

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT REZN-02-23-0215

Applicant:	Steven Haberkorn
Owner:	Same
Location:	3019 5 th Avenue
Parcel:	015-002-019
Acreage:	0.44 Acres
Current Zoning Classification:	GC (General Commercial)
Proposed Zoning Classification:	LMI (Light Manufacturing / Industrial)
Current Use of Property:	Office and Storage
Proposed Use of Property:	Manufacturing
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:	Inconsistent Planning Area F
Current Land Use Designation:	General Commercial
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 to 16 trips down from 95 trips if used for industrial use. No Level of Service (LOS) information available.

Traffic Engineering:

This site shall meet the Codes and regulations of the Columbus Consolidated Government for industrial usage.

Surrounding Zoning:

North
South
East
West

GC (General Commercial)
LMI (Light Manufacturing / Industrial)
LMI (Light Manufacturing / Industrial)
LMI (Light Manufacturing / Industrial)

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 GC 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:

Seventy-five (75) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received **one (1)** calls and/or emails regarding the rezoning.

Approval
Opposition

0 Responses
0 Responses

Additional Information:

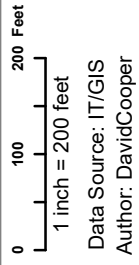
Metal roofing manufacturing.

Attachments:

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



Area To Be Rezoned



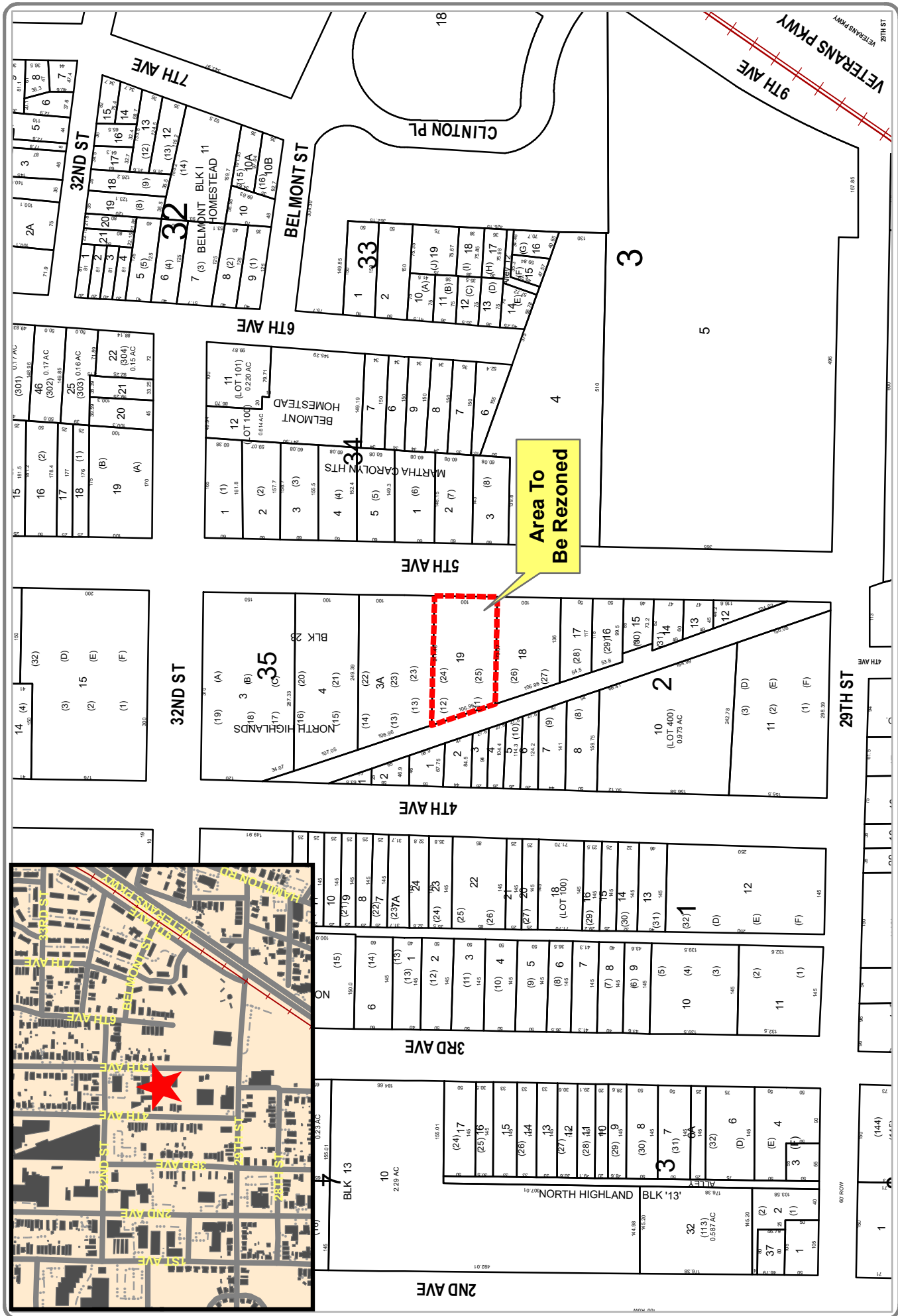
Aerial Map for REZN 02-23-0215
 Map 015 Block 002 Lot 019
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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.



Date: 2/14/2023

Data Source: IT/GIS
 Author: DavidCooper

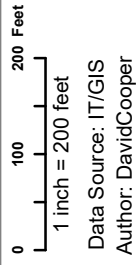
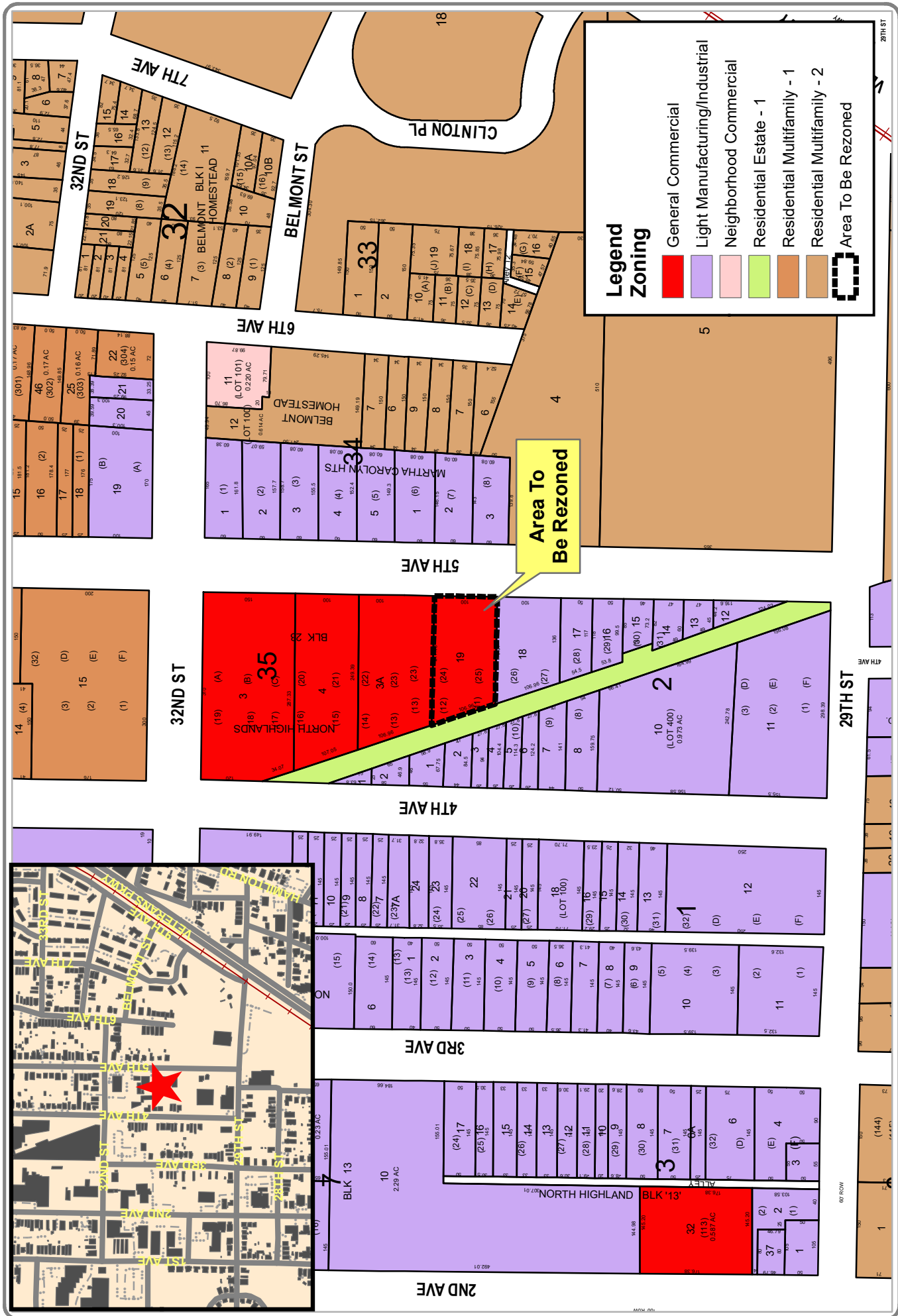


0 100 200 Feet
1 inch = 200 feet
Data Source: IT/GIS
Author: DavidCooper

Location Map for REZN 02-23-0215
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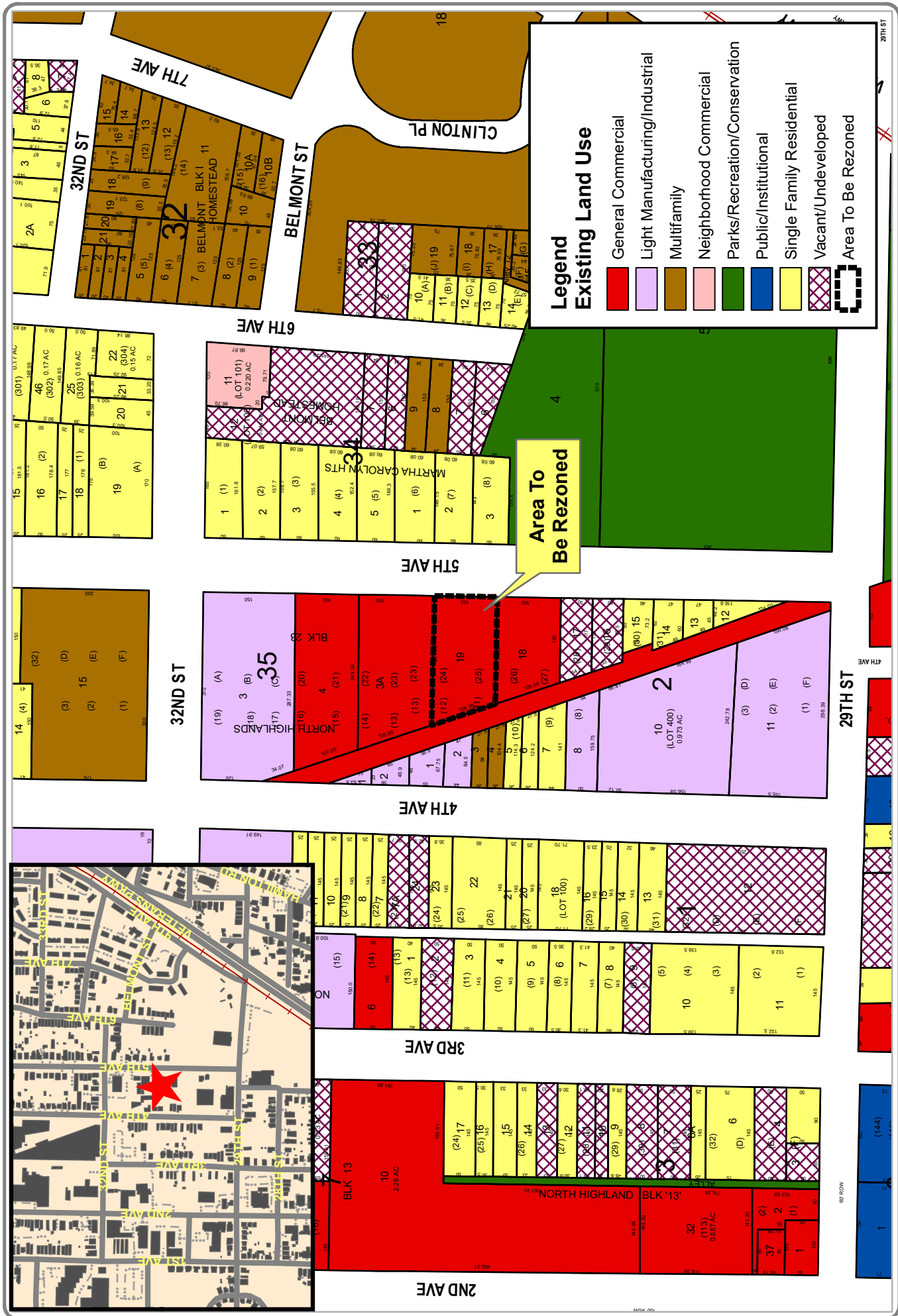
Zoning Map for REZN 02-23-0215
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Legend Existing Land Use

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



Data Source: IT/GIS
Author: DavidCooper

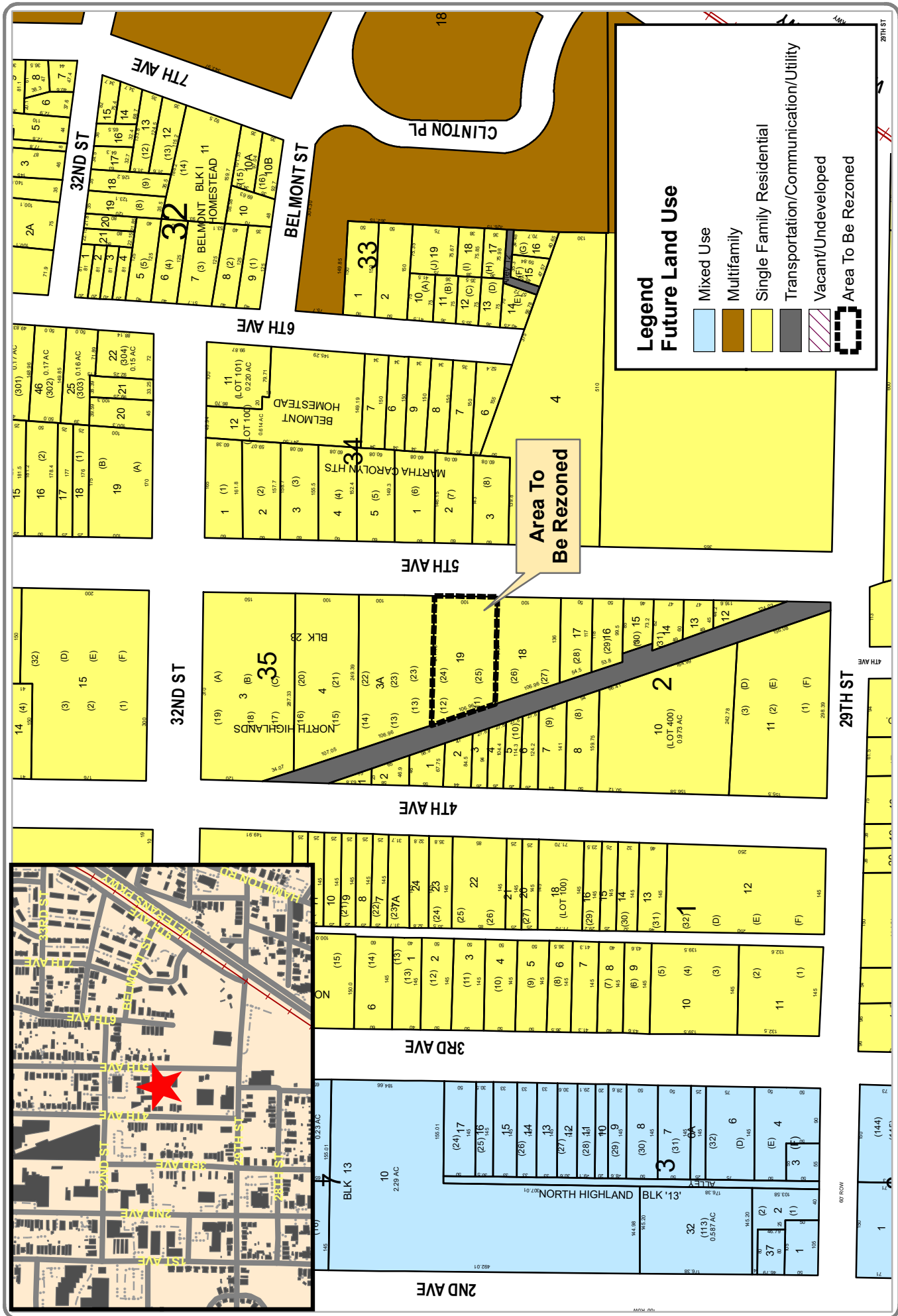
Existing Land Use Map for REZN 02-23-0215
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Legend Future Land Use

- Mixed Use
- Multifamily
- Single Family Residential
- Transportation/Communication/Utility
- Vacant/Undeveloped
- Area To Be Rezoned

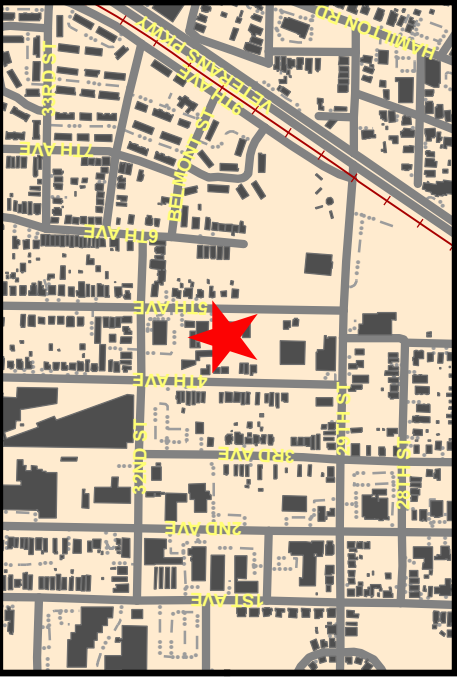
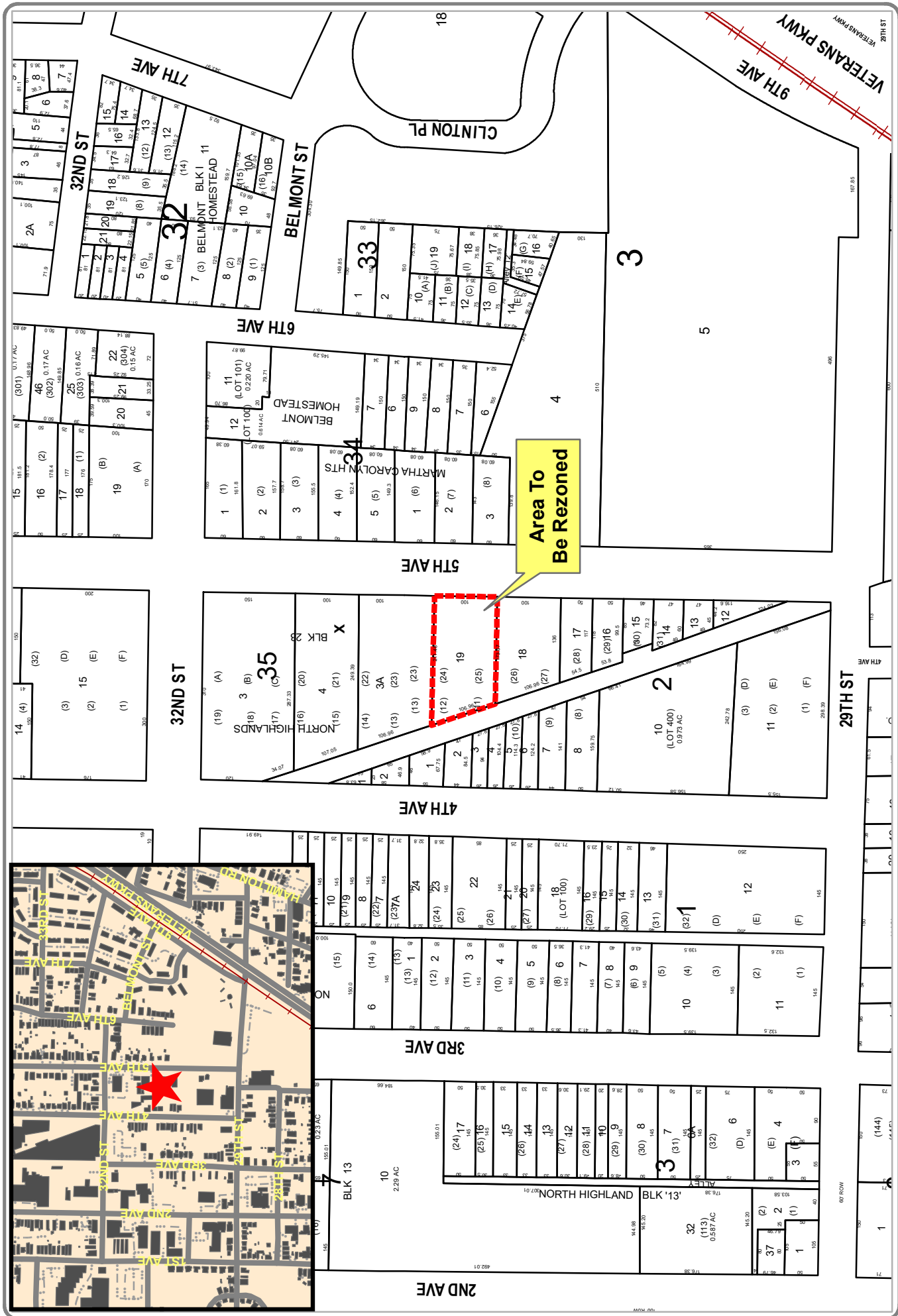
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Flood Zone Map for REZN 02-23-0215
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REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 02-23-0215
PROJECT 3019 5th Avenue
CLIENT
REZONING REQUEST GC to LMI

LAND USE

Trip Generation Land Use Code* 814 & 140
 Existing Land Use General Commercial (GC)
 Proposed Land Use Light Manufacturing-Industrial - (LMI)
 Existing Trip Rate Unit GC - Acreage converted to square footage.
 Proposed Trip Rate Unit LMI - Acreage converted to square footage.

TRIP END CALCULATION *

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
Variety Store	814	GC	0.44 Acres	4.51	22
				7.42	36
				3.86	18
				4.05	19
				Total	95
Daily (Proposed Zoning)					
Manufacturing	140	LMI	0.44 Acres	4.75	12
				1.49	4
				Total	16

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

TRAFFIC PROJECTIONS

EXISTING ZONING (GC)

Name of Street	5th Avenue
Street Classification	Local
No. of Lanes	2
City Traffic Count (2021)	No Traffic Counts Available
Existing Level of Service (LOS)**	
Additional Traffic due to Existing Zoning	95
Total Projected Traffic (2021)	
Projected Level of Service (LOS)**	

PROPOSED ZONING (LMI)

Name of Street	5th Avenue
Street Classification	Local
No. of Lanes	2
City Traffic Count (2021)	No Traffic Counts Available
Existing Level of Service (LOS)**	
Additional Traffic due to Proposed	16
Total Projected Traffic (2021)	
Projected Level of Service (LOS)**	

*Note: ** Denotes Level of Service Based on National Standards for Different Facility Type (TABLE 1- General Highway Capacities by Facility Type)*