

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-02-25-0266

Applicant:	Christian Briggs
Owner:	Christian Briggs
Location:	1046 33 rd Street
Parcel:	014-027-021
Acreage:	0.11 Acres
Current Zoning Classification:	Residential Multifamily – 2
Proposed Zoning Classification:	Residential Multifamily – 1
Proposed Conditions:	1. Minimum lot size of 4,500 square feet
Current Use of Property:	Multi 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.
Surrounding Zoning:	North	Residential Multifamily – 1 (RMF1)
	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:		Thirty Seven (37) 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 use for single family residential.
Attachments:		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Flood Map



3314	8	(10)	(17)	13
3308	9	(11)	(18)	12
10A	(12)	10	(19)	11
1111	1115	1117	1123	

33RD ST

0	1014	1018	1024	1026	1032	1036	1040	1042	1046	1054
1	30	29	28	27	26	25	24	23	21	20
2	(4)	(6)	(8)	(10)	(12)	(14)	(16)	(18)	(22)	(24)
3	(3)	(5)	(7)	(9)	(11)	(13)	(15)	(17)	(21)	(23)
4	9	10	11	12	13	14	15	16	17	18
5	1003	1009	1013	1017	1029	1033	1037	1045	1047	1051

1102	1108	1112	1114	1122	1128
1	16	15	14	13	12
(16)	(15)	(14)	(13)	(12)	(11)
(1)	(2)	(3)	(4)	(5)	(6)
1103	1113	1117	1123		

32ND ST

1002	1012	1016	1020	1028	1032	1036	1040	1044
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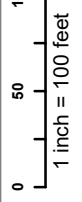
1100	1104	1108	1112	1116	1122
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Area To Be Rezoned



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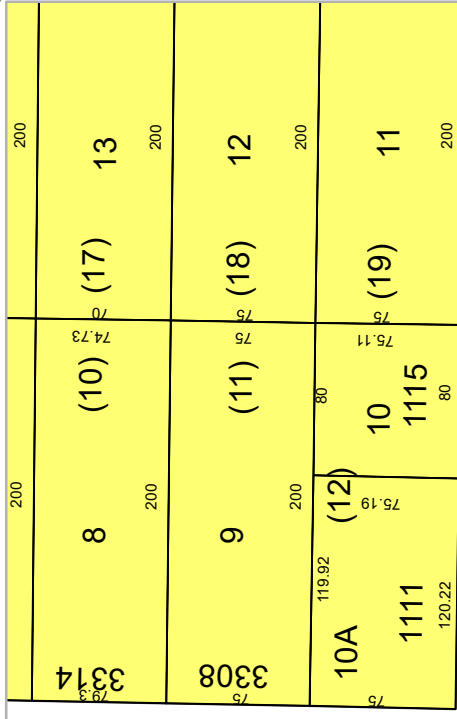
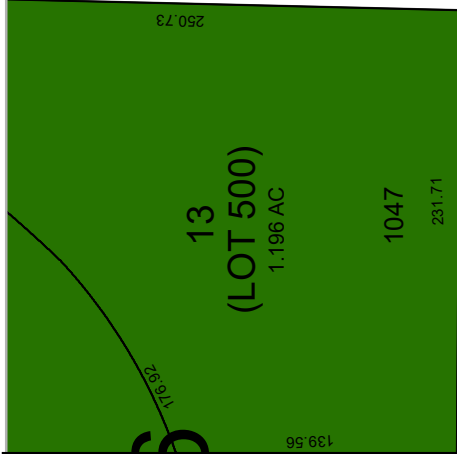
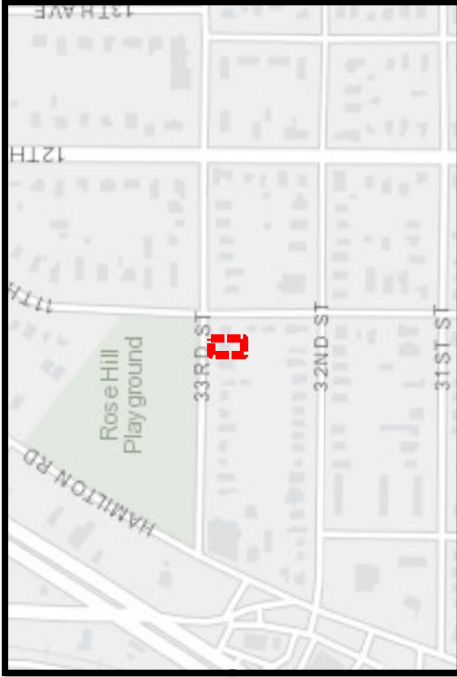
Location Map for REZN 02-25-0266
 Map 014 Block 027 Lot 021
 Planning Department-Planning Division
 Prepared By Planning GIS Tech



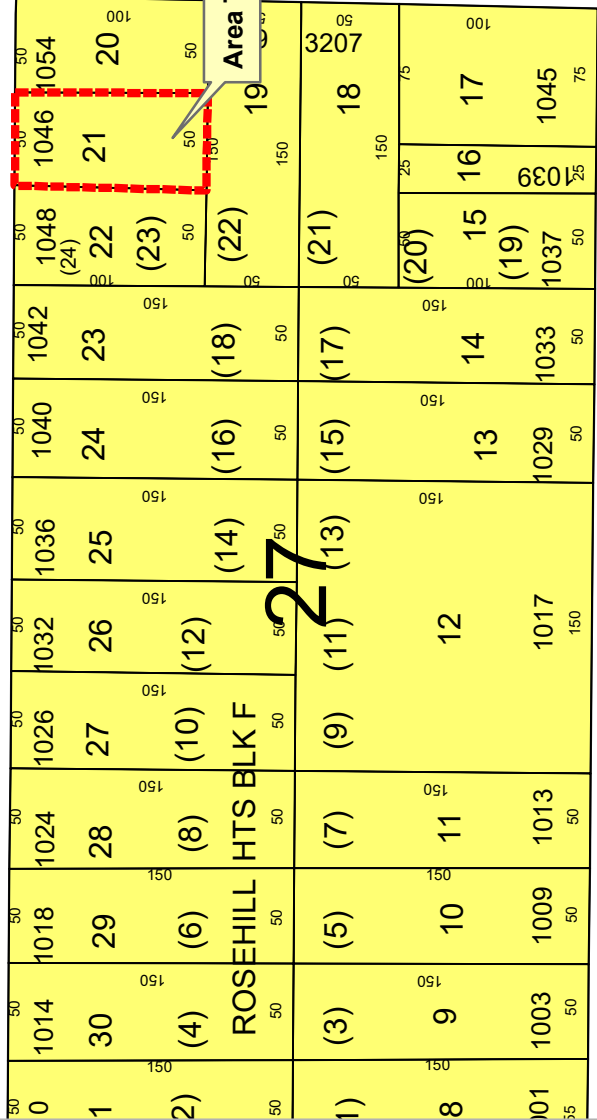
Data Source: IT/GIS
 Author: DavidCooper



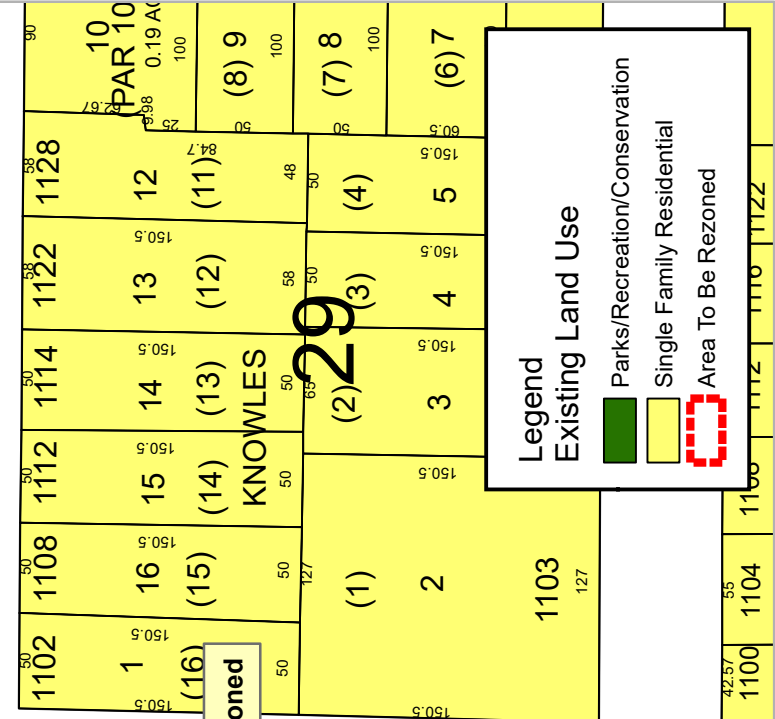
Date: 2/18/2025



33RD ST



32ND ST



Legend
Existing Land Use

- Parks/Recreation/Conservation
- Single Family Residential
- Area To Be Rezoned



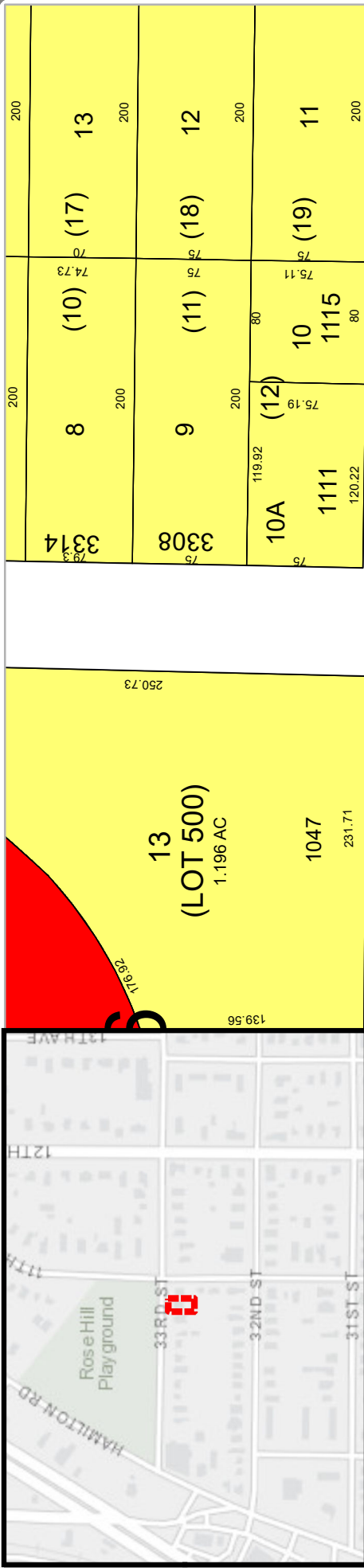
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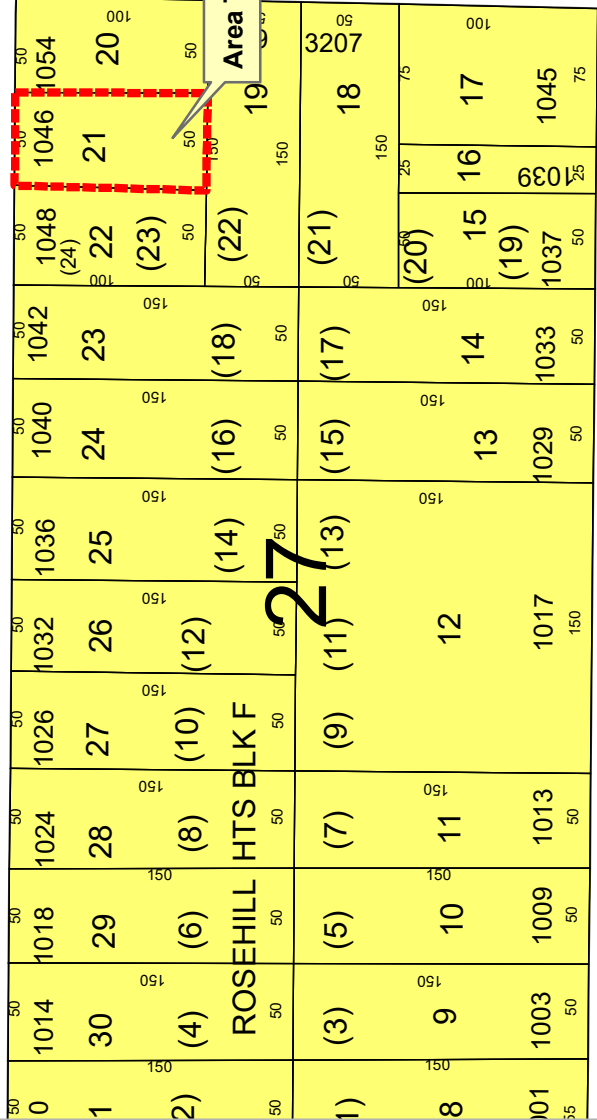
Existing Land Use Map for REZN 02-25-0266
 Map 014 Block 027 Lot 021
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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

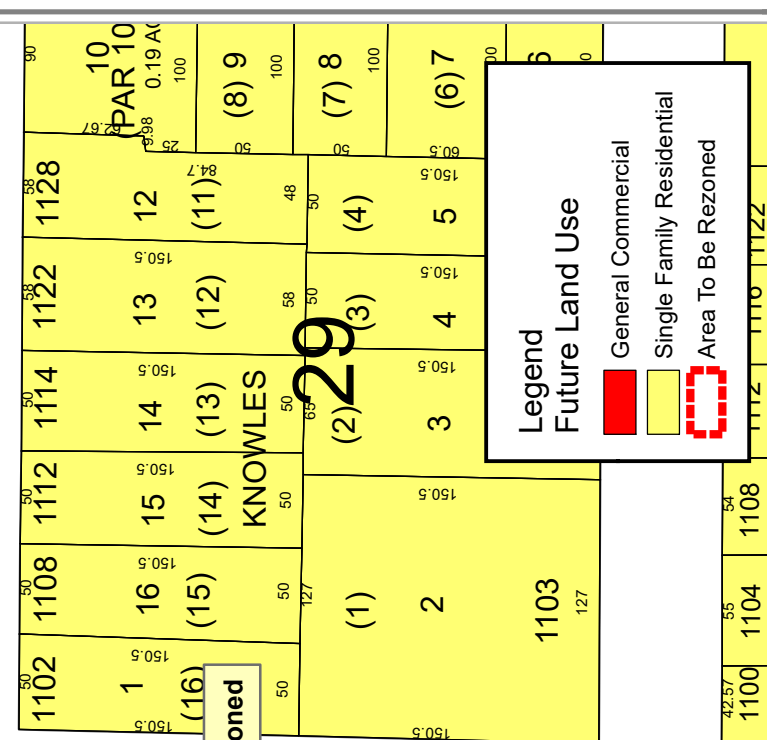




33RD ST



32ND ST



**Legend
Future Land Use**

- General Commercial
- Single Family Residential
- Area To Be Rezoned



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Future Land Use Map for REZN 02-25-0266
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 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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Flood Hazard Map for REZN 02-25-0266
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 Prepared By Planning GIS Tech

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 1 inch = 100 feet
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 Author: DavidCooper

