

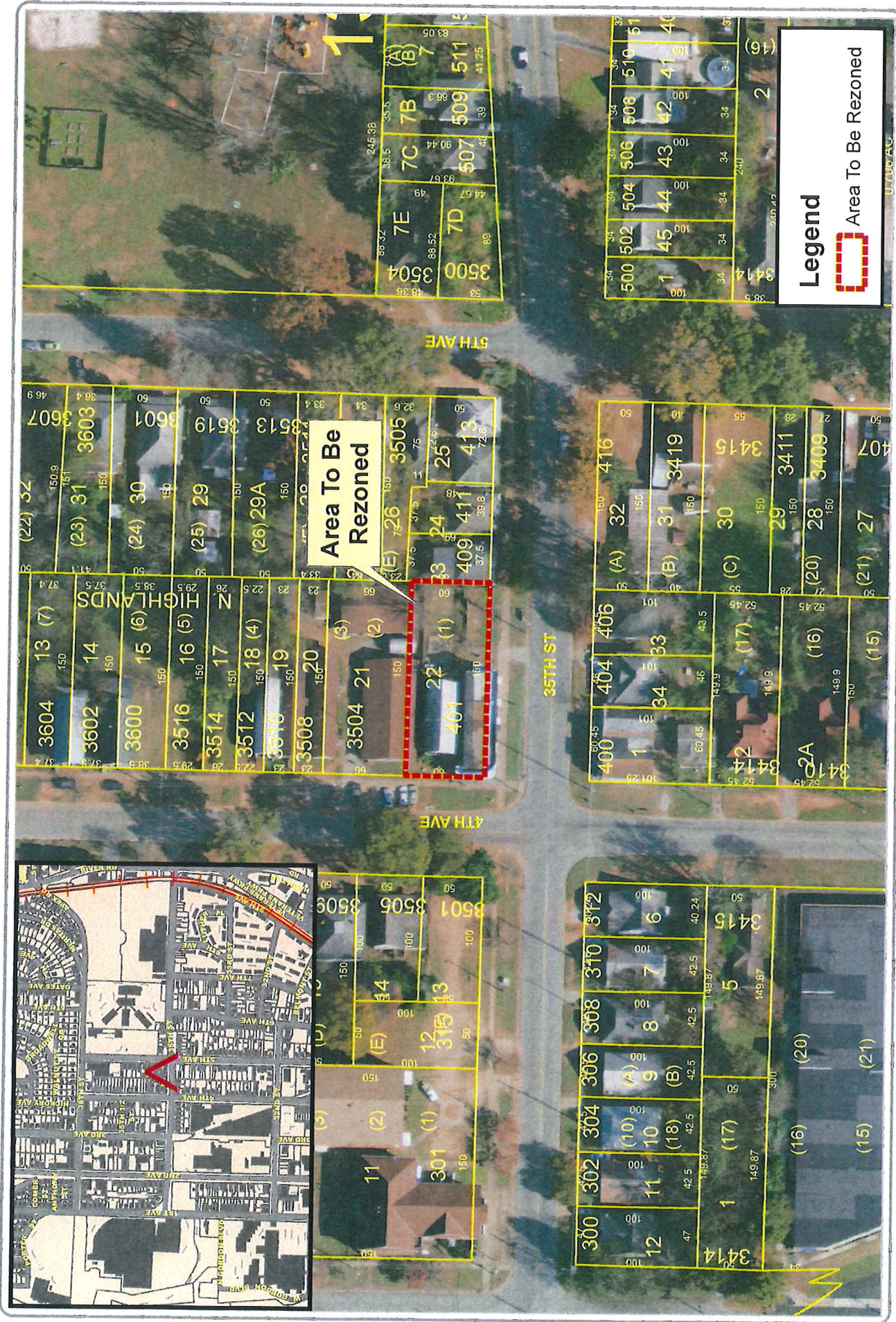
CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

### REZN-01-20-1016

<b>Applicant:</b>	NeighborWorks Columbus
<b>Owner:</b>	Same
<b>Location:</b>	401 35 <sup>th</sup> Street
<b>Parcel:</b>	014-014-022
<b>Acreage:</b>	0.21 Acres
<b>Current Zoning Classification:</b>	RO (Residential Office)
<b>Proposed Zoning Classification:</b>	RMF1 (Residential Multifamily 1)
<b>Current Use of Property:</b>	Commercial
<b>Proposed Use of Property:</b>	Residential
<b>Council District:</b>	District 8 (Garrett)
<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>	Consistent Planning Area F
<b>Current Land Use Designation:</b>	Single Family Residential

<b>Future Land Use Designation:</b>		Single Family Residential
<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 Impact:</b>		No traffic impact.
<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>	RMF1 (Residential Multifamily 1)
	<b>South</b>	RMF1 (Residential Multifamily 1)
	<b>East</b>	RMF1 (Residential Multifamily 1)
	<b>West</b>	RMF1 (Residential Multifamily 1)
<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>Seventy-five (75)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received <b>no</b> 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>		N/A
<b>Attachments:</b>		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Site Plan



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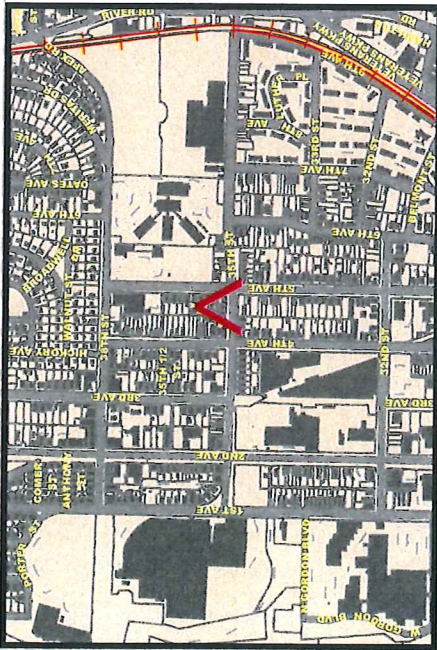


Date: 1/13/2020

Aerial Map for REZN 01-020-1016  
 Map 014 Block 014 Lot 022  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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





3501	3505	3509
11	(2)	(E) 14
301	(1)	12 13

3604	13 (7)	3607
3602	14	(23) 31 3603
3600	15 (6)	(24) 30
3516	16 (5)	(25) 29
3514	17	(26) 29A
3512	18 (4)	3513
3510	19	3513
3508	20	3513
3504	21 (3)	3505
401	22 (1)	(E) 26 3505
		23 24 25
		409 411 413

Area To Be Rezoned

5TH AVE

4TH AVE

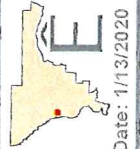
35TH ST

300	302	304	306	308	310	312
12	11	(10) 10	(A) 9	8	7	6
3414	1	(17) 5	(B) 42.5	42.5	42.5	40.24
		(16) (20)				
		(15) (21)				

400	404	406	(A) 32	416
1	34	33	(B) 31	3419
2			(C) 30	3415
2A			29	3411
3410			(20) 28	3409
			(21) 27	407

**Legend**

Area To Be Rezoned



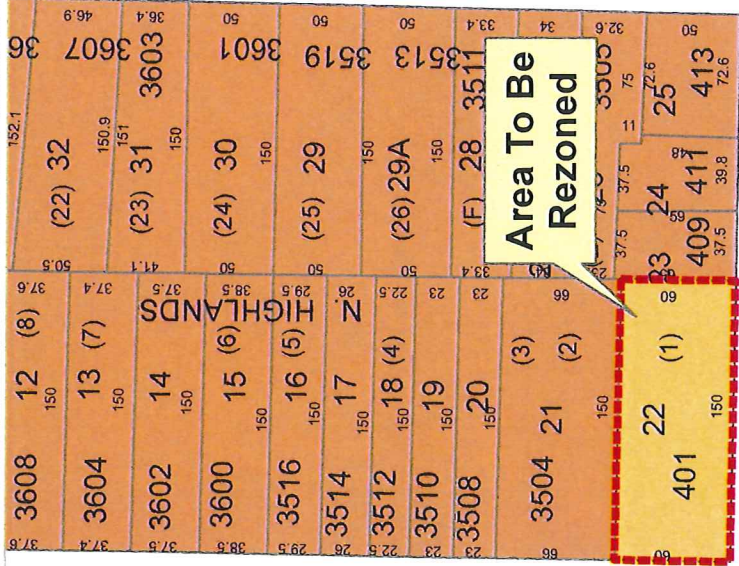
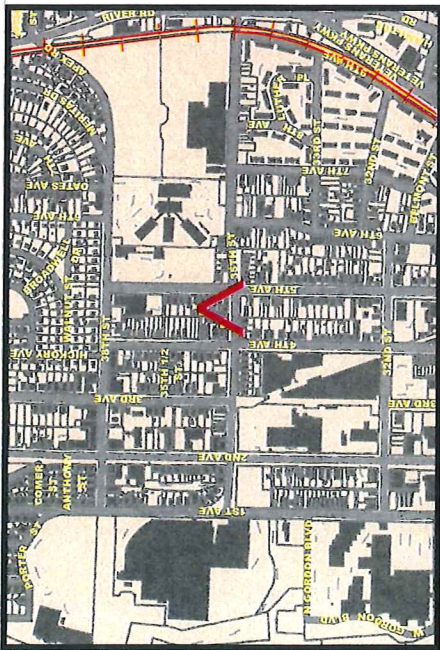
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Location Map for REZN 01-020-1016  
 Map 014 Block 014 Lot 022  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

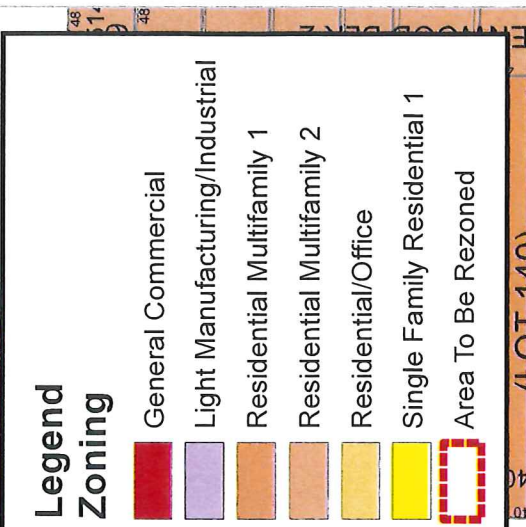
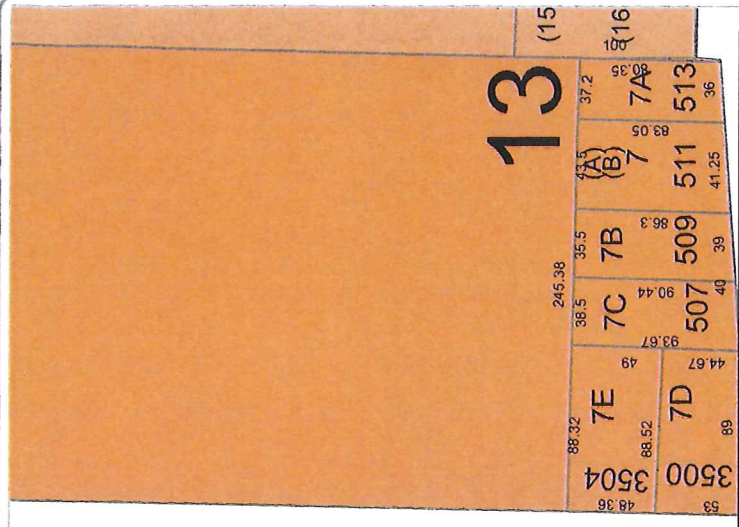
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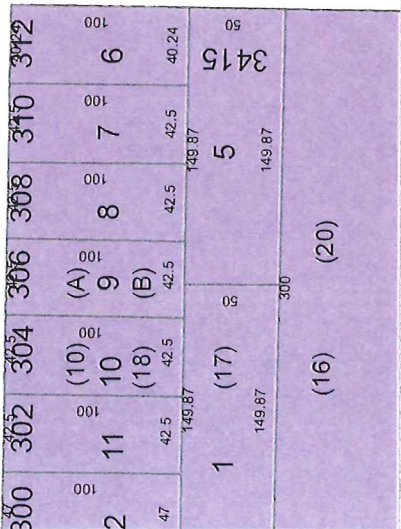
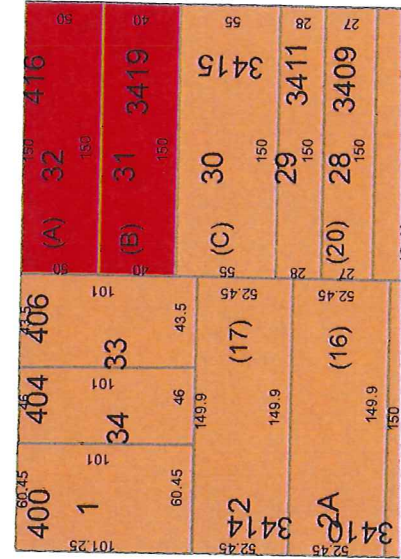
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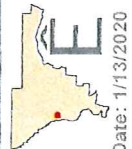
**Area To Be Rezoned**



**Legend  
Zoning**



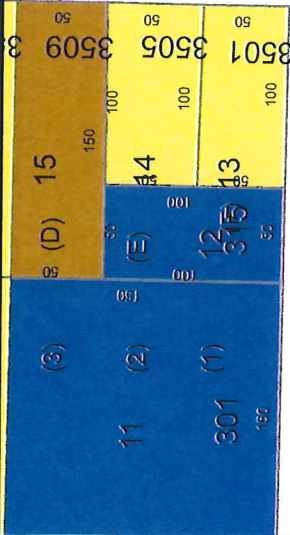
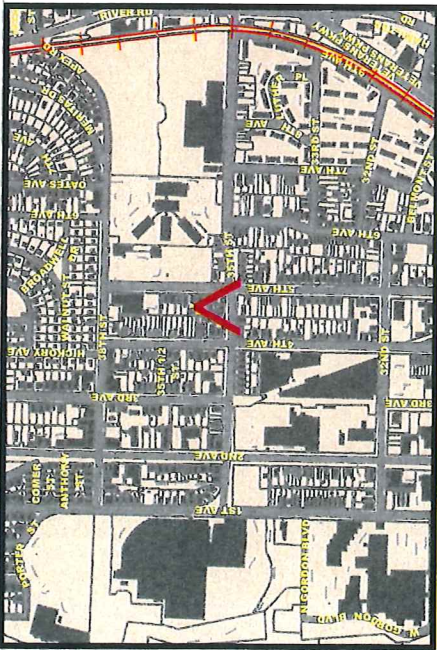
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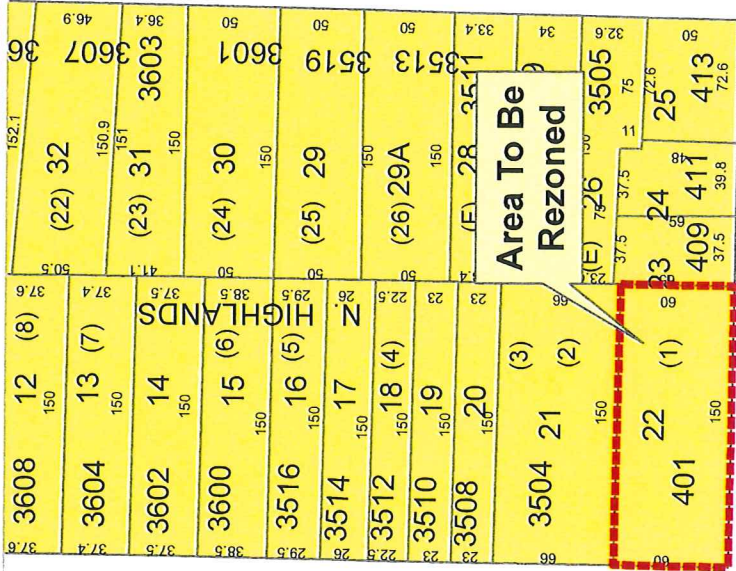
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Zoning Map for REZN 01-020-1016  
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4TH AVE

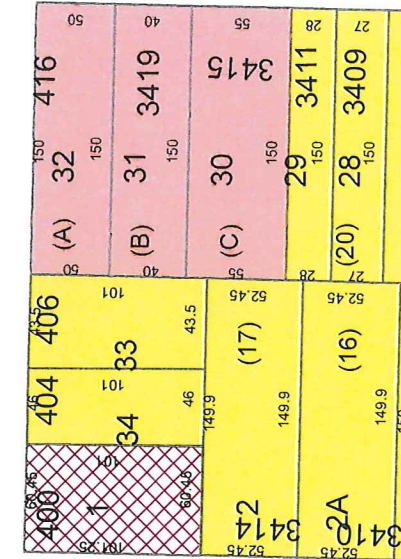
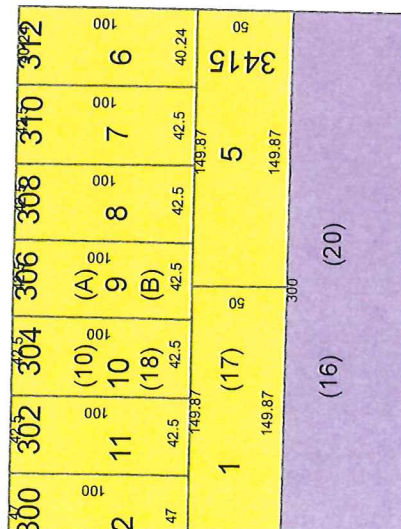


35TH ST

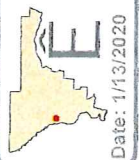
### Legend

**Existing Land Use**

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



35TH ST



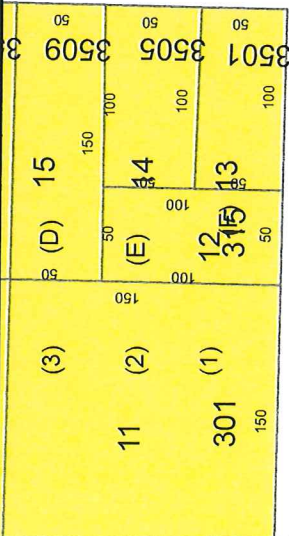
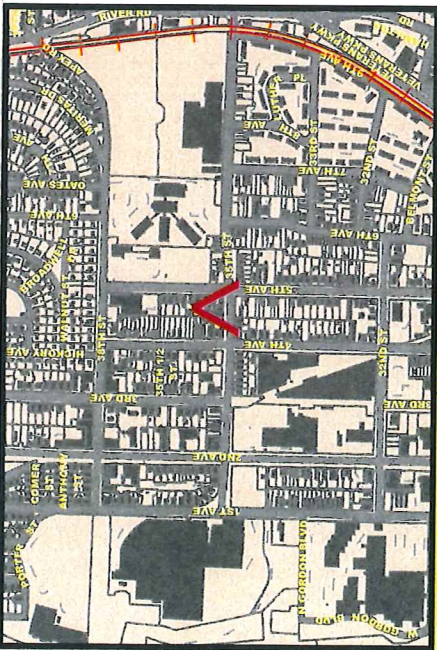
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Existing Land Use Map for REZN 01-020-1016  
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 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

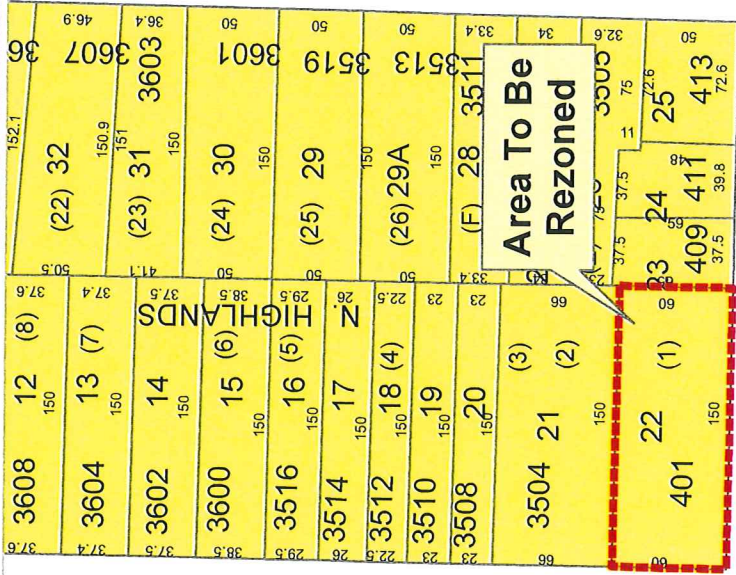
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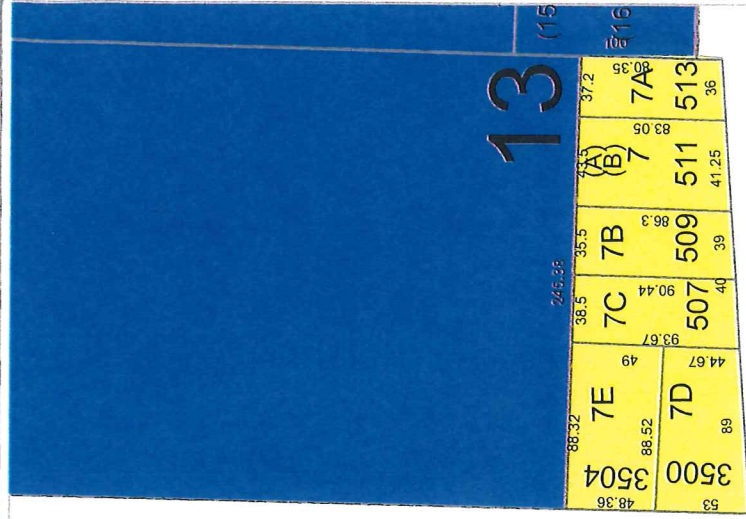


4TH AVE

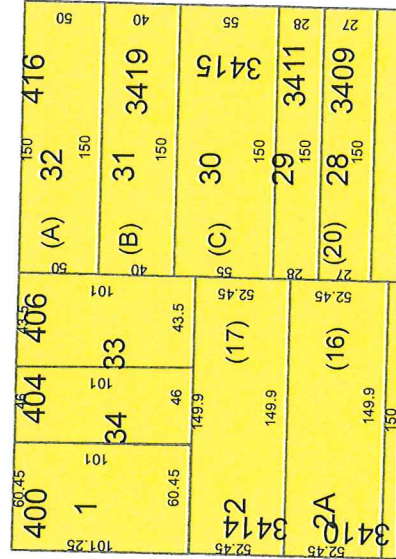


Area To Be Rezoned

5TH AVE



35TH ST



Legend

Future Land Use

- Public/Institutional
- Single Family Residential
- Transportation/Communication/Utility
- Area To Be Rezoned



Data Source: IT/GIS  
Author: DavidCooper

Future Land Use Map for REZN 01-020-1016  
Map 014 Block 014 Lot 022  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

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Payment Pending for Release

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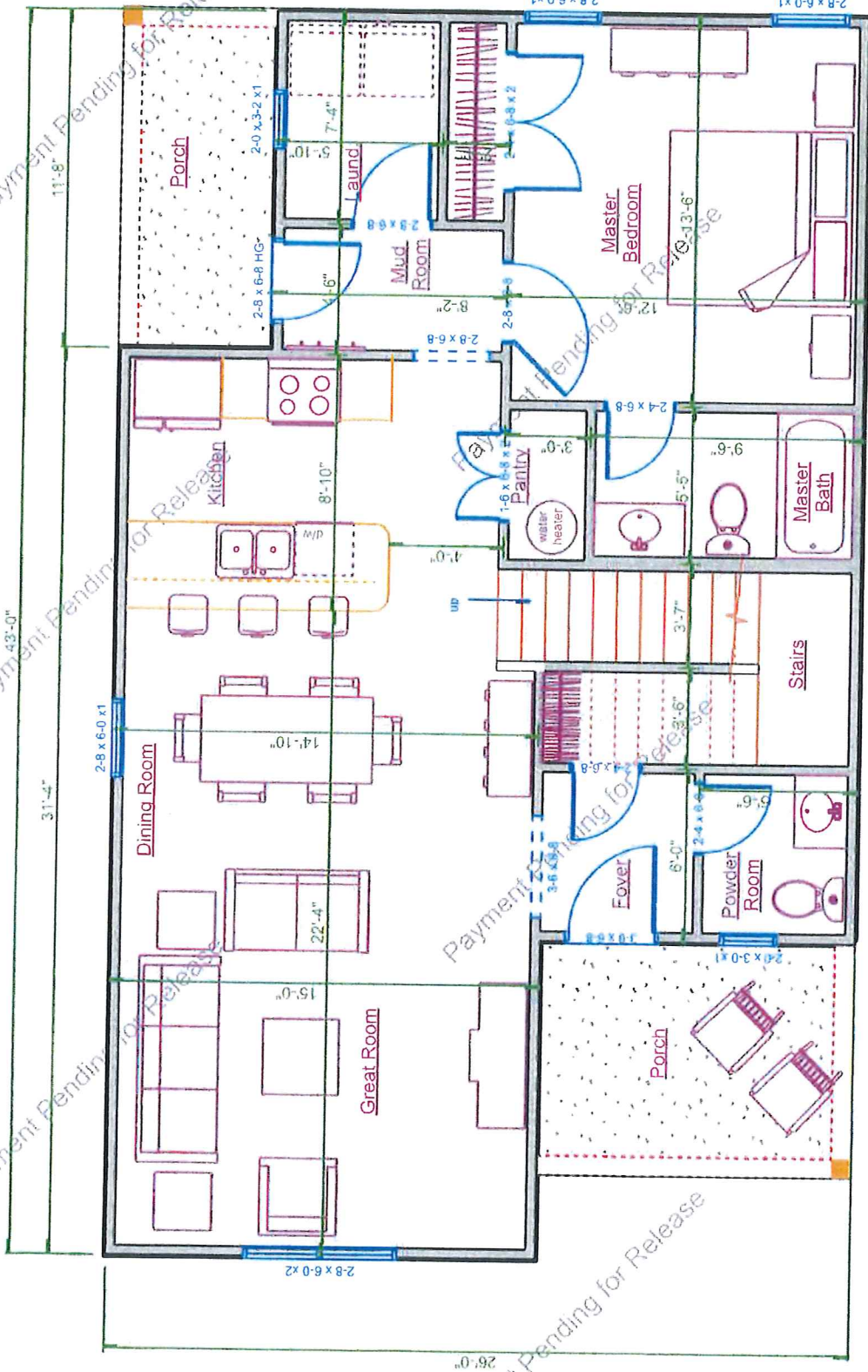
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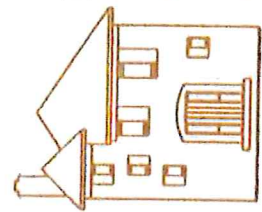
Payment Pending for Release

Payment Pending for Release

Payment Pending for Release



AREA SCHEDULE	NAME	AREA
Heated		946.3 sq. ft.



Jeff Ribnik  
 Architect  
 706  
 321  
 1950  
[www.jefribnik.com](http://www.jefribnik.com)

Fortson, Ga.  
 Earth  
 Wood  
 Studio  
[www.earthwooddrive.blogspot.com](http://www.earthwooddrive.blogspot.com)

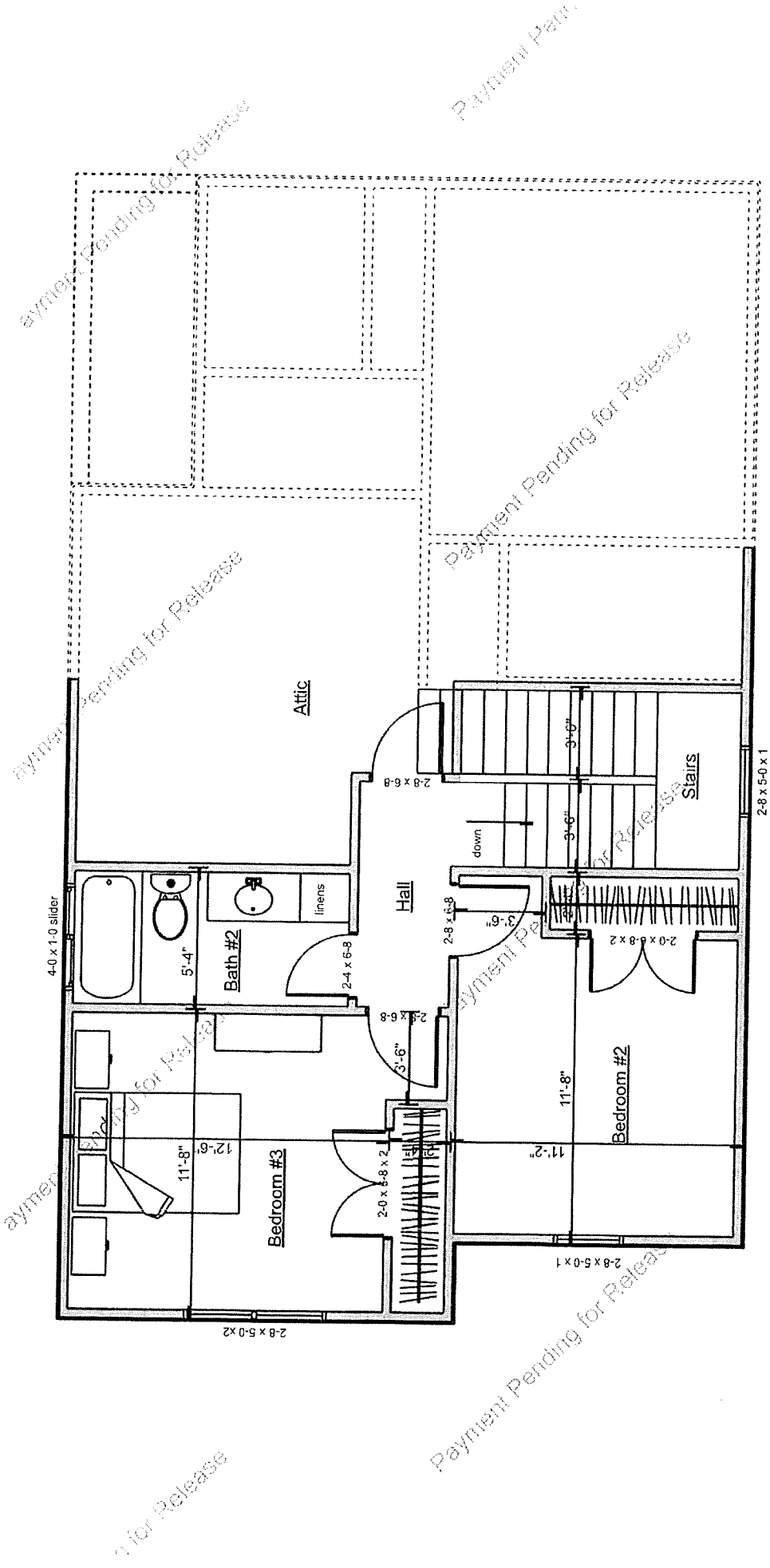
Preliminary Design

4th Avenue Project Columbus, Ga.

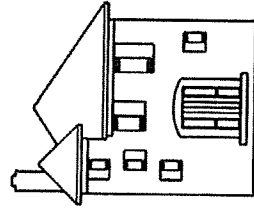
1 for Release

1 for Release





AREA SCHEDULE	NAME	AREA
	Heated	438.8 sq ft



Fortson, Ga.  
**Earth Wood Studio**

Jeff Ribnik  
 706 •  
 321 •  
 Architect 1950

www.earthwooddrive.blogspot.com

www.jeffribnik.com

Preliminary Design

4th Avenue Project Columbus, Ga.



North Highlands Neighborhood Redevelopment

Neighborworks

Jeff Ribnik Architect

706-321-1950

Property Location:

401 35th Street Columbus Georgia 31904

Parcel ID Number:

014 014 022



North Highlands Neighborhood Redevelopment

Neighborworks      Jeff Ribnik Architect      706-321-1950

Property Location:

401 35th Street, Columbus, Georgia 31904

Parcel ID Number:

014 014 022