

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-11-19-6827

Applicant:	NeighborWorks Columbus
Owner:	FBC Recovery, LLC
Location:	1104 Leslie Drive
Parcel:	044-001-007
Acreage:	37.87 Acres
Current Zoning Classification:	GC (General Commercial)
Proposed Zoning Classification:	RMF1 (Residential Multifamily 1)
Current Use of Property:	Vacant / Mobile Home
Proposed Use of Property:	Residential
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:	Inconsistent Planning Area C
Current Land Use Designation:	Vacant / Mobile Home

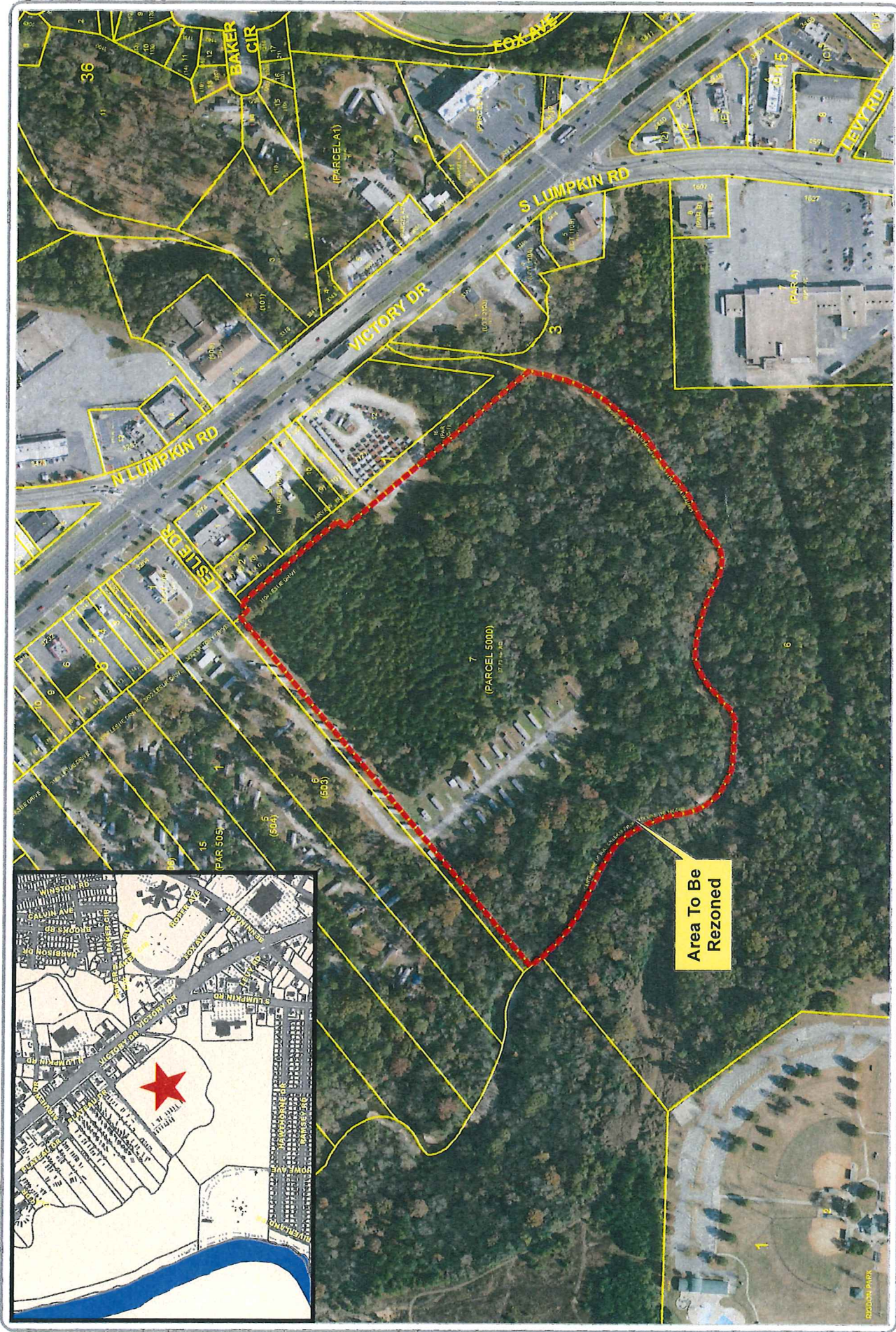
Future Land Use Designation:		Mixed Use
Compatible with Existing Land-Uses:		Yes
Environmental Impacts:		The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:		Property is served by all city services.
Traffic Impact:		Average Annual Daily Trips (AADT) will increase by 705 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	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:		The site shall include a Category A buffer along all property lines bordered by the GC zoning district. The 3 options under Category C are: <ul style="list-style-type: none"> 1) 10 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet. 2) 5 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:		Thirty (30) 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
Flood Map
Site Plan



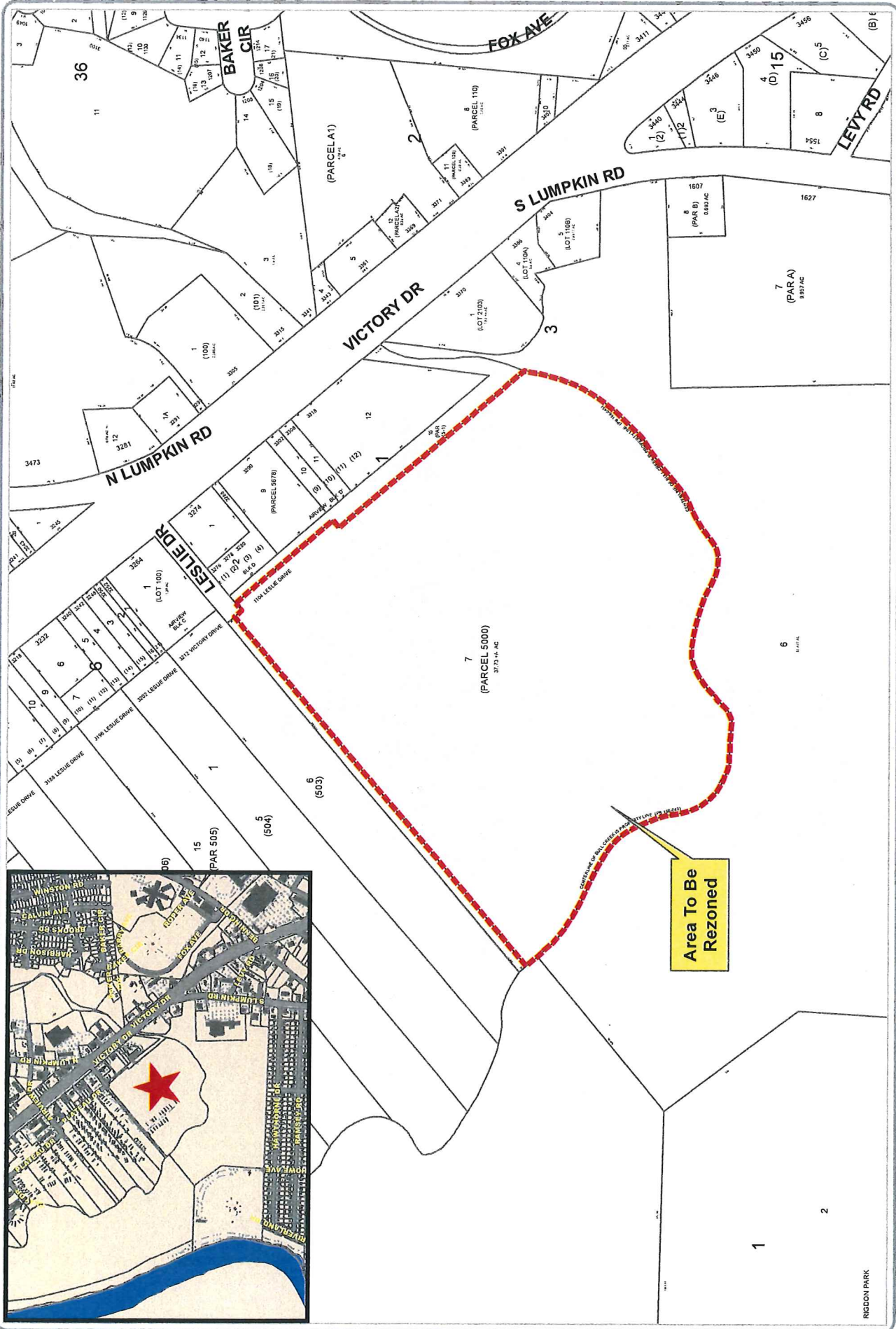
This material is made available as a public service.
 Maps and data are to be used for reference purposes only.
 The data contained is subject to constant change.
 Map information is believed to be correct but is not guaranteed.

Aerial Map for REZN 11-19-6827
 Map 044 Block 001 Lot 007
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

0 200 400 Feet
 1 inch = 400 feet
 Data Source: IT/GIS
 Author: David Cooper



Date: 11/21/2019



Area To Be
Rezoned

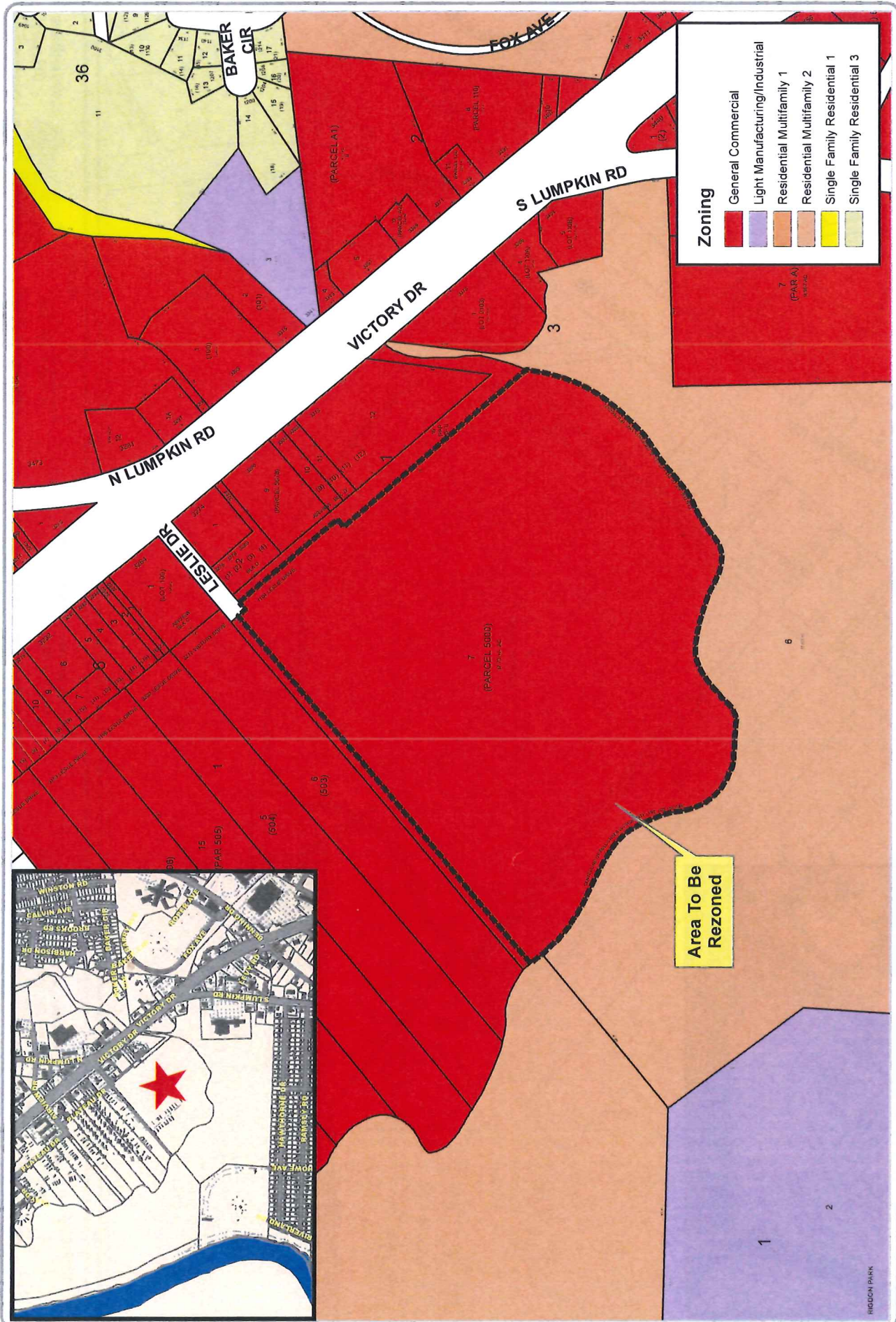


0 200 400 Feet
1 inch = 400 feet
Data Source: IT/GIS
Author: David Cooper

Location Map for REZN 11-19-6827
Map 044 Block 001 Lot 007
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.



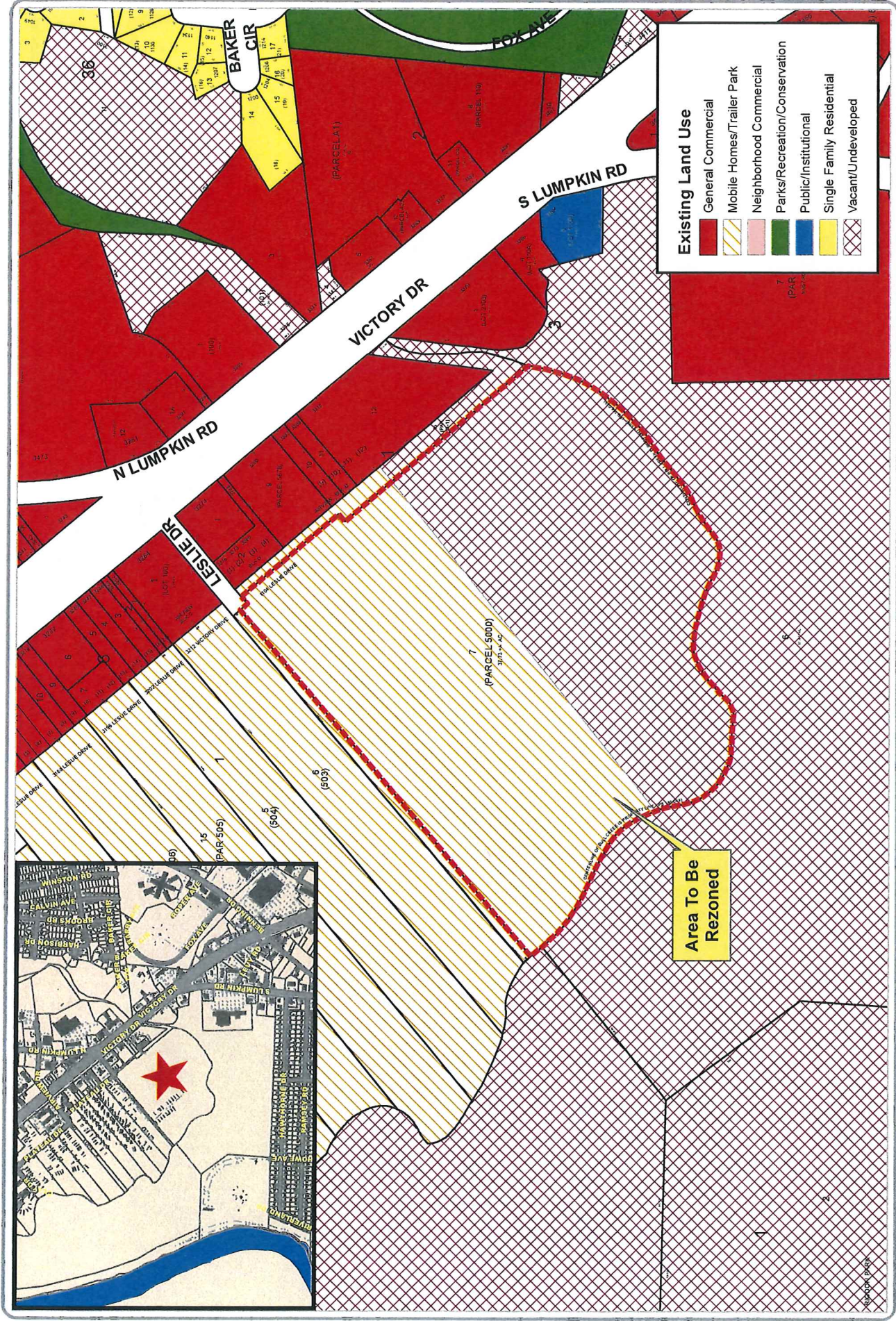


0 200 400 Feet
 1 inch = 400 feet
 Data Source: IT/GIS
 Author: David Cooper

Zoning Map for REZN 11-19-6827
 Map 044 Block 001 Lot 007
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

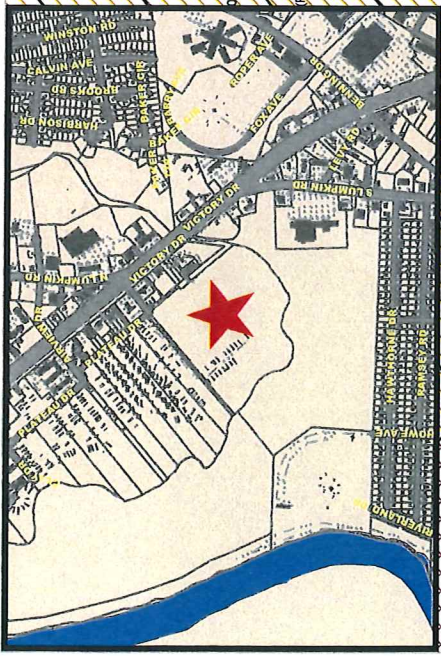
This material is made available as a public service.
 Maps and data are to be used for reference purposes only.
 The data contained is subject to constant change.
 Map information is believed to be correct but is not guaranteed.





Existing Land Use

[Red Box]	General Commercial
[Yellow Box]	Mobile Homes/Trailer Park
[Pink Box]	Neighborhood Commercial
[Green Box]	Parks/Recreation/Conservation
[Blue Box]	Public/Institutional
[Light Yellow Box]	Single Family Residential
[White Box]	Vacant/Undeveloped



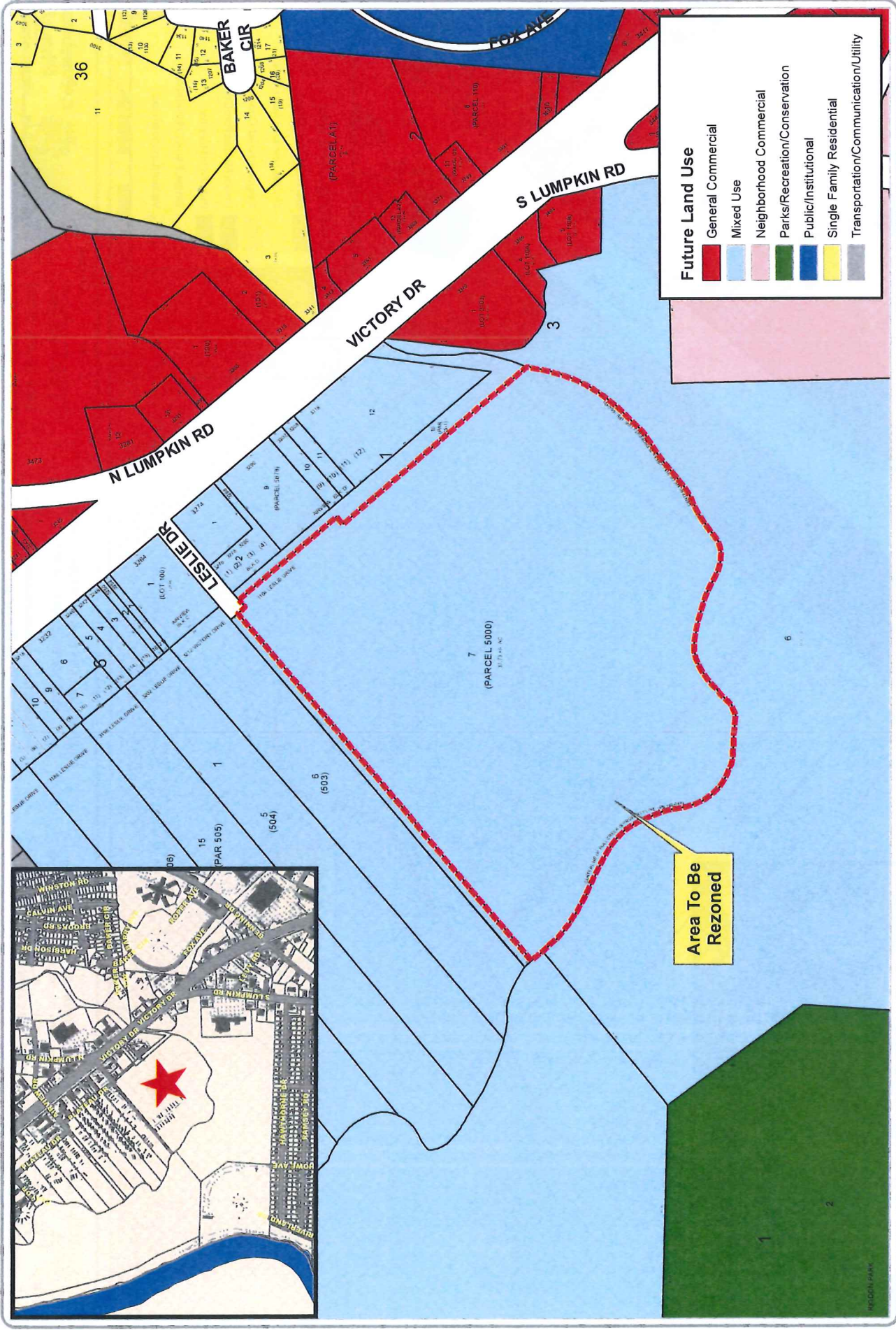
0 200 400 Feet
 1 inch = 400 feet
 Data Source: IT/GIS
 Author: DavidCooper

Existing Land Use Map for REZN 11-19-6827
 Map 044 Block 001 Lot 007
 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.

Columbus Plans!
 Columbus Planning Department

Date: 11/22/2019



Future Land Use

- General Commercial
- Mixed Use
- Neighborhood Commercial
- Parks/Recreation/Conservation
- Public/Institutional
- Single Family Residential
- Transportation/Communication/Utility

Area To Be Rezoned

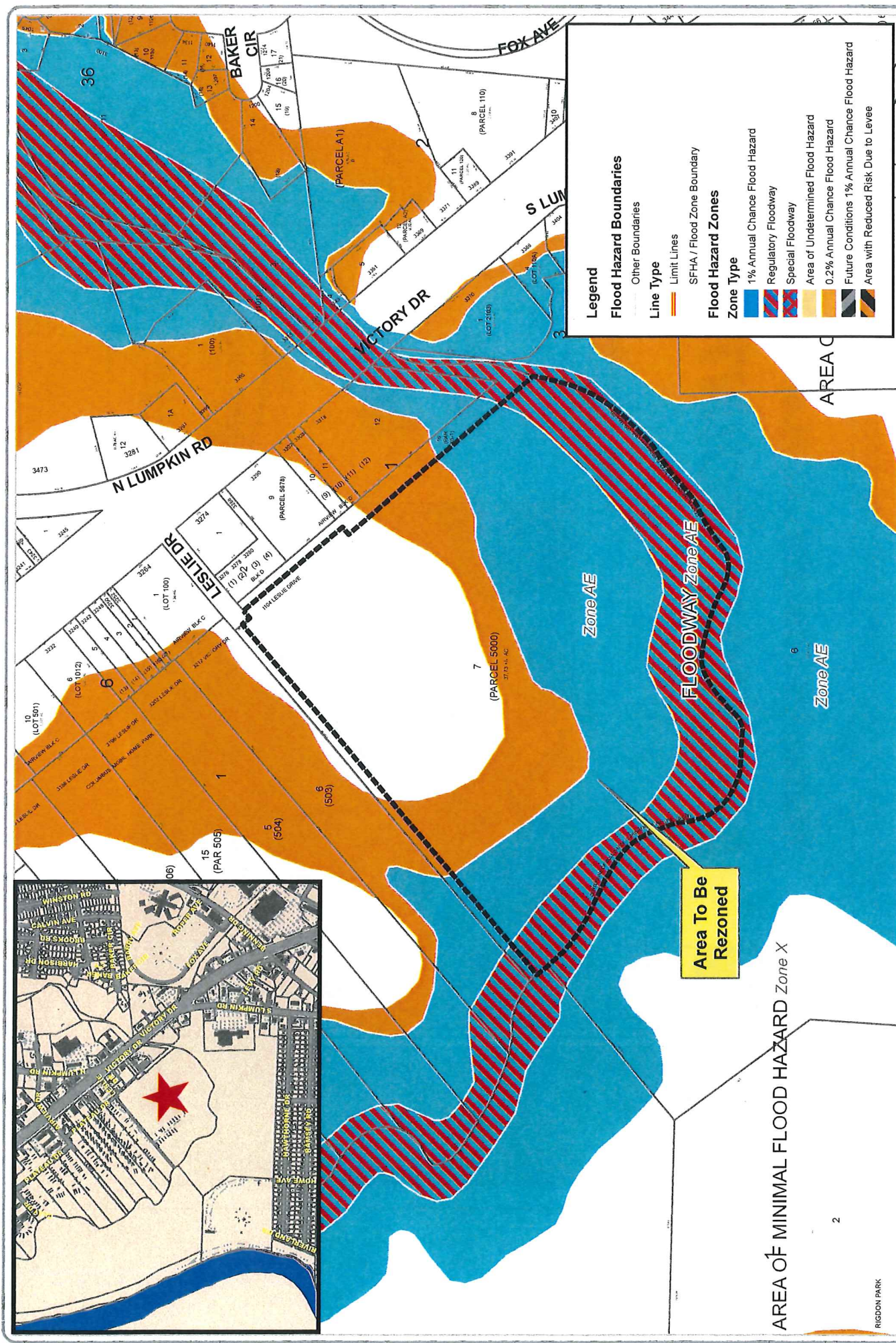


0 200 400 Feet
 1 inch = 400 feet
 Data Source: IT/GIS
 Author: DavidCooper

Future Land Use Map for REZN 11-19-6827
 Map 044 Block 001 Lot 007
 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: 11/22/2019



Legend

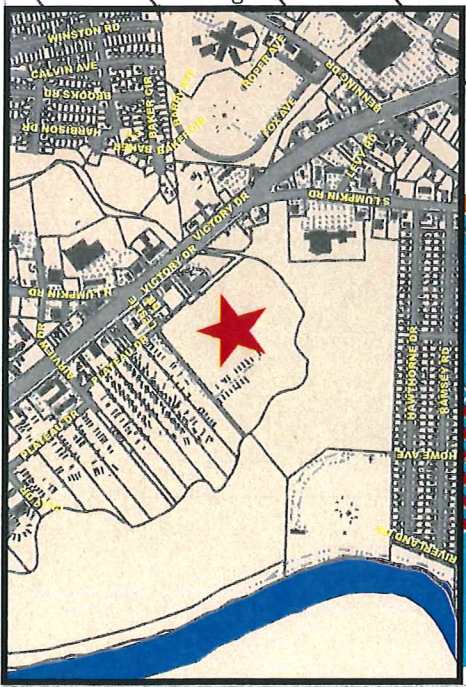
Flood Hazard Boundaries

- Other Boundaries
- Limit Lines
- SFHA / Flood Zone Boundary

Flood Hazard Zones

Zone Type

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee



Area To Be Rezoned

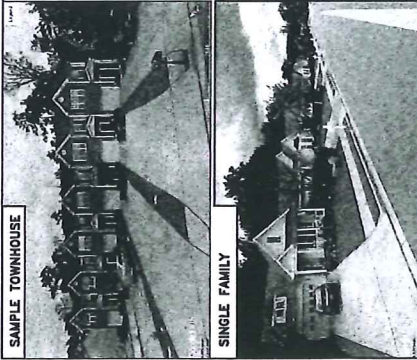
AREA OF MINIMAL FLOOD HAZARD Zone X

0 200 400 Feet
1 inch = 381 feet
Data Source: IT/GIS
Author: DavidCooper

Flood Zone Map for REZN 11-19-6827
Map 044 Block 001 Lot 007
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: 1/17/2020

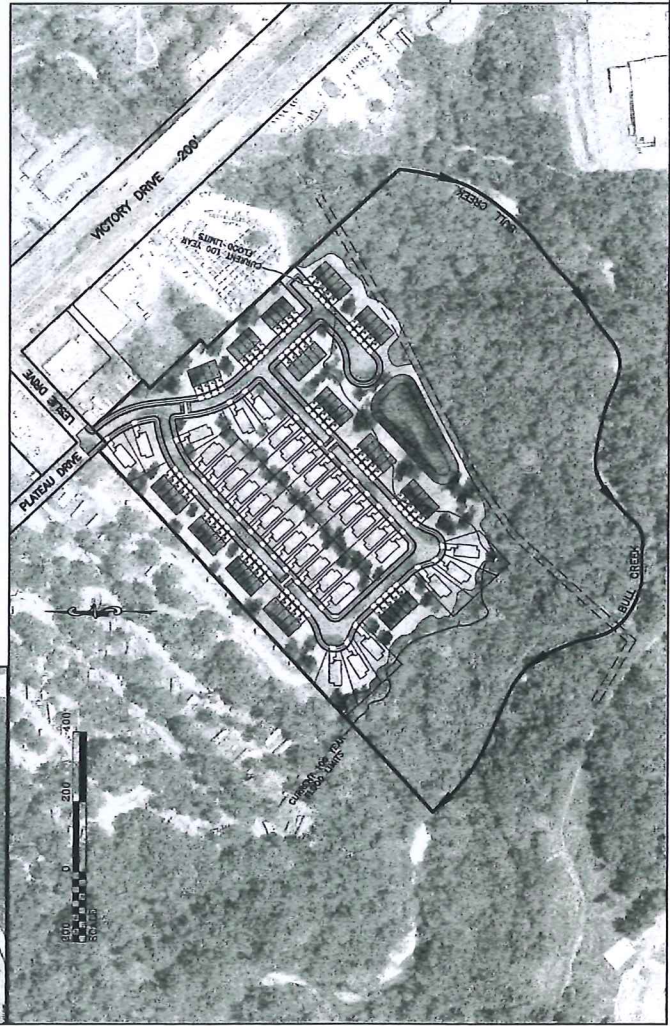


REZONING CONCEPTUAL PLAN "A" MISSION POINTE

OWNER: FBC RECOVERY LLC.
P.O Box 828
Columbus , GA 31902

Proposed Zoning: RMF1
33 Single Family Homes
37 Townhomes
100 Units as Illustrated

NOTE:
 THIS SITE IS CONCEPTUAL IN NATURE AND IS SHOWN
 BASED ON THE LIMITED INFORMATION AS PROVIDED. CERTAIN
 INFORMATION, INCLUDING BUT NOT LIMITED TO, SURVEYING
 TOPOGRAPHY, WELLS, STATE WATERS, AVAILABLE UTILITIES
 AND NATURAL DRAINAGE PATTERNS WILL CERTAINLY ALTER
 THE ULTIMATE LAYOUT AND DESIGN OF THIS SITE.



PREPARED BY:



100 SOUTHERN WAY SUITE A COLUMBUS, GA. 31904 (706) 327-8306	DATE 14 Nov. 2019
	SCALE 1" = 200'