



CONSOLIDATED GOVERNMENT
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PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-05-25-1002

Applicant:	Jeff Holloway
Owner:	Impecunious Investors, LLC
Location:	4306 3rd Avenue
Parcel:	013-001-031
Acreage:	0.20 Acres
Current Zoning Classification:	Light Manufacturing / Industrial (LMI)
Proposed Zoning Classification:	RMF1 (Residential Multifamily 1) with conditions: 1) Front setback reduced to 5'.
Current Use of Property:	Residential
Proposed Use of Property:	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 Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Consistent Planning Area F
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:	Average Annual Daily Trips (AADT) will increase by 0 trips if used for residential use. The Level of Service (LOS) will remain at level A.								
Surrounding Zoning:	<table> <tr> <td>North</td><td>Light Manufacturing / Industrial (LMI)</td></tr> <tr> <td>South</td><td>Light Manufacturing / Industrial (LMI)</td></tr> <tr> <td>East</td><td>Light Manufacturing / Industrial (LMI)</td></tr> <tr> <td>West</td><td>Residential Multifamily 2 (RMF2)</td></tr> </table>	North	Light Manufacturing / Industrial (LMI)	South	Light Manufacturing / Industrial (LMI)	East	Light Manufacturing / Industrial (LMI)	West	Residential Multifamily 2 (RMF2)
North	Light Manufacturing / Industrial (LMI)								
South	Light Manufacturing / Industrial (LMI)								
East	Light Manufacturing / Industrial (LMI)								
West	Residential Multifamily 2 (RMF2)								
Reasonableness of Request:	The request is compatible with existing land uses.								
School Impact:	N/A								
Buffer Requirement:	The site shall include a Category A buffer along all property lines bordered by the RMF1 zoning district. The 3 options under Category A are: 1) 5 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) 20 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.								
	<table> <tr> <td>Approval</td><td>0 Responses</td></tr> <tr> <td>Opposition</td><td>0 Responses</td></tr> </table>	Approval	0 Responses	Opposition	0 Responses				
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
Flood Map



Aerial Map for REZN 05-25-1002

Map013 Lot 001 Block 031

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: 5/29/2025







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Existing Land Use Map for REZN 05-25-1002
Map013 Lot 001 Block 031
Planning Department-Planning Division
Prepared By Planning GIS Tech

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







REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 05-25-1002
PROJECT 4306 3rd Avenue
CLIENT
REZONING REQUEST LMI to RMF1

LAND USE

Trip Generation Land Use Code* 210 & 140
Existing Land Use SFR
Proposed Land Use SFR
Existing Trip Rate Unit Single Family Detached Housing - Acreage converted to square footage
Proposed Trip Rate Unit Single Family Detached Housing - Acreage converted to square footage

TRIP END CALCULATION *

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
Light Manufacturing Industrial	140	LMI	0.2 Acres	4.75	6
				Total	6
Daily (Proposed Zoning)					
Residential Multifamily	220	RMF1	0.2 Acres	0.47	0 AM peak
				0.57	1 PM peak
				4.55	5 Saturday
				Total	6

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

TRAFFIC PROJECTIONS

EXISTING ZONING (SFR3)

Name of Street	4306 3rd Avenue
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2023)	790
Existing Level of Service (LOS)**	A
Additional Traffic due to Existing Zoning	6
Total Projected Traffic (2024)	796
Projected Level of Service (LOS)**	A

PROPOSED ZONING (SFR4)

Name of Street	4306 3rd Avenue
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2023)	790
Existing Level of Service (LOS)**	A
Additional Traffic due to Proposed	6
Total Projected Traffic (2024)	796
Projected Level of Service (LOS)**	A

Note: ** Denotes Level of Service Based on National Standards for Different Facility Type (TABLE1- General Highway Capacities by Facility Type)

