

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-02-24-0347

Applicant:	Ernest Smallman IV
Owner:	Ronald J Nix
Location:	4834 Warm Springs Road
Parcel:	082-044-007/8/8H/9, 083-012-002/4/5
Acreage:	6.60 Acres
Current Zoning Classification:	Single Family Residential – 1/Neighborhood Commercial (NC)
Proposed Zoning Classification:	Residential Multifamily - 2 (RMF2)
Current Use of Property:	Vacant
Proposed Use of Property:	Multifamily Residential
Council District:	District 5 (Crabb)
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:	Inconsistent Planning Area B
Current Land Use Designation:	Rural Residential and Vacant/Undeveloped

Future Land Use Designation: General Commercial and Single Family Residential

Compatible with Existing Land-Uses: Yes

Environmental Impacts: The property does 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: Not available

Traffic Engineering: This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.

Surrounding Zoning:	North	Neighborhood Commercial (NC)
	South	Single Family Residential – 1 (SFR1)
	East	Single Family Residential – 1 (SFR1)
	West	Residential Office (RO)

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 NC zoning district. The 3 options under Category A are:

- 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: **Forty Three (43)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received **two inquiry** calls and/or emails regarding the rezoning.

Approval 0 Responses

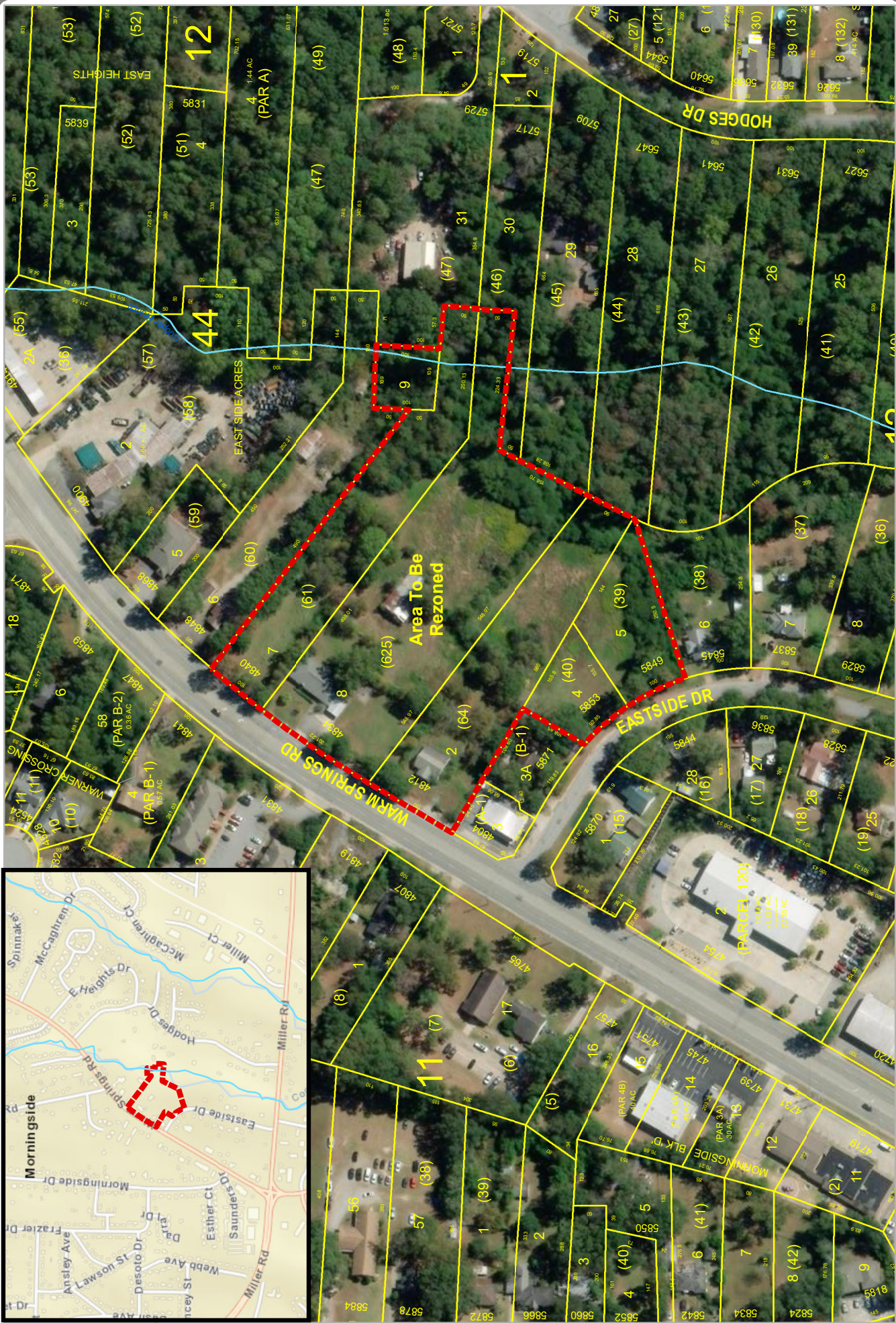
Opposition 0 Responses

Additional Information:

Senior Apartments for ages 55 and older. Three apartment buildings with 20 units each and a clubhouse.

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Flood Map
Concept Plan



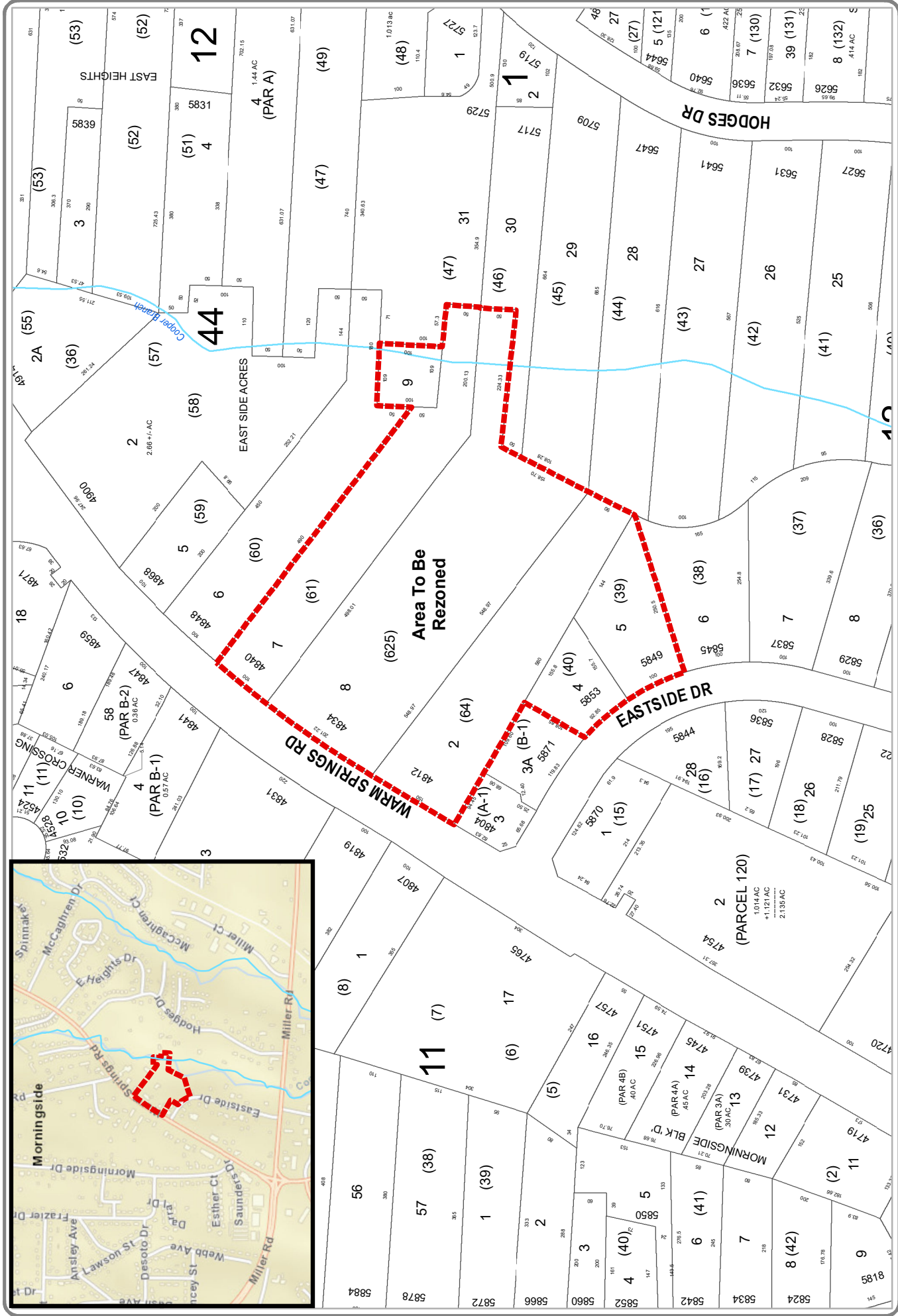
This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

Date: 3/1/2024

0 100 200 Feet
1 inch = 200 feet
Data Source: IT/GIS
Author: DavidCooper

Aerial Map for REZN 02-24-0347
2834 Warm Springs Road
Planning Department-Planning Division
Prepared By Planning GIS Tech





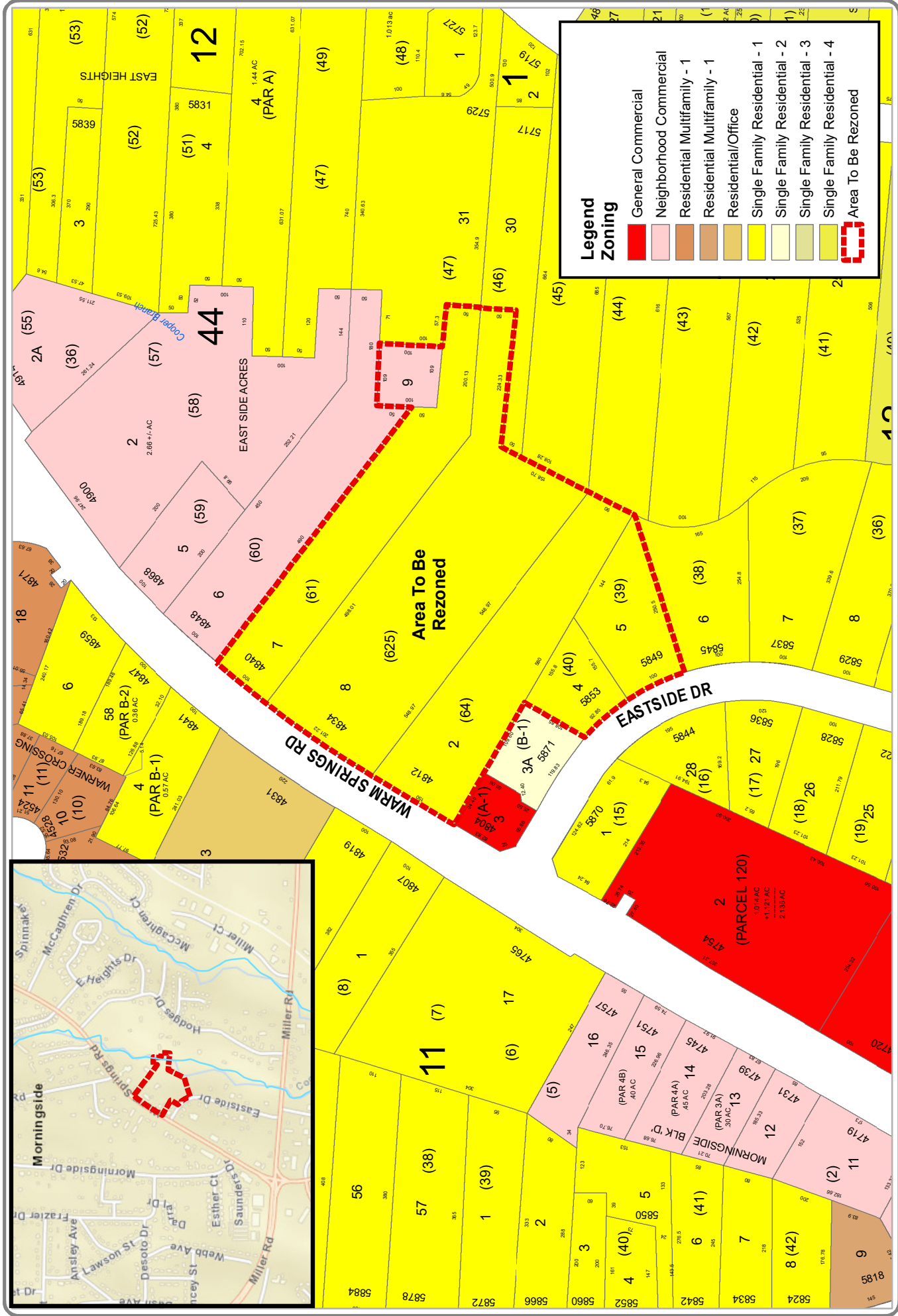
0 100 200 Feet
 1 inch = 200 feet
 Data Source: IT/GIS
 Author: DavidCooper

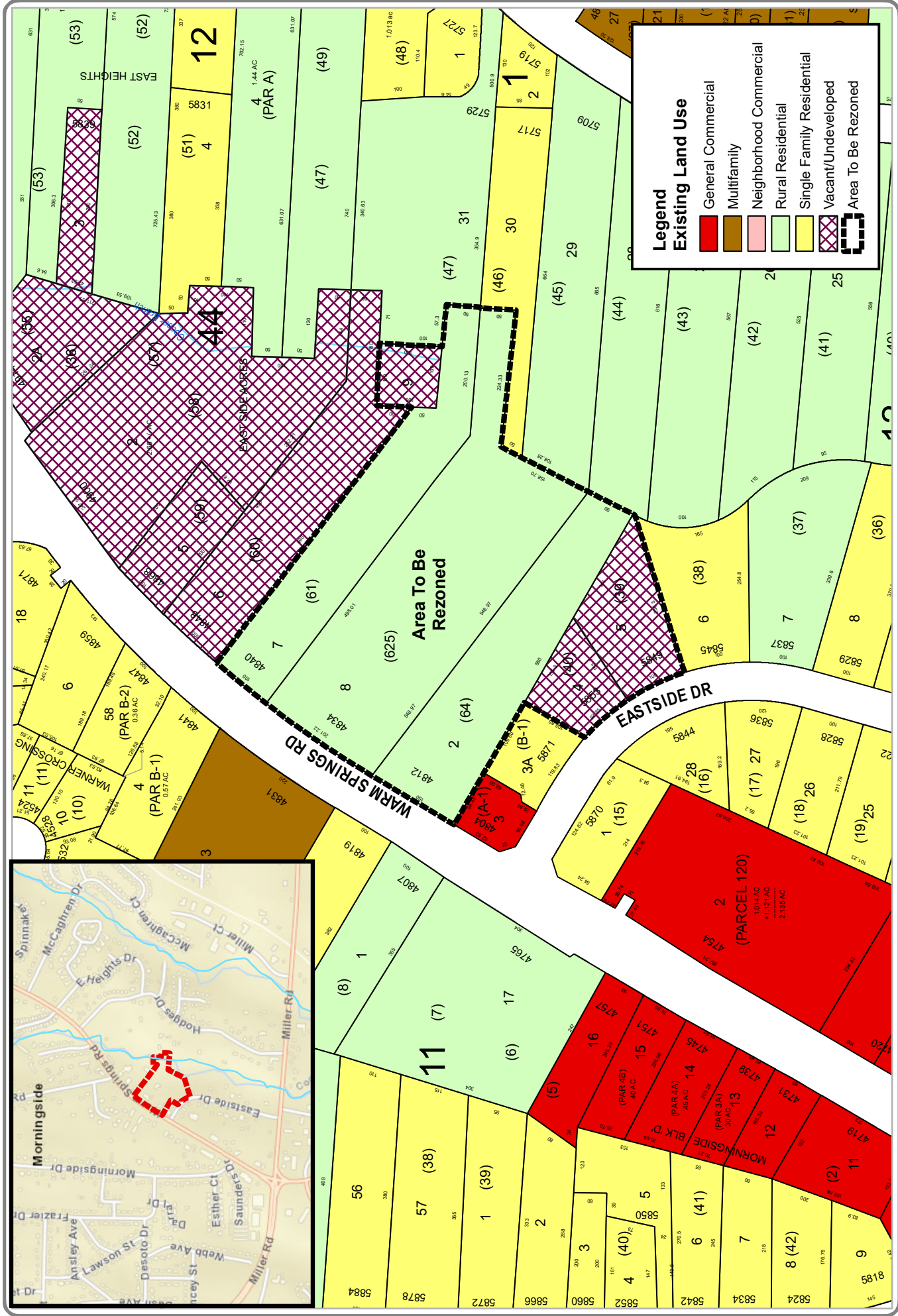
Location Map for REZN 02-24-0347
 2834 Warm Springs Road
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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.



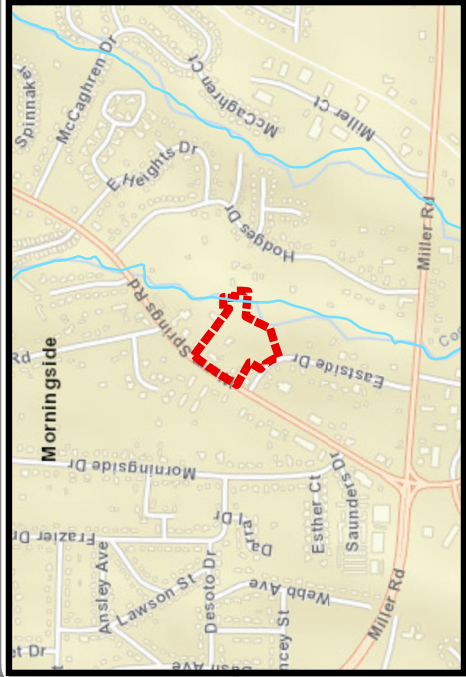
Date: 3/1/2024





Legend Existing Land Use

- General Commercial
- Multifamily
- Neighborhood Commercial
- Rural Residential
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned



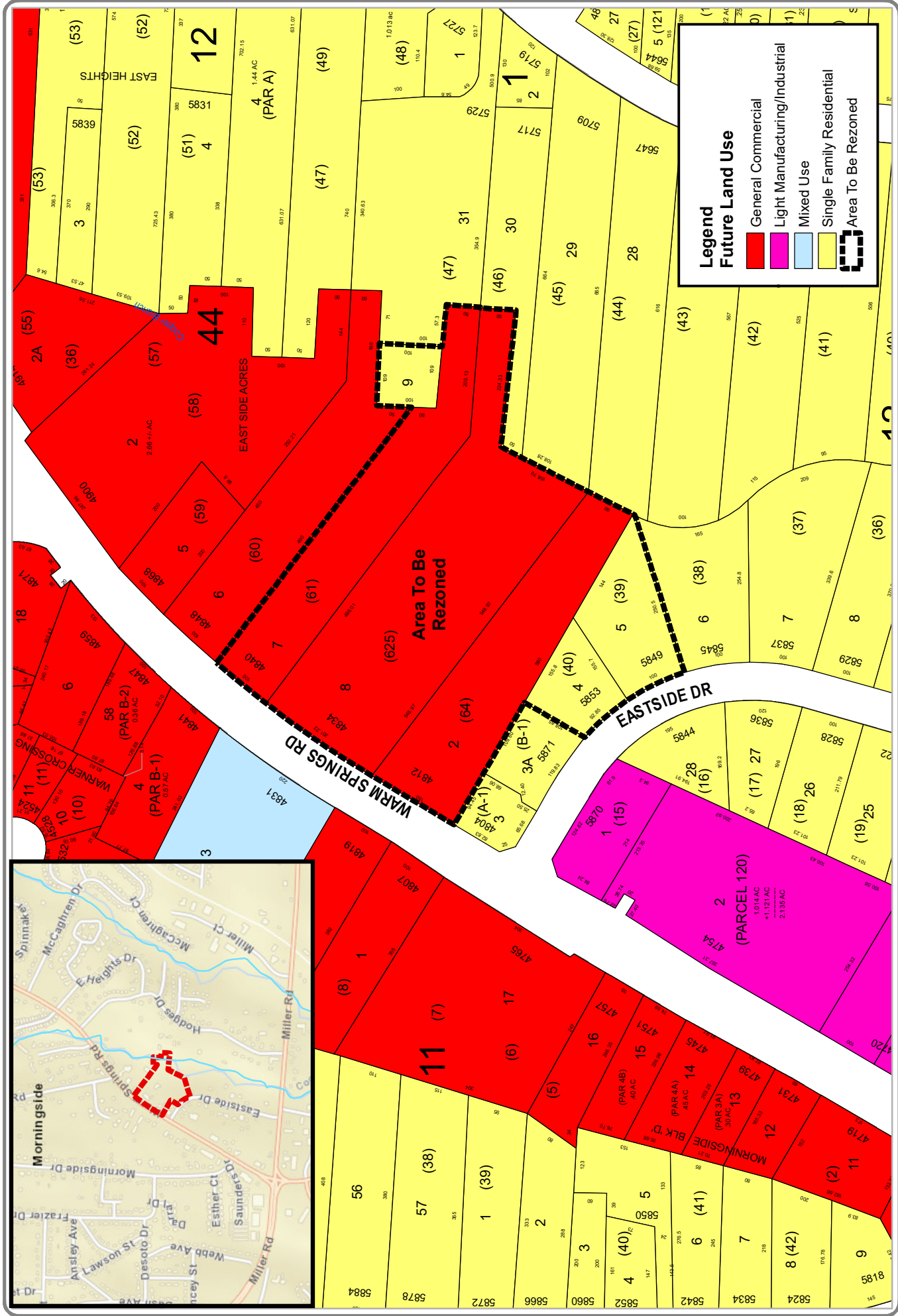
0 100 200 Feet
 1 inch = 200 feet
 Data Source: IT/GIS
 Author: DavidCooper

Existing Land Use Map for REZN 02-24-0347
 2834 Warm Springs Road
 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.

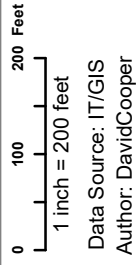
Date: 3/1/2024





**Legend
Future Land Use**

- General Commercial
- Light Manufacturing/Industrial
- Mixed Use
- Single Family Residential
- Area To Be Rezoned

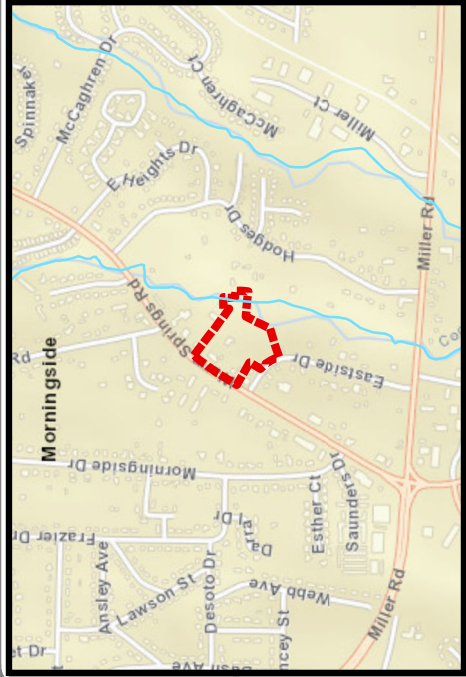
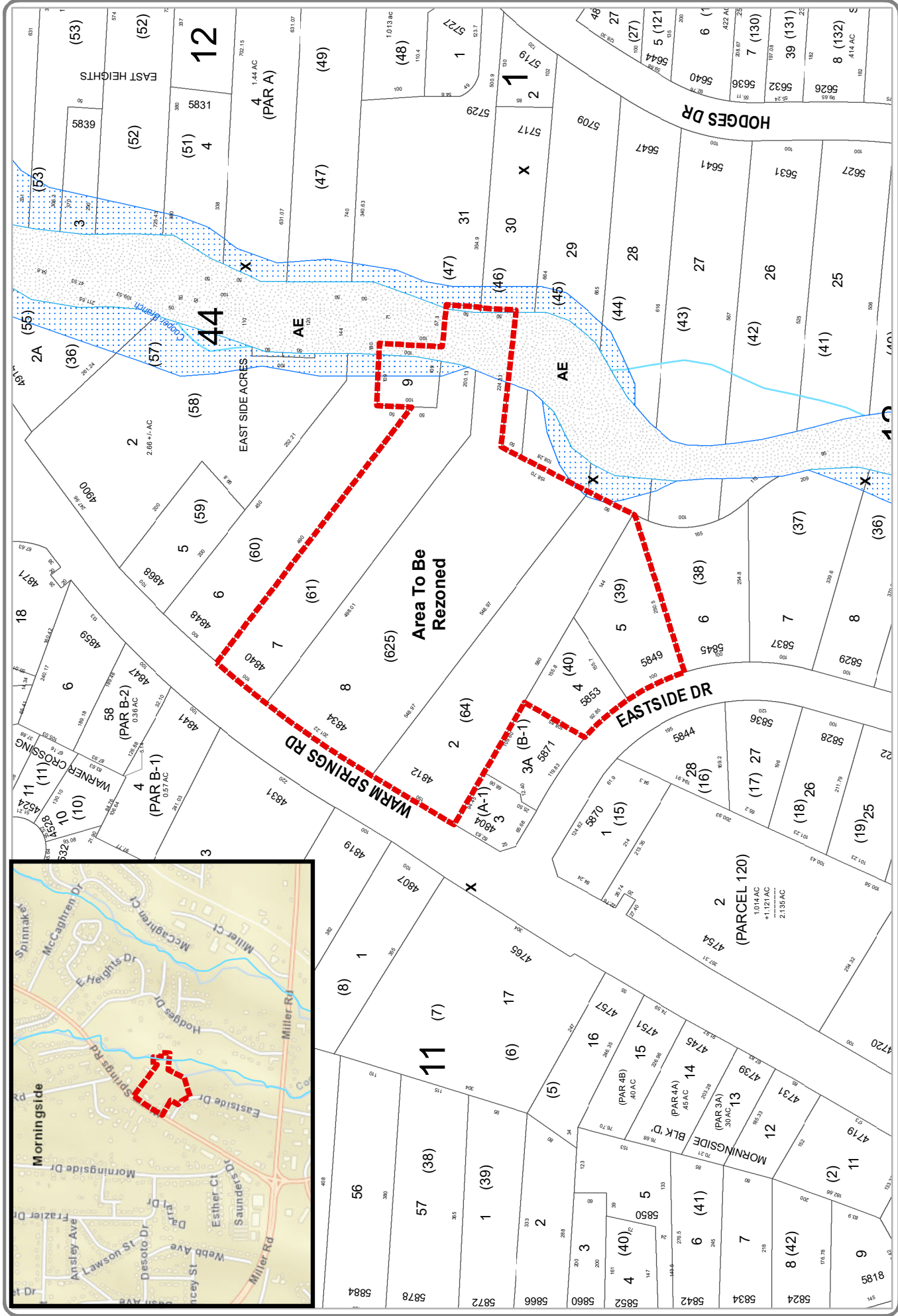


Future Land Use Map for REZN 02-24-0347
 2834 Warm Springs Road
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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: 3/1/2024





0 100 200 Feet
 1 inch = 200 feet
 Data Source: IT/GIS
 Author: DavidCooper

Flood Hazard Map for REZN 02-24-0347
 2834 Warm Springs Road
 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: 3/1/2024

