



CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

### REZN-09-21-1746

<b>Applicant:</b>	Whiteoak Grove, LLC
<b>Owner:</b>	Calvin Koonce
<b>Location:</b>	3294 Confetti Blush Drive
<b>Parcel:</b>	073-021-001
<b>Acreage:</b>	148.54 Acres
<b>Current Zoning Classification:</b>	PMUD (Planned Mixed Use Development)
<b>Proposed Zoning Classification:</b>	RE1 (Residential Estate) / RMF1 (Residential Multifamily 1) / RO (Residential Office)
<b>Current Use of Property:</b>	Planned Mixed Use Development
<b>Proposed Use of Property:</b>	Single Family / Townhomes / Apartments / Natural Area
<b>Council District:</b>	District 2 (Davis)
<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 A
<b>Current Land Use Designation:</b>	Multifamily

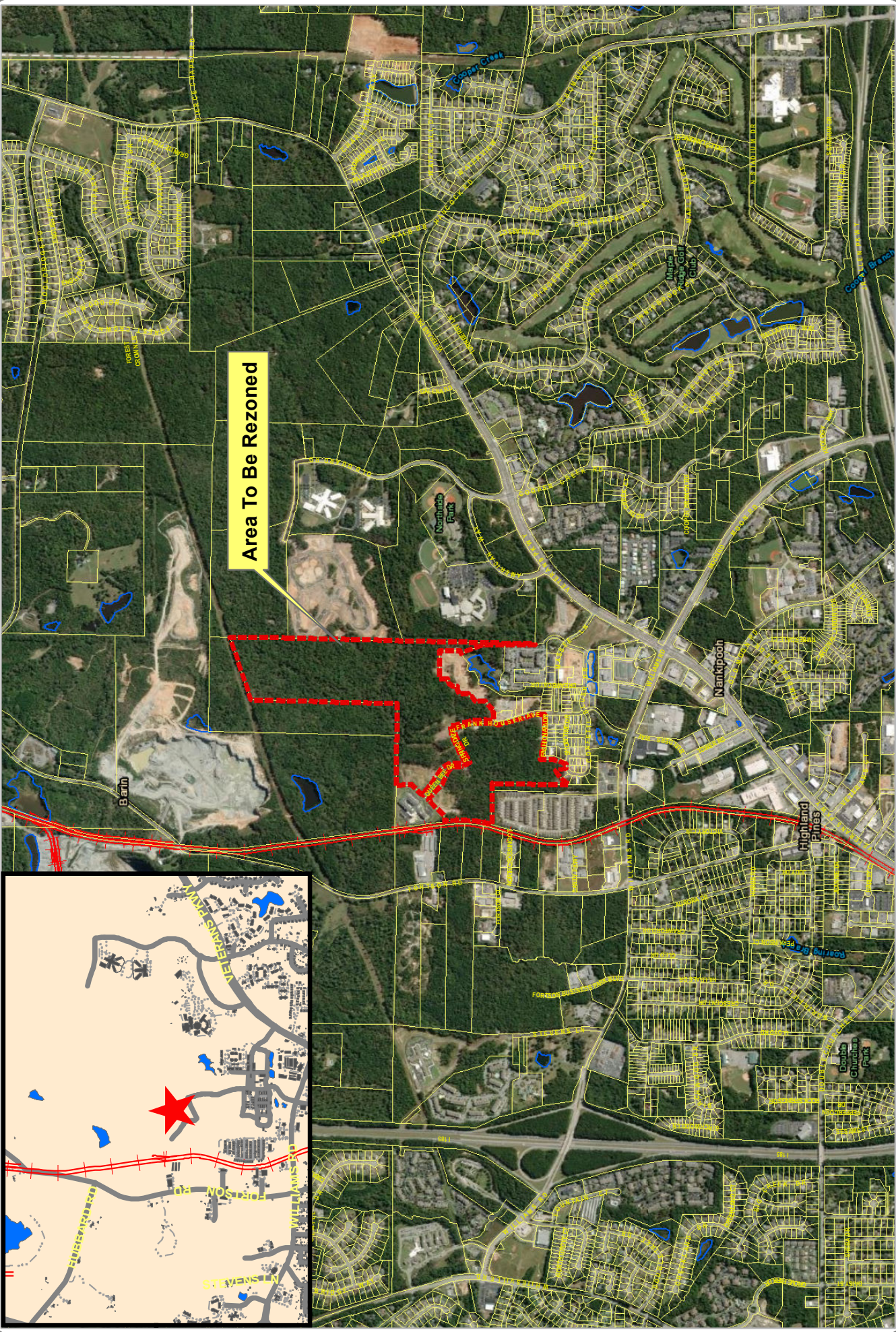
<b>Future Land Use Designation:</b>		Mixed Use
<b>Compatible with Existing Land-Uses:</b>		Yes
<b>Environmental Impacts:</b>		The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit 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 3,130 trips if used for residential/commercial uses. The Level of Service (LOS) will remain at level B.
<b>Traffic Engineering:</b>		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential/commercial usage.
<b>Surrounding Zoning:</b>	<b>North</b>	RE1 (Residential Estate 1)
	<b>South</b>	PMUD (Planned Mixed-Use Development)
	<b>East</b>	RO (Residential Office) / RE1 (Residential Estate 1)
	<b>West</b>	PUD (Planned Unit Development) / RE1 Residential Estate 1) / 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>Fifty-five (55)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received <b>no</b> 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

Site Plan



**Area To Be Rezoned**



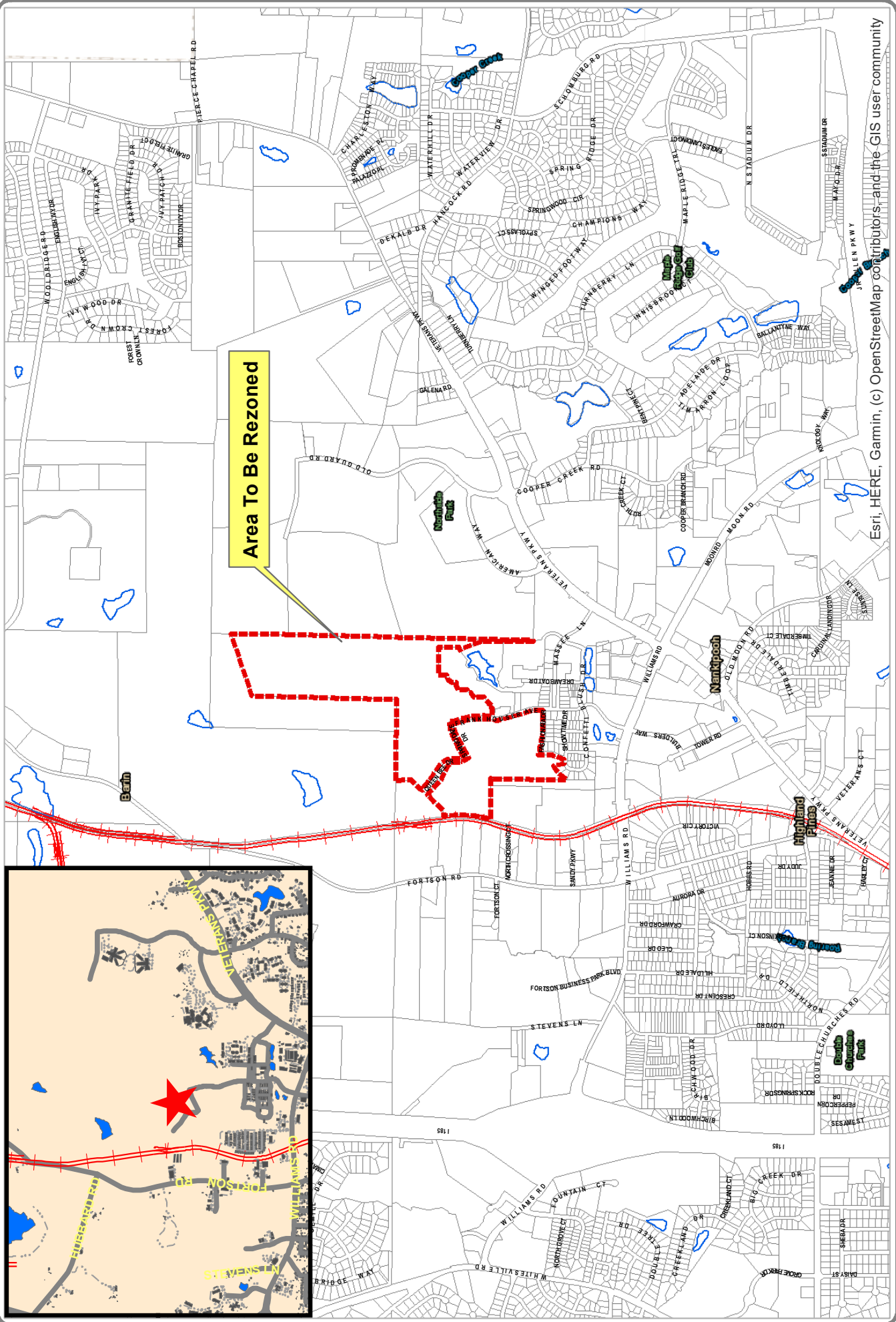
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 1 inch = 2,000 feet  
 Data Source: IT/GIS  
 Author: DavidCooper

**Aerial Map for REZN 09-21-1746**  
**Map Map 073 Block 021 Lot 001**  
 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: 9/14/2021



**Area To Be Rezoned**

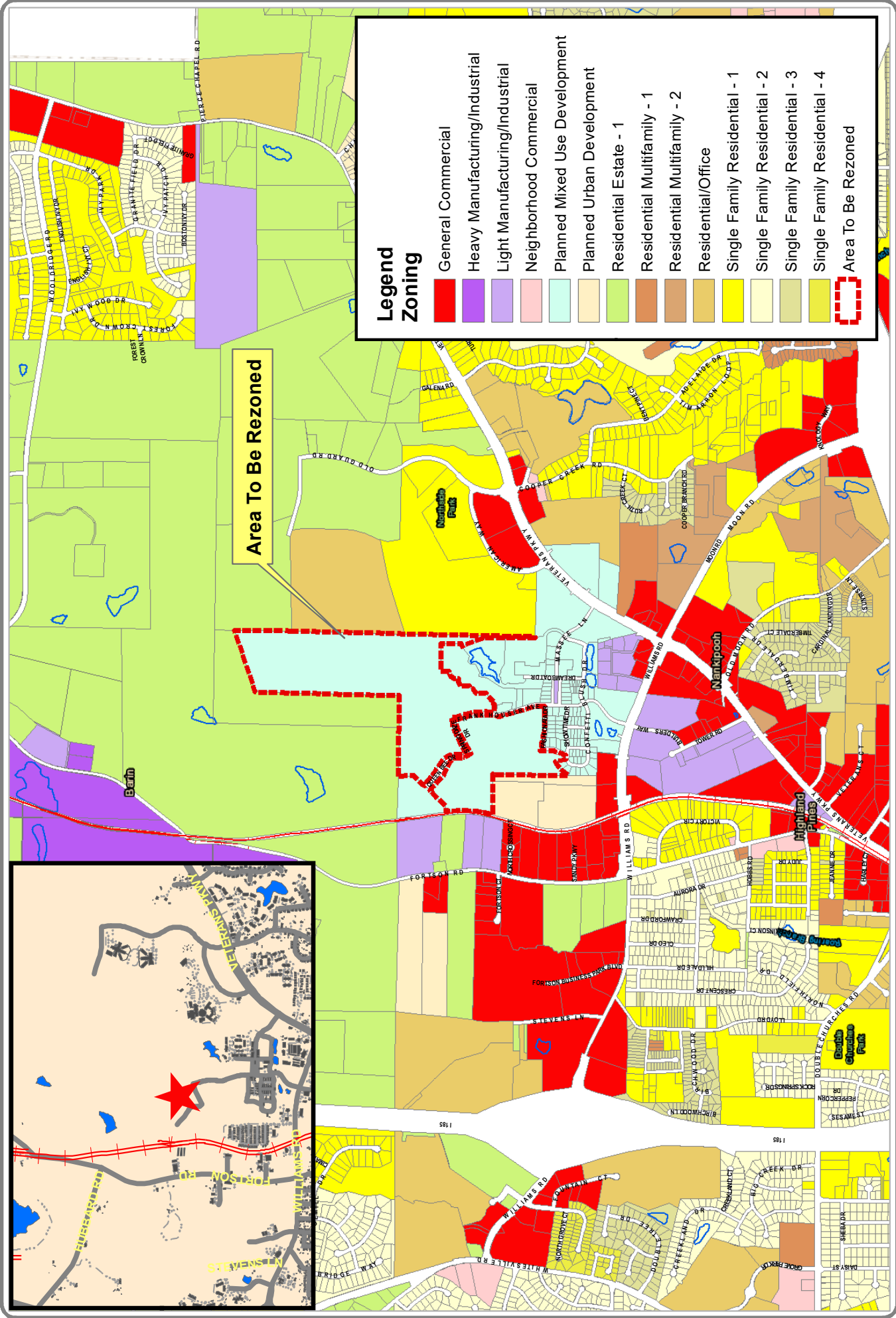
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Location Map for REZN 09-21-1746  
 Map 073 Block 021 Lot 001  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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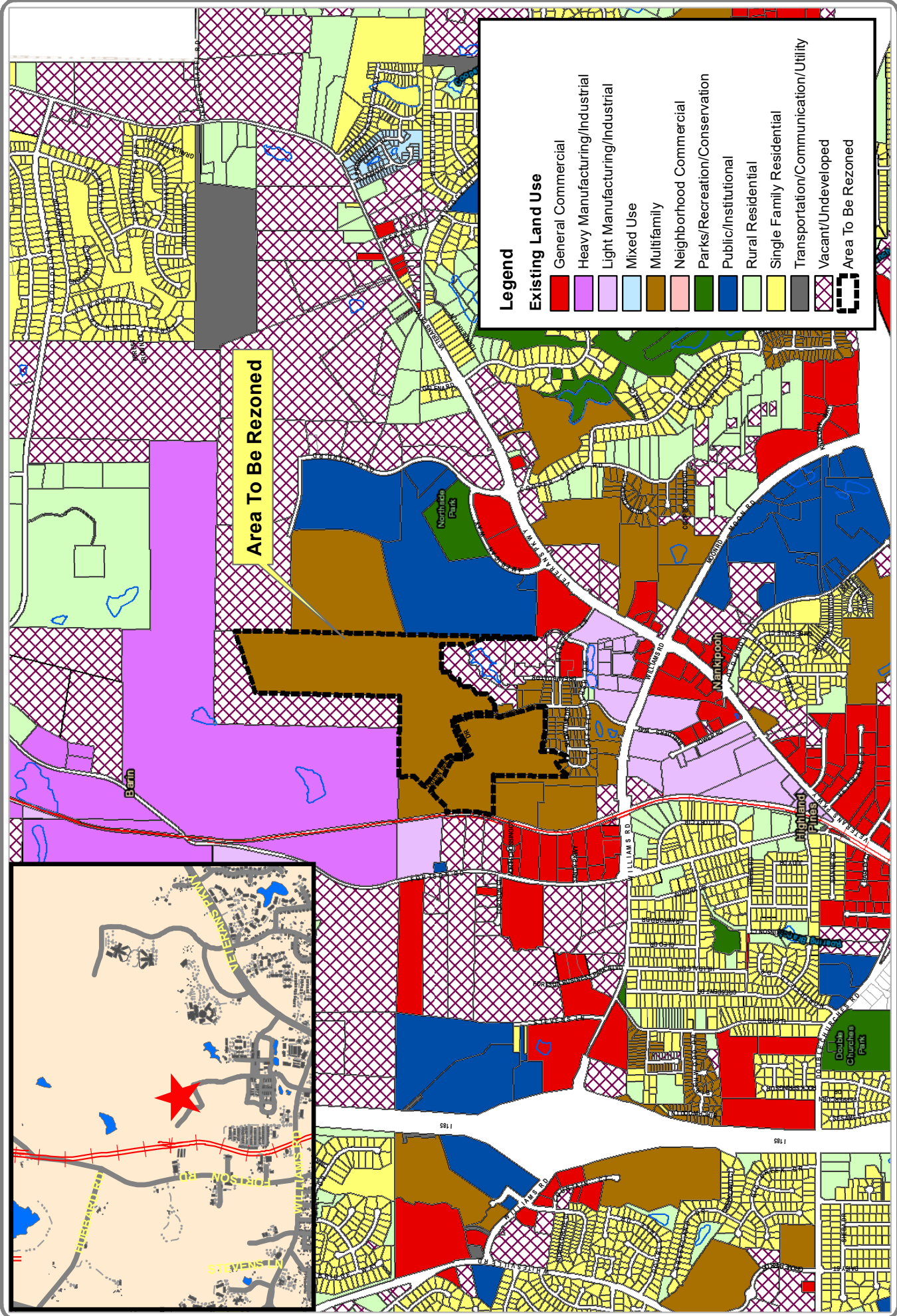


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Zoning Map for REZN 09-21-1746  
Map Map 073 Block 021 Lot 001  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

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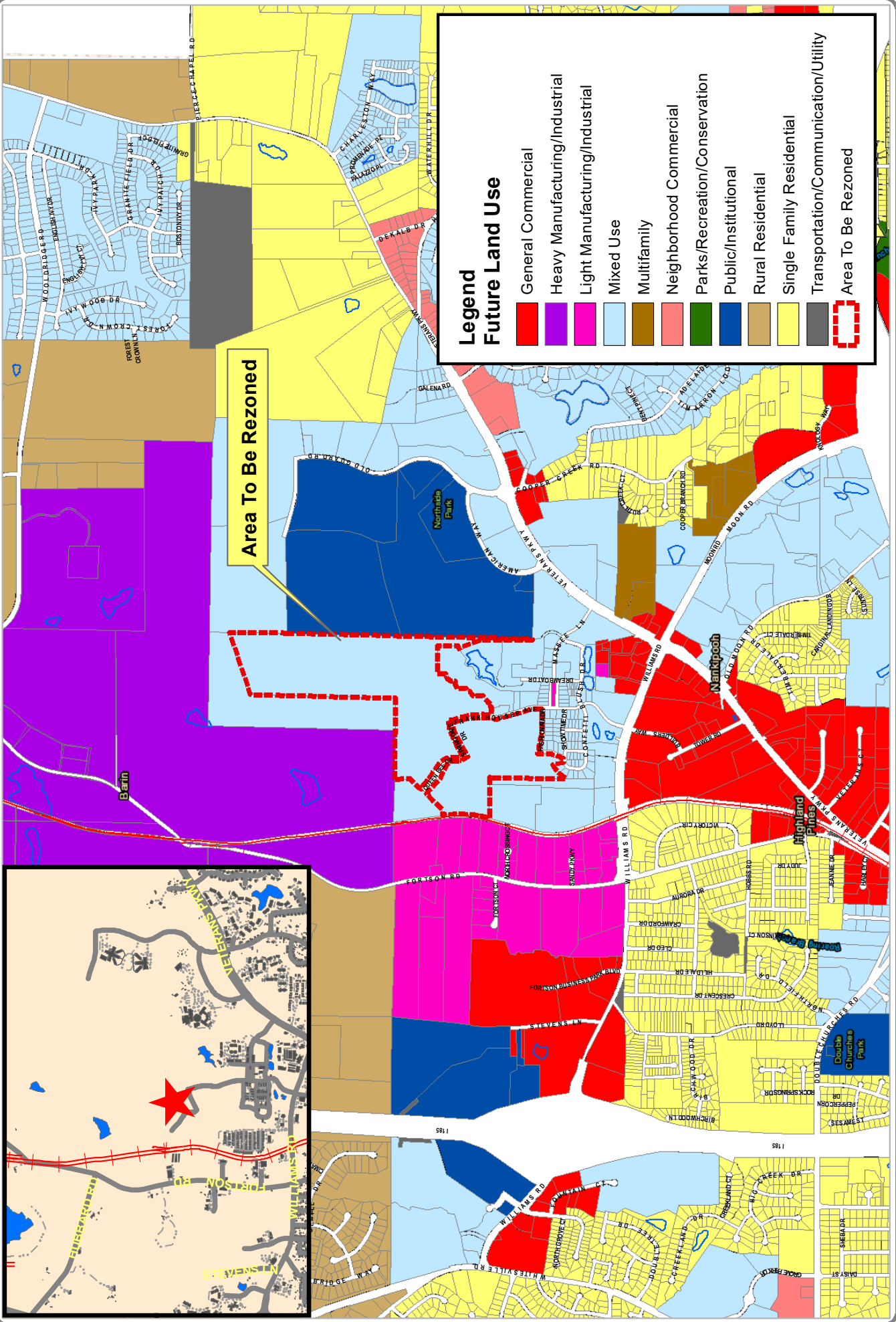


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Existing Land Use Map for REZN 09-21-1746  
 Map Map 073 Block 021 Lot 001  
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### Legend Future Land Use

- General Commercial
- Heavy Manufacturing/Industrial
- Light Manufacturing/Industrial
- Mixed Use
- Multifamily
- Neighborhood Commercial
- Parks/Recreation/Conservation
- Public/Institutional
- Rural Residential
- Single Family Residential
- Transportation/Communication/Utility
- Area To Be Rezoned

**Area To Be Rezoned**



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Author: DavidCooper

**Future Land Use Map for REZN 09-21-1746**  
**Map 073 Block 021 Lot 001**  
 Planning Department-Planning Division  
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Date: 9/14/2021



# REZONING TRAFFIC ANALYSIS FORM

**ZONING CASE NO.** REZN 09-21-1746  
**PROJECT** 3294 Confetti Blush Drive  
**CLIENT**  
**REZONING REQUEST** PMUD to RMF1 & RO

**LAND USE**

Trip Generation Land Use Code\* 210 & 220  
 Existing Land Use Planned Mixed Use Development - (PMUD)  
 Proposed Land Use Residential Multi-Family 1 (RMF1) & Residential Office (RO)  
 Existing Trip Rate Unit PMUD  
 Proposed Trip Rate Unit RMF1 & RO - Number of Lots & Units

**TRIP END CALCULATION\***

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
<b>Daily (Existing Zoning)</b>					
				<b>Total</b>	<b>0</b>
<b>Daily (Proposed Zoning)</b>					
Single Family Detached Housing	210	RMF1	188 Lots	9.57	1,800
Apartment	220	RO	200 Units	6.65	1,330
				<b>Total</b>	<b>3,130</b>

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

**TRAFFIC PROJECTIONS**

**EXISTING ZONING (PMUD)**

Name of Street	Veteran's Parkway
Street Classification	Divided Arterial
No. of Lanes	4
City Traffic Count (2019)	14,400
Existing Level of Service (LOS)**	B
Additional Traffic due to Existing Zoning	
Total Projected Traffic (2021)	
Projected Level of Service (LOS)**	

**PROPOSED ZONING (RMF1 & RO)**

Name of Street	Veteran's Parkway
Street Classification	Divided Arterial
No. of Lanes	4
City Traffic Count (2019)	14,400
Existing Level of Service (LOS)**	B
Additional Traffic due to Proposed	3,130
Total Projected Traffic (2021)	17,530
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)*



NOTE: This drawing is conceptual in nature and as such is subject to change without notice.

Prepared by:  
Historical Concepts

MASTER PLAN  
for  
OLD TOWN  
- Columbus, Georgia -

September 2, 2021