

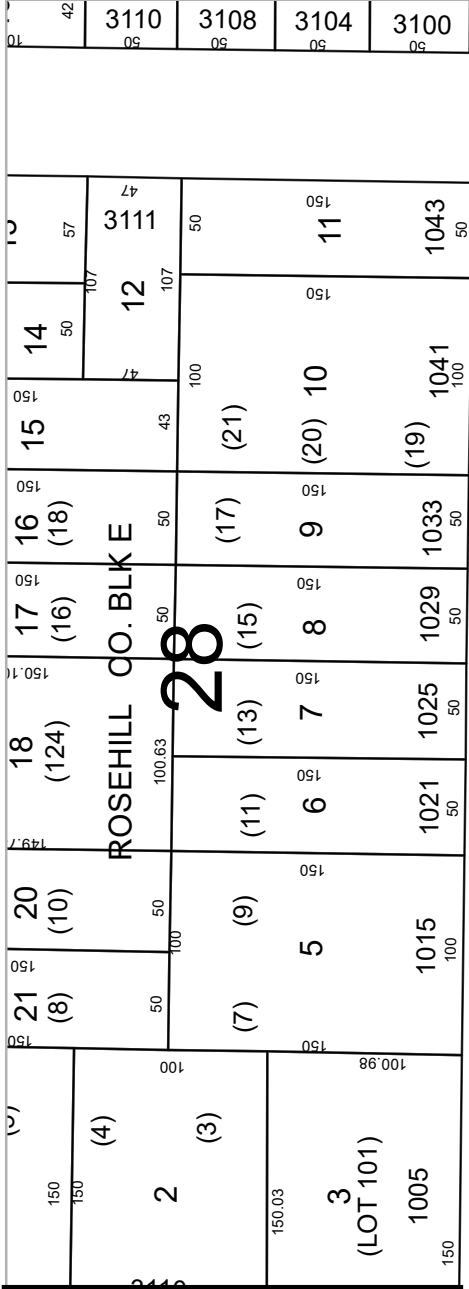
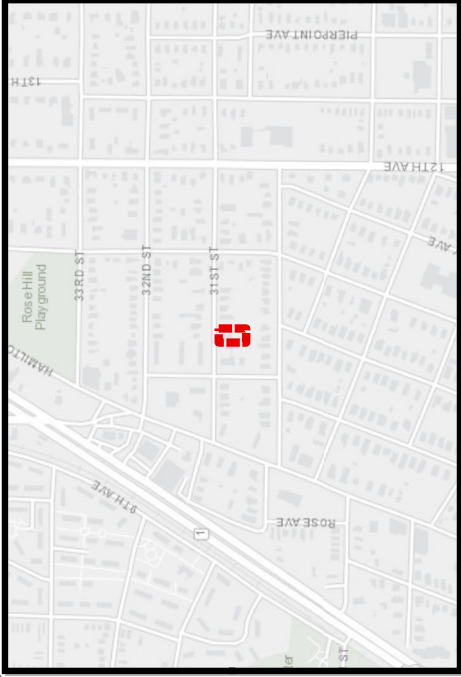
CONSOLIDATED GOVERNMENT
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PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-04-25-0678

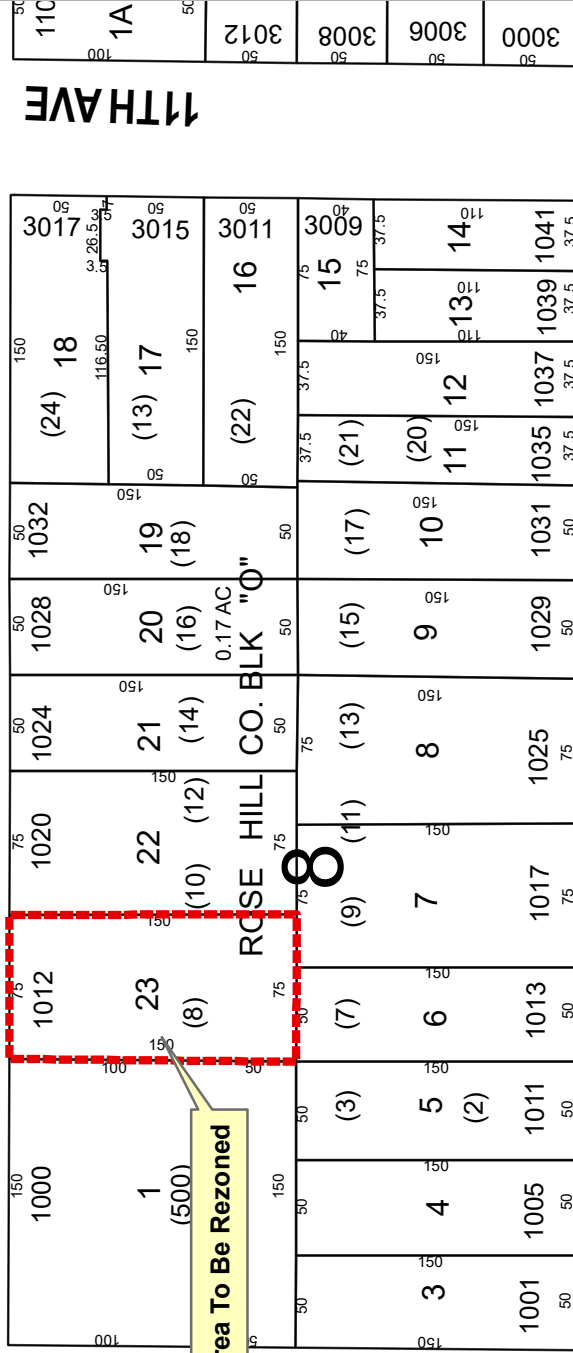
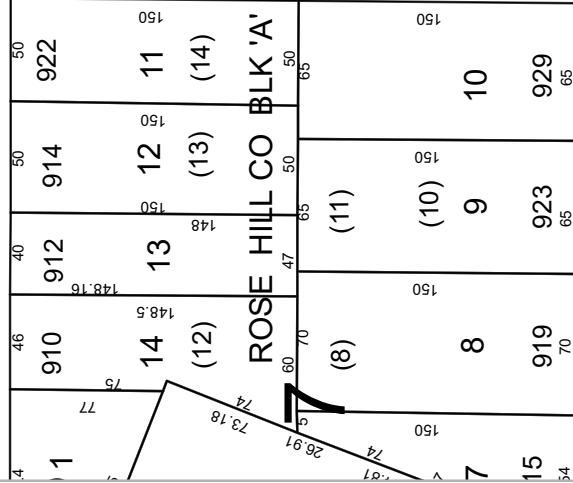
Applicant:	Plutarco Realty, LLC
Owner:	Plutarco Realty, LLC
Location:	1012 31 st Street
Parcel:	015-008-023
Acreage:	0.26 Acres
Current Zoning Classification:	Residential Multifamily – 2
Proposed Zoning Classification:	Residential Multifamily – 1
Current Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Council District:	District 8 (Garrett)
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:	Consistent Planning Area D
Current Land Use Designation:	Single Family Residential

Future Land Use Designation:	Single Family Residential	
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.	
S Surrounding Zoning:	North	Residential Multifamily – 2 (RMF2)
	South	Single Family Residential – 4 (SFR4)
	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:	Forty Three (43) 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:	Existing Single Family residence	
Attachments:	Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Flood Map	



31ST ST

10TH AVE



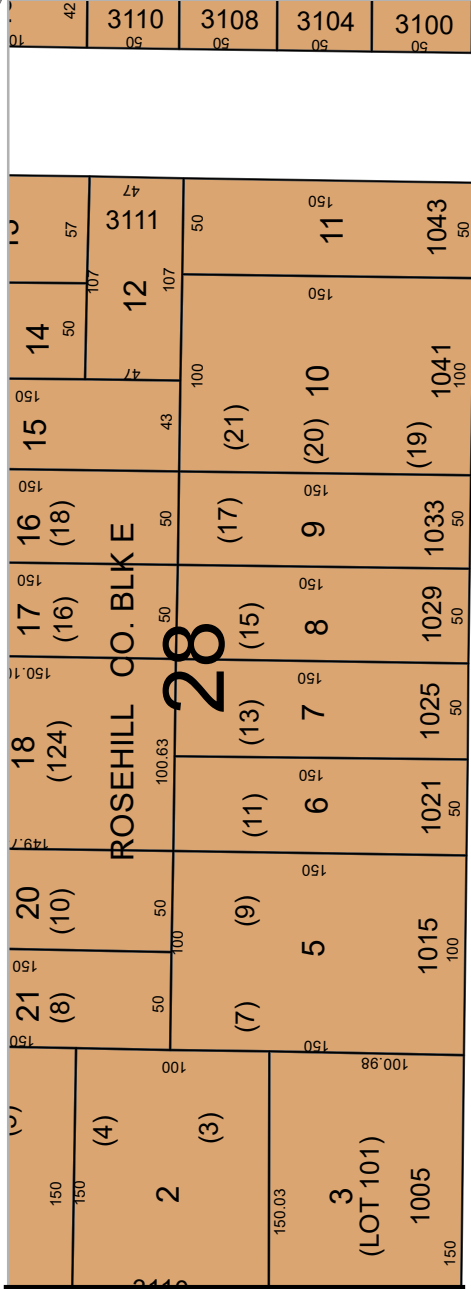
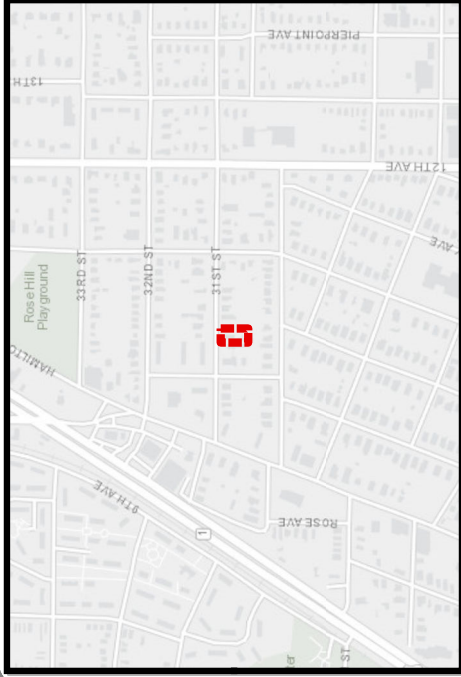
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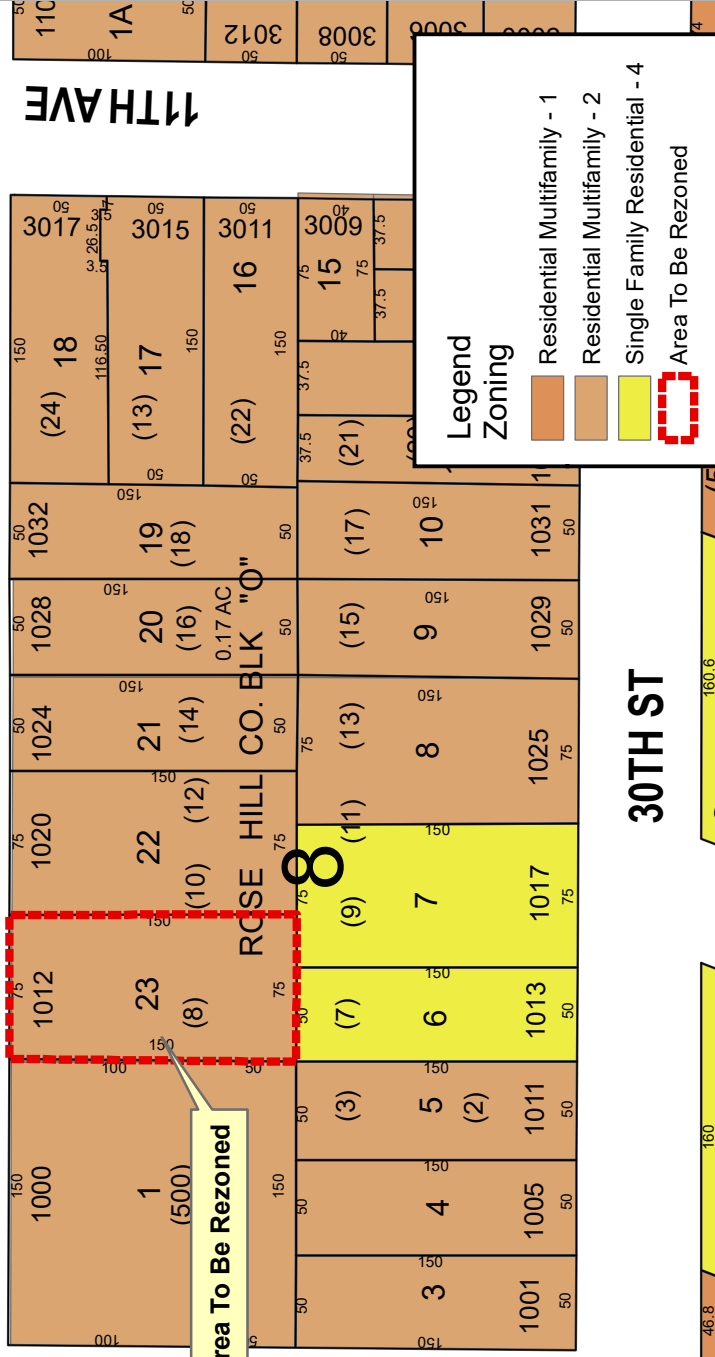
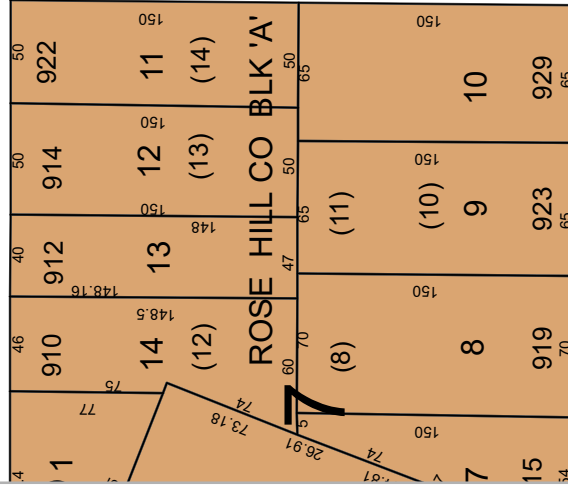
Location Map for REZN 04 - 25 - 0678
Map 015 Block 008 Lot 023
Planning Department-Planning Division
Prepared By Planning GIS Tech





31ST ST

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Date: 4/28/2025

Zoning Map for REZN 04 - 25 - 0678

Map 015 Block 008 Lot 023

Planning Department-Planning Division

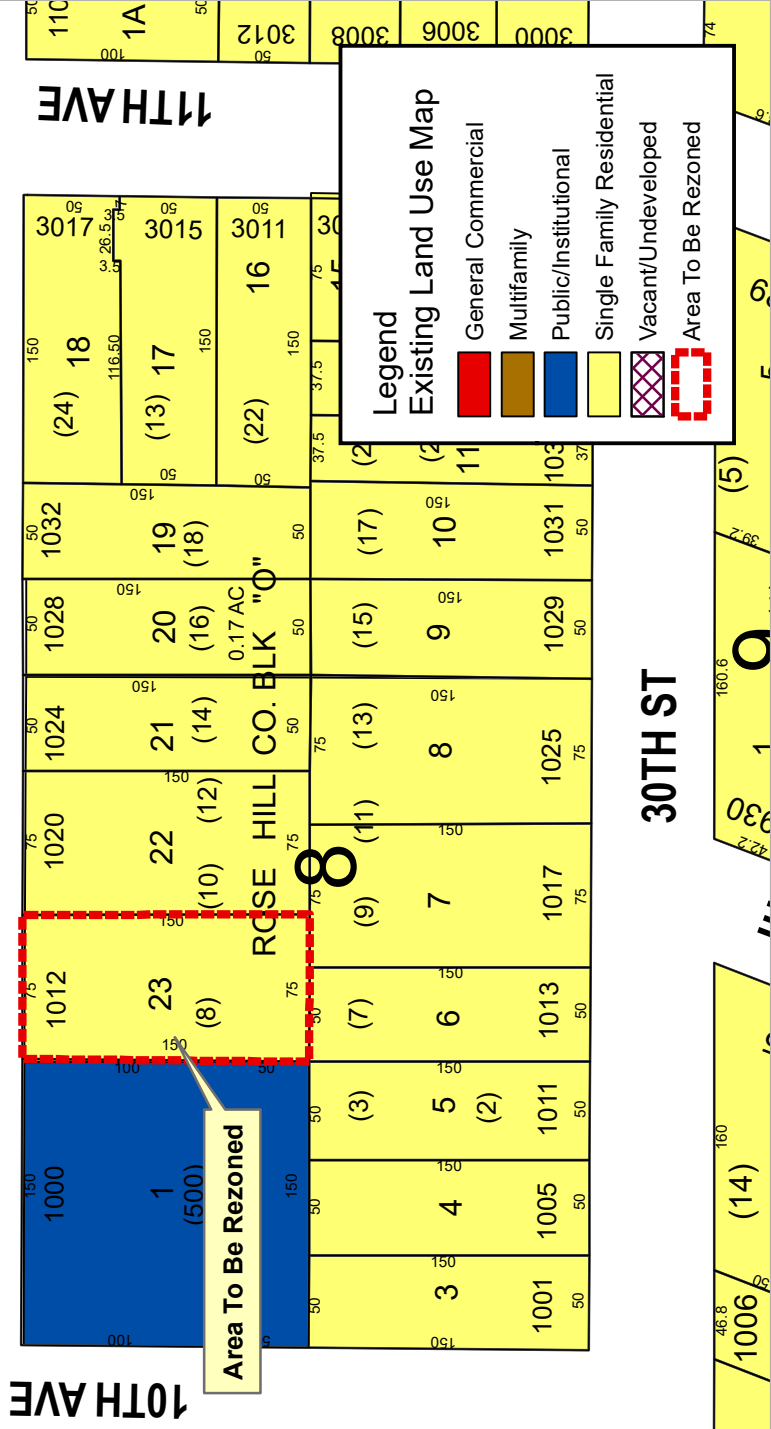
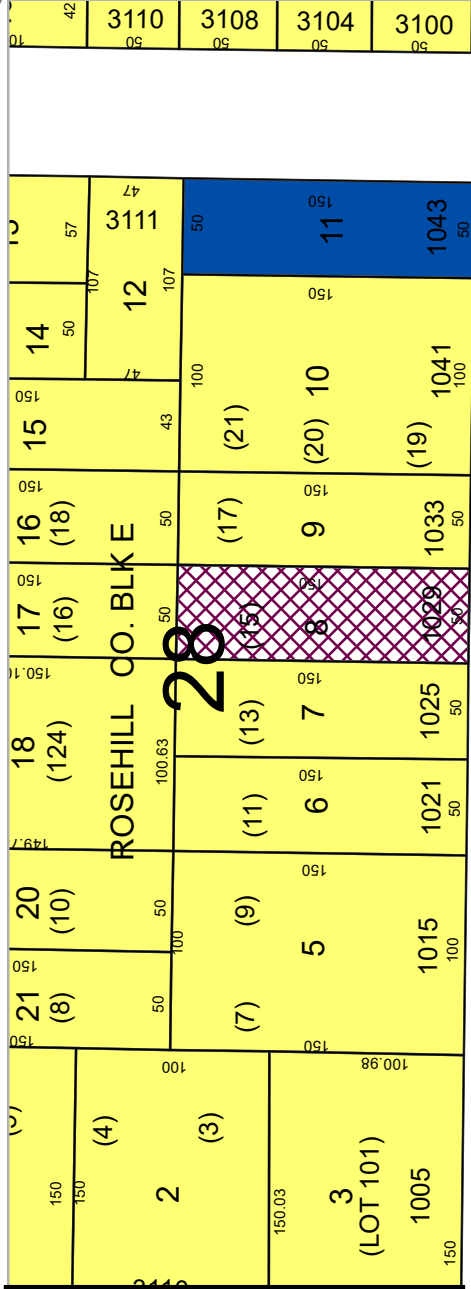
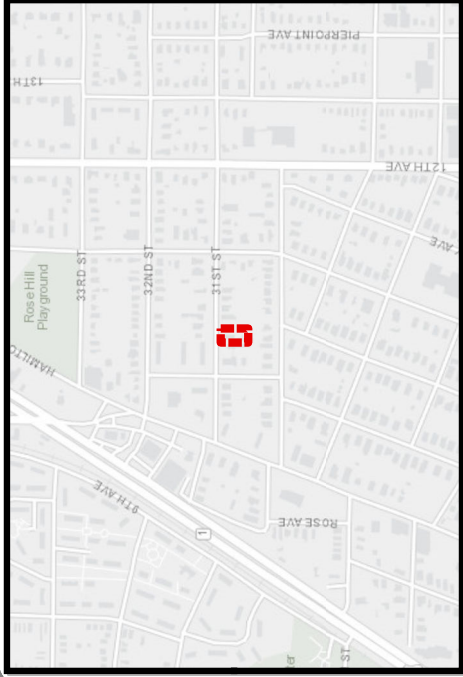
Prepared By Planning GIS Tech

1 inch = 100 feet

Data Source: IT/GIS

Author: DavidCooper





Legend

- Existing Land Use Map
- General Commercial
 - Multifamily
 - Public/Institutional
 - Single Family Residential
 - Vacant/Undeveloped
 - Area To Be Rezoned



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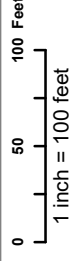
Date: 4/28/2025

Existing Land use Map for REZN 04 - 25 - 0678

Map 015 Block 008 Lot 023

Planning Department-Planning Division

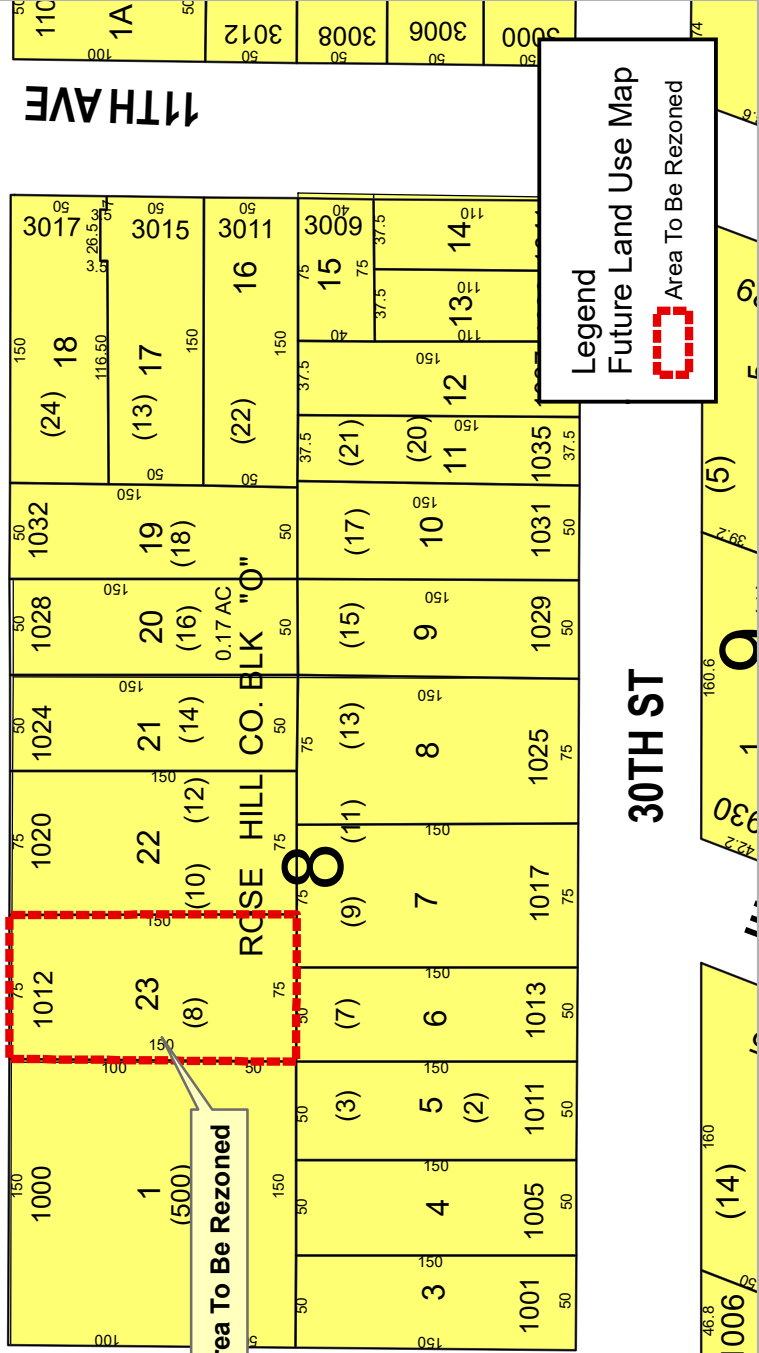
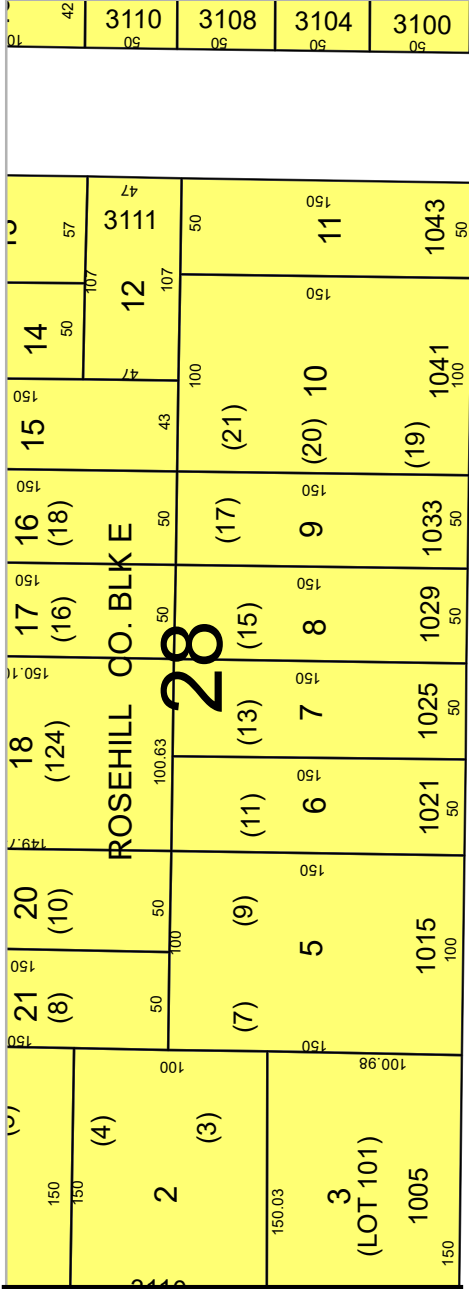
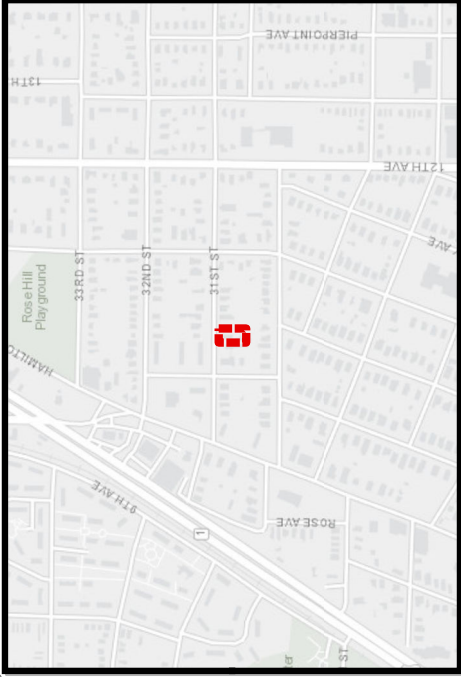
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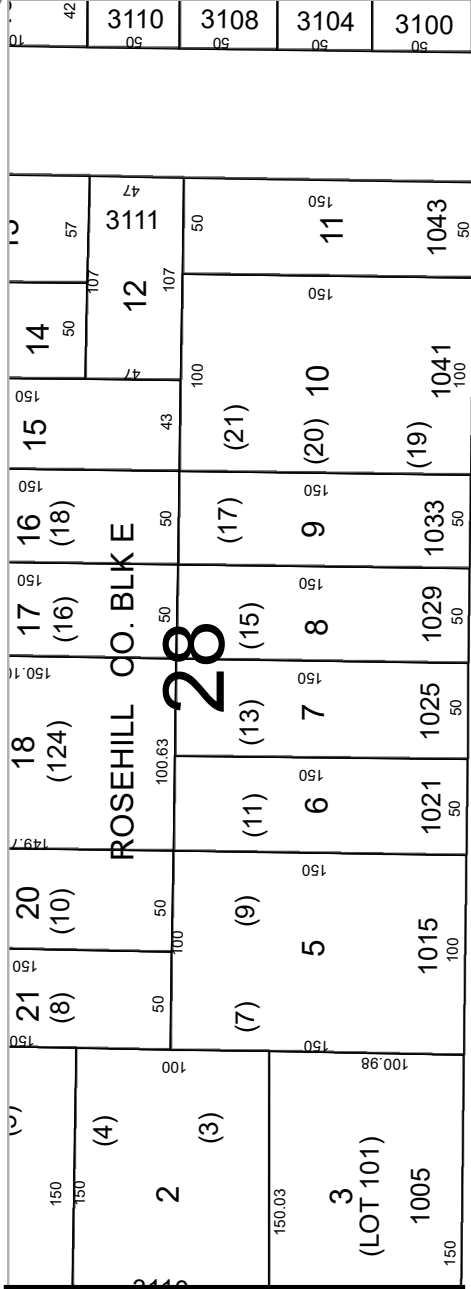
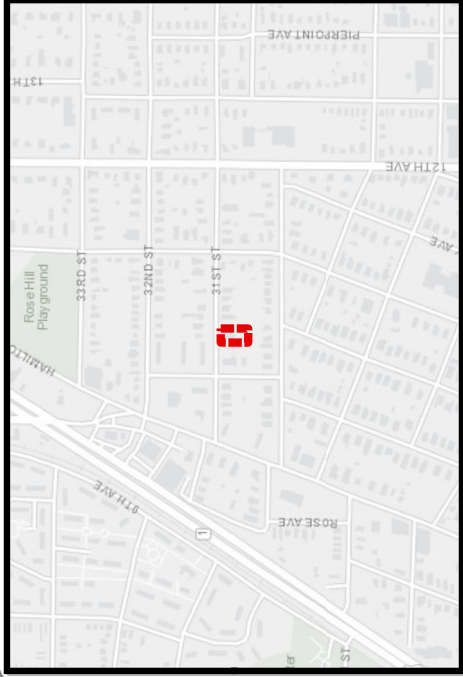


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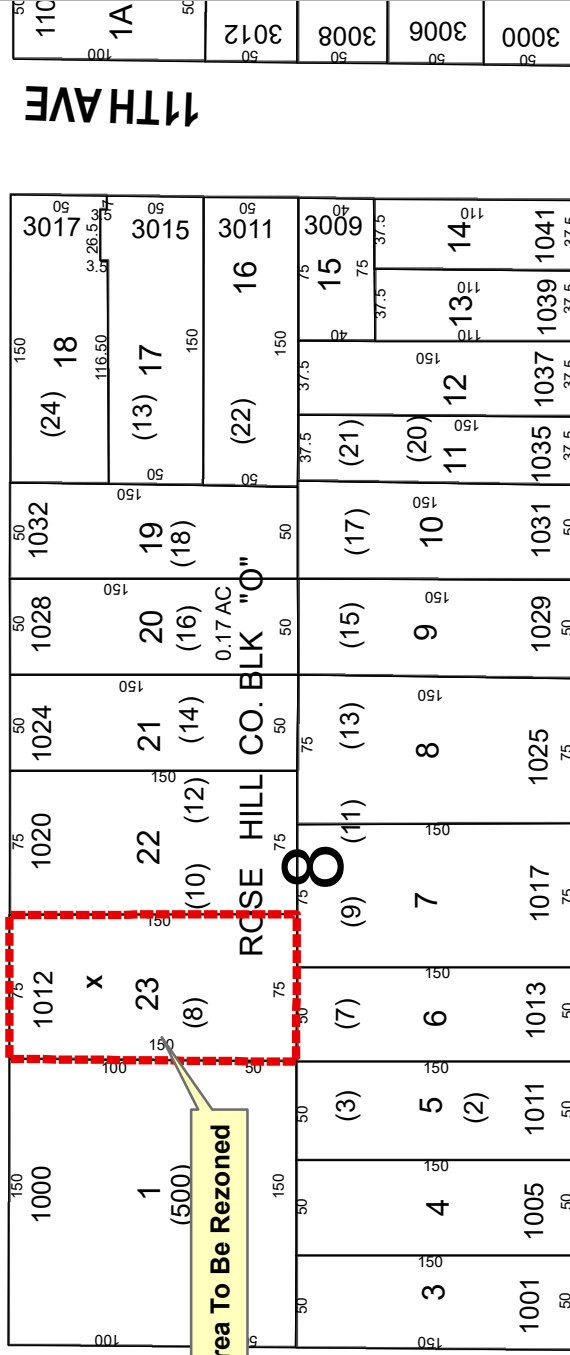
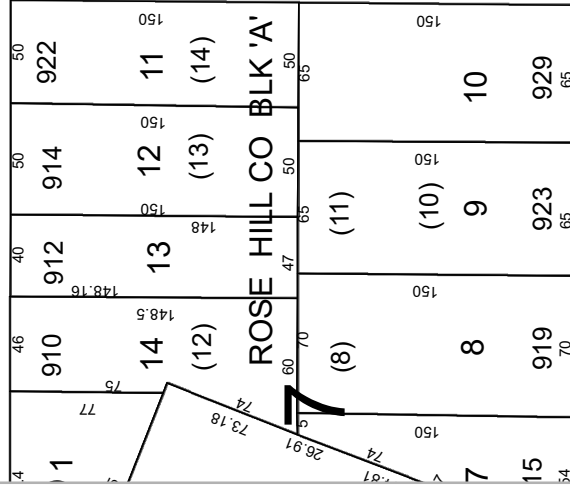






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Flood Hazard Map for REZN 04 - 25 - 0678

Map 015 Block 008 Lot 023

Planning Department-Planning Division

Prepared By Planning GIS Tech

1 inch = 100 feet

Data Source: IT/GIS

Author: DavidCooper

