

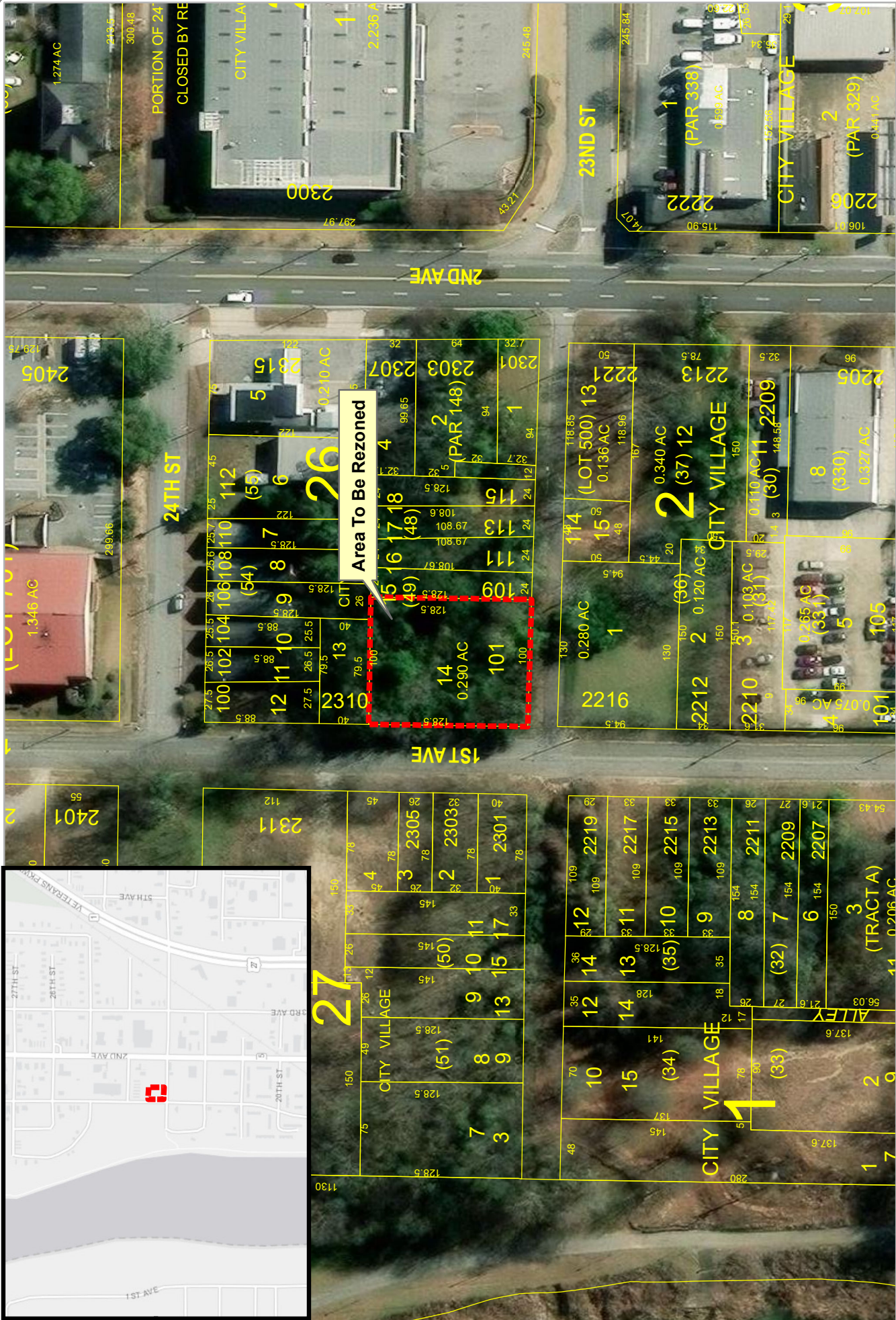
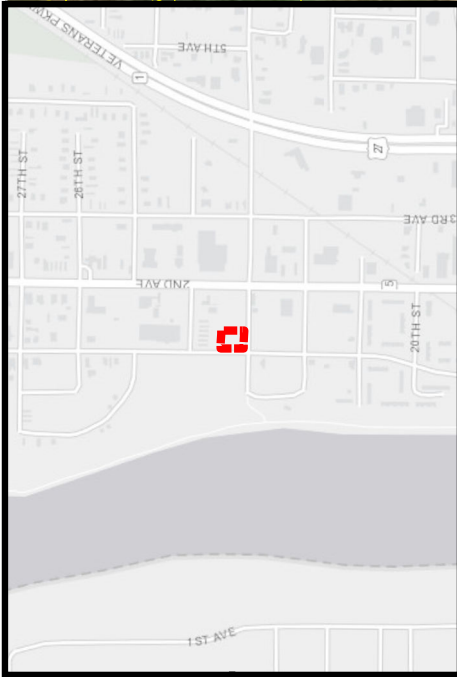
CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-04-25-0743

Applicant:	Ryan Clements
Owner:	Columbus Housing Initiative, Inc dba Neighborworks Columbus
Location:	101 23 rd Street
Parcel:	007-026-014
Acreage:	0.29 Acres
Current Zoning Classification:	Residential Multifamily – 2
Proposed Zoning Classification:	Single Family Residential -4
Current Use of Property:	Vacant/Undeveloped
Proposed Use of Property:	Single Family Residential
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 Benning's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Inconsistent Planning Area F
Current Land Use Designation:	Vacant/Undeveloped

Future Land Use Designation:		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 residential usage.
Surrounding Zoning:	North	Residential Multifamily – 2 (RMF2)
	South	Residential Multifamily – 2 (RMF2)
	East	Residential Multifamily – 2 (RMF2)
	West	Residential Multifamily – 2 (RMF2)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		Seventeen (17) 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:		Purpose is to build two single-family homes.
Attachments:		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Flood Map

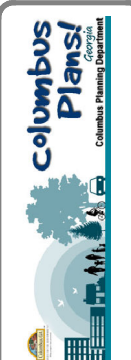


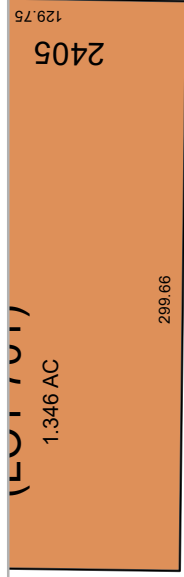
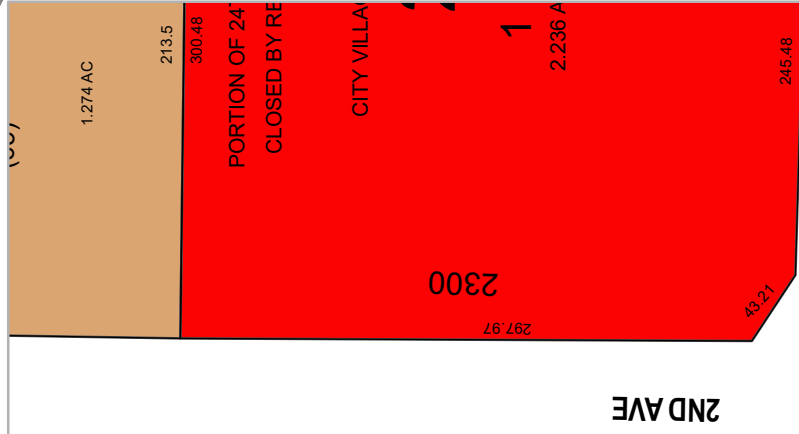
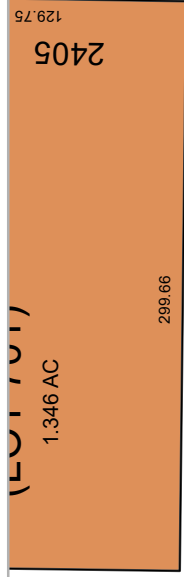
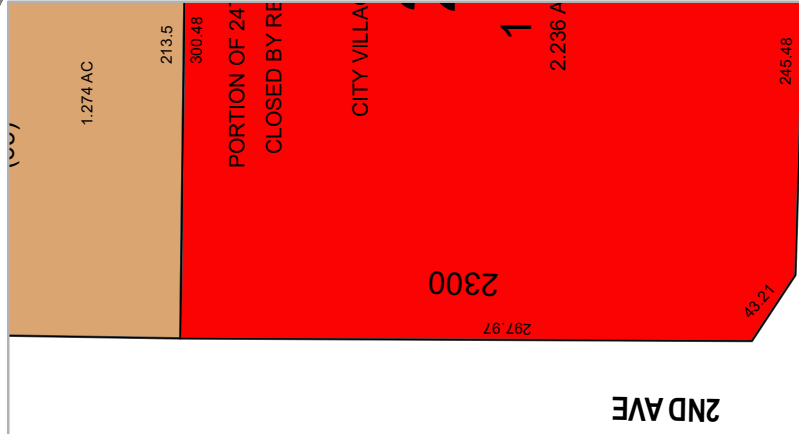
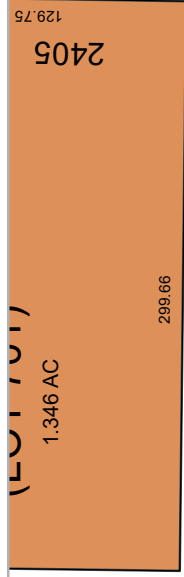
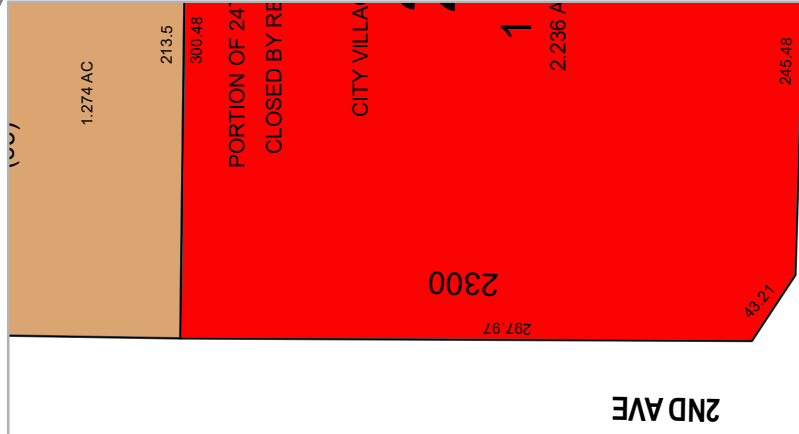
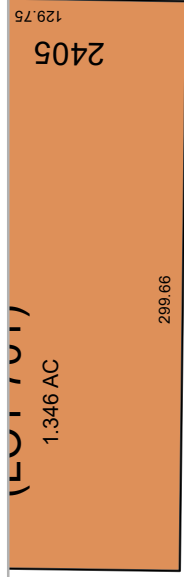
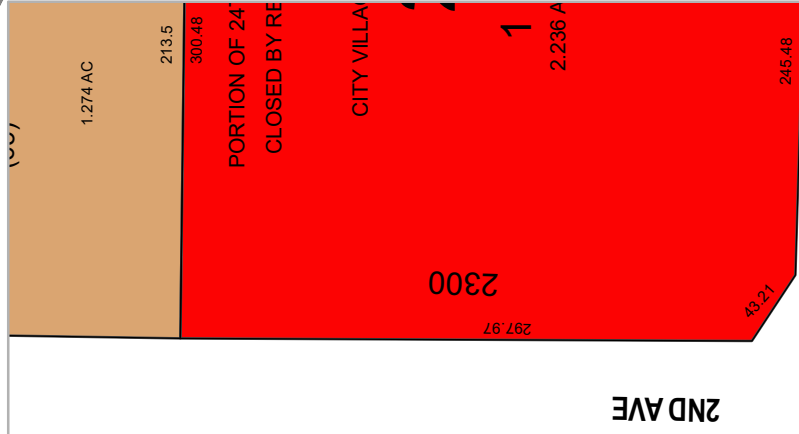
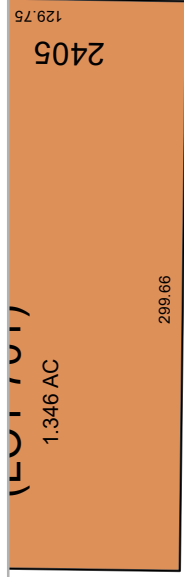
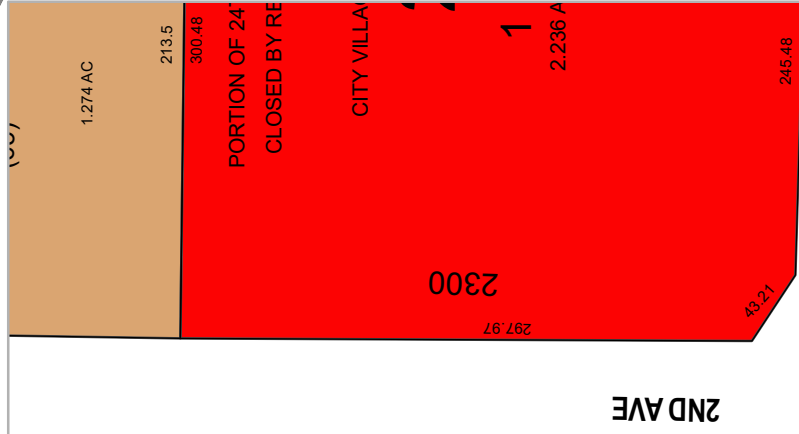
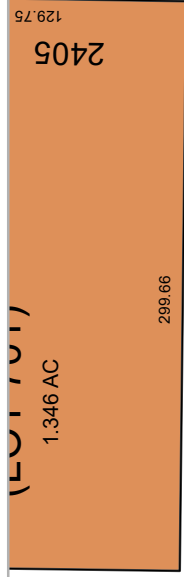
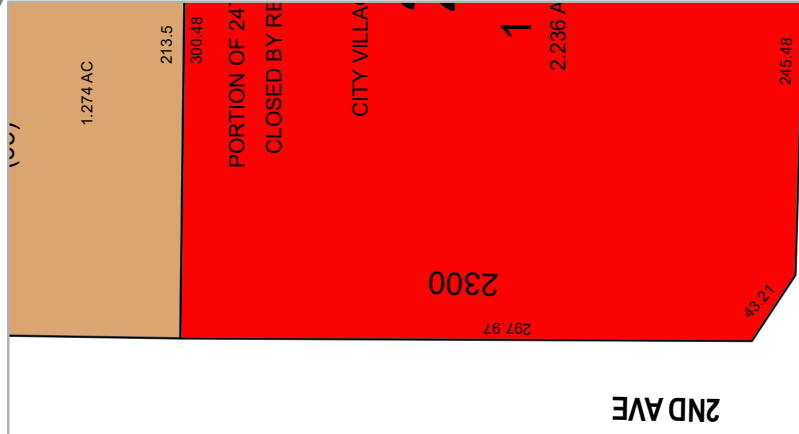
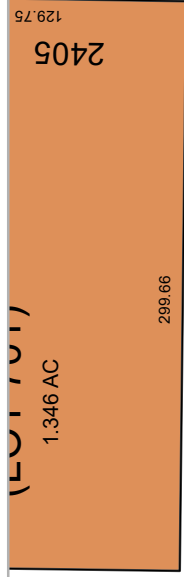
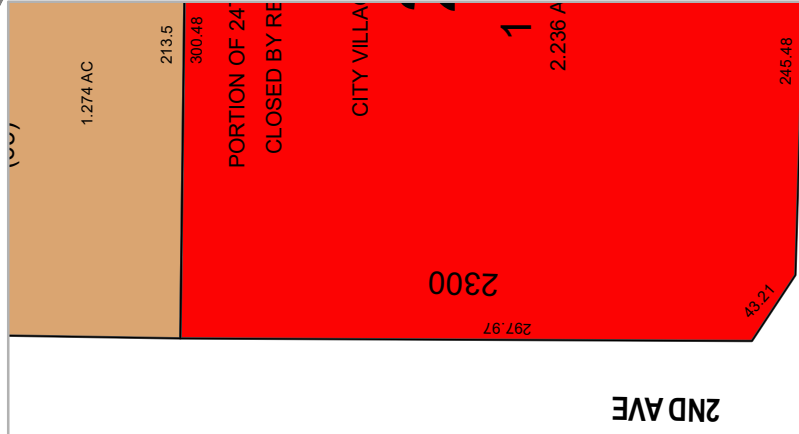
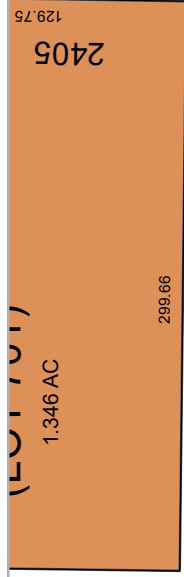
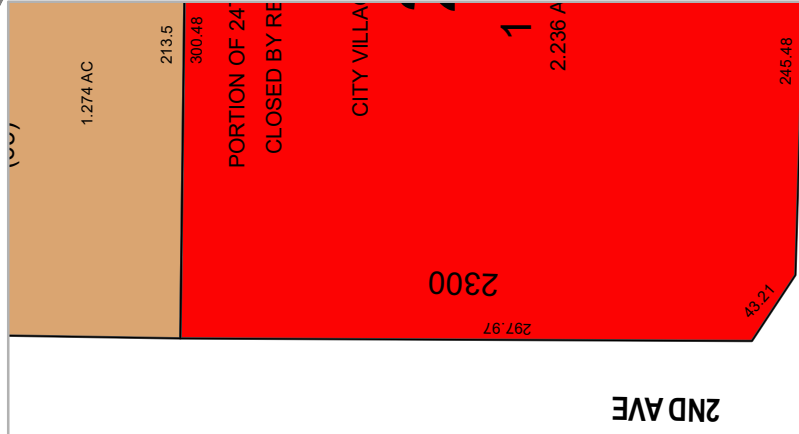
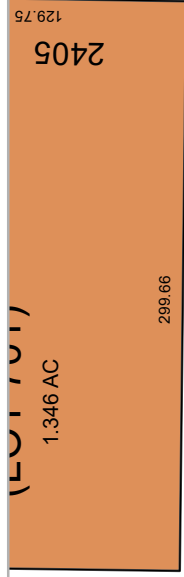
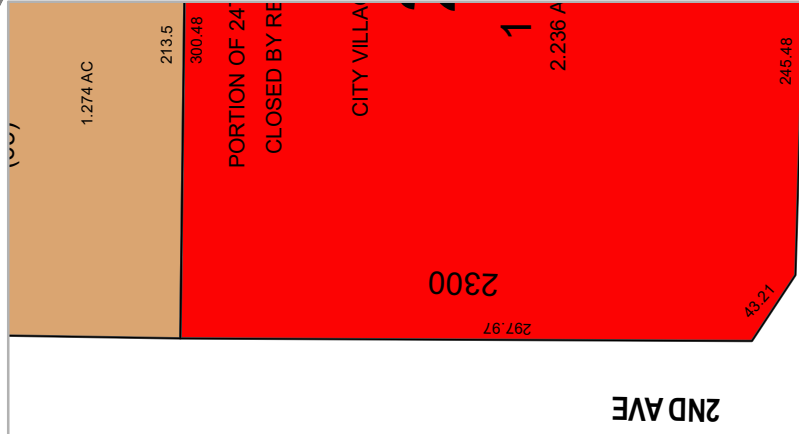
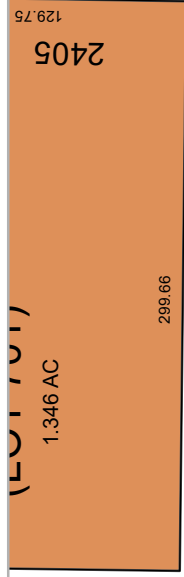
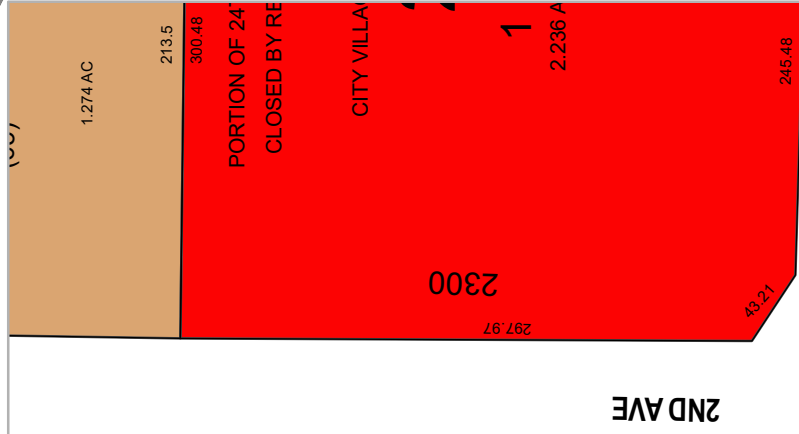
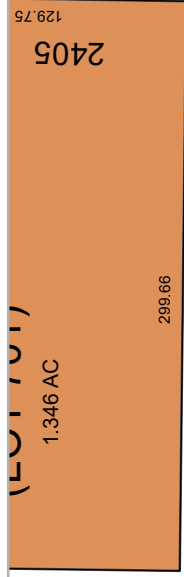
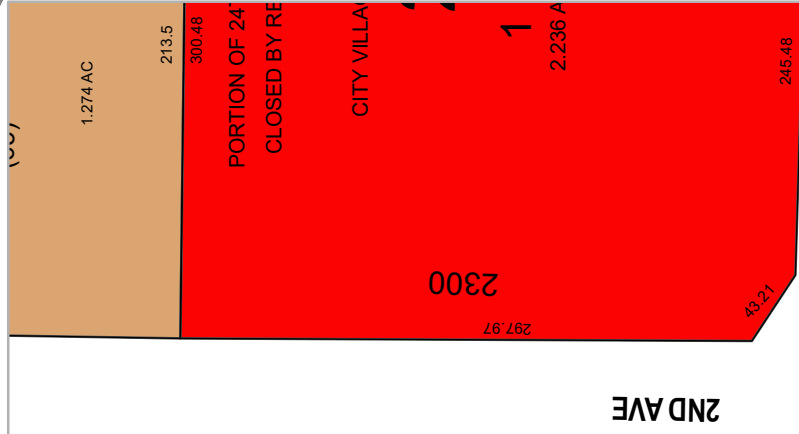
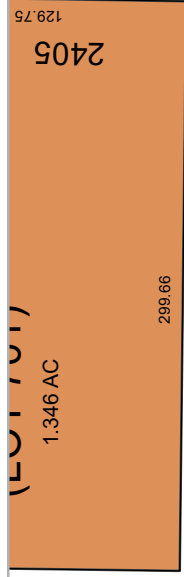
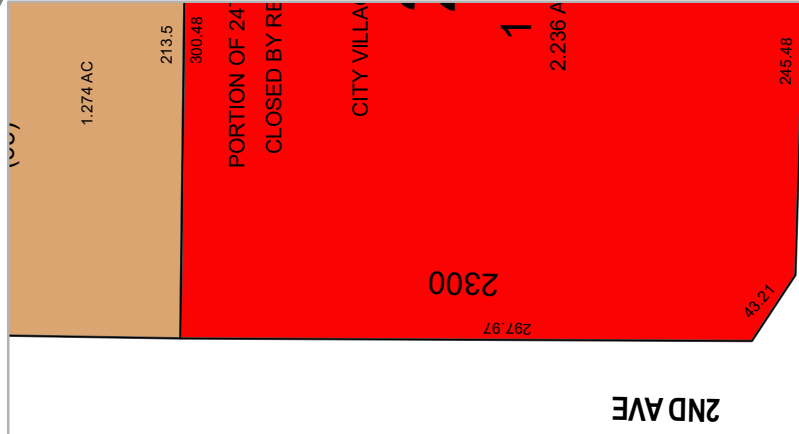
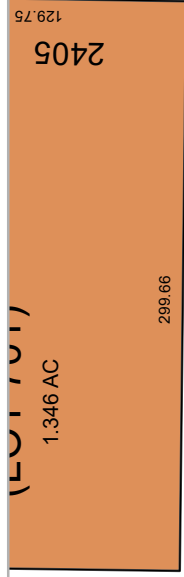
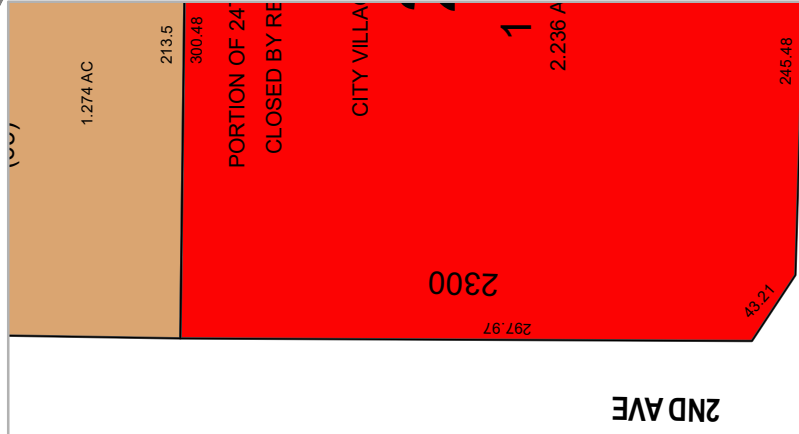
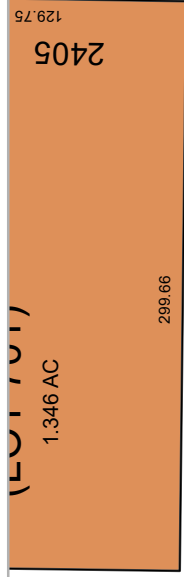
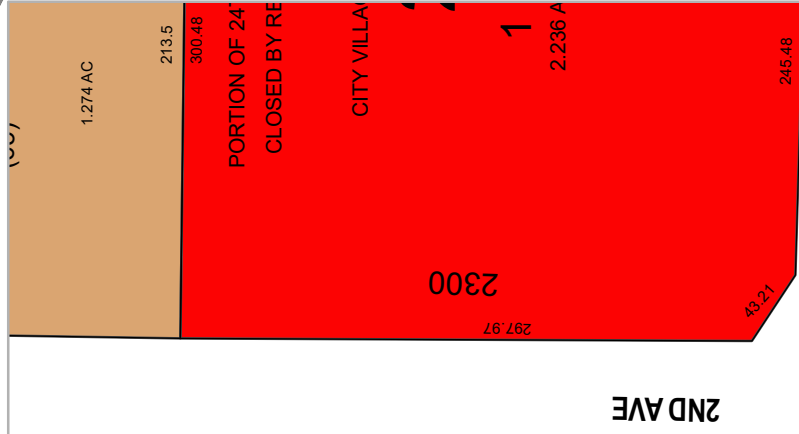
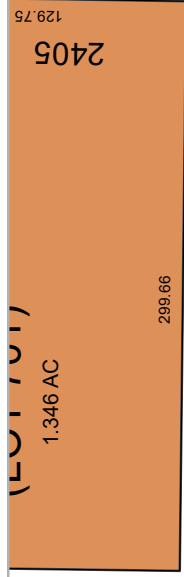
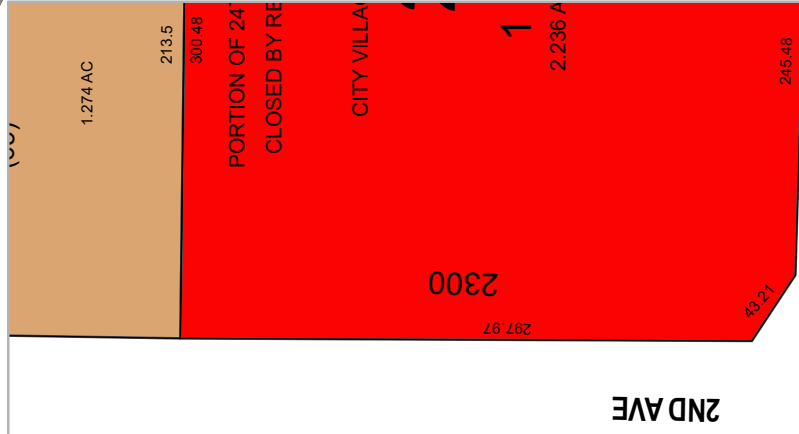
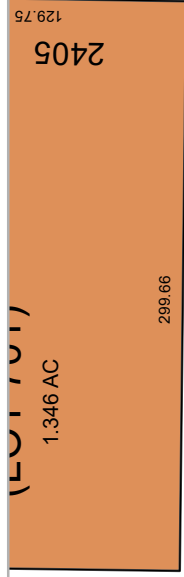
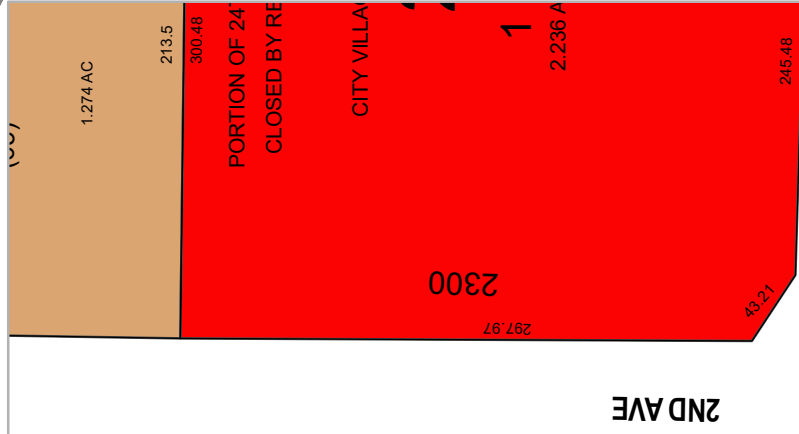
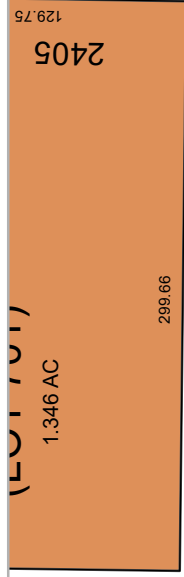
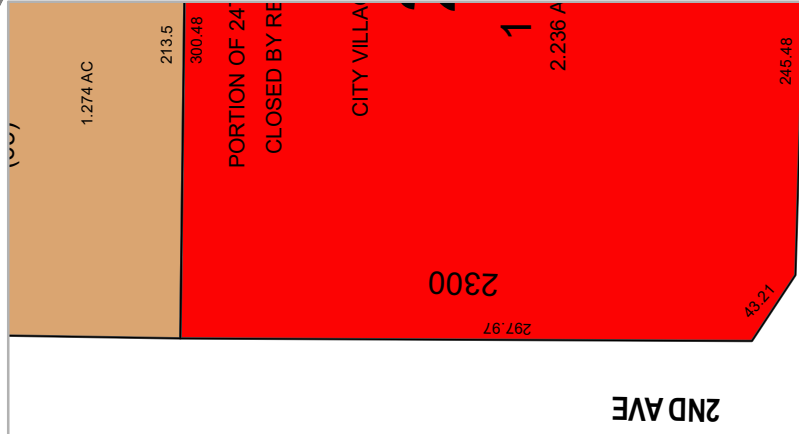
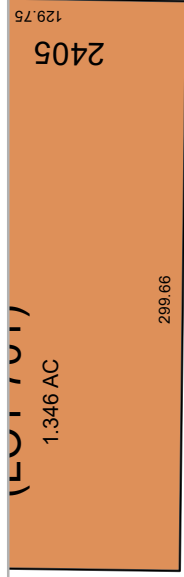
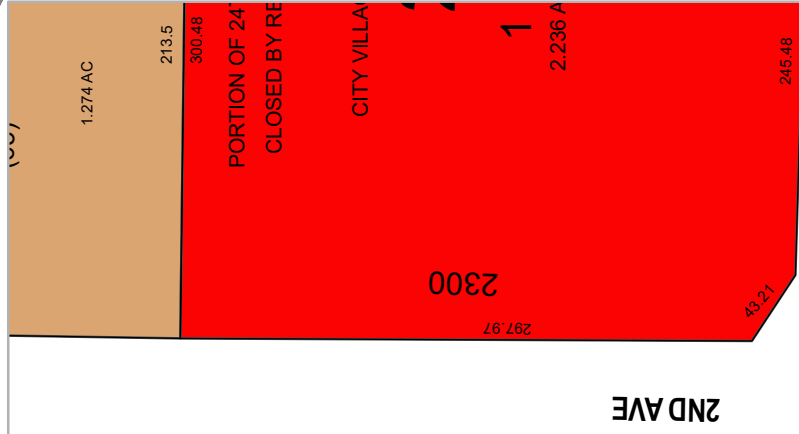
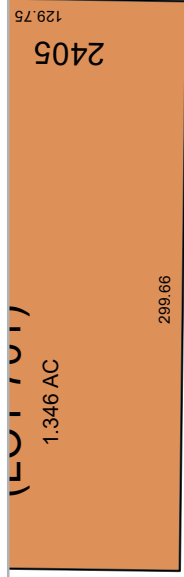
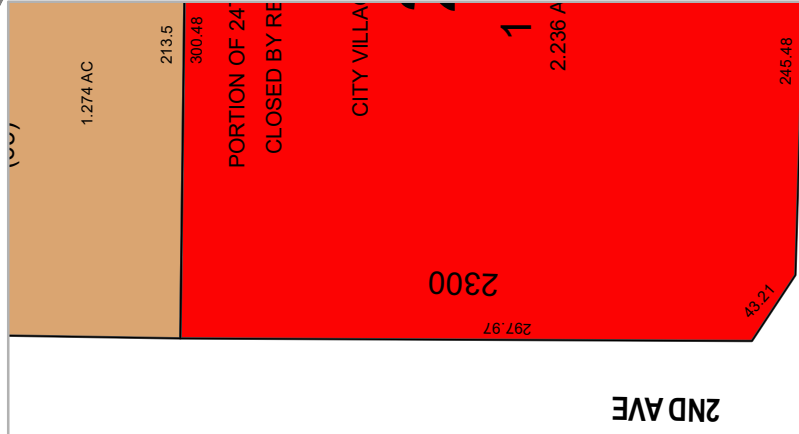
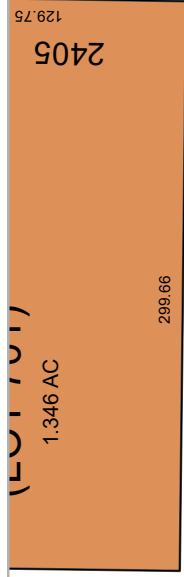
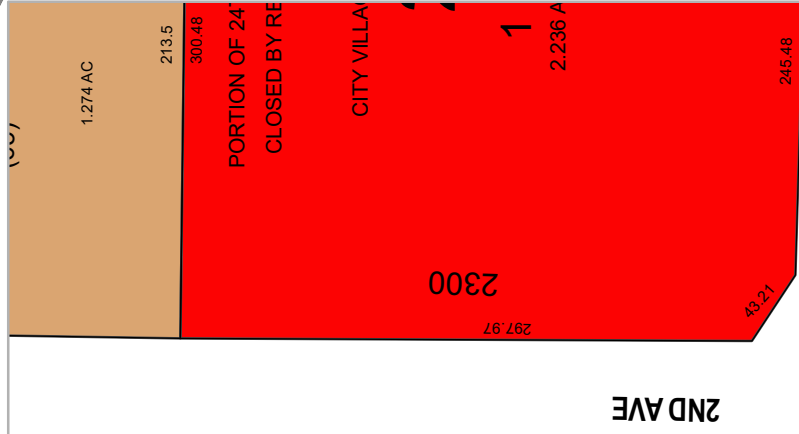
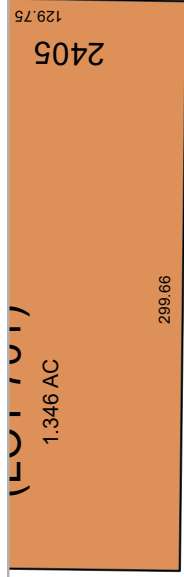
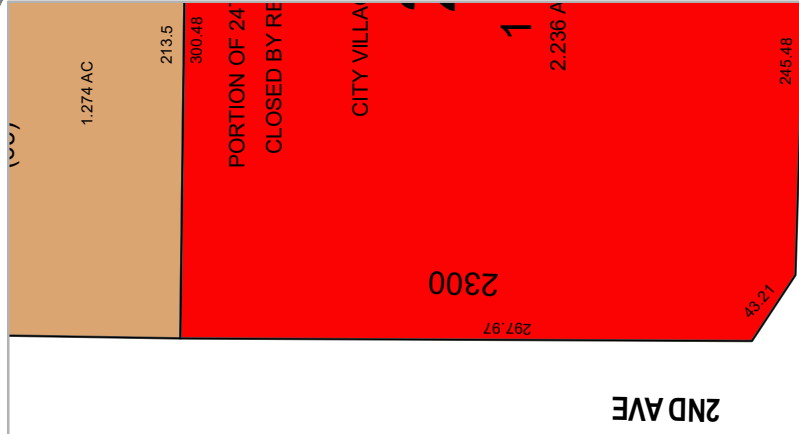
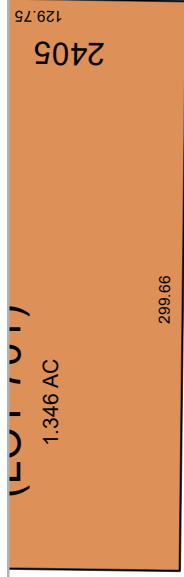
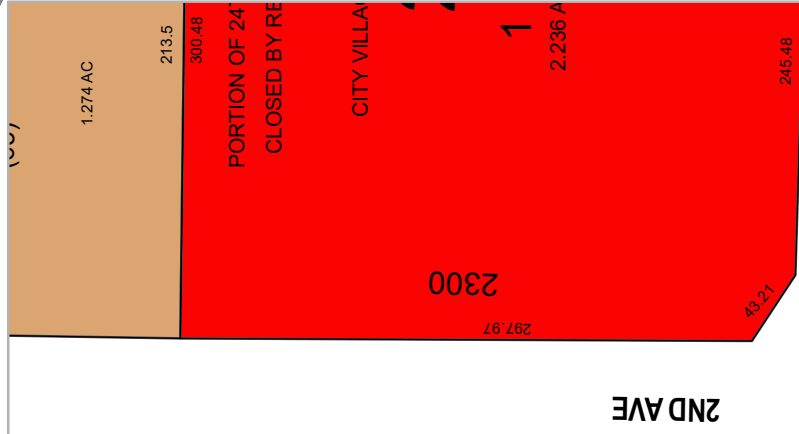
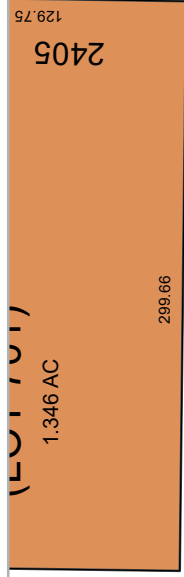
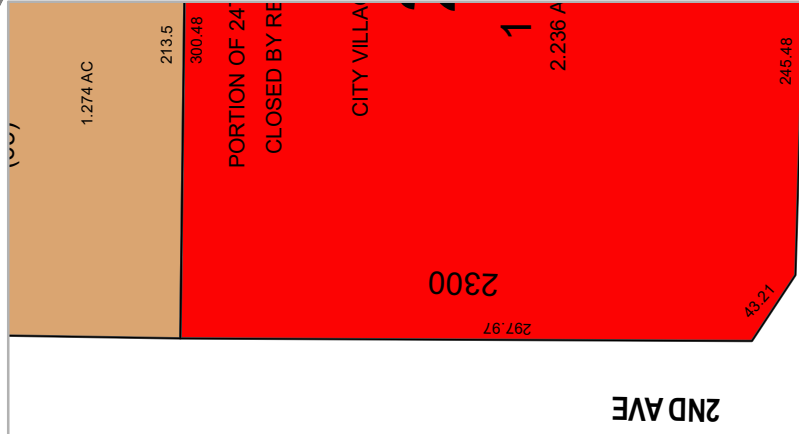
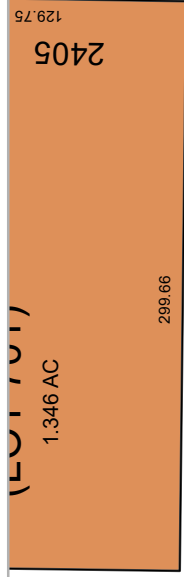
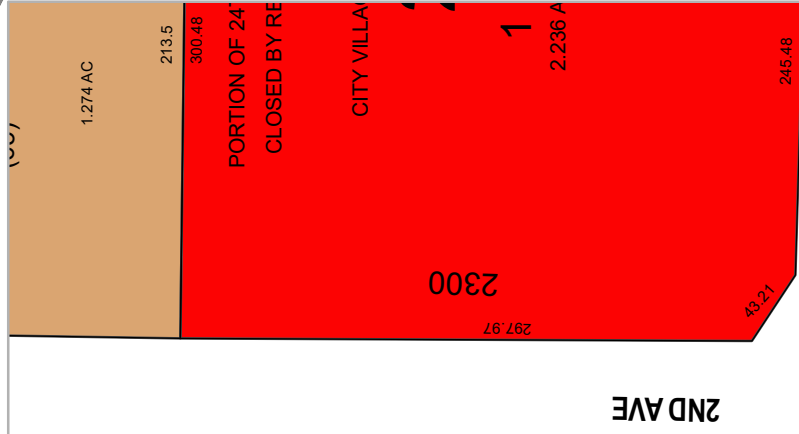
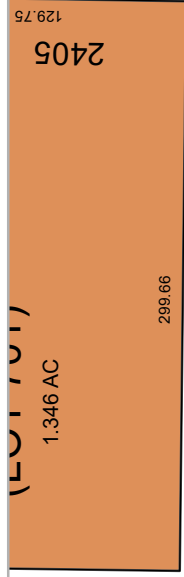
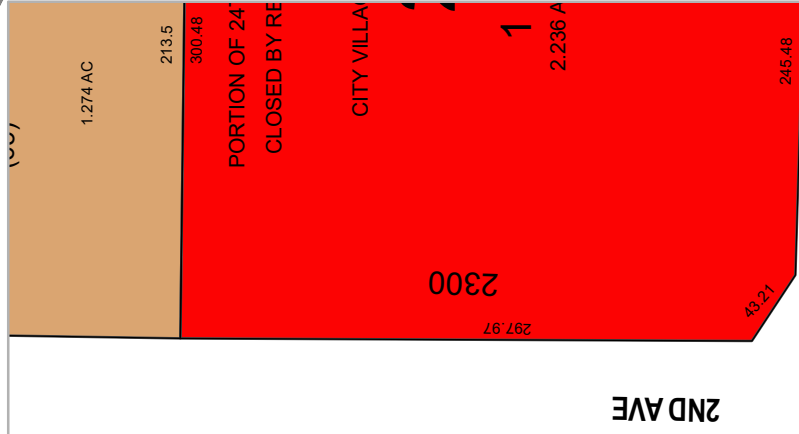
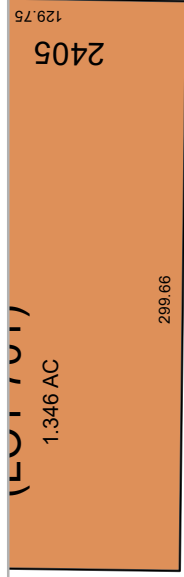
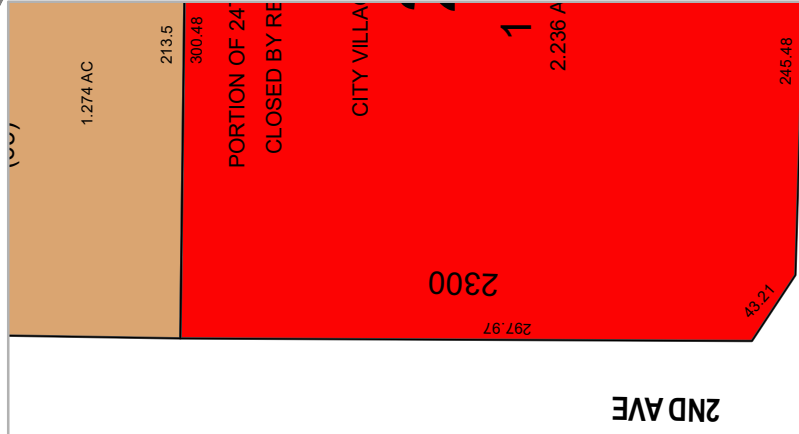
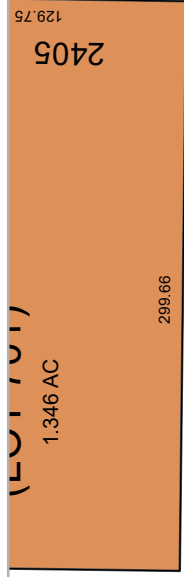
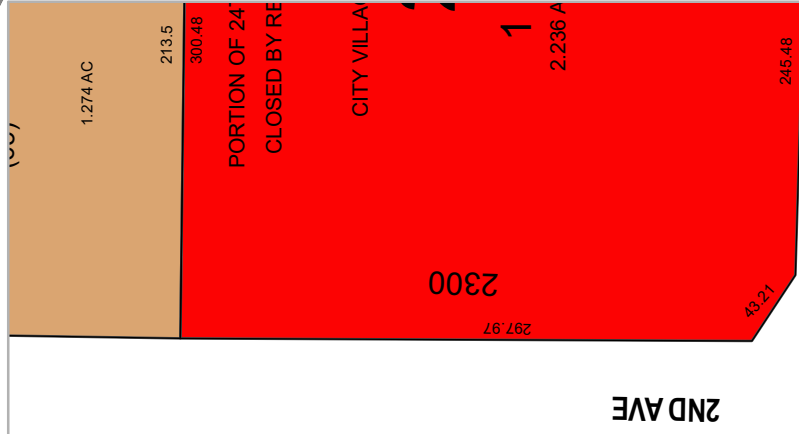
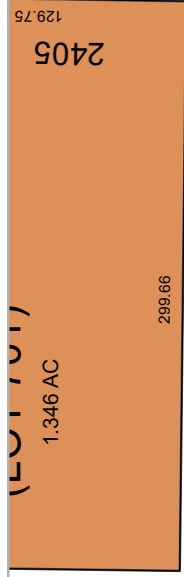
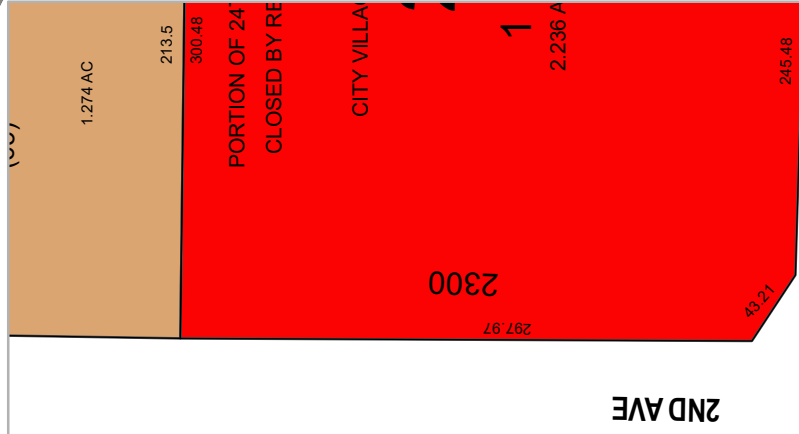
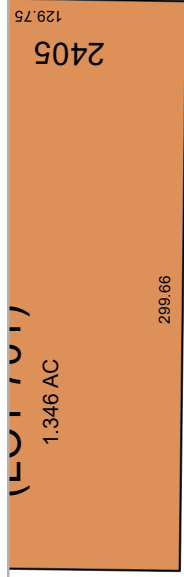
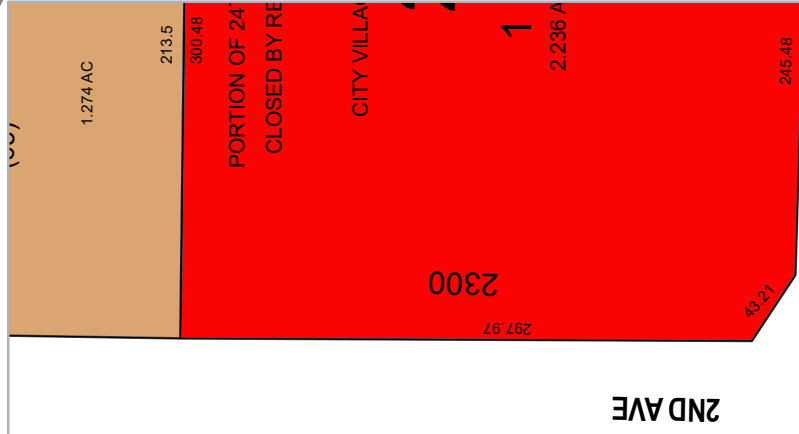
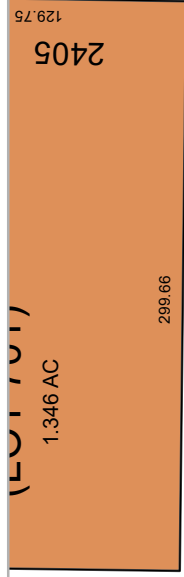
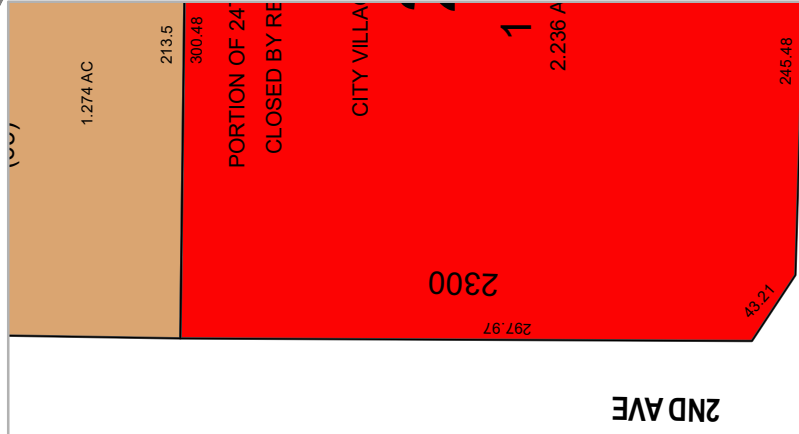
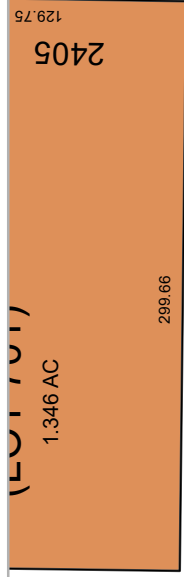
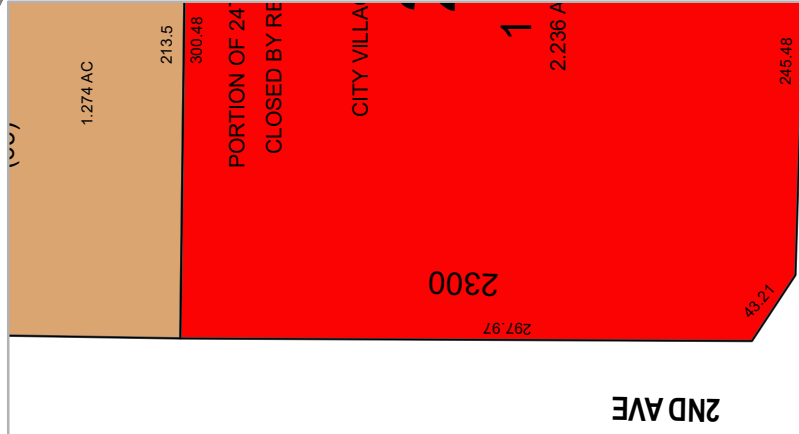
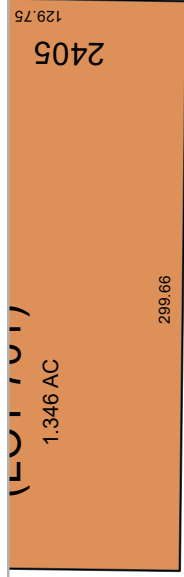
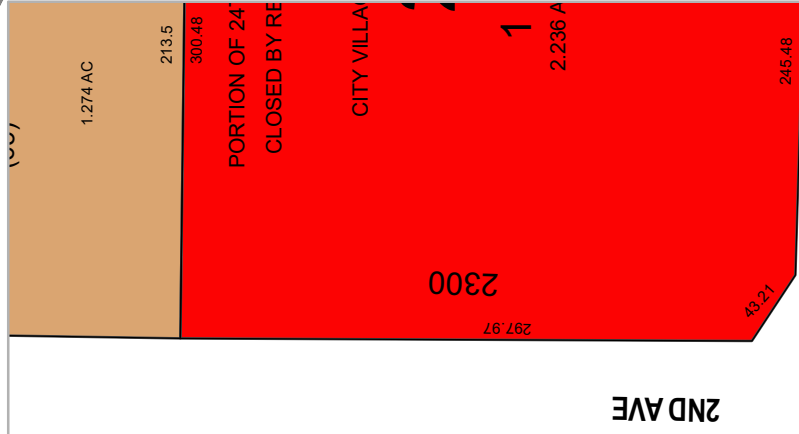
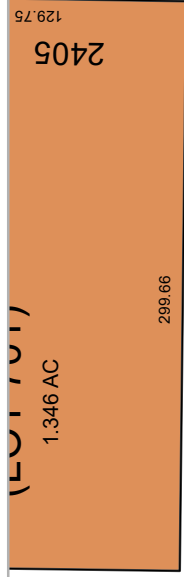
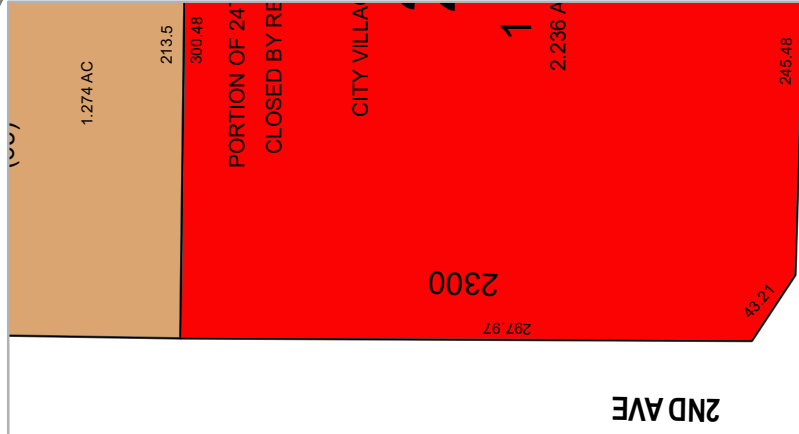
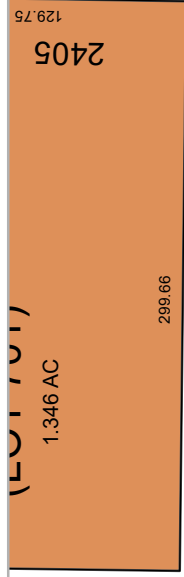
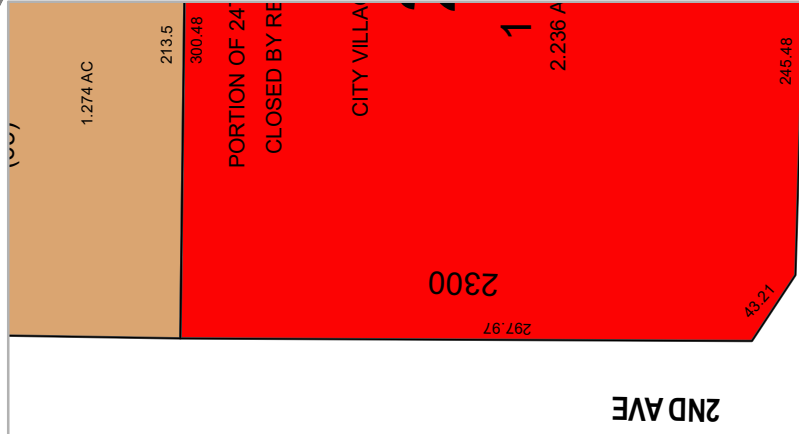
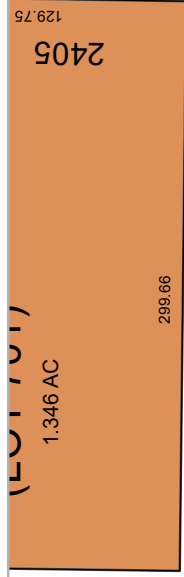
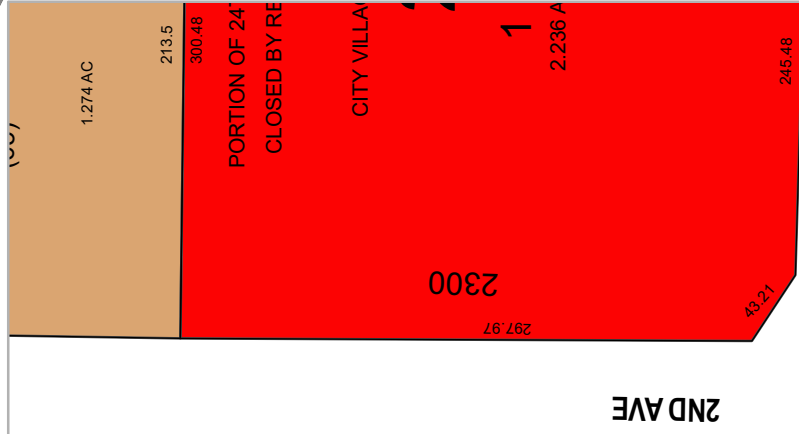
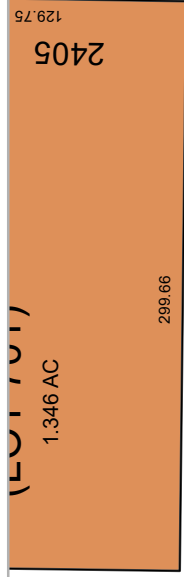
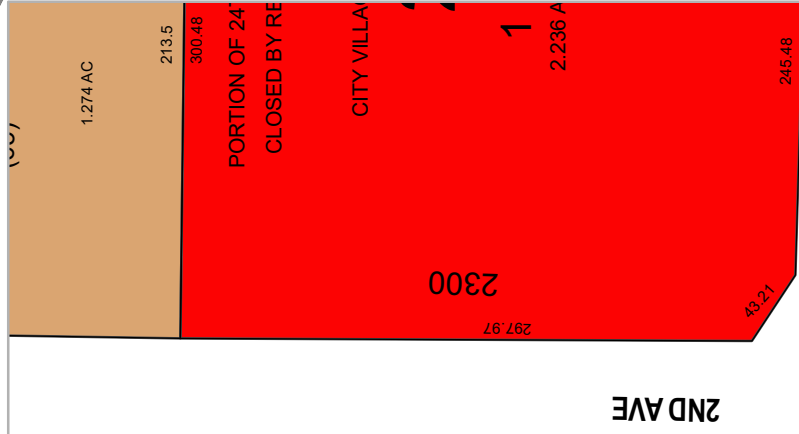
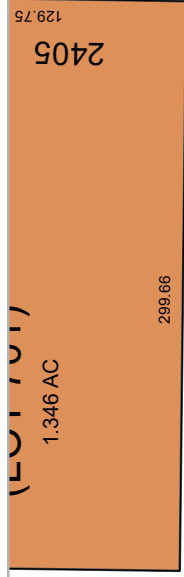
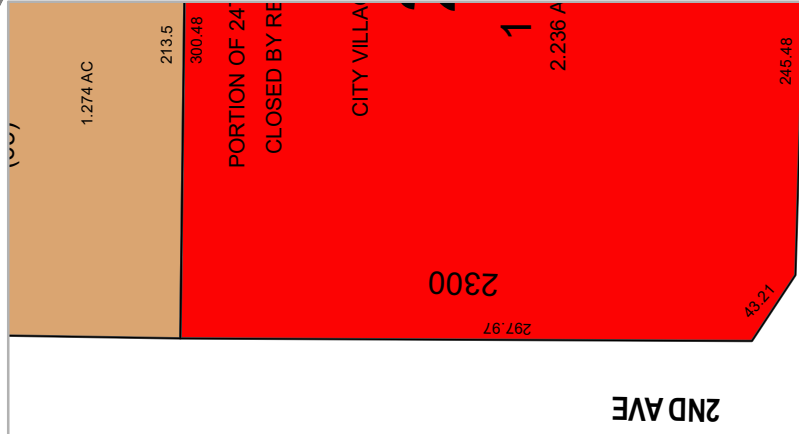
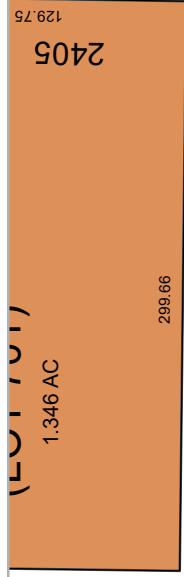
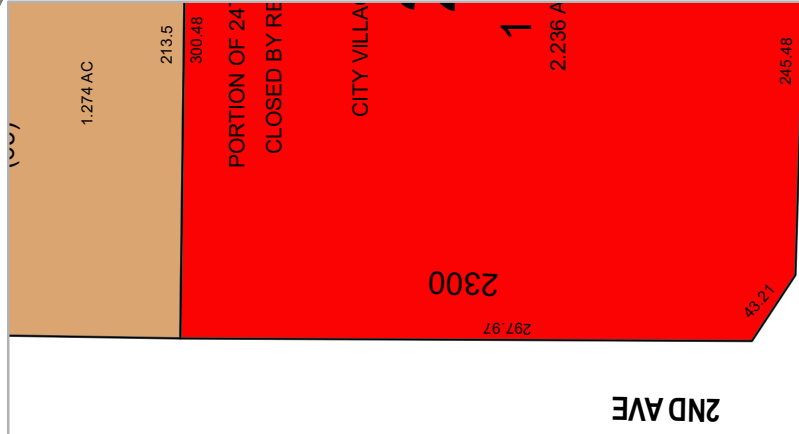
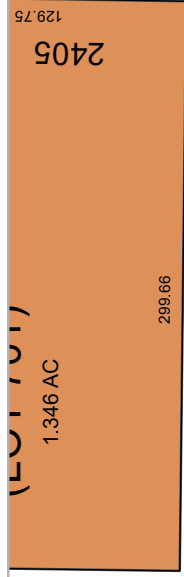
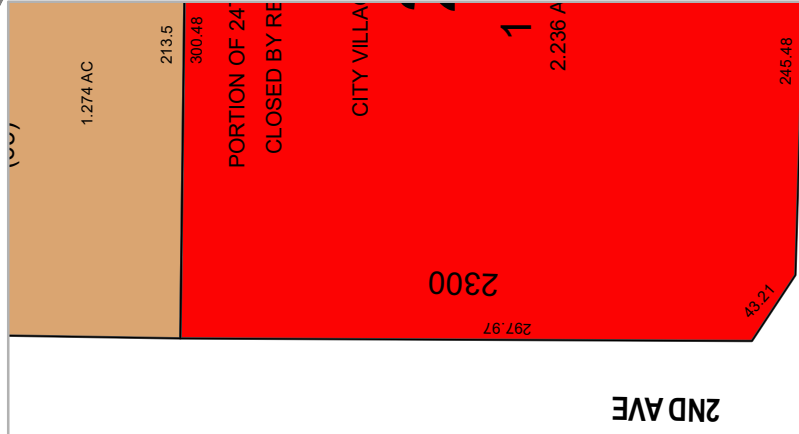
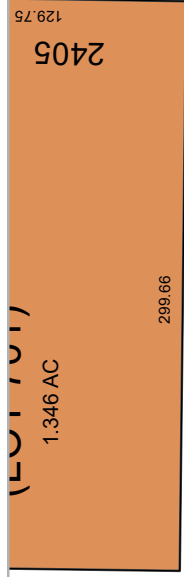
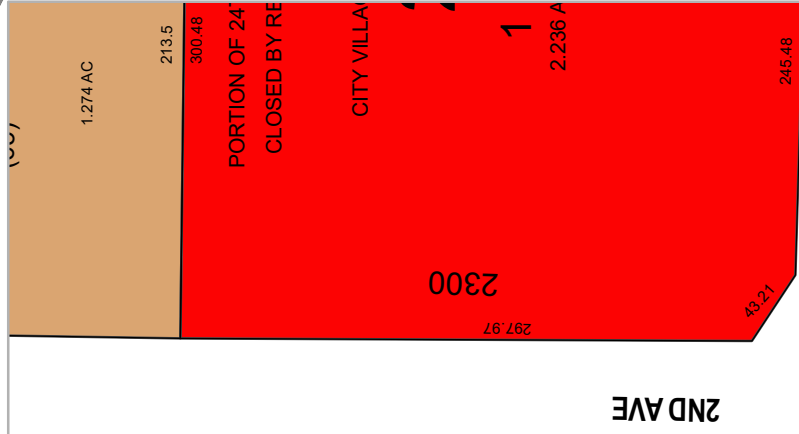
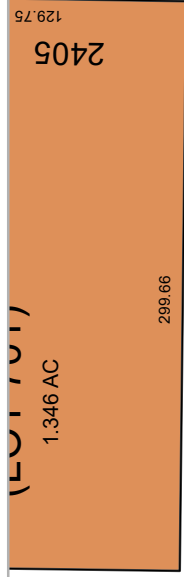
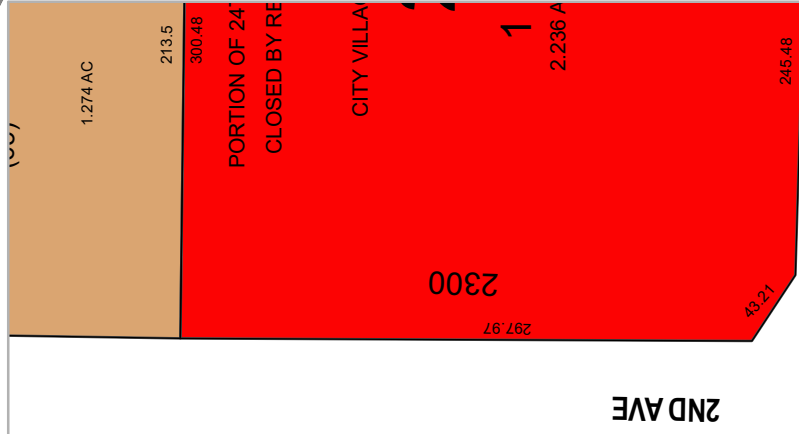
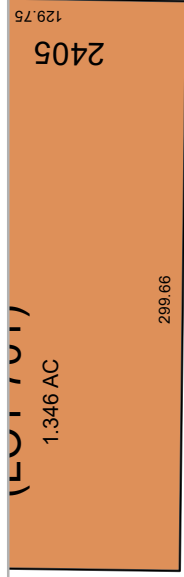
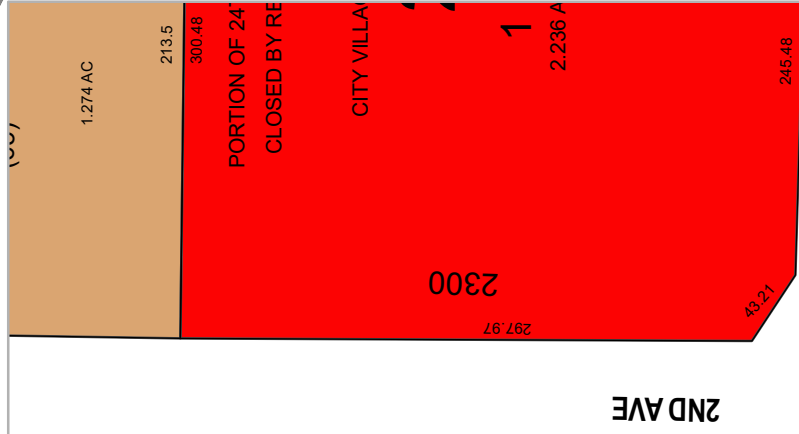
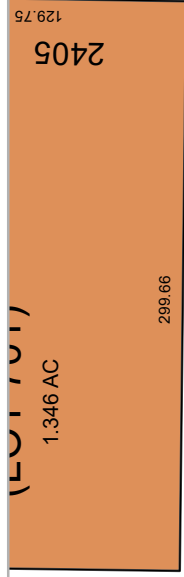
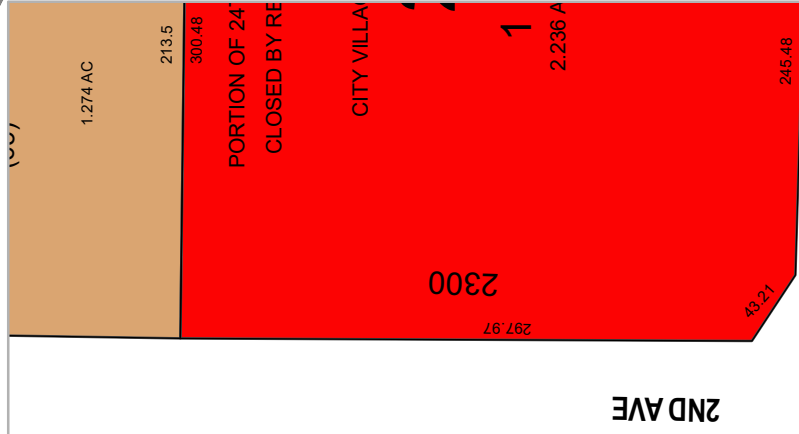
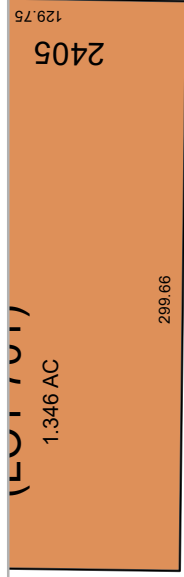
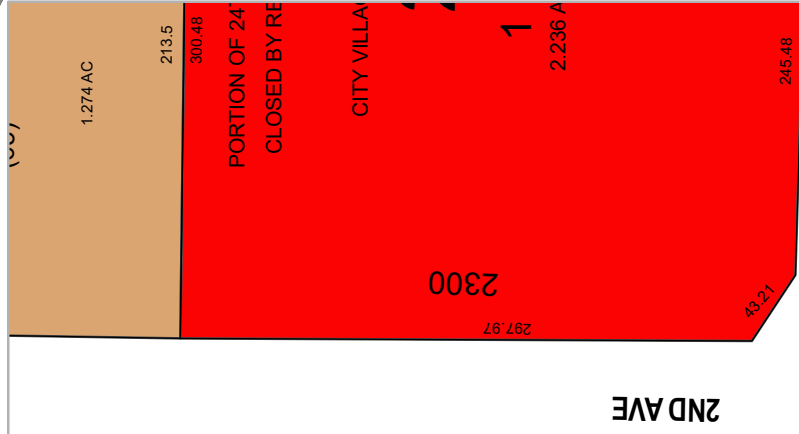
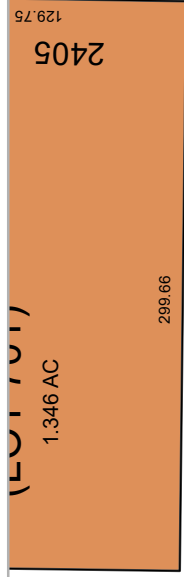
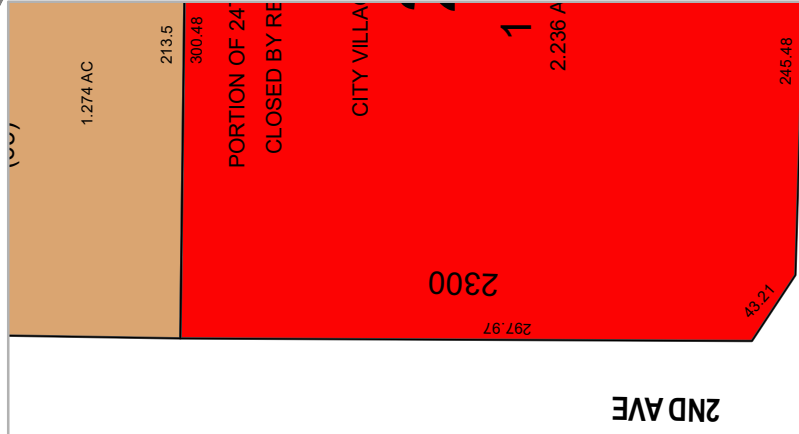
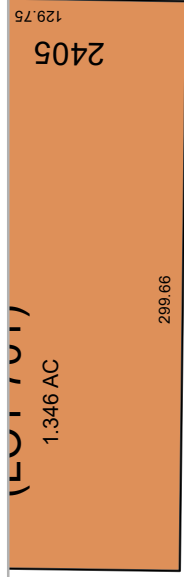
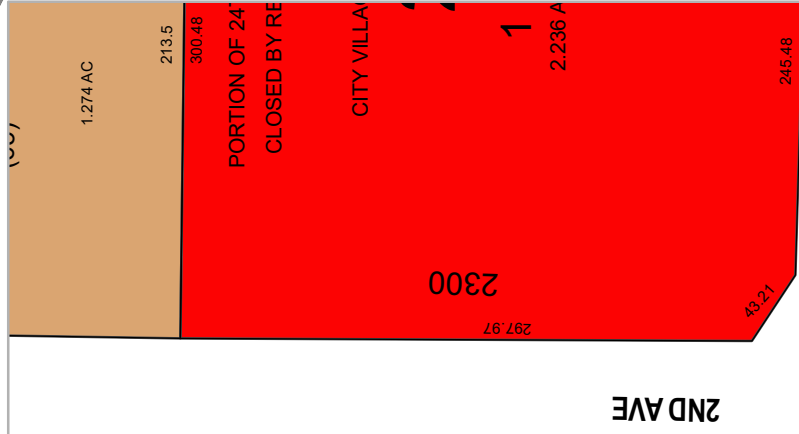
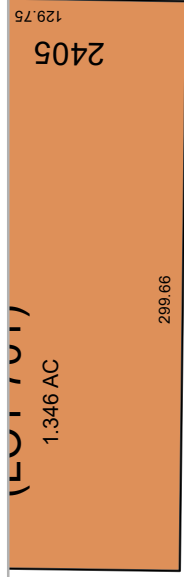
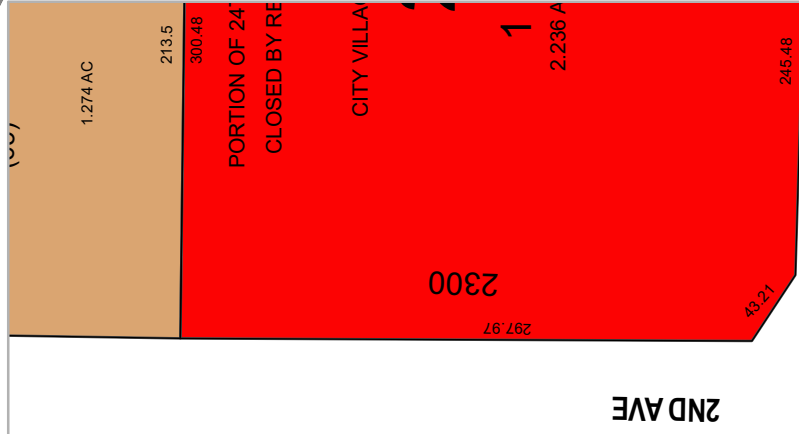
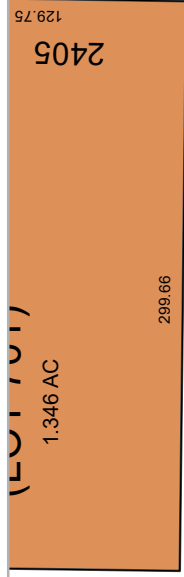
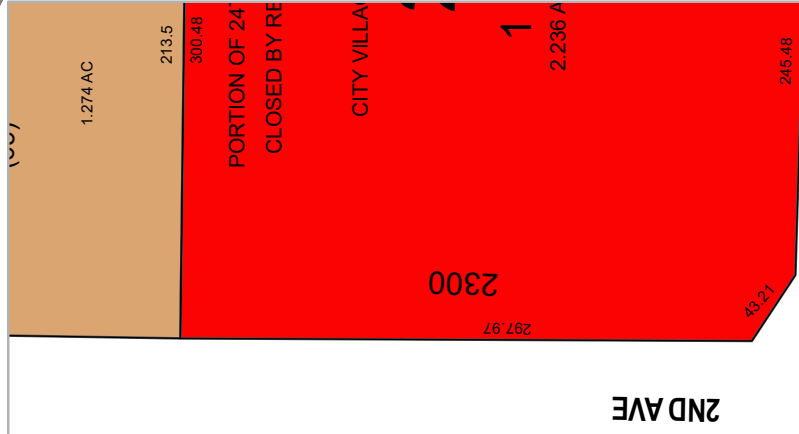
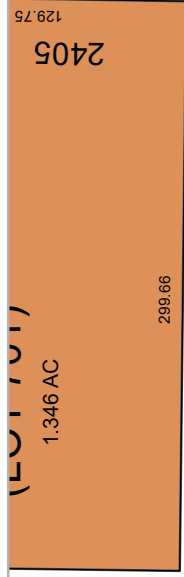
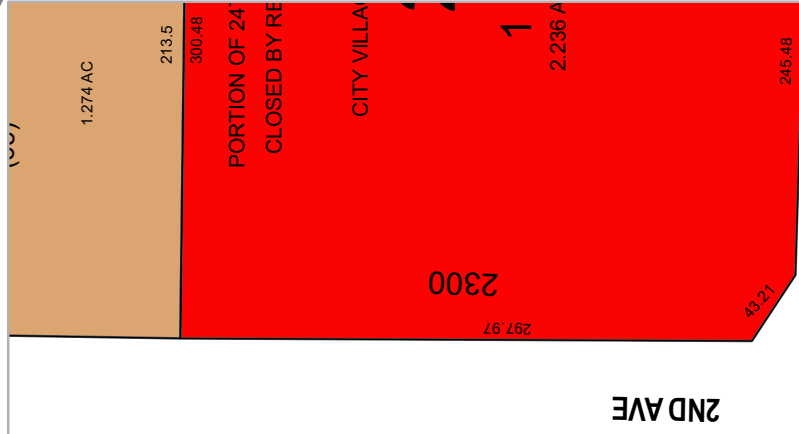
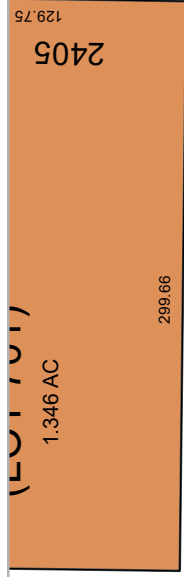
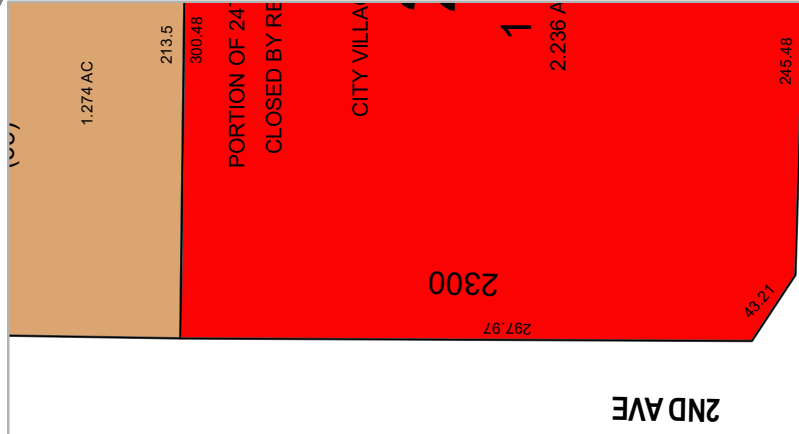
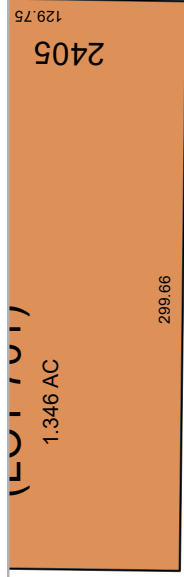
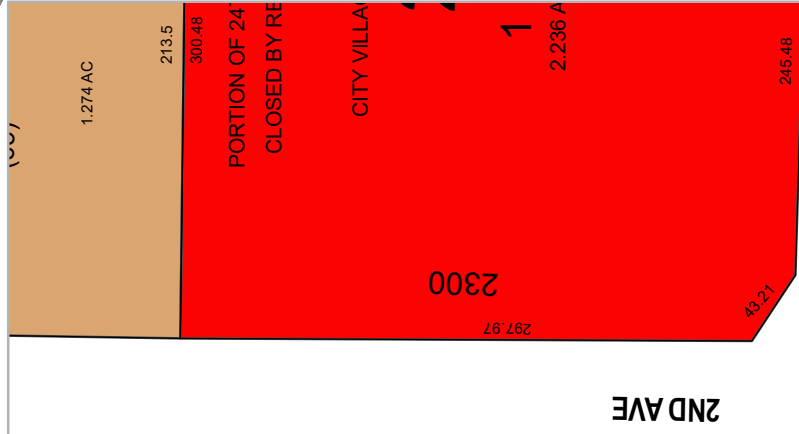
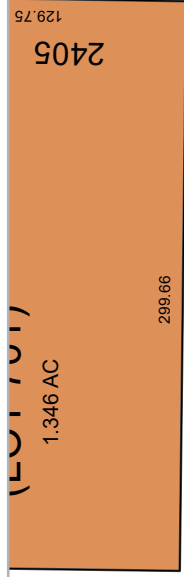
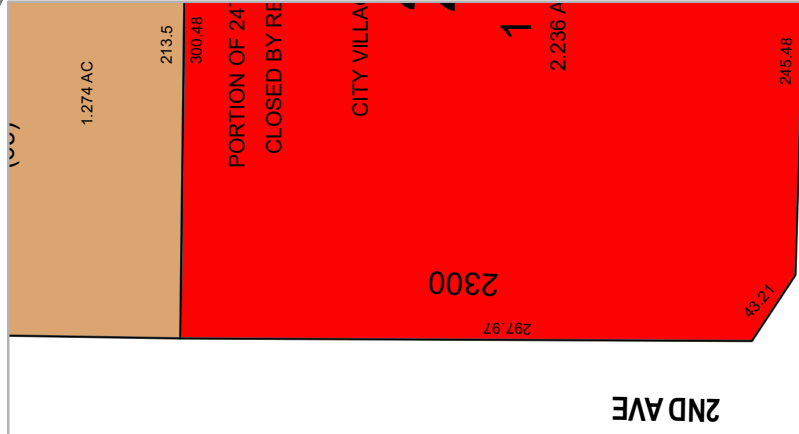
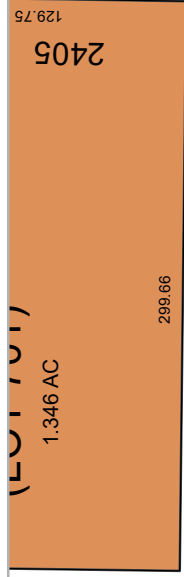
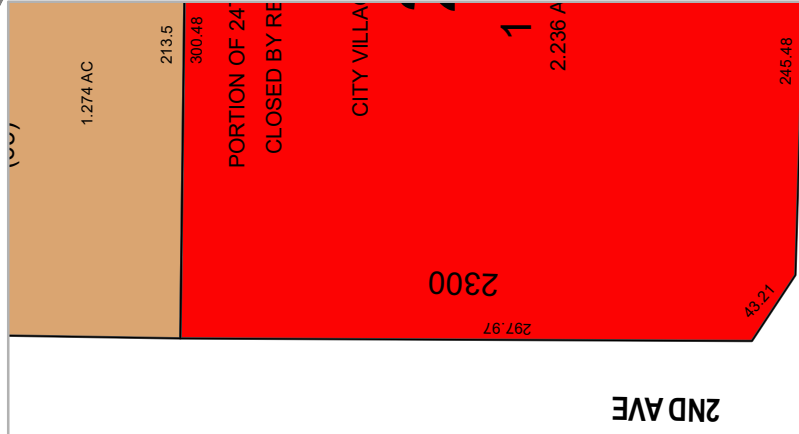
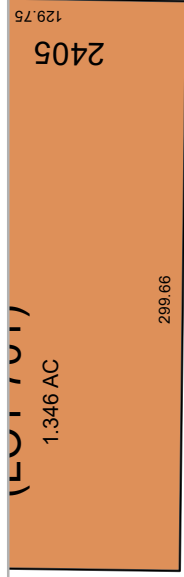
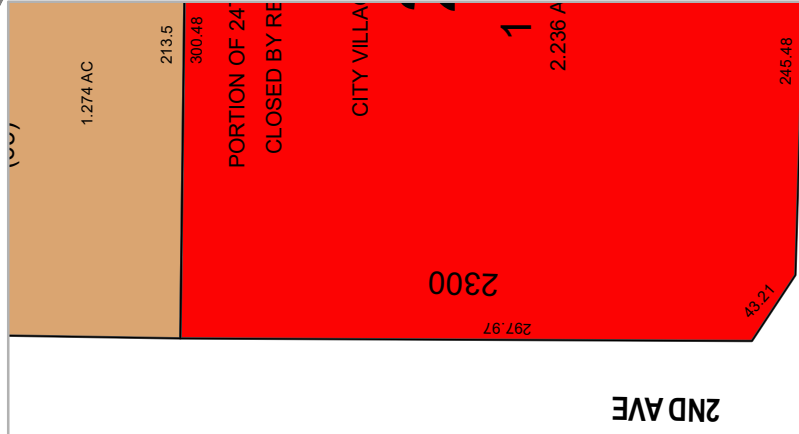
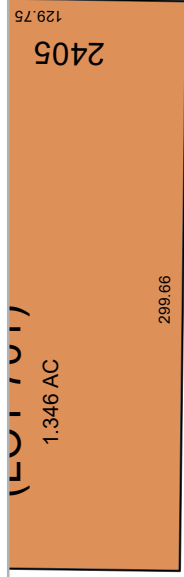
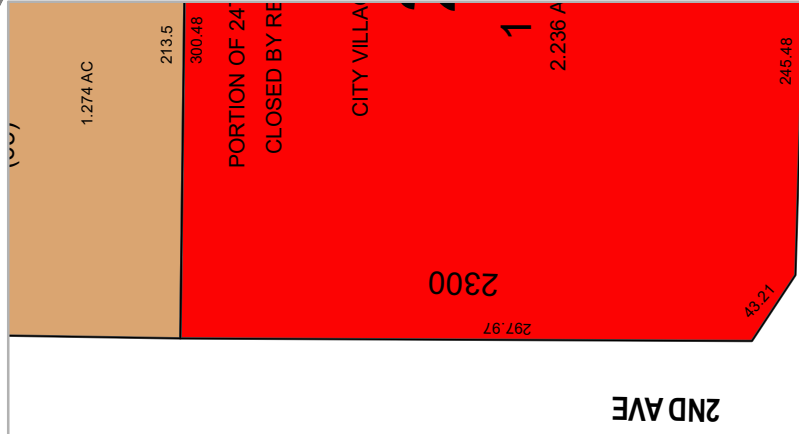
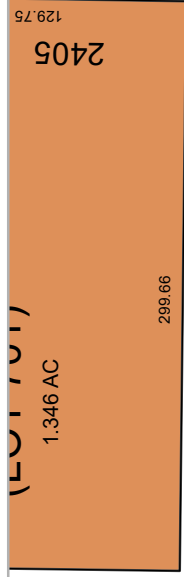
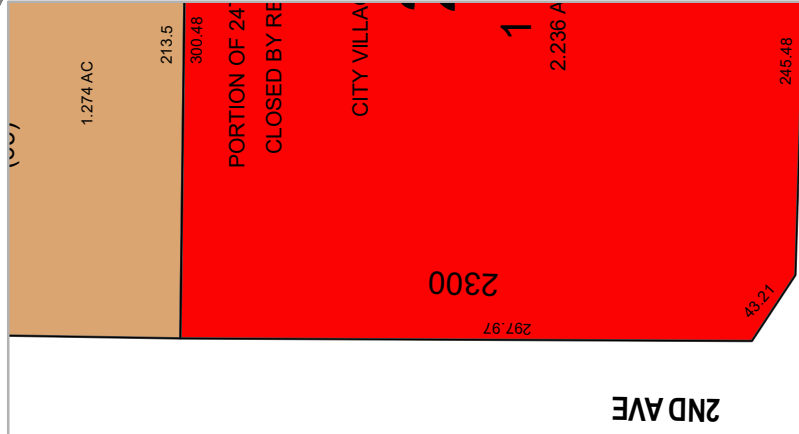
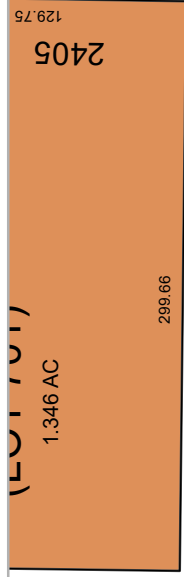
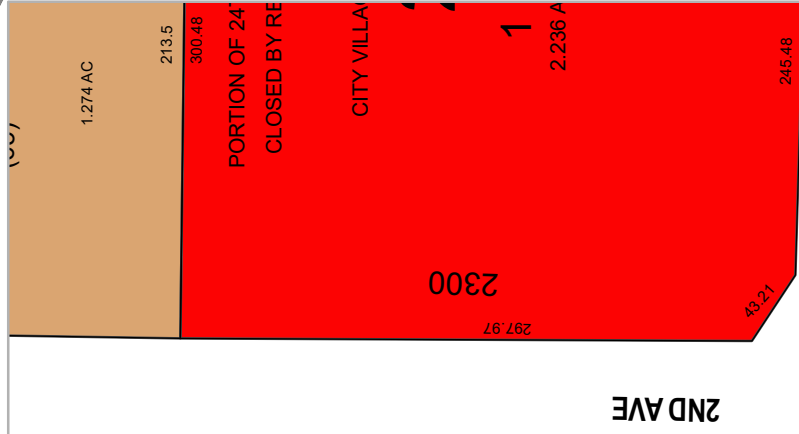
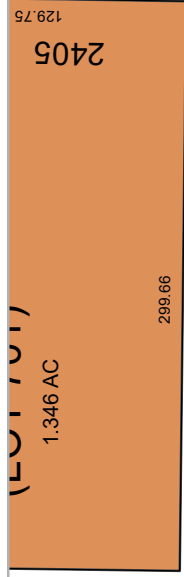
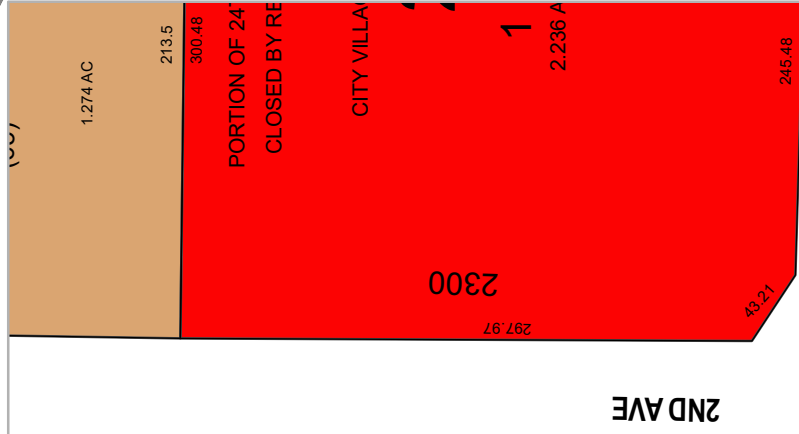
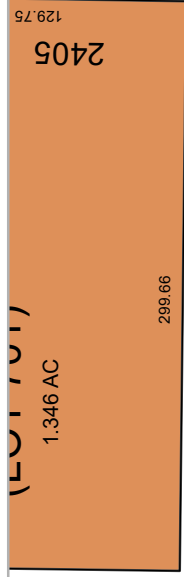
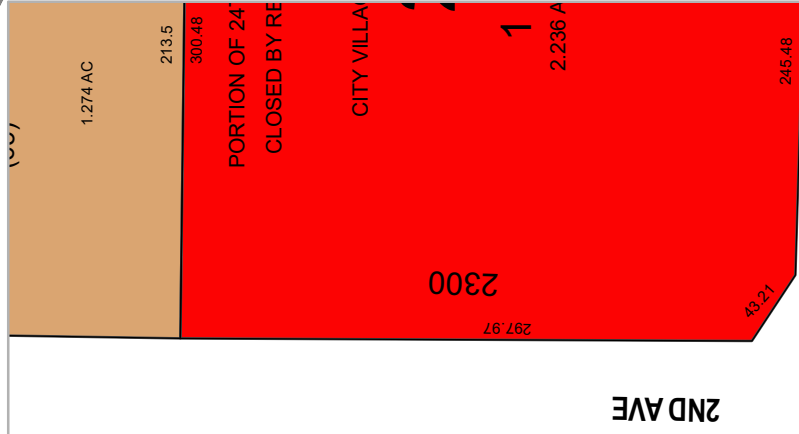
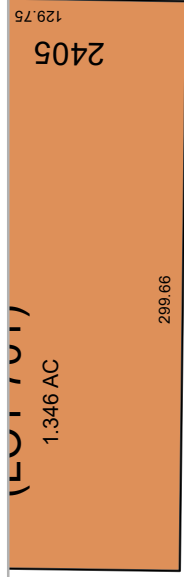
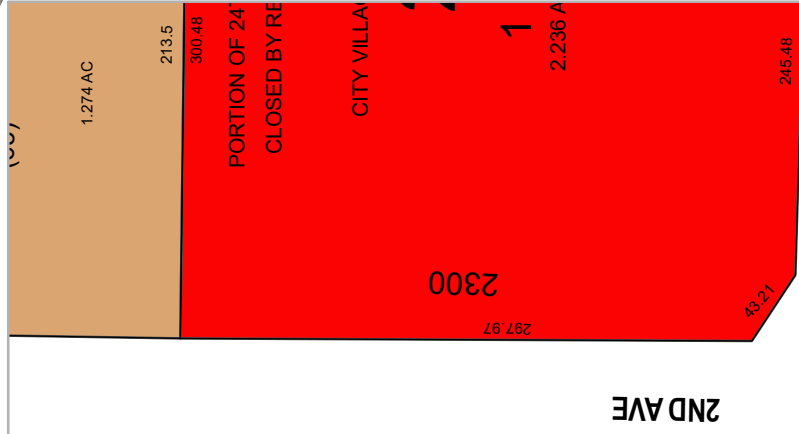
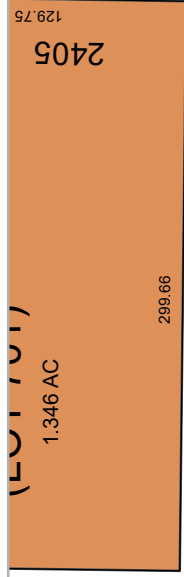
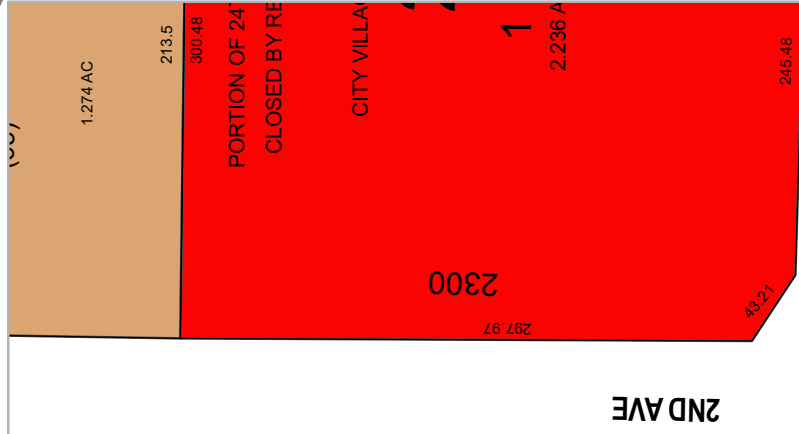
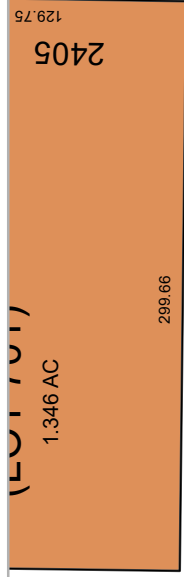
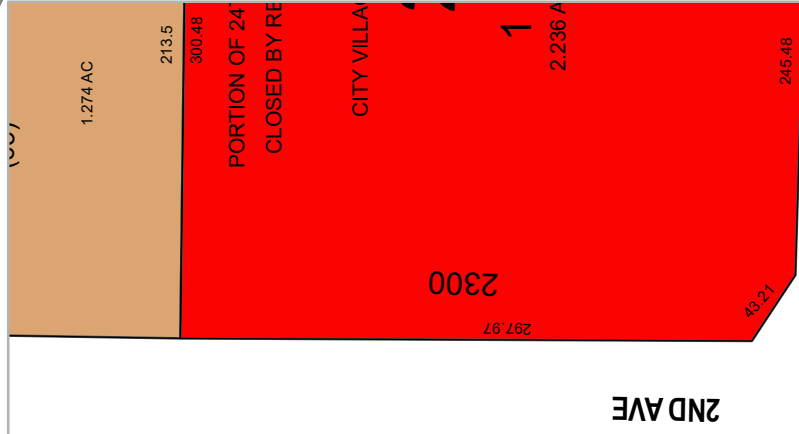
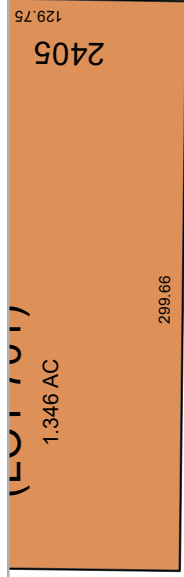
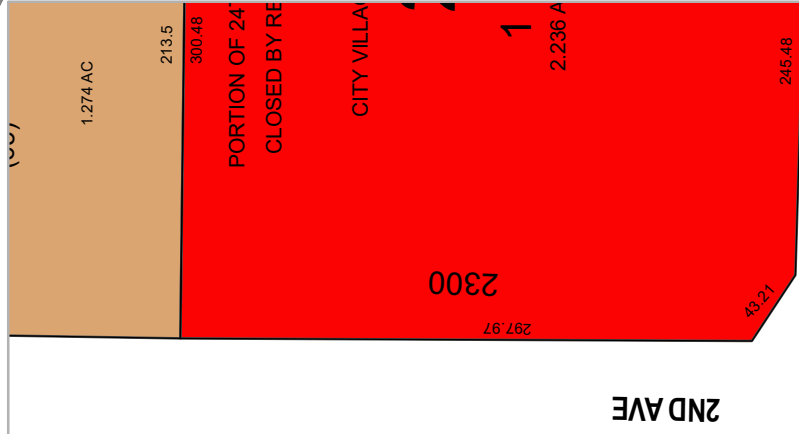
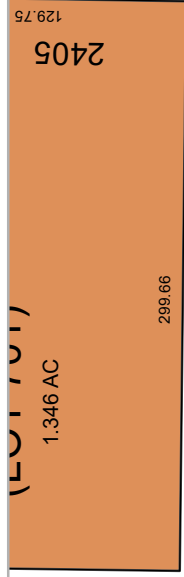
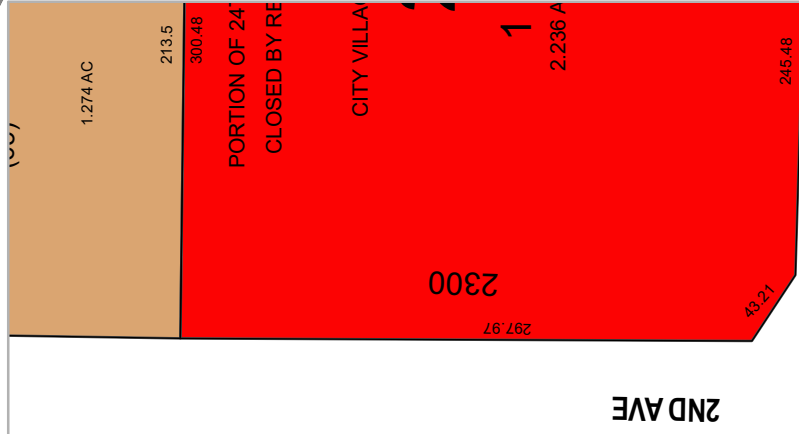
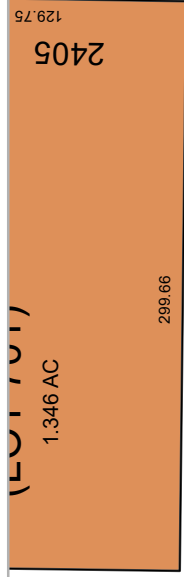
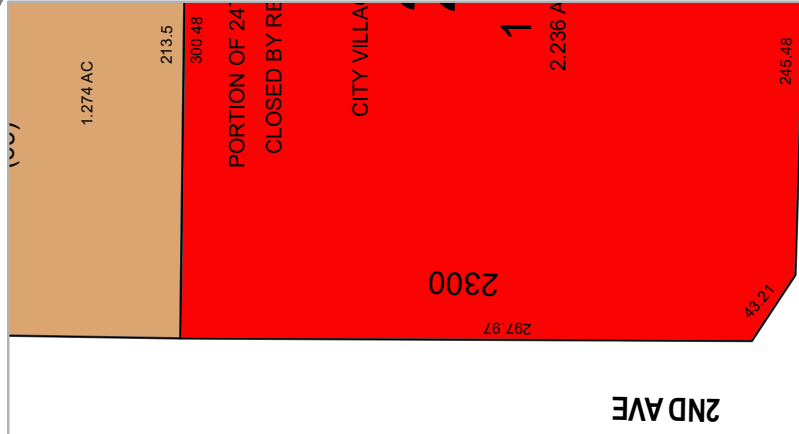
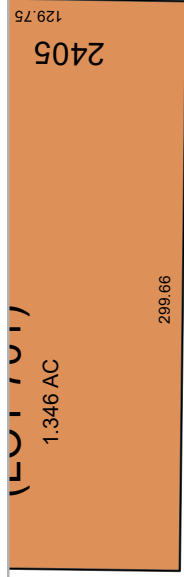
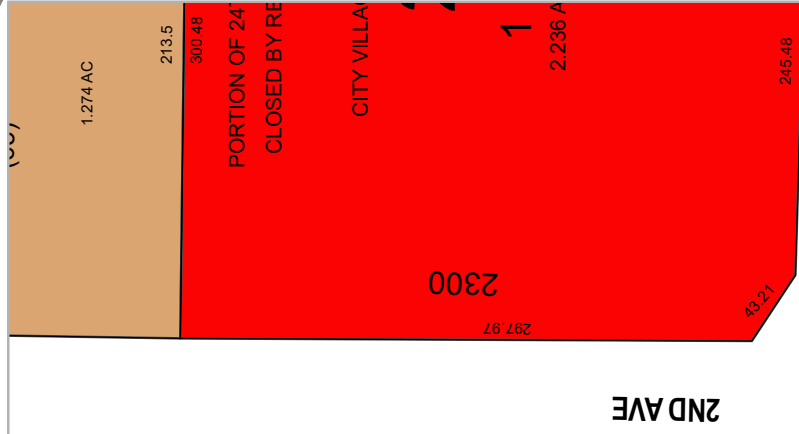
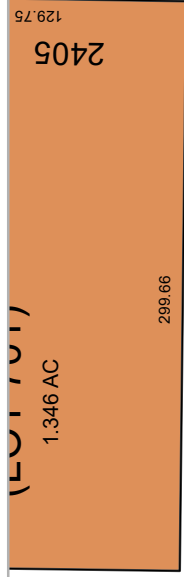
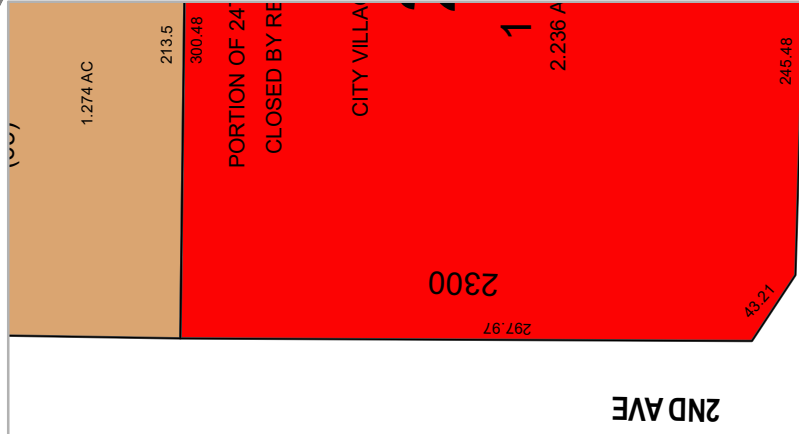
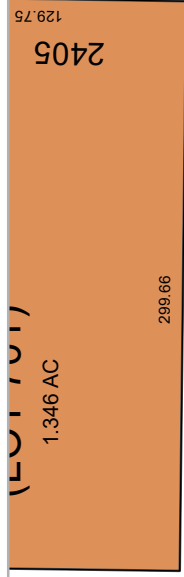
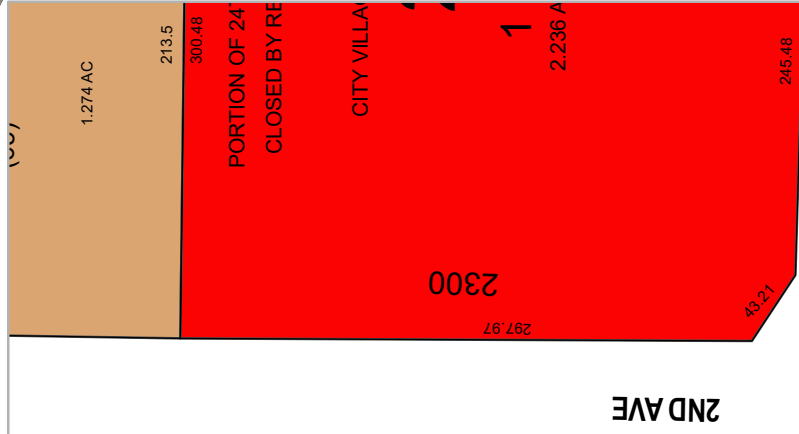
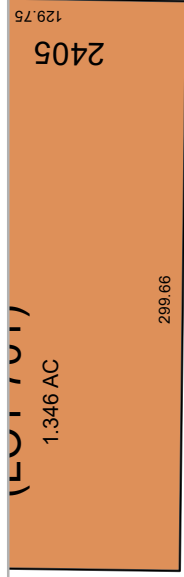
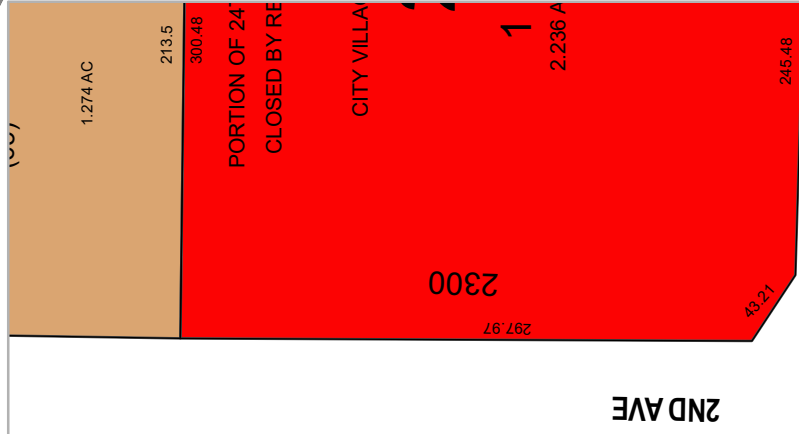
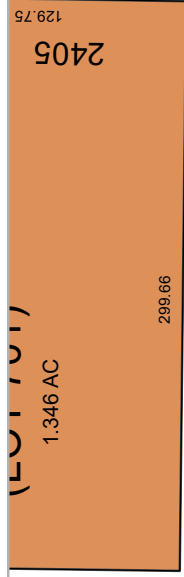
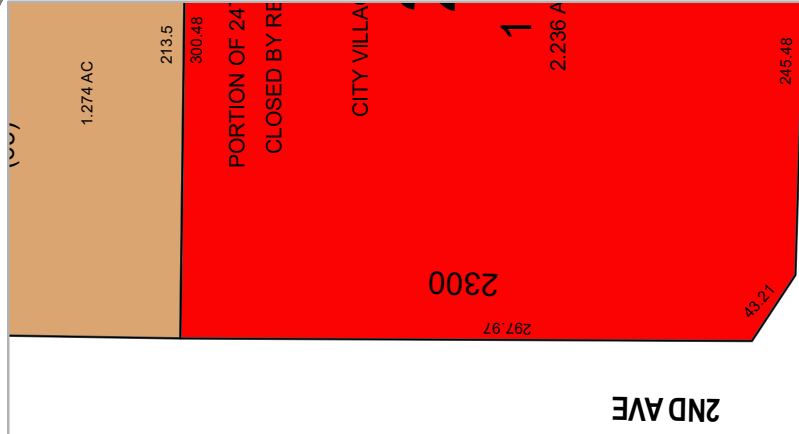
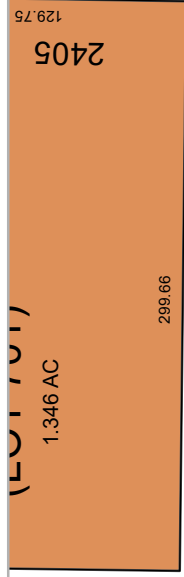
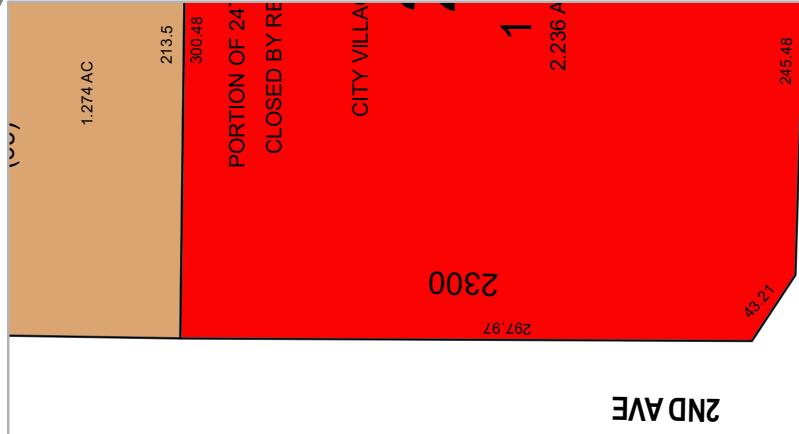
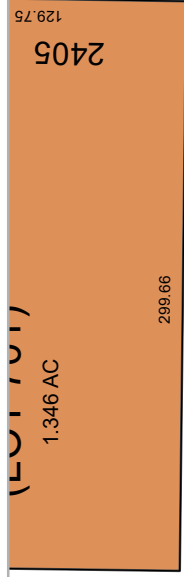
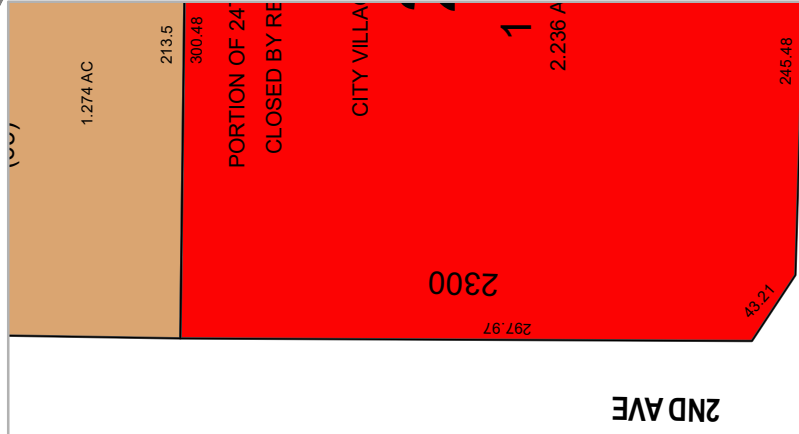
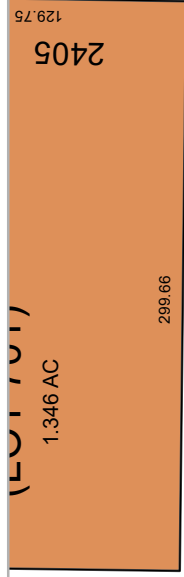
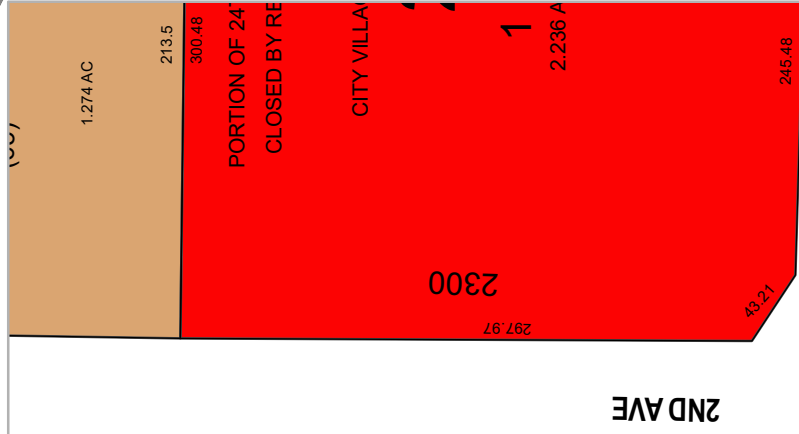
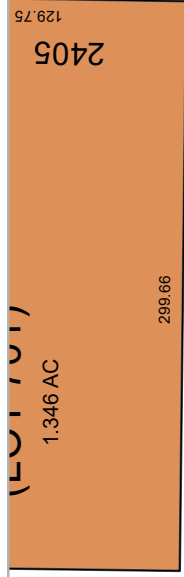
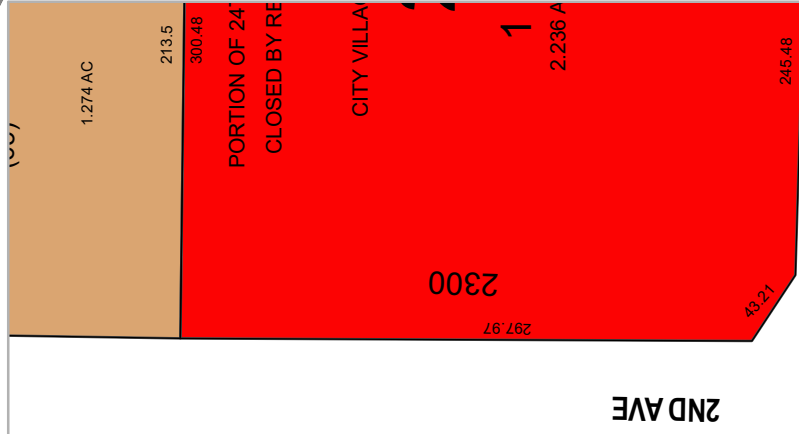
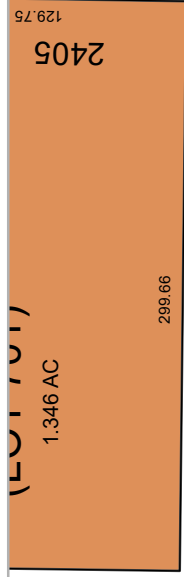
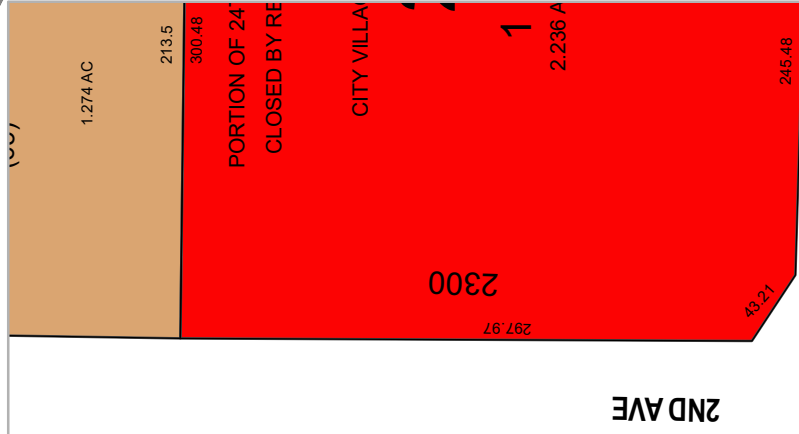
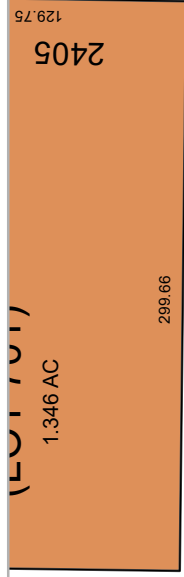
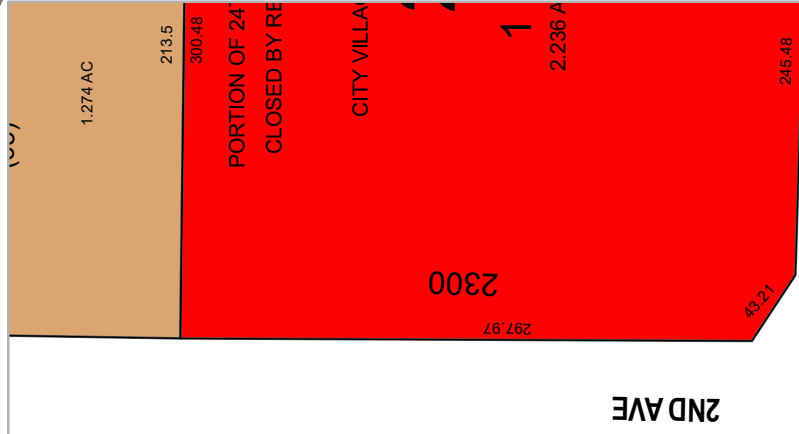
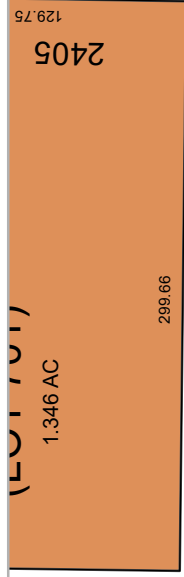
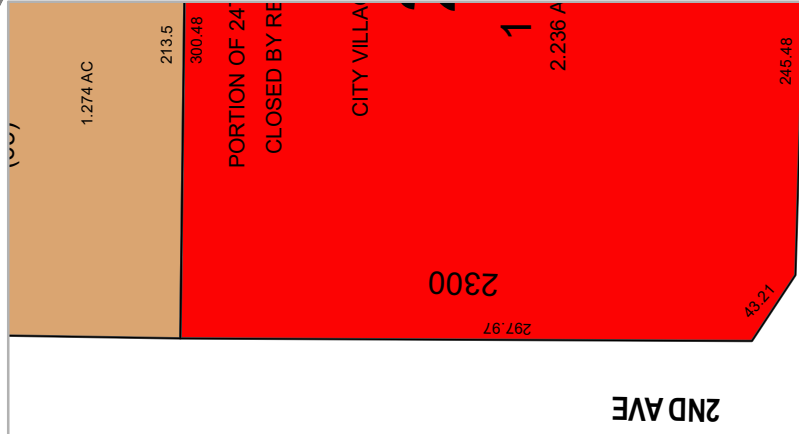
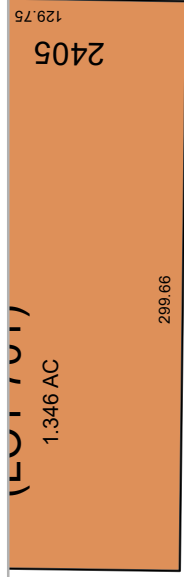
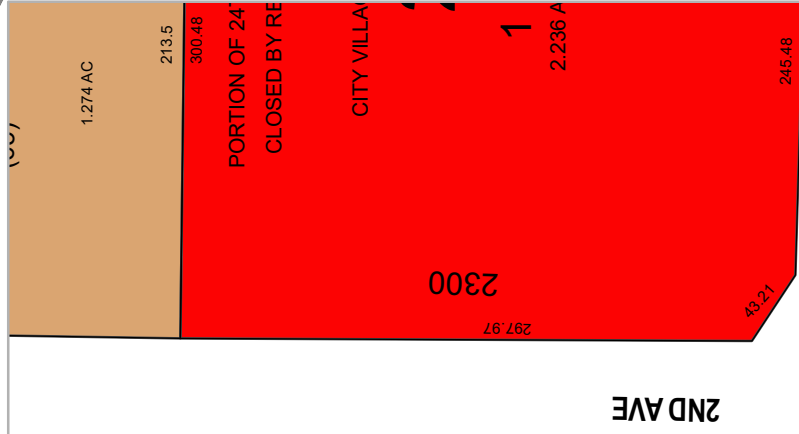
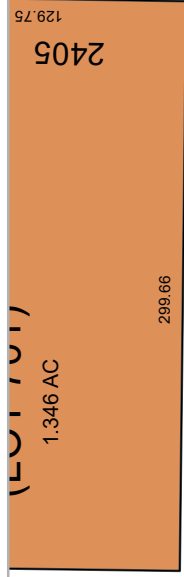
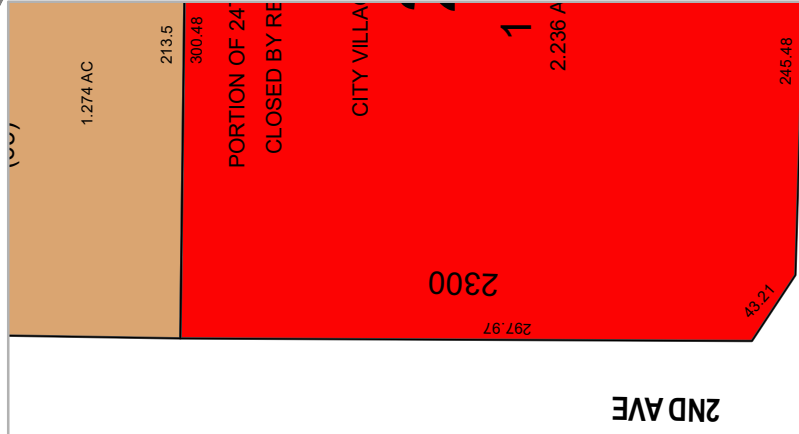
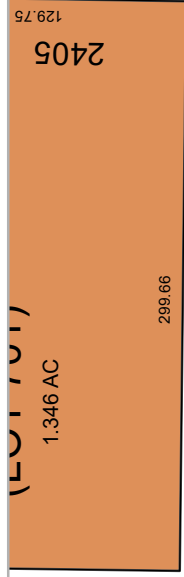
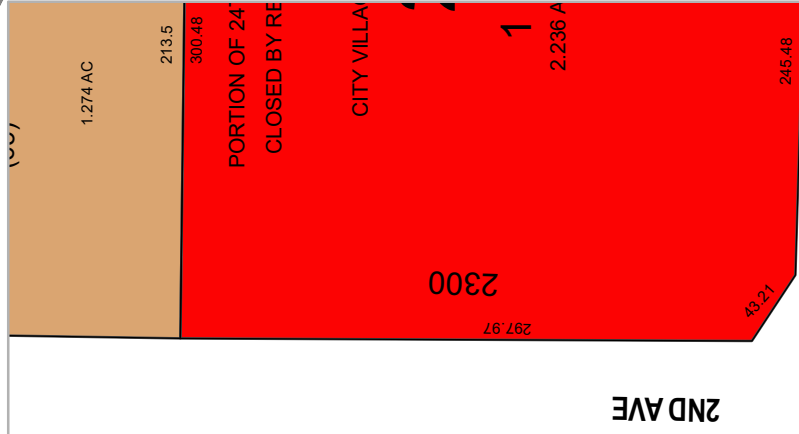
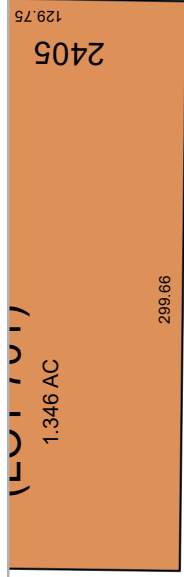
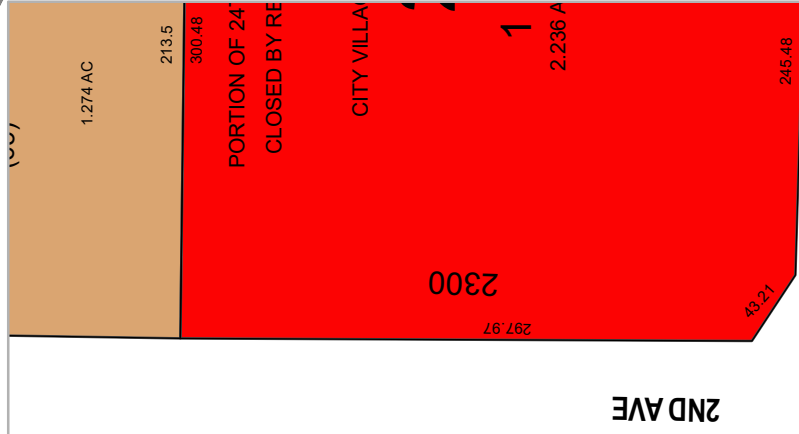
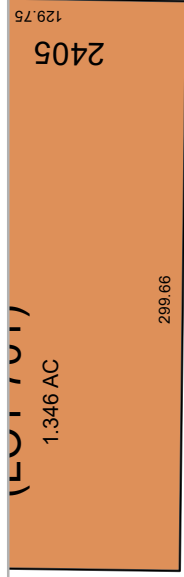
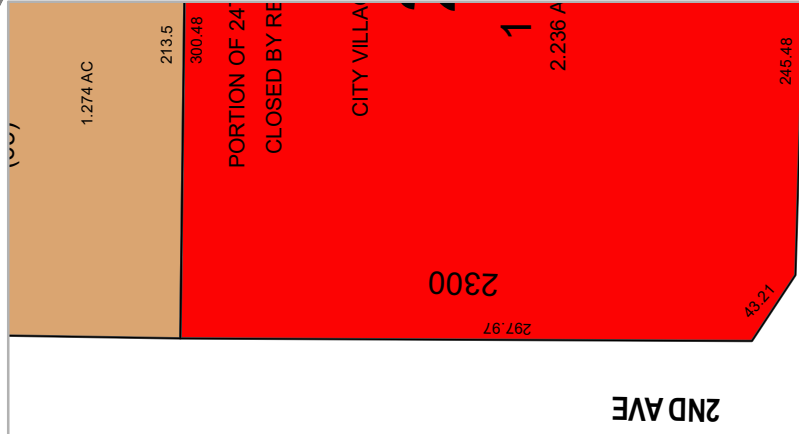
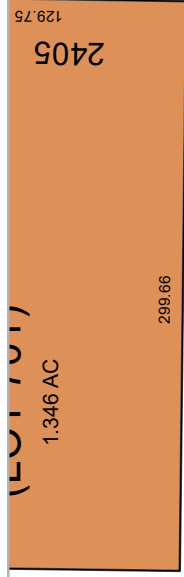
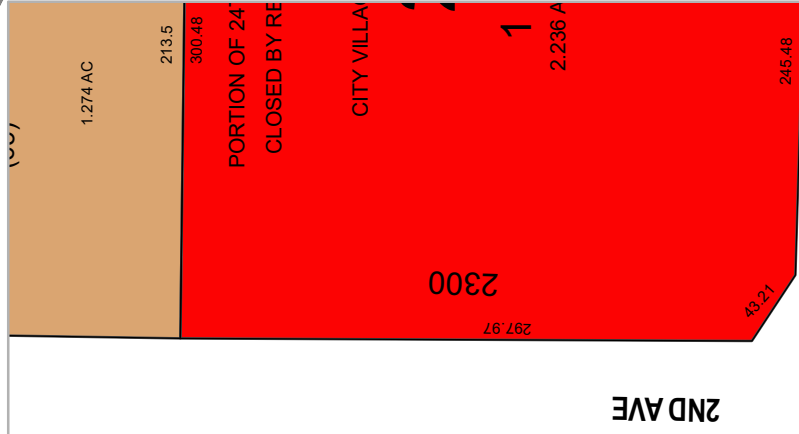
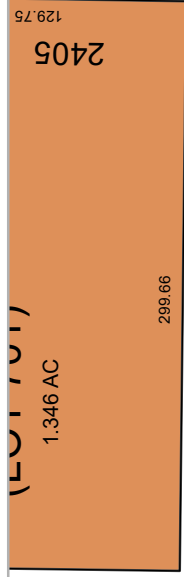
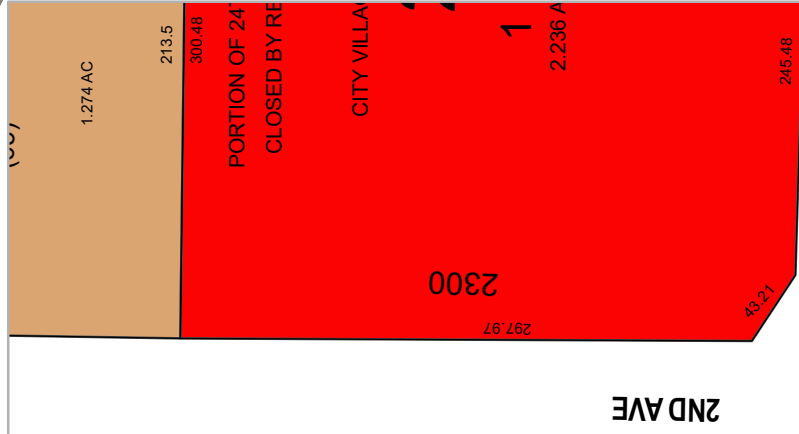
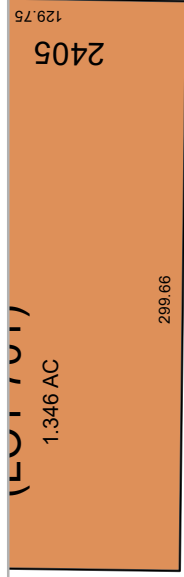
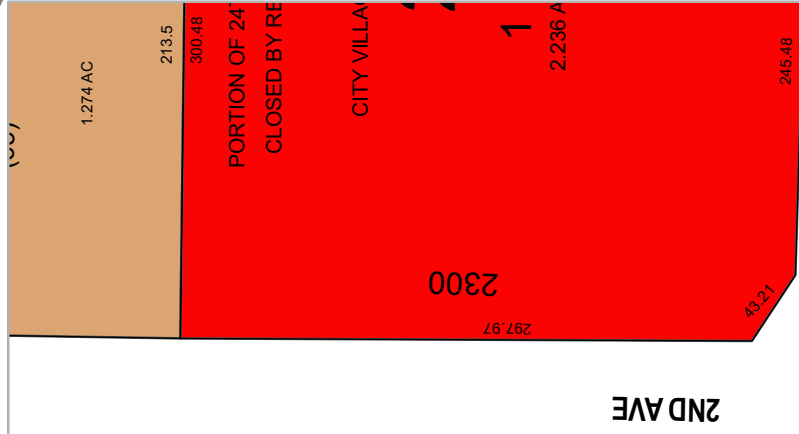
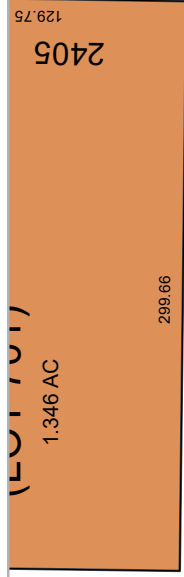
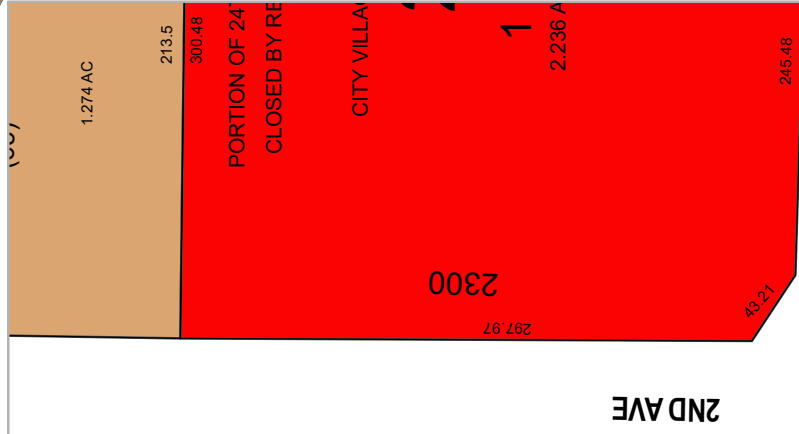
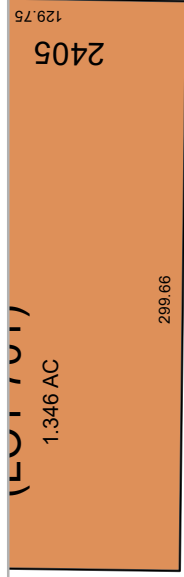
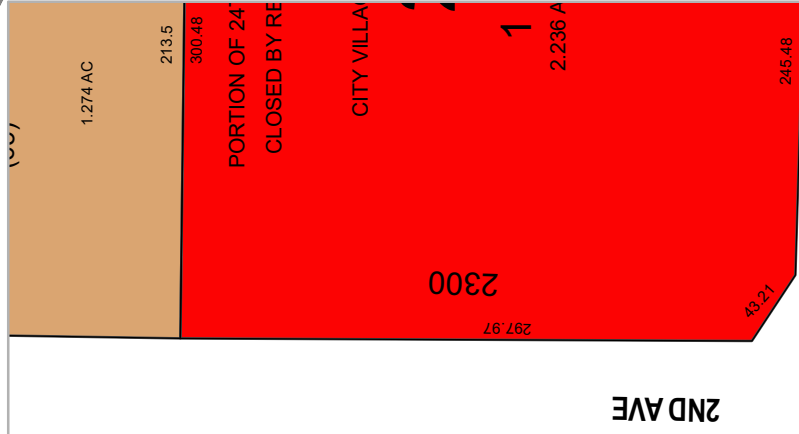
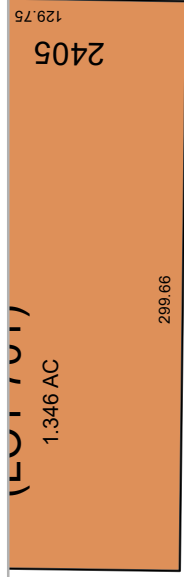
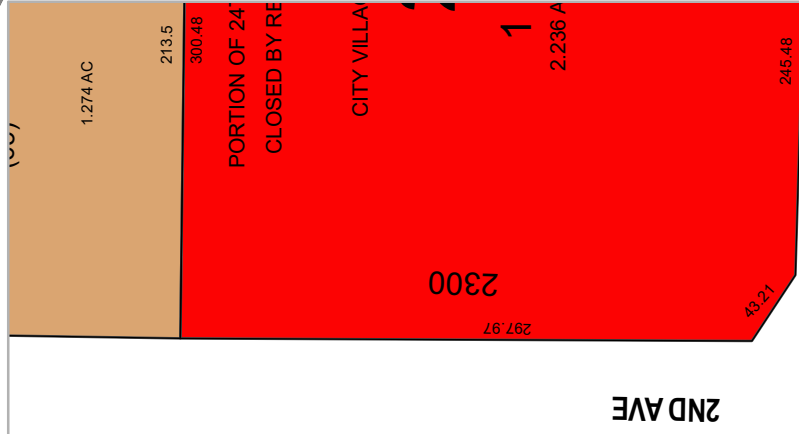
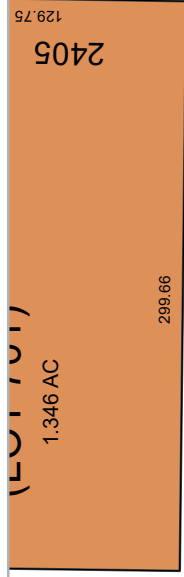
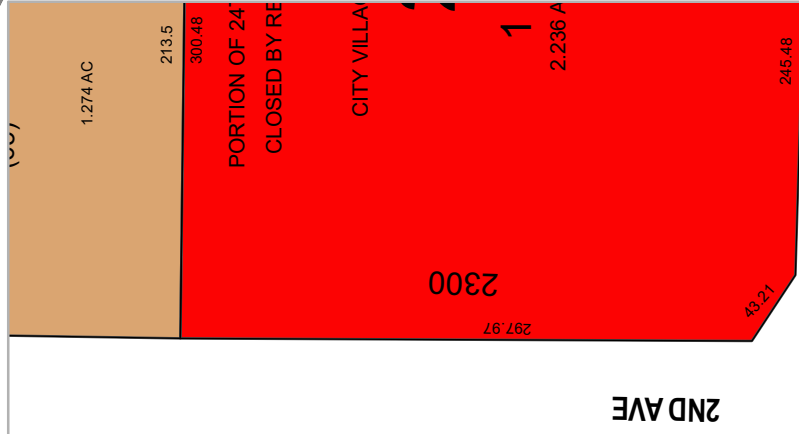
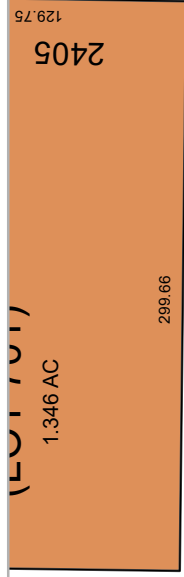
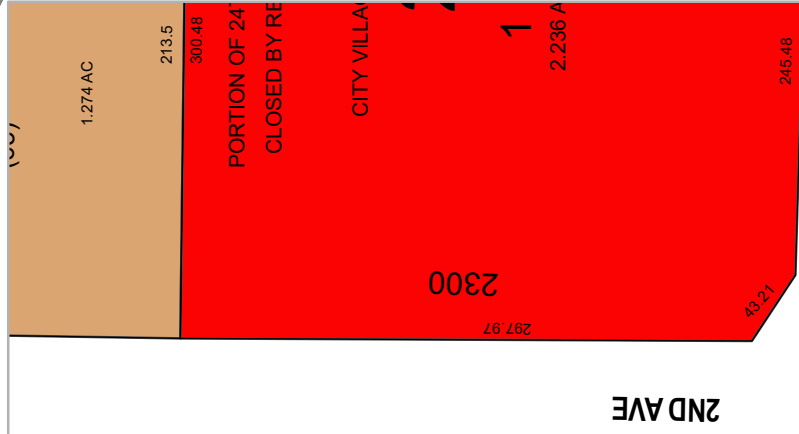
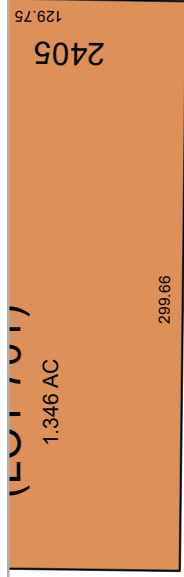
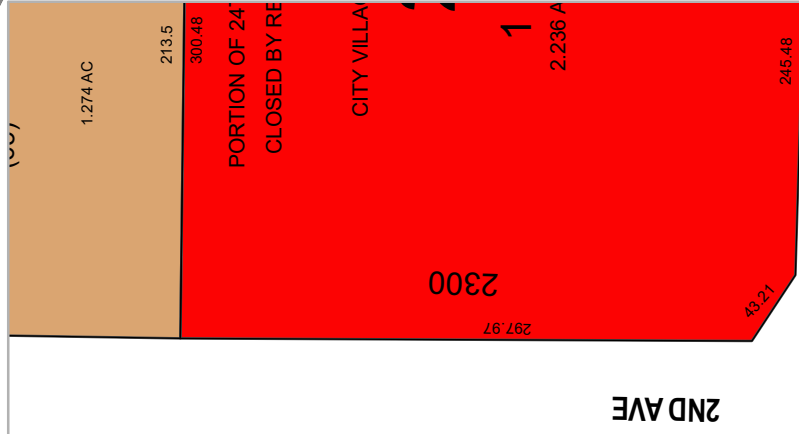
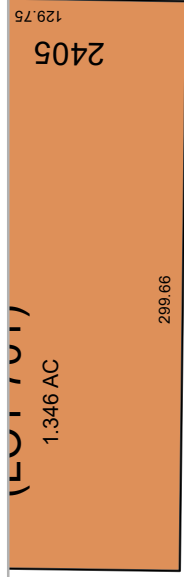
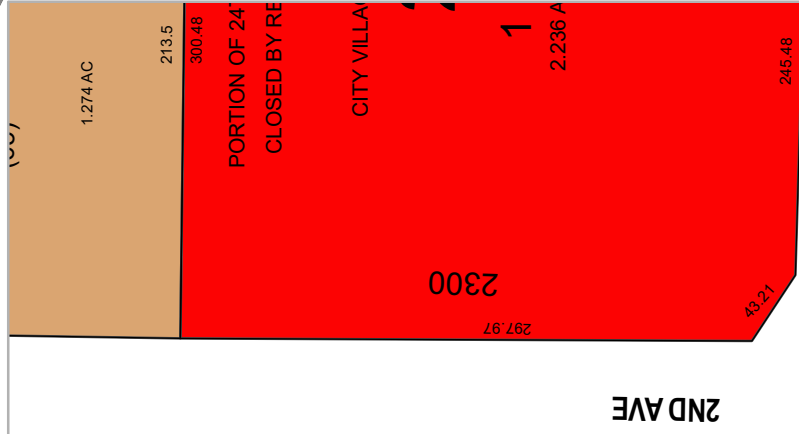
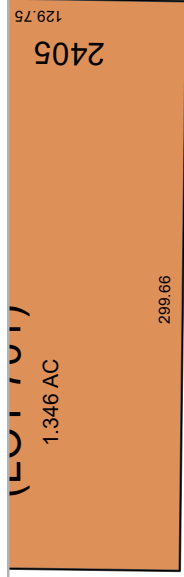
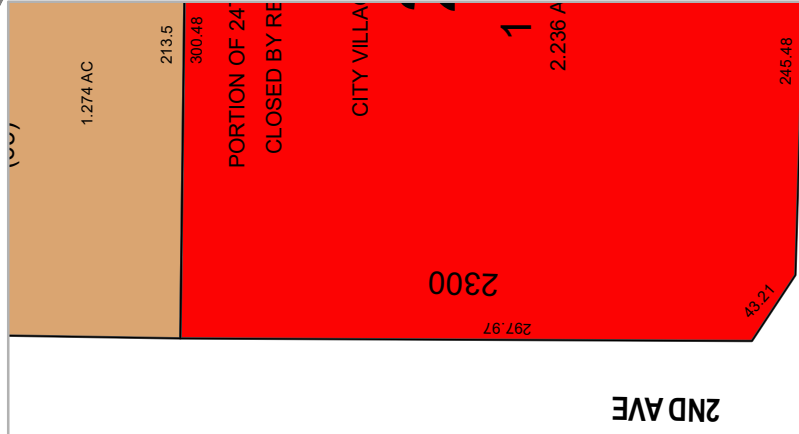
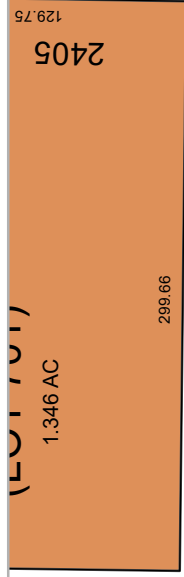
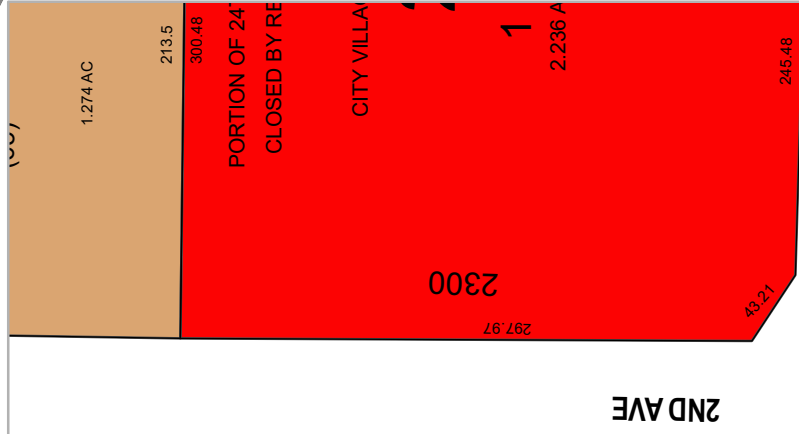
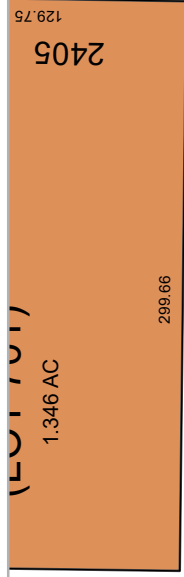
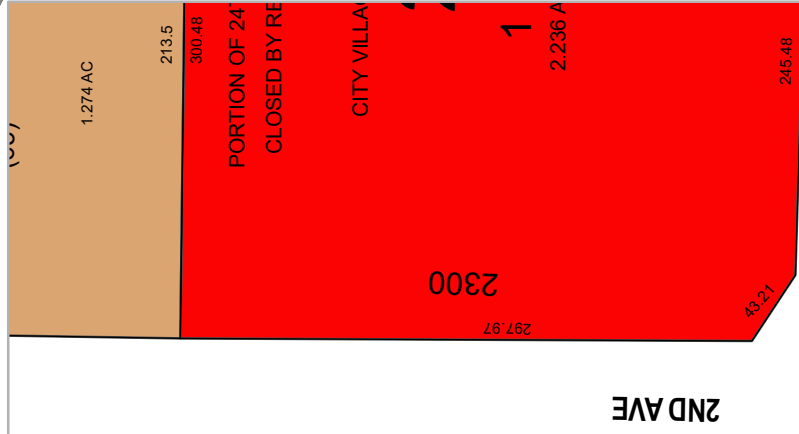
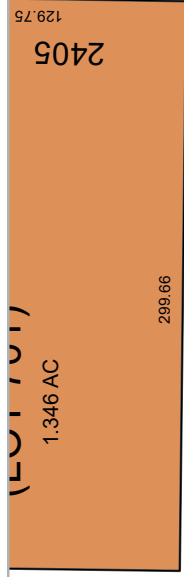
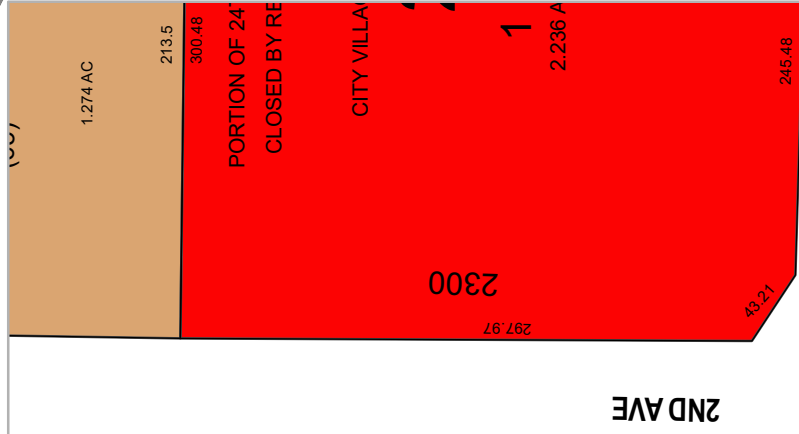
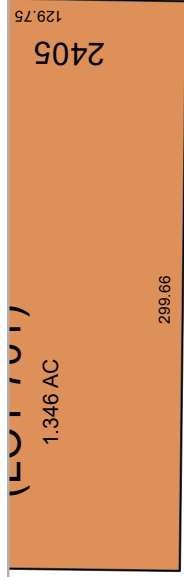
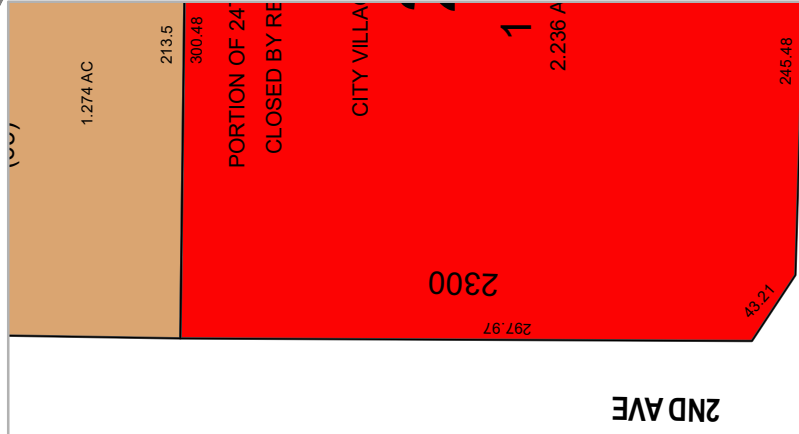
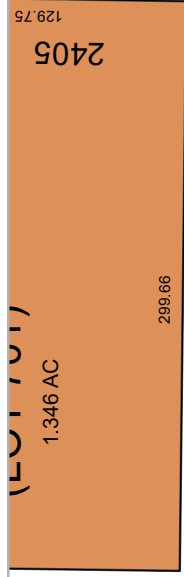
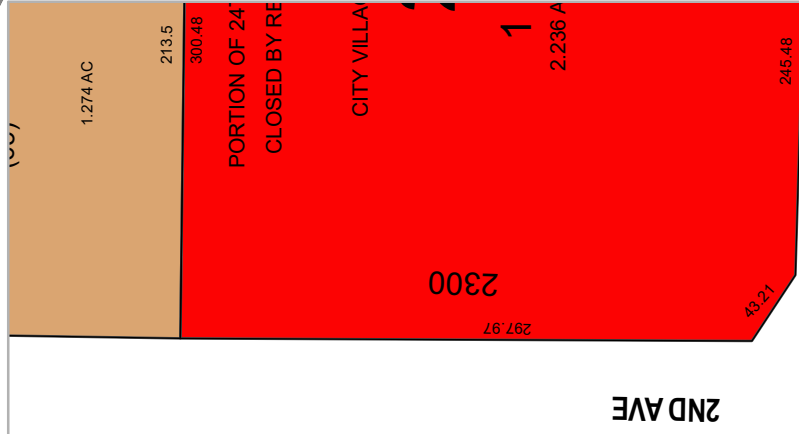
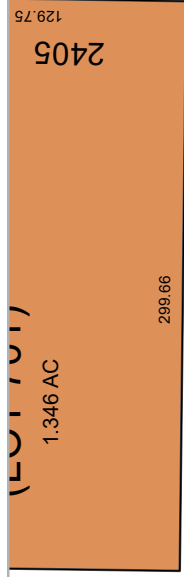
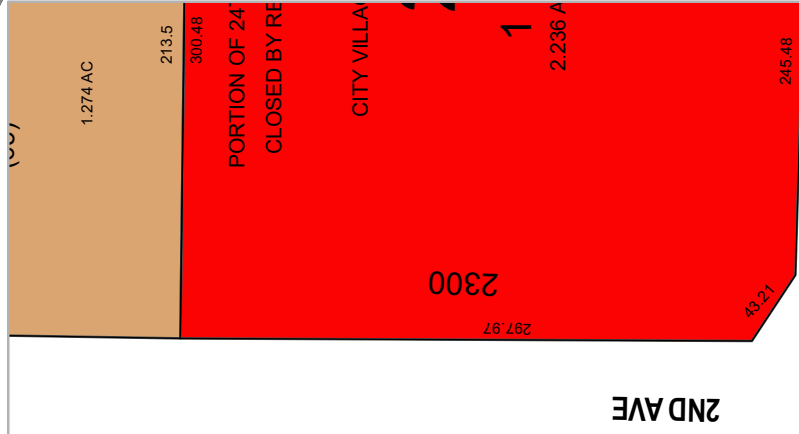
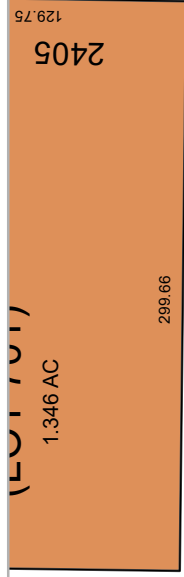
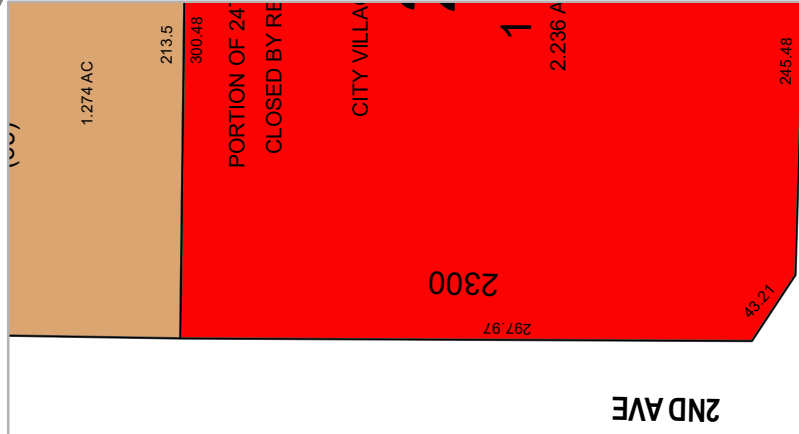
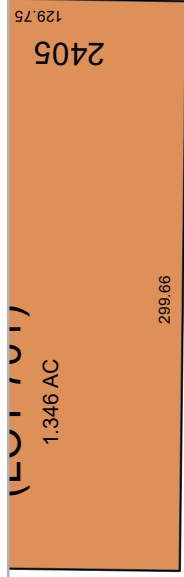
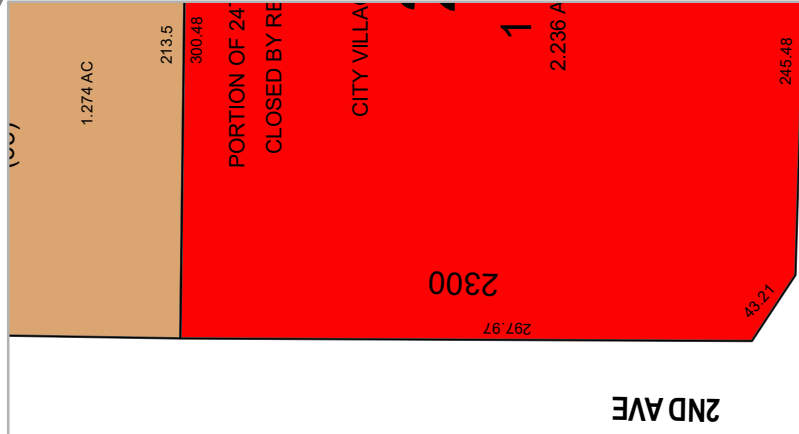
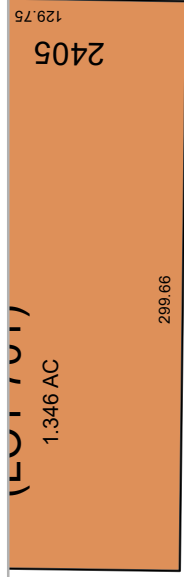
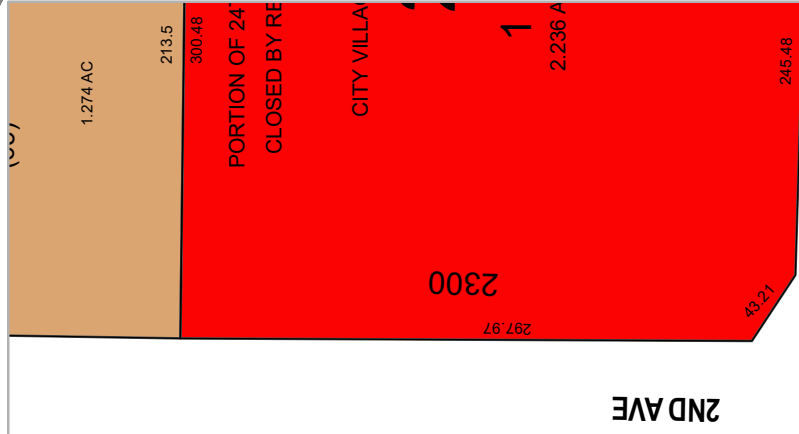
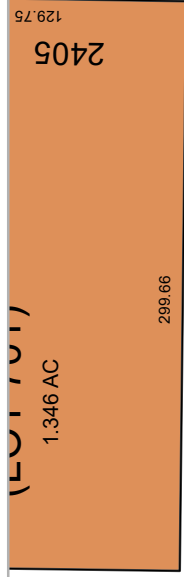
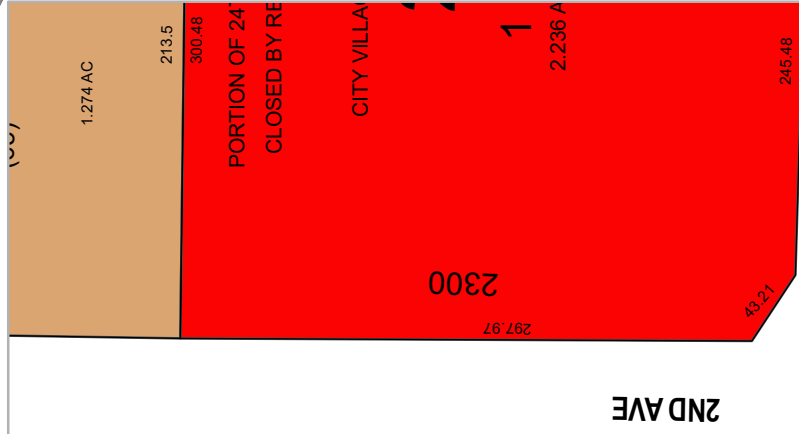
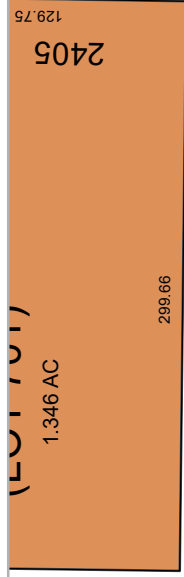
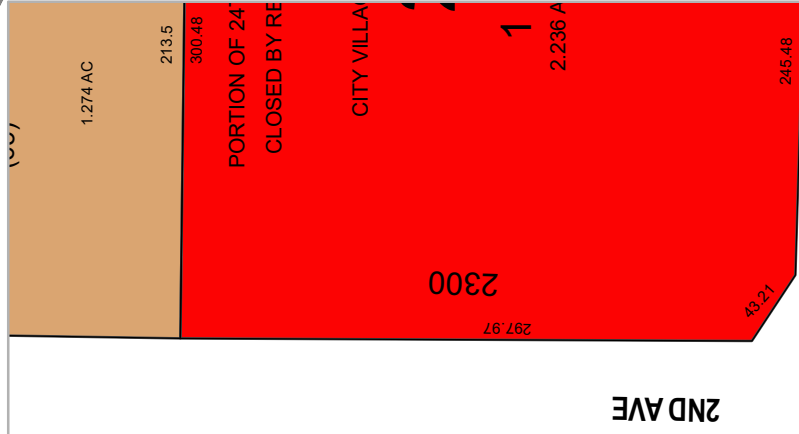
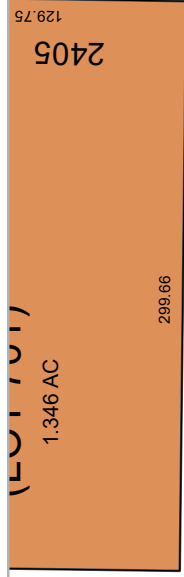
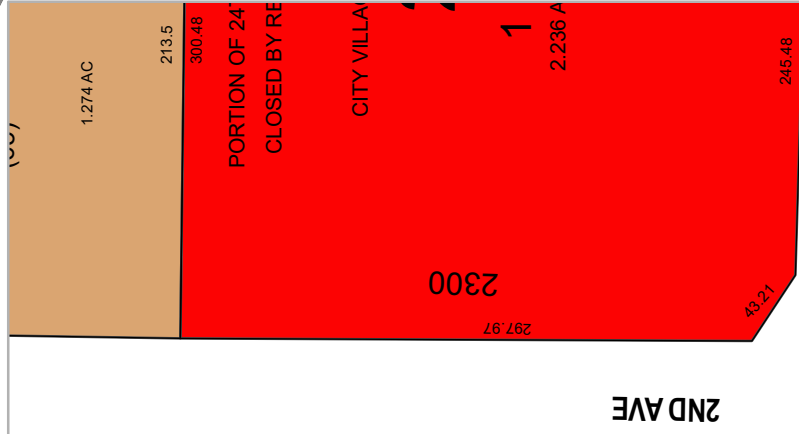
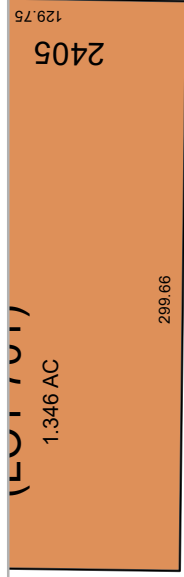
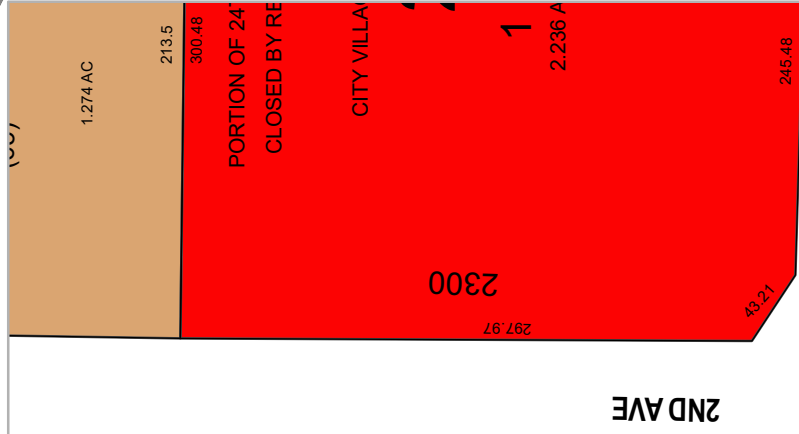
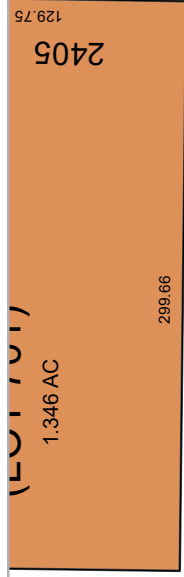
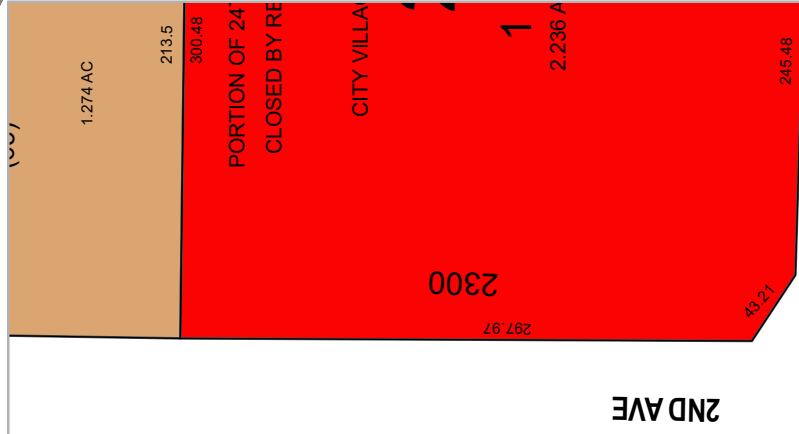
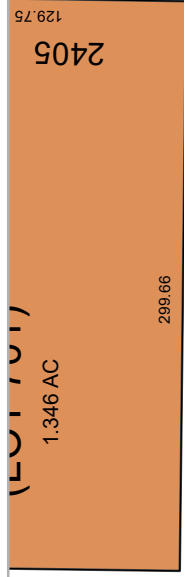
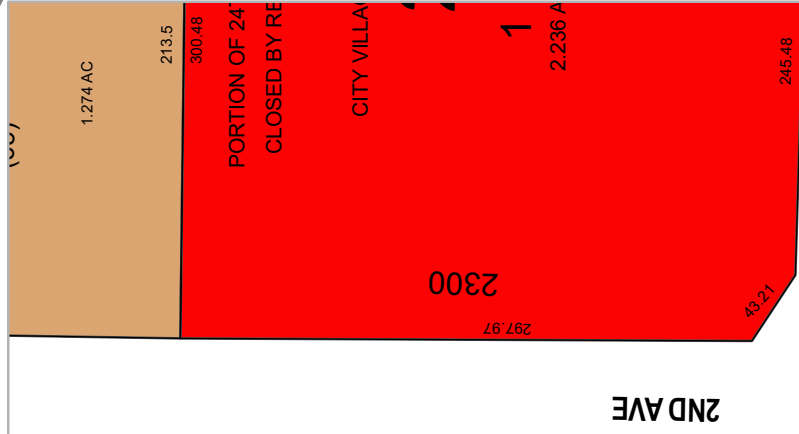
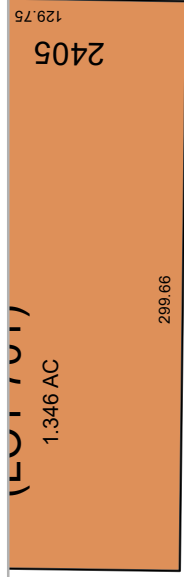
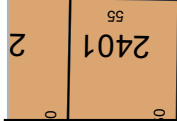
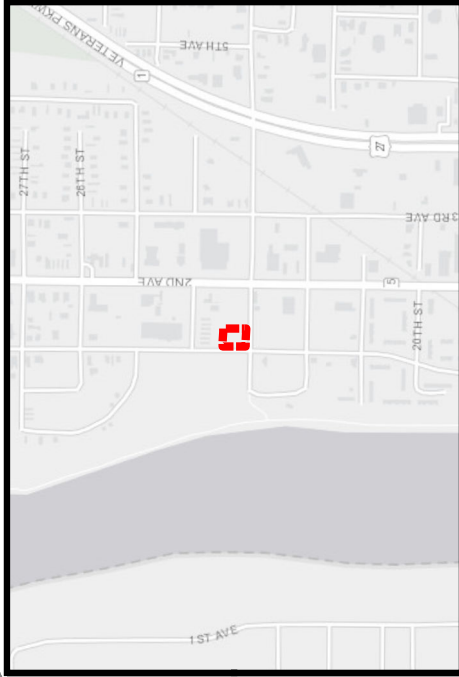
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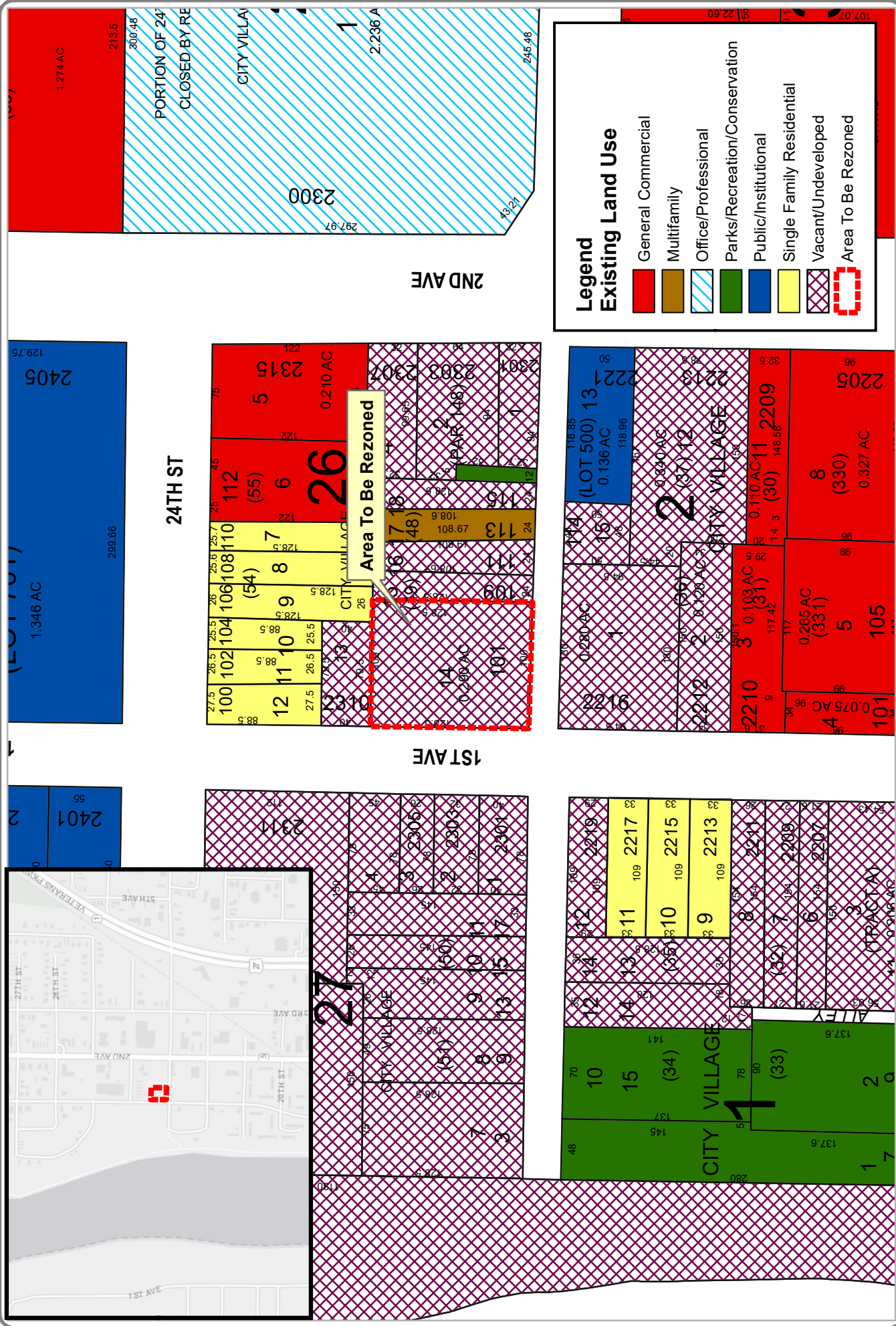
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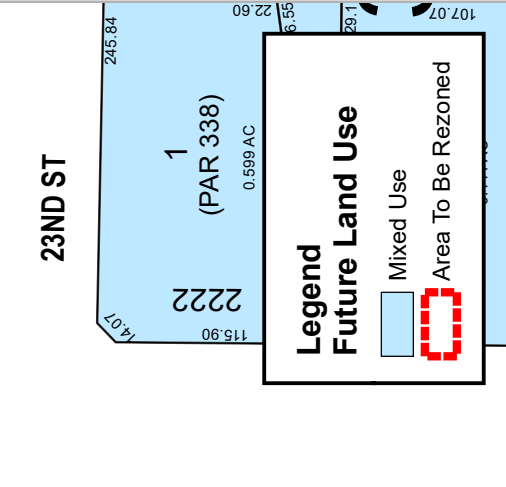
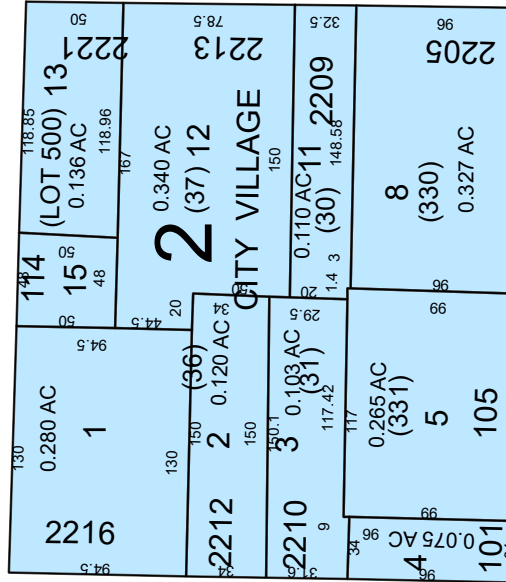
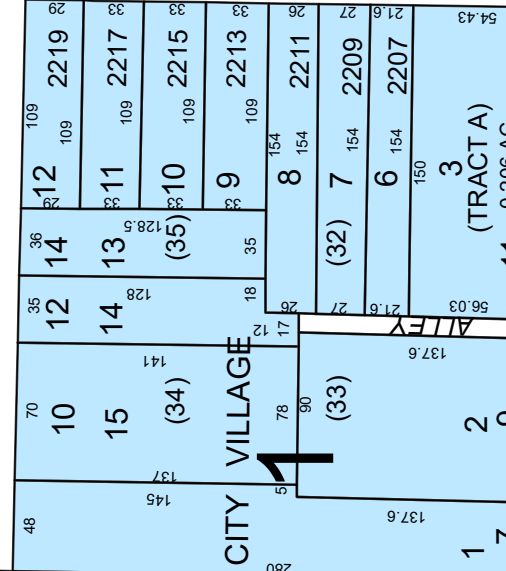
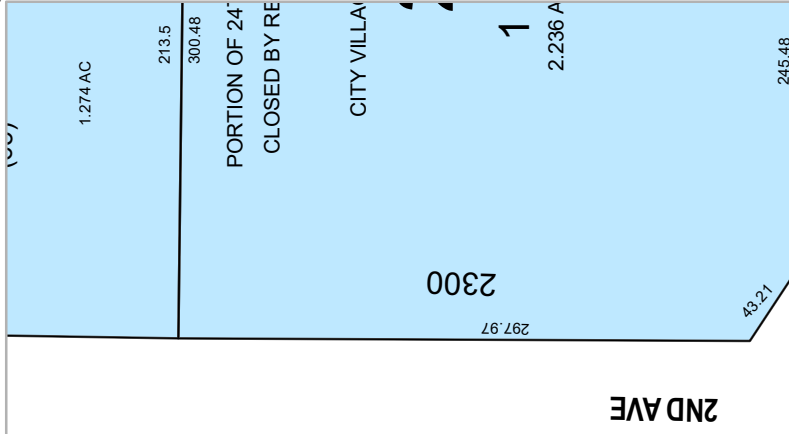
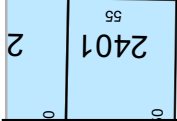
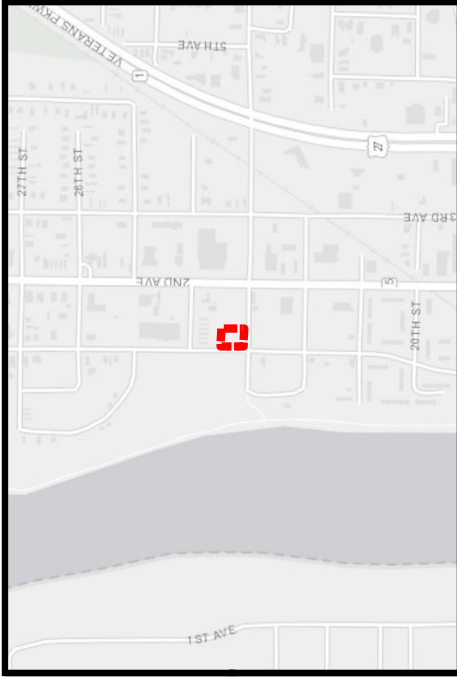
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1 inch = 100 feet
Data Source: IT/GIS
Author: DavidCooper

Aerial Map for REZN 02-25-043
Map 007 Block 026 Lot 014
Planning Department-Planning Division
Prepared By Planning GIS Tech









Legend
Future Land Use
 Mixed Use
 Area To Be Rezoned



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Future Land Use Map for REZN 02-25-043
Map 007 Block 026 Lot 014
Planning Department-Planning Division
Prepared By Planning GIS Tech

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



Date: 4/24/2025

