

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

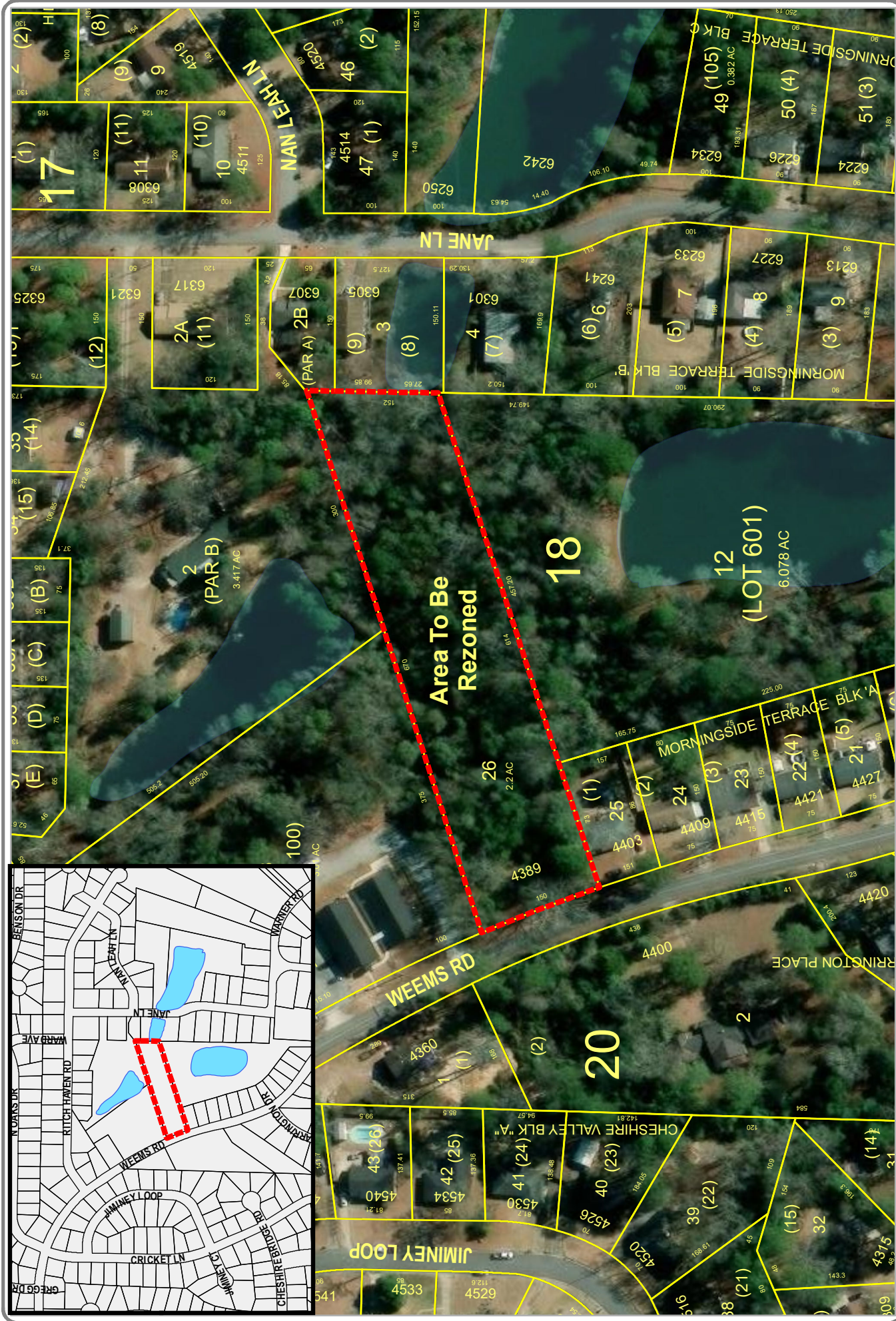
REZN-03-25-0489

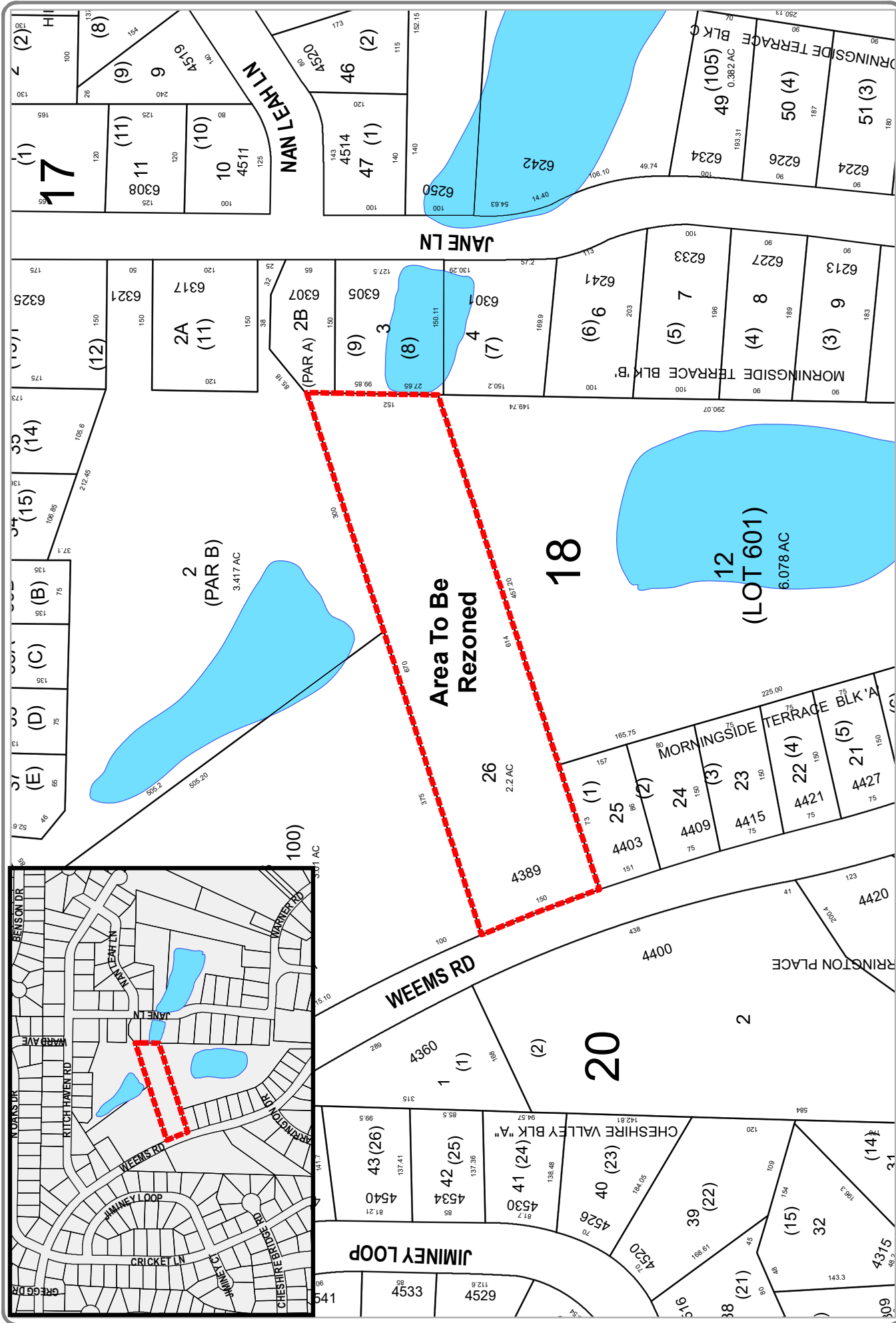
Applicant:	P&B Holdings, LLC
Owner:	Am Home Builders, LLC
Location:	4389 Weems Road
Parcel:	082-018-026
Acreage:	2.21 Acres
Current Zoning Classification:	Single Family Residential – 2
Proposed Zoning Classification:	Residential Multifamily – 1
Current Use of Property:	Single Family Residential
Proposed Use of Property:	Multifamily Residential
Council District:	District 5 (Crabb)
PAC Recommendation:	Denial based on the Staff Report and incompatibility with existing land uses.
Planning Department Recommendation:	Denial based on incompatibility with existing land uses and Comprehensive Plan
Fort Benning Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Inconsistent Planning Area A
Current Land Use Designation:	Rural Residential

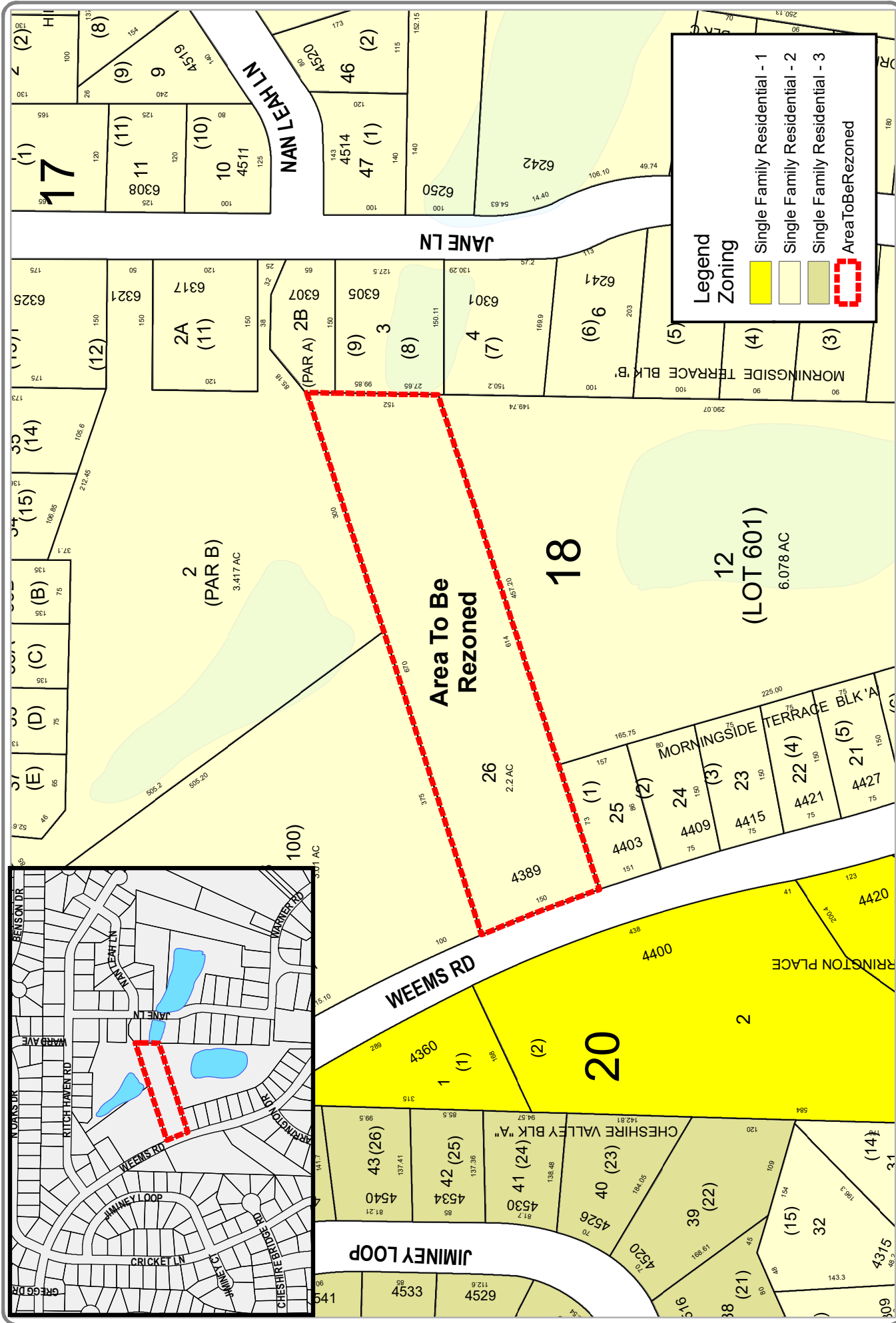
Future Land Use Designation:	Single Family Residential	
Compatible with Existing Land-Uses:	No	
Environmental Impacts:	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.	
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.	
Surrounding Zoning:	North	Single Family Residential – 2 (SFR2)
	South	Single Family Residential – 2 (SFR2)
	East	Single Family Residential – 2 (SFR2)
	West	Single Family Residential – 1 (SFR1)
Reasonableness of Request:	The request is incompatible with existing land uses.	
School Impact:	N/A	
Buffer Requirement:	The site shall include a Category B buffer along all property lines bordered by the SFR2 zoning district. The 3 options under Category B are: 1) 15 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-Seven (37) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received several calls and/or emails regarding the rezoning and a petition opposed.	
	Approval	0 Responses
	Opposition	13 Responses
Additional Information:	Townhomes proposed	

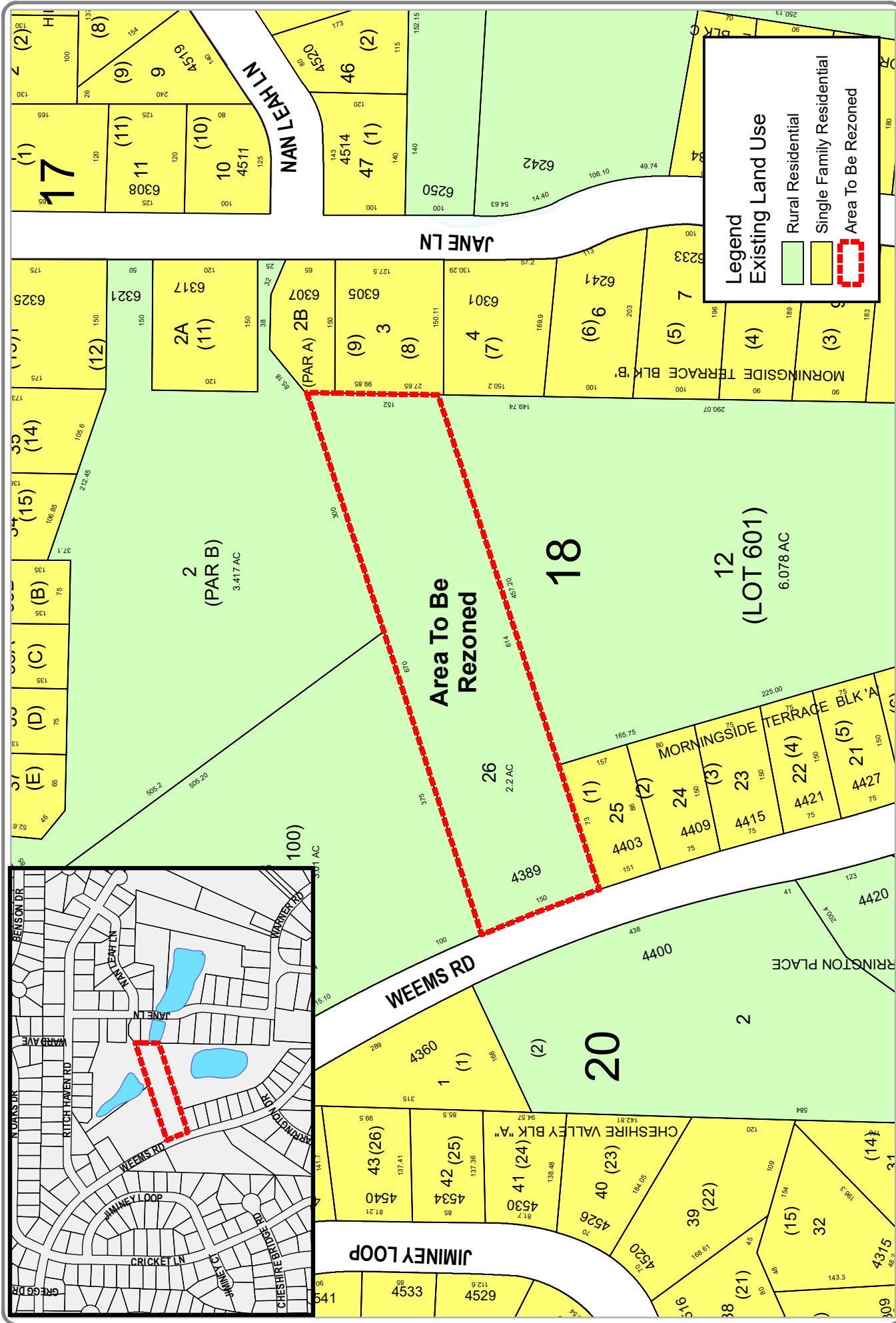
Attachments:

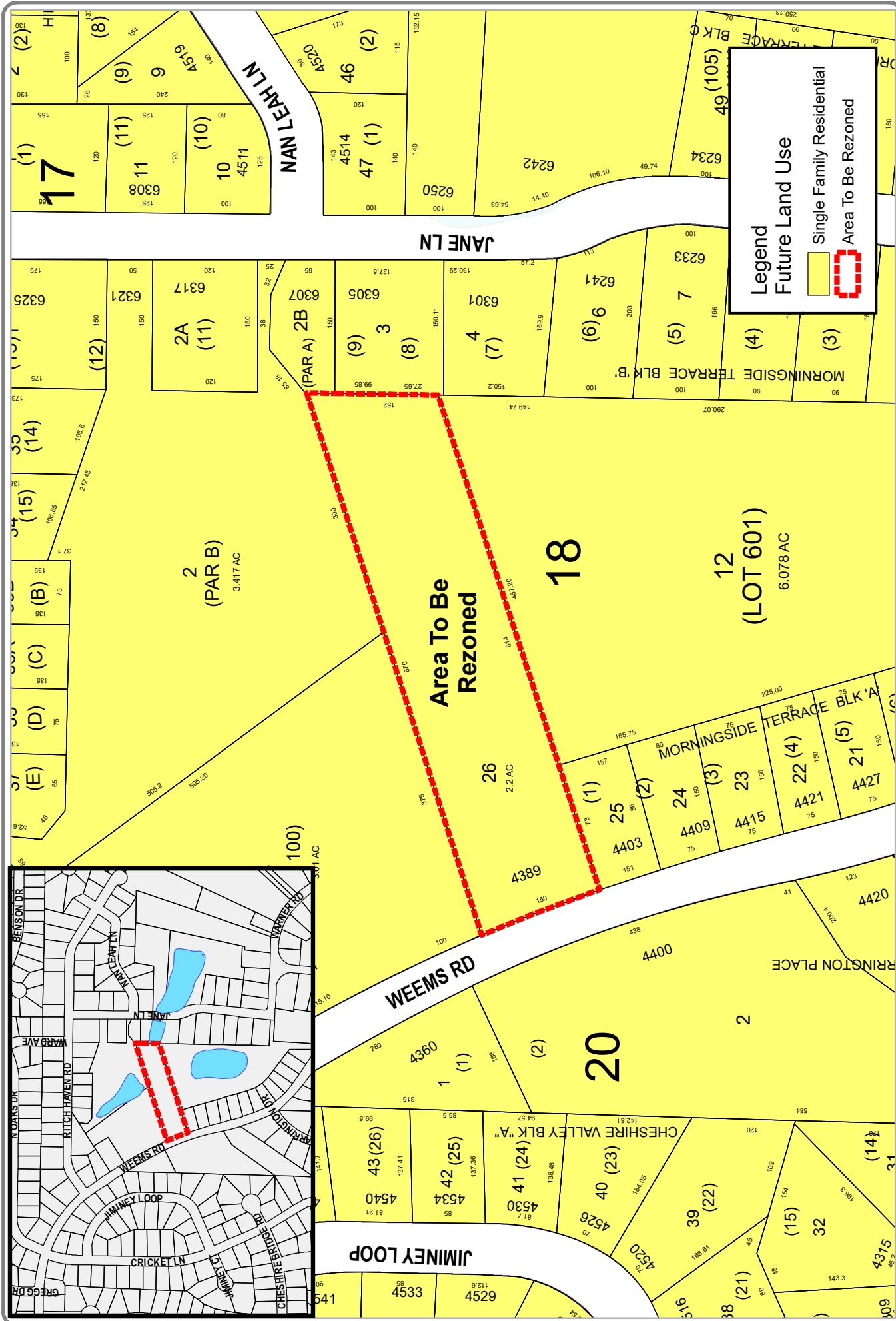
Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Flood Map











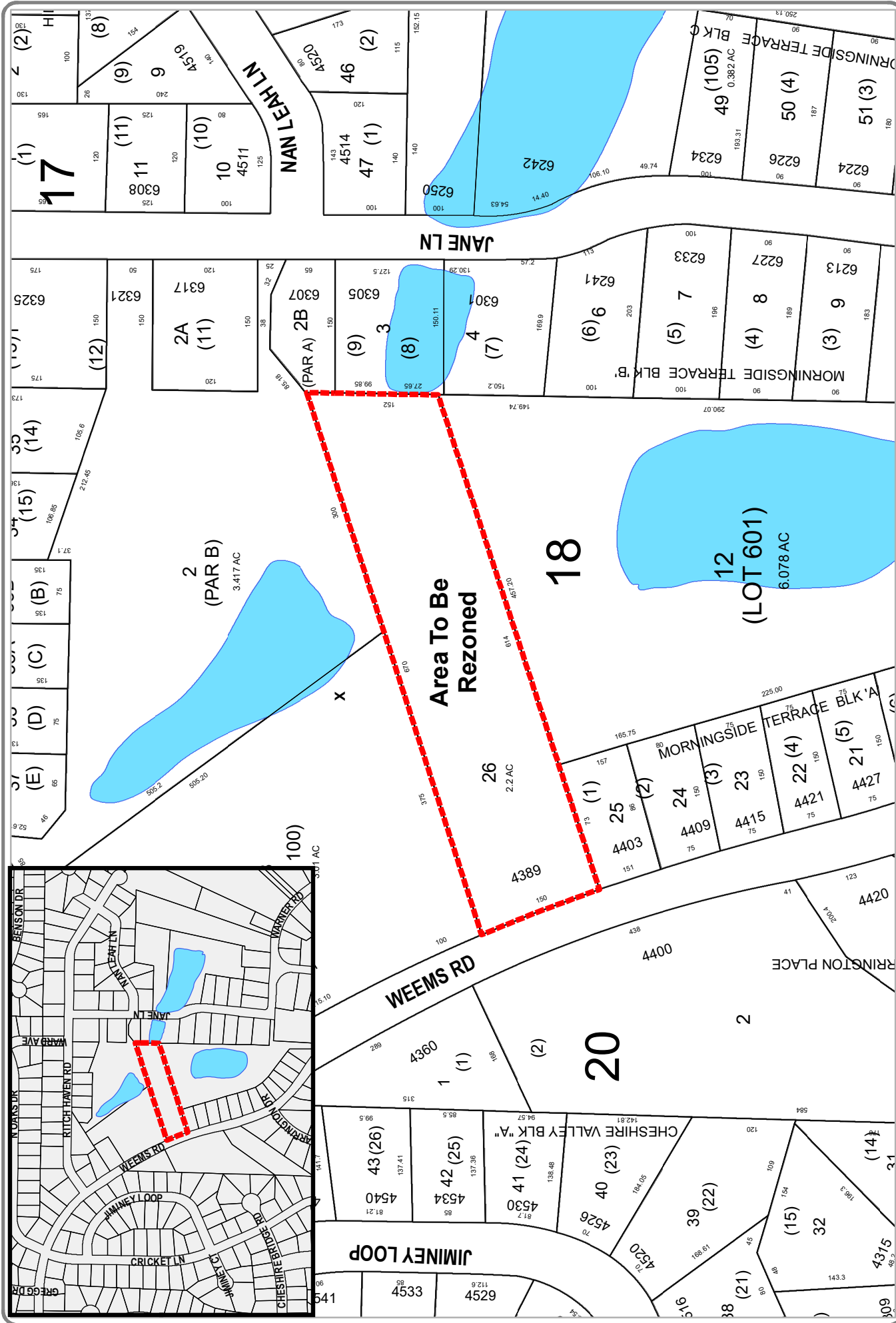
1 inch = 150 feet
Data Source: IT/GIS
Author: DavidCooper

Future Land Use Map for REZN 02-25-0489
Map 082 Block 018 Lot 026
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: 3/18/2025



REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO.
PROJECT
CLIENT
REZONING REQUEST

REZN-03-25-0489
4389 Weems Road
SFR2 to RMF1

LAND USE

Trip Generation Land Use Code*
Existing Land Use
Proposed Land Use
Existing Trip Rate Unit
Proposed Trip Rate Unit

220 & 210
Vacant
SFR
Single Family Detached Housing - Acreage converted to square footage
Multifamily Housing - Acreage converted to square footage

TRIP END CALCULATION *

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
Single Family Residential	210	SFR2	2.21 Acres	9.43	19
				Total	19
Daily (Proposed Zoning)					
Multifamily Residential	220	RMF1	2.21 Acres	0.47	11 AM peak
				0.57	14 PM peak
				4.55	109 Saturday
				Total	134

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

TRAFFIC PROJECTIONS

EXISTING ZONING (SFR3)			PROPOSED ZONING (SFR4)		
Name of Street		4389 Weems Road	Name of Street		4389 Weems Road
Street Classification		Undivided Collector	Street Classification		Undivided Collector
No. of Lanes		2	No. of Lanes		2
City Traffic Count (2023)		3,350	City Traffic Count (2023)		3,350
Existing Level of Service (LOS)**		B	Existing Level of Service (LOS)**		B
Additional Traffic due to Existing Zoning		19	Additional Traffic due to Proposed		134
Total Projected Traffic (2024)		3,369	Total Projected Traffic (2024)		3,484
Projected Level of Service (LOS)**		B	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)

TOWNHOME CONCEPT PLAN # 1.
SCALE: 1" = 30' DATE: 5 FEB. 2025
E.L. FRENCH, RWA, CLAR-B

THE SKETCH SHOWN IS CONCEPTUAL IN NATURE AND IS SIMPLY BASED ON THE LIMITED INFORMATION PROVIDED. CERTAIN LAND CHARACTERISTICS SUCH AS ROCK, TOPOGRAPHY, WETLANDS, STATE WATERS, AVAILABLE UTILITIES, AND NATURAL DRAINAGE PATTERNS WILL CERTAINLY IMPACT THE FINAL DESIGN.

