

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

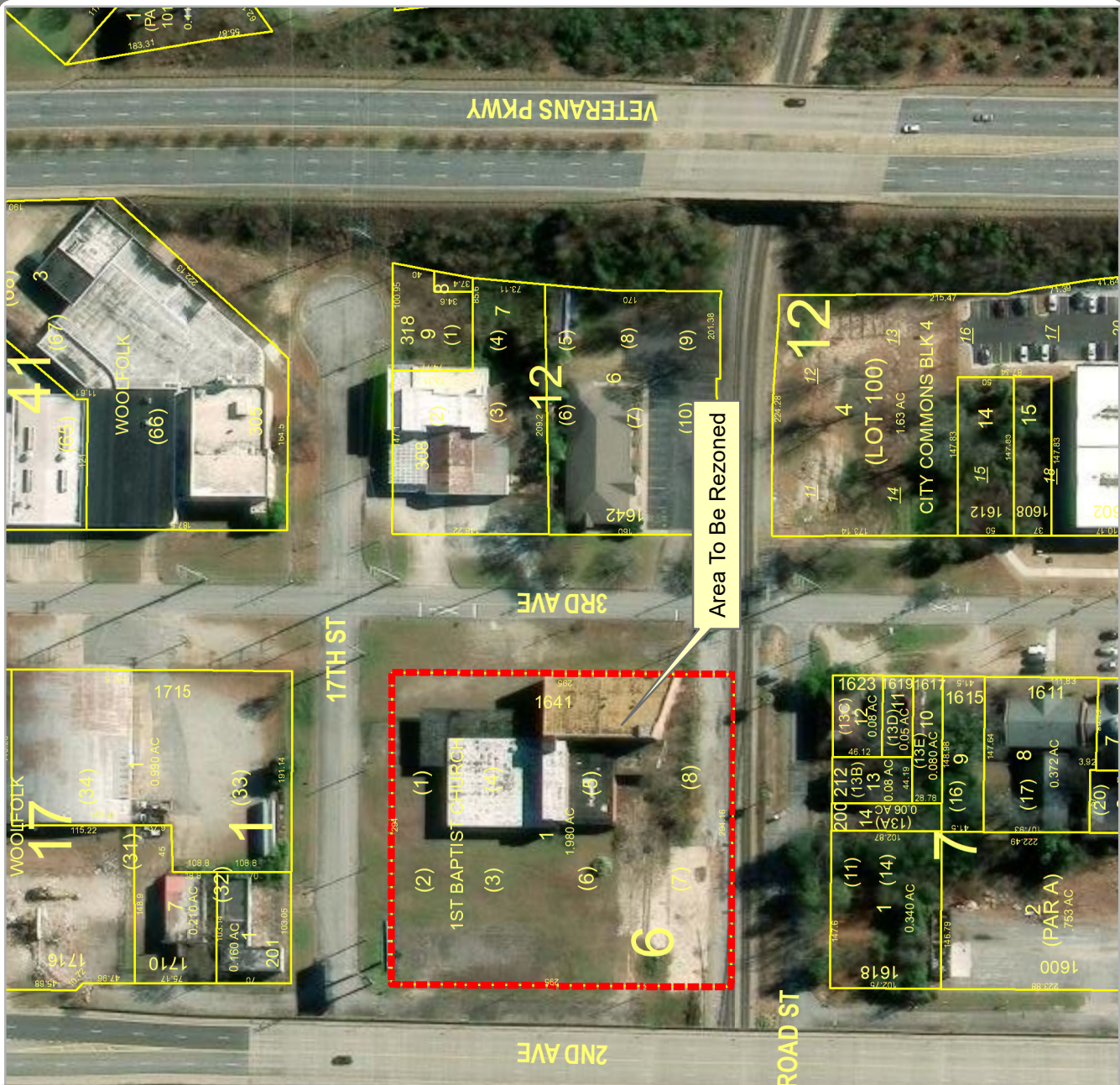
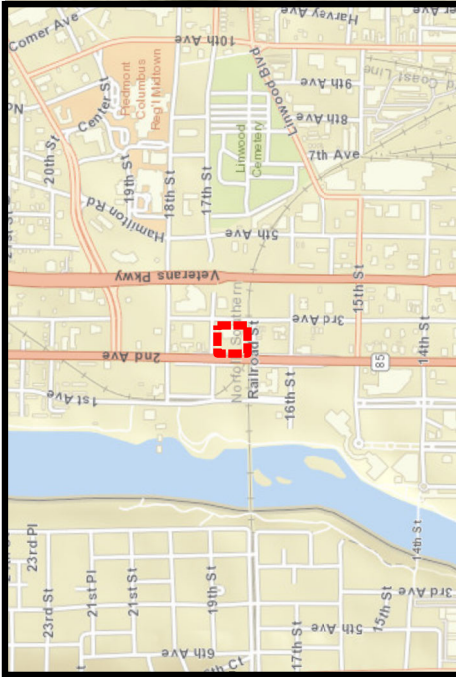
COUNCIL STAFF REPORT

REZN-12-24-2514

Applicant:	Columbus, GA Pickleball Assoc., Inc
Owner:	Columbus, GA Pickleball Assoc., Inc
Location:	1641 3 rd Avenue
Parcel:	005-006-001
Acreage:	1.96 Acres
Current Zoning Classification:	General Commercial
Proposed Zoning Classification:	Uptown
Proposed Conditions:	1. Allow a 22' drive aisle and 18' depth spaces on the 2 nd Avenue Alley.
Current Use of Property:	Vacant
Proposed Use of Property:	Recreational Pickleball Courts/Facility
Council District:	District 7 (Cogle)
PAC Recommendation:	Approval based on the Staff Report and compatibility with existing zoning district.
Planning Department Recommendation:	Approval based on compatibility with existing zoning district.
Fort Moore's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Consistent Planning Area F

Current Land Use Designation:		Public/Institutional
Future Land Use Designation:		Office/Professional
Compatible with Existing Land-Uses:		No
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 Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Surrounding Zoning:	North	General Commercial (GC)
	South	Uptown (UPT)
	East	General Commercial (GC)
	West	Special Activity and Technical Center (SAC)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		Twenty (20) 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:		28 pickleball courts, 131 parking spaces and buildings for office, maintenance and restrooms.
Attachments:		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Flood Map

Site Plan



Area To Be Rezoned



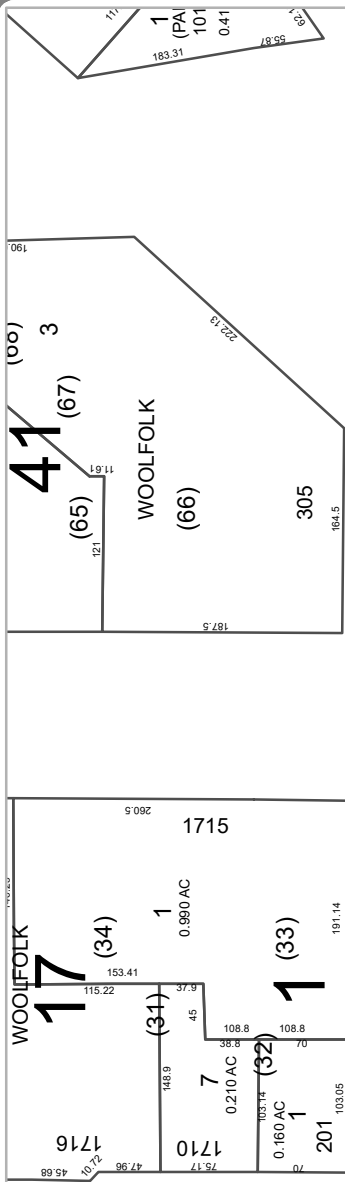
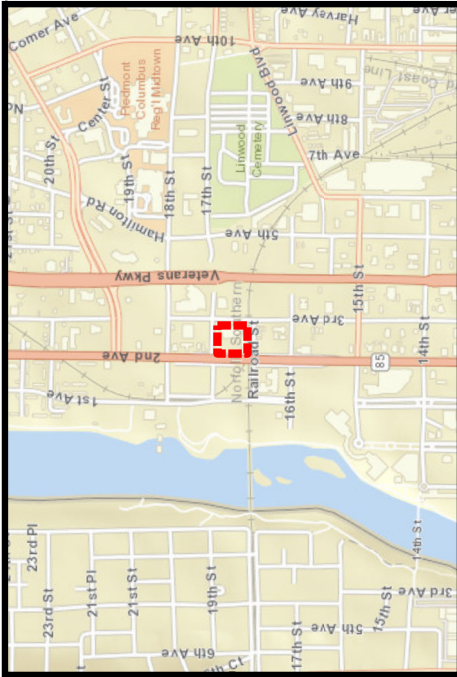
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Date: 12/16/2024

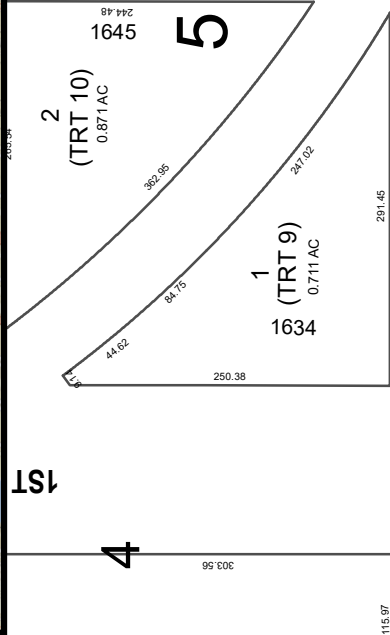
Aerial Map for REZN 12-24-2514
 Map 005 Block 006 Lot 001
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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

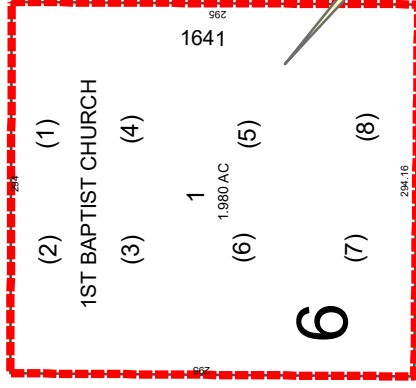




17TH ST

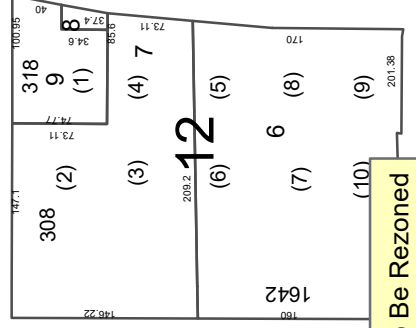


2ND AVE



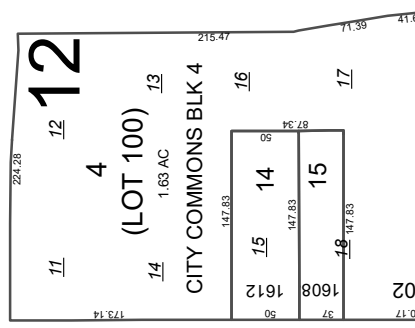
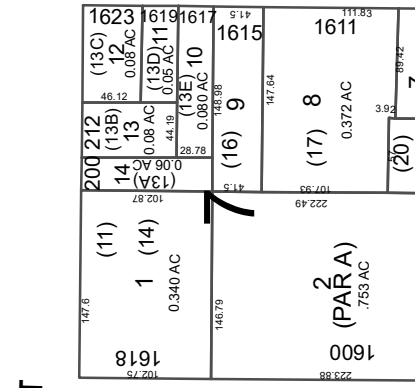
3RD AVE

Area To Be Rezoned



VETERANS PKWY

RAILROAD ST



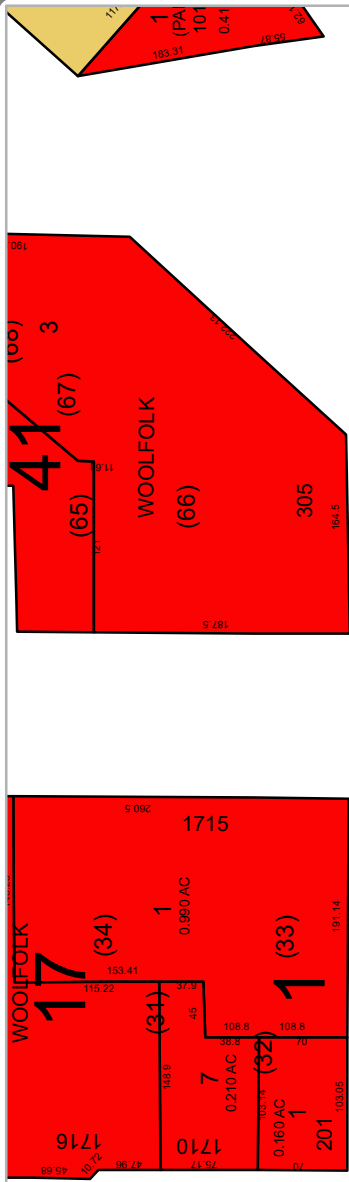
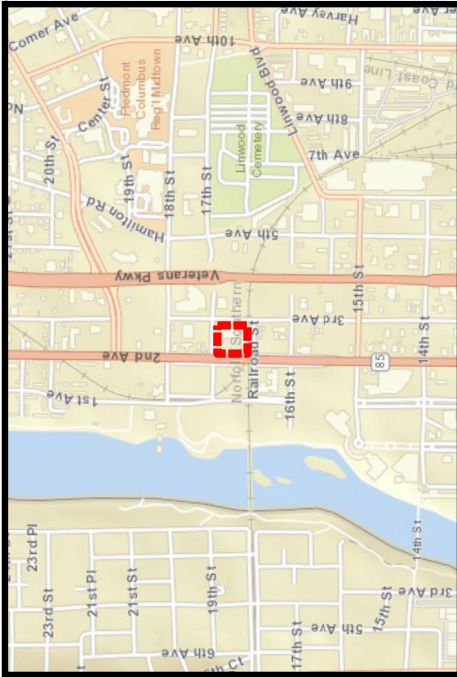
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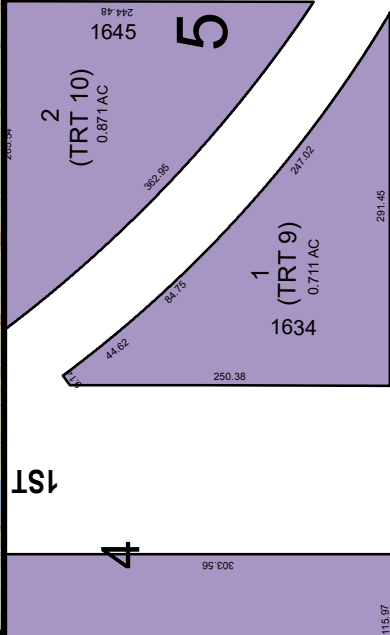
Location Map for REZN 12-24-2514
 Map 005 Block 006 Lot 001
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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17TH ST



1ST

2ND AVE

3RD AVE

VETERANS PKWY

Area To Be Rezoned

RAILROAD ST



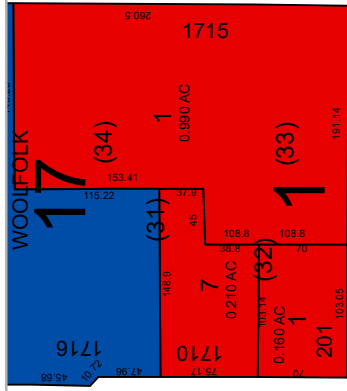
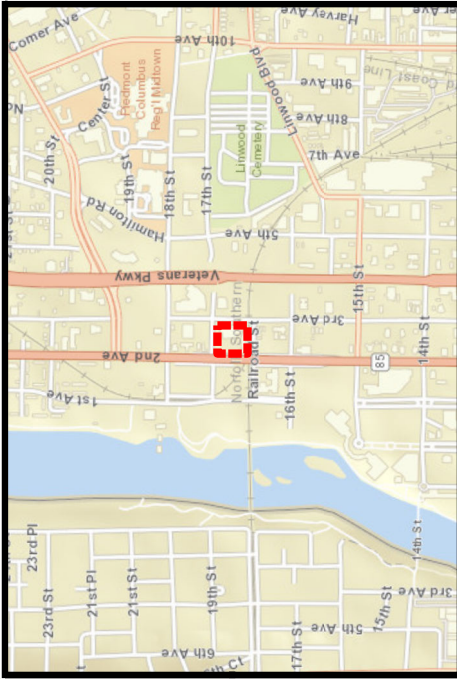
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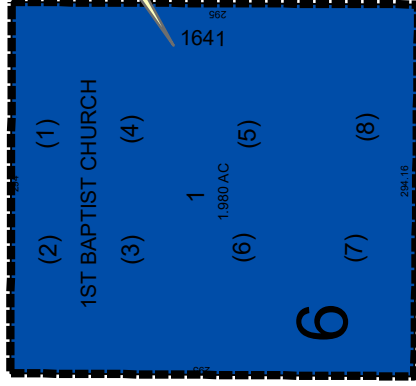
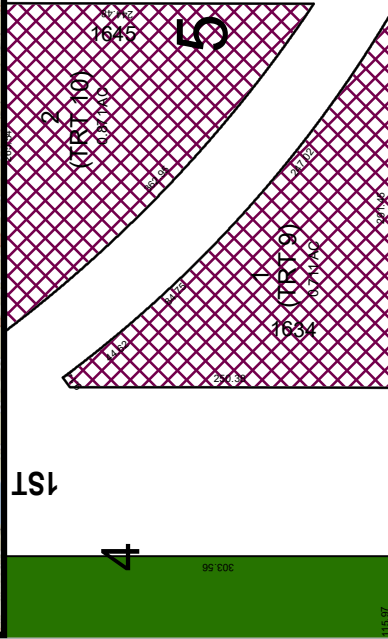
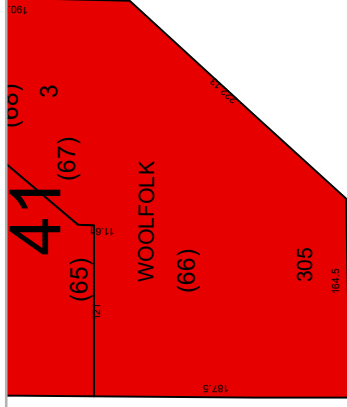
Zoning Map for REZN 12-24-2514
 Map 005 Block 006 Lot 001
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

0 75 150 Feet
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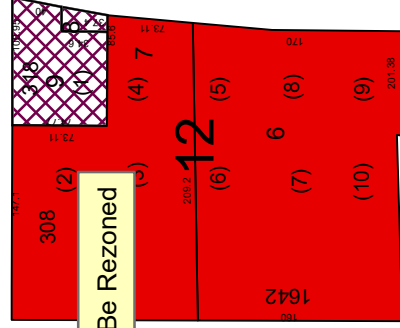




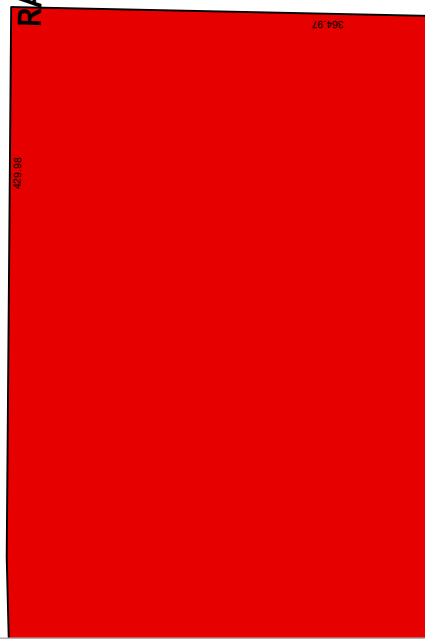
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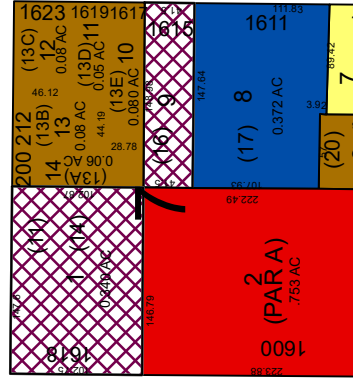
Area To Be Rezoned



VETERANS PKWY



RAILROAD ST



Legend
Existing Land Use

- General Commercial
- Multifamily
- Parks/Recreation/Conservation
- Public/Institutional
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned



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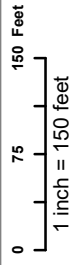
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Existing Land Use Map for REZN 12-24-2514
Map 005 Block 006 Lot 001

Prepared By Planning GIS Tech

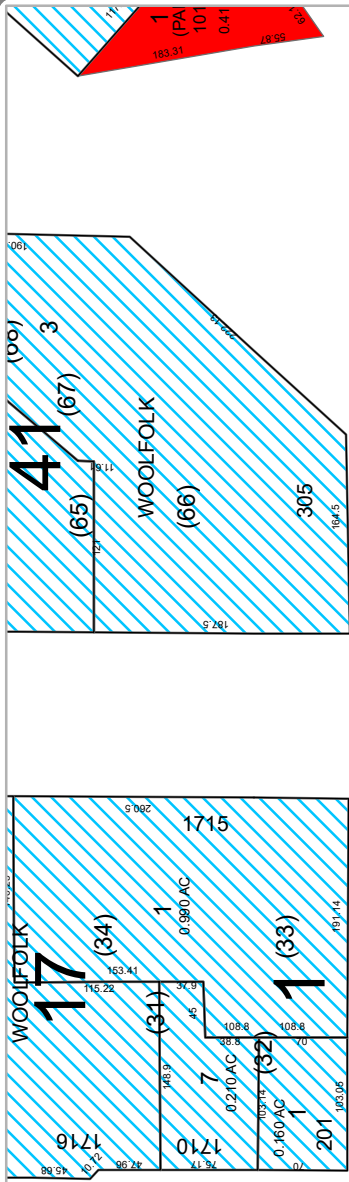
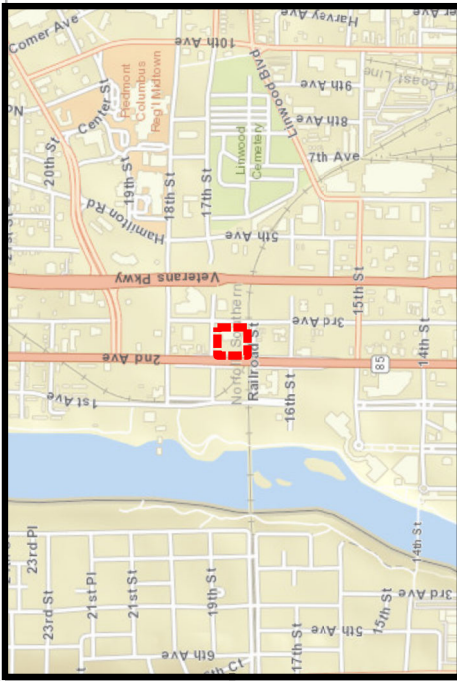
Planning Department-Planning Division

Author: DavidCooper

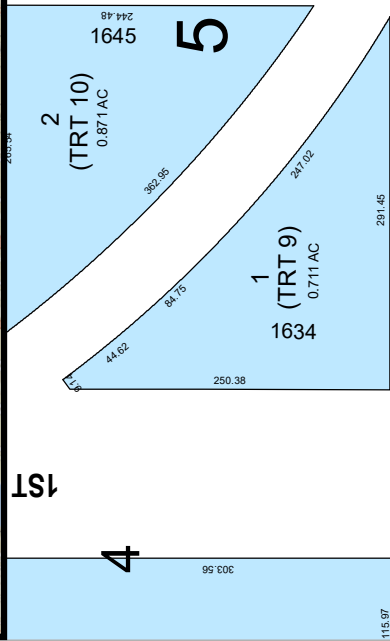


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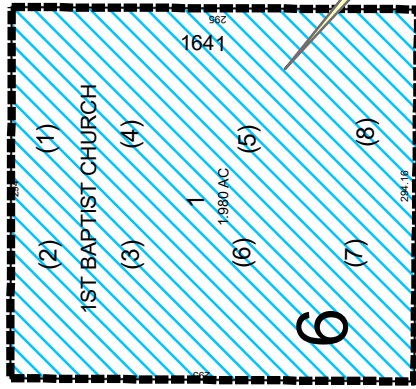




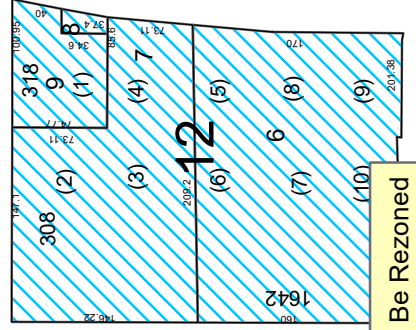
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2ND AVE



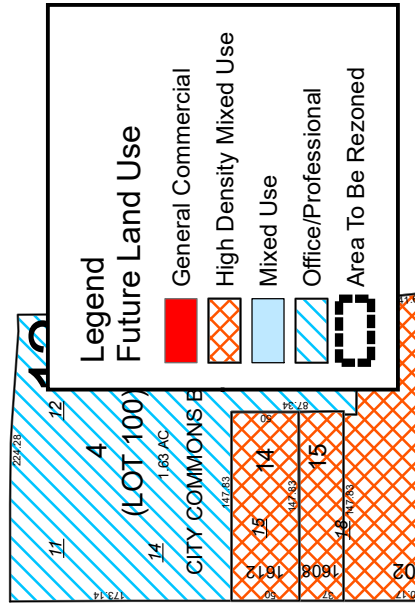
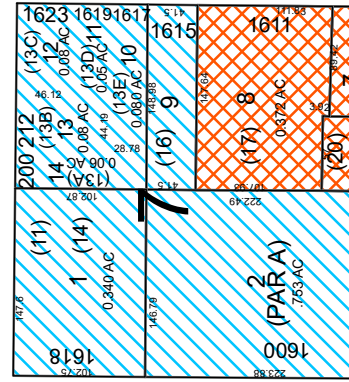
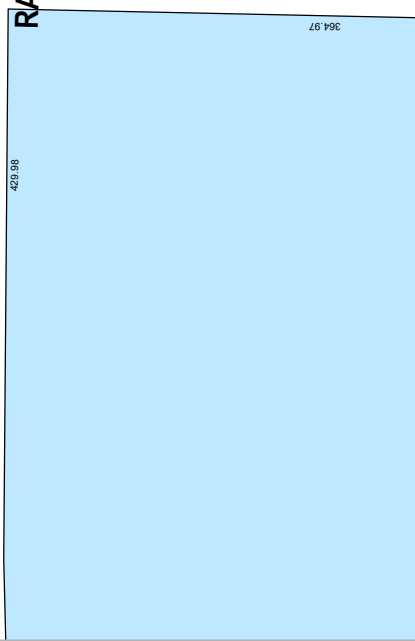
3RD AVE



VETERANS PKWY

Area To Be Rezoned

RAILROAD ST



Legend
Future Land Use

- General Commercial
- High Density Mixed Use
- Mixed Use
- Office/Professional
- Area To Be Rezoned



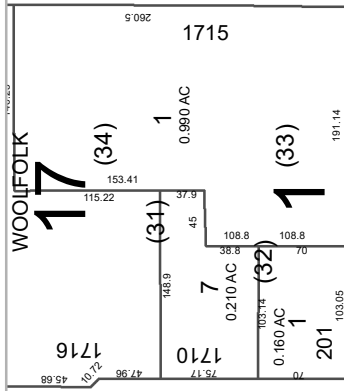
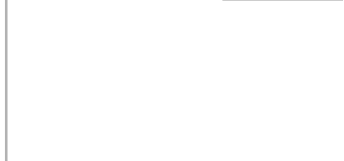
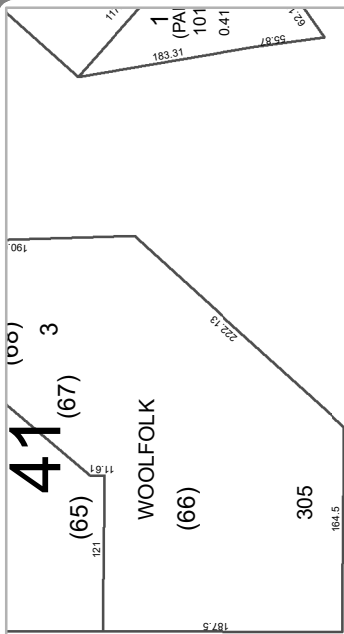
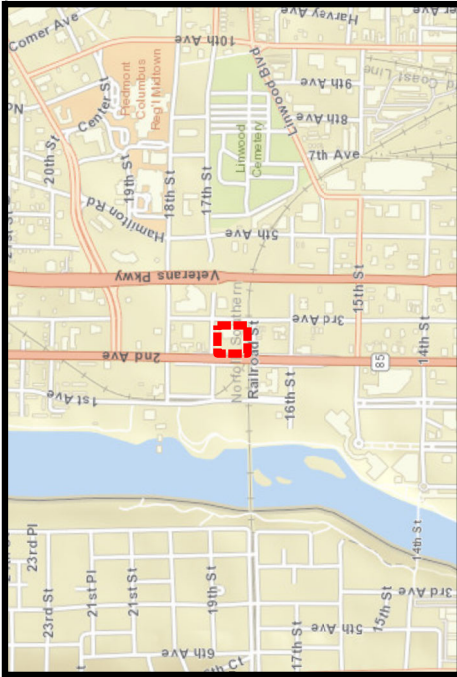
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Future Land Use Map for REZN 12-24-2514
 Map 005 Block 006 Lot 001
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

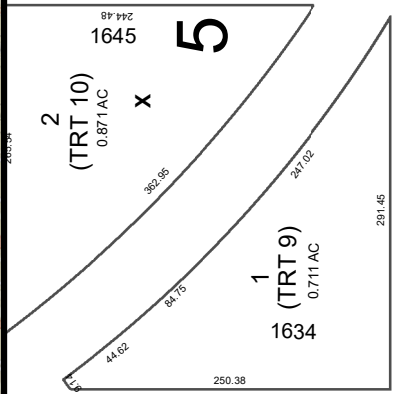
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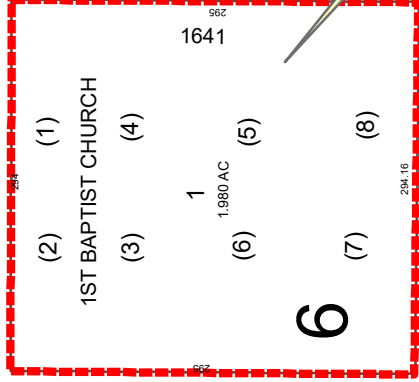
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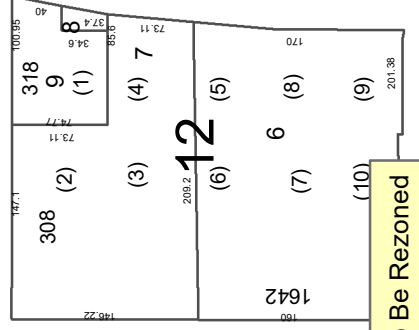
17TH ST



1ST



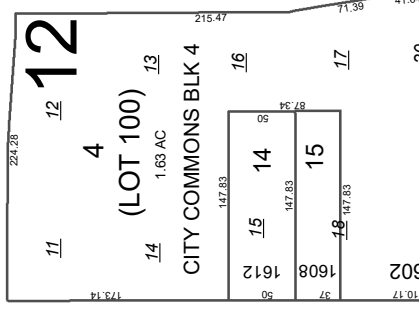
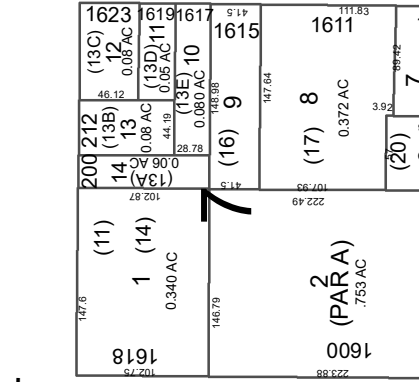
2ND AVE



3RD AVE

Area To Be Rezoned

RAILROAD ST



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Flood Hazard Map for REZN 12-24-2514
Map 005 Block 006 Lot 001
Planning Department-Planning Division
Prepared By Planning GIS Tech

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



NOTES:

1. Angles and distances were measured with a Geomax Zoom 90.
2. Topographic information shown based on NAVD83 datum.
3. This survey was performed without the benefit of a title search.
4. The surveyor has no knowledge of any facts that would lead to a change in the location of any utility lines shown on this plan. The surveyor has no knowledge of any facts that would lead to a change in the location of any utility lines shown on this plan.
5. Underground utilities were marked by Subsurface Infrastructure Services, Inc. (SIS) using a radio frequency identification (RFID) system. The location of any utility lines shown on this plan is based on the information provided by SIS. The surveyor has no knowledge of any facts that would lead to a change in the location of any utility lines shown on this plan.

Approximate location of force main was taken from maps provided by Columbus Water Works.

NOTE: Regarding the existing utilities, this drawing and location of existing underground utilities was obtained from local utility companies and/or available drawings supplied by the owner. The surveyor has no knowledge of any facts that would lead to a change in the location of any utility lines shown on this plan. The surveyor has no knowledge of any facts that would lead to a change in the location of any utility lines shown on this plan.

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 WWW.MOONMEAKS.COM
 100 SOUTHERN WAY, SUITE A
 COLUMBUS, GA 31904

COLUMBUS PICKLEBALL COURTS
 FOR
 LAYOUT AND TREE PRESERVATION PLAN
 PART OF BLOCK 3 COMMONS
 MUSCOGEE COUNTY, GEORGIA

PARKING:
 131 SPACES

COURTS:
 16 COVERED COURTS
 7 OUTDOOR COURTS
 4 COURTS UNDER 2ND AVENUE BRIDGE
 1 CHAMPIONSHIP COURT

LEGEND

○	CONCRETE MONUMENT FOUND
—	1/2" REBAR & CAP SET (MMA LSF 87)
—	PROPERTY LINE
—	TELEPHONE LINE
—	POWER LINE
—	POWER & TELEPHONE LINES
—	UNDERGROUND COMMUNICATION LINE
—	GAS LINE
—	WATER LINE
—	WIRE OR CHAIN LINK FENCE
—	WROUGHT IRON FENCE
—	WALL
—	STORM SEWER MANHOLE
—	WATER VALVE
—	WATER METER
—	WATER METER
—	POWER POLE
—	LIGHT STANDARD
—	SIGN POST
—	STOP SIGN
—	STOP AHEAD SIGN
—	NO TRESPASSING SIGN
—	NO PARKING SIGN
—	DEAD END SIGN
—	TOP FINISH ELEVATION
—	BOTTOM FINISH ELEVATION
—	BOTTOM CAP ELEVATION

PRELIMINARY FOR REVIEW ONLY

GSWCC# 53175
 MIA# 2024036
 DATE: 12/19/2024
 SCALE: 1" = 20'

SHEET No. C4.0

SCALE: 1" = 20'

0 20 40
 (IN FEET)



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