



MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, February 05, 2020 in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson: Ralph King
Vice Chairperson: Robert Bollinger
Commissioners: Larry Derby, Teddy Reese, James Dudley, Wallace Davis, Michael Greenblatt

Absent: Joseph Brannon & Xavier McCaskey

Staff Members: Will Johnson, Planning Manager

Others Present:

CALL TO ORDER: Chairperson King called the meeting to order at 9:00 a.m. All in attendance stood for the pledge of allegiance to the American Flag. He explained the rezoning process to the audience.

APPROVAL OF MINUTES: Chairperson King asked for a motion on the minutes from December 18, 2019. Chairperson King made a motion to submit the minutes as accepted. No changes or additions by other commissioners. Motion carries, minutes accepted

01. REZN-01-20-1004: A request for a text amendment to amend the text of the Unified Development Ordinance (UDO) in regards to Uptown Zoning District, Section 2.3.2.

Will Johnson read the staff report for this case.

Request to amend the text of the Unified Development Ordinance (UDO) in Section 2.3.2. Uptown Zoning District amend setback requirements for Multifamily and Condo in Table 2.3.2:

UNIFIED DEVELOPMENT ORDINANCE REVISIONS (Explanation of Revisions)

Explanation of Revisions: Amend Table 2.3.2 to amend setbacks for Multifamily and Condo.

ORIGINAL ORDINANCE

Table 2.3.2.
Property Development Regulations: Uptown Zoning District

Zoning District	Property Development Regulations									Notes
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				
						Front	Side	Side Corner	Rear	
UPT										
Multifamily and Condo	4,000	None	100%	40	150	25	12	25	40	
Nonresidential Uses	4,000	None	100%	40	150	25	0/15 ₃	0	0	
Mixed Uses	4,000	None	100%	40	150	0	0/15 ₃	0	0	²

Notes.

¹ Number of square feet in parenthesis is the minimum lot area per individual dwelling unit.

² Residential uses are to be located above the ground floor.

³ 15 feet when abutting a residential zoning district.

PROPOSED ORDINANCE CHANGE

Table 2.3.2.
Property Development Regulations: Uptown Zoning District

Zoning District	Property Development Regulations									Notes
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				
						Front	Side	Side Corner	Rear	

UPT										
Multifamily and Condo	4,000	None	100%	40	150	0	0/15 ₃	0	0	
Nonresidential Uses	4,000	None	100%	40	150	25	0/15 ₃	0	0	
Mixed Uses	4,000	None	100%	40	150	0	0/15 ₃	0	0	²

Notes.

¹ Number of square feet in parenthesis is the minimum lot area per individual dwelling unit.

² Residential uses are to be located above the ground floor.

³ 15 feet when abutting a residential zoning district.

Will Johnson, this is a referral from Council. Multifamily and Condo have suburban style setbacks. Chairperson King, can this be handled through Board of Zoning Appeals? Will Johnson, this item could be handled on a case by case basis. Commissioner Dudley, is there a specific property in these zones requesting this change? Will Johnson, probably with all of the development in this area, specifically hotels and multifamily. Commissioner Dudley, have residents been in CRD and UPT been notified of this change. Text Amendments do not require a notification.

Chairperson King, anyone in audience that would like to speak for or against this case. No response.

Chairperson King requested a motion be made. Commissioner Reese made a motion. Commissioner Bollinger seconded that motion. The case passes 7-0-1. Commissioner Dudley abstained.

02. REZN-01-20-1016: A request to rezone 0.21 acres of land located at 401 35th Street, Columbus. Current zoning is RO (Residential Office). Proposed zoning is RMF1 (Residential Multifamily 1). The proposed use is Residential. NeighborWorks Columbus is the applicant. This property is located in Council District 8 (Garrett).

Will Johnson read the staff report for this case.

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:		No traffic impact.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
School Impact:		N/A
Buffer Requirement:		N/A
Fort Benning's Recommendation:		N/A
DRI Recommendation:		N/A
Surrounding Zoning:	North	RMF1 (Residential Multifamily 1)
	South	RMF1 (Residential Multifamily 1)
	East	RMF1 (Residential Multifamily 1)
	West	RMF1 (Residential Multifamily 1)
Attitude of Property Owners:		Seventy-five (75) 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

Cathy Williams, 345 6th Street. Previous Cozy Corner location. Demolition was completed last year. Would like to construct single family homes at this location. Low income family is thrilled to own a home at this location. Two-story single-family home. Roughly 6 historic rehabs and the rest will be new construction.

Commissioner Reese, what is the time frame on this project? Cathy Williams, it is going to take awhile. It is a multimillion dollar project on this corridor. As soon as we get this rezoning we will be breaking ground to begin construction on this single family home. Summer of 2021 will be realistic to complete these 4th Avenue project corridor.

Chairperson King, anyone in audience that would like to speak for or against this case. No response.

Chairperson King requested a motion be made. Commissioner Bollinger made a motion. Commissioner Greenblatt seconded that motion. The case passes unanimously.

NEW BUSINESS: Next meeting scheduled for March 05, 2020.

Commissioner Reese, will be resigning at the end of this month. He will be running for State Senate.

OLD BUSINESS: N/A

ADJOURNMENT: 9:14 pm

Ralph King, Chairperson

John Renfroe, Principal Planner