

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

May 4, 2020

Lucy Jones
3580 Masse Lane, Suite 240
Columbus, Georgia 31909

Dear Lucy Jones:

The Planning Department has recommended to the Council of Columbus that the rezoning of 4.20 acres of property located at 1775 / 1751 Boxwood Place, parcel # 067-022-021 / 067-022-022, be **approved**. A copy of the Staff Report is enclosed for your information.

The next step is for the Council to hold a public meeting. You will be notified regarding the date and time of this public hearing.

If you have any questions, you may contact our office at **(706) 225-3937**.

Sincerely,

Rick Jones, AICP
Director, Planning Department

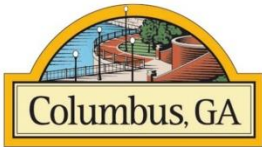
REZN-02-20-1223

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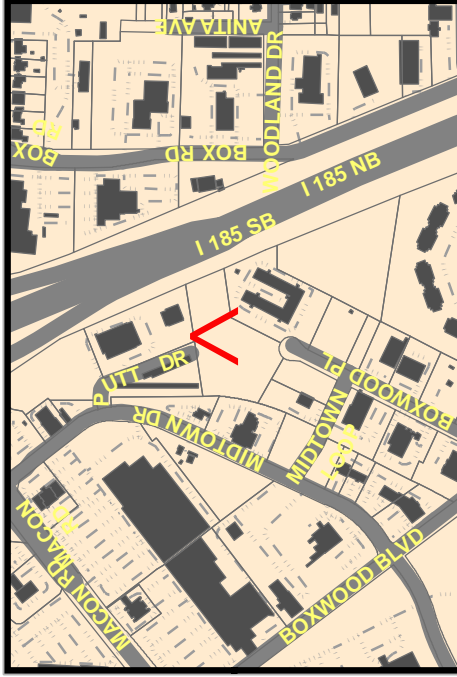
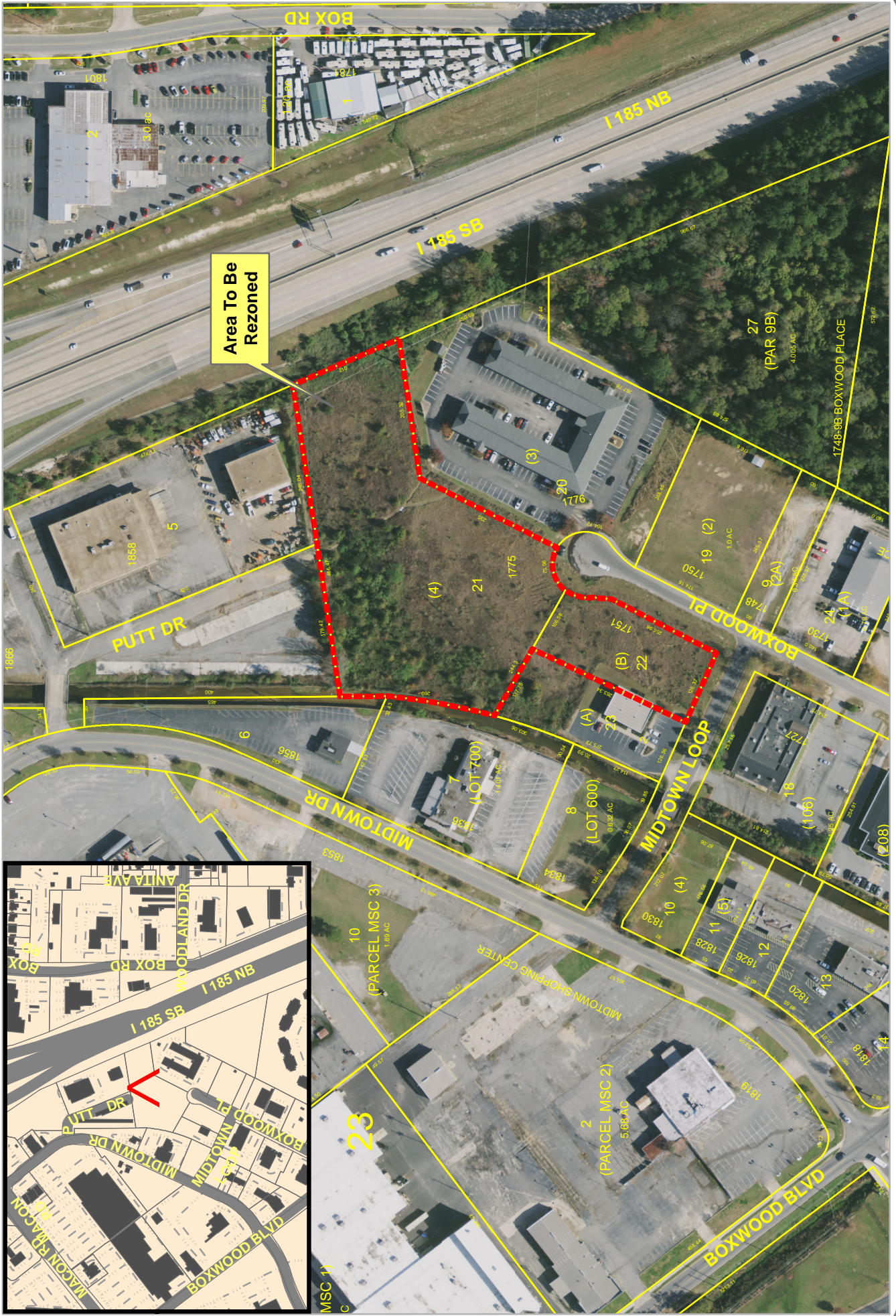
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COUNCIL STAFF REPORT

REZN-02-20-1223

Applicant:	Lucy Jones
Owner:	Jennifer J. Foster, LLC
Location:	1775 /1751 Boxwood Place
Parcel:	067-022-021 / 067-022-022
Acreage:	4.20 Acres
Current Zoning Classification:	GC (General Commercial)
Proposed Zoning Classification:	RO (Residential Office)
Current Use of Property:	Vacant / Undeveloped
Proposed Use of Property:	Multifamily
Council District:	District 1 (Barnes)
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:	Consistent Planning Area B
Current Land Use Designation:	GC (General Commercial)
Future Land Use Designation:	RO (Residential Office)

Compatible with Existing Land-Uses:		Yes
Environmental Impacts:		The property <u>DOES</u> 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 278 trips if used for commercial 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 commercial usage.
Surrounding Zoning:	North	GC (General Commercial)
	South	GC (General Commercial)
	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:		N/A
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 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 Zone Map Site Plan

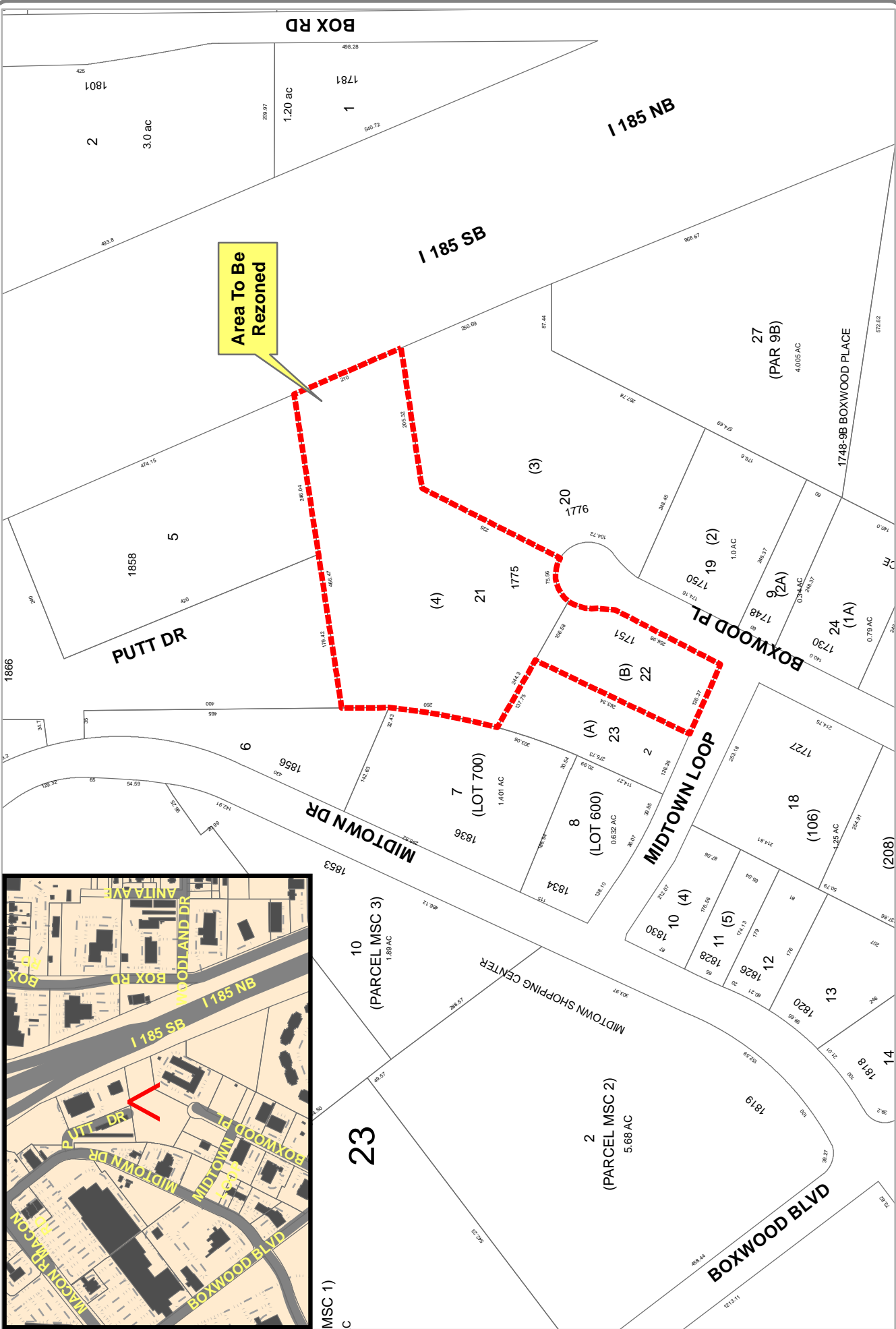
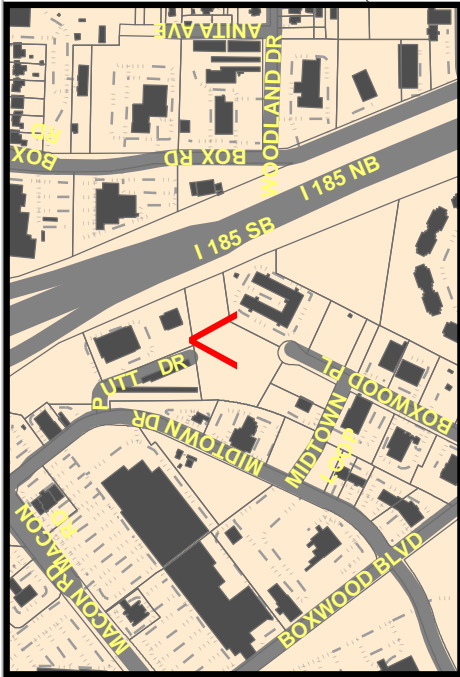


0 100 200 Feet
 1 inch = 200 feet
 Data Source: IT/GIS
 Author: DavidCooper

Aerial Map for REZN 02-20-1223
 Map 067 Block 022 Lots 021 & 022
 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.





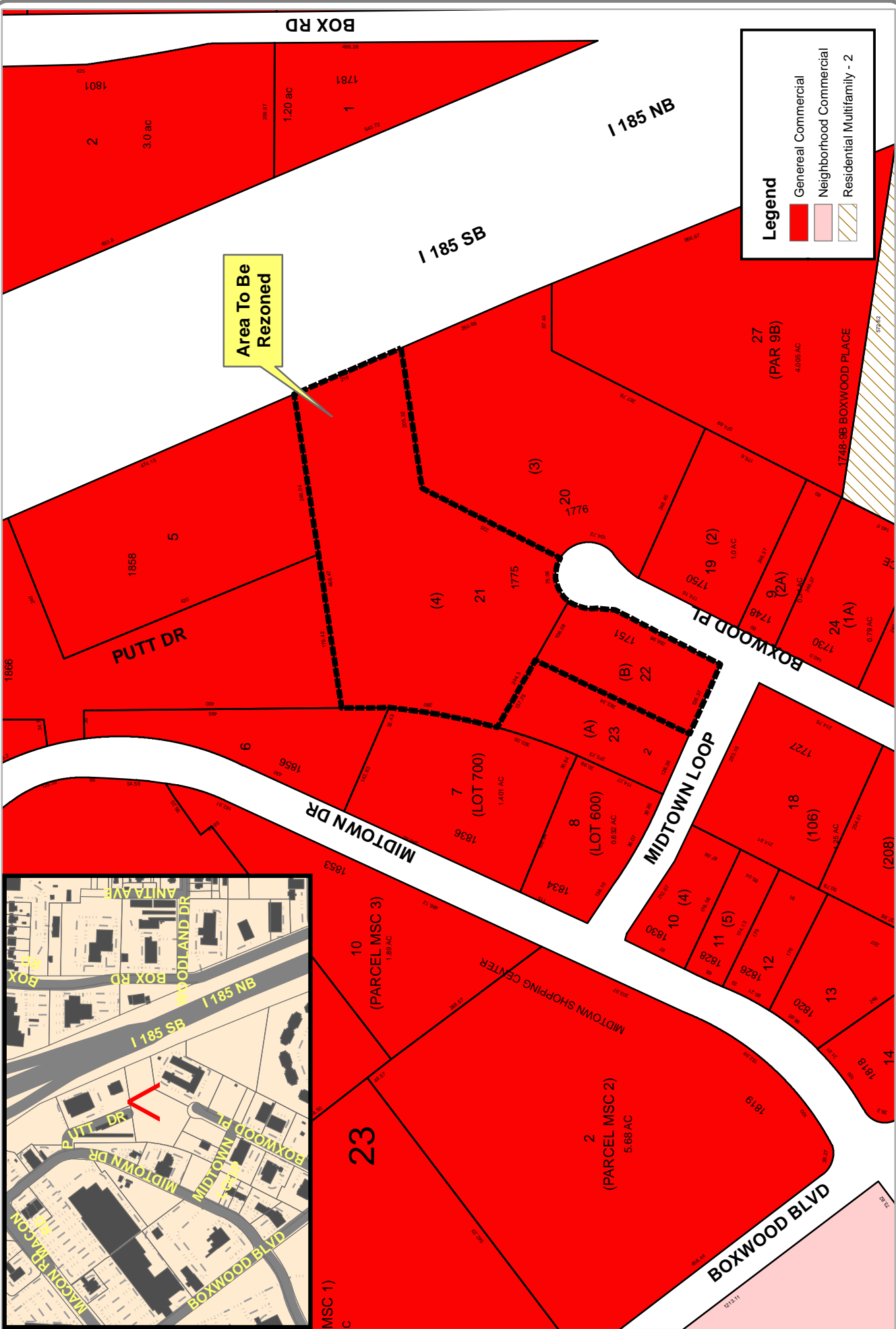
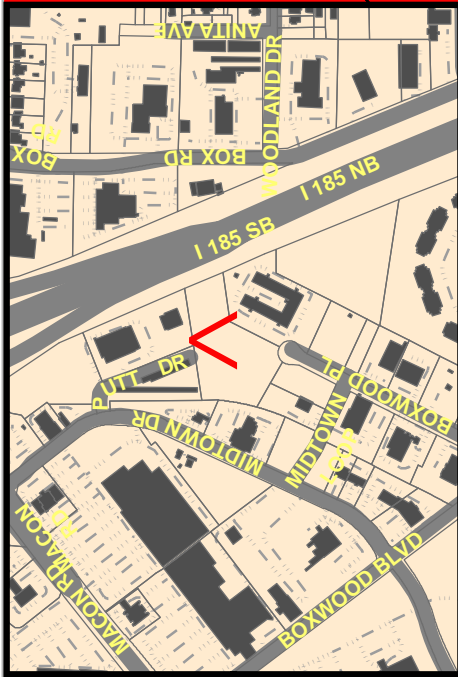
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Location Map for REZN 02-20-1223
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Date: 2/19/2020



Area To Be Rezoned

Legend

- General Commercial
- Neighborhood Commercial
- Residential Multifamily - 2

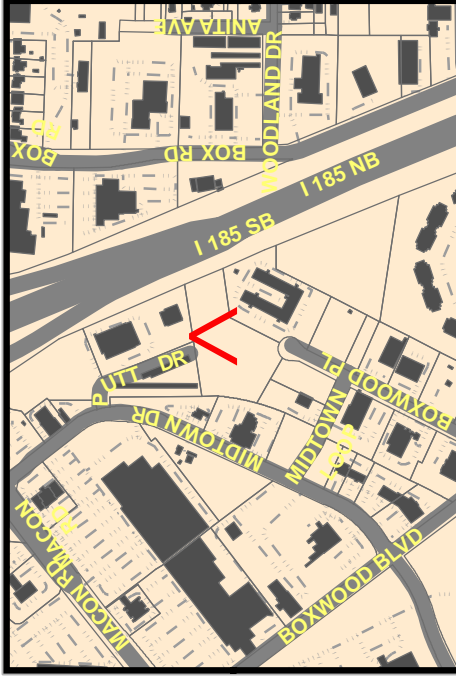
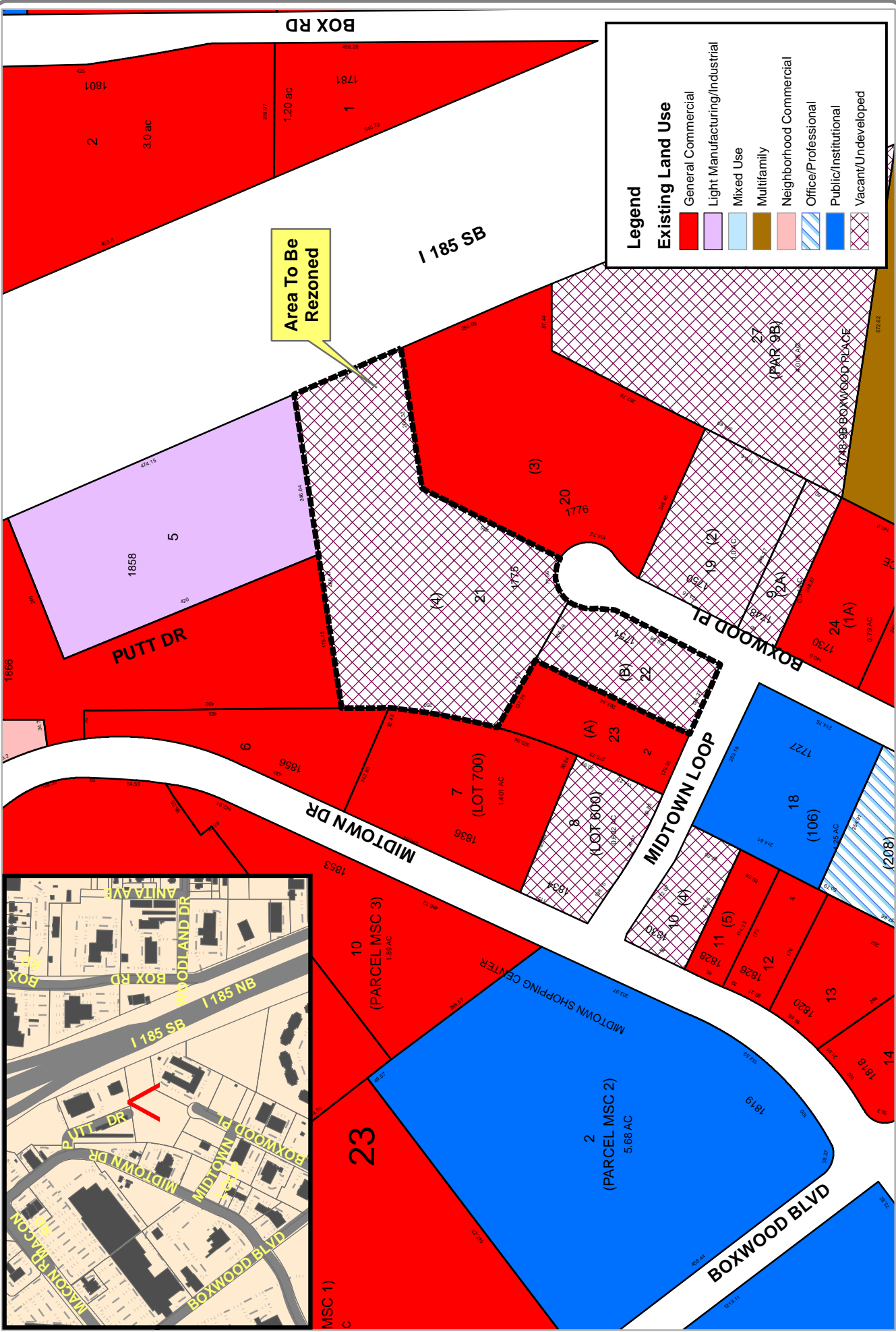


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 Author: DavidCooper

Zoning Map for REZN 02-20-1233
 Map 067 Block 022 Lots 021 & 022
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Date: 2/19/2020

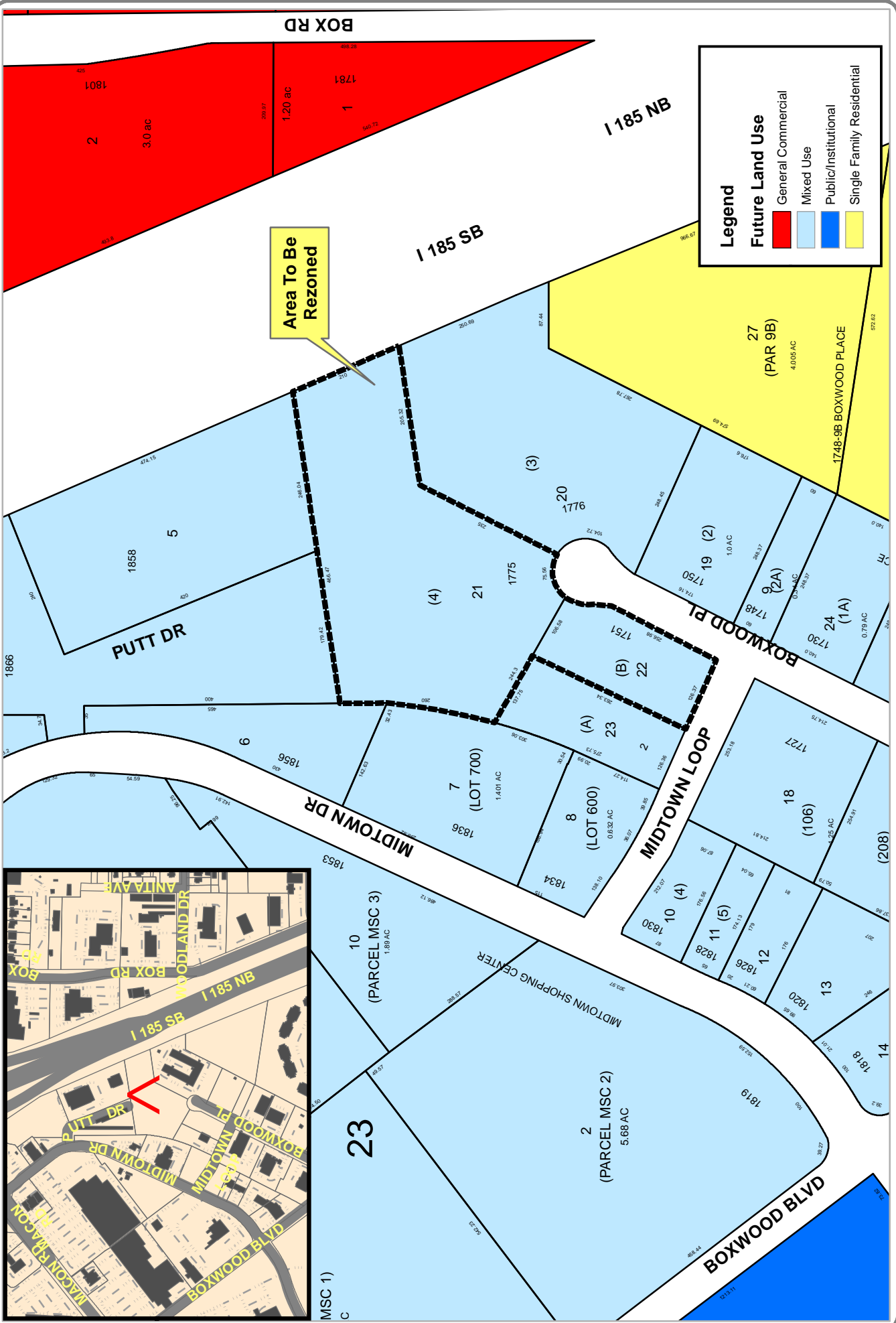


0 100 200 Feet
1 inch = 200 feet
Data Source: IT/GIS
Author: David Cooper

Existing Land Use Map for REZN 02-20-1223
Map 067 Block 022 Lots 021 & 022
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REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 02-20-1223
PROJECT 1751 and 1775 Boxwood Place
CLIENT
REZONING REQUEST GC to RO

LAND USE

Trip Generation Land Use Code* 814 & 252
 Existing Land Use General Commercial - (GC)
 Proposed Land Use Residential Office - (RO)
 Existing Trip Rate Unit GC - Acreage converted to square footage.
 Proposed Trip Rate Unit RO - Number of units

TRIP END CALCULATION*

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
Specialty Retail Center	814	GC	4.2 Acres	44.32	101
				42.04	96
				20.43	47
				Total	244
Daily (Proposed Zoning)					
Senior Adult Housing - Attached	252	RO	80 Units	3.48	278
				Total	278

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

TRAFFIC PROJECTIONS

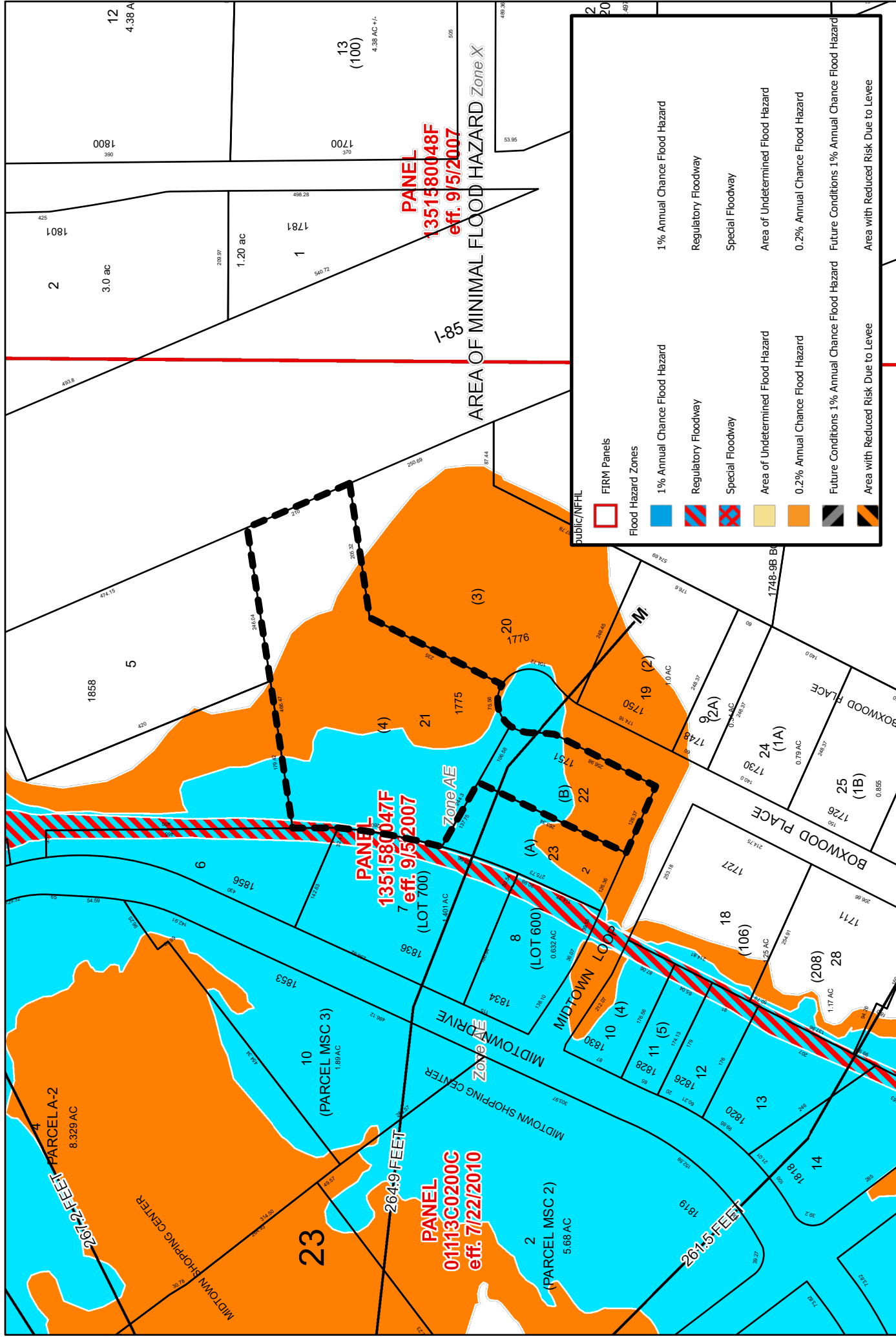
EXISTING ZONING (GC)

Name of Street	Boxwood Boulevard
Street Classification	Collector
No. of Lanes	2
City Traffic Count (2018)	2,750
Existing Level of Service (LOS)**	A
Additional Traffic due to Existing Zoning	244
Total Projected Traffic (2019)	2,994
Projected Level of Service (LOS)**	B

PROPOSED ZONING (RO)

Name of Street	Boxwood Boulevard
Street Classification	Collector
No. of Lanes	2
City Traffic Count (2018)	2,750
Existing Level of Service (LOS)**	A
Additional Traffic due to Proposed	278
Total Projected Traffic (2019)	3,028
Projected Level of Service (LOS)**	B

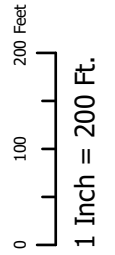
*Note: ** Denotes Level of Service Based on National Standards for Different Facility Type (TABLE1- General Highway Capacities by Facility Type)*



FIRM Panels

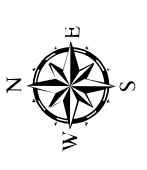
Flood Hazard Zones

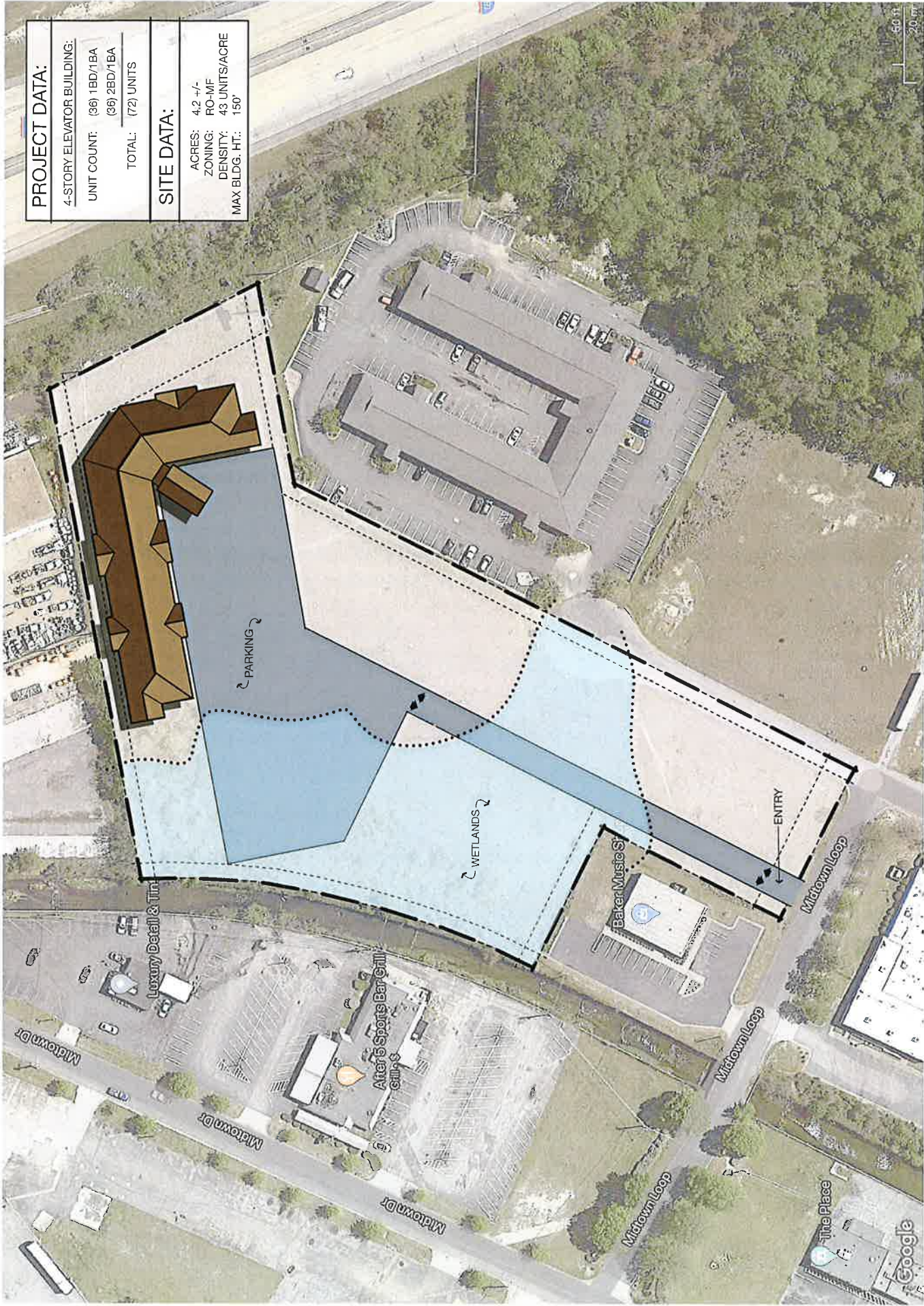
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee



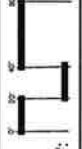
Floodzone Map for REZN 02-20-1223
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PROJECT DATA:	
4-STORY ELEVATOR BUILDING:	
UNIT COUNT:	(36) 1BD/1BA (36) 2BD/1BA
TOTAL:	(72) UNITS
SITE DATA:	
ACRES:	4.2 +/-
ZONING:	RO-MF
DENSITY:	43 UNITS/ACRE
MAX BLDG. HT.:	150'



1"=40'-0"

February 18, 2020

WOOD PLACE - Conceptual Site Plan



*Mockingbird Estates - Stillwater, OK

WOOD PLACE- EXAMPLE OF COMPLETED PROJECT BY SAME DEVELOPMENT TEAM