

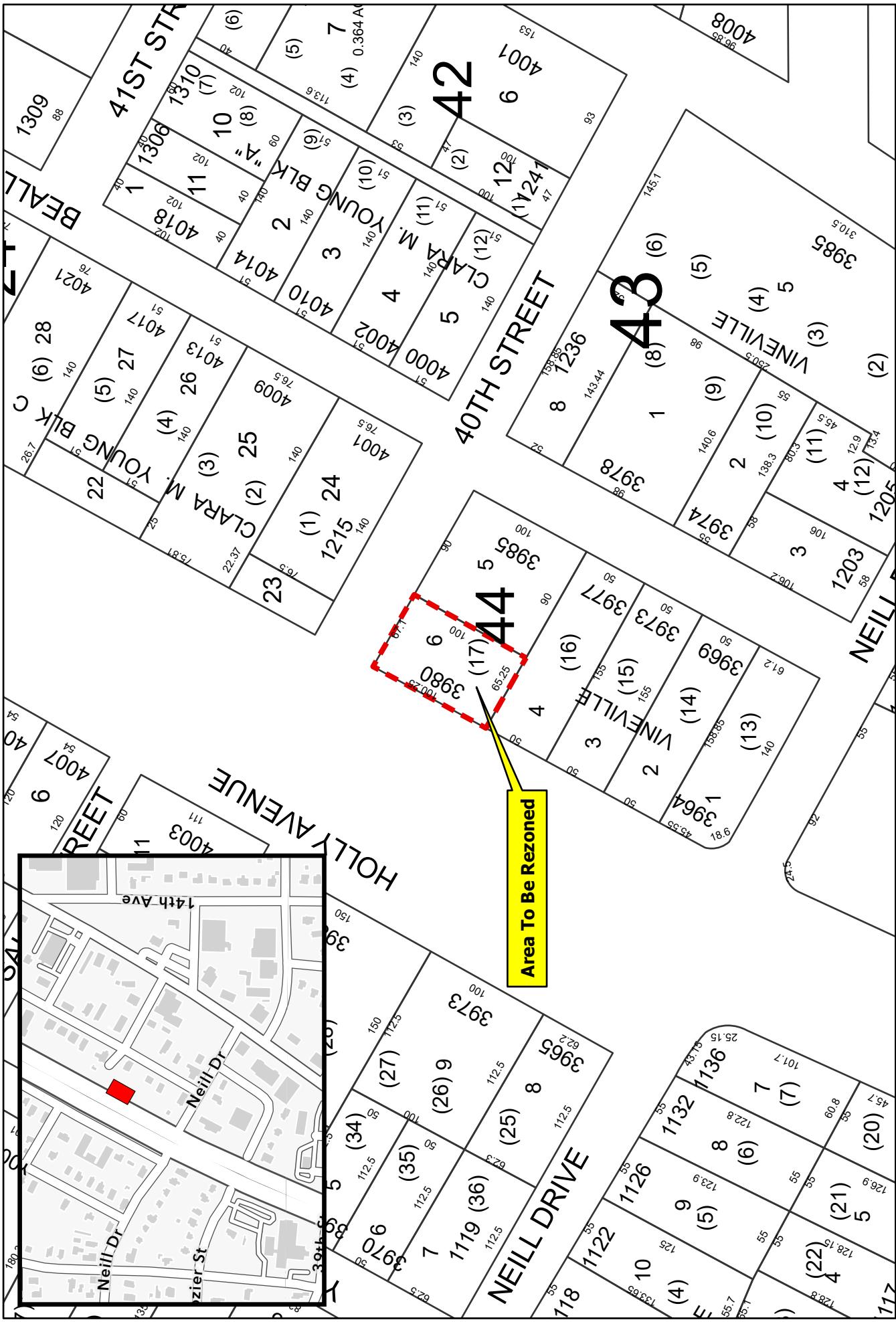
CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

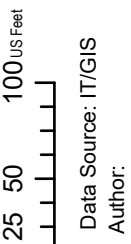
REZN-03-26-0356

Applicant:	TomCat Holdings, LLC
Owner:	TomCat Holdings, LLC
Location:	3980 Veterans Parkway
Parcel:	031-044-006
Acreage:	0.15 Acres
Current Zoning Classification:	Neighborhood Commercial
Proposed Zoning Classification:	General Commercial
Current Use of Property:	Vacant building
Proposed Use of Property:	Tattoo Studio
Council District:	District 8
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 F
Current Land Use Designation:	Single Family Residential

Future Land Use Designation:		General Commercial
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.
Surrounding Zoning:	North	Neighborhood Commercial
	South	Neighborhood Commercial
	East	Neighborhood Commercial
	West	Neighborhood Commercial
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		50 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:		Existing building
Attachments:		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Flood Map

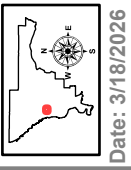


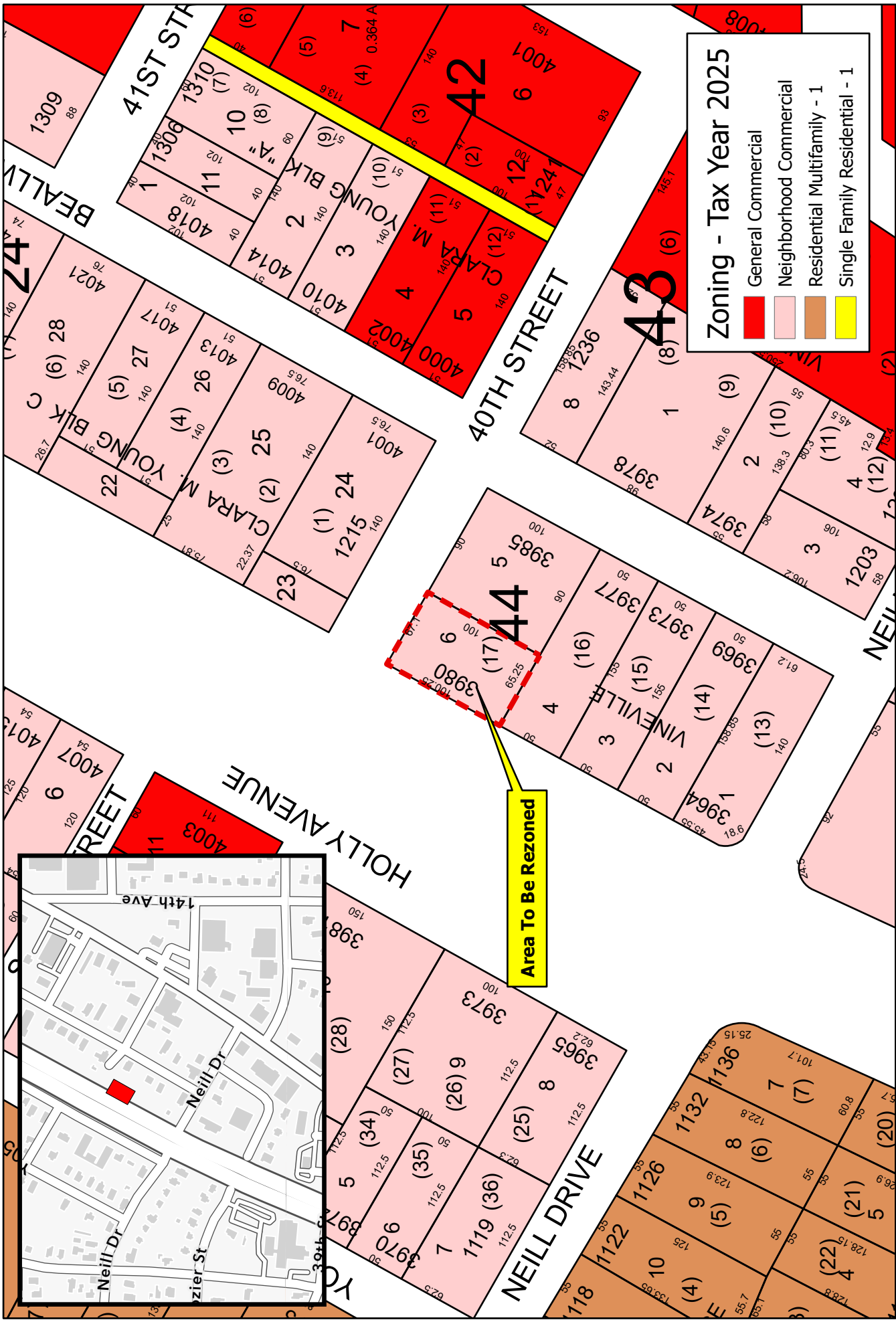
Area To Be Rezoned



Location Map for REZN 03-026-0356
 Map 031 Block 044 Lot 006
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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Zoning - Tax Year 2025

- General Commercial
- Neighborhood Commercial
- Residential Multifamily - 1
- Single Family Residential - 1



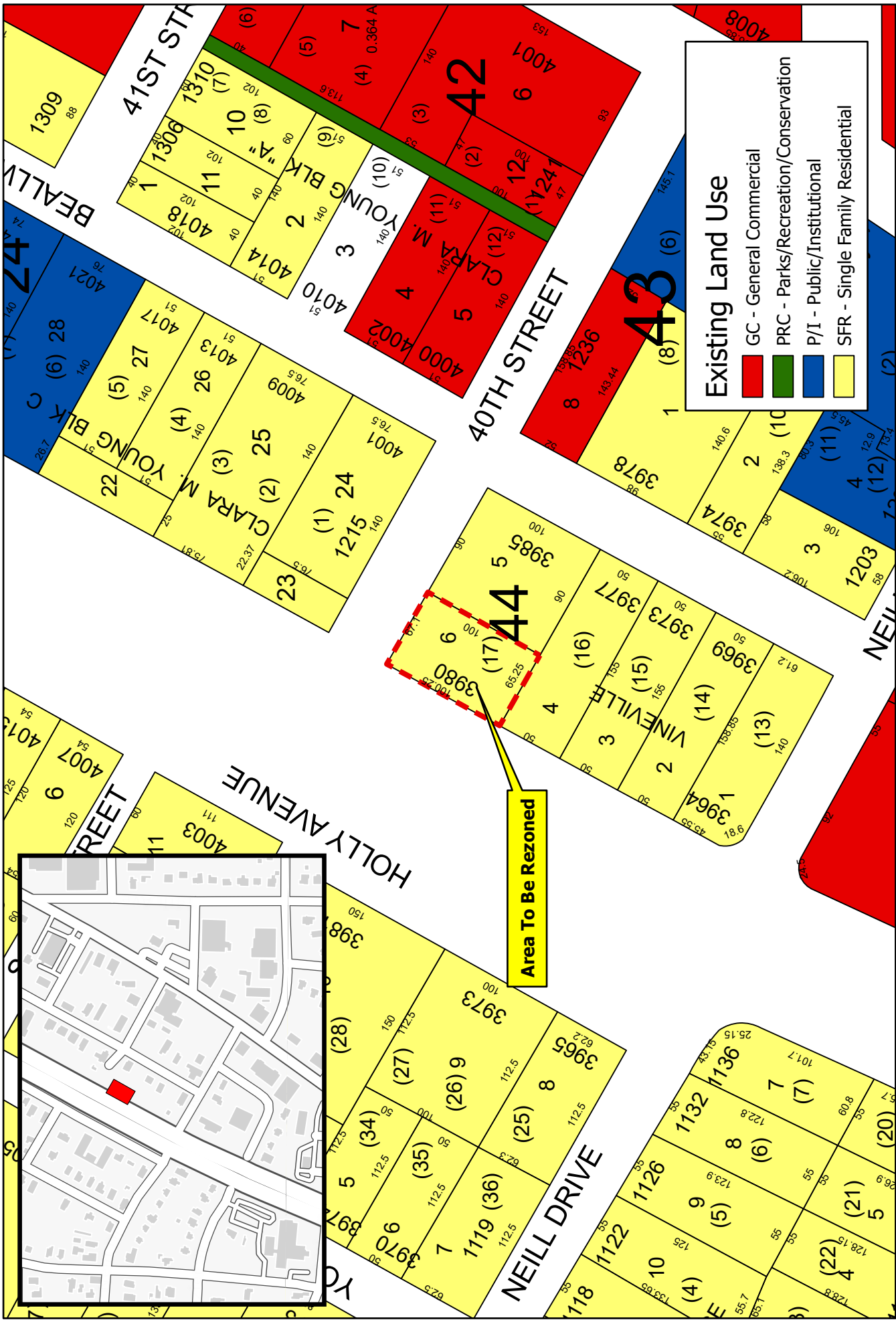
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Data Source: IT/GIS
Author:

Zoning Map for REZN 03-026-0356
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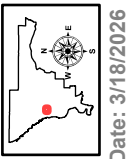
Date: 3/18/2026



Existing Land Use

- GC - General Commercial
- PRC - Parks/Recreation/Conservation
- P/I - Public/Institutional
- SFR - Single Family Residential

Area To Be Rezoned



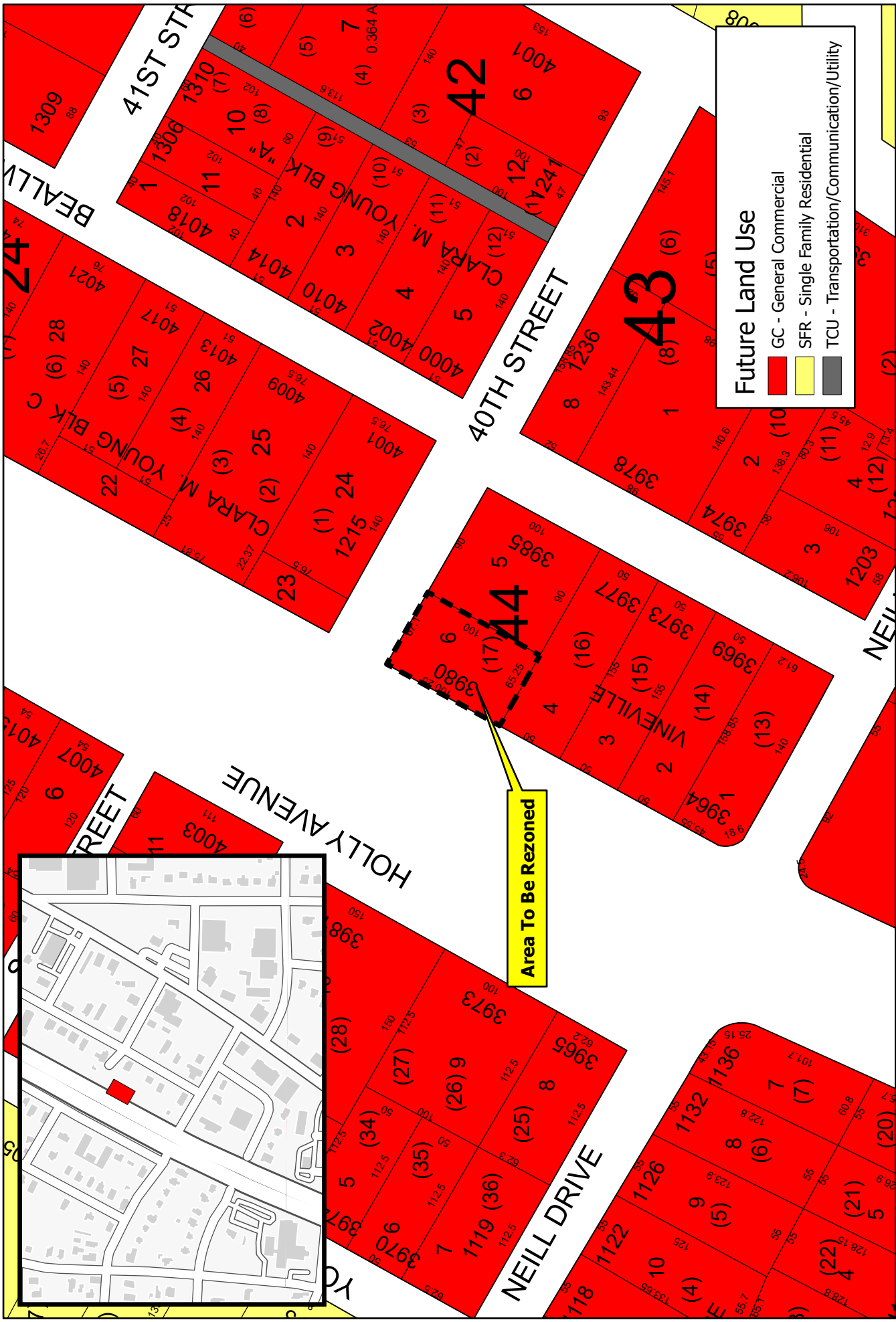
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Existing Land use Map Map for REZN 03-026-0356
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Data Source: IT/GIS
 Author:





Future Land Use

- GC - General Commercial
- SFR - Single Family Residential
- TCU - Transportation/Communication/Utility

Area To Be Rezoned

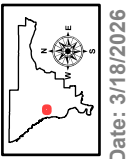


0 25 50 100 US Feet

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Author:

Future Land Use Map for REZN 03-026-0356
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