



CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-02-22-0236

Applicant:	Wright Wade
Owner:	4322 Rosemont, LLC
Location:	4322 Rosemont Drive
Parcel:	187-002-001
Acreage:	7.01 Acres
Current Zoning Classification:	SFR3 (Single Family Residential 3)
Proposed Zoning Classification:	SFR4 (Single Family Residential 4)
Current Use of Property:	Vacant
Proposed Use of Property:	Single Family Residential
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's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Consistent Planning Area D
Current Land Use Designation:	Public / Institutional
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 decrease from 297 from 390 trips if used for residential 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 residential usage.
Surrounding Zoning:	North	GC (General Commercial)
		NC (Neighborhood Commercial)
	South	SFR3 (Single Family Residential 3)
	East	SFR3 (Single Family Residential 3)
	West	RMF2 (Residential Multifamily 2)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		Seven-five (75) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received two (2) calls and/or emails regarding the rezoning.
	Approval	0 Responses
	Opposition	2 Responses
Additional Information:		Preliminary Plat is attached. This plat has not been approved by Planning or Engineering. It is a concept.
Attachments:		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map

Traffic Report
Site Plan

Area To Be Rezoned



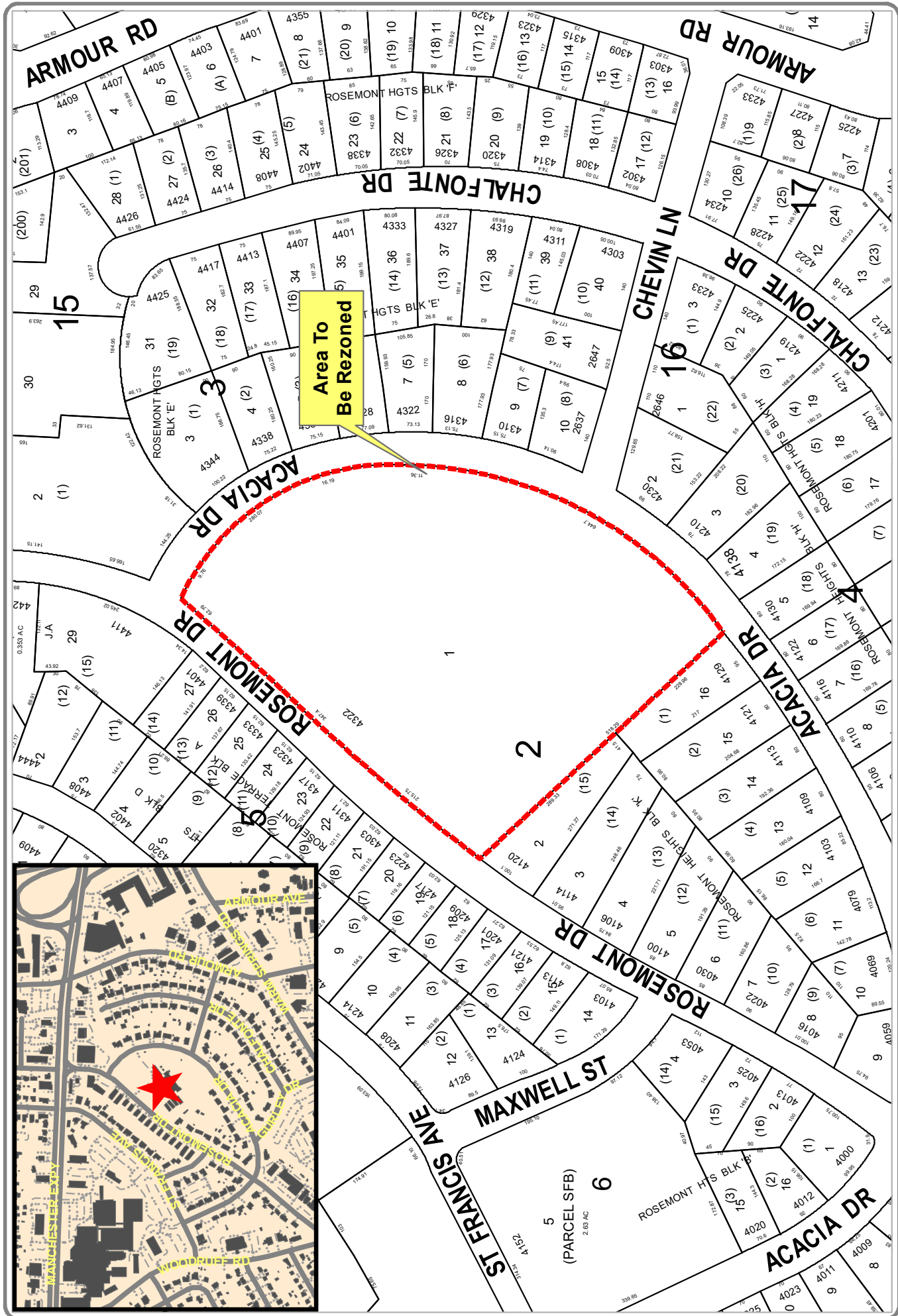
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1 inch = 200 feet
Data Source: IT/GIS
Author: DavidCooper

Aerial Map for REZN 02-22-0236
Map 187 Block 002 Lot 001
Planning Department-Planning Division
Prepared By Planning GIS Tech

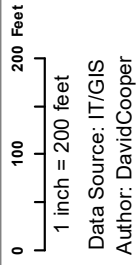
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Date: 2/7/2022





Area To Be Rezoned

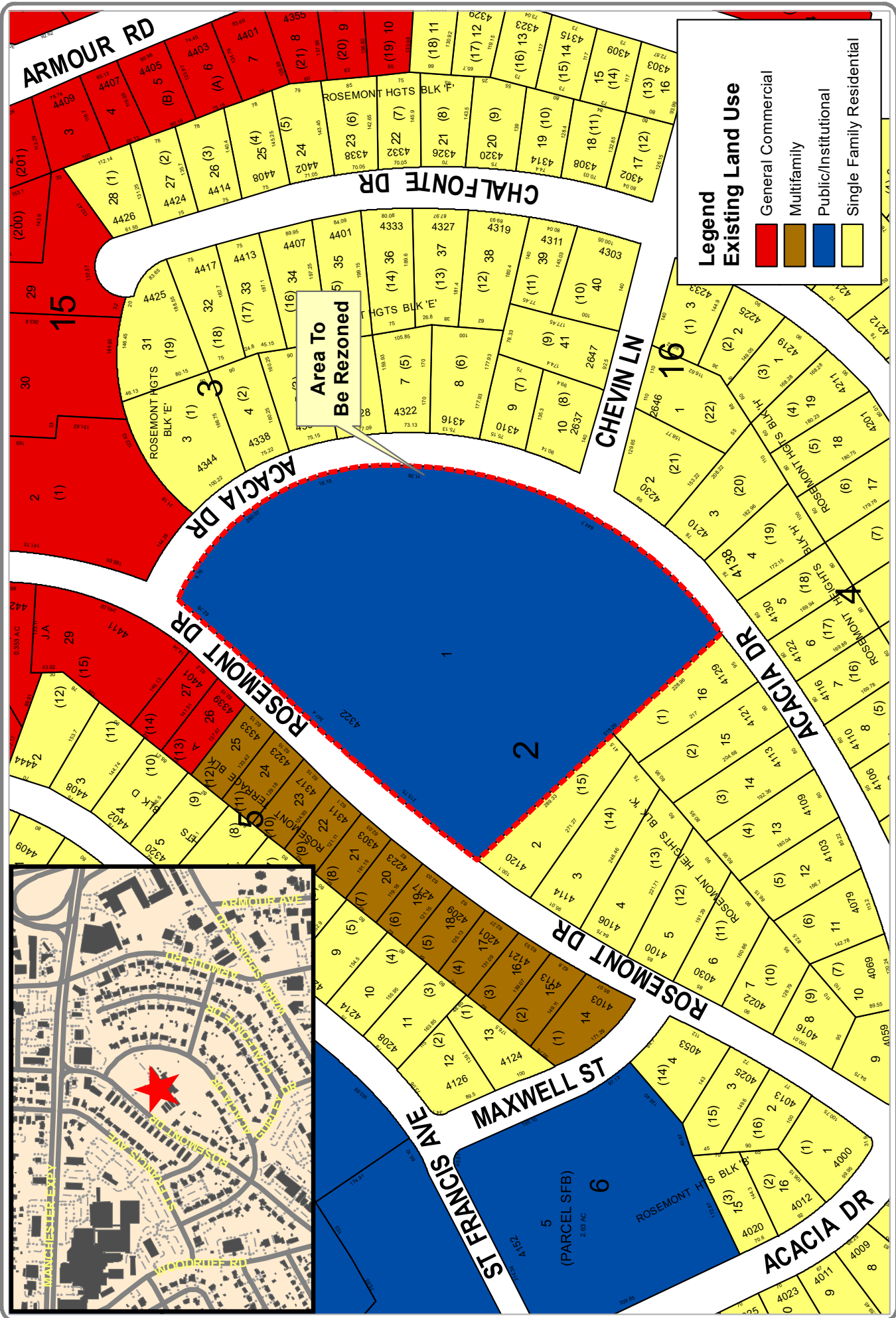


Location Map for REZN 02-22-0236
Map 187 Block 002 Lot 001
Planning Department-Planning Division
Prepared By Planning GIS Tech

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Data Source: IT/GIS
Author: David Cooper



Legend
Existing Land Use

- General Commercial
- Multifamily
- Public/Institutional
- Single Family Residential

Area To
Be Rezoned

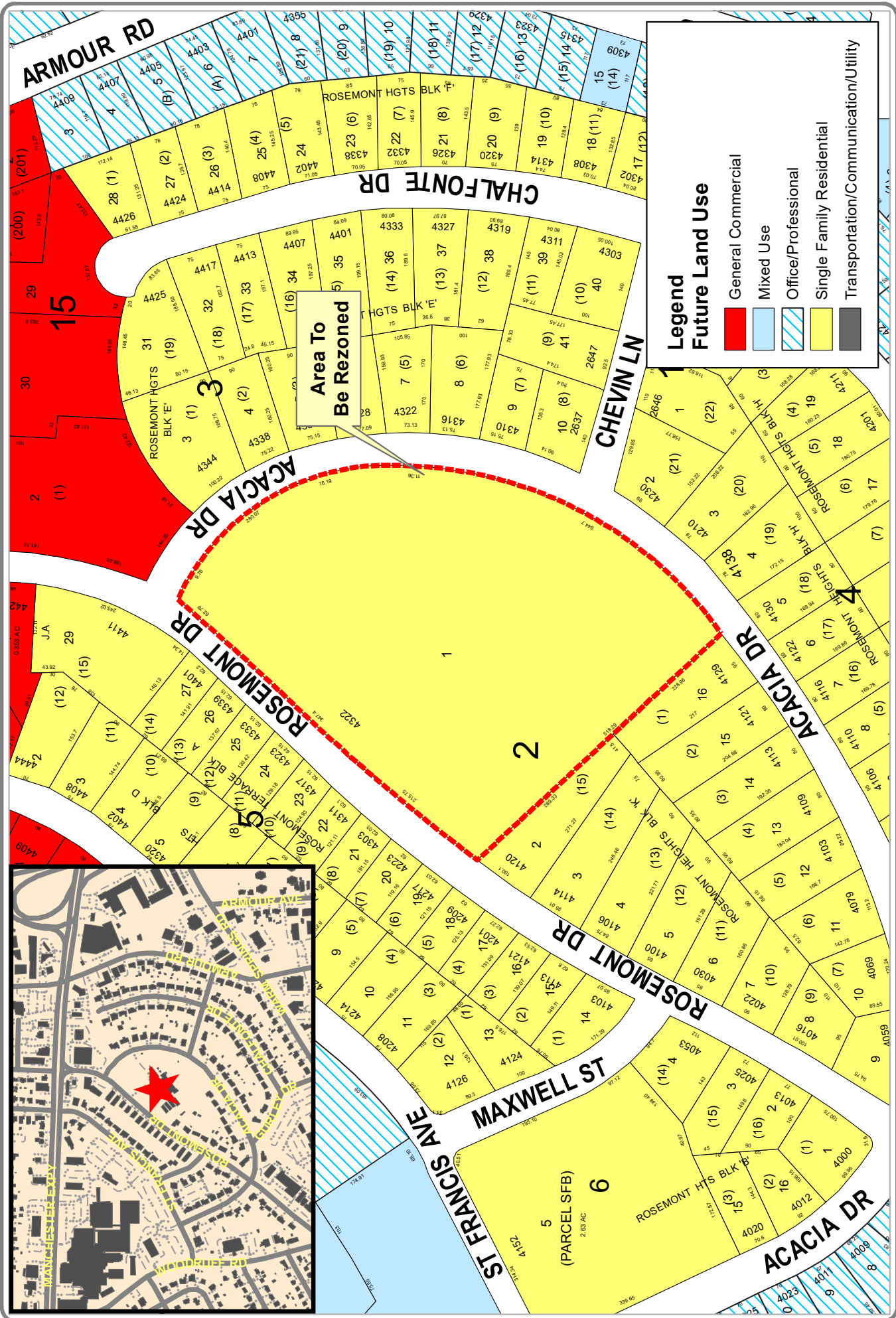
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 Data Source: IT/GIS
 Author: David Cooper

Existing Land Use Map for REZN 02-22-0236
 Map 187 Block 002 Lot 001
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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Date: 2/17/2022





**Legend
Future Land Use**

- General Commercial
- Mixed Use
- Office/Professional
- Single Family Residential
- Transportation/Communication/Utility

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

Future Land Use Map for REZN 02-22-0236
Map 187 Block 002 Lot 001
Planning Department-Planning Division
Prepared By Planning GIS Tech

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REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 02-22-0236
PROJECT 4322 Rosemont Drive
CLIENT
REZONING REQUEST SFR3 to SFR4

LAND USE

Trip Generation Land Use Code* 210
 Existing Land Use Single Family Residential 3 (SFR3)
 Proposed Land Use Single Family Residential 4 (SFR4)
 Existing Trip Rate Unit SFR3 - Acreage converted to square footage.
 Proposed Trip Rate Unit SFR4 - Number of Lots

TRIP END CALCULATION*

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
Single Family Detached Housing	210	SFR3	0.138 Acres	9.57	390
Total					390
Daily (Proposed Zoning)					
Single Family Detached Housing	210	SFR4	31 Lots	9.57	297
Total					297

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

TRAFFIC PROJECTIONS

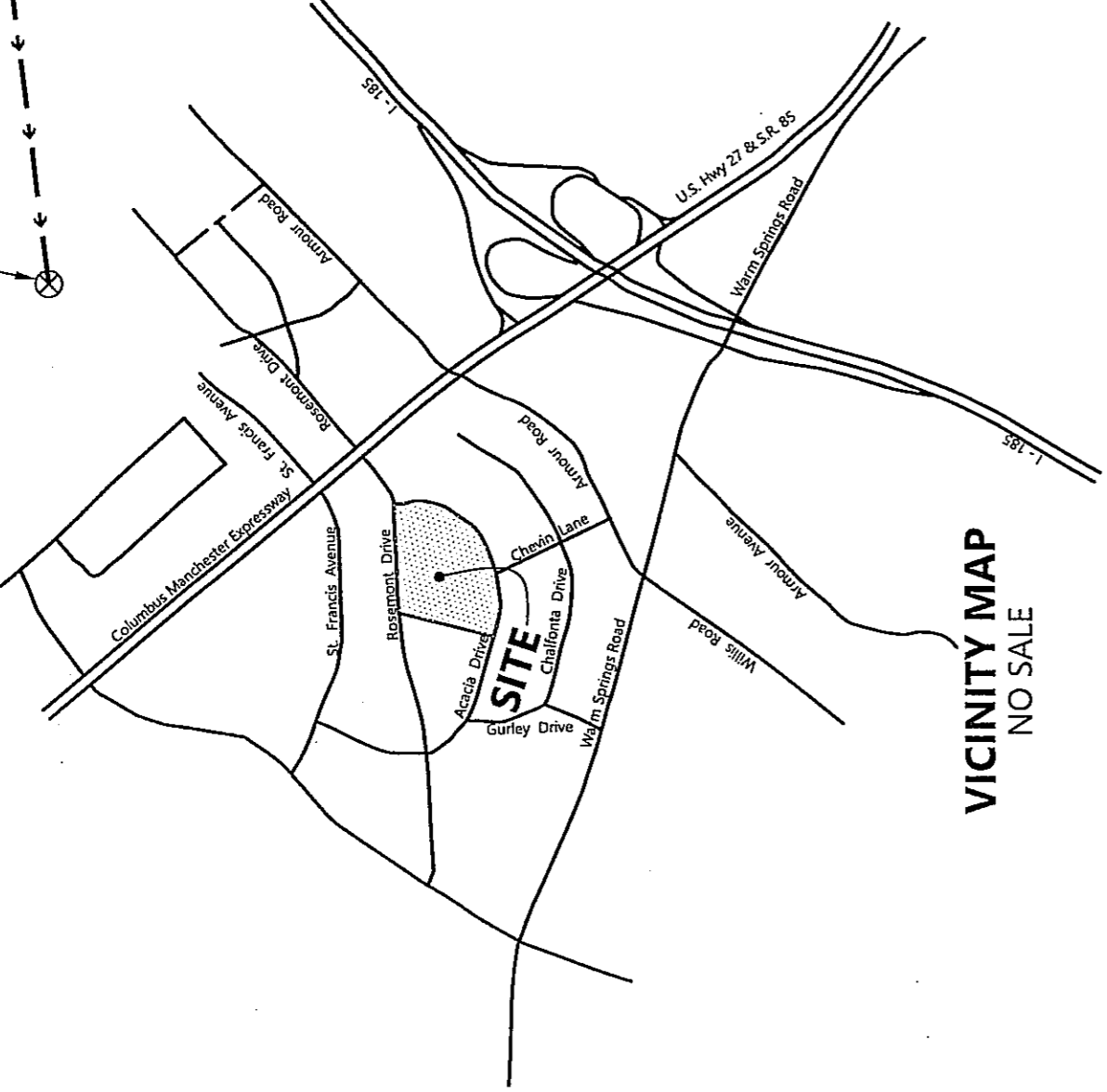
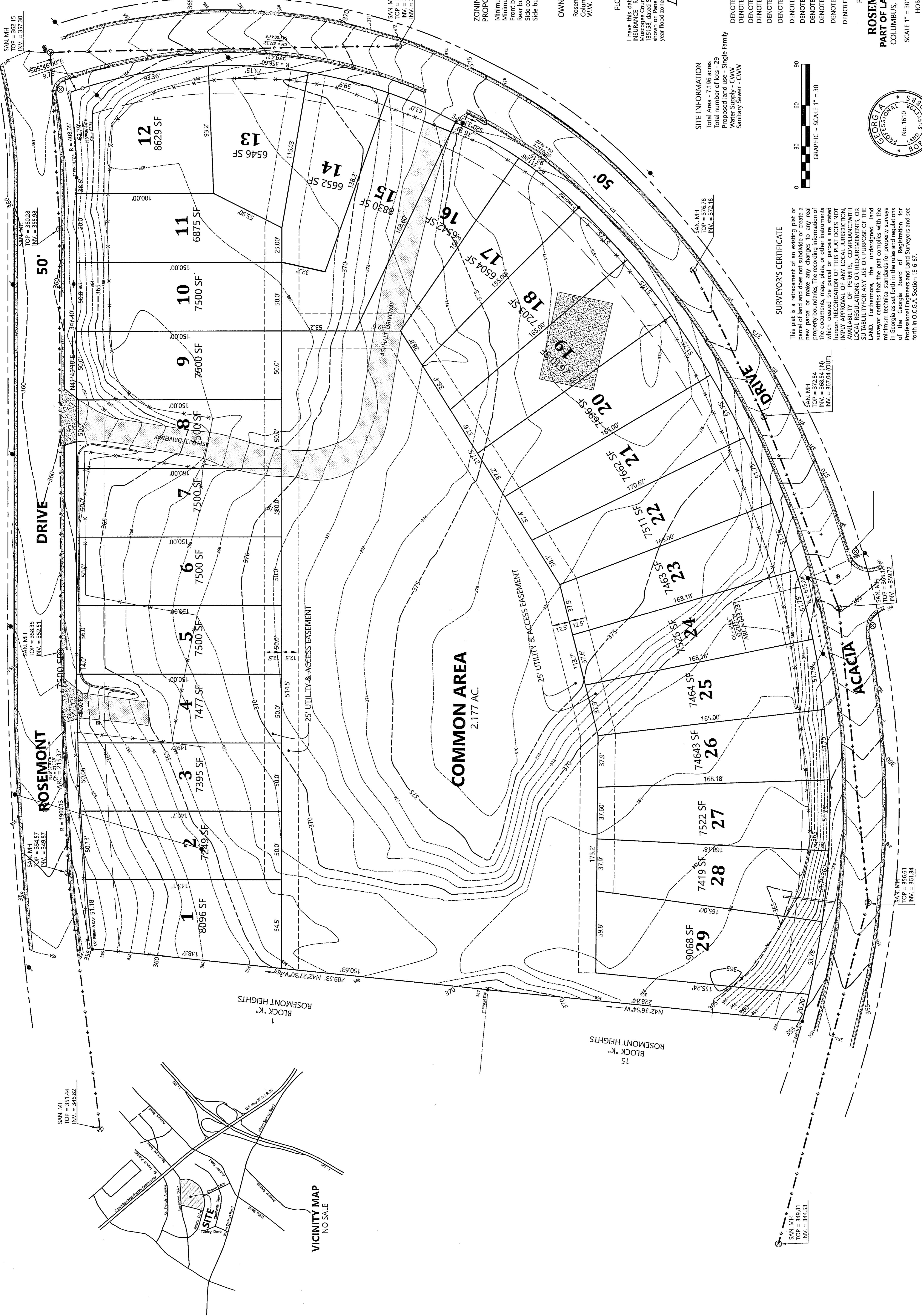
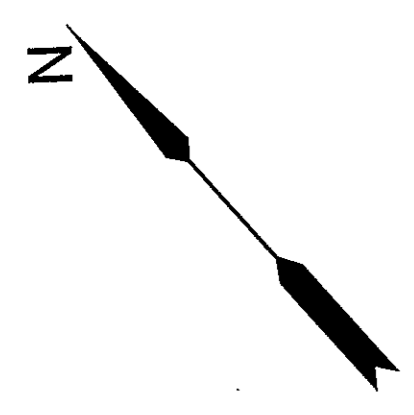
EXISTING ZONING (SFR3)

Name of Street	Manchester Expressway
Street Classification	Divided Freeway
No. of Lanes	6
City Traffic Count (2020)	33,300
Existing Level of Service (LOS)**	B
Additional Traffic due to Existing Zoning	390
Total Projected Traffic (2021)	33,690
Projected Level of Service (LOS)**	B

PROPOSED ZONING (SFR4)

Name of Street	Manchester Expressway
Street Classification	Divided Freeway
No. of Lanes	6
City Traffic Count (2020)	33,300
Existing Level of Service (LOS)**	B
Additional Traffic due to Proposed	297
Total Projected Traffic (2021)	33,597
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)*



**ZONING - SFR3 (EXISTING)
PROPOSED ZONING - SFR4**

Minimum lot area - 6000 SF
Minimum lot width - 50 Ft.
Front building line - 20 Ft.
Rear building line - 30 Ft.
Side corner building line - 20 Ft.
Side building line - 5 Ft. (Townhouse 0 Ft.)

OWNER INFORMATION

Rosemont Commons LLC
Columbus, Georgia
W.W. Wade, manager

FLOOD CERTIFICATION

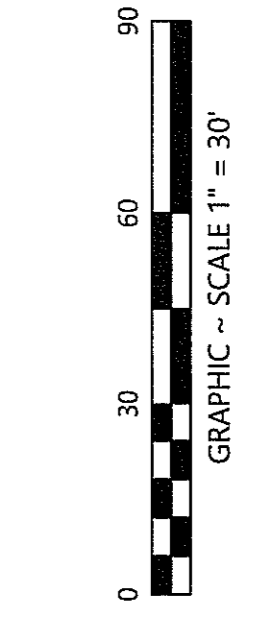
I have this date examined the OFFICIAL FLOOD INSURANCE RATE MAP for the project located in Muscogee County, Georgia, Community Number 135158, dated September 5, 2007. This property is shown on Panel 0036F and is not shown in a 100 year flood zone and is in Zone X.

Barbara R. Hobbs
Barbara R. Hobbs, L.L.S.
Georgia Reg. no. 1610

- LEGEND**
- DENOTES IRON PIN FOUND
 - DENOTES 2/8" REBAR & CAP SET
 - DENOTES FENCE
 - DENOTES FENCE
 - DENOTES POWER LINE
 - DENOTES MANHOLE
 - DENOTES STORM INLET
 - DENOTES WATER METER
 - DENOTES FIRE HYDRANT
 - DENOTES VALVE
 - DENOTES CONCRETE PAVING
 - DENOTES SANITARY SEWER

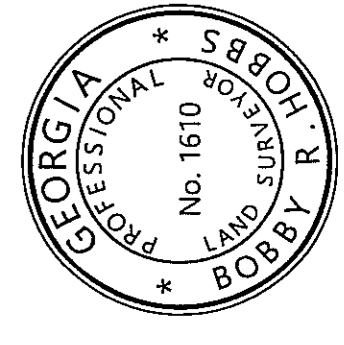
SITE INFORMATION

Total Area - 7.196 acres
Total number of lots - 29
Proposed land use - Single Family
Water Supply - CWW
Sanitary Sewer - CWW



SURVEYOR'S CERTIFICATE

This plat is a retracement of an existing plat or parcel of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which are referred to in this plat are hereby acknowledged and the recording information hereby approved for any local jurisdiction. IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUTABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that the plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and set forth in O.C.G.A. Section 15-6-67.



ROSEMONT COMMONS
PART OF LAND LOT 53, 8th DISTRICT
COLUMBUS, MUSCOGEE COUNTY, GEORGIA

SCALE 1" = 30'

MARCH 28, 2022

HOBBS SMITH & ASSOC., INC.
LAND SURVEYORS
221 9th STREET, COLUMBUS, GEORGIA, 31901