

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-05-25-0928

Applicant:	Steven Campisi
Owner:	SONS Automotive Group
Location:	5674 Whittlesey Blvd
Parcel:	072-016-002
Acreage:	11.82 Acres
Current Zoning Classification:	Planned Unit Development (PUD) / General Commercial (GC)
Proposed Zoning Classification:	Residential Office (RO)
Current Use of Property:	Undeveloped
Proposed Use of Property:	Multifamily
Council District:	District 8 (Garrett)
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 Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Consistent Planning Area A
Current Land Use Designation:	Vacant/Undeveloped

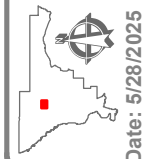
Future Land Use Designation:	General Commercial	
Compatible with Existing Land-Uses:	Yes	
Environmental Impacts:	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.	
City Services:	Property is served by all city services.	
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.	
Traffic Impact:	Average Annual Daily Trips (AADT) will increase to 531 trips up from 11 trips if used for Commercial use. The Level of Service (LOS) will remain at level B.	
Surrounding Zoning:	North South East West	General Commercial (GC) Planned Unit Development (PUD) Planned Unit Development (PUD) Planned Unit Development (PUD)
Reasonableness of Request:	The request is compatible with existing land uses.	
School Impact:	N/A	
Buffer Requirement:	N/A	
Attitude of Property Owners:	Five (5) 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	

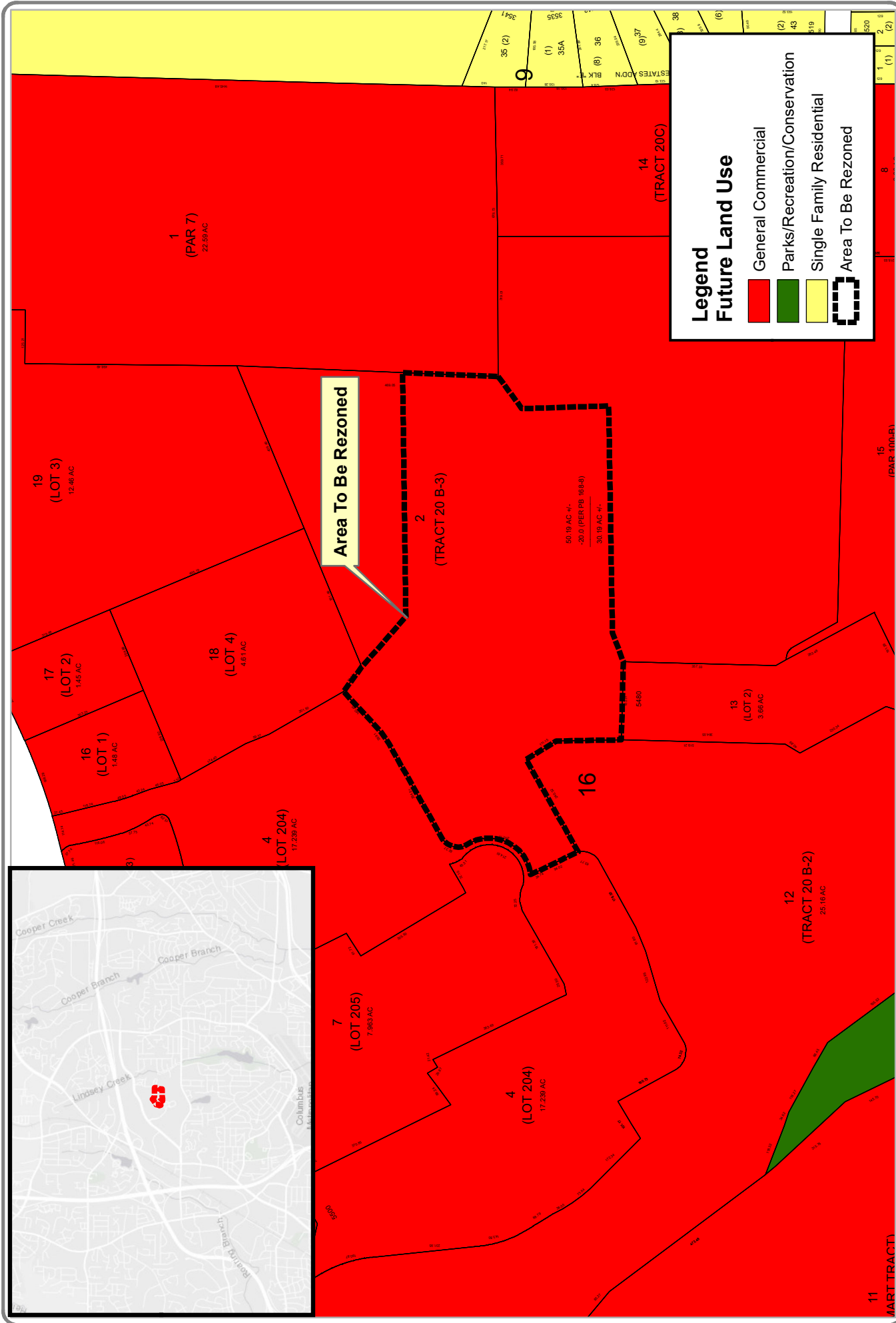
Flood Map
Site Plan



Location Map for REZN 05-25-0928
Map 072 Block 016 Lot 002
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.





0 150 300 Feet
1 inch = 300 feet

Data Source: IT/GIS

Author: DavidCooper

Future Land Use Map for REZN 05-25-0928
Map 072 Block 016 Lot 002

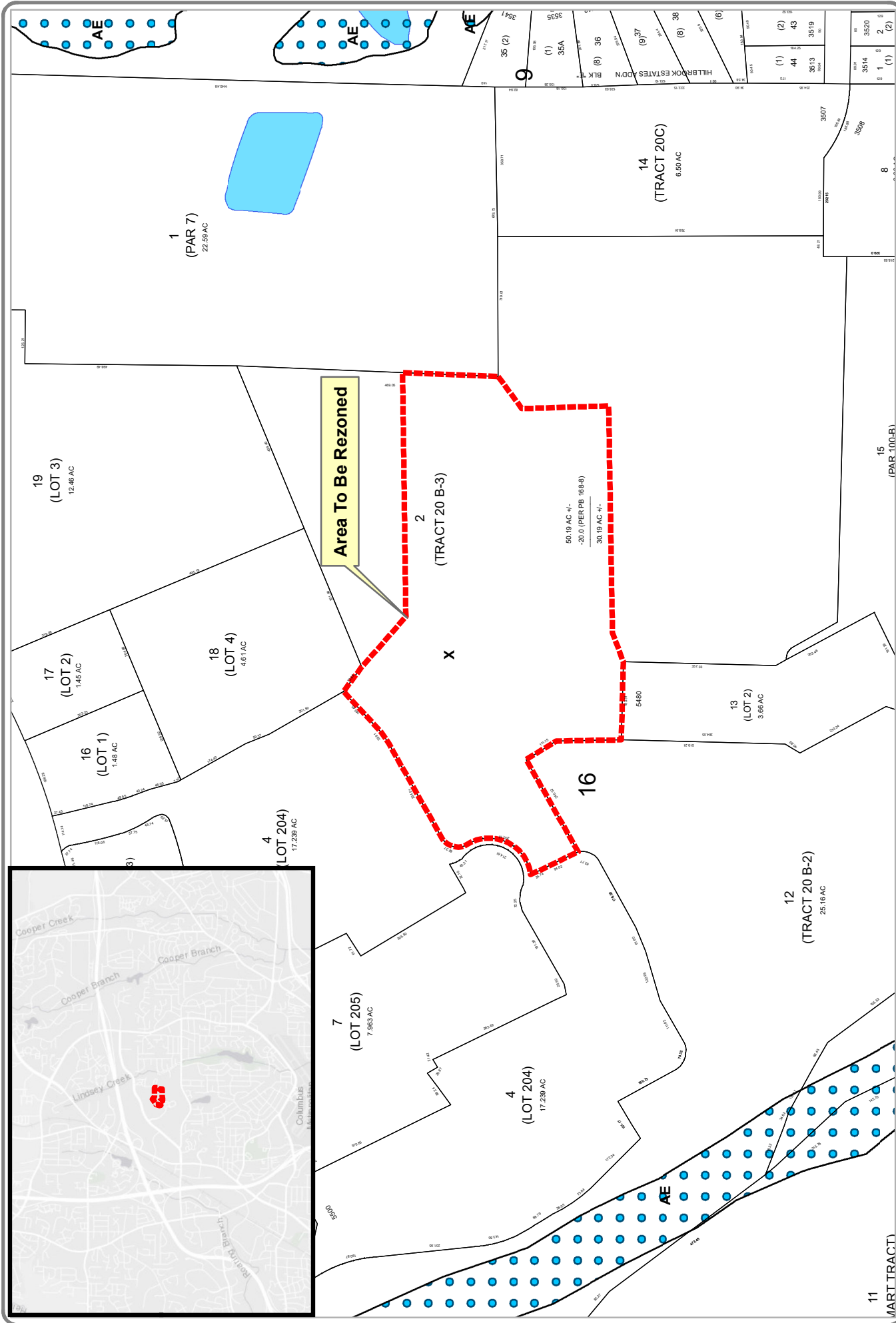
Planning Department-Planning Division

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Date: 5/29/2025



REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 05-25-0928
PROJECT 5674 Whittlesey Blvd
CLIENT
REZONING REQUEST PUD to RO

LAND USE

Trip Generation Land Use Code* 220 &
Existing Land Use Vacant
Proposed Land Use SFR
Existing Trip Rate Unit Single Family Detached Housing - Acreage converted to square footage
Proposed Trip Rate Unit Multifamily Housing - Acreage converted to square footage

TRIP END CALCULATION *

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
General Commercial	820	GC	11.82 Acres	37.01	11
Total					11
Daily (Proposed Zoning)					
Multifamily Residential	220	RO	11.82 Acres	0.47	239 AM peak
				0.57	290 PM peak
				4.55	2 Saturday
Total					531

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

TRAFFIC PROJECTIONS

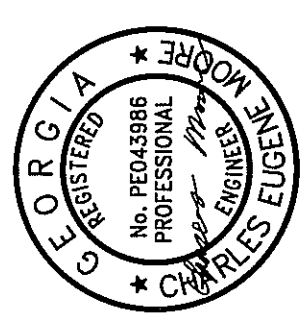
EXISTING ZONING (SFR3)

Name of Street	5674 Whittlesey Blvd
Street Classification	Divided Arterial
No. of Lanes	6
City Traffic Count (2023)	19,200
Existing Level of Service (LOS)**	B
Additional Traffic due to Existing Zoning	11
Total Projected Traffic (2024)	19,211
Projected Level of Service (LOS)**	B

PROPOSED ZONING (SFR4)

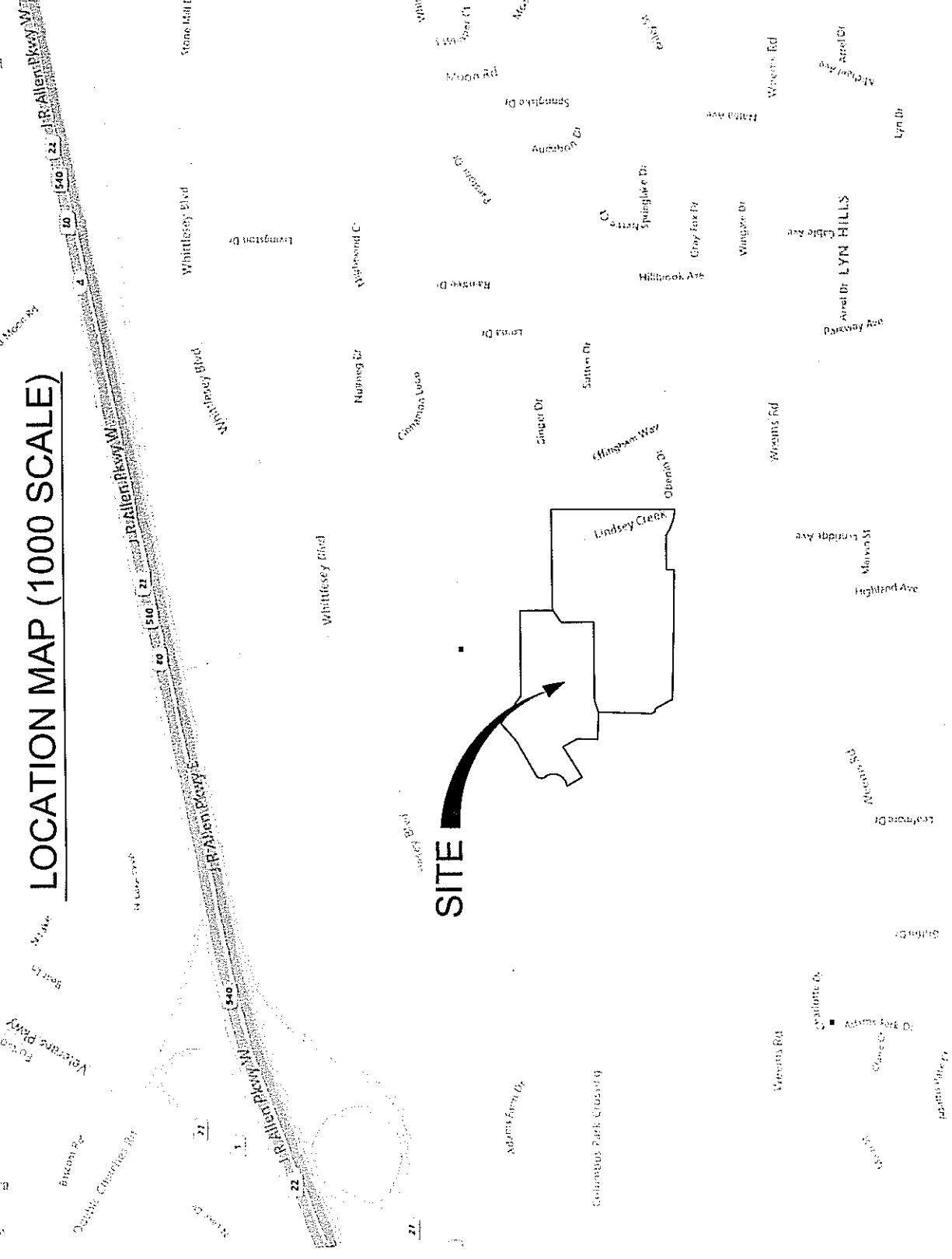
Name of Street	5674 Whittlesey Blvd
Street Classification	Divided Arterial
No. of Lanes	6
City Traffic Count (2023)	19,200
Existing Level of Service (LOS)**	B
Additional Traffic due to Proposed	531
Total Projected Traffic (2024)	19,731
Projected Level of Service (LOS)**	B

Note: ** Denotes Level of Service Based on National Standards for Different Facility Type (TABLE1- General Highway Capacities by Facility Type)

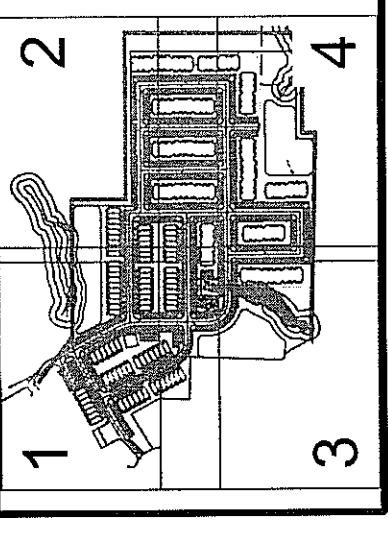


NO.	DESCRIPTION
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-
9	-
10	-

LOCATION MAP (1000 SCALE)



SHEET KEY MAP



SITE PLAN NOTES:

PROJECT AREA: 32.83 ACRES (1,436,612 SF)

PARCEL NO. 072 016 002

PLANNING DISTRICT: A

COUNCIL DISTRICT: 002

LAND LOT NO.: N/A

PROPERTY OWNER:

WINDY HILLS GROUP

385 WINDY HILLS DRIVE

385 WINDY HILLS DRIVE

SUITE 4200

ATLANTA, GA 30339

APPLICANT:

HILLPOINTE, LLC

101 S. NEW YORK AVENUE

WINTER PARK, FL 32789

STEVEN CAMPBELL: (407) 752-9004

SURVEY INFORMATION:

COMPLETED 01/06/2022 BY MOON WEEKS & ASSOCIATES, INC.

SOURCE OF DATUM: NAVD83

CURRENT ZONING:

GENERAL COMMERCIAL (GC) / PLANNED RESIDENTIAL UNIT

DEVELOPMENT (PUD)

PROPOSED ZONING:

LOT A: REZONE TO RESIDENTIAL OFFICE (RO)

LOT B: TO REMAIN AS PUD

PROPOSED USE: MULTI-FAMILY RESIDENTIAL

LOT A: TOWNHOMES - 11.62 AC, 35.8%

PROPOSED TOWNHOME UNITS: 88 UNITS (ALL 2-BEDROOM,

2-STORIES)

PROPOSED DENSITY: 745 UPA

LOT B: APARTMENTS - 21.16 AC, 64.2%

PROPOSED APARTMENT UNITS: 336 UNITS (ALL 2-BEDROOM,

3-STORIES)

PROPOSED DENSITY: 15.68 UPA

PARKING SUMMARY:

PARKING REQUIRED: 882 SPACES (2 SPACES/UNIT +

1 VISITOR SPACE/25 APT UNITS)

PARKING PROPOSED: 887 SPACES (0.94 SPACES/UNIT)

STANDARD SPACES (8'X20') - 730 SPACES

ACCESSIBLE SPACES: 24 SPACES

STD. GARAGES (10'X20') - 25 SPACES

TOWNHOME SPACES: 88 SPACES

SANITARY SEWAGE DISPOSAL STATEMENT

ALL SANITARY SEWAGE TO FLOW THROUGH GRAVITY
SYSTEM TO THE WINDY HILLS SEWER MANHOLE,
LOCATED ON THE SEWER EASEMENT AT THE
NORTHEAST PORTION OF LOT B

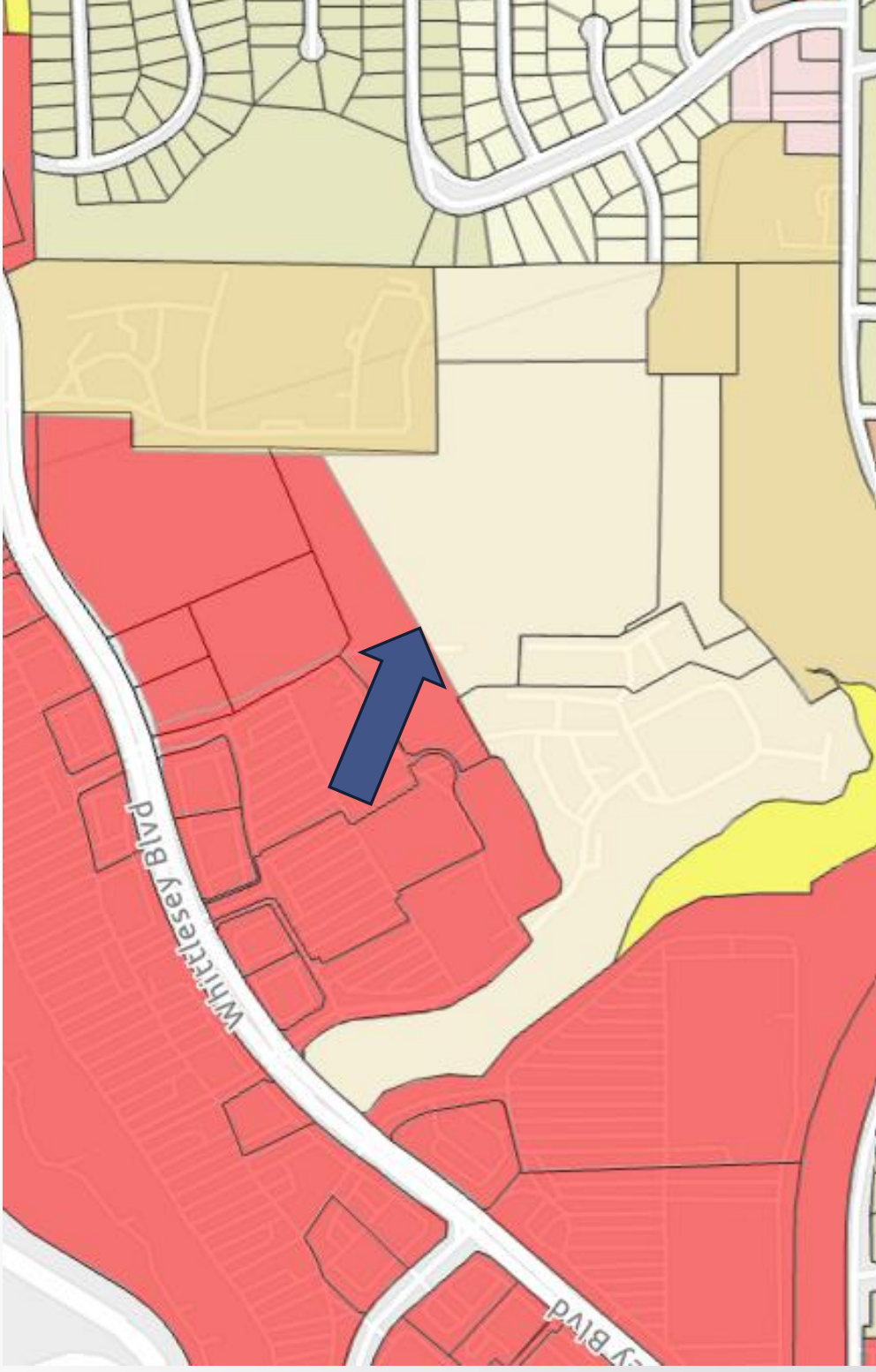
20' SANITARY SEWER EASEMENT
(EXCEPT PORTIONS 16-19, 17-19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 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**5674 WHITTLESEY BLVD.
REZN-05-25-0928**

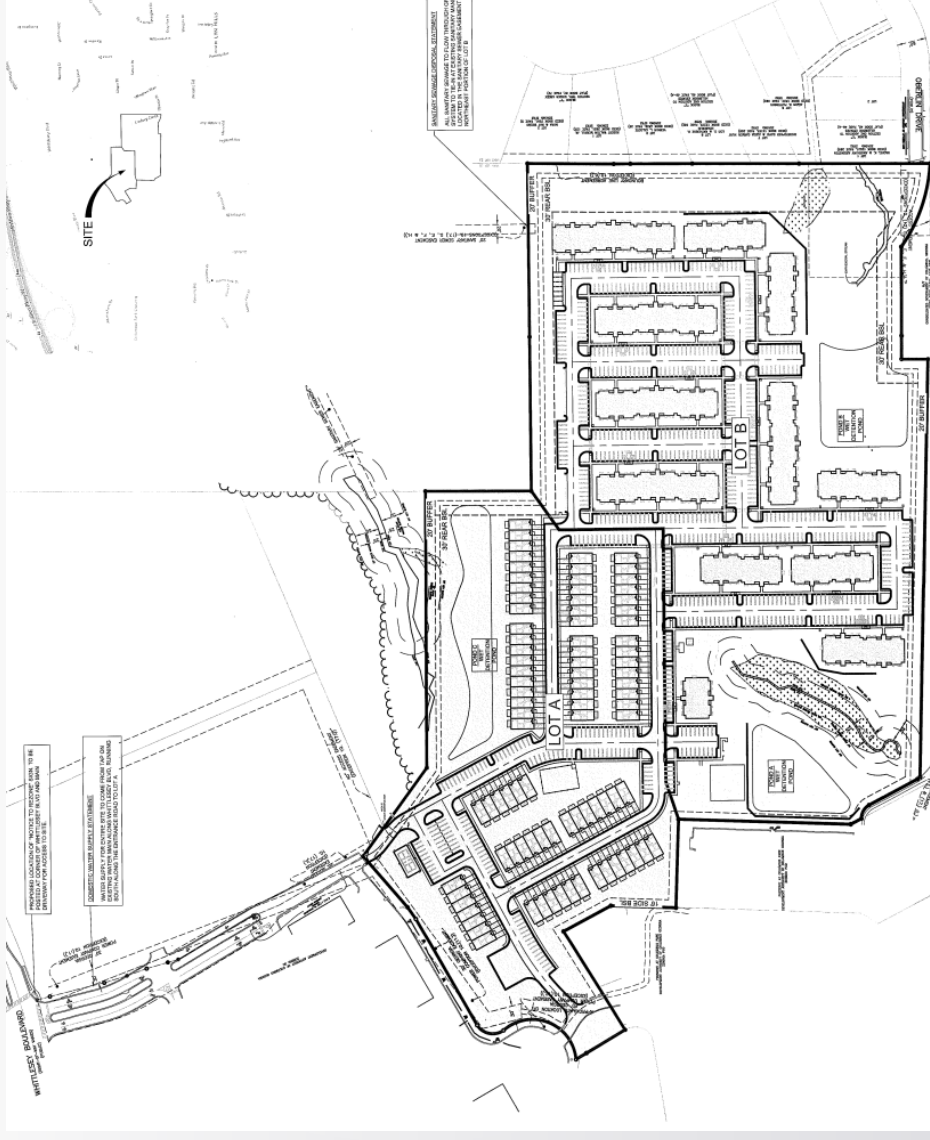
APPLICANT: HILLPOINTE LLC

PROPERTY TO BE REZONED





SITE PLAN





HILLPOINTE LLC

- Large multifamily developer with a concentration in the Southeast
- More than 14,500 units delivered or under development
- Holds approximately ninety percent (90%) of its multifamily assets as long-term investment



