

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-06-25-1133

Applicant:	Charles A Rossi, III
Owner:	Edgewood Baptist Church
Location:	3564 Forrest Road
Parcel:	067-018-012 / 067-018-006
Acreage:	3.29 Acres
Current Zoning Classification:	NC (Neighborhood Commercial) / SFR2 (Single Family Residential 2)
Proposed Zoning Classification:	SFR2 (Single Family Residential 2)
Current Use of Property:	Church
Proposed Use of Property:	Church with School
Council District:	District 1 (Hickey)
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 E
Current Land Use Designation:	Public / Institution

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 commercial usage.
Traffic Impact:	Average Annual Daily Trips (AADT) will increase to 324 trips from 40 trips if used for Church use. The Level of Service (LOS) will remain at level B.
Surrounding Zoning:	North South East West NC (Neighborhood Commercial) SFR2 (Single Family Residential 2) SFR2 (Single Family Residential 2) 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 NC zoning district. The 3 options under Category A 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-five (25) 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:

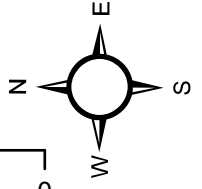
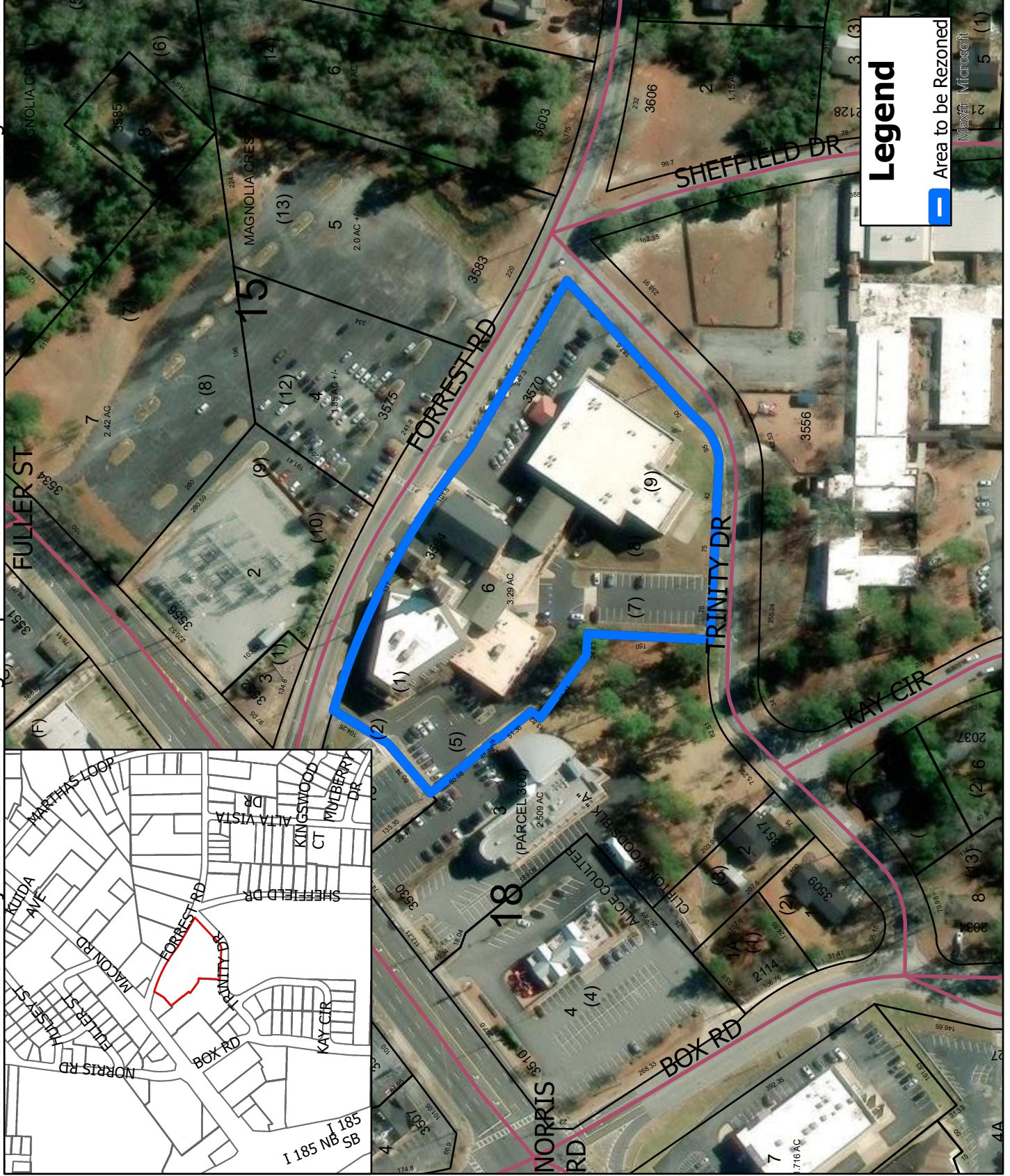
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Attachments:

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

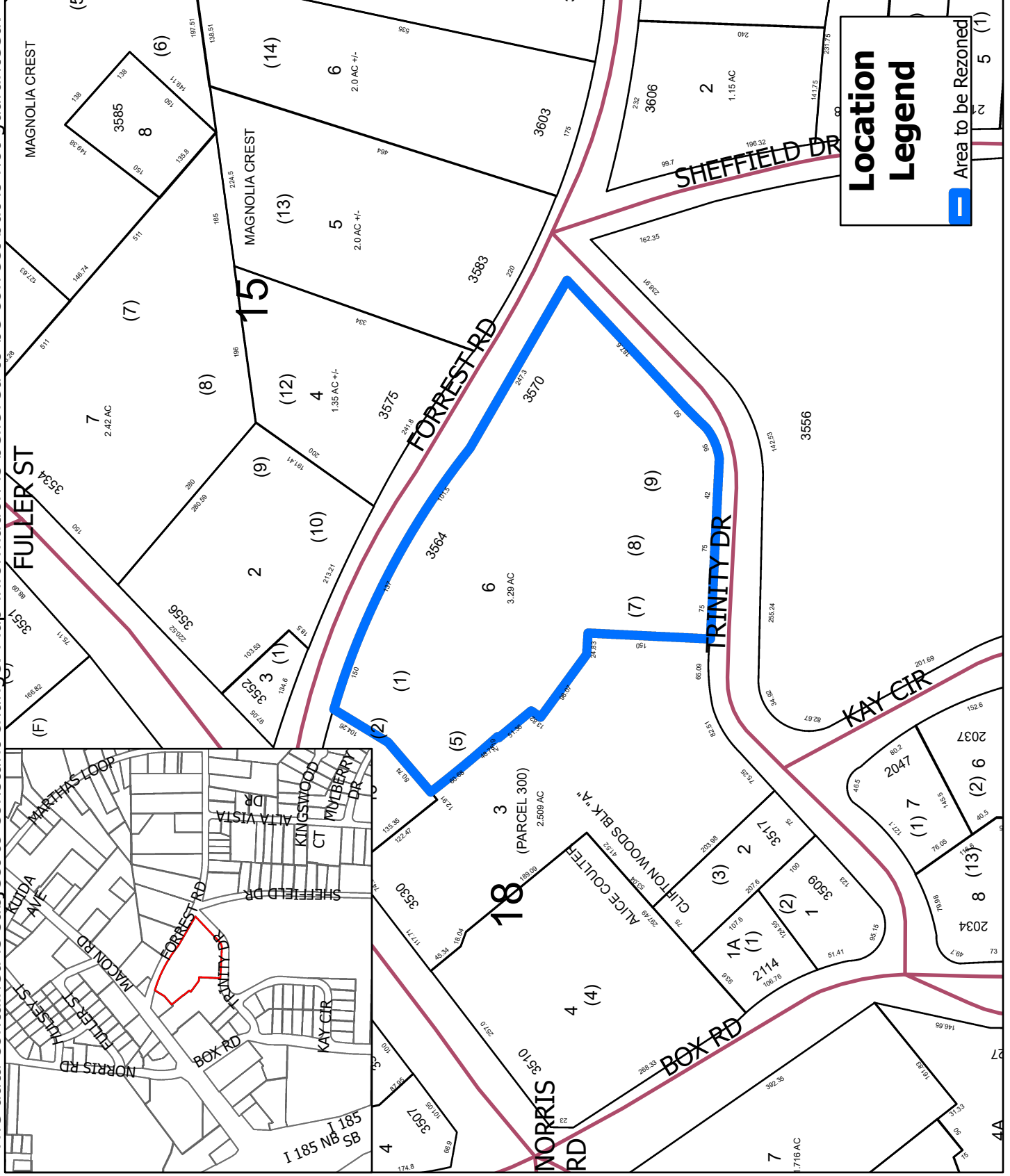
REZN-06-25-1133 | 3564 Forrest Road | Aerial Map

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.



REZN-06-25-1133 | 3564 Forrest Road | Location Map

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Location Legend

Area to be Rezoned

N

E

S

W

Date Printed: 7/7/2025 15:04

0

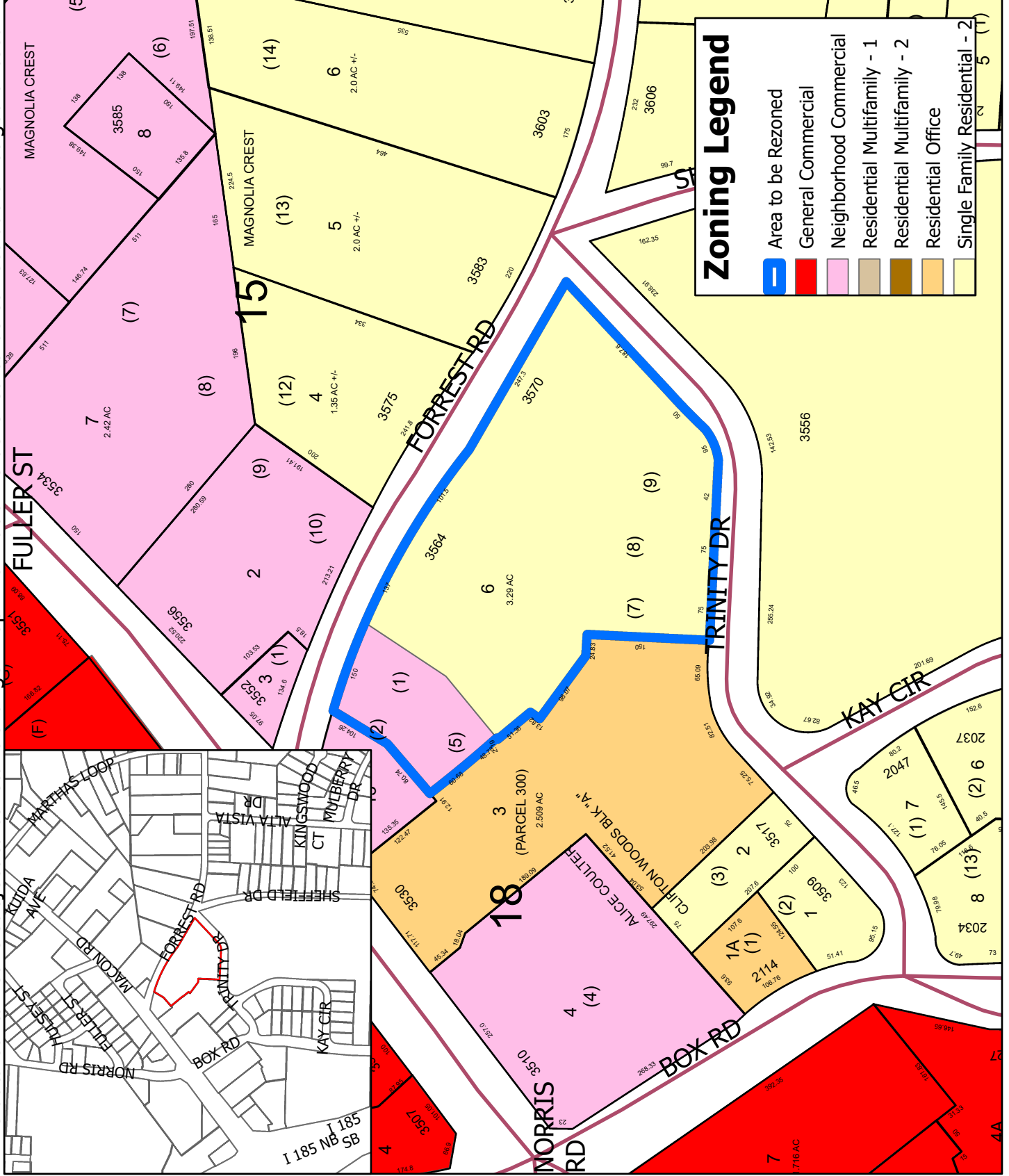
95

190

380 Feet

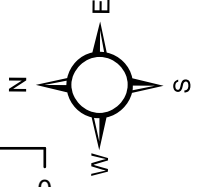
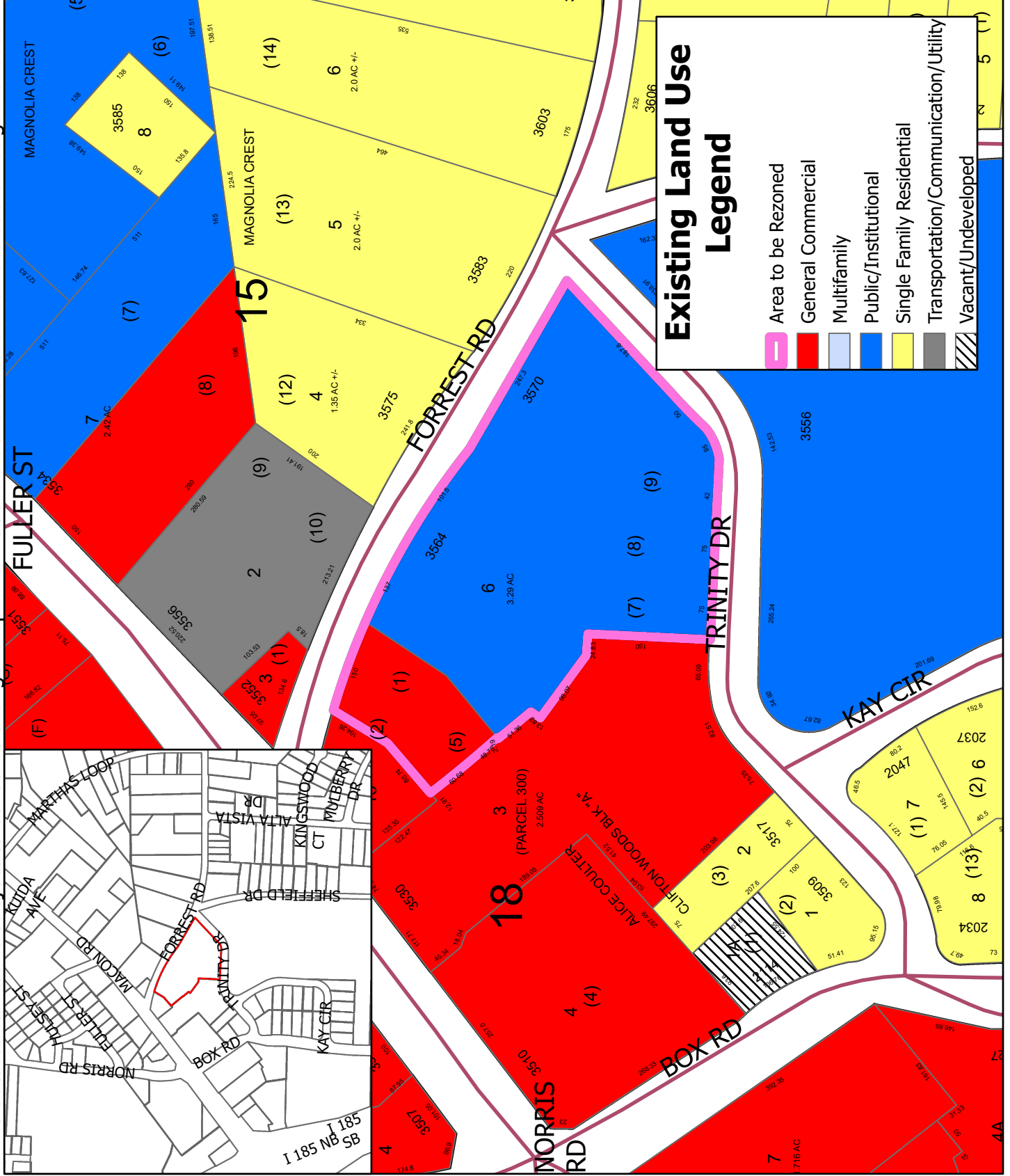
REZN-06-25-1133 | 3564 Forrest Road | Zoning Map

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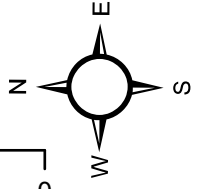
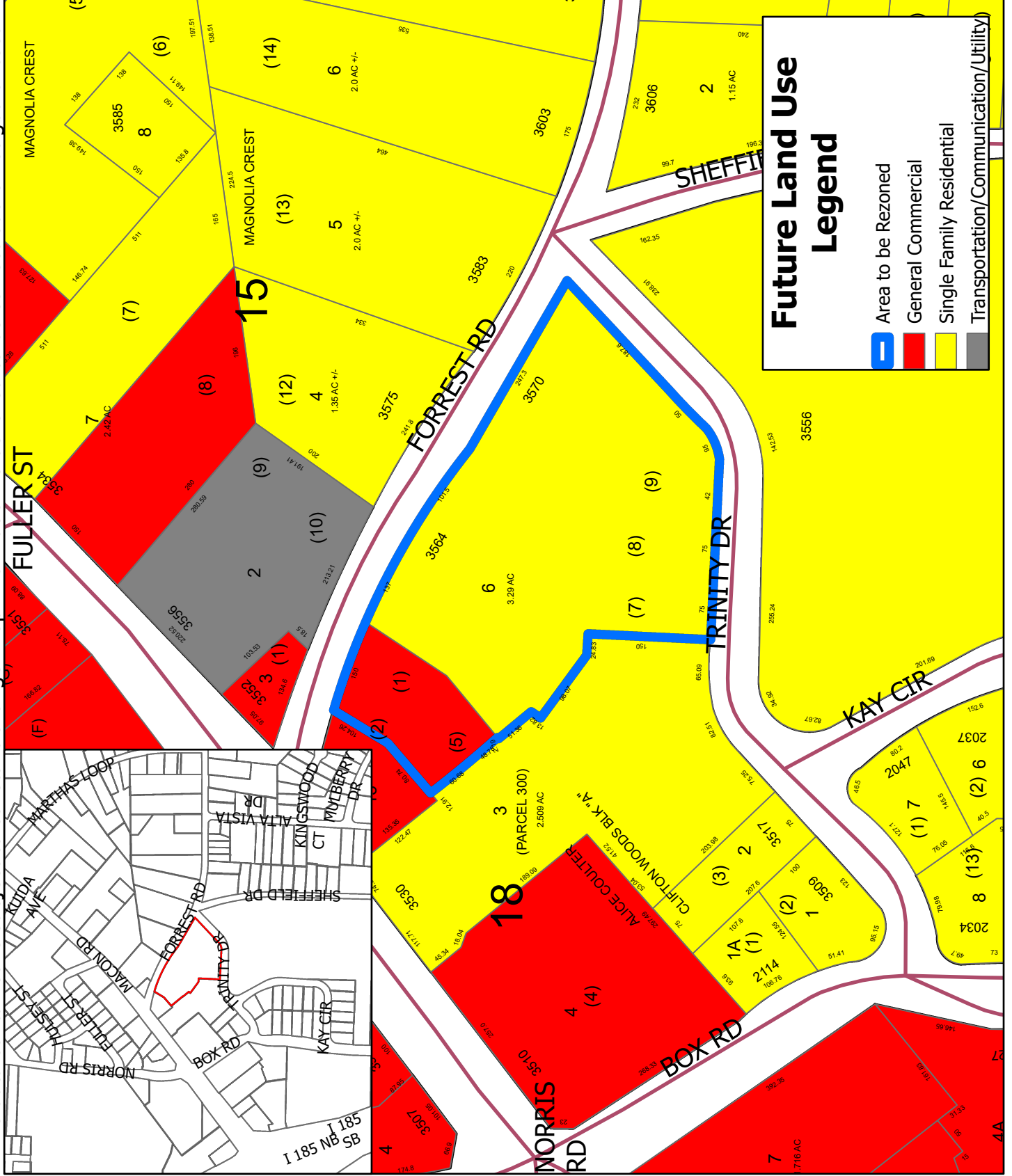
REZN-06-25-1133 | 3564 Forrest Road | Existing Land Use Map

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REZN-06-25-1133 | 3564 Forrest Road | Future Land Use Map

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REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN-06-25-1133
PROJECT 3564 Forrest Road
CLIENT
REZONING REQUEST NC to SFR2

LAND USE

Trip Generation Land Use Code* 560
 Existing Land Use NC
 Proposed Land Use SFR2
 Existing Trip Rate Unit Neighborhood Commercial - Acreage converted to square footage
 Proposed Trip Rate Unit Single Family Residential - Acreage converted to square footage

TRIP END CALCULATION*

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips	
Daily (Existing Zoning)						
Neighborhood Commercial	560	NC	3.29 Acres	7.6	40	Weekday Average
Total					40	
Daily (Proposed Zoning)						
Single Family Residential	560	SFR2	3.29 Acres	0.55	6	AM peak
				0.33	3	PM peak
				4.9	315	Sunday
Total					324	

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

TRAFFIC PROJECTIONS

EXISTING ZONING (SFR3)

Name of Street	3564 Forrest Road
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2023)	10,700
Existing Level of Service (LOS)**	B
Additional Traffic due to Existing Zoning	40
Total Projected Traffic (2024)	10,740
Projected Level of Service (LOS)**	B

PROPOSED ZONING (SFR4)

Name of Street	4306 3rd Avenue
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2023)	10,700
Existing Level of Service (LOS)**	B
Additional Traffic due to Proposed	324
Total Projected Traffic (2024)	11,024
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)

