

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-06-25-1136

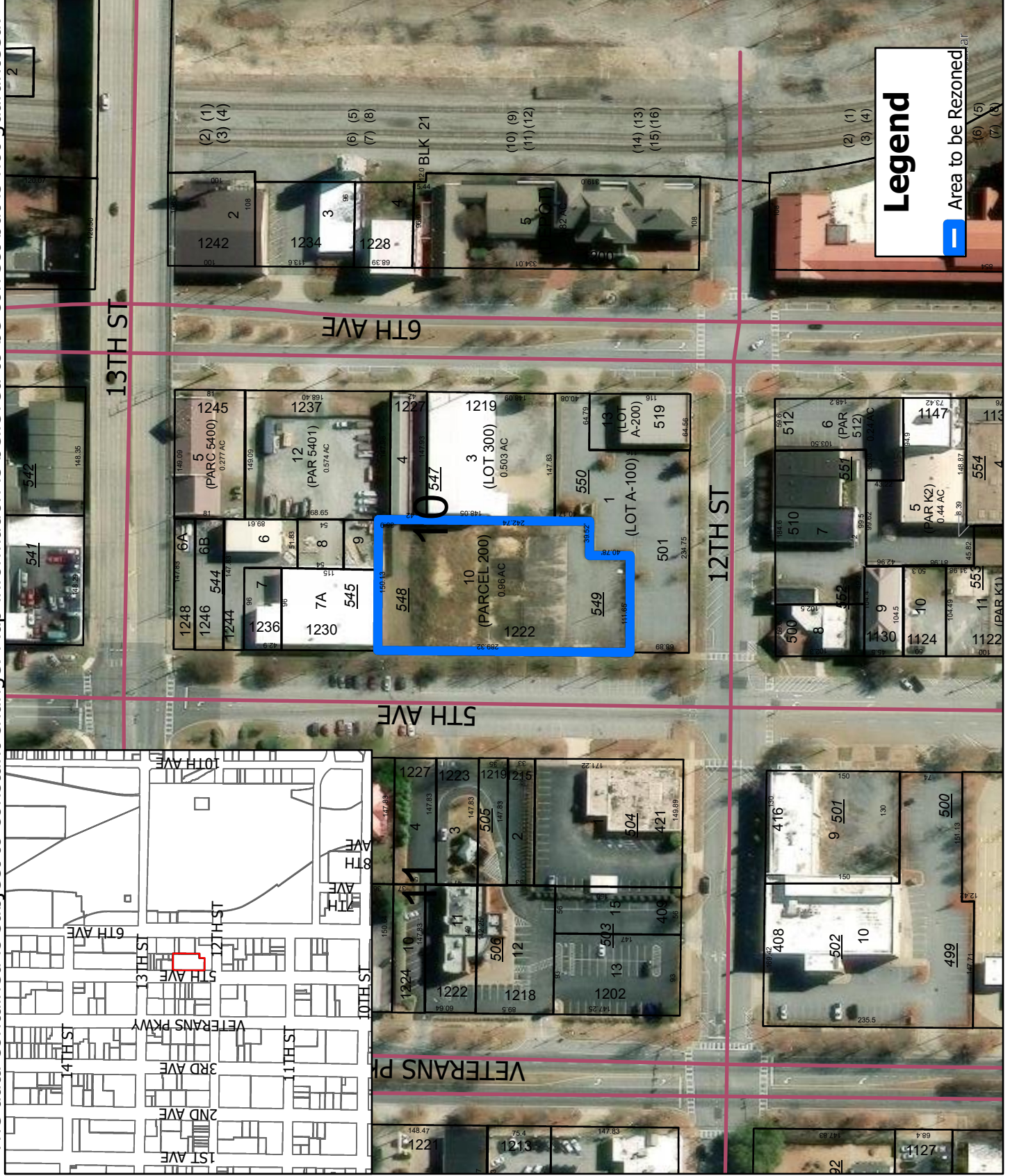
Applicant:	Union Station, LLC
Owner:	Same
Location:	1222 5 th Avenue
Parcel:	018-010-010
Acreage:	0.96 Acres
Current Zoning Classification:	LMI (Light Manufacturing / Industrial)
Proposed Zoning Classification:	UPT (Uptown)
Proposed Conditions:	1. Minimum zero foot front, side and rear yard setbacks
Current Use of Property:	Vacant
Proposed Use of Property:	Apartments / Small Offices
Council District:	District 7 (Cogle)
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 Moore's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Consistent Planning Area D

Current Land Use Designation:	Vacant	
Future Land Use Designation:	High Mixed Use	
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 mixed usage.	
Traffic Impact:	Average Annual Daily Trips (AADT) will increase to 291 up from 18 trips if used for mixed use. The Level of Service (LOS) will remain at level B.	
Surrounding Zoning:	North South East West	GC (General Commercial) LMI (Light Manufacturing / Industrial) LMI (Light Manufacturing / Industrial) UPT (Uptown)
Reasonableness of Request:	The request is compatible with existing land uses.	
School Impact:	N/A	
Buffer Requirement:	N/A	
Attitude of Property Owners:	Thirty-five (35) 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:	N/A	
Attachments:	Aerial Land Use Map Location Map Zoning Map Existing Land Use Map	

Future Land Use Map
Traffic Report

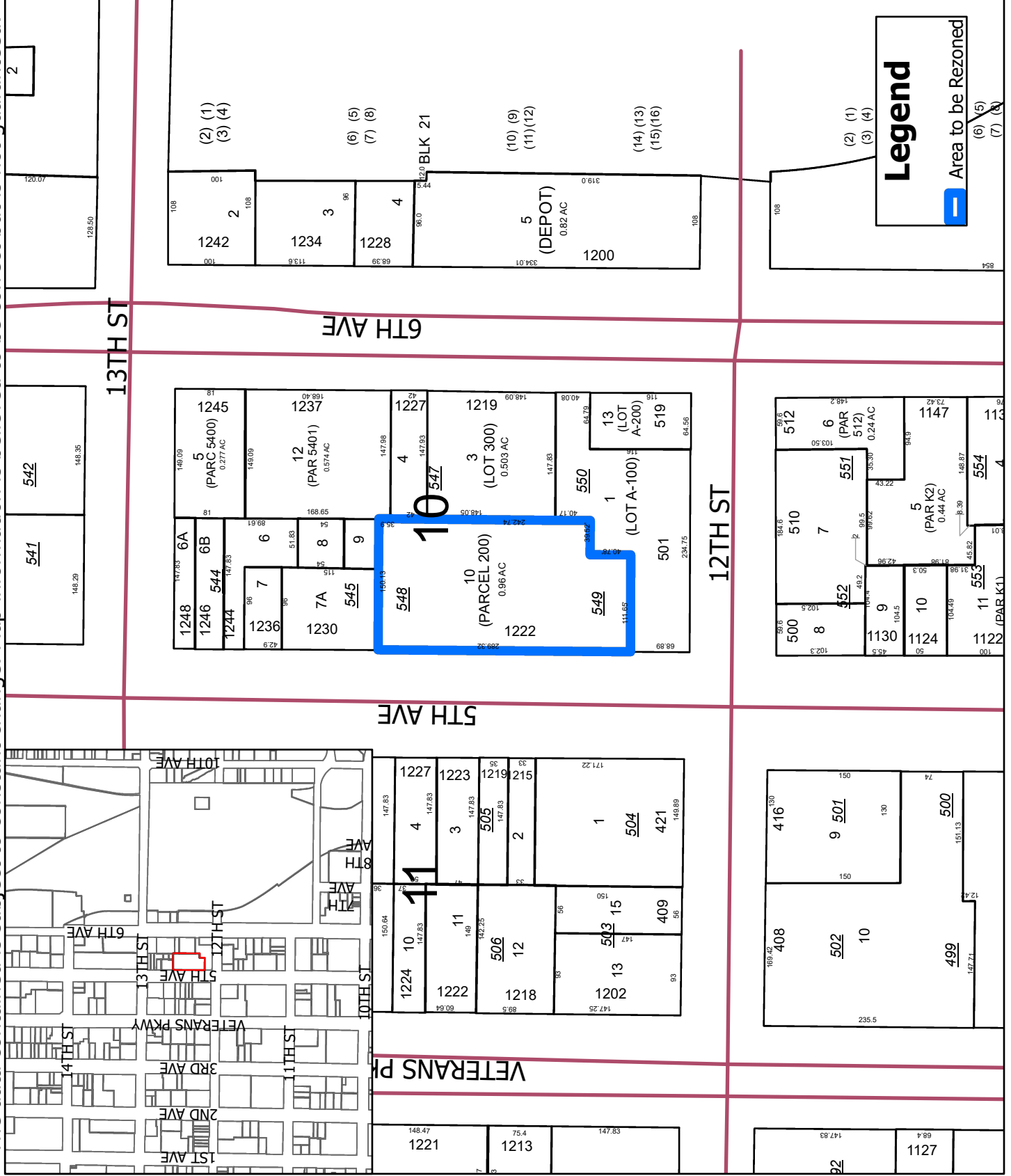
REZN-06-25-1136 | 1222 5th Avenue | Aerial Map

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REZN-06-25-1136 | 1222 5th Avenue | Location Map

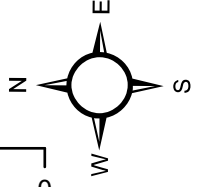
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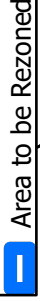
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350 Feet
0 87.5 175
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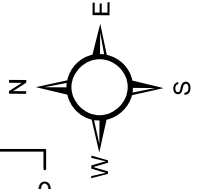
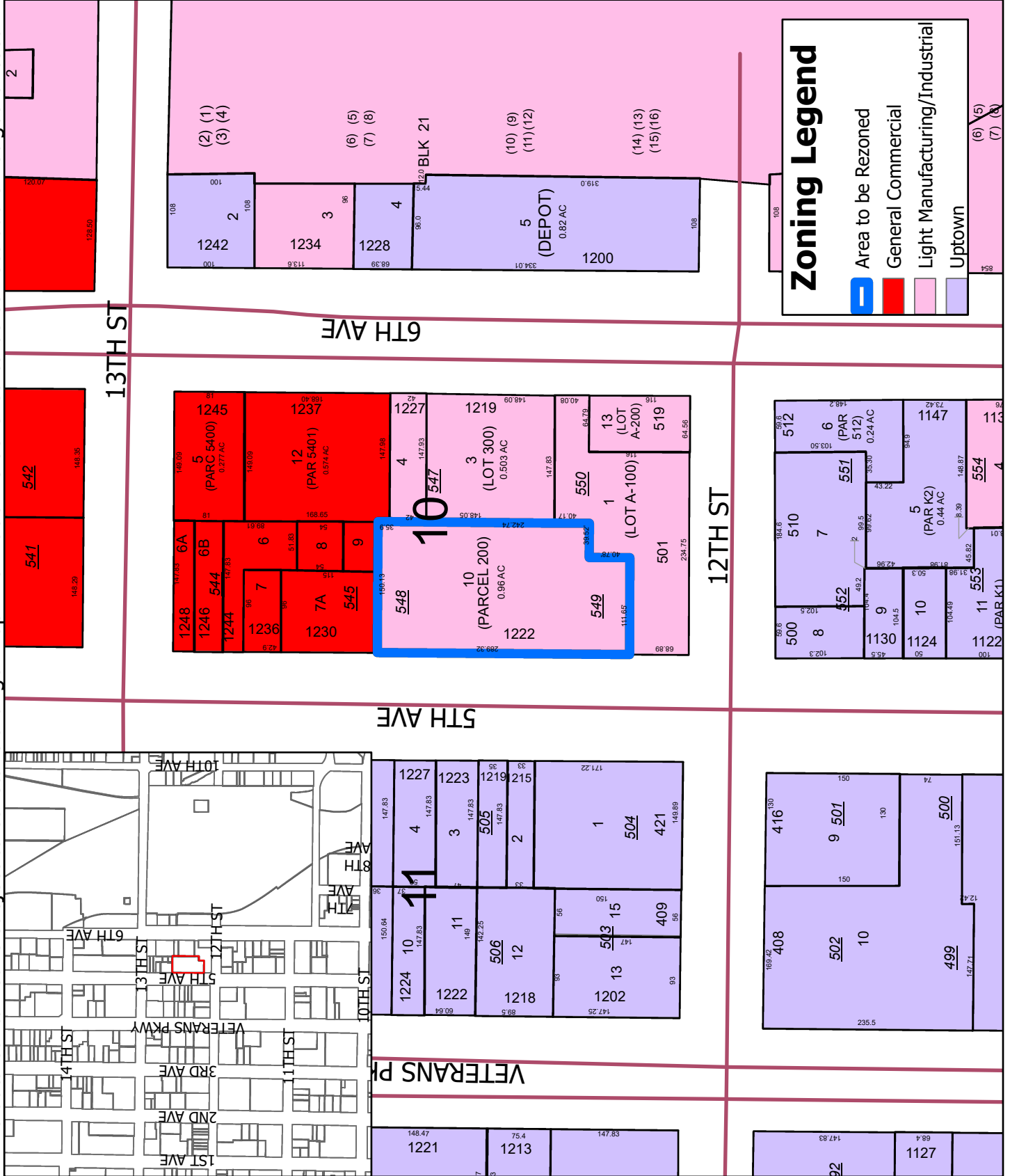
Legend



Area to be Rezoned

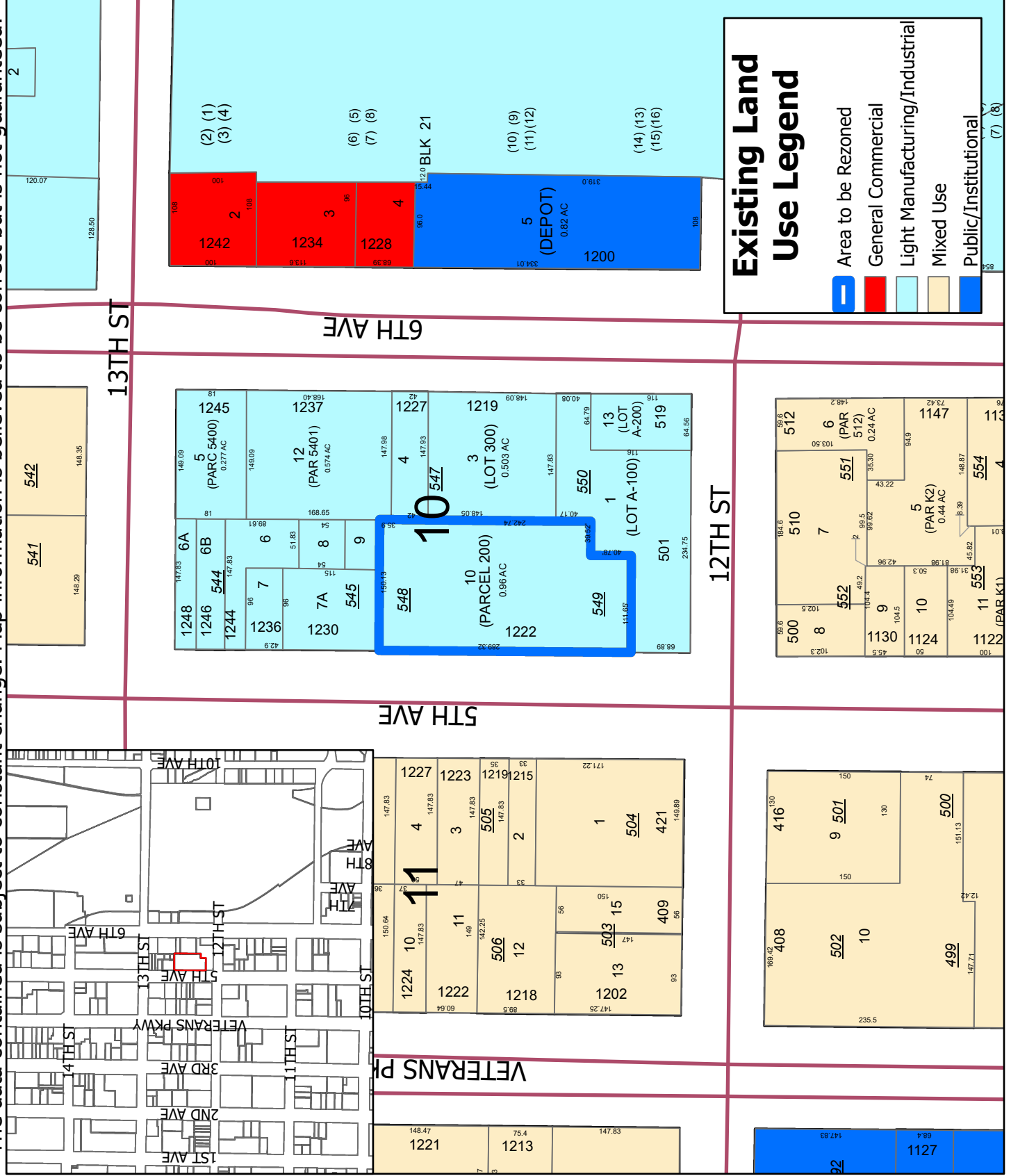
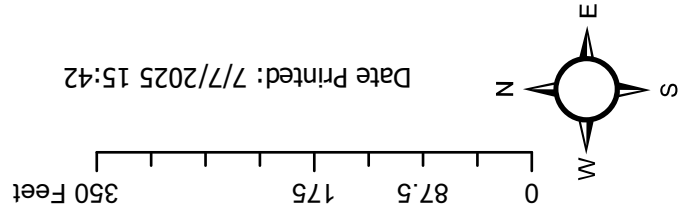
REZN-06-25-1136 | 1222 5th Avenue | Zoning Map

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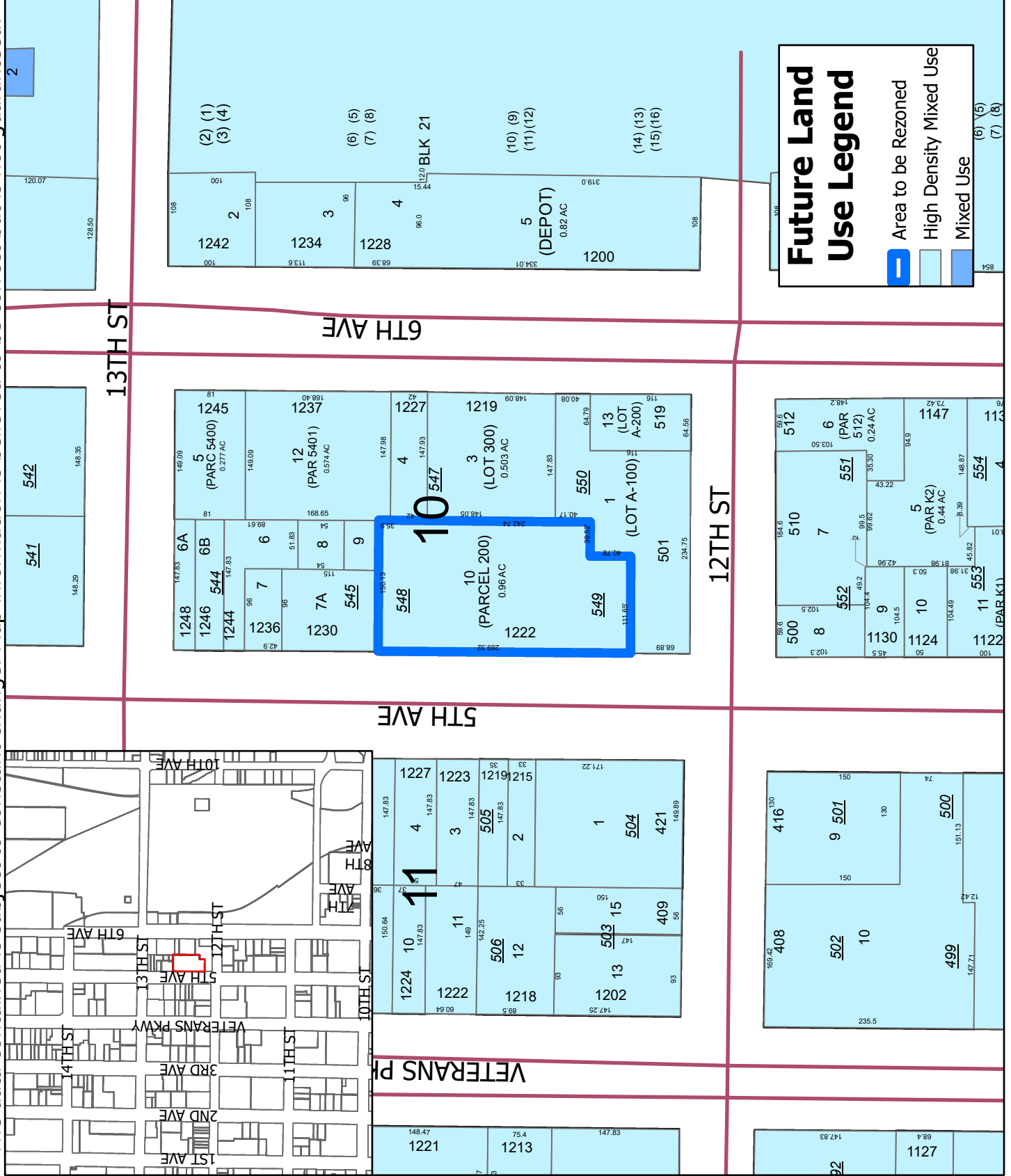
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REZN-06-25-1136 | 1222 5th Avenue | Future Land Use Map

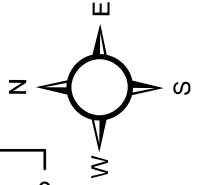
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REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN-06-25-1136
PROJECT 1222 5th Avenue
CLIENT
REZONING REQUEST LMI to UPT

LAND USE

Trip Generation Land Use Code* 560
Existing Land Use Vacant
Proposed Land Use Apts/Office
Existing Trip Rate Unit Light Industrial - Acreage converted to square footage
Proposed Trip Rate Unit Multifamily - 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	110	LMI	0.96 Acres	4.96	18
Total					18
Daily (Proposed Zoning)					
Mixed Use	221 & 70	UPT	0.96 Acres		187
Mixed Use	231				104
Total					291

Not Enough Information Provided to accurately analyze

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

TRAFFIC PROJECTIONS

EXISTING ZONING (SFR3)

Name of Street	1222 5th Avenue
Street Classification	Undivided Local
No. of Lanes	2
City Traffic Count (2023)	4,170
Existing Level of Service (LOS)**	B
Additional Traffic due to Existing Zoning	
Total Projected Traffic (2024)	
Projected Level of Service (LOS)**	

PROPOSED ZONING (SFR4)

Name of Street	1222 5th Avenue
Street Classification	Undivided Local
No. of Lanes	2
City Traffic Count (2023)	4,170
Existing Level of Service (LOS)**	B
Additional Traffic due to Proposed	
Total Projected Traffic (2024)	
Projected Level of Service (LOS)**	

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

