

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-03-24-0502

Applicant:	Olympia Development
Owner:	J & Banker Real Estate, LLC
Location:	904 Fort Benning Road
Parcel:	064-029-021
Acreage:	2.20 Acres
Current Zoning Classification:	General Commercial
Proposed Zoning Classification:	Residential Office
Current Use of Property:	Vacant
Proposed Use of Property:	Multi-Family Residential and Office
Planning Area	C
Council District:	District 3 (Huff)
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
Current Land Use Designation:	Light Manufacturing/Industrial

Future Land Use Designation:		Public/Institutional
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:		10 Average Annual Daily Trips (AADT) will be generated by the proposed development.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
Surrounding Zoning:	North	Light Manufacturing/Industrial (LMI)
	South	General Commercial (GC)
	East	Light Manufacturing/Industrial (LMI)
	West	General Commercial (GC)
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 LMI 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-Four (24) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received one calls and/or emails regarding the rezoning.

Approval 0 Responses
Opposition 0 Responses

Additional Information:

Senior (55 and older) apartment with 52 units consisting of 2 bedrooms and office/amenity uses.

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Traffic Report
Flood Map
Concept Plan



0 50 100 Feet
1 inch = 100 feet

Data Source: IT/GIS
Author: DavidCooper

Aerial Map for REZN 03-24-0502
Map 064 Block 029 Lot 028

Planning Department-Planning Division
Prepared By Planning GIS Tech

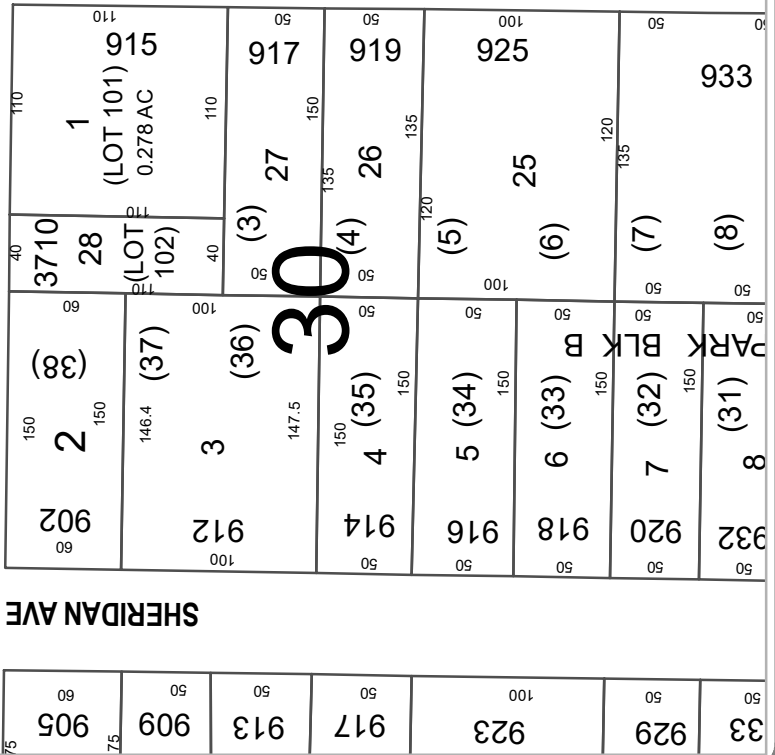
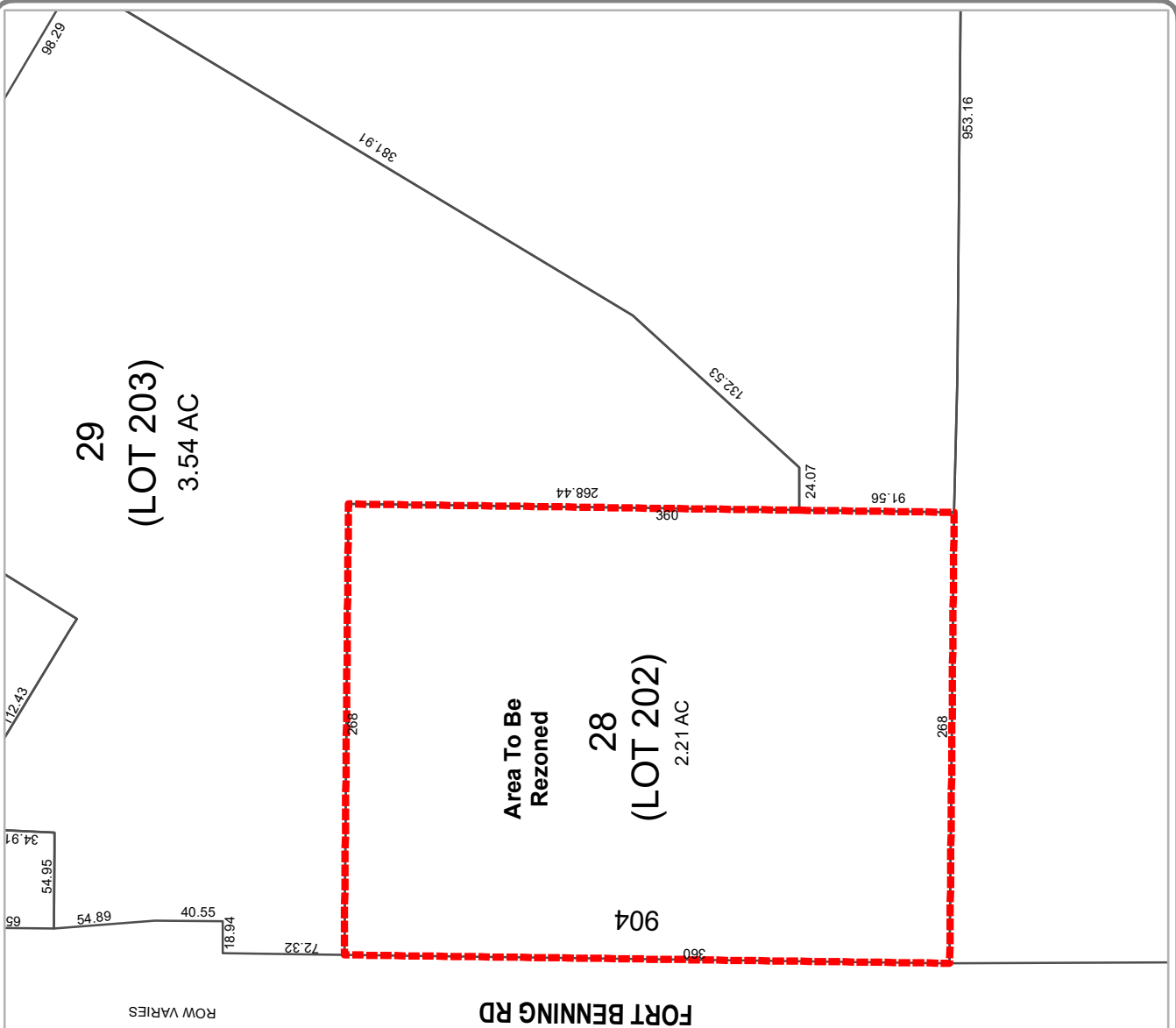
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Date: 3/14/2024

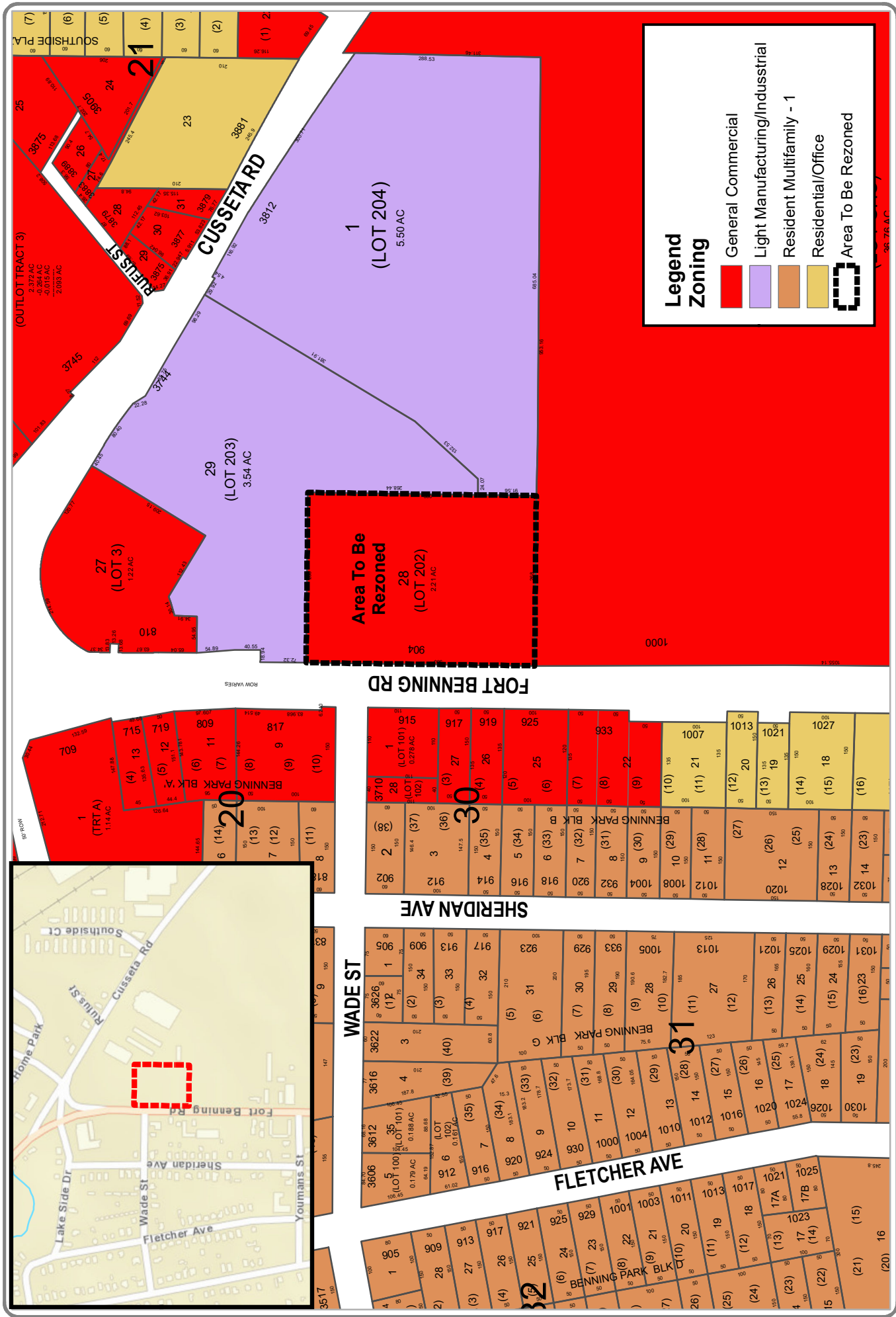


608 1817 608 1817
 83,968 49,514 6,240



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Legend
Zoning

- General Commercial
- Light Manufacturing/Industrial
- Resident Multifamily - 1
- Residential/Office
- Area To Be Rezoned

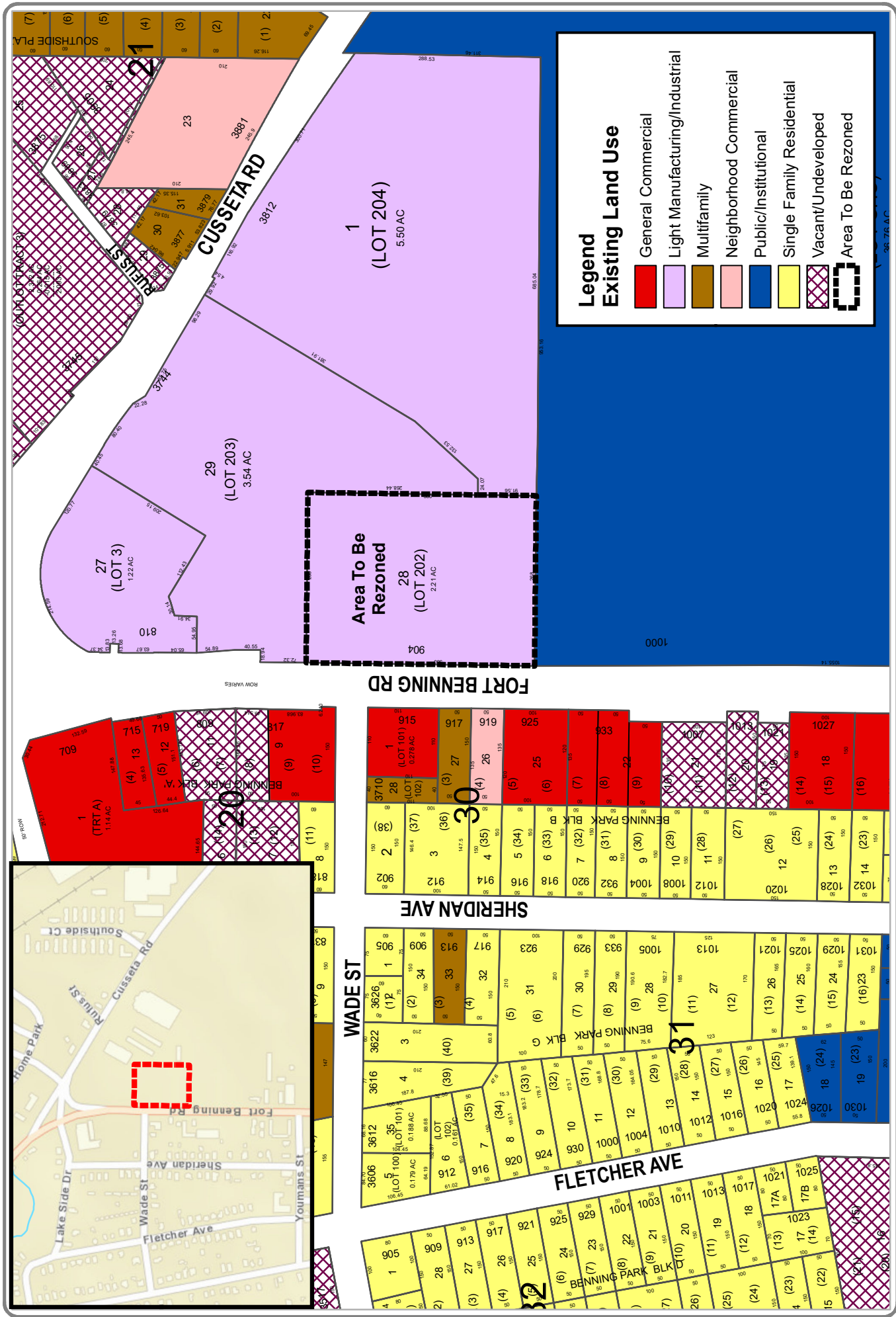
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Zoning Map for REZN 03-24-0502
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Legend Existing Land Use

- General Commercial
- Light Manufacturing/Industrial
- Multifamily
- Neighborhood Commercial
- Public/Institutional
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned



Data Source: IT/GIS
 Author: DavidCooper

Existing Land Use Map for REZN 03-24-0502
 Map 064 Block 029 Lot 028

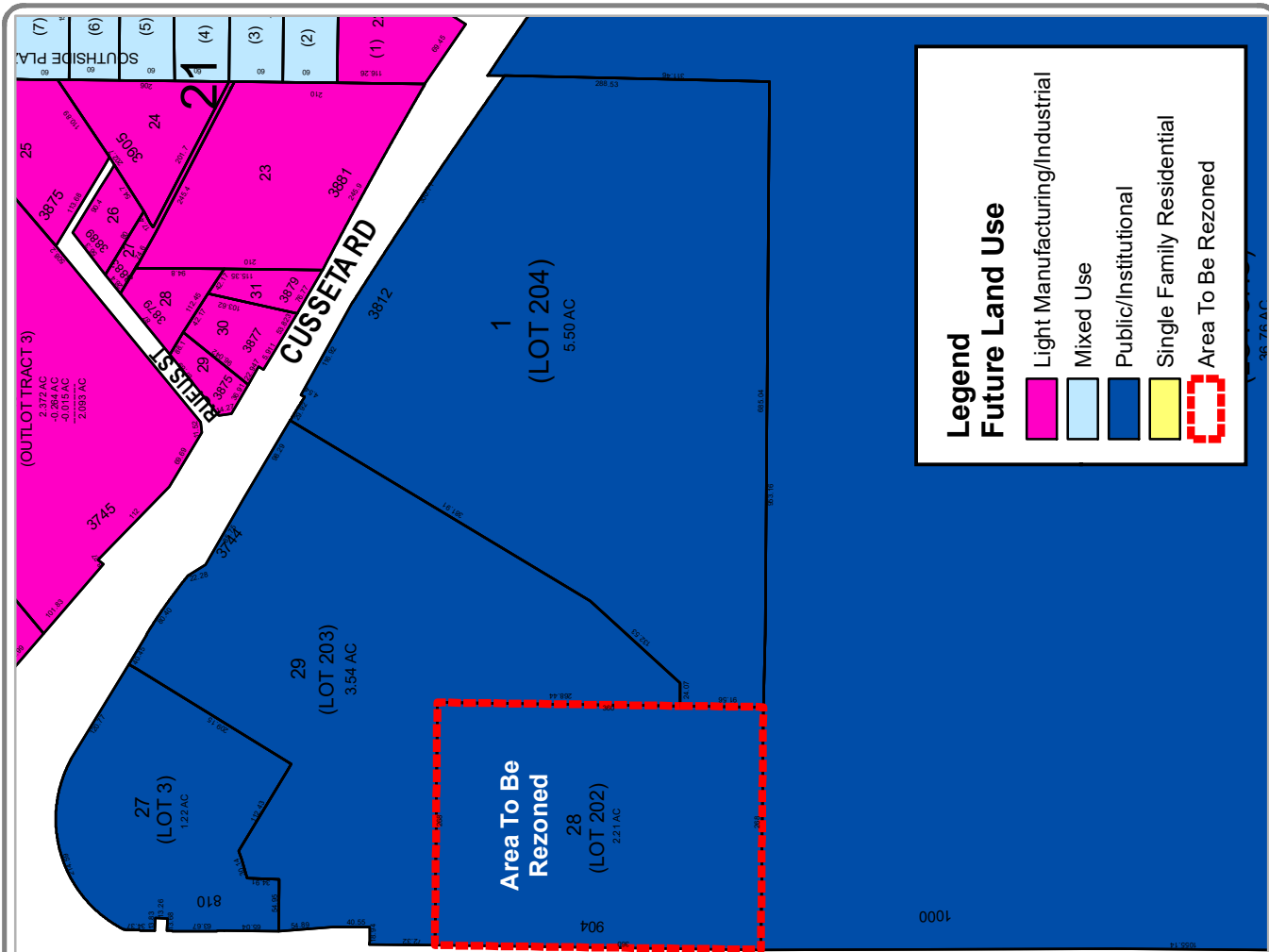
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Date: 3/14/2024





Legend
Future Land Use

- Light Manufacturing/Industrial
- Mixed Use
- Public/Institutional
- Single Family Residential
- Area To Be Rezoned

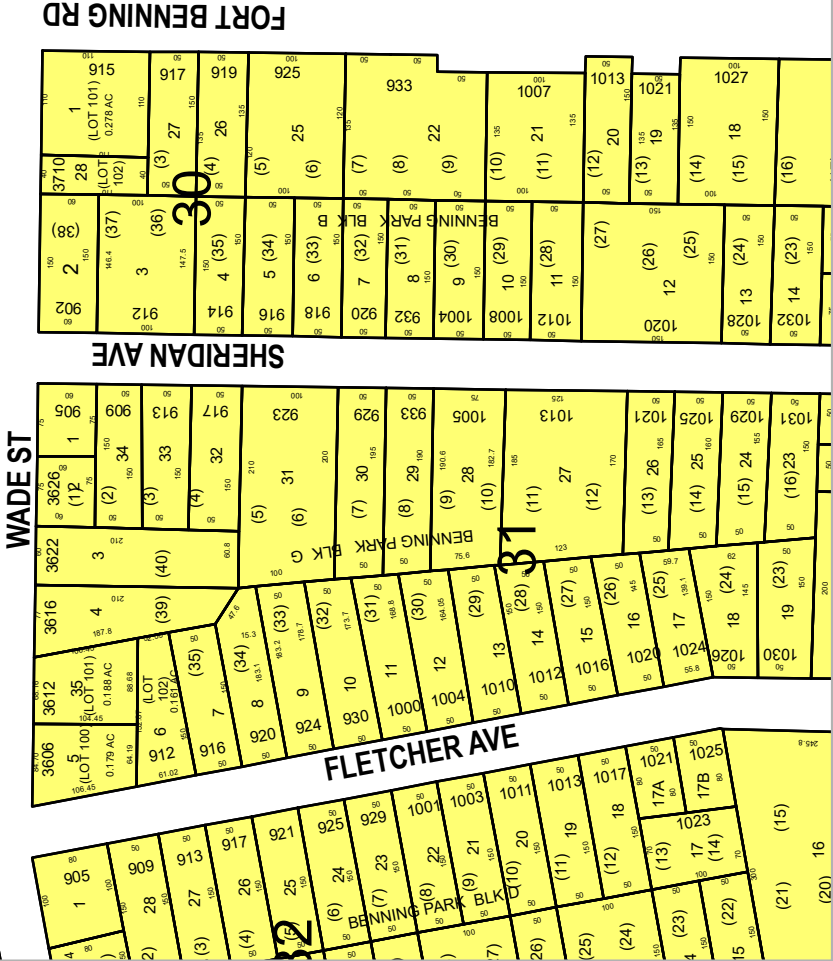
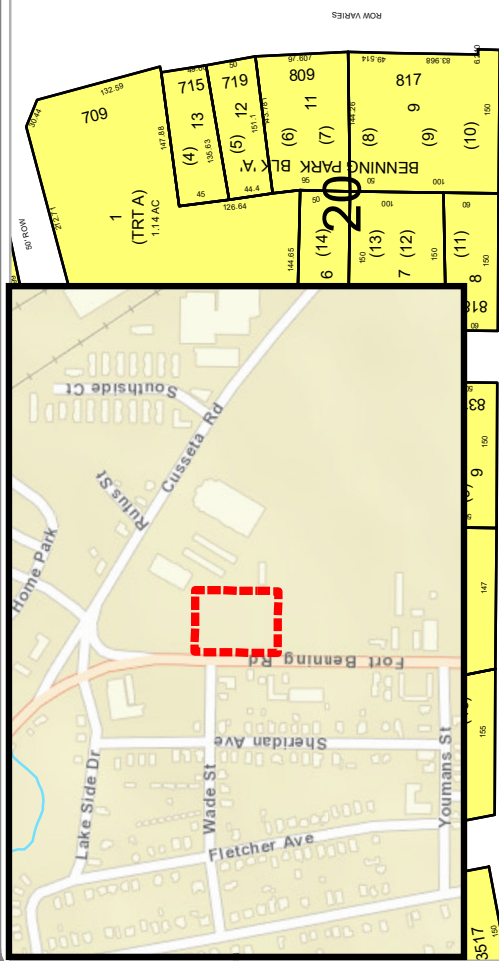
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Future Land Use Map for REZN 03-24-0502
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Columbus
Plains!
Georgia
Columbus Planning Department



FORT BENNING RD

SHERIDAN AVE

WADE ST

FLETCHER AVE



608	817	6.240
7.0976	49.514	83.968

905	909	913	917	923	929	933
75	75	50	50	50	100	50
902	912	914	916	918	920	932
150	146.4	147.5	150	150	150	50
2	3	4	5	6	7	8
(38)	(37)	(36)	(35)	(34)	(33)	(32)
3710	(LOT 102)	(LOT 101)	25	26	27	28
40	40	50	50	50	50	110
110	110	135	135	120	135	120
516	517	519	525	533	536	536
50	50	50	100	50	50	50

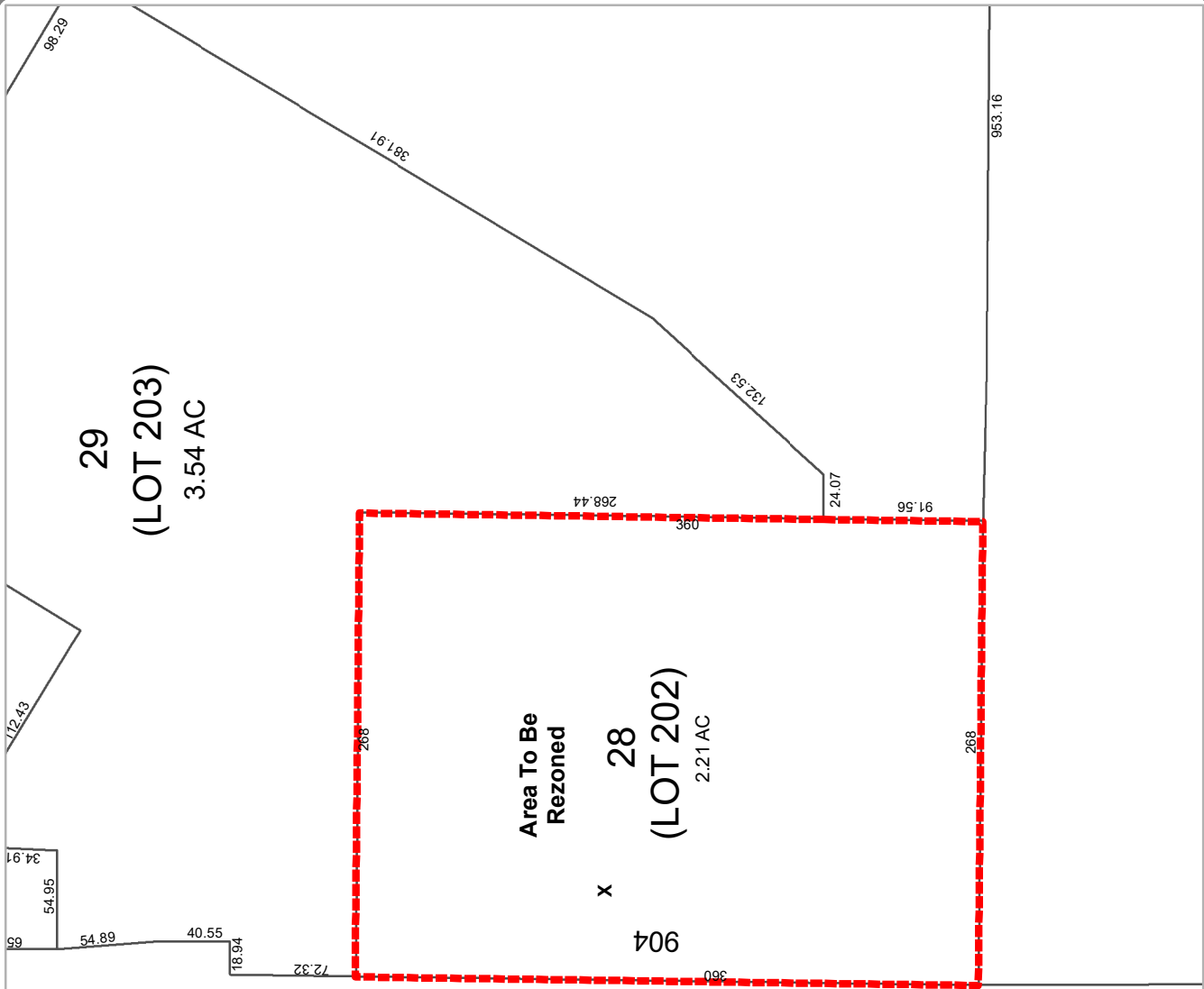
FORT BENNING RD

ROW VARIES

**Area To Be
Rezoned**
28
(LOT 202)
2.21 AC

904 X 904

29
(LOT 203)
3.54 AC



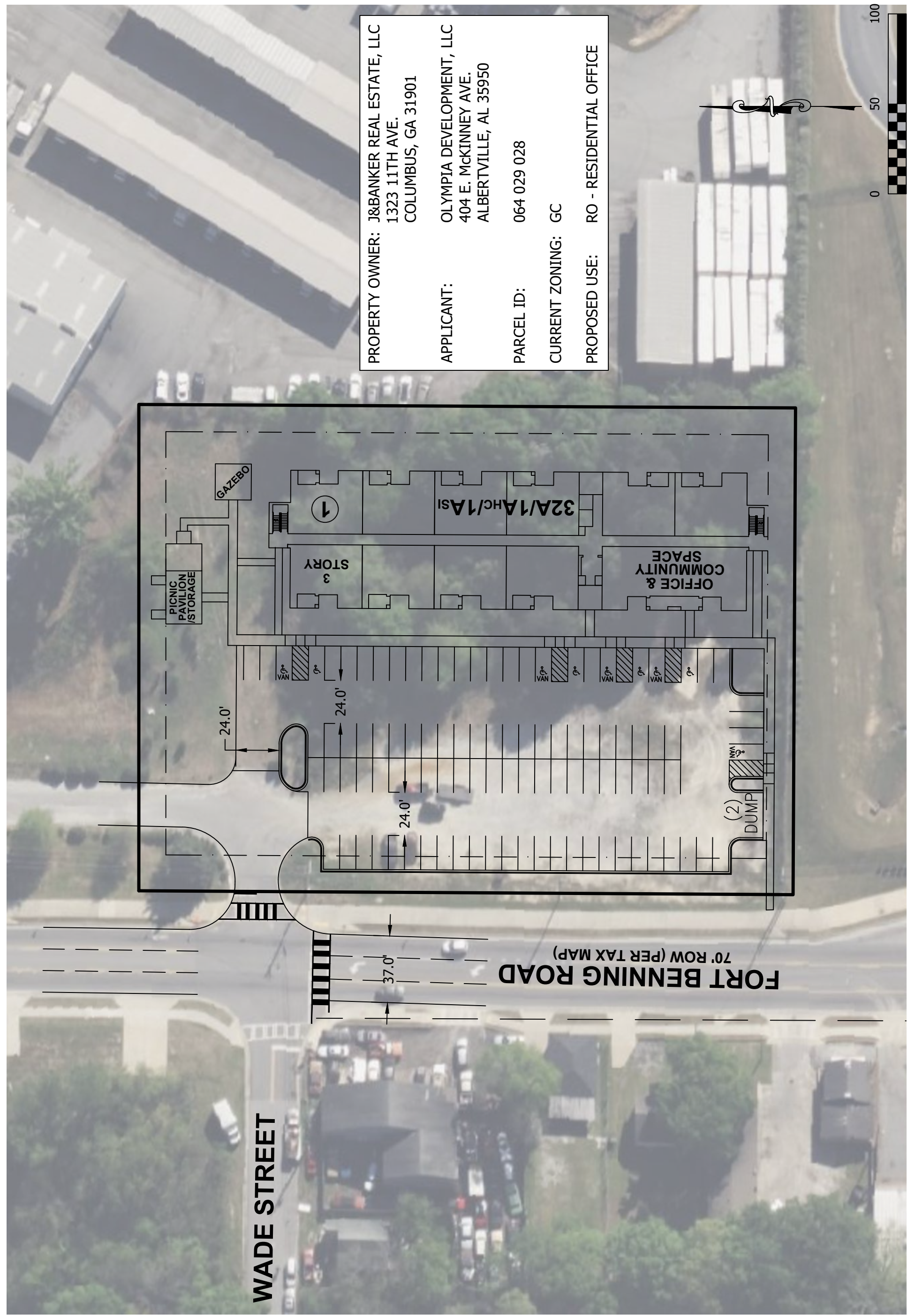
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Flood Hazard Map for REZN 03-24-0502
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Prepared By Planning GIS Tech

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





PROPERTY OWNER: J&BANKER REAL ESTATE, LLC
1323 11TH AVE.
COLUMBUS, GA 31901

APPLICANT: OLYMPIA DEVELOPMENT, LLC
404 E. MCKINNEY AVE.
ALBERTVILLE, AL 35950

PARCEL ID: 064 029 028

CURRENT ZONING: GC

PROPOSED USE: RO - RESIDENTIAL OFFICE

904 Fort Benning Rd – Benning Commons Rezoning

The applicant is requesting a rezoning of the property identified with the parcel number 064 029 028, from GC to RO, to develop a multifamily community to be named Benning Commons, containing 52 units (1 & 2 Bedrooms only) in approximately 2.2 acres, with a Housing for Older People tenancy (HFOP or 55+). The development will include offices/commercial space for community room, on-site management, HFOP-oriented services and amenities such as laundry room. A preliminary conceptual site plan is attached to this application. The site is within a short distance of a Church, Restaurants, educational facilities, Pharmacy, Grocery, and Retail Shopping. It is within walking distance of several bus stops, inbound and outbound, with continuous service. There are several other properties with similar zoning designations along Fort Benning Rd.



Olympia Development is a part of the Olympia Construction Family, which allows for holistic participation and supervision of our communities, meaning that our group Develops (Olympia Development), Builds (Olympia Construction), and Manages (Olympia Management) all our properties more than 90 communities within 5 States, Olympia has earned-with hard effort-a place of recognition within the affordable housing community. Olympia Construction, Inc., the contractor for this proposal, is the owner and developer of over 2,000 affordable units and has constructed over 7,000 dwelling units, with approximately 6,000 of those units built utilizing Tax Credits as the primary source of financing. The Applicant will participate in a competitive process guided by the Georgia Department of Community Affairs, requesting funds in the form of Tax Credits (LIHTC) under the 2024-2025 Qualified Allocation Plan guidelines.

Olympia Development and its partners anticipate Benning Commons to be a successful development and a positive asset to the community, continuing the city's (and other entities) efforts to improve and develop this neighborhood and joining arms to provide safe, high-quality, resilient housing to our future residents, creating a visible symbol of quality, inviting people to live, work, and thrive in Columbus.