Multifamily Family Housing

Council District: District 7 (Woodson)

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.

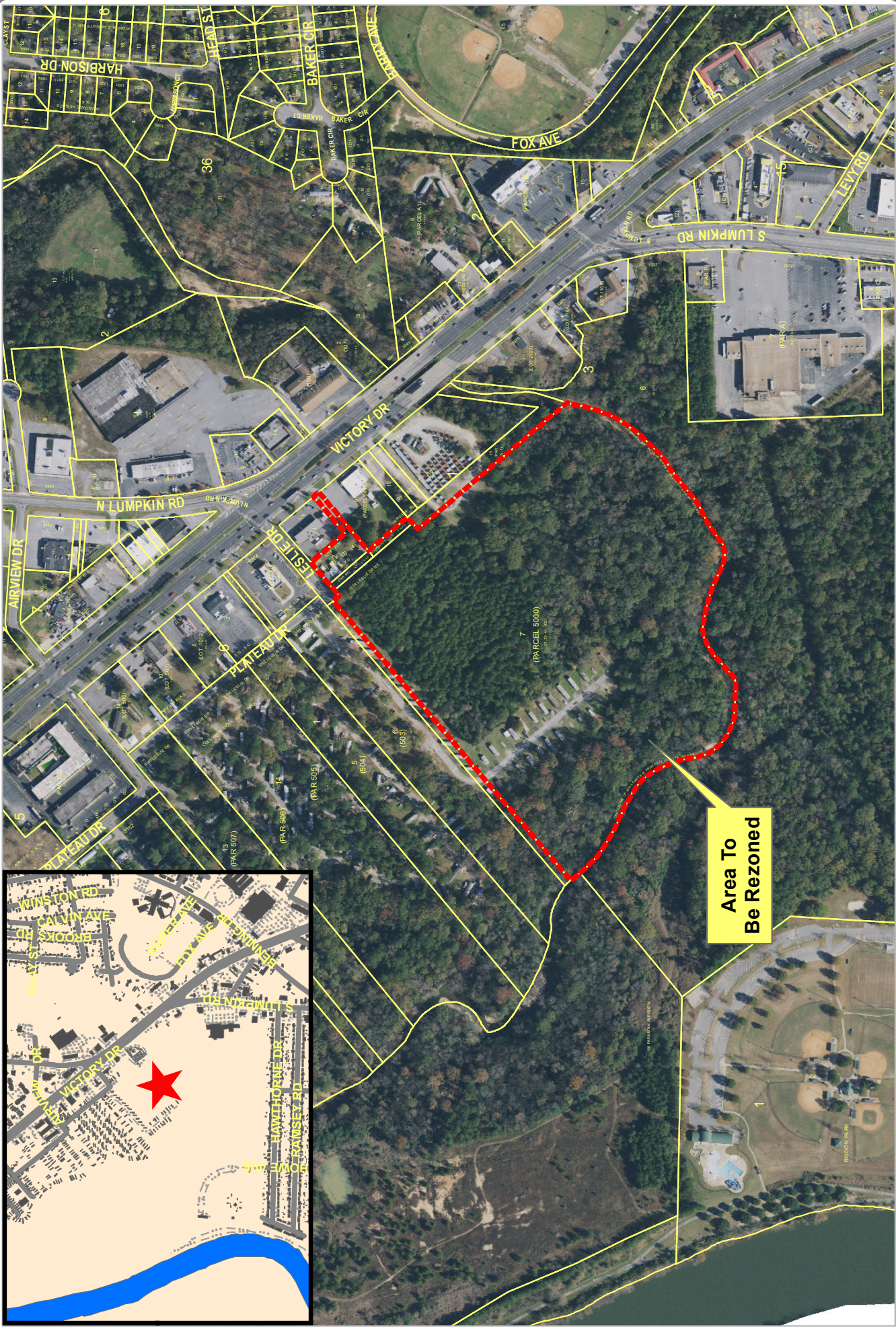
Fort Benning's Recommendation: N/A

DRI Recommendation: N/A

General Land Use: Consistent
Planning Area C

Current Land Use Designation: Trailer Park

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 to 1,266 trips from 1,644 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	RMF2 (Residential Multifamily 2)
	East	GC (General Commercial)
	West	GC (General Commercial)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		Twenty-five (35) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received one (1) calls and/or emails regarding the rezoning.
	Approval	0 Responses
	Opposition	1 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

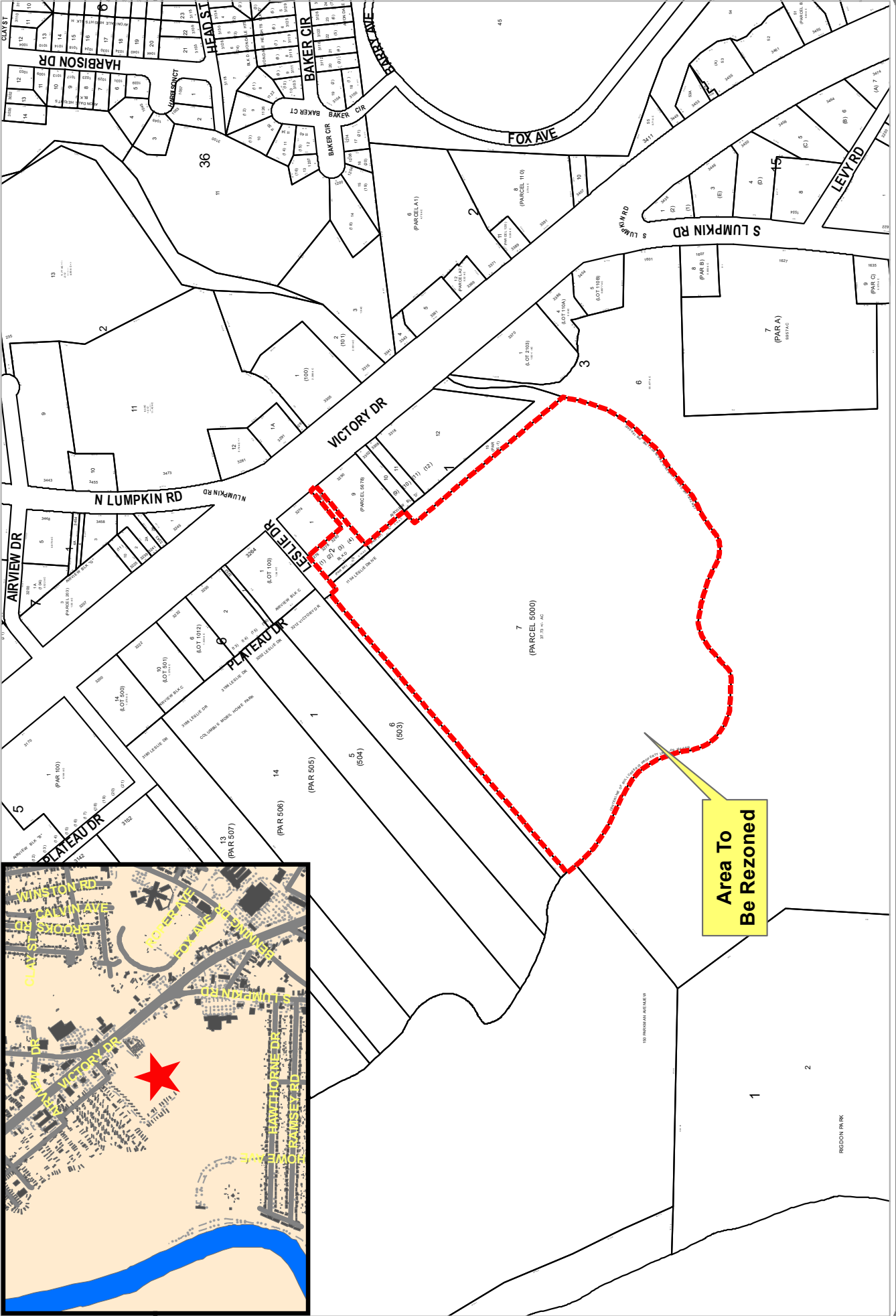


0 250 500 Feet
 1 inch = 500 feet
 Data Source: IT/GIS
 Author: David Cooper

Aerial Map for REZN 11-21-2151
Map 044 Block 001 Lots 007 & 010
Map 045 Block 001 Lots 002 & 017
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.





Area To Be Rezoned



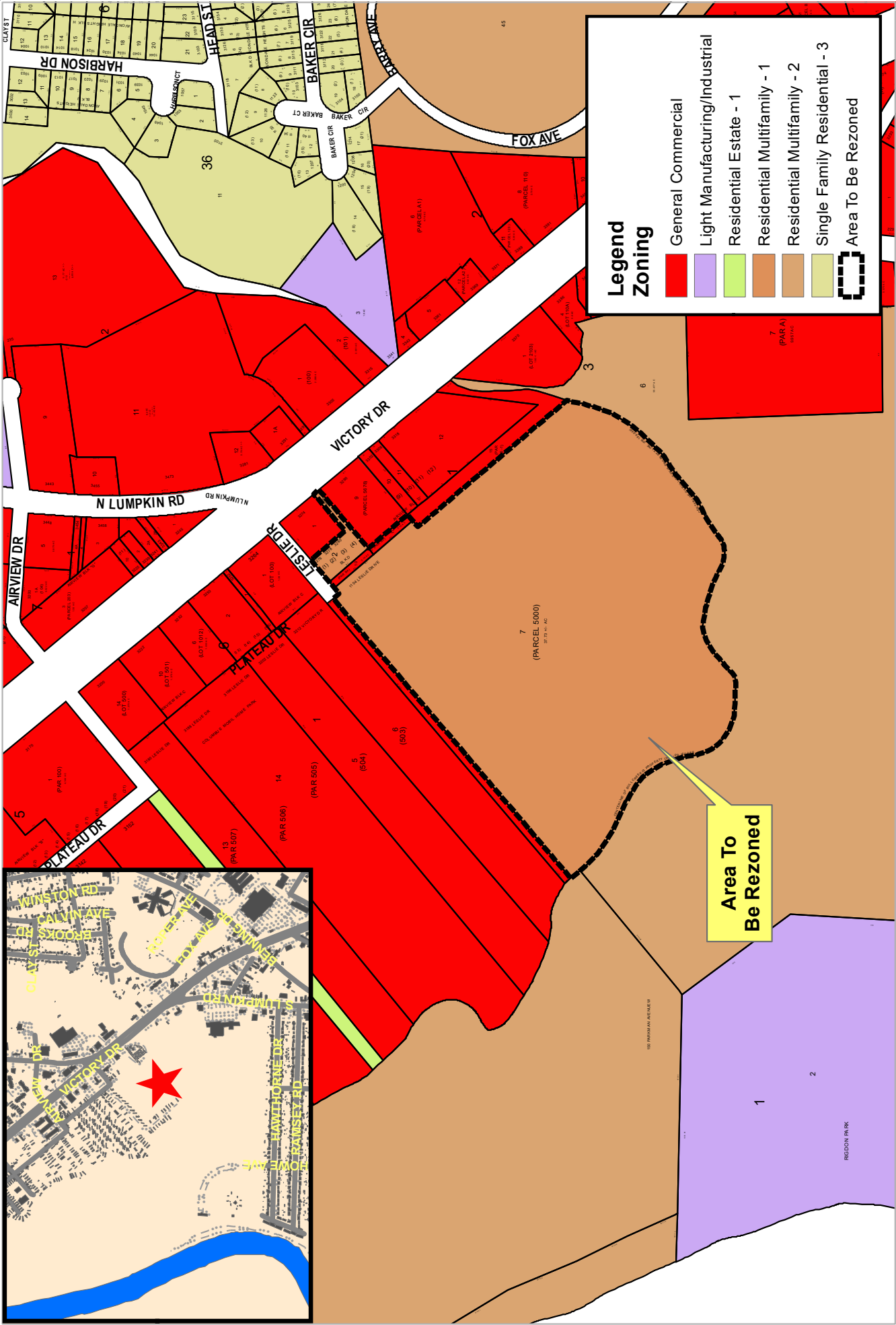
Date: 11/16/2021

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.

Location Map for REZN 11-21-2151
Map 044 Block 001 Lots 007 & 010
Map 045 Block 001 Lots 002 & 017
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

0 250 500 Feet
 1 inch = 500 feet
 Data Source: IT/GIS
 Author: David Cooper





Legend

Zoning

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



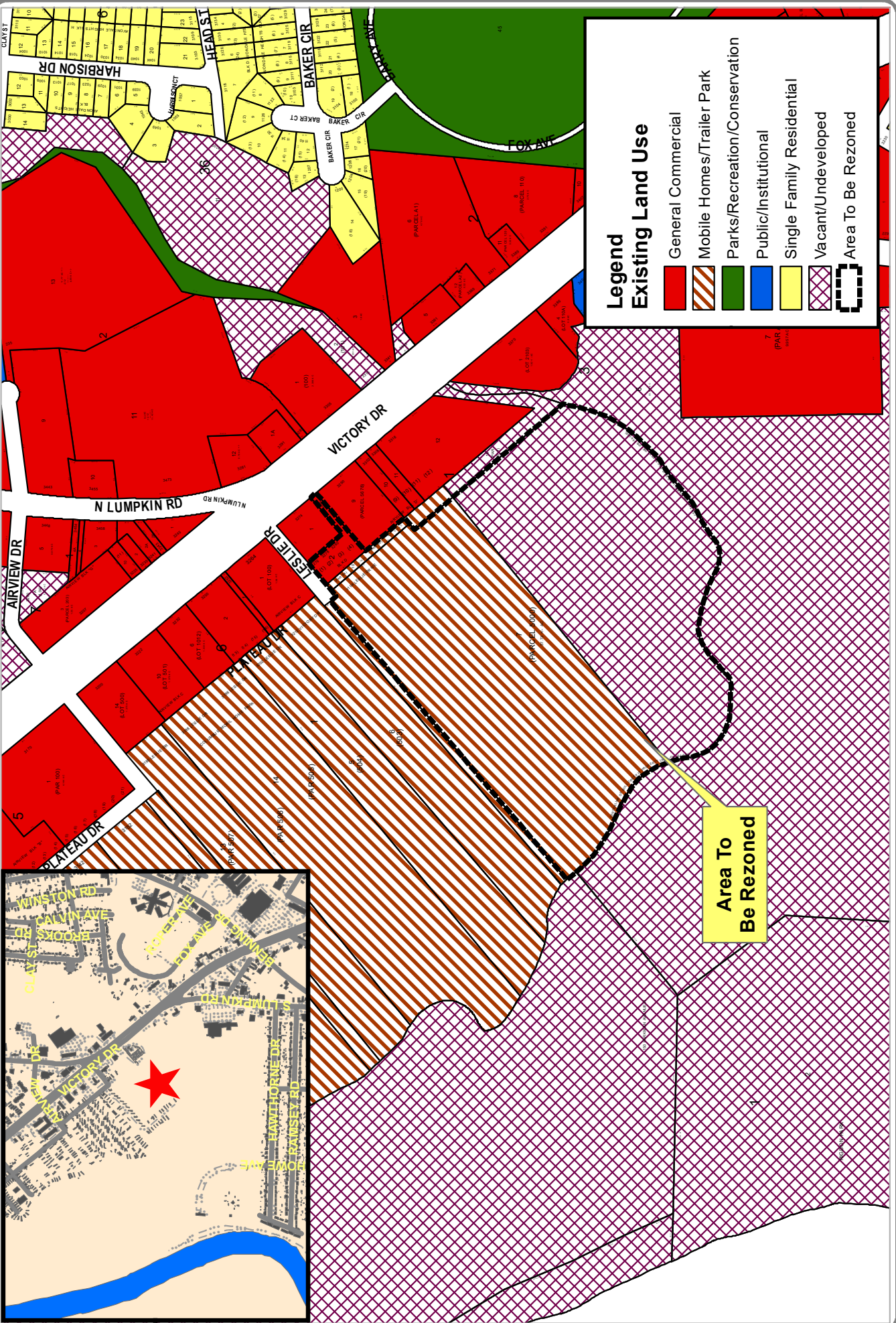
Date: 11/17/2021

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.

Zoning Map for REZN 11-21-2151
Map 044 Block 001 Lots 007 & 010
Map 045 Block 001 Lots 002 & 017
Planning Department-Planning Division
Prepared By Planning GIS Tech

0 250 500 Feet
1 inch = 500 feet
Data Source: IT/GIS
Author: DavidCooper





Legend Existing Land Use

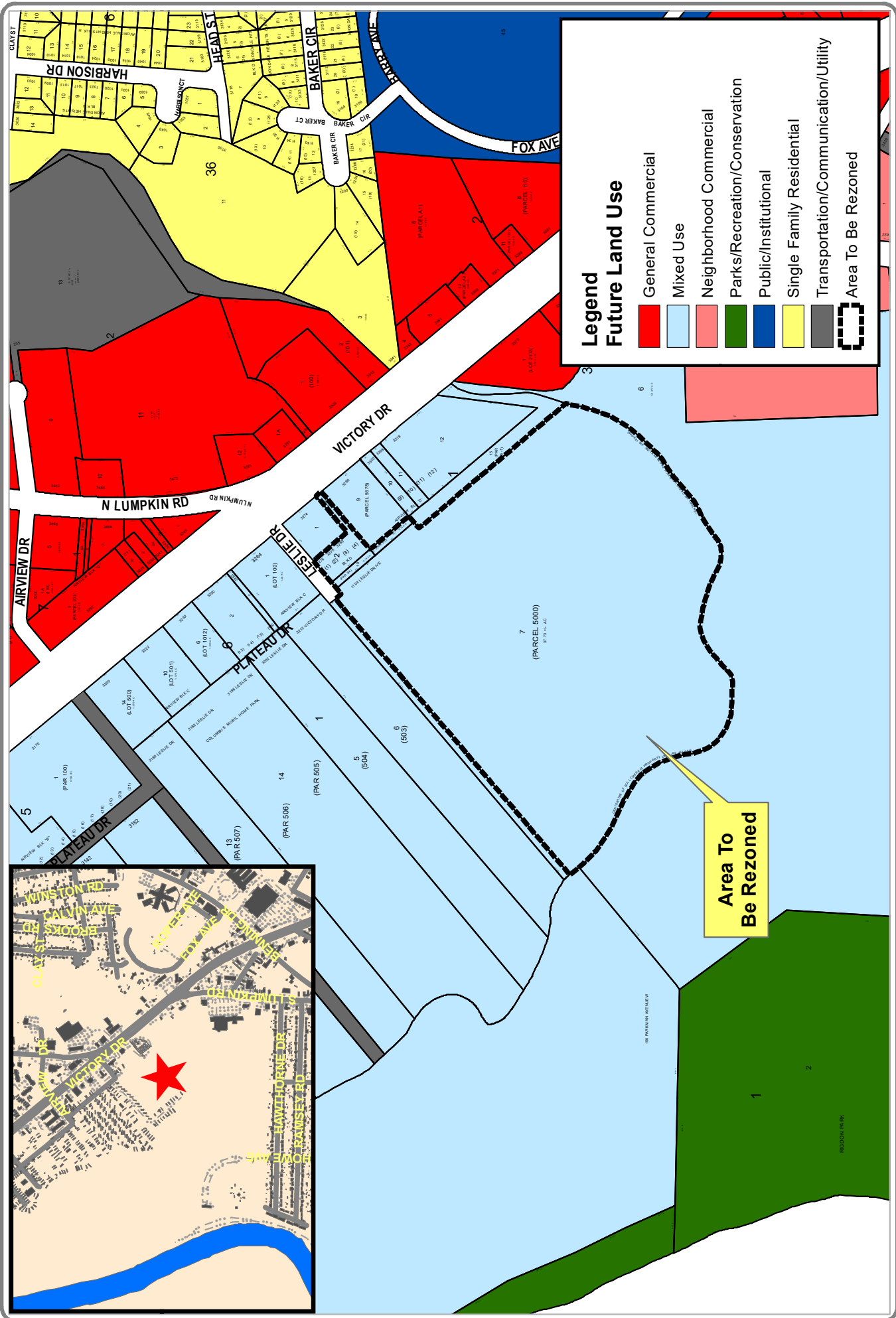
- General Commercial
- Mobile Homes/Trailer Park
- Parks/Recreation/Conservation
- Public/Institutional
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned

0 250 500 Feet
 1 inch = 500 feet
 Data Source: IT/GIS
 Author: David Cooper

Existing Land Use Map for REZN 11-21-2151
 Map 044 Block 001 Lots 007 & 010
 Map 045 Block 001 Lots 002 & 017
 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: 11/17/2021



0 250 500 Feet
1 inch = 500 feet
Data Source: IT/GIS
Author: David Cooper

Future Land Use Map for REZN 11-21-2151
Map 044 Block 001 Lots 007 & 010
Map 045 Block 001 Lots 002 & 017
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: 11/17/2021

REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 11-21-2151
PROJECT 1104 Leslie Drive & 3276 Victory Drive
CLIENT
REZONING REQUEST RMF1 & GC to PUD

LAND USE

Trip Generation Land Use Code* 210, 220, 251, & 814
 Existing Land Use Residential-Multi-Family 1 (RMF1) & General Commercial (GC)
 Proposed Land Use Planned Use Development (PUD)
 Existing Trip Rate Unit RMF1 & GC - Acreage converted to square footage.
 Proposed Trip Rate Unit PUD - Number of Units for Single Family, Multi-Family, & Senior Housing

TRIP END CALCULATION*

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
Apartment	220	RMF1	38.34 Acres	6.65	1,481
Specialty Retail Center	814	GC	0.28 Acres	44.32	68
				42.04	64
				20.43	31
				Total	1,644
Daily (Proposed Zoning)					
Single Family Residential	210	PUD	43 Lots	9.57	412
Apartment	220	PUD	56 Units	6.65	372
Senior Adult Housing - Detached	251	PUD	130 Units	3.71	482
				Total	1,266

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

TRAFFIC PROJECTIONS

EXISTING ZONING (RMF1 & GC)

Name of Street	Victory Drive
Street Classification	Expressway
No. of Lanes	6
City Traffic Count (2020)	27,400
Existing Level of Service (LOS)**	B
Additional Traffic due to Existing Zoning	1,644
Total Projected Traffic (2021)	29,044
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)

PROPOSED ZONING (PUD)

Name of Street	Victory Drive
Street Classification	Expressway
No. of Lanes	6
City Traffic Count (2020)	27,400
Existing Level of Service (LOS)**	B
Additional Traffic due to Proposed	1,266
Total Projected Traffic (2021)	28,666
Projected Level of Service (LOS)**	B

RMF-2
 Elliott's Walk Minimum Master Planned
 Development Standards & Variances

Item	Standard	Request	Justification
1.1
1.2
1.3
1.4
1.5
1.6
1.7
1.8
1.9
1.10
1.11
1.12
1.13
1.14
1.15
1.16
1.17
1.18
1.19
1.20

Elliott's Walk - Trip Generation Table

Activity	Personnel	Family	Other	Total
1.1
1.2
1.3
1.4
1.5
1.6
1.7
1.8
1.9
1.10
1.11
1.12
1.13
1.14
1.15
1.16
1.17
1.18
1.19
1.20

POD # 3
 Total Area: 148.48 Ac.
 Proposed Units: 1,000
 Total Number of Dwellings: 1,000

Elliott's Walk Underlying Zoning & Variances

Item	Standard	Request	Justification
1.1
1.2
1.3
1.4
1.5
1.6
1.7
1.8
1.9
1.10
1.11
1.12
1.13
1.14
1.15
1.16
1.17
1.18
1.19
1.20



Elliott's Walk - Conceptual Master Plan

Item	Description	Area (Ac.)	Notes
1.1
1.2
1.3
1.4
1.5
1.6
1.7
1.8
1.9
1.10
1.11
1.12
1.13
1.14
1.15
1.16
1.17
1.18
1.19
1.20

Elliott's Walk - Pod Breakdown Table

Pod	Area (Ac.)	Units	Dwellings	Notes
POD # 1
POD # 2
POD # 3
POD # 4
POD # 5
POD # 6
POD # 7
POD # 8
POD # 9
POD # 10
POD # 11
POD # 12
POD # 13
POD # 14
POD # 15
POD # 16
POD # 17
POD # 18
POD # 19
POD # 20



ELLIOTT'S WALK
 PUD - Pod Master Concept Plan
 31903

