

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

# COUNCIL STAFF REPORT

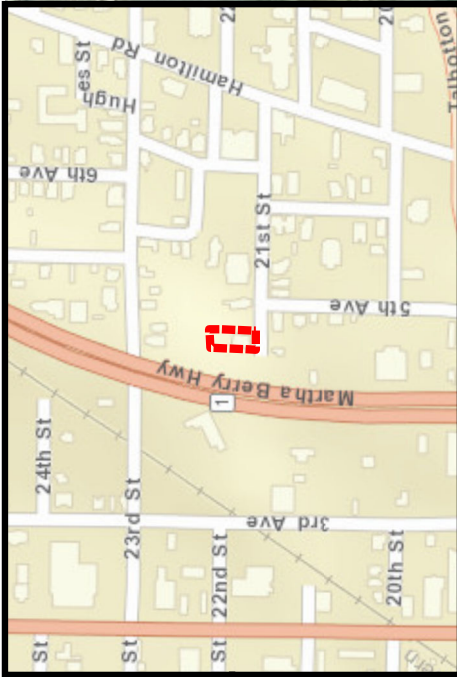
**REZN-09-24-2020**

<b>Applicant:</b>	Broadview SFGA X Office, LLC
<b>Owner:</b>	Broadview SFGA X Office, LLC
<b>Location:</b>	411 21st Street
<b>Parcel:</b>	016-013-004
<b>Acreage:</b>	0.23 Acres
<b>Current Zoning Classification:</b>	General Commercial
<b>Proposed Zoning Classification:</b>	Residential Multifamily - 1
<b>Current Use of Property:</b>	Office
<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 Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>General Land Use:</b>	Inconsistent Planning Area D
<b>Current Land Use Designation:</b>	General Commercial

<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>Surrounding Zoning:</b>	<b>North</b>	General Commercial (GC)
	<b>South</b>	General Commercial (GC)
	<b>East</b>	General Commercial (GC)
	<b>West</b>	General Commercial (GC)
<b>Reasonableness of Request:</b>		The request is compatible with existing land uses.
<b>School Impact:</b>		N/A
<b>Buffer Requirement:</b>		N/A
<b>Attitude of Property Owners:</b>		<b>Forty-Three (43)</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.
	<b>Approval</b>	<b>0</b> Responses
	<b>Opposition</b>	<b>0</b> Responses
<b>Additional Information:</b>		Originally built as a house, converted to an office. Property will need to come into current residential code compliance. Designated historic but not in a historic district.
<b>Attachments:</b>		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Flood Map







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.

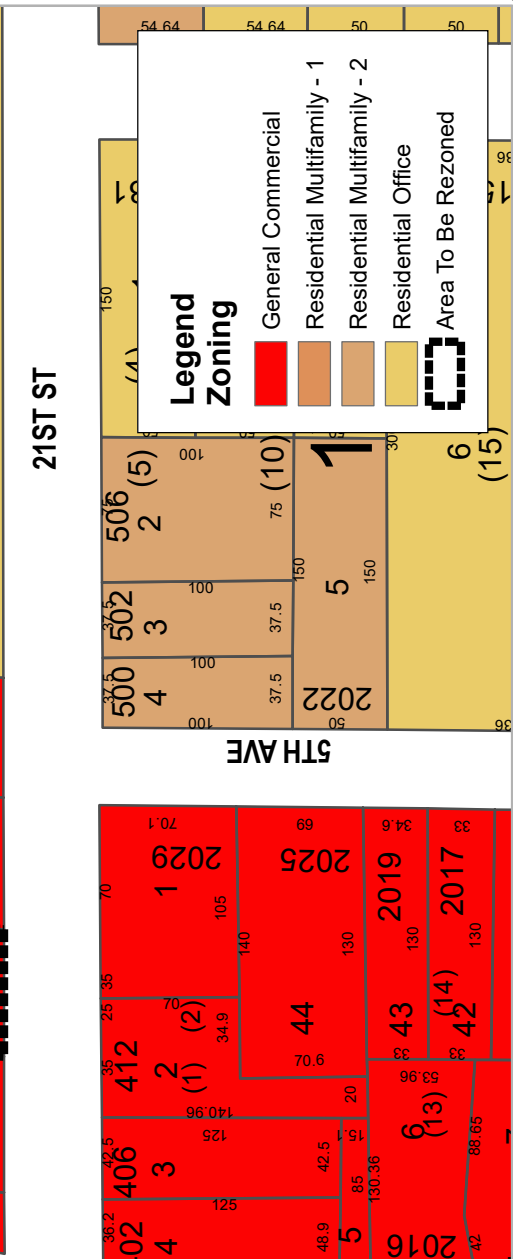
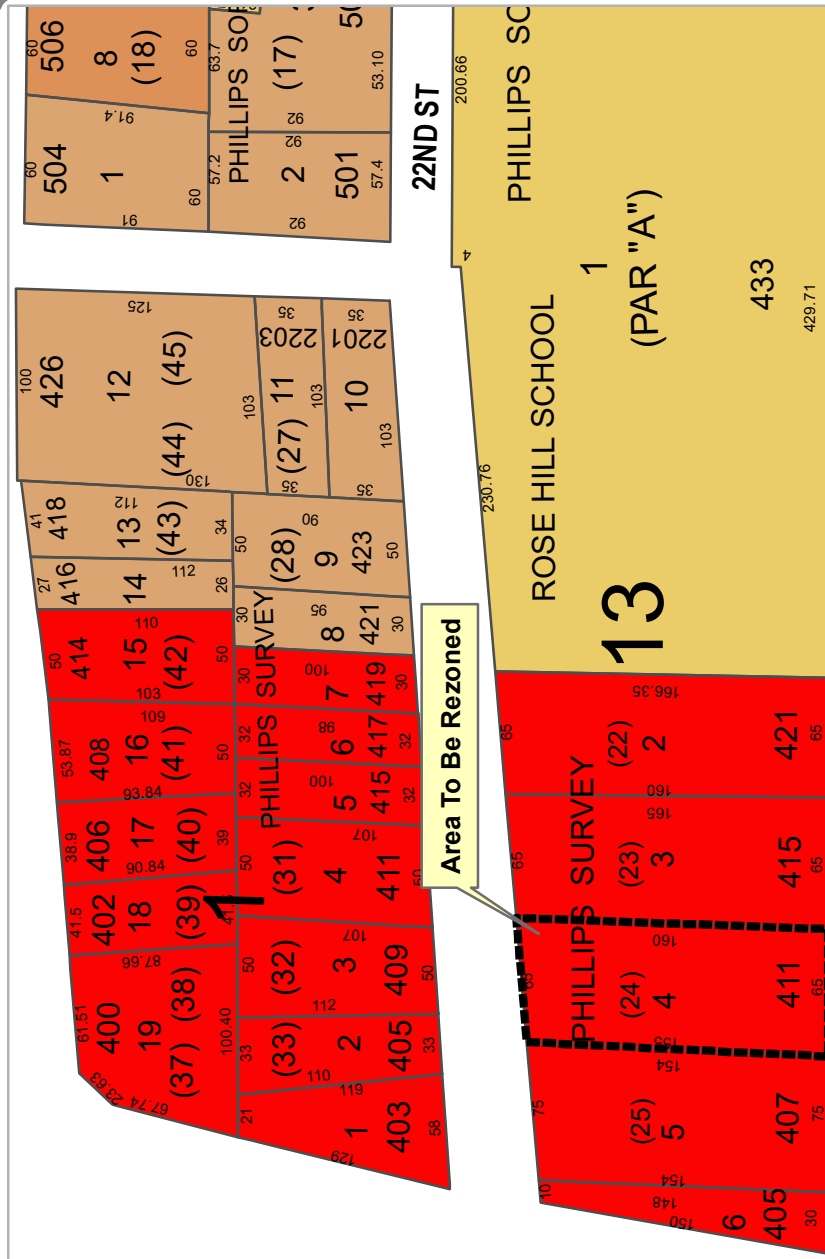
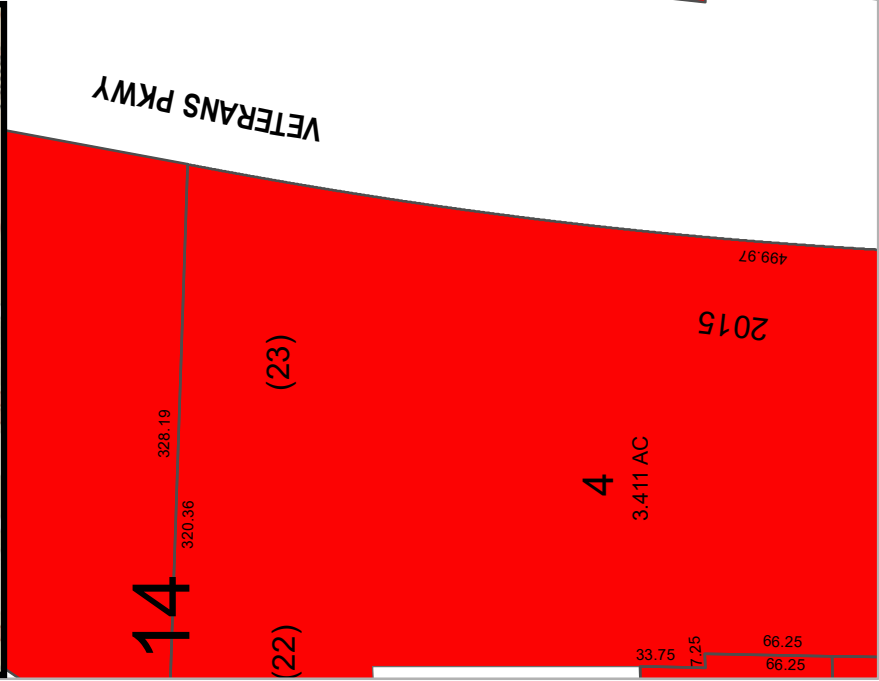
Date: 9/27/2024

Aerial Map for REZN 09-24-2020  
 Map 016 Block 013 Lot 004  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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







**Legend Zoning**

- General Commercial
- Residential Multifamily - 1
- Residential Multifamily - 2
- Residential Office
- Area To Be Rezoned



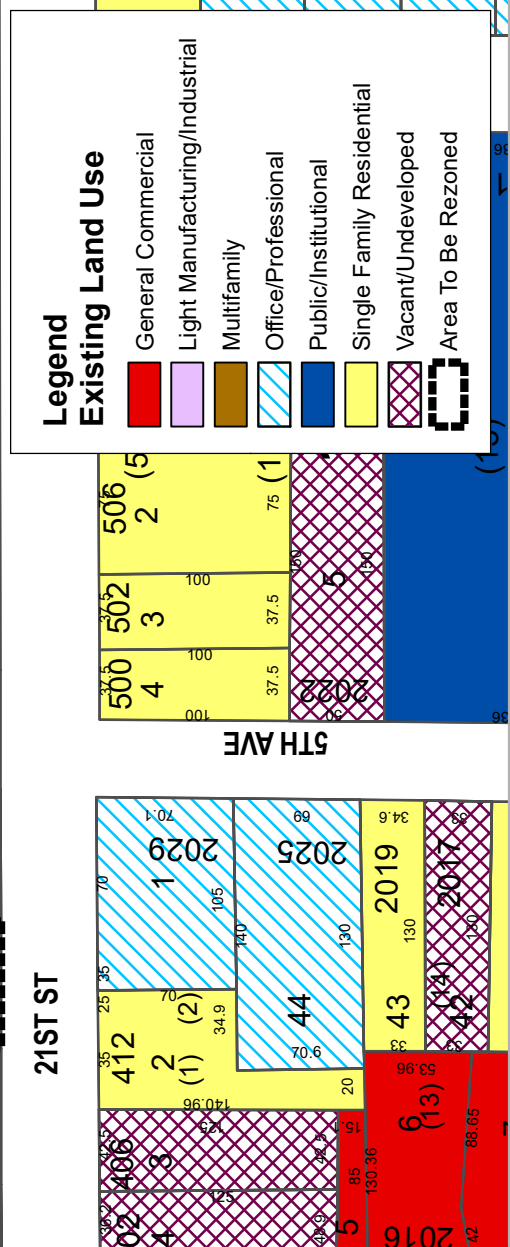
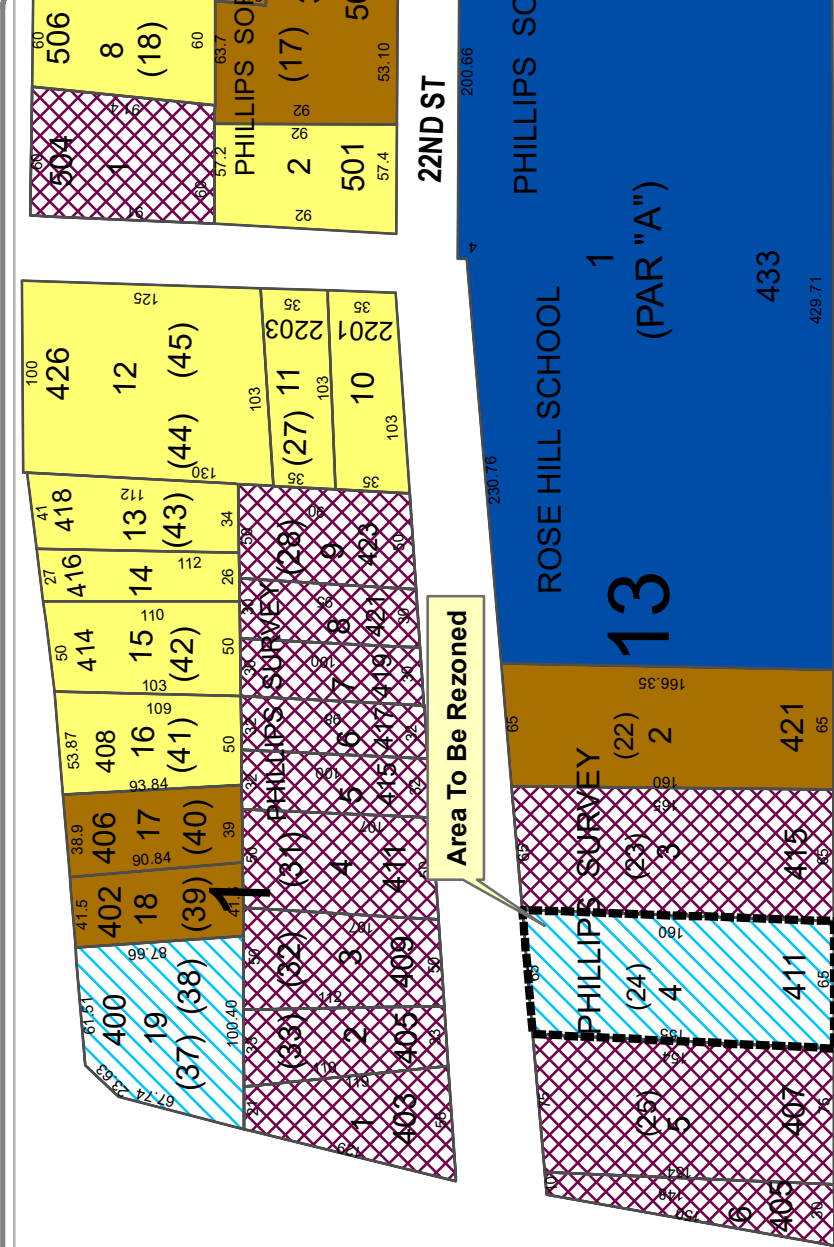
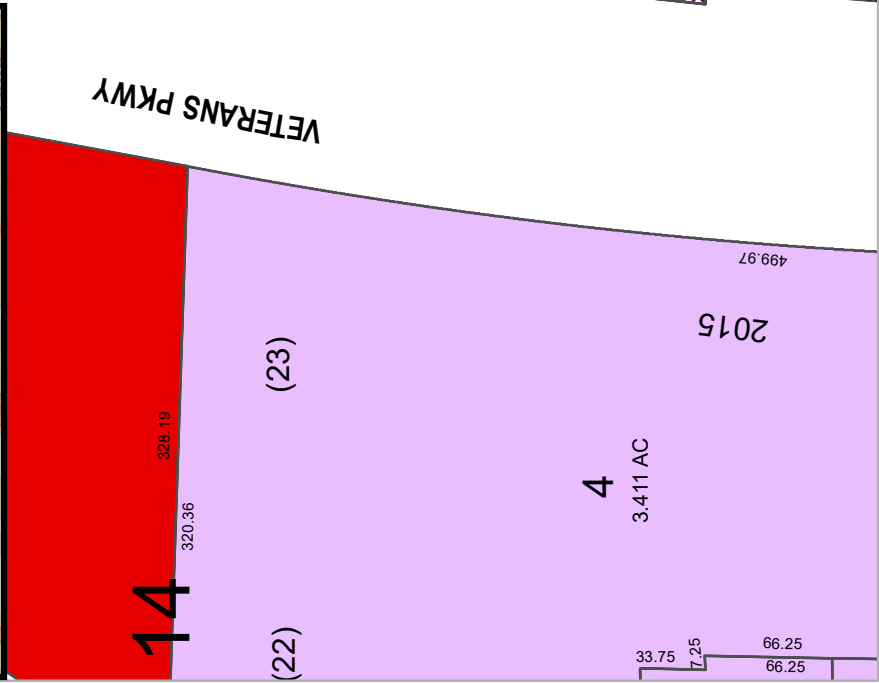
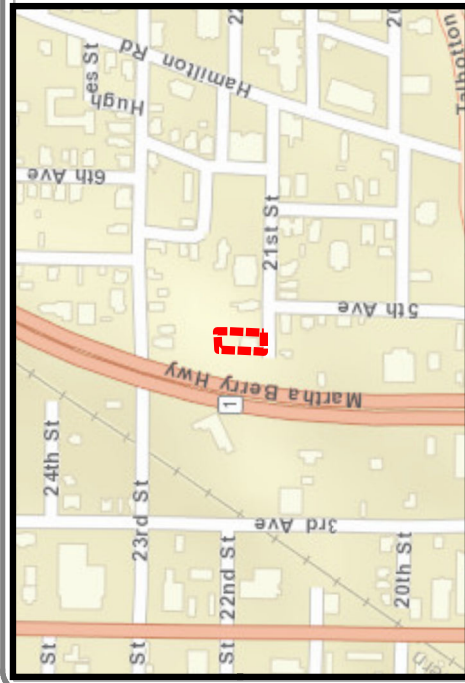
This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

Zoning Map for REZN 09-24-2020  
 Map 016 Block 013 Lot 004  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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



Date: 9/27/2024



### Legend

#### Existing Land Use

- General Commercial
- Light Manufacturing/Industrial
- Multifamily
- Office/Professional
- Public/Institutional
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned



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

Existing Land Use Map for REZN 09-24-2020  
Map 016 Block 013 Lot 004  
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: 9/27/2024

