

CONSOLIDATED GOVERNMENT
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PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-07-25-1385

Applicant:	Charly Vazquez
Owner:	Charly Vazquez
Location:	1420 Wynnton Road
Parcel:	026-024-001
Acreage:	1.24 Acres
Current Zoning Classification:	Residential Office
Proposed Zoning Classification:	Single Family Residential - 2
Current Use of Property:	Vacant
Proposed Use of Property:	Single Family Residential
Council District:	District 7 (Cogle)
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 D
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 Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
Traffic Impact:		<p>The proposed rezoning from RO to SFR2 for a single-family house at 1420 Wynnton Road will result in a significant reduction in traffic compared to potential office development under the current zoning.</p> <p>The projected trip generation of 9 daily trips and 1 trip per peak hour will have a negligible impact on the existing LOS B of Wynnton Road. The development aligns with the residential character of the surrounding community and is unlikely to exacerbate traffic or congestion issues.</p>
Surrounding Zoning:	North South East West	Residential Multifamily – 2 (RMF2) Residential Multifamily – 2 (RMF2) Residential Multifamily – 2 (RMF2) Residential Multifamily – 2 (RMF2)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		Thirty Five (35) 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:

Existing Single Family residence. Property is within the Wynns Hill Overlook Historic District and subject to regulations.

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map

REZN-07-25-1385 | 1420 Wynnton Road | Aerial Map

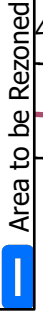
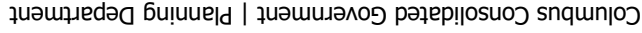
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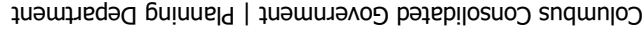
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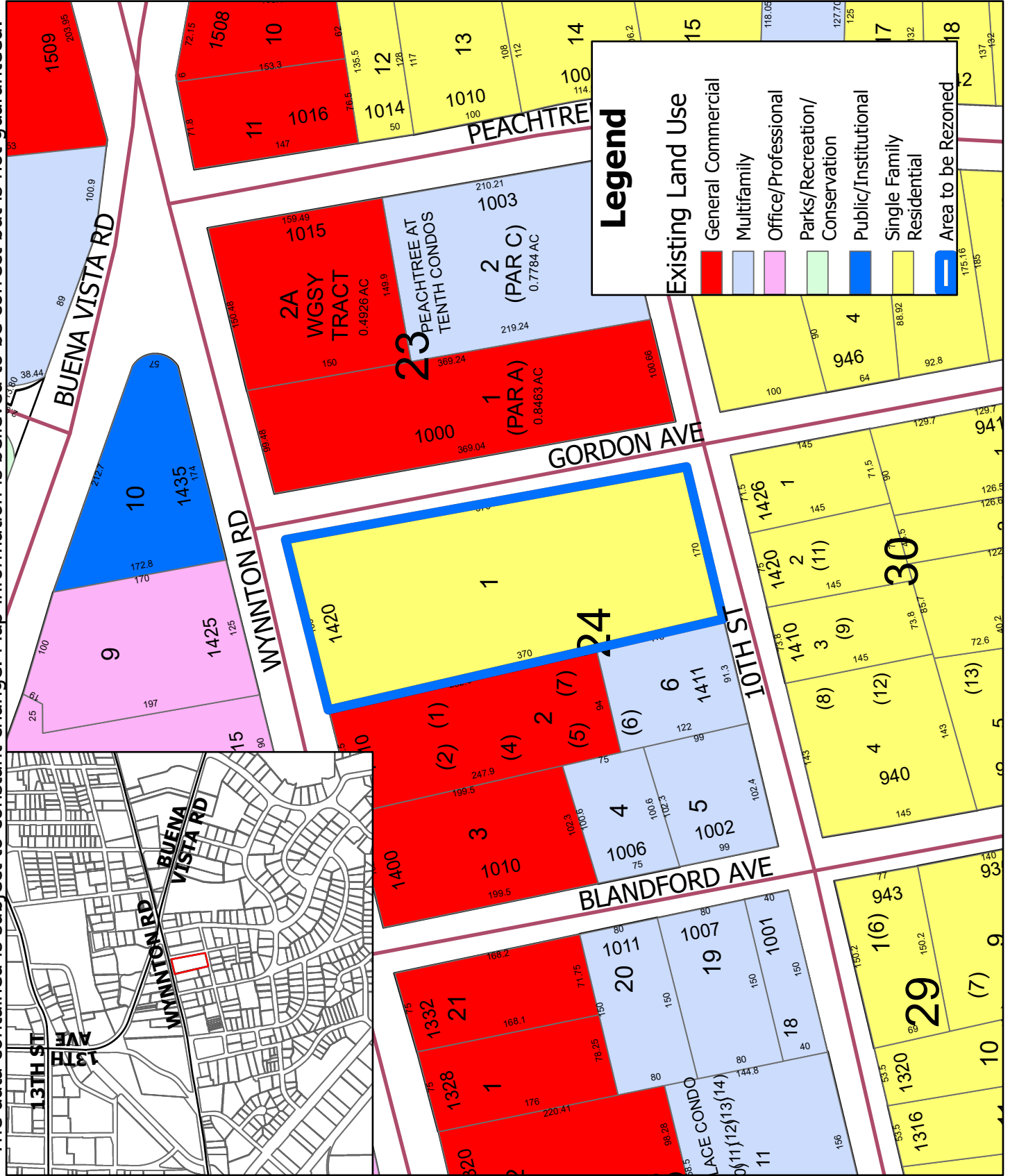
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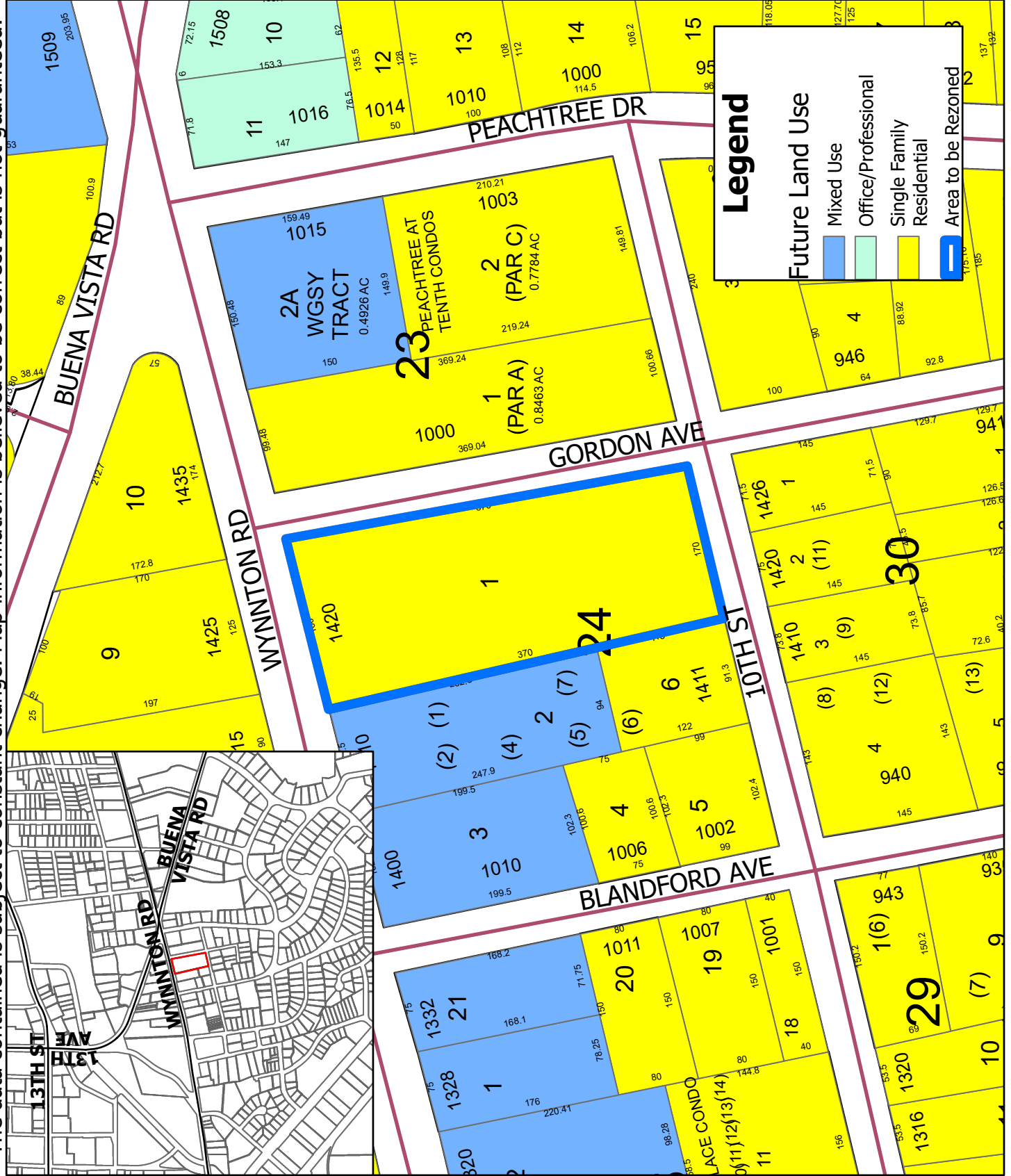
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ITE Traffic Report for Rezoning of 1420 Wynnton Road, Columbus, Georgia

Project Overview

- **Address:** 1420 Wynnton Road, Columbus, Georgia 31906
- **Current Zoning:** RO (Residential Office)
- **Current Use:** Vacant
- **Proposed Zoning:** SFR2 (Single Family Residential 2)
- **Proposed Use:** Single Family House
- **Acreage:** 1.24 acres

This report evaluates the traffic impacts associated with the proposed rezoning of a 1.24-acre parcel at 1420 Wynnton Road from RO to SFR2 for the development of a single-family house. The analysis follows guidelines from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, and considers local road characteristics, trip generation, traffic impacts, and community context.

Road Characteristics

- **Street Classification:** Wynnton Road is classified as a **minor arterial** street by the Columbus Consolidated Government, designed to carry moderate traffic volumes and provide connectivity between local roads and major highways.
- **Number of Lanes:** Wynnton Road is a **two-lane road** (one lane in each direction) with a posted speed limit of approximately 35 mph in the vicinity of the project site.
- **Existing Traffic Count:** Based on typical traffic data for minor arterials in Columbus, Georgia, Wynnton Road is estimated to have an Average Daily Traffic (ADT) count of approximately **8,000–12,000 vehicles per day** near the project site. Exact counts are unavailable, but this estimate aligns with similar roads in the region.
- **Existing Level of Service (LOS):** The existing LOS on Wynnton Road is estimated to be **LOS B** during peak hours (AM and PM), indicating stable traffic flow with minimal delays based on the Highway Capacity Manual (HCM) criteria for minor arterials.

Trip Generation

Trip generation estimates are derived from the ITE Trip Generation Manual, 11th Edition, for the current and proposed zoning scenarios.

Current Zoning (RO - Residential Office)

- **Land Use:** The RO zoning allows for low-intensity office uses or residential uses. For trip generation, ITE Land Use Code 710 (General Office Building) is used as a conservative estimate for potential office development.
- **Size:** Assuming a small office building of 5,000 square feet (feasible on 1.24 acres).
- **Trip Generation:**
 - **Daily Trips:** 9.74 trips per 1,000 sq. ft. x 5,000 sq. ft. = **49 trips/day**.
 - **AM Peak Hour:** 1.16 trips per 1,000 sq. ft. x 5,000 sq. ft. = **6 trips** (88% entering, 12% exiting).
 - **PM Peak Hour:** 1.15 trips per 1,000 sq. ft. x 5,000 sq. ft. = **6 trips** (17% entering, 83% exiting).

Proposed Zoning (SFR2 - Single Family Residential 2)

- **Land Use:** SFR2 zoning permits single-family homes. ITE Land Use Code 210 (Single-Family Detached Housing) is used.
- **Size:** 1 single-family house.
- **Trip Generation:**
 - **Daily Trips:** 9.43 trips per dwelling unit x 1 unit = **9 trips/day**.
 - **AM Peak Hour:** 0.74 trips per dwelling unit x 1 unit = **1 trip** (25% entering, 75% exiting).
 - **PM Peak Hour:** 0.94 trips per dwelling unit x 1 unit = **1 trip** (63% entering, 37% exiting).

Comparison

Scenario	Daily Trips	AM Peak Hour Trips	PM Peak Hour Trips
Current Zoning (RO, Office)	49	6	6
Proposed Zoning (SFR2, Single-Family)	9	1	1
Difference	-40	-5	-5

The proposed SFR2 zoning significantly reduces the number of trips compared to the potential office use under RO zoning, primarily due to the low-intensity nature of a single-family home.

Traffic Impact Analysis

Total Projected Traffic

- **Daily Trips:** The proposed single-family house is expected to generate **9 daily trips**, a net decrease of 40 trips compared to the potential office use under RO zoning.
- **Peak Hour Trips:** The development will add approximately **1 trip** during both AM and PM peak hours, a negligible increase compared to the existing traffic volume on Wynnton Road (estimated at 800–1,200 vehicles per peak hour).

Projected Level of Service

- **Impact on LOS:** The addition of 1 trip per peak hour is unlikely to alter the existing LOS B on Wynnton Road. The projected LOS remains **LOS B**, indicating that the road will continue to operate with stable flow and minimal delays.

Road Network

- Wynnton Road connects to major corridors such as Macon Road and Buena Vista Road, providing access to I-185 and other regional highways. The road network is well-suited to handle the minimal traffic generated by a single-family home.
- No significant capacity constraints or bottlenecks are noted in the immediate vicinity based on available data.

Access

- **Site Access:** The proposed single-family house will likely have a single driveway accessing Wynnton Road. The driveway should be designed to meet Columbus Consolidated Government standards, including adequate sight distance and turning radii.
- **Pedestrian/Bicycle Access:** Wynnton Road has limited pedestrian infrastructure (e.g., sidewalks may not be present on both sides). If required by local regulations, the developer should consider adding a sidewalk segment or contributing to pedestrian improvements.

Community Context

- **Surrounding Area:** The project site is located in a mixed-use area with residential, commercial, and institutional uses along Wynnton Road. Nearby neighborhoods include single-family homes, which align with the proposed SFR2 zoning.
- **Community Concerns:** Recent rezoning proposals in Columbus, such as the Macon Road development, have raised concerns about traffic and neighborhood character. However, the minimal traffic impact of a single-family home is unlikely to generate significant opposition compared to larger developments.
- **Compatibility:** The proposed single-family house is consistent with the residential character of nearby areas, minimizing impacts on community aesthetics and traffic patterns.

Conclusions and Recommendations

Conclusions

- The proposed rezoning from RO to SFR2 for a single-family house at 1420 Wynnton Road will result in a **significant reduction in traffic** compared to potential office development under the current zoning.
- The projected trip generation of **9 daily trips** and **1 trip per peak hour** will have a negligible impact on the existing LOS B of Wynnton Road.
- The development aligns with the residential character of the surrounding community and is unlikely to exacerbate traffic or congestion issues.

Recommendations

1. **Driveway Design:** Ensure the driveway meets Columbus Consolidated Government standards for sight distance and safety to minimize conflicts with Wynnton Road traffic.
2. **Pedestrian Improvements:** Consider adding a sidewalk segment along the property frontage if required by the Unified Development Ordinance (UDO) to enhance pedestrian connectivity.
3. **Traffic Monitoring:** Although not necessary given the low impact, the city may monitor traffic conditions post-development to confirm that LOS remains stable.
4. **Community Engagement:** Engage nearby residents early in the rezoning process to address any concerns, given the history of community opposition to rezoning in Columbus.

This report concludes that the proposed rezoning and development will have minimal traffic impacts and is suitable for the site, provided that standard design and permitting requirements are met.