

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

**REZN-04-26-0738**

**Applicant:** Columbus Housing Initiative, Inc dba NeighborWorks  
Columbus

**Owner:** Columbus Housing Initiative, Inc dba NeighborWorks  
Columbus

**Location:** 5227 13th Avenue

**Parcel:** 033-011-008

**Acreage:** 0.17 Acres

**Current Zoning Classification:** General Commercial

**Proposed Zoning Classification:** Residential Multifamily – 1

**Current Use of Property:** Vacant

**Proposed Use of Property:** Single Family Residential

**Council District:** District 8

**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 F

<b>Current Land Use Designation:</b>		Vacant
<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 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>	Light Manufacturing/ Industrial (LMI)
	<b>South</b>	General Commercial
	<b>East</b>	General Commercial
	<b>West</b>	General Commercial
<b>Reasonableness of Request:</b>		The request is compatible with existing land uses.
<b>School Impact:</b>		N/A
<b>Buffer Requirement:</b>		The site shall include a Category A buffer along all property lines bordered by the LMI/GC zoning district. The 3 options under Category A are:  1) 5 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.  2) 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.  3) 20 feet undisturbed natural buffer.
<b>Attitude of Property Owners:</b>		<b>Twenty Five</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.

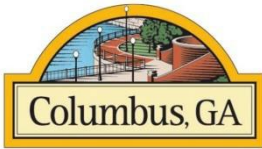
**Approval** 0 Responses  
**Opposition** 0 Responses

**Additional Information:**

Proposal to develop as single family residential

**Attachments:**

Aerial Land Use Map  
Location Map  
Zoning Map  
Existing Land Use Map  
Future Land Use Map  
Flood Map  
Site Plan



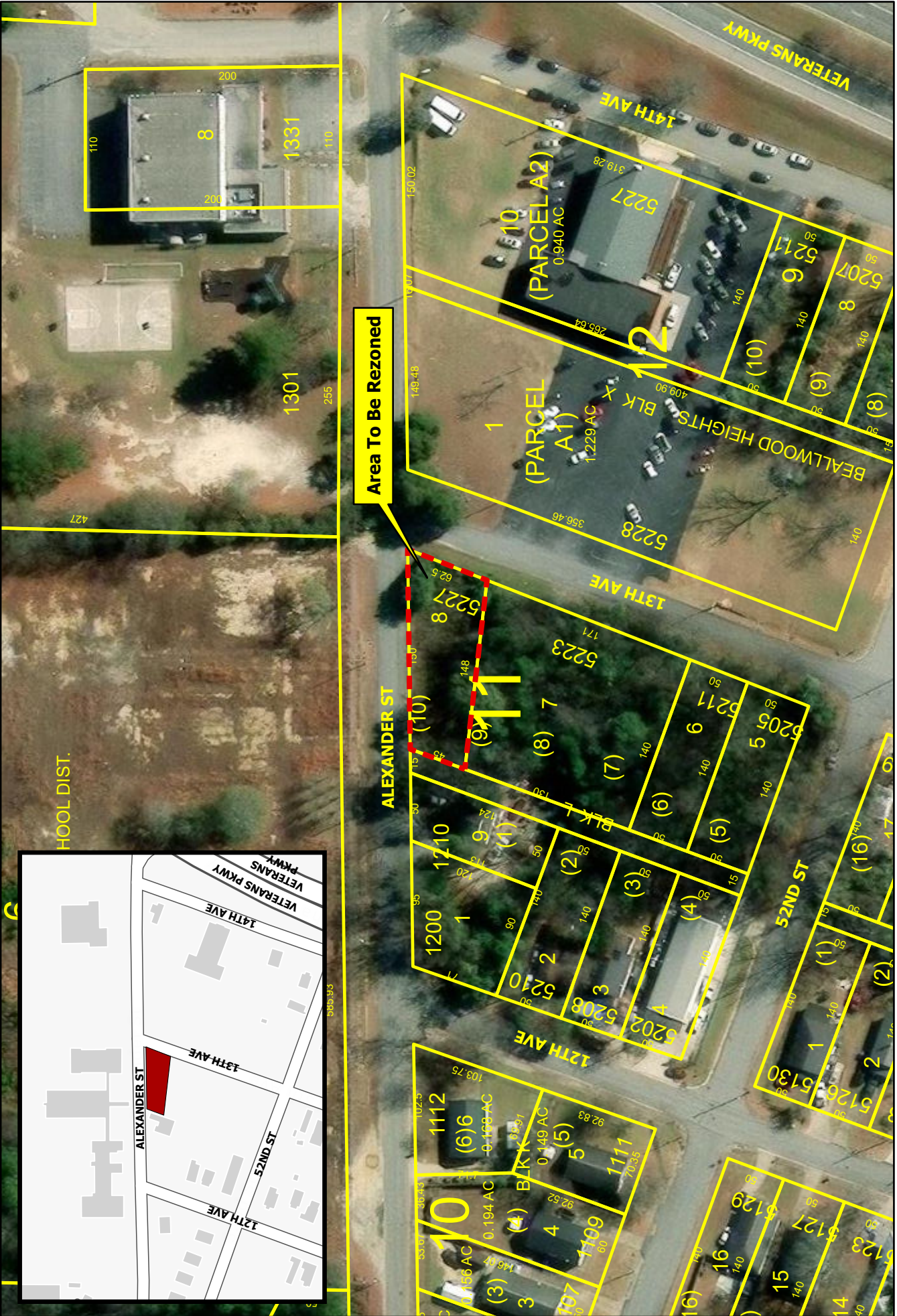
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PLANNING DEPARTMENT

## PLANNING ADVISORY COMMISSION STAFF REPORT

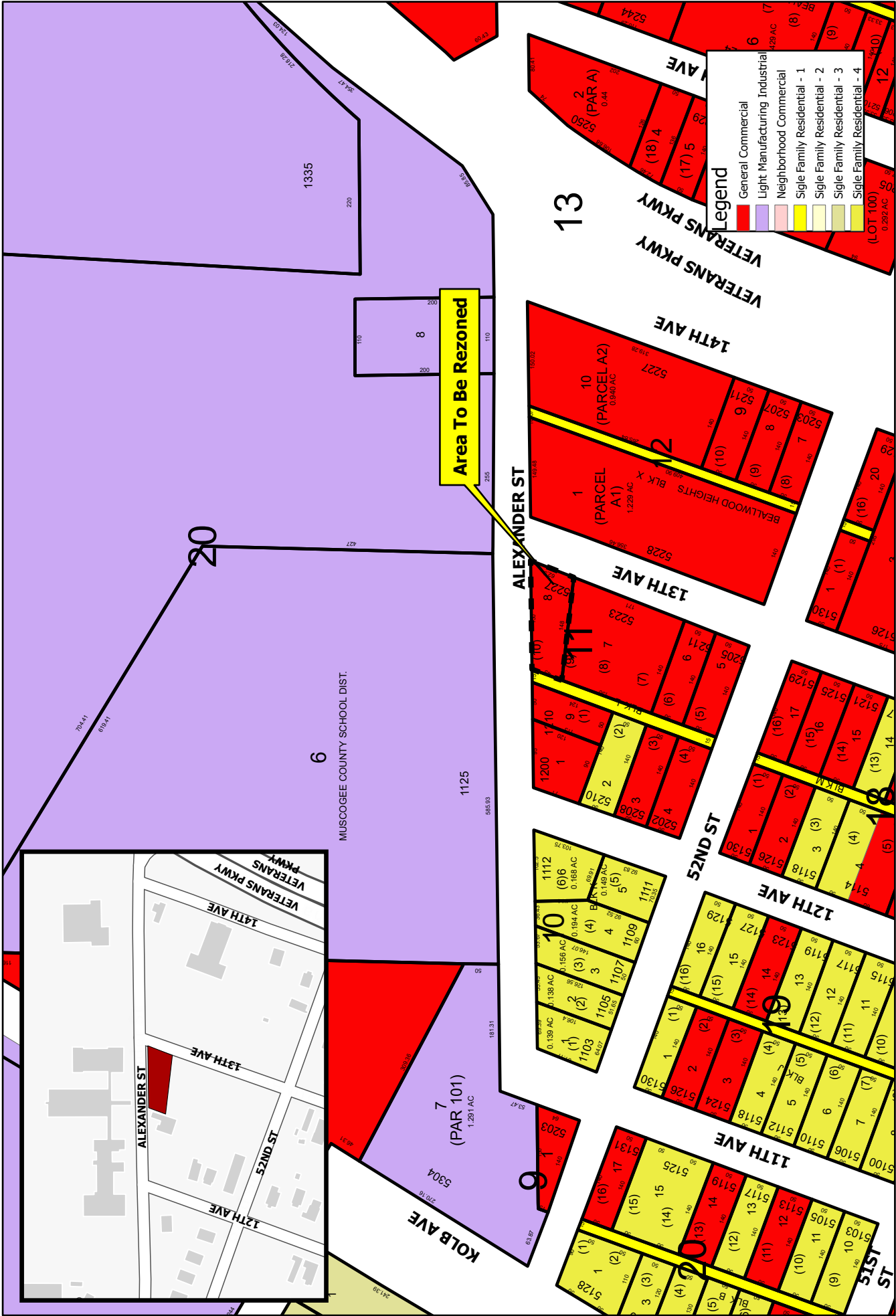
**REZN-04-26-0738**

<b>Applicant:</b>	Columbus Housing Initiative, Inc dba NeighborWorks Columbus
<b>Owner:</b>	Columbus Housing Initiative, Inc dba NeighborWorks Columbus
<b>Location:</b>	5227 13th Avenue
<b>Parcel:</b>	033-011-008
<b>Acreage:</b>	0.17 Acres
<b>Current Zoning Classification:</b>	General Commercial
<b>Proposed Zoning Classification:</b>	Residential Multifamily – 1
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Single Family Residential
<b>General Land Use:</b>	Consistent Planning Area F
<b>Current Land Use Designation:</b>	Vacant
<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 Engineering:</b>		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
<b>School Impact:</b>		N/A
<b>Buffer Requirement:</b>		The site shall include a Category A buffer along all property lines bordered by the LMI zoning district. The 3 options under Category A are: <ul style="list-style-type: none"> <li>1) 5 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.</li> <li>2) 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.</li> <li>3) 20 feet undisturbed natural buffer.</li> </ul>
<b>Fort Moore's Recommendation:</b>		N/A
<b>DRI Recommendation:</b>		N/A
<b>Surrounding Zoning:</b>	<b>North</b> <b>South</b> <b>East</b> <b>West</b>	Light Manufacturing/ Industrial (LMI) General Commercial General Commercial General Commercial
<b>Attitude of Property Owners:</b>		<b>Twenty Five</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>Opposition</b>	<b>0</b> Responses <b>0</b> Responses
<b>Additional Information:</b>		Develop single family residence
<b>Attachments:</b>		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Flood Map Site Plan





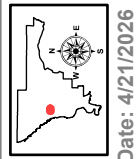


0 50 100 200 US Feet

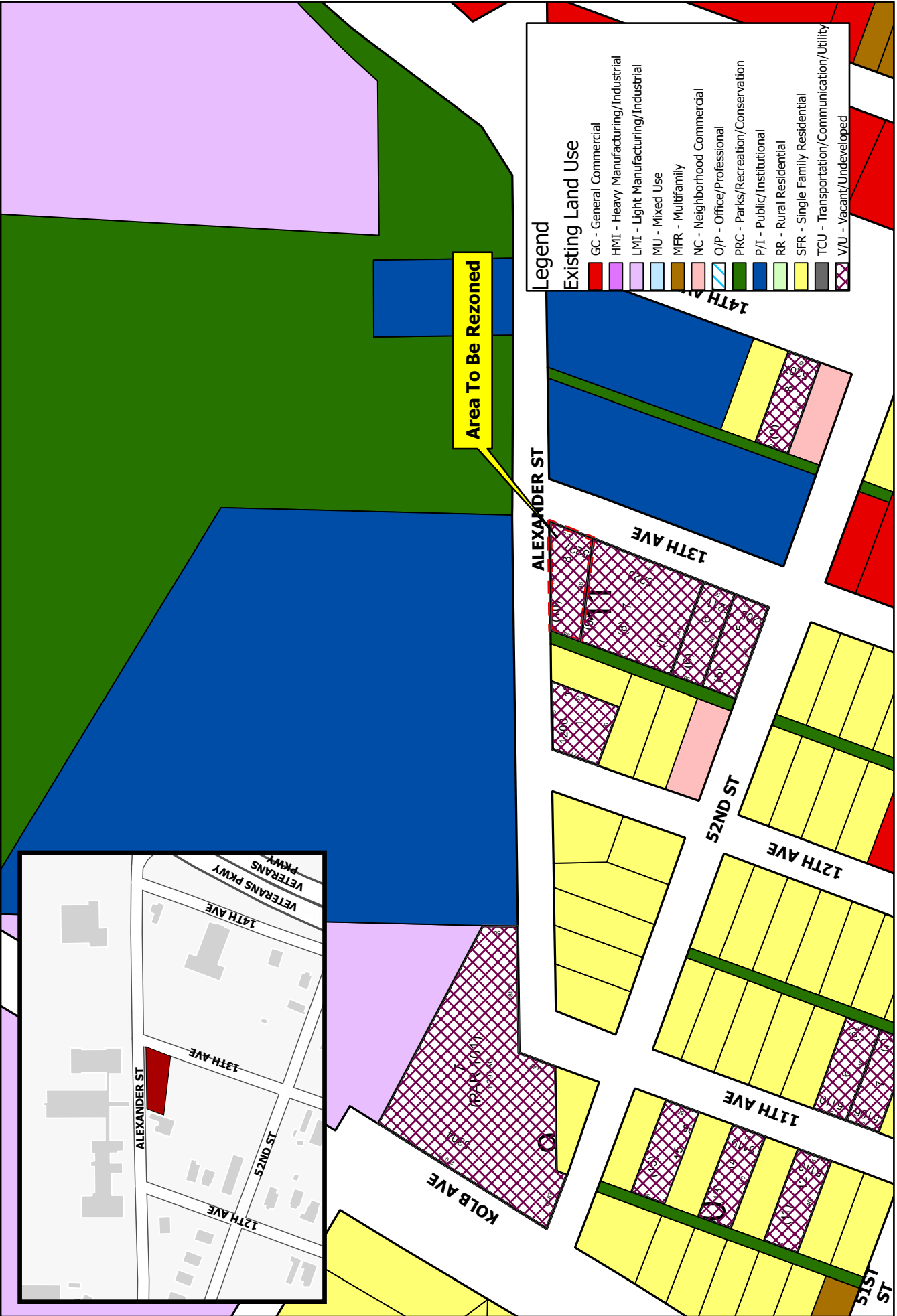
Data Source: IT/GIS  
Author:

Zoning Land Use Map for REZN 04 - 26 - 0738  
Map 033 Block 011 Lot 008  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

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Date: 4/21/2026

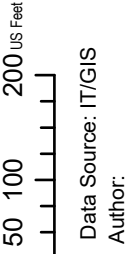
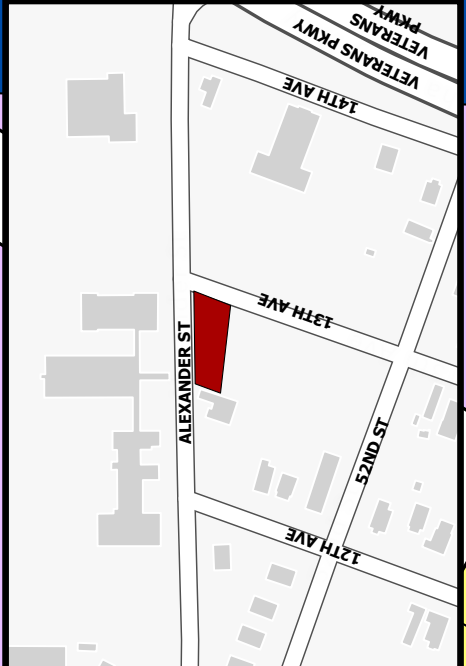


Area To Be Rezoned

**Legend**

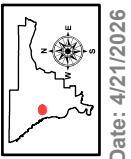
**Existing Land Use**

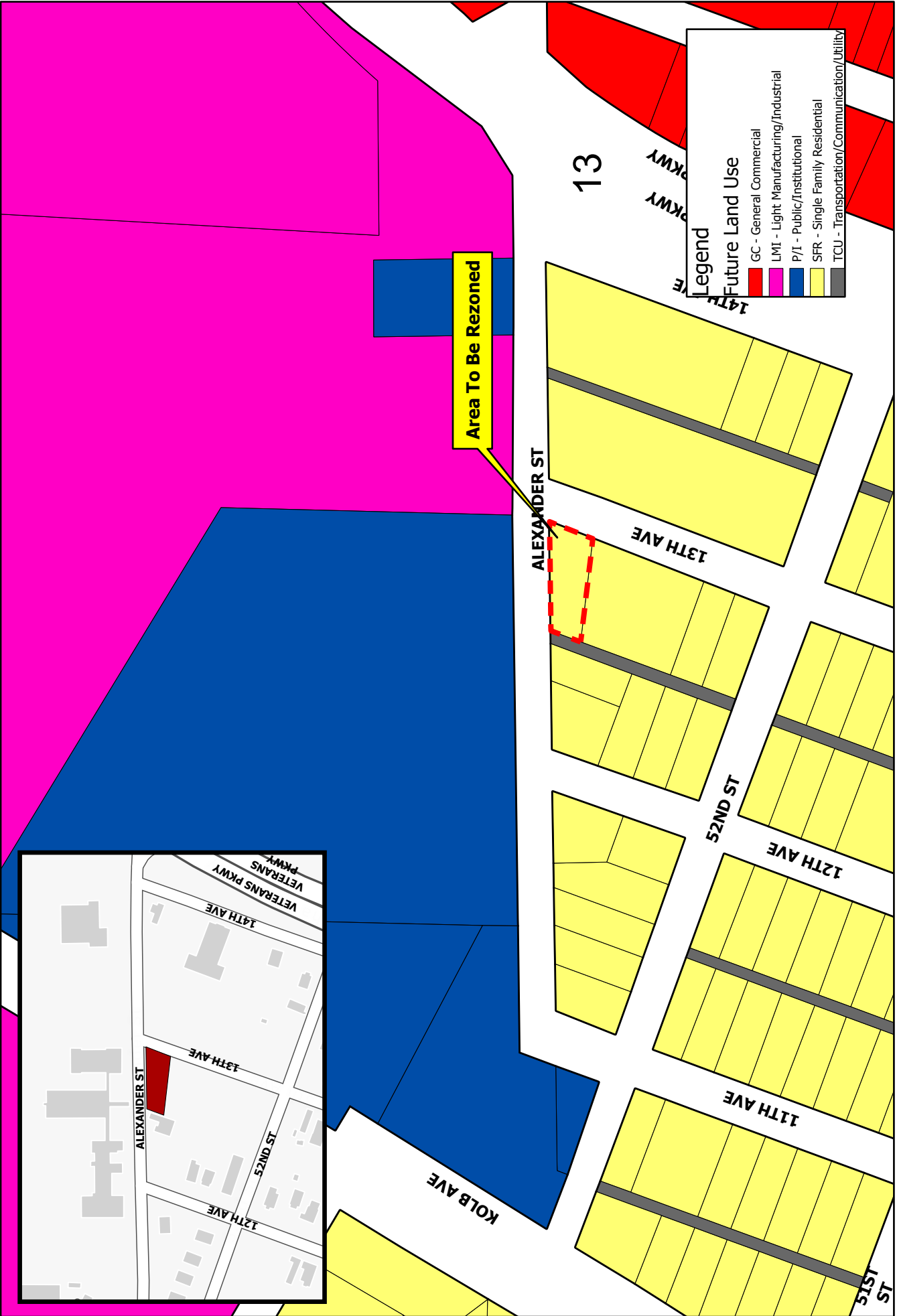
GC - General Commercial	RR - Rural Residential
HMT - Heavy Manufacturing/Industrial	SFR - Single Family Residential
LMT - Light Manufacturing/Industrial	TCU - Transportation/Communication/Utility
MU - Mixed Use	V/U - Vacant/Undeveloped
MFR - Multifamily	
NC - Neighborhood Commercial	
O/P - Office/Professional	
PRC - Parks/Recreation/Conservation	
P/I - Public/Institutional	



Existing Land Use Map for REZN 04 - 26 - 0738  
Map 033 Block 011 Lot 008  
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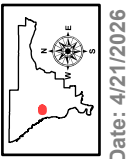




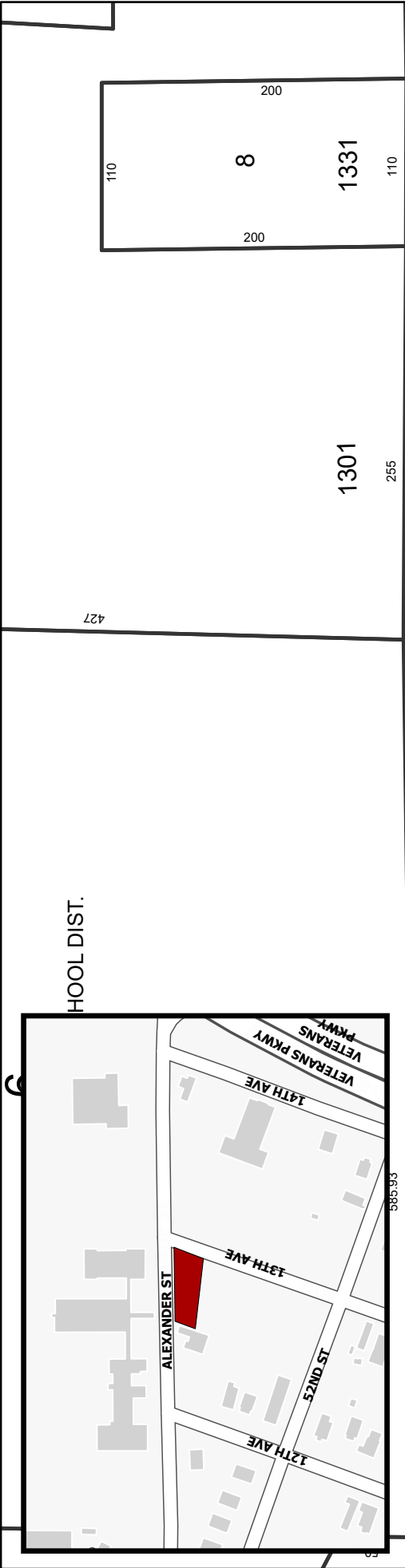
0 50 100 200 US Feet  
 Data Source: IT/GIS  
 Author:

Future Land Use Map for REZN 04 - 26 - 0738  
 Map 033 Block 011 Lot 008  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

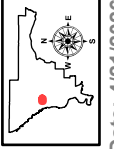
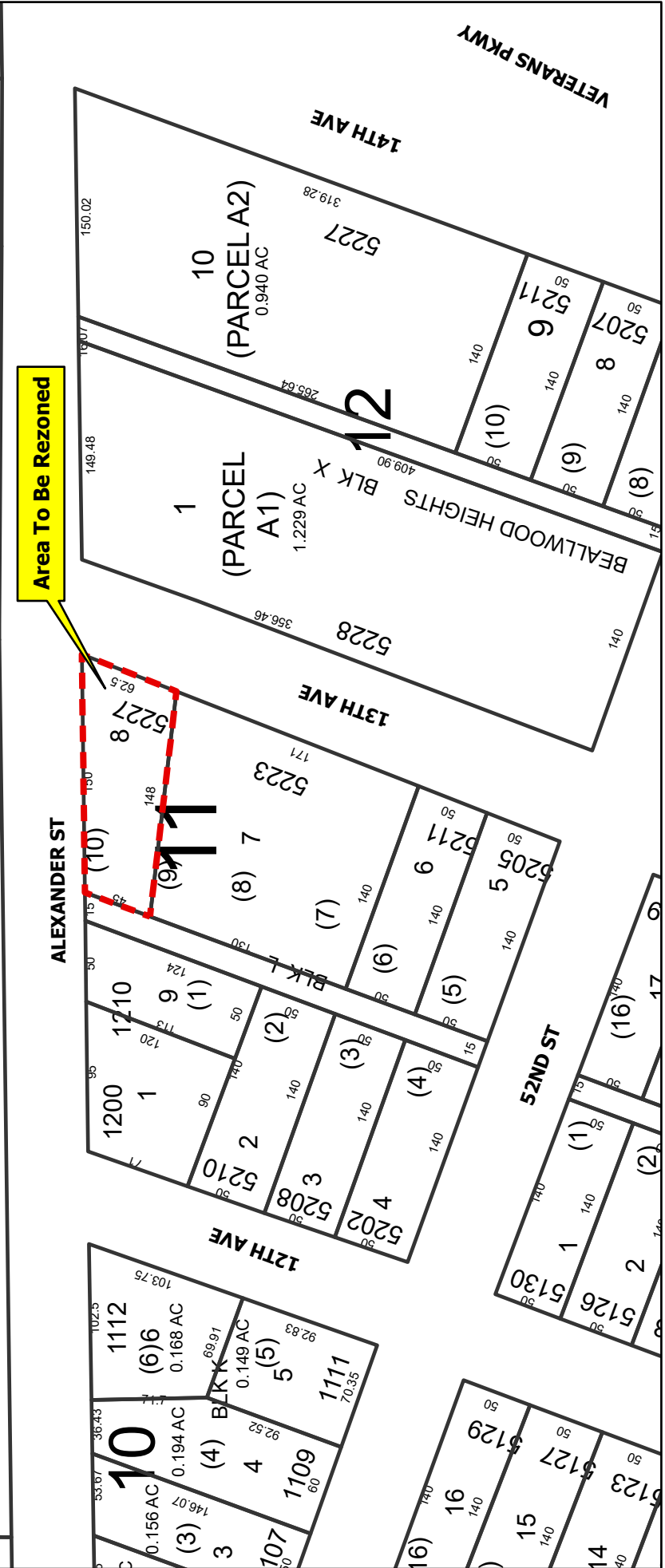
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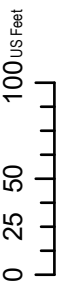


**Area To Be Rezoned**



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Flood Hazard Map for REZN 04 - 26 - 0738  
 Map 033 Block 011 Lot 008  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

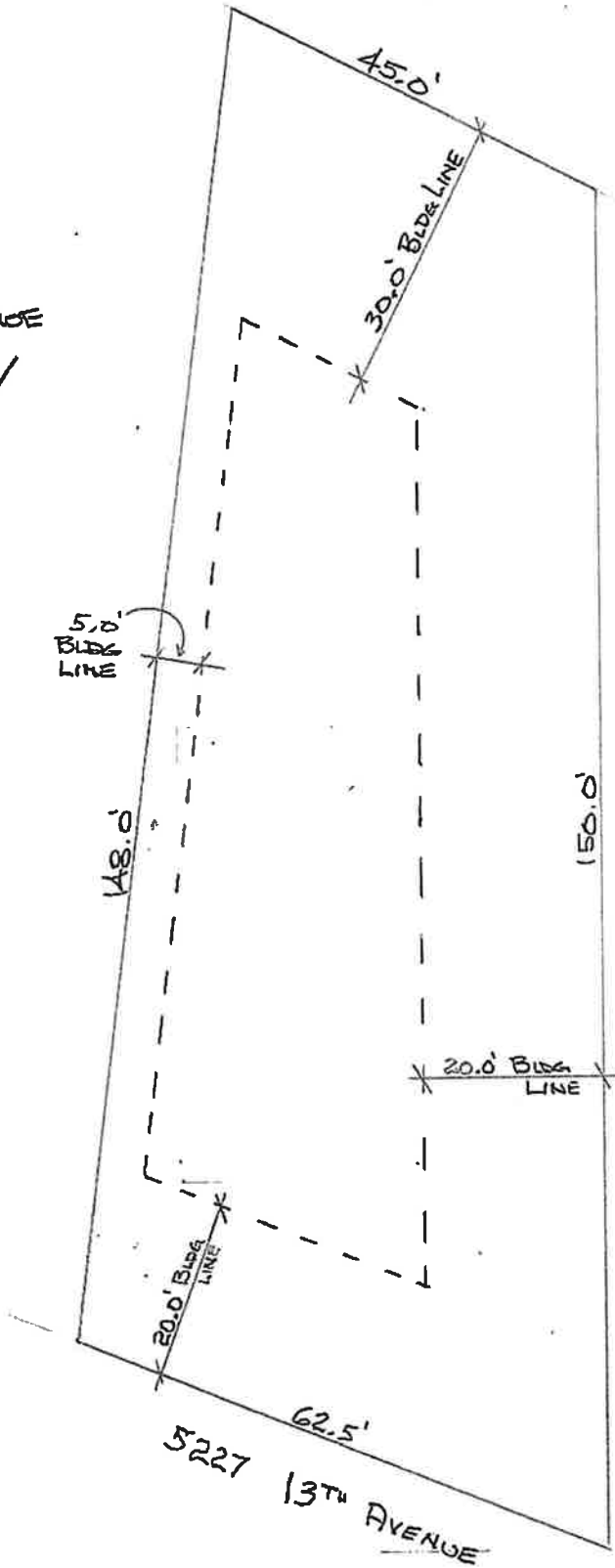


Data Source: IT/GIS  
 Author:



Date: 4/21/2026

5227 13<sup>TH</sup> AVENUE  
LOT PLAN w/  
SETBACKS  
SFRA



ALEXANDER STREET

