

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-11-22-2070

Applicant:	Columbus Botanical Gardens, Inc.
Owner:	Same
Location:	6330 Lynridge Avenue
Parcel:	071-009-003
Acreage:	0.18 Acres
Current Zoning Classification:	SFR3 (Single Family Residential 3)
Proposed Zoning Classification:	RO (Residential Office) with conditions: <ol style="list-style-type: none">1) Office, Business & Professional only permitted.2) Hours of operation limited to 7:00AM to 6:00PM.3) Reduce minimum lot width to 50'.4) Reduce minimum lot size to 8,000 sf.5) No dumpster permitted.6) Property owner shall not alter the structure. Said structure and property shall remain in appearance as a single family structure.7) Only 4 parking shall be permitted.8) No parking shall be permitted in the front yard.9) No pole signage or lettering shall be permitted.10) 6' wood fence shall be required along both sides and rear property lines.
Current Use of Property:	Single Family Residence
Proposed Use of Property:	Office, Business & Professional
Council District:	District 2 (Davis)
PAC Recommendation:	Conditional Approval based on the Staff Report

and compatibility with existing land uses.

Planning Department Recommendation: **Conditional Approval** based on compatibility with existing land uses.

Fort Benning's Recommendation: N/A

DRI Recommendation: N/A

General Land Use: Inconsistent
Planning Area A

Current Land Use Designation: Multifamily

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: Average Annual Daily Trips (AADT) will increase to 10 trips up from 9 trips if used for commercial use. The Level of Service (LOS) will remain at level C.

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

Surrounding Zoning:	North	SFR3 (Single Family Residential 3)
	South	SFR3 (Single Family Residential 3)
	East	SFR3 (Single Family Residential 3)
	West	SFR3 (Single Family Residential 3)

Reasonableness of Request: The request is compatible with existing land uses.

School Impact: N/A

Buffer Requirement: The site shall include a Category C buffer along all property lines bordered by the SFR3 zoning district. The 3 options under Category C are:

1) **20 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) **30 feet** undisturbed natural buffer.

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 (0) 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



Area To Be Rezoned



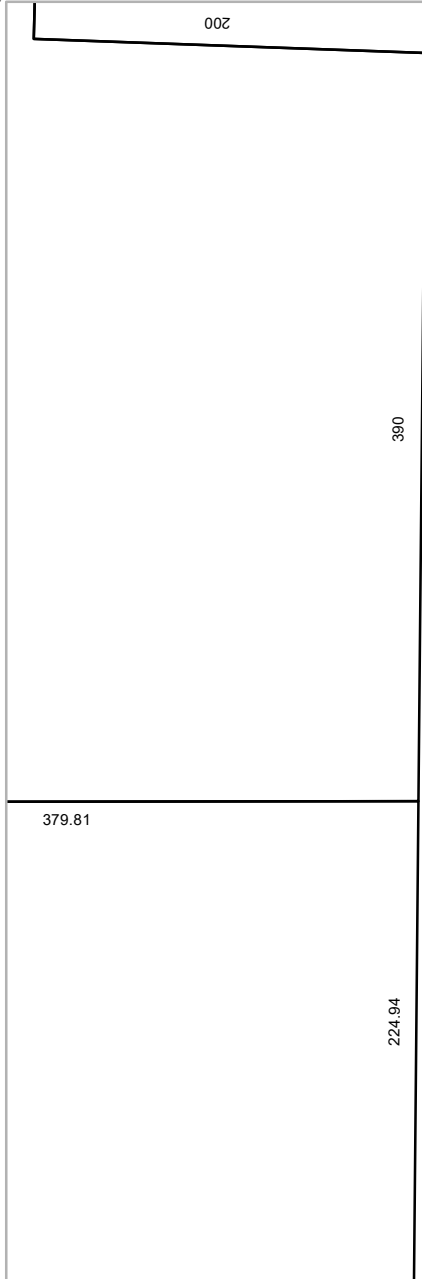
0 50 100 Feet
1 inch = 100 feet
Data Source: IT/GIS
Author: David Cooper

Aerial Map for REZN 11-22-2070
Map 071 Block 009 Lot 003
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

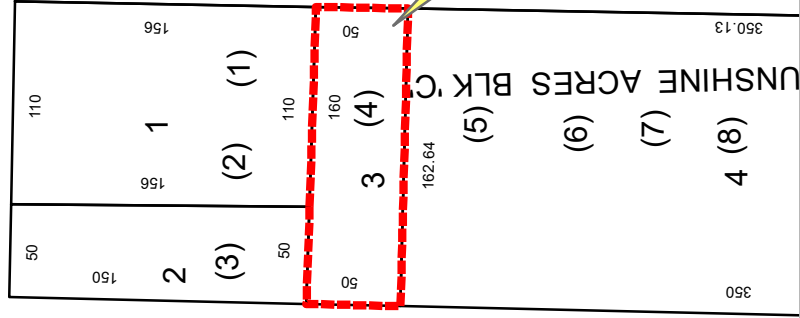
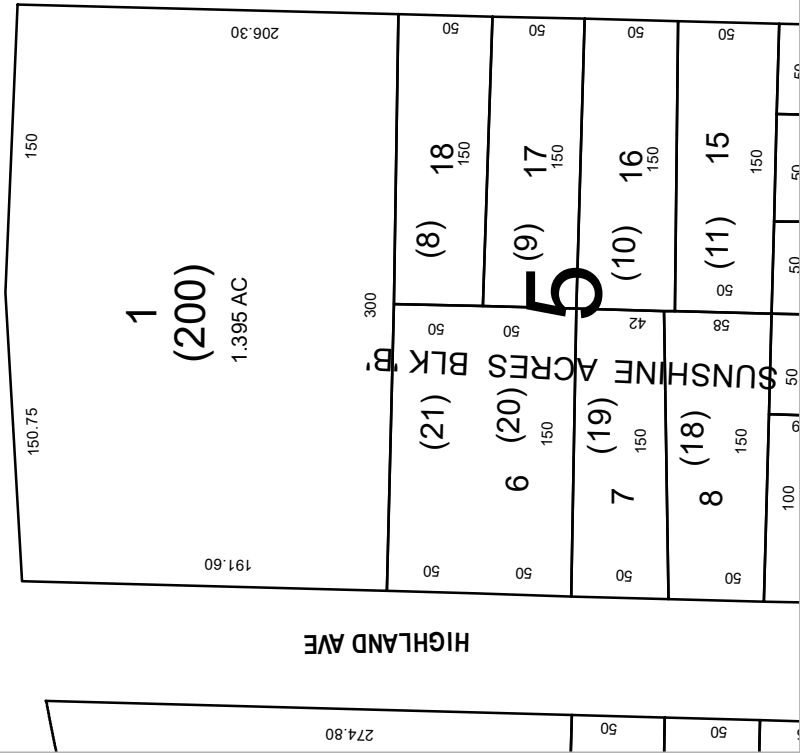
This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.



Date: 11/15/2022



WEEMS RD



Area To Be Rezoned



Date: 11/15/2022

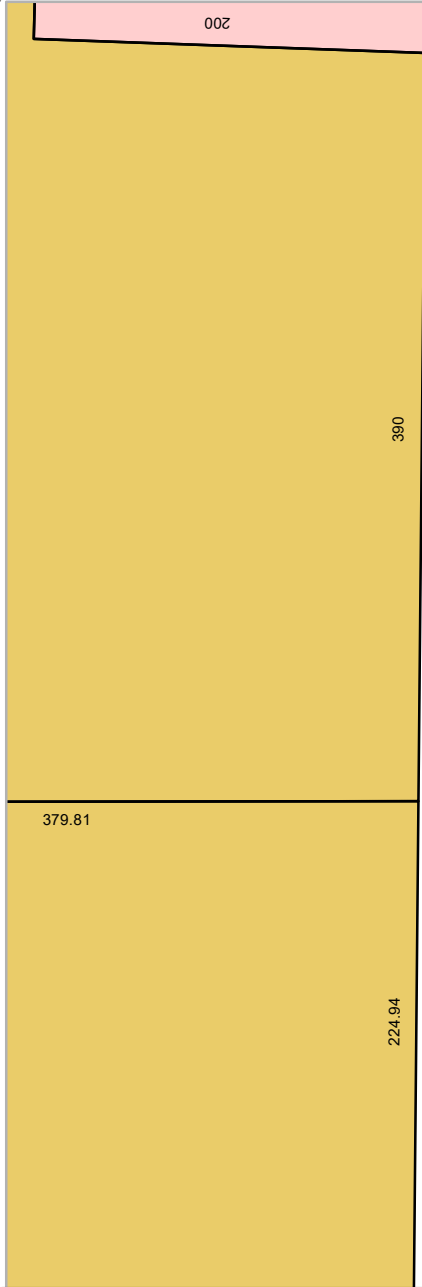
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Location Map for REZN 11-22-2070
 Map 071 Block 009 Lot 003
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

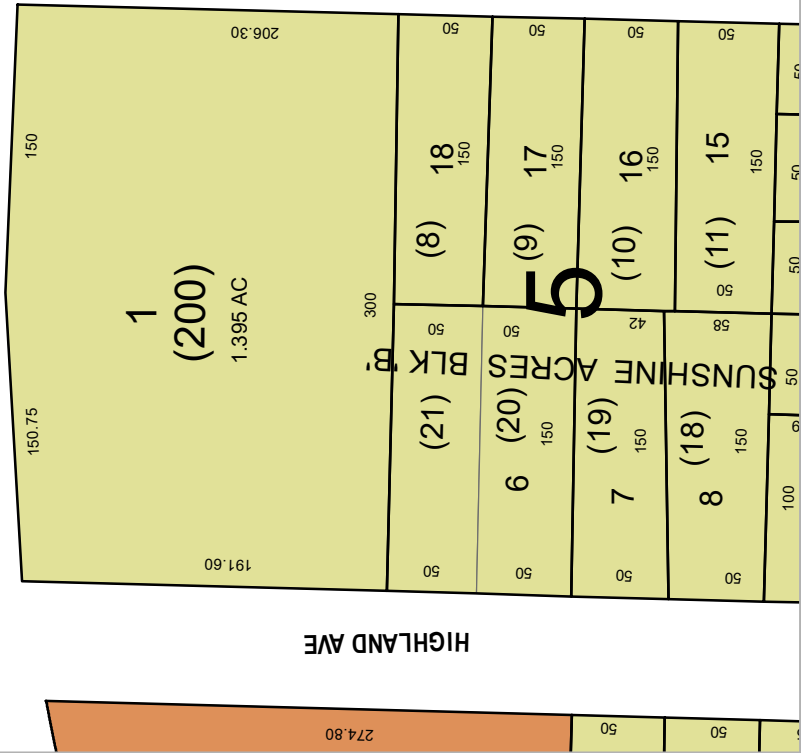


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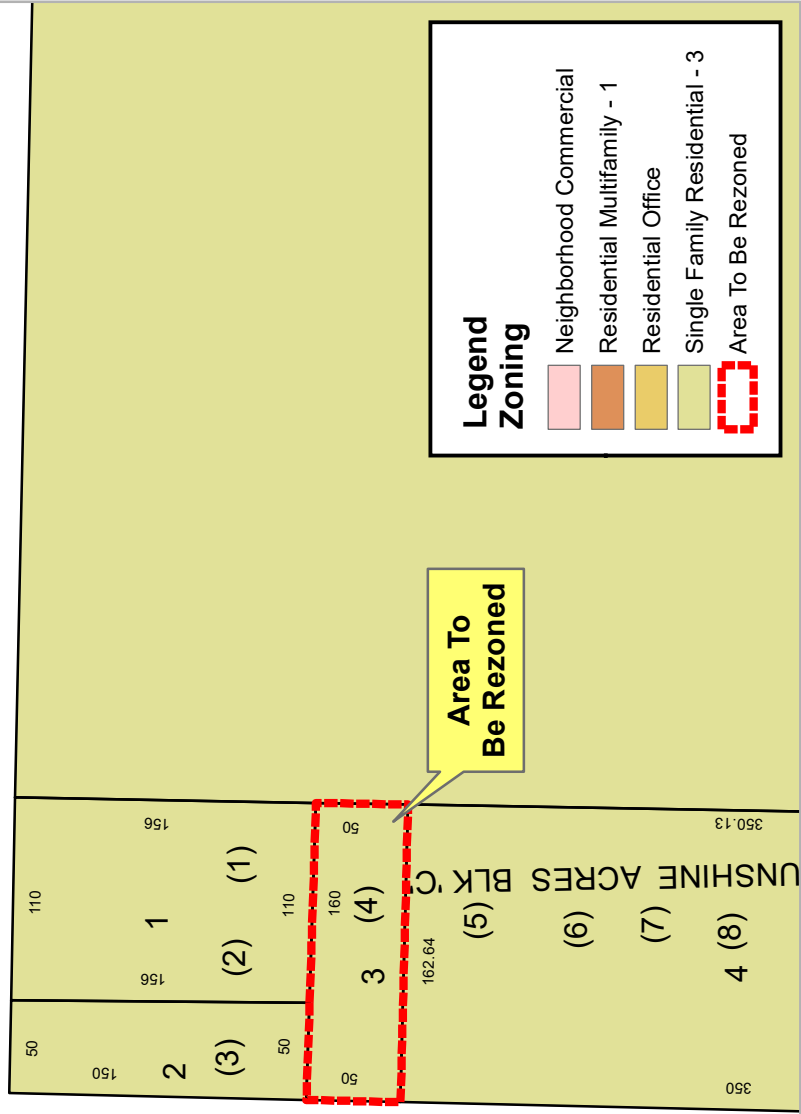




WEEMS RD



LYNRIDGE AVE



Legend Zoning

- Neighborhood Commercial
- Residential Multifamily - 1
- Residential Office
- Single Family Residential - 3
- Area To Be Rezoned

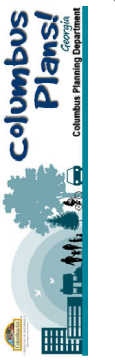
Area To Be Rezoned



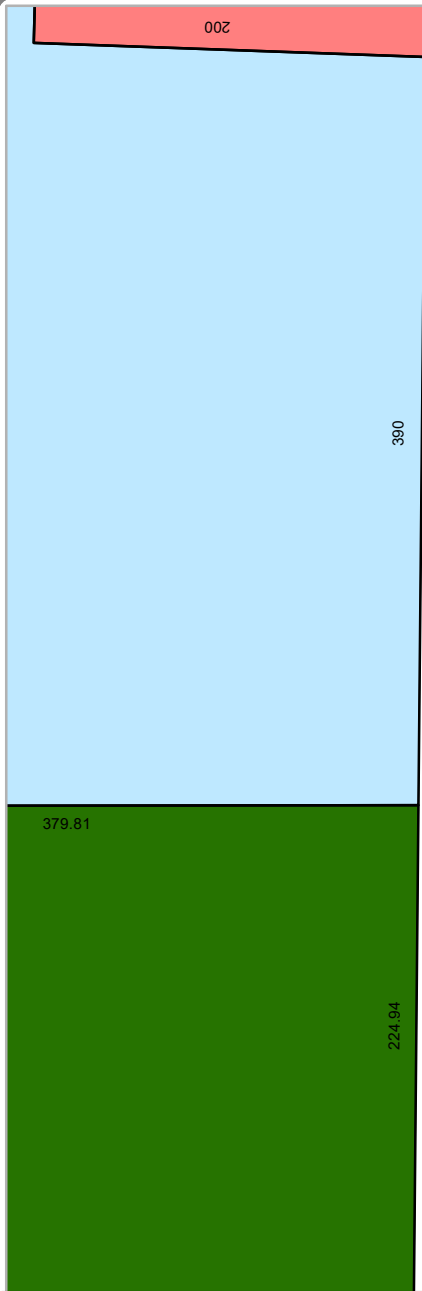
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Zoning Map for REZN 11-22-2070
 Map 071 Block 009 Lot 003
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 Prepared By Planning GIS Tech

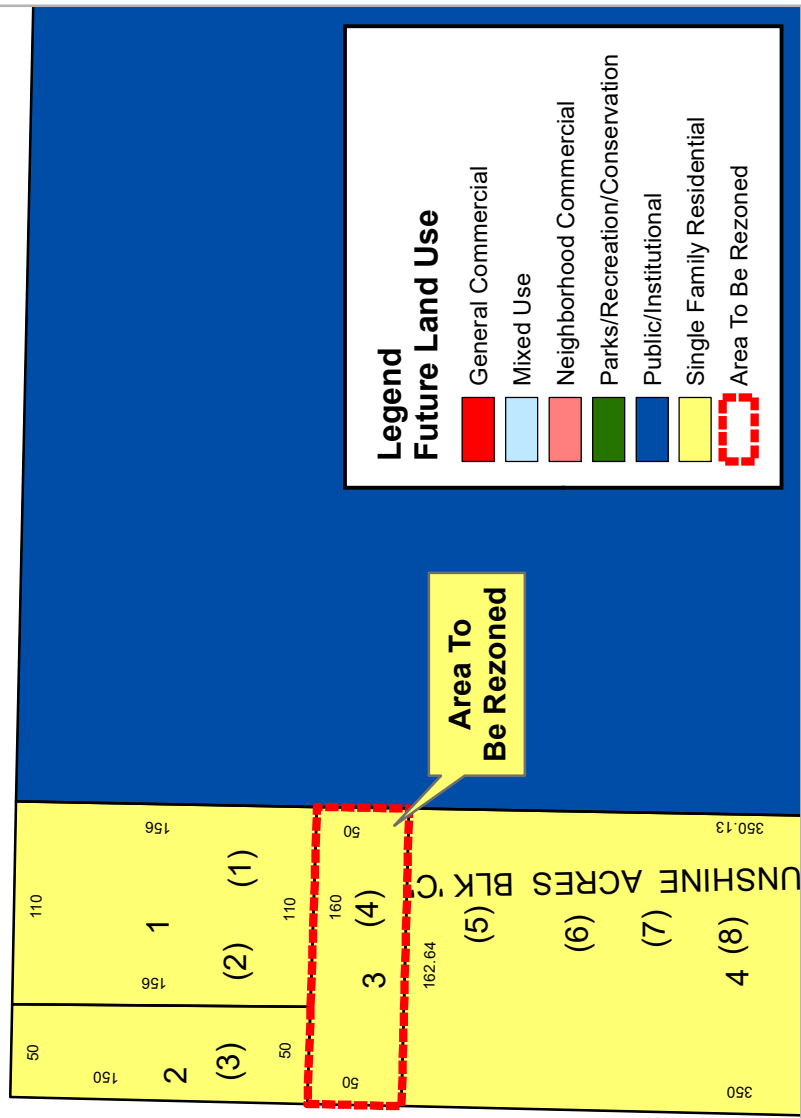
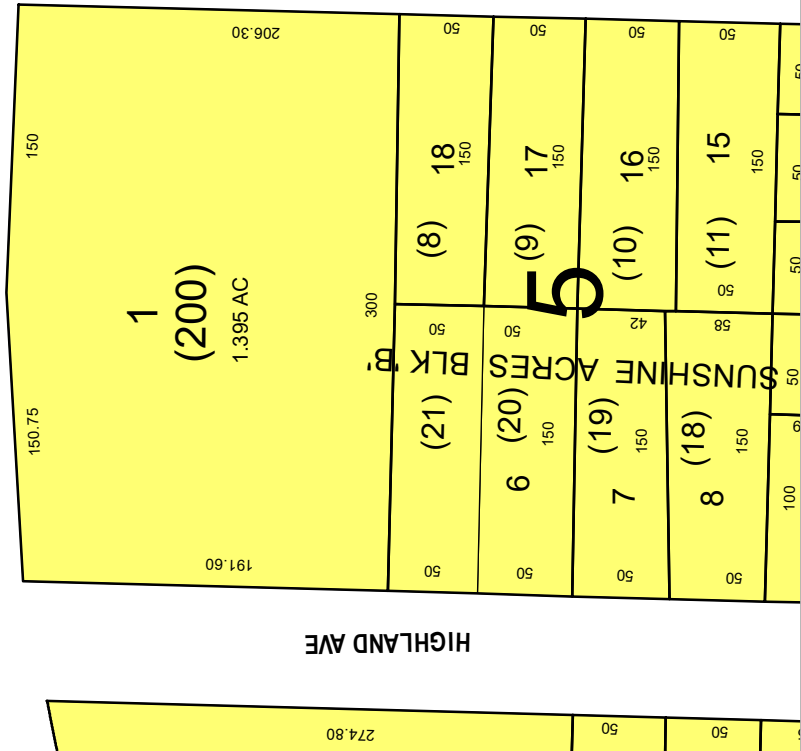
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WEEMS RD



**Legend
Future Land Use**

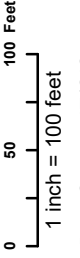
- General Commercial
- Mixed Use
- Neighborhood Commercial
- Parks/Recreation/Conservation
- Public/Institutional
- Single Family Residential
- Area To Be Rezoned



Date: 11/15/2022

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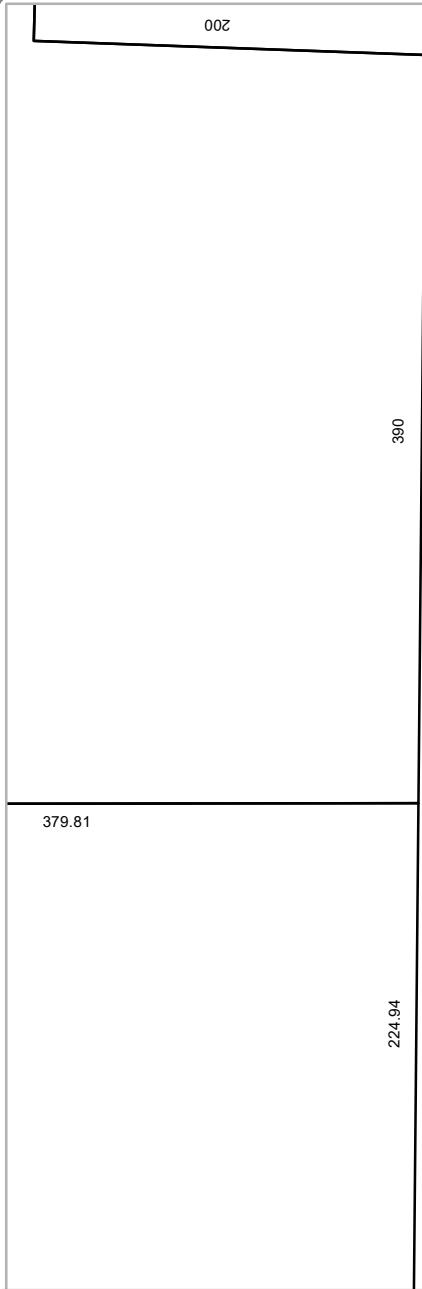
Future Land Use Map for REZN 11-22-2070
 Map 071 Block 009 Lot 003
 Planning Department-Planning Division
 Prepared By Planning GIS Tech
 Author: David Cooper



Data Source: IT/GIS

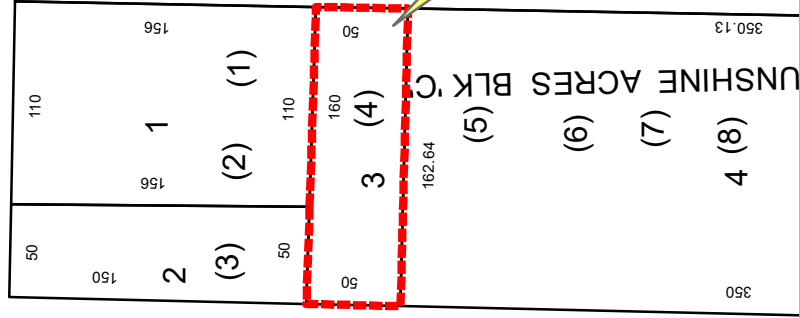
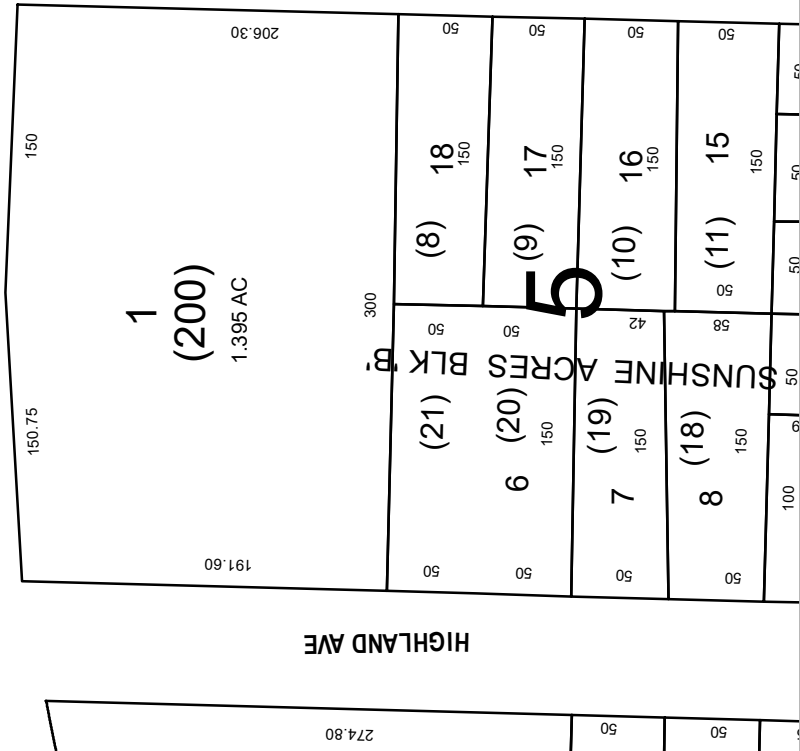
Author: David Cooper





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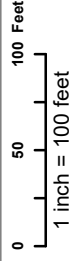


Area To Be Rezoned



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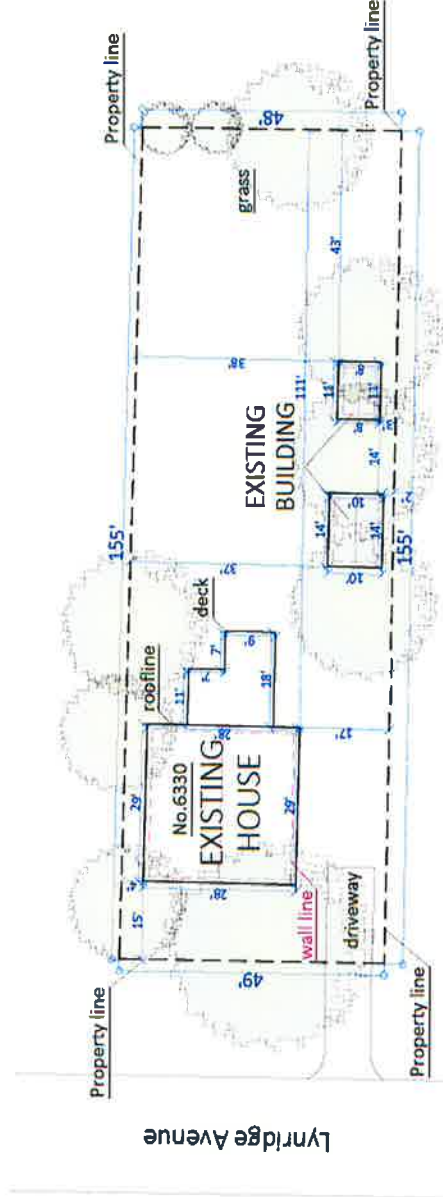
Data Source: IT/GIS
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Flood Zone Map for REZN 11-22-2070
Map 071 Block 009 Lot 003
Planning Department-Planning Division
Prepared By Planning GIS Tech



SITE PLAN

**6330 Lynridge Avenue
Columbus, GA 31909
Parcel ID: 071 009 003
Lot area: 0.18 Acres
Paper Size: 11"x17"**





**6330 Lynridge Avenue
REZN – 11-22-2070**

APPLICANT: COLUMBUS BOTANICAL GARDENS, INC.

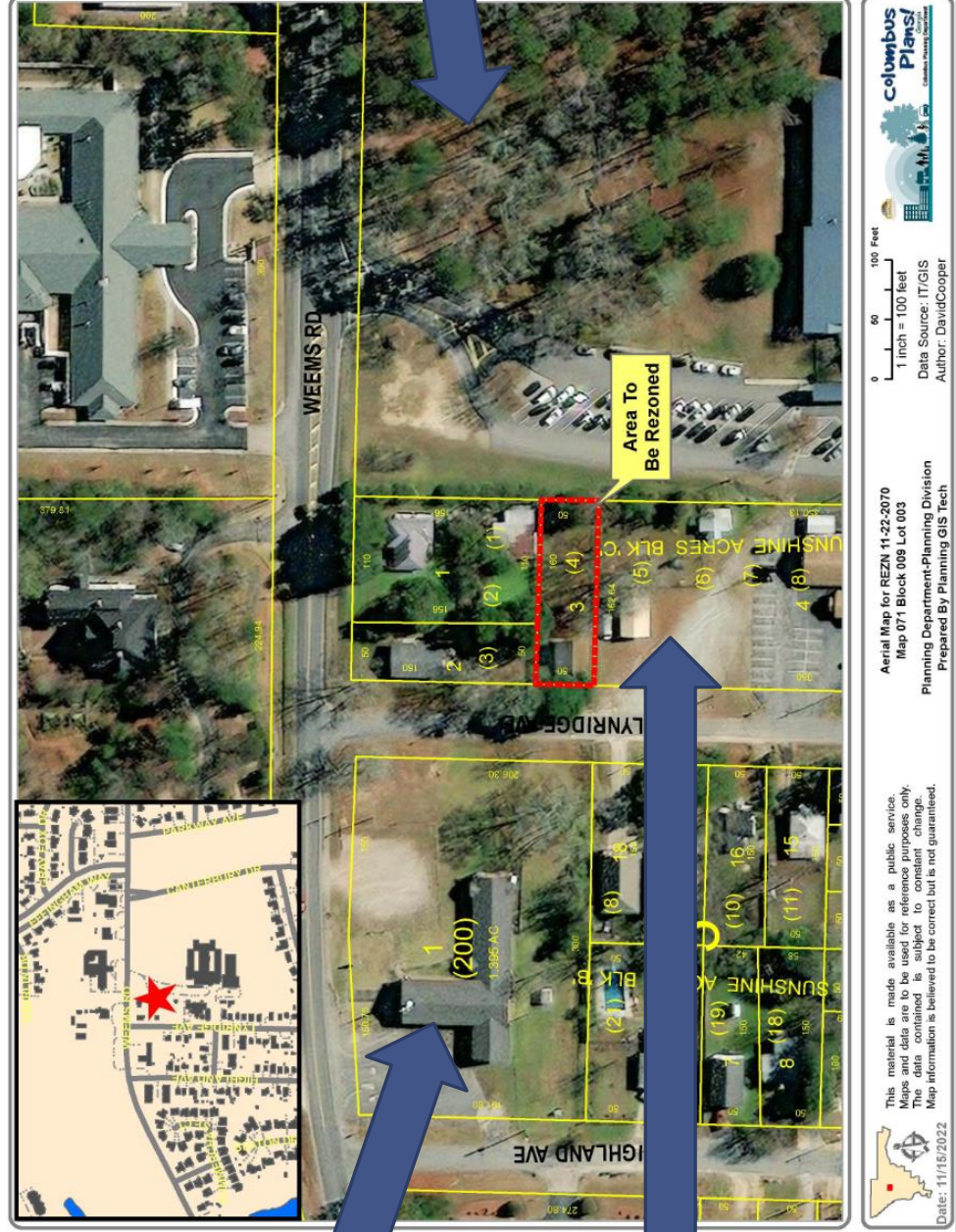
COLUMBUS BOTANICAL GARDENS, INC.



Property to
be rezoned



SURROUNDING USES



Church

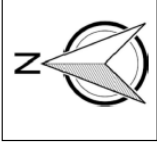
Blanchard
Elementary

Church

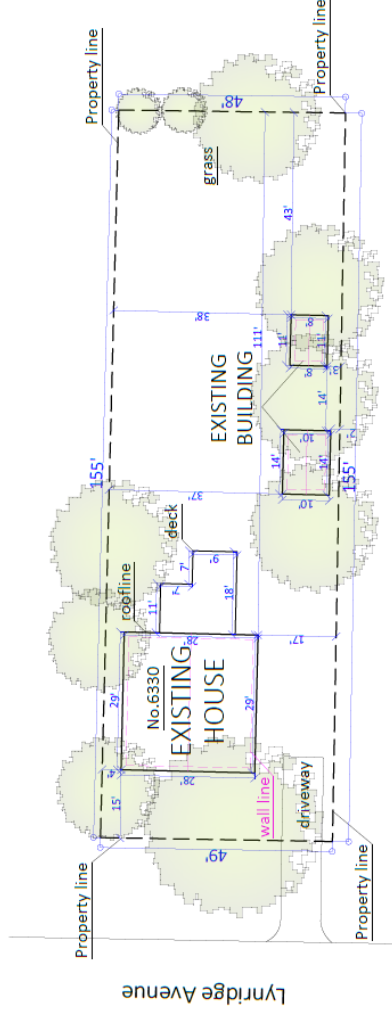
SITE PLAN/Variance Request

S I T E P L A N

6330 Lynridge Avenue
 Columbus, GA 31909
 Parcel ID: 071 009 003
 Lot area: 0.18 Acres
 Paper Size: 11"x17"



scale 1"=20'





RESIDENTIAL/OFFICE ZONING DISTRICT

C. *Intent.* The RO zoning district is intended to be applied in areas that are:

1. Suitable for transitional uses between more intense commercial districts and less dense residential districts;
2. Supportive of mixed residential and commercial uses;
3. Capable of supporting secondary uses that complement the residential and commercial components; and
4. Centers of related uses, such as medical, hospital, institutional and academic centers.