

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-09-22-1674

Applicant:	Truth Springs
Owner:	Truth Spring, Inc & Truth Spring Real Estate, LLC
Location:	3201 / 3203 / 3205 / 3209 / 3213 / 3215 / 3217 / 3223 6th Avenue
Parcel:	014-018-022 / 023 / 024 / 025 / 046 / 026 / 026A / 026B
Acreage:	0.81 Acres
Current Zoning Classification:	RMF2 (Residential Multifamily 2) LMI (Light Manufacturing / Industrial)
Proposed Zoning Classification:	RMF1 (Residential Mutlifamily 1) with the following conditions: 1) Front setback requirement reduced to 10’.
Current Use of Property:	Vacant
Proposed Use of Property:	Dwelling, Single Family, Detached
Council District:	District 8 (Walker)
PAC Recommendation:	Conditional Approval based on the Staff Report and compatibility with existing land uses.
Planning Department Recommendation:	Conditional Approval based on compatibility with existing land uses.
Fort Benning’s Recommendation:	N/A
DRI Recommendation:	N/A

General Land Use:		Consistent Planning Area F
Current Land Use Designation:		Single Family Residential
Future Land Use Designation:		Single Family Residential
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 increase to 56 trips up from 30 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	RMF2 (Residential Multifamily 2)
	South	NC (Neighborhood Commercial)
	East	RMF2 (Residential Multifamily 2)
	West	RMF1 (Residential Multifamily 1)
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 LMI zoning district. The 3 options under Category A are: <ul style="list-style-type: none"> 1) 5 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) 20 feet undisturbed natural buffer.
Attitude of Property Owners:		Fifty (50) 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.

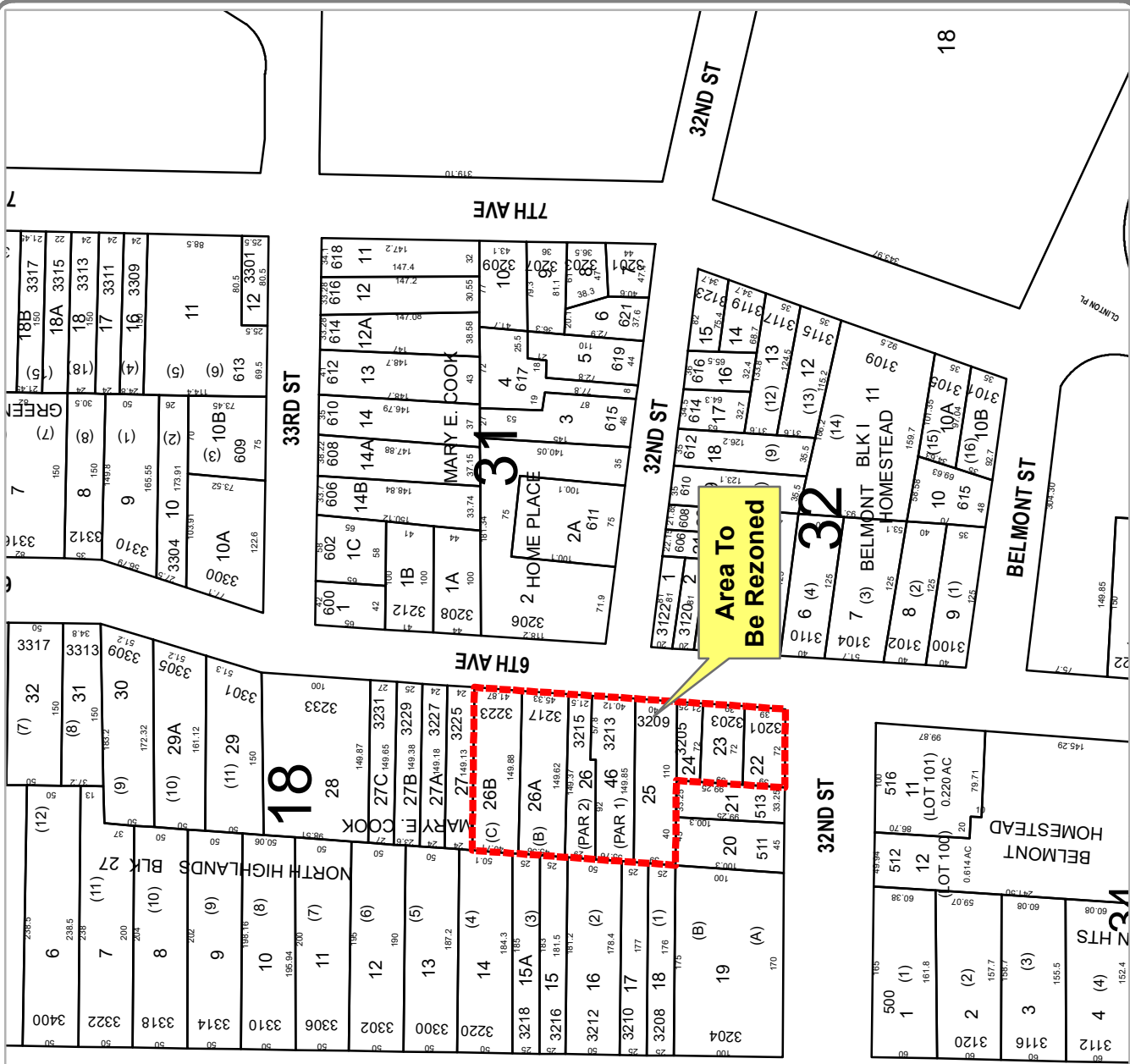
Approval 0 Responses
Opposition 0 Responses

Additional Information: N/A

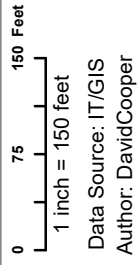
Attachments:
Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Traffic Report
Flood Map



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Area To Be Rezoned

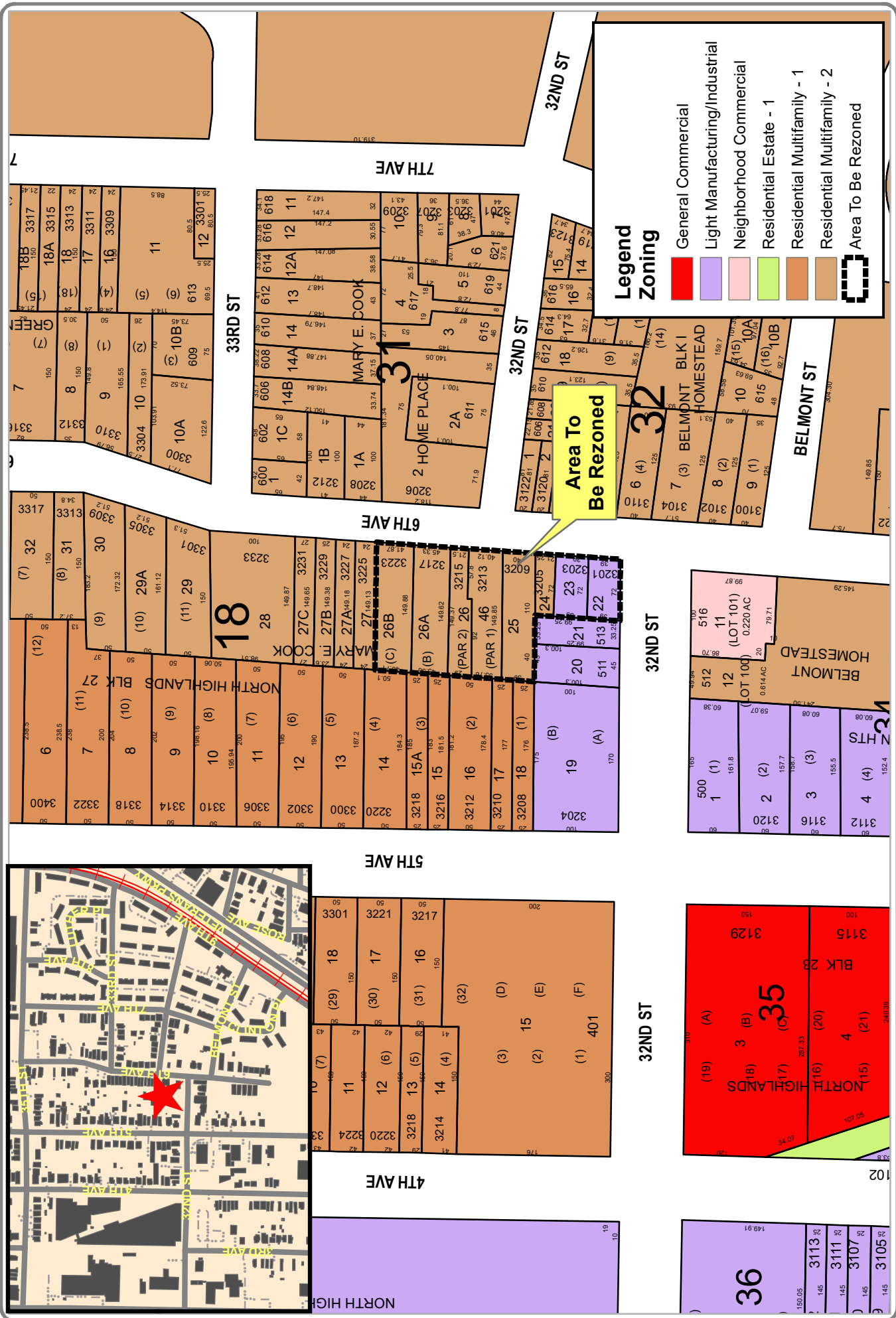


Data Source: IT/GIS
Author: David Cooper

Location Map for REZN09-22-1674
Map 014 Block 018 Lot 004, 022, 023, 025, 026, 026A, 026B, & 046
Planning Department-Planning Division
Prepared By Planning GIS Tech

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Date: 9/12/2022

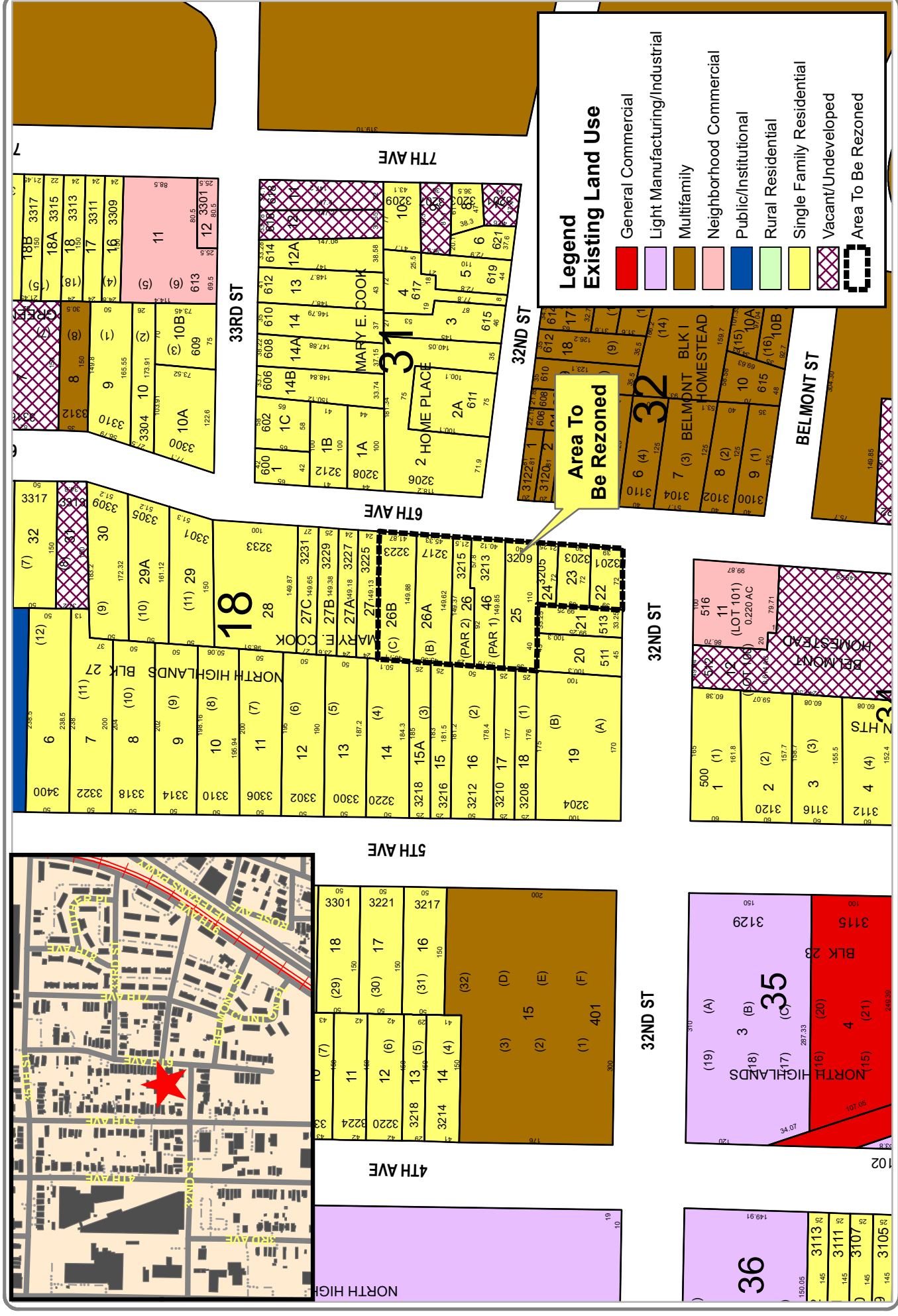


150 Feet
0 75 150 feet
1 inch = 150 feet
Data Source: IT/GIS
Author: David Cooper

Zoning Map for REZN09-22-1674
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Legend Existing Land Use

- General Commercial
- Light Manufacturing/Industrial
- Multifamily
- Neighborhood Commercial
- Public/Institutional
- Rural Residential
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned

Area To Be Rezoned



150 Feet
0 75 150 feet
1 inch = 150 feet
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Author: David Cooper

Existing Land Use Map for REZN09-22-1674

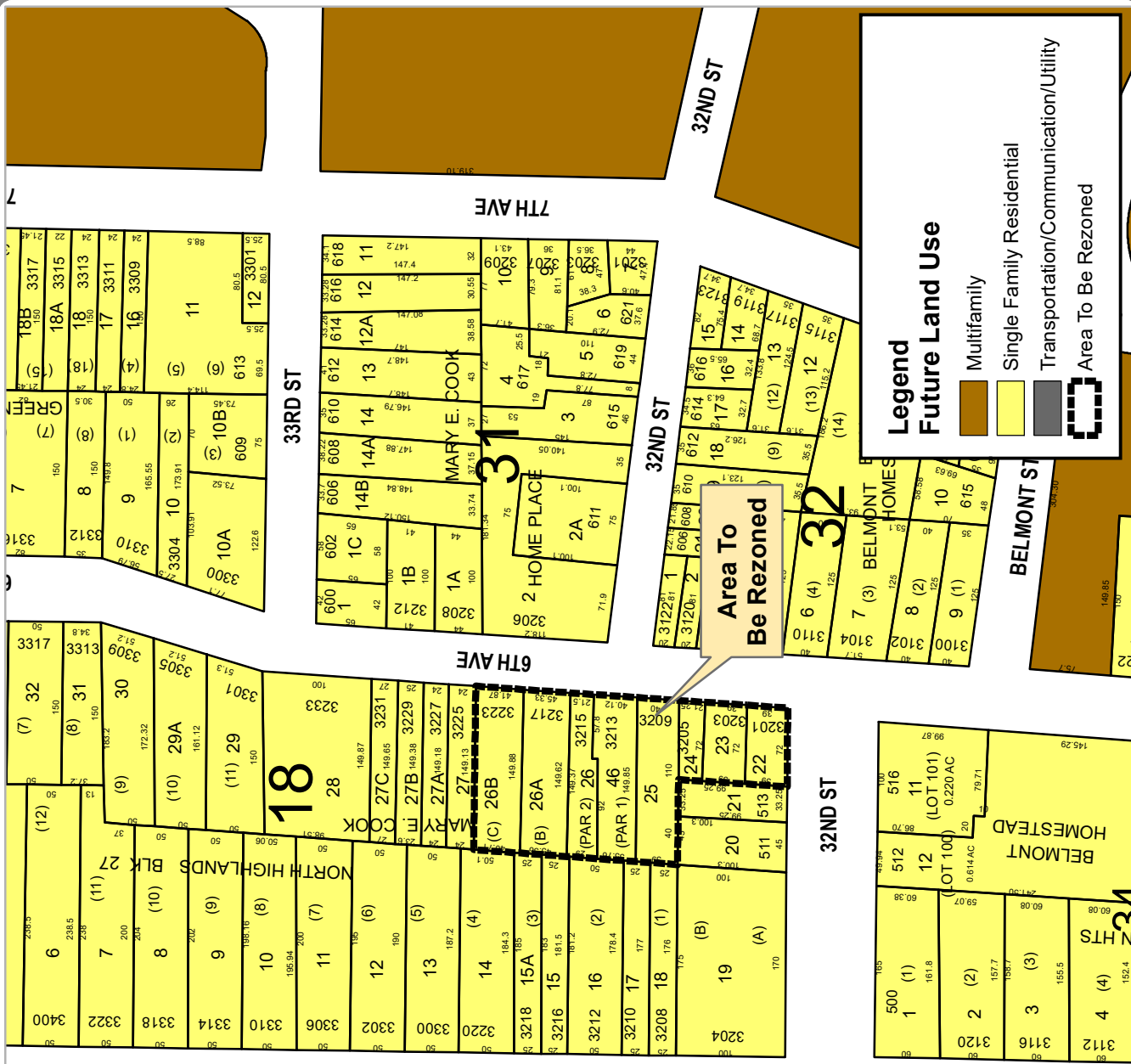
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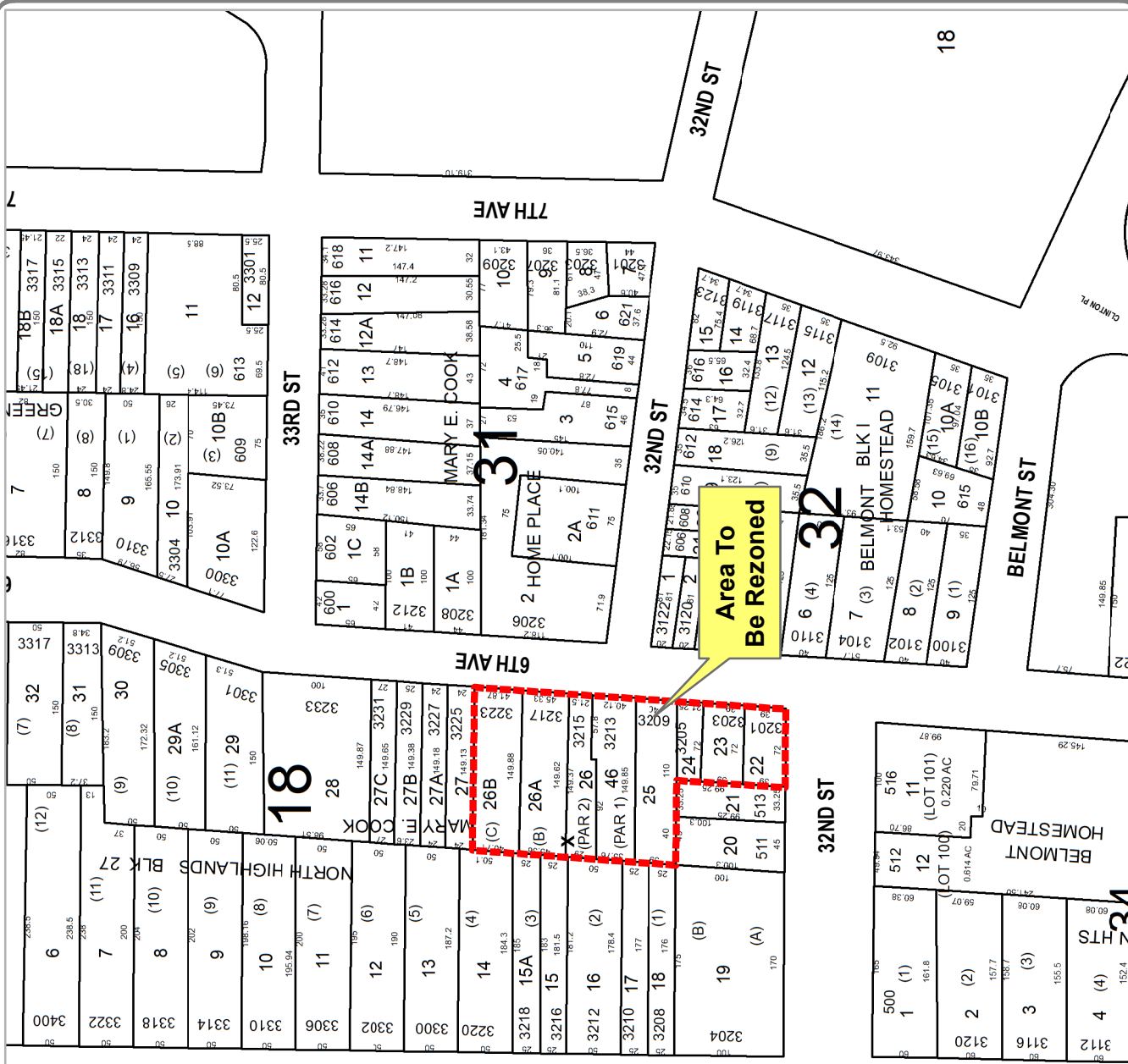
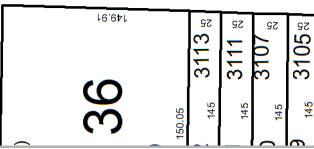
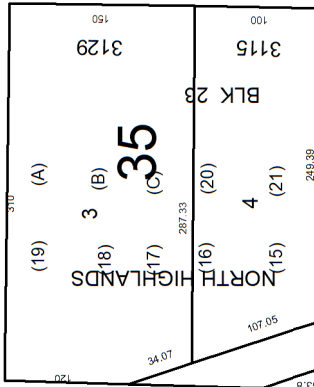
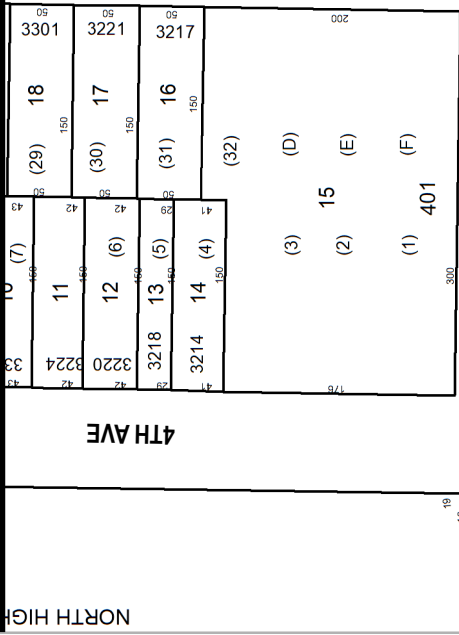


Future Land Use Map for REZN09-22-1674
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Flood Zone Map for REZN09-22-1674
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 Prepared By Planning GIS Tech

Date: 9/12/2022

REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 09-22-1674
PROJECT 3223 to 3201 6th Avenue
CLIENT
REZONING REQUEST RMF2 & LMI to RMF1

LAND USE

Trip Generation Land Use Code* 110, 220 & 210
 Existing Land Use Residential-Multi-Family 2 (RMF2) & Light Manufacturing-Industrial (LMI)
 Proposed Land Use Residential-Multi-Family 1 (RMF1)
 Existing Trip Rate Unit RMF2 & LMI - Acreage converted to square footage.
 Proposed Trip Rate Unit RMF1 - Acreage converted to square footage.

TRIP END CALCULATION*

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
General Light Industrial	110	LMI	0.12 Acres	4.87	3
Multi-Family Housing (Low-Rise)	220	RMF2	0.70 Acres	6.74	27
				Total	30
Daily (Proposed Zoning)					
Single Family Detached Housing	210	RMF1	0.82 Acres	9.43	56
				Total	56

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

TRAFFIC PROJECTIONS

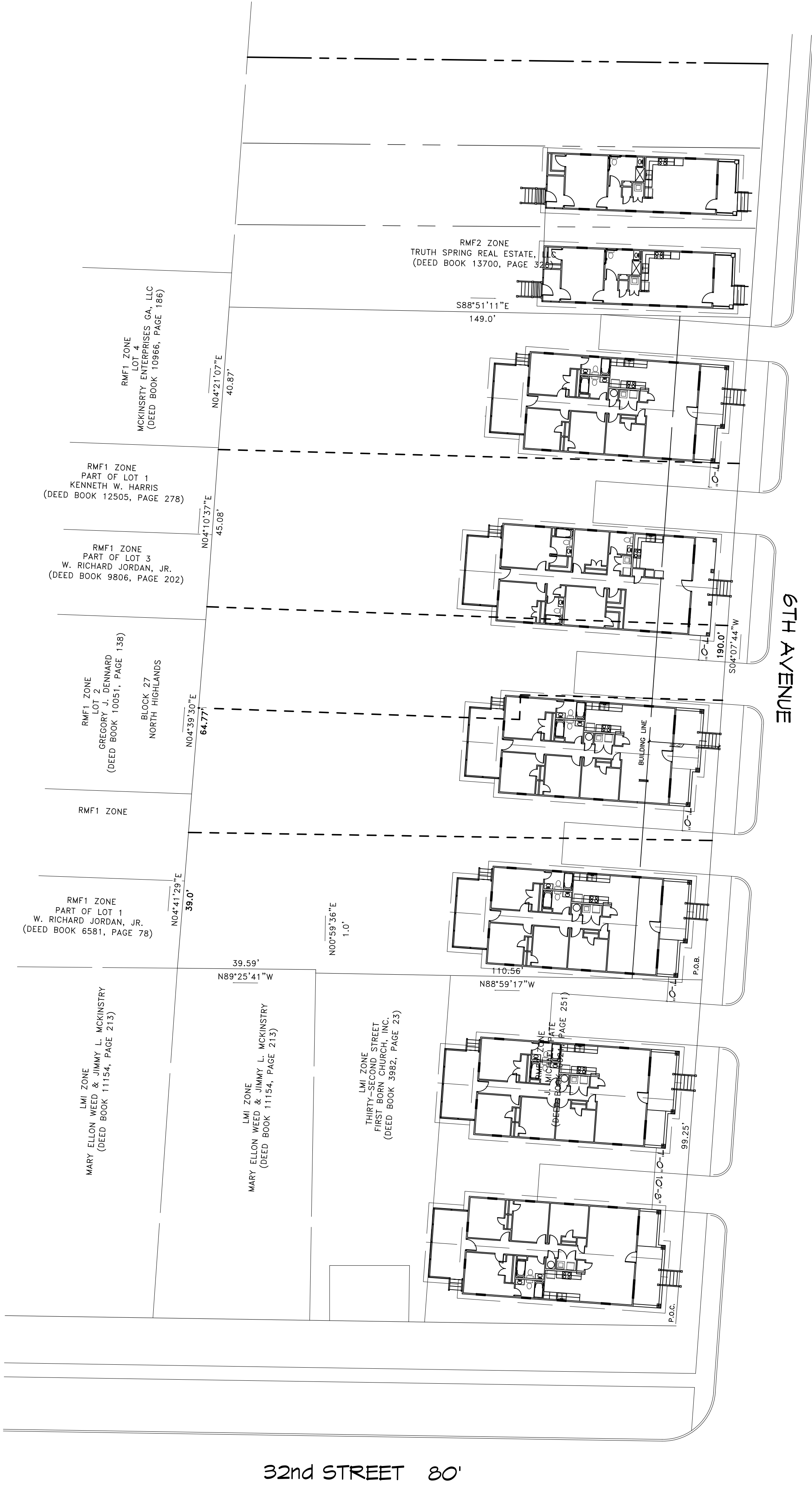
EXISTING ZONING (RMF2 & LMI)

Name of Street	Veteran's Parkway
Street Classification	Divided Arterial
No. of Lanes	6
City Traffic Count (2020)	24,800
Existing Level of Service (LOS)**	B
Additional Traffic due to Existing Zoning	30
Total Projected Traffic (2021)	24,830
Projected Level of Service (LOS)**	B

PROPOSED ZONING (RMF1)

Name of Street	Veteran's Parkway
Street Classification	Divided Arterial
No. of Lanes	6
City Traffic Count (2020)	24,800
Existing Level of Service (LOS)**	B
Additional Traffic due to Proposed	56
Total Projected Traffic (2021)	24,856
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)*



32nd STREET 80'

6TH AVENUE

1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

SHEET #
C 1



STOTSER AND ASSOCIATES
627 SECOND AVENUE, COLUMBUS, GA. 31901
706-571-9227 / 706-571-0806 FAX

TRUTH SPRING
6TH AVENUE HOUSES
COLUMBUS, GEORGIA

SHEET TITLE:
PROPOSED SITE LAYOUT

DATE:
2 SEPT. 2022