

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-02-22-0338

Applicant:	Lucy Jones
Owner:	Frank Lumpkin
Location:	2016 Comer Avenue
Parcel:	016-030-006
Acreage:	2.15 Acres
Current Zoning Classification:	NC (Neighborhood Commercial)
Proposed Zoning Classification:	RO (Residential Office)
Current Use of Property:	Vacant / Undeveloped
Proposed Use of Property:	Multifamily
Council District:	District 7 (Woodson)
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:	Vacant / Undeveloped
Future Land Use Designation:	Office / Professional

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 to 209 trips from 250 trips if used for residential 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 North	Classification (Classification) RMF1 (Residential Multifamily 1) NC (Neighborhood Commercial) GC (General Commercial)
	South East West	RMF1 (Residential Multifamily 1) RMF1 (Residential Multifamily 1) RO (Residential Office)
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 RMF1 zoning district. The 3 options under Category C are: <ul style="list-style-type: none"> 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:		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
Site Plan



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: 2/18/2022

Aerial Map for REZN 02-22-0338
 Map 016 Block 030 Lot 006
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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





Area To Be Rezoned

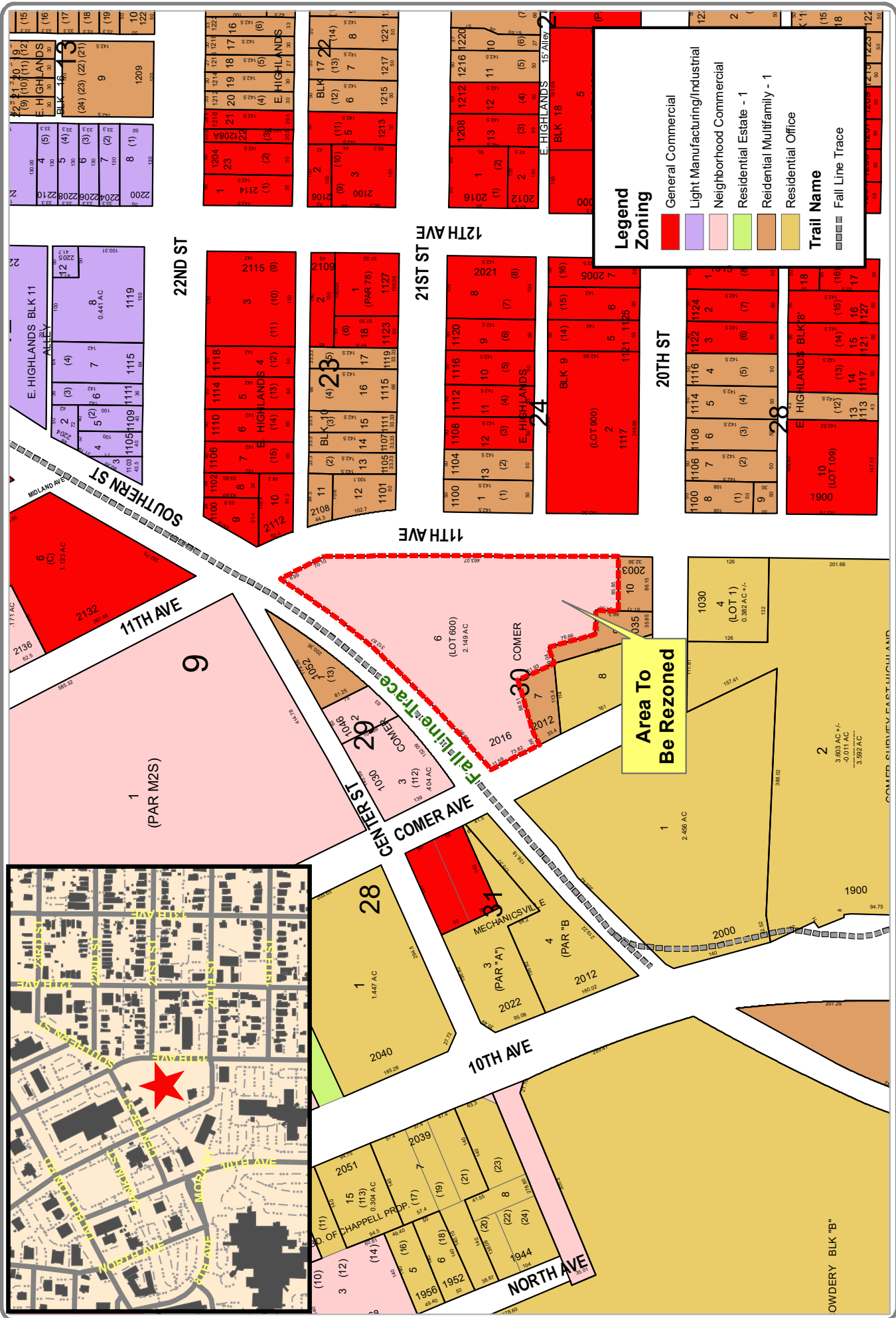


0 100 200 Feet
1 inch = 200 feet
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Location Map for REZN 02-22-0338
Map 016 Block 030 Lot 006
Planning Department-Planning Division
Prepared By Planning GIS Tech

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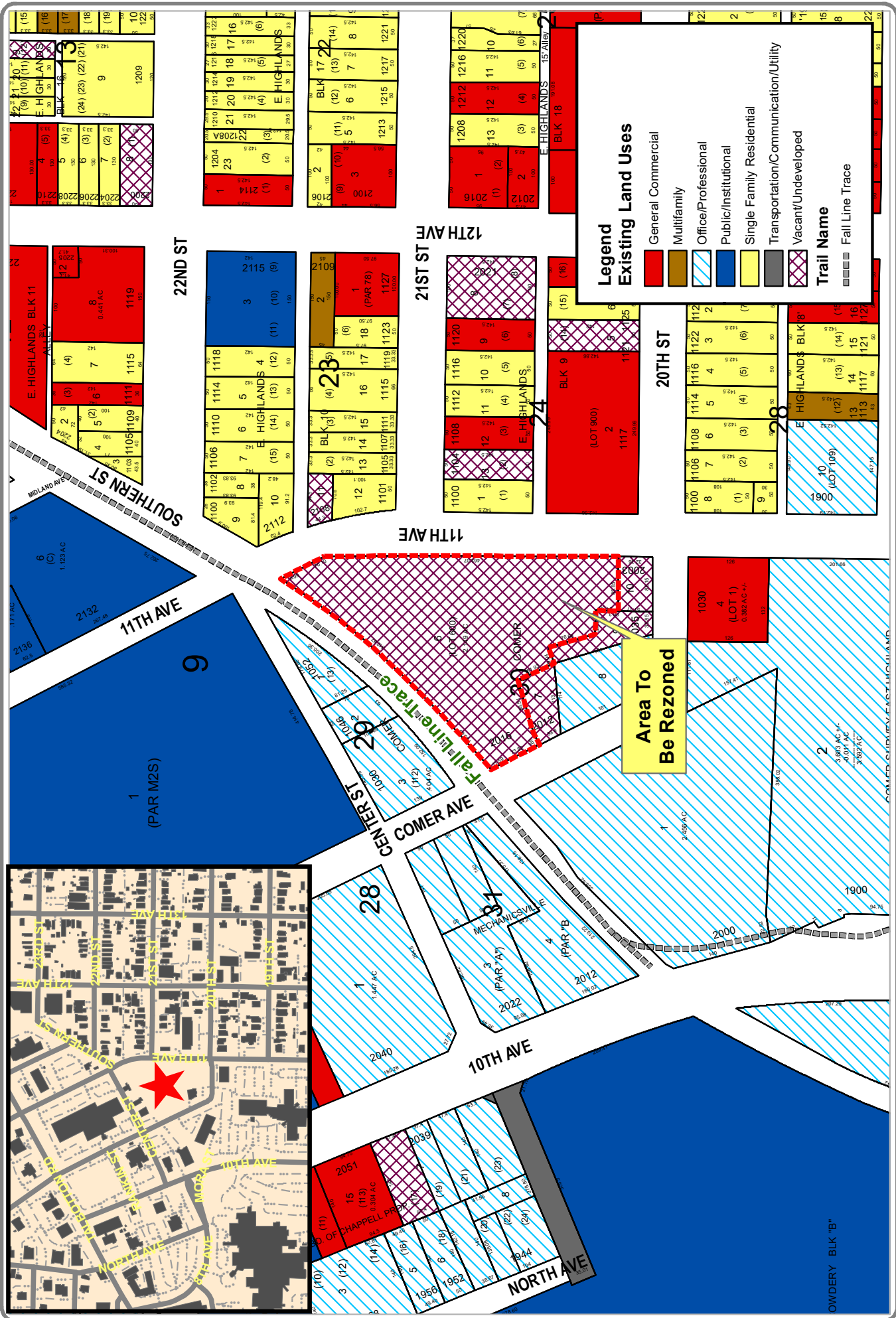
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Zoning Map for REZN 02-22-0338
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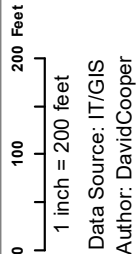


Legend Existing Land Uses

- General Commercial
- Multifamily
- Office/Professional
- Public/Institutional
- Single Family Residential
- Transportation/Communication/Utility
- Vacant/Undeveloped

Trail Name

- Fall Line Trace



Existing Land Use Map for REZN 02-22-0338
Map 016 Block 030 Lot 006
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Data Source: IT/GIS
Author: David Cooper



Area To Be Rezoned

Legend

Future Land Use

- Office/Professional
- Public/Institutional
- Single Family Residential
- Transportation/Communication/Utility

Trail Name

- Fall Line Trace

Future Land Use Map for REZN 02-22-0338
Map 016 Block 030 Lot 006
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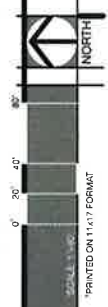
Date: 2/18/2022





PROJECT DATA:	
STORY ELEVATOR:	
UNIT COUNT:	(24) 1BD/1BA (36) 2BD/1BA
TOTAL:	(60) UNITS
PARKING:	
TOTAL STALLS:	(60) STALLS
W/ 18 PADS:	

SITE DATA:	
ACRES:	2.15 ACRES
ZONING:	RO - 50'x120'
ALLOWABLE HT.:	150'-0"
BLDG. HT.:	56'-0" +/-



11th AVENUE
Columbus, GA

CONCEPTUAL SITE PLAN
February 10, 2022