

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-03-24-0630

Applicant:	Noel Espinoza
Owner:	Noel Espinoza
Location:	3711 Hamilton Road
Parcel:	030-019-011
Acreage:	0.24 Acres
Current Zoning Classification:	General Commercial
Proposed Zoning Classification:	Residential Multifamily - 2
Current Use of Property:	Residential Multifamily
Proposed Use of Property:	Residential Multifamily
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:	Single Family Residential
Future Land Use Designation:	General Commercial

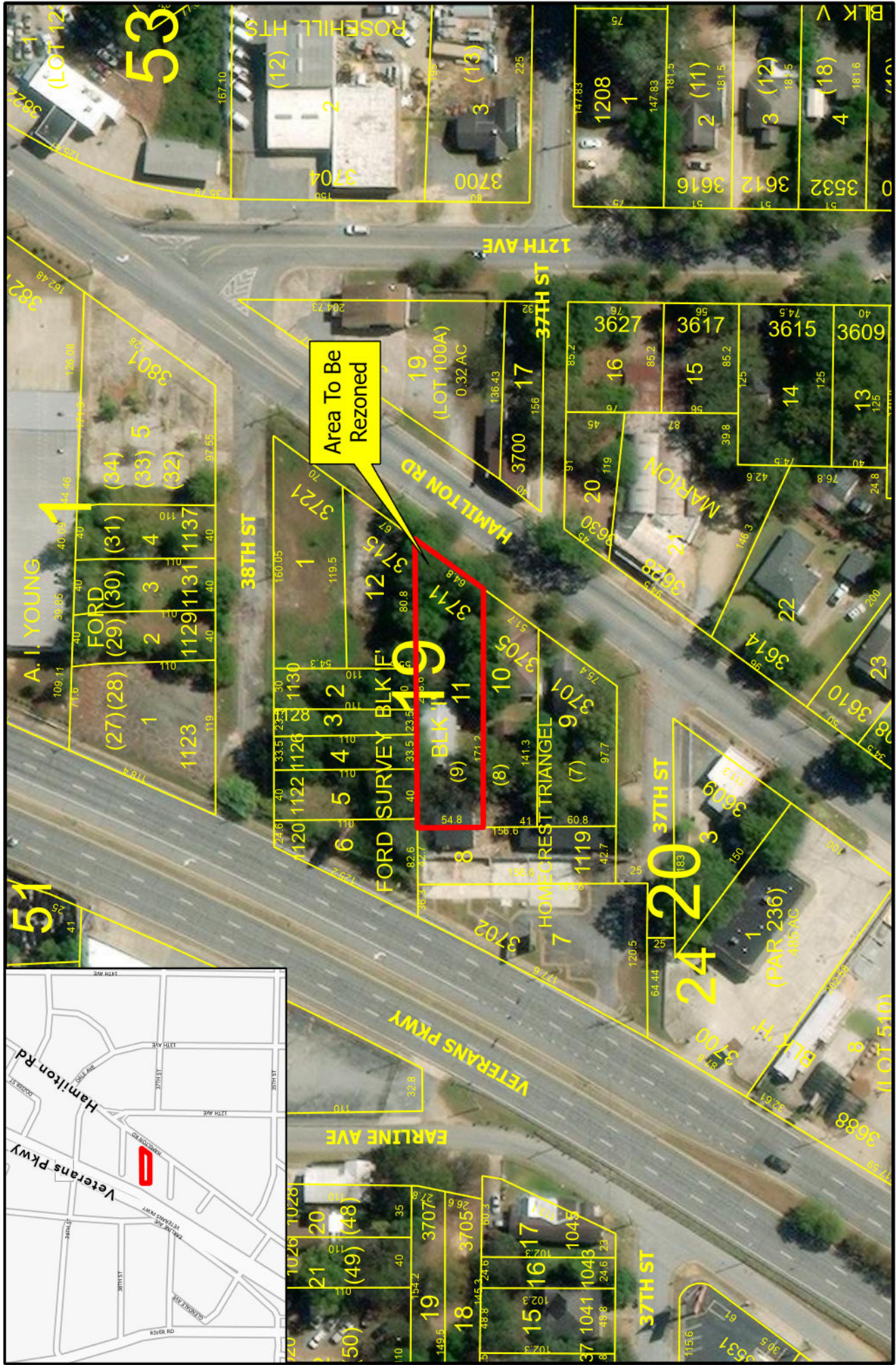
Compatible with Existing Land-Uses:		Yes
Environmental Impacts:		The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:		Property is served by all city services.
Traffic Impact:		Average Annual Daily Trips (AADT) will increase by 2 trips if used for residential use.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
Surrounding Zoning:	North	General Commercial (GC)
	South	Veterans Pkwy ROW
	East	General Commercial (GC)
	West	General Commercial (GC)
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 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:		Thirteen (13) 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 fourplex building to be renovated.

Attachments:

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

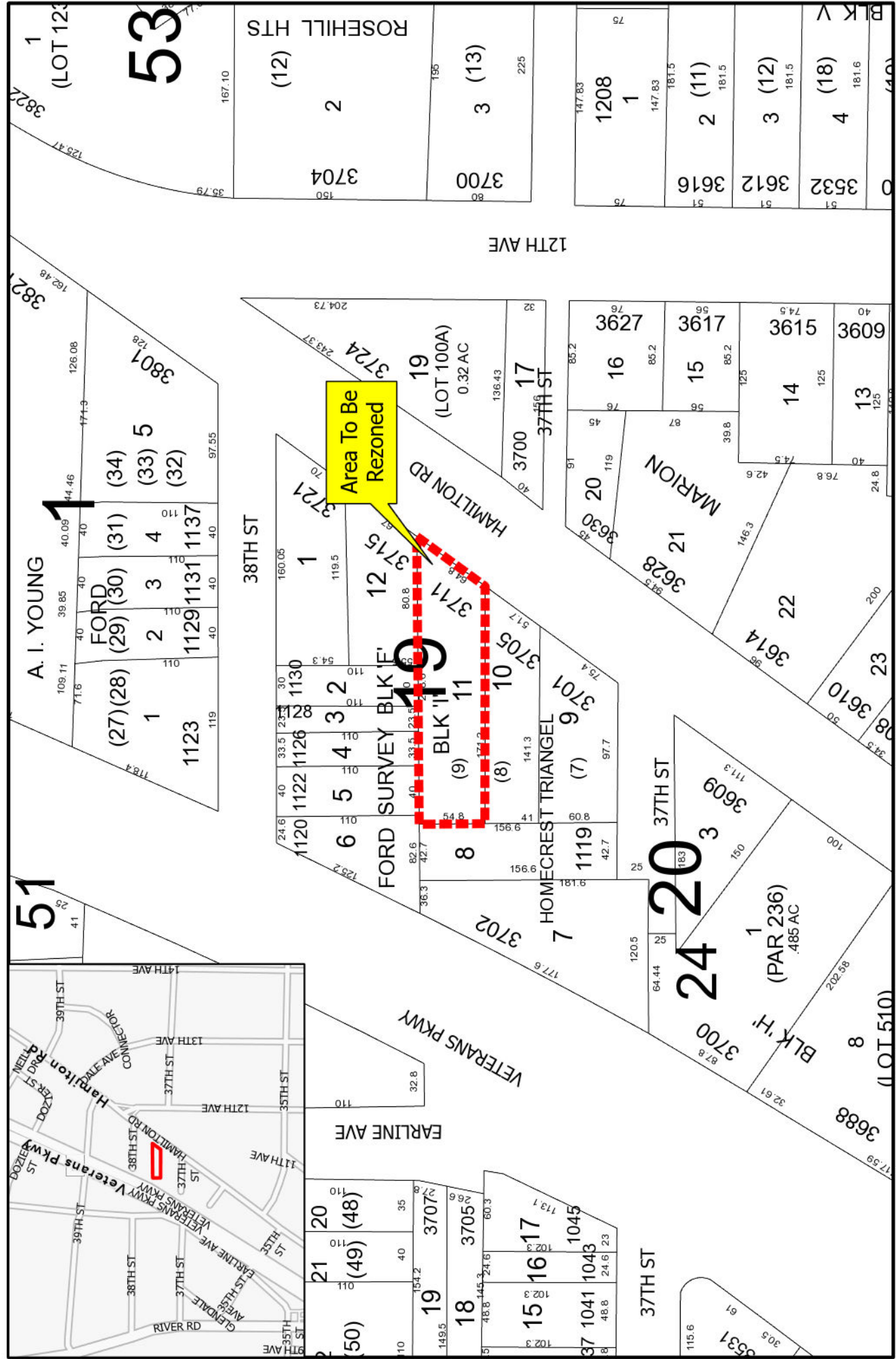


Area To Be Rezoned

009 012	032	034	069
009 013	031	035 187	068
008 014	030	036	068
007 015	029 037	186	
006 016	028	185	007

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.

Aerial Map for REZN-03-24-0630
 Map 030 Block 019 Lot 011
 Planning Department - Planning Division
 Prepared by Planning GIS Tech



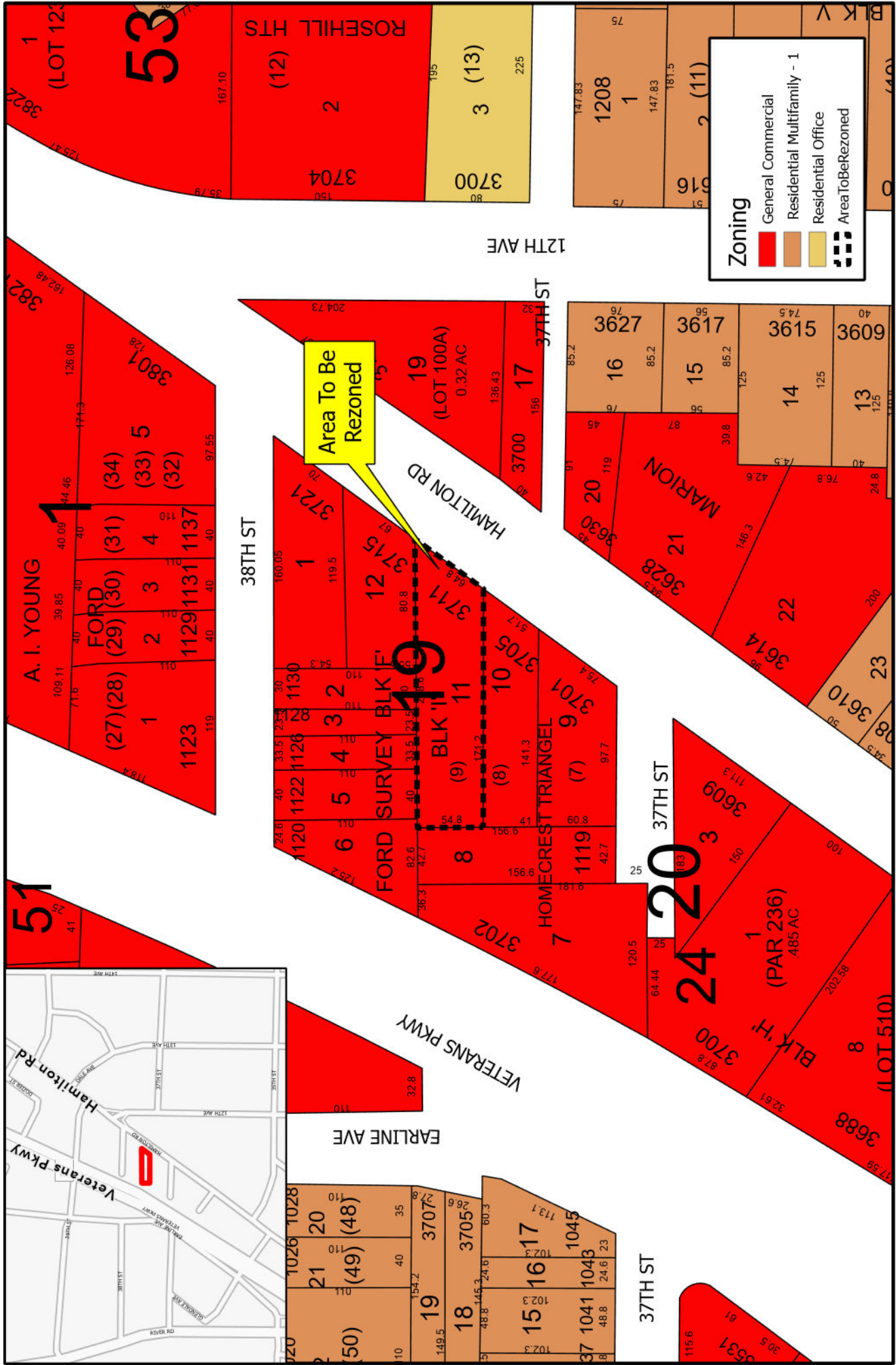
100 50 0 100 US Feet

Columbus Plans!
Columbus Planning Department

Location Map for REZN 03 -24-0630
Map 030 Block 019 Lot 011
Planning Department - Planning Division
Prepared by Planning GIS Tech

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012	032	034	069
013	031	035	187
014	030	036	068
015	029	037	186



Zoning

- General Commercial
- Residential Multifamily - 1
- Residential Office
- Area To Be Rezoned

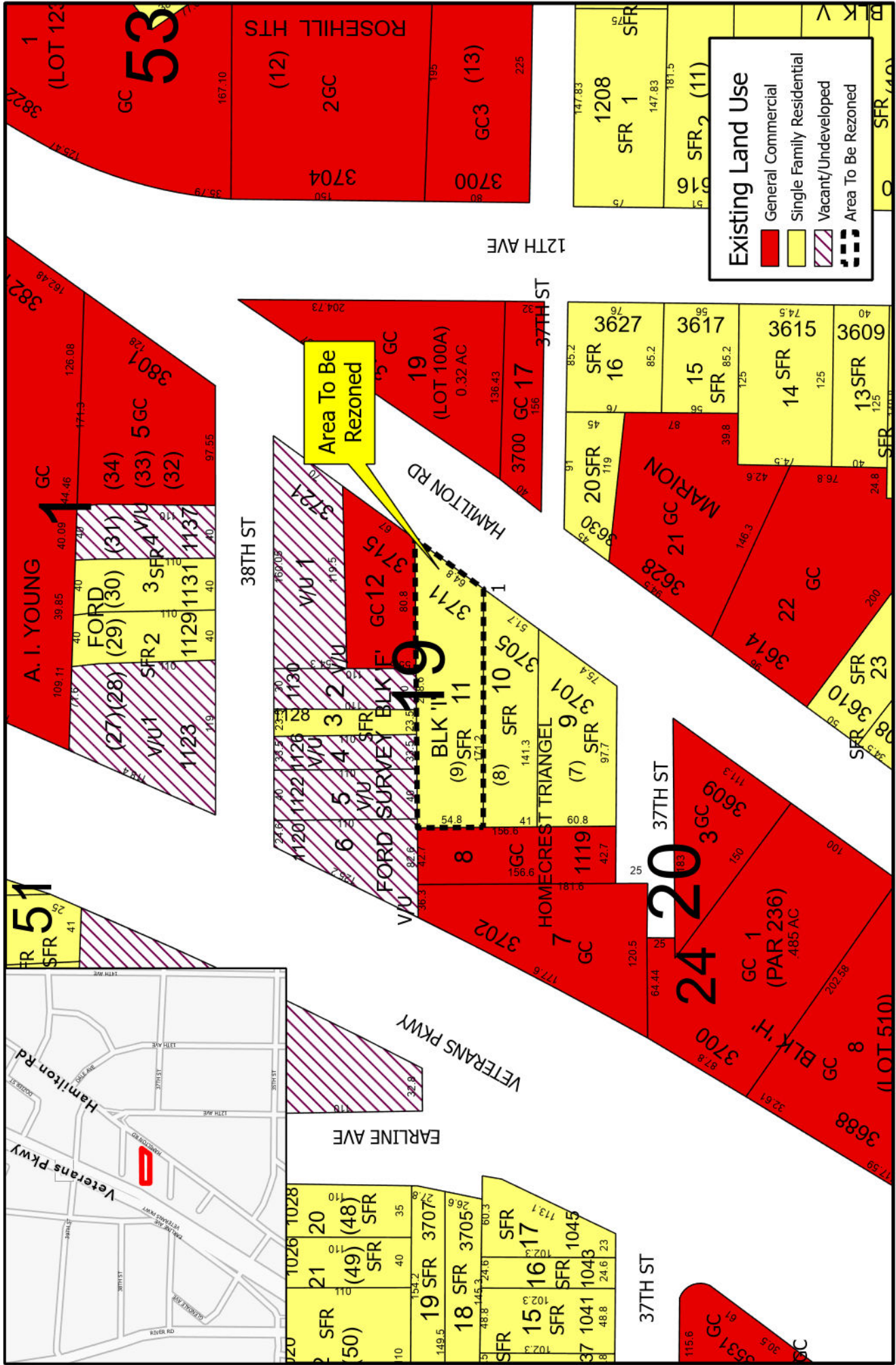
100 50 0 100 US Feet

Columbus Plans! Columbus Planning Department

Zoning Map for REZN-03-24-0630
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009-013	031	035	187
008-014	030	036	068
007-015	029	037	186
006-016	028	035	007



Existing Land Use

- General Commercial
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned

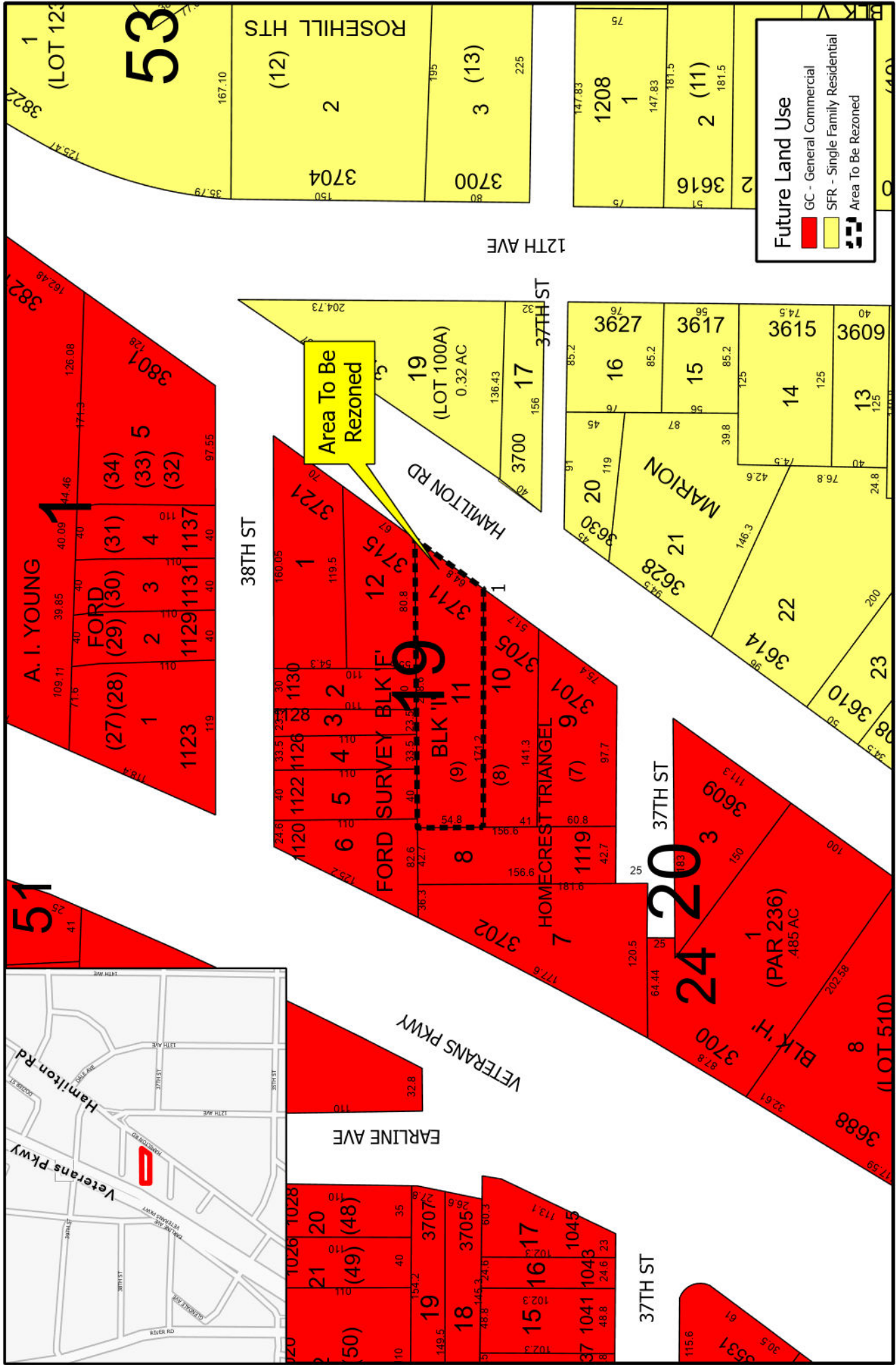
100 50 0 100 US Feet

Columbus Plans!
Columbus Planning Department

Existing Land Use Map for REZN-03-24-0630
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Future Land Use

- GC - General Commercial
- SFR - Single Family Residential
- Area To Be Rezoned

100 50 0 100 US Feet

Future Land Use Map for REZN-03-24-0630
 Map 030 Block 019 Lot 011
 Planning Department - Planning Division
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REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 03-24-0630
 PROJECT 3711 Hamilton Road
 CLIENT
 REZONING REQUEST GC to RMF2

LAND USE

Trip Generation Land Use Code* 210 & 220
 Existing Land Use General Commercial - (GC)
 Proposed Land Use Residential Multifamily 2 - (RMF2)
 Existing Trip Rate Unit GC - Acreage converted to square footage.
 Proposed Trip Rate Unit RMF2 - Number of Units

TRIP END CALCULATION *

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
Single Family Detached Housing	210	GC	0.24 Acres	9.43	25
				Total	25
Daily (Proposed Zoning)					
Multifuse Housing (Low Rise)	220	RMF2	4 Units	6.74	27
				Total	27

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

TRAFFIC PROJECTIONS

EXISTING ZONING (GC)

Name of Street	3711 Hamilton Road
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2023)	5,240
Existing Level of Service (LOS)**	B
Additional Traffic due to Existing Zoning	25
Total Projected Traffic (2024)	5,265
Projected Level of Service (LOS)**	B

PROPOSED ZONING (RMF2)

Name of Street	3711 Hamilton Road
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2023)	5,240
Existing Level of Service (LOS)**	B
Additional Traffic due to Proposed	27
Total Projected Traffic (2024)	5,267
Projected Level of Service (LOS)**	B

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