

CONSOLIDATED GOVERNMENT
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PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-07-25-1262

Applicant:	Ryan Clements, Aaron & Clements, Inc
Owner:	Columbus Housing Initiative, Inc dba Neighborworks Columbus
Location:	109 23 rd Street
Parcel:	007-026-015
Acreage:	0.07 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.								
Traffic Impact:	The rezoning from RMF2 to SFR4 for a single-family house at 109 23rd Street will result in a significant reduction in trip generation compared to the potential multi-family development under current zoning (10.79 fewer daily trips, 0.50–0.59 fewer peak-hour trips). The projected traffic impact is minimal, with no anticipated change to the existing LOS A on 23rd Street. The proposed use is consistent with the surrounding residential community and will not adversely affect the local road network.								
Surrounding Zoning:	<table> <tr> <td>North</td><td>Residential Multifamily – 2 (RMF2)</td></tr> <tr> <td>South</td><td>Residential Multifamily – 2 (RMF2)</td></tr> <tr> <td>East</td><td>Residential Multifamily – 2 (RMF2)</td></tr> <tr> <td>West</td><td>Single Family Residential – 4 (SFR4)</td></tr> </table>	North	Residential Multifamily – 2 (RMF2)	South	Residential Multifamily – 2 (RMF2)	East	Residential Multifamily – 2 (RMF2)	West	Single Family Residential – 4 (SFR4)
North	Residential Multifamily – 2 (RMF2)								
South	Residential Multifamily – 2 (RMF2)								
East	Residential Multifamily – 2 (RMF2)								
West	Single Family Residential – 4 (SFR4)								
Reasonableness of Request:	The request is compatible with existing land uses.								
School Impact:	N/A								
Buffer Requirement:	N/A								
Attitude of Property Owners:	Thirty (30) 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:

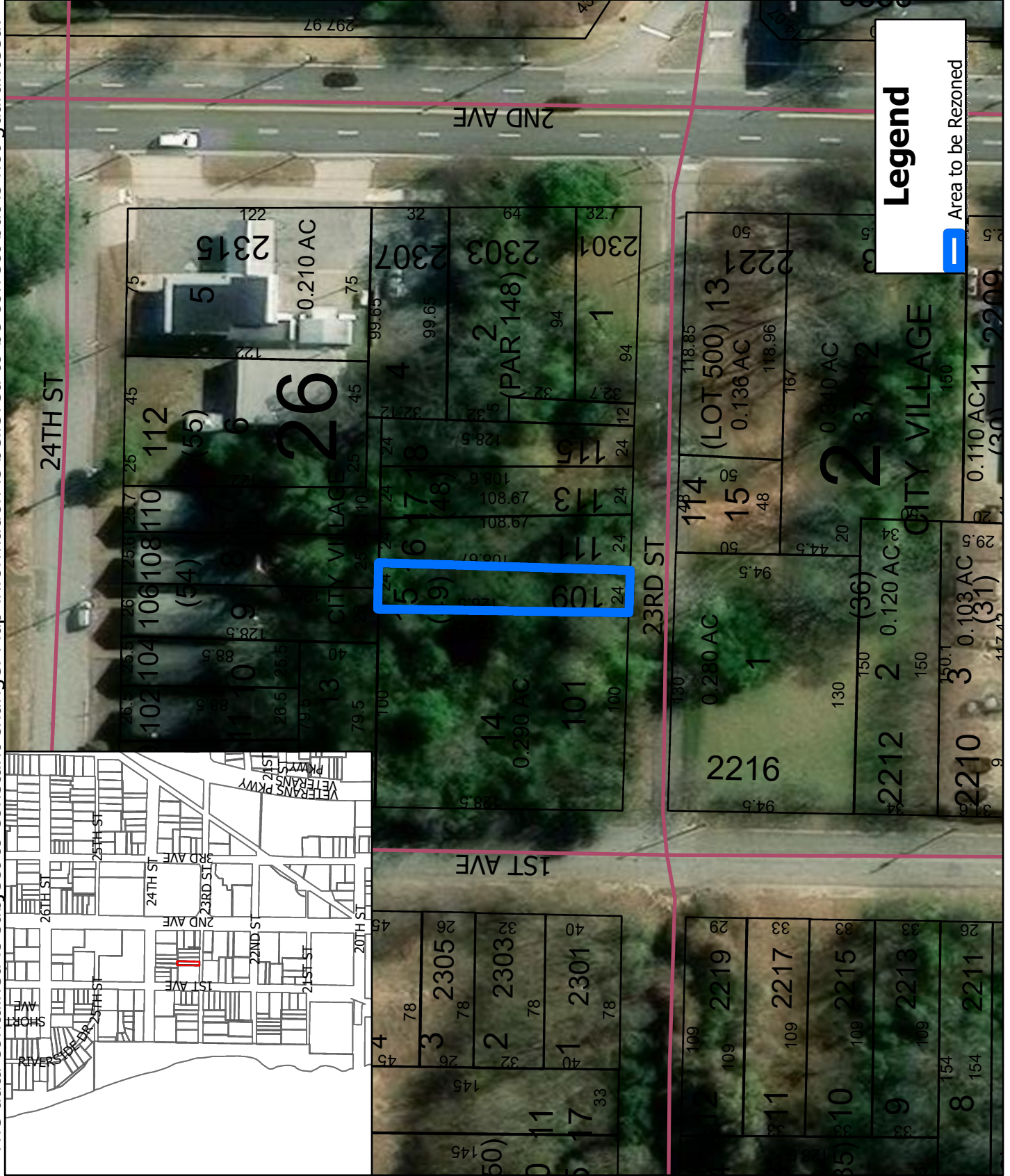
Purpose is to resubdivide with adjacent lot and build single family residential homes.

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map

This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

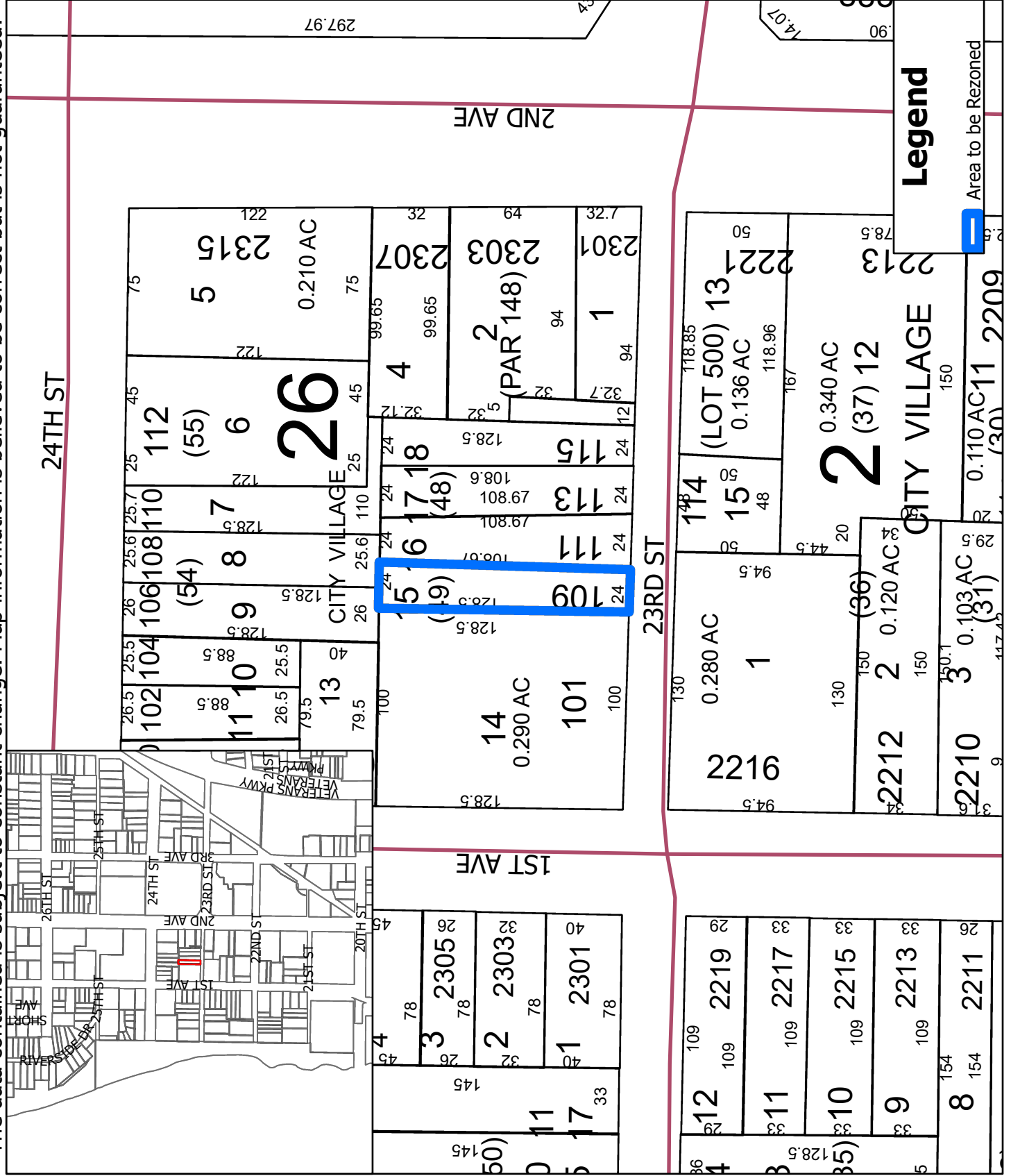
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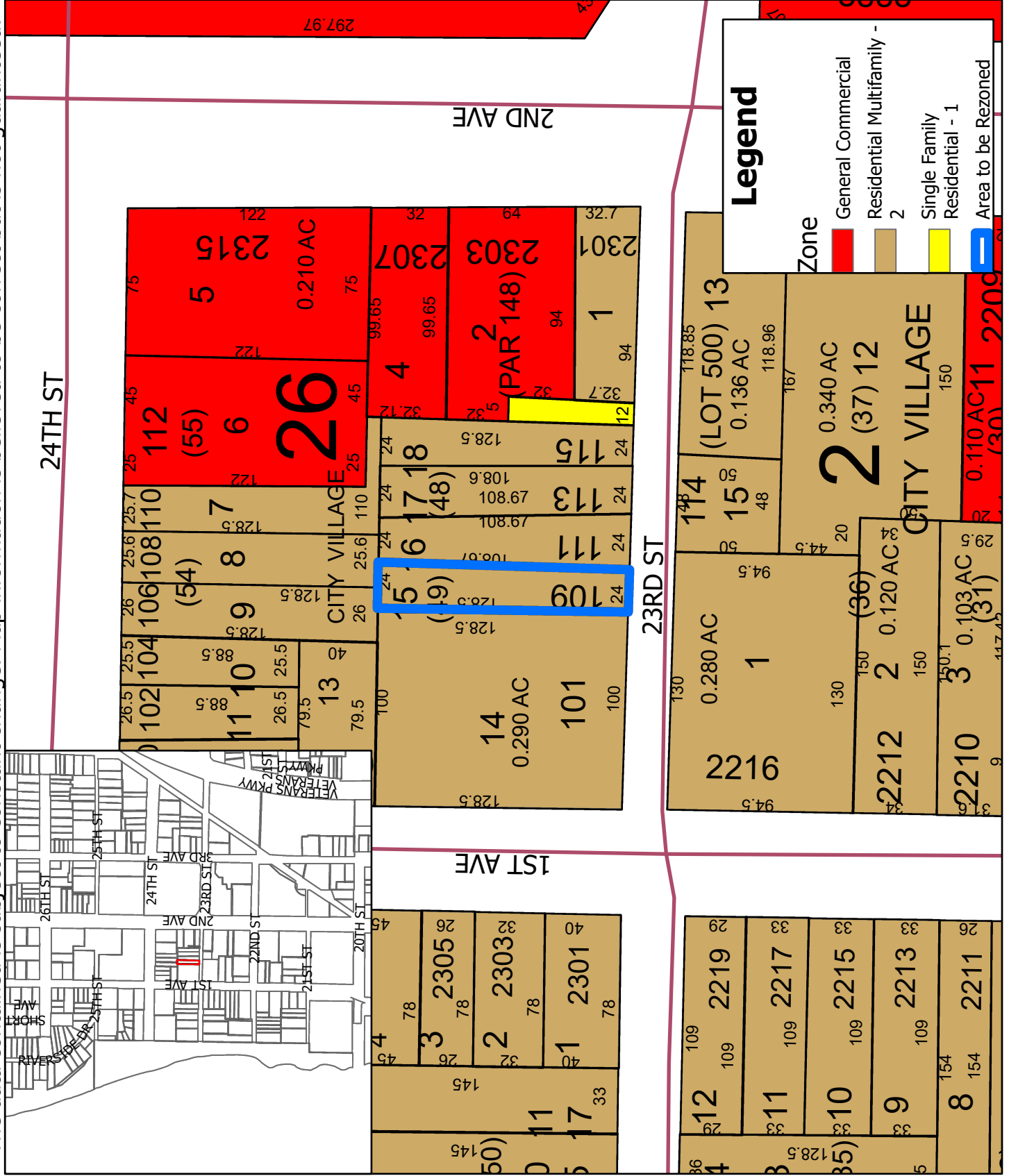
Created By: Rex Wilkinson

North arrow pointing towards the top right. Scale bar marked from 0 to 150 feet in increments of 37.5 feet.



REZN-07-25-1262 | 109 23rd Street | Zoning Map

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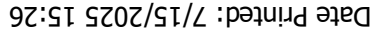


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REZN-07-25-1262 | 109 23rd Street | Future Land Use Map

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