

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

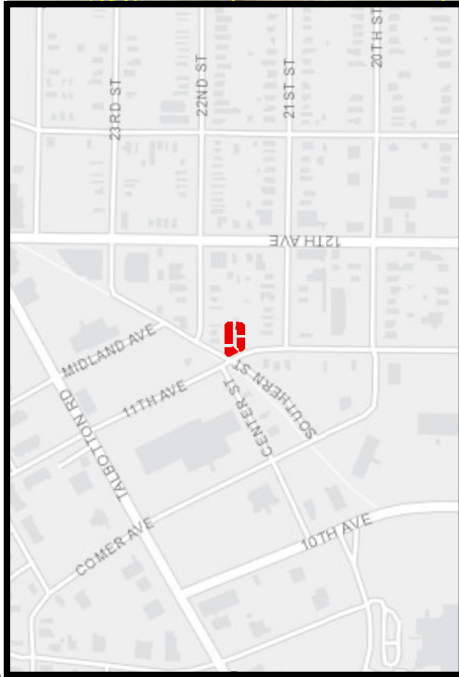
### REZN-05-25-1001

|                                            |                                                                                      |
|--------------------------------------------|--------------------------------------------------------------------------------------|
| <b>Applicant:</b>                          | Plex Capital Investors, LLC                                                          |
| <b>Owner:</b>                              | Same                                                                                 |
| <b>Location:</b>                           | 2112 11th Avenue                                                                     |
| <b>Parcel:</b>                             | 028-023-010                                                                          |
| <b>Acreage:</b>                            | 0.20 Acres                                                                           |
| <b>Current Zoning Classification:</b>      | GC (General Commercial)                                                              |
| <b>Proposed Zoning Classification:</b>     | RMF1 (Residential Multifamily 1)                                                     |
| <b>Current Use of Property:</b>            | Vacant                                                                               |
| <b>Proposed Use of Property:</b>           | Residential                                                                          |
| <b>Council District:</b>                   | District 7 (Cogle)                                                                   |
| <b>PAC Recommendation:</b>                 | <b>Approval</b> based on the Staff Report and compatibility with existing land uses. |
| <b>Planning Department Recommendation:</b> | <b>Approval</b> based on compatibility with existing land uses.                      |
| <b>Fort Moore's Recommendation:</b>        | N/A                                                                                  |
| <b>DRI Recommendation:</b>                 | N/A                                                                                  |
| <b>General Land Use:</b>                   | Inconsistent<br>Planning Area D                                                      |
| <b>Current Land Use Designation:</b>       | Single Family Residential                                                            |
| <b>Future Land Use Designation:</b>        | Office/Professional                                                                  |

|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Compatible with Existing Land-Uses:</b> | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Environmental Impacts:</b>              | 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.                                                                                                                                                                                                                                                                                                                                      |
| <b>City Services:</b>                      | Property is served by all city services.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Traffic Engineering:</b>                | This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Traffic Impact:</b>                     | Average Annual Daily Trips (AADT) will decrease to 11 trips from 54 trips if used for Residential use. The Level of Service (LOS) will remain at level A.                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Surrounding Zoning:</b>                 | <div> <div> <b>North</b><br/> <b>South</b><br/> <b>East</b><br/> <b>West</b> </div> <div> General Commercial (GC)<br/> Residential Multifamily 1 (RMF1)<br/> General Commercial (GC)<br/> Residential Office (RO) </div> </div>                                                                                                                                                                                                                                                                                                    |
| <b>Reasonableness of Request:</b>          | The request is compatible with existing land uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>School Impact:</b>                      | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Buffer Requirement:</b>                 | <p>The site shall include a Category A buffer along all property lines bordered by the SFR3 zoning district. The 3 options under Category A are:</p> <ol style="list-style-type: none"> <li>1) <b>5 feet</b> with a certain amount of canopy trees, understory trees, and shrubs / ornamental grasses per 100 linear feet.</li> <li>2) <b>10 feet</b> with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.</li> <li>3) <b>20 feet</b> undisturbed natural buffer.</li> </ol> |
| <b>Attitude of Property Owners:</b>        | <p><b>Thirty (30)</b> 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.</p> <div> <div> <b>Approval</b><br/> <b>Opposition</b> </div> <div> <b>0 Responses</b><br/> <b>0 Responses</b> </div> </div>                                                                                                                                                                                                |
| <b>Additional Information:</b>             | Single family residential                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

**Attachments:**

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



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Date: 5/29/2025

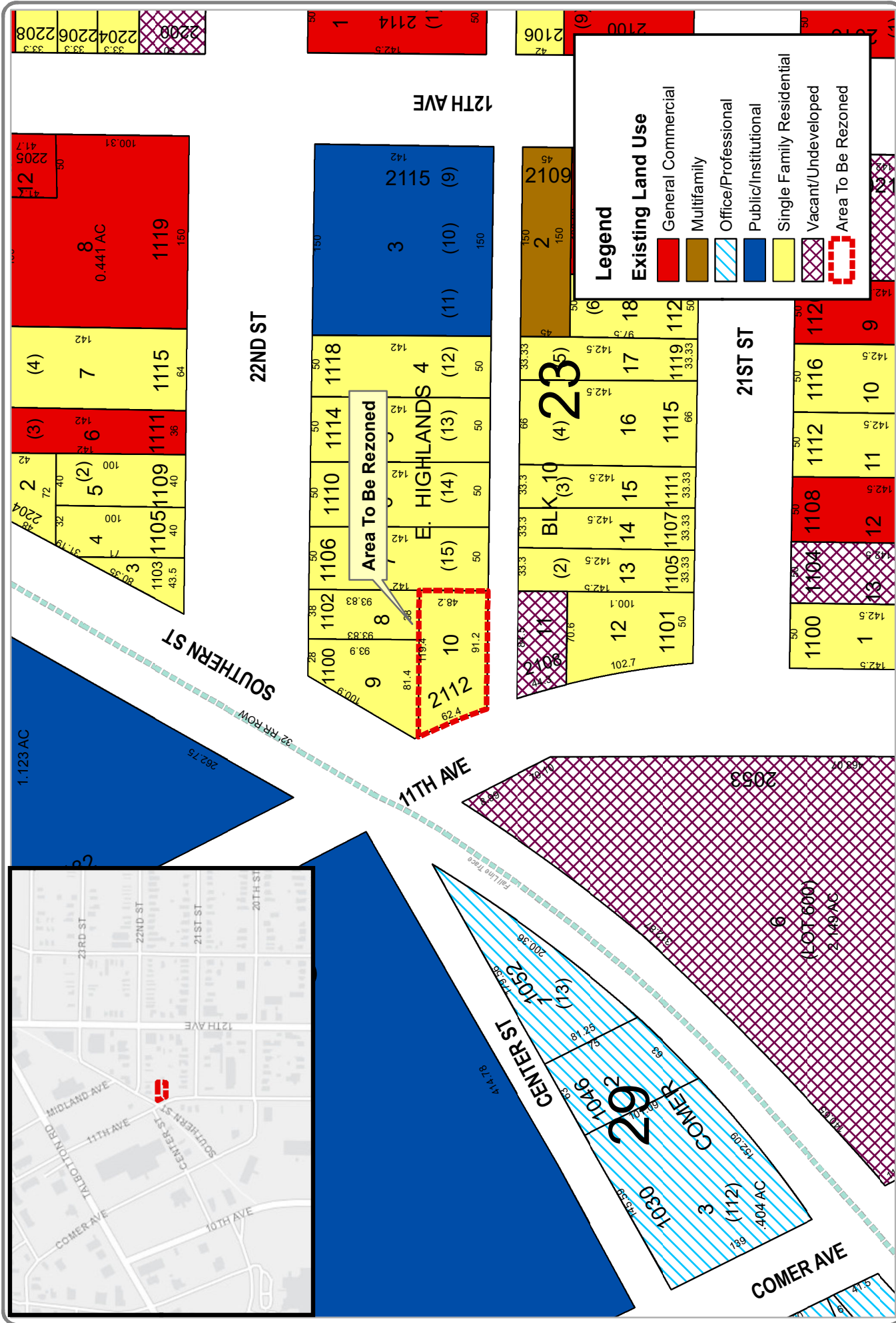
Aerial Map for REZN 05 - 25 - 1001  
Map 028 Block 023 Lot 010  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

0 50 100 Feet  
1 inch = 100 feet  
Data Source: IT/GIS  
Author: DavidCooper









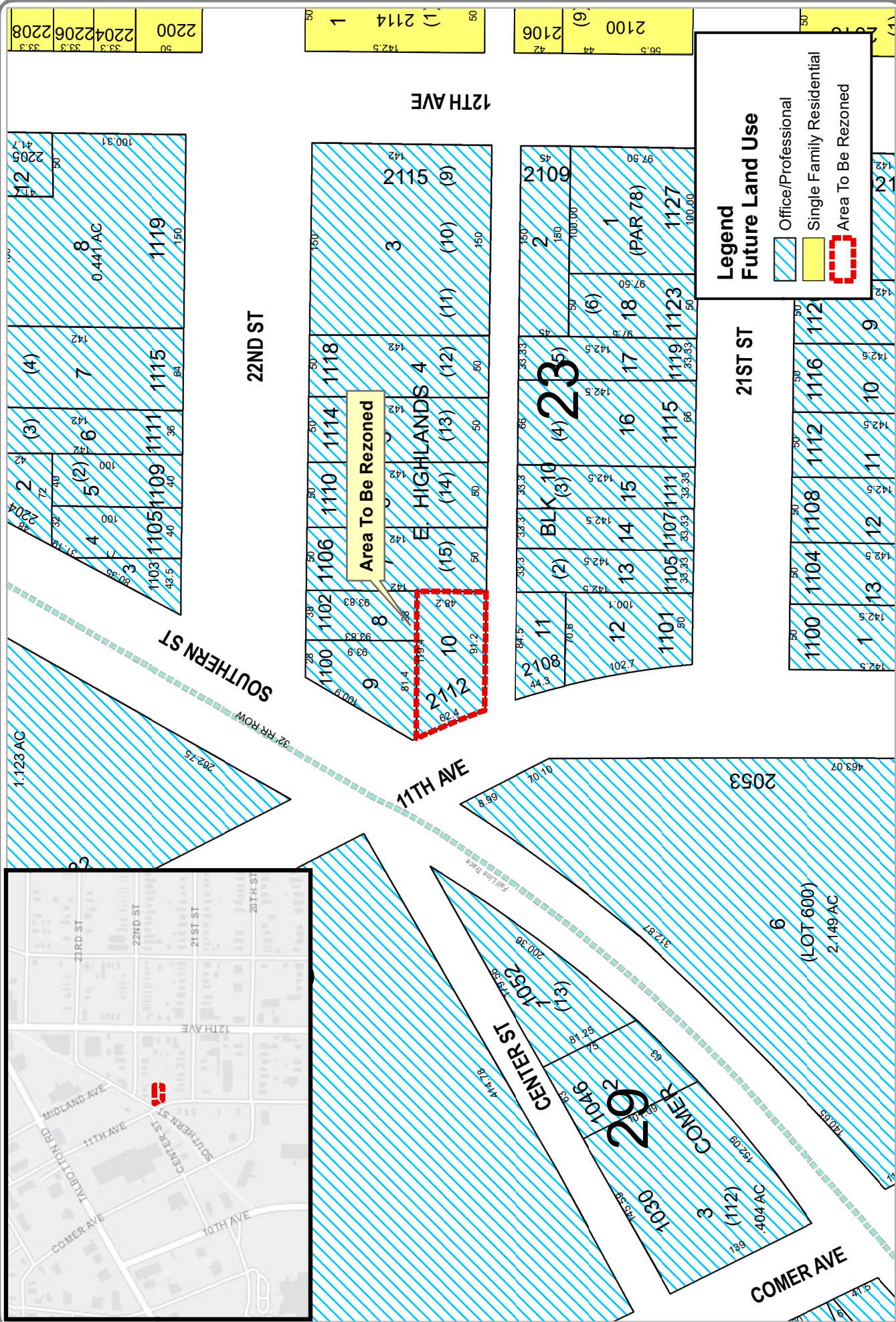
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Existing Land Use Map for REZN 05 - 25 - 1001  
 Map 028 Block 023 Lot 010  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

1 inch = 100 feet  
 Data Source: IT/GIS  
 Author: David Cooper





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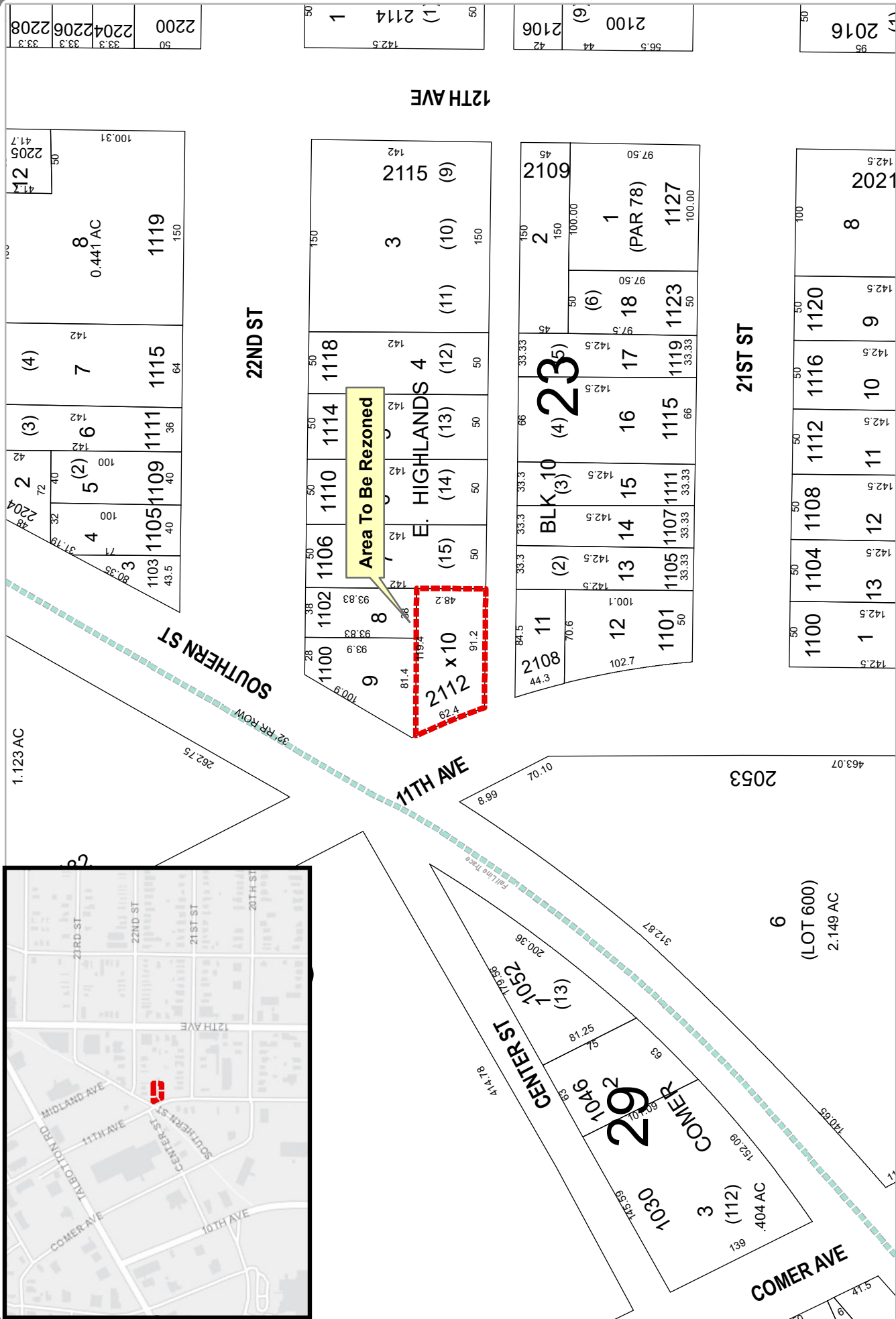
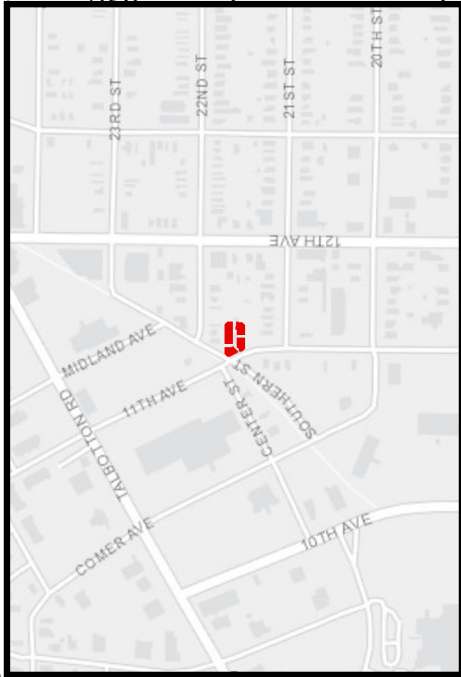
Date: 5/29/2025

**Columbus Plans!**  
Columbus Planning Department

1 inch = 100 feet  
0 50 100 Feet

Data Source: IT/GIS  
Author: David Cooper

**Future Land Use Map for REZN 05 - 25 - 1001**  
**Map 028 Block 023 Lot 010**  
**Planning Department-Planning Division**  
**Prepared By Planning GIS Tech**



REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 05-25-1001  
PROJECT 2112 11th Avenue  
CLIENT  
REZONING REQUEST GC to RMF1

LAND USE

Trip Generation Land Use Code\* 210 & 820  
Existing Land Use SFR  
Proposed Land Use SFR  
Existing Trip Rate Unit General Commercial - Acreage converted to square footage  
Proposed Trip Rate Unit Residential Multifamily - Acreage converted to square footage

TRIP END CALCULATION \*

| Land Use                       | ITE Code | Zone Code | Quantity  | Trip Rate | Total Trips |
|--------------------------------|----------|-----------|-----------|-----------|-------------|
| <b>Daily (Existing Zoning)</b> |          |           |           |           |             |
| General Commercial             | 820      | GC        | 0.2 Acres | 37.01     | 54          |
|                                |          |           |           |           |             |
|                                |          |           |           |           |             |
|                                |          |           |           |           |             |
| Total                          |          |           |           |           | 54          |
| <b>Daily (Proposed Zoning)</b> |          |           |           |           |             |
| Residential Multifamily        | 210      | RMF1      | 0.2 Acres | 0.75      | 1 AM peak   |
|                                |          |           |           | 0.99      | 1 PM peak   |
|                                |          |           |           | 9.48      | 9 Saturday  |
|                                |          |           |           |           |             |
| Total                          |          |           |           |           | 11          |

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

TRAFFIC PROJECTIONS

EXISTING ZONING (SFR3)

|                                           |                     |
|-------------------------------------------|---------------------|
| Name of Street                            | 2112 11th Avenue    |
| Street Classification                     | Undivided Collector |
| No. of Lanes                              | 2                   |
| City Traffic Count (2023)                 | 840                 |
| Existing Level of Service (LOS)**         | A                   |
| Additional Traffic due to Existing Zoning | 54                  |
| Total Projected Traffic (2024)            | 894                 |
| Projected Level of Service (LOS)**        | A                   |

PROPOSED ZONING (SFR4)

|                                    |                     |
|------------------------------------|---------------------|
| Name of Street                     | 2112 11th Avenue    |
| Street Classification              | Undivided Collector |
| No. of Lanes                       | 2                   |
| City Traffic Count (2023)          | 840                 |
| Existing Level of Service (LOS)**  | A                   |
| Additional Traffic due to Proposed | 11                  |
| Total Projected Traffic (2024)     | 851                 |
| Projected Level of Service (LOS)** | A                   |

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

