



CONSOLIDATED GOVERNMENT
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PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-05-21-1003

Applicant:	Bobby Mathews
Owner:	Same
Location:	2458 / 2464 Marthas Loop
Parcel:	085-054-026 / 085-054-017A
Acreage:	0.53 Acres
Current Zoning Classification:	SFR2 (Single Family Residential 2)
Proposed Zoning Classification:	RMF2 (Residential Multifamily 2)
Current Use of Property:	Vacant
Proposed Use of Property:	Multifamily / Duplex
Council District:	District 1 (Barnes)
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 E
Current Land Use Designation:	Single Family Residential
Future Land Use Designation:	Single Family Residential

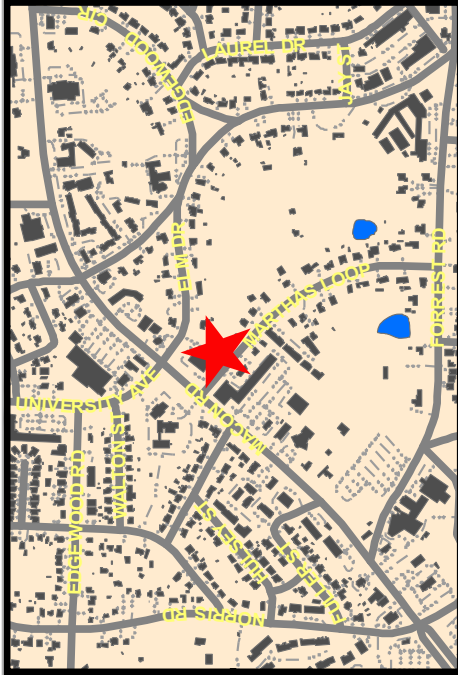
Compatible with Existing Land-Uses:		Yes
Environmental Impacts:		The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:		Property is served by all city services.
Traffic Impact:		Average Annual Daily Trips (AADT) will increase by 38 trips if used for residential use. The Level of Service (LOS) will remain at level C.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
Surrounding Zoning:	North	SFR2 (Single Family Residential 2)
	South	SFR2 (Single Family Residential 2)
	East	SFR2 (Single Family Residential 2)
	West	RMF2 (Residential Multifamily 2)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		The site shall include a Category B buffer along all property lines bordered by the SFR2 zoning district. The 3 options under Category B are: <ul style="list-style-type: none"> 1) 10 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.
Attitude of Property Owners:		Twenty-five (25) 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:

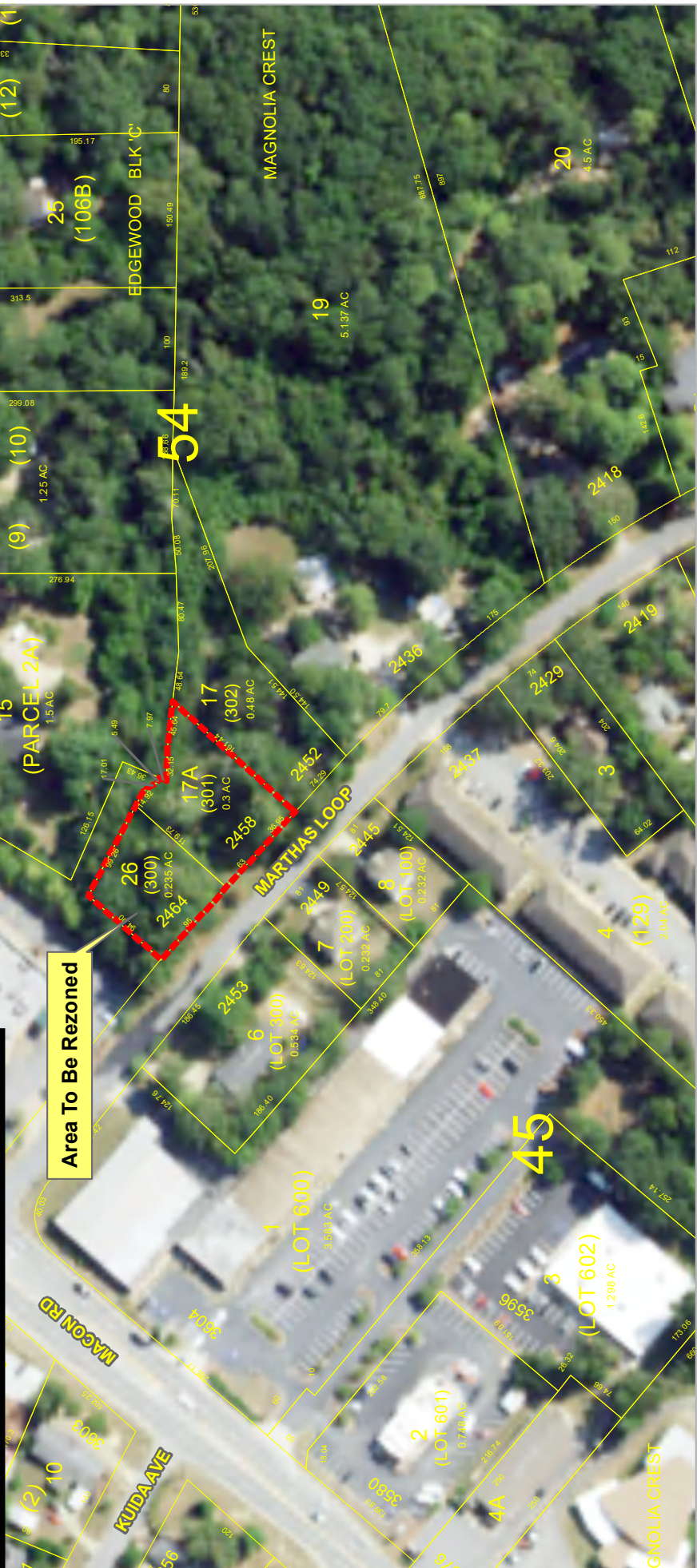
N/A

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Traffic Report
Site Plan



Area To Be Rezoned



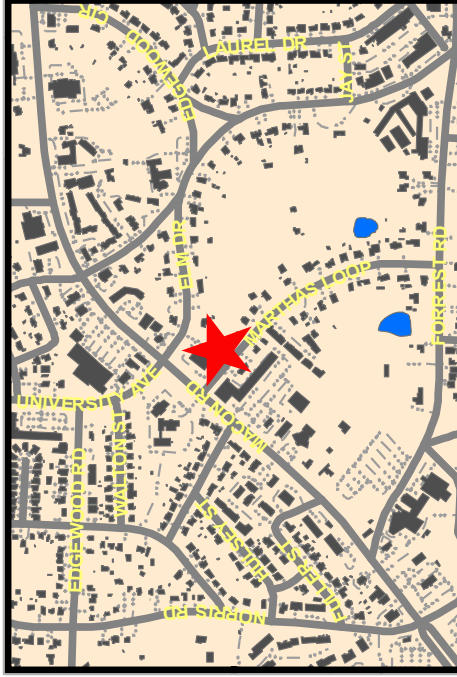
0 75 150 Feet
1 inch = 150 feet
Data Source: IT/GIS
Author: DavidCooper

Aerial Map for REZN 05-21-1003
Map 085 Block 054 Lots 017A & 026
Planning Department-Planning Division
Prepared By Planning GIS Tech

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.

Date: 5/19/2021

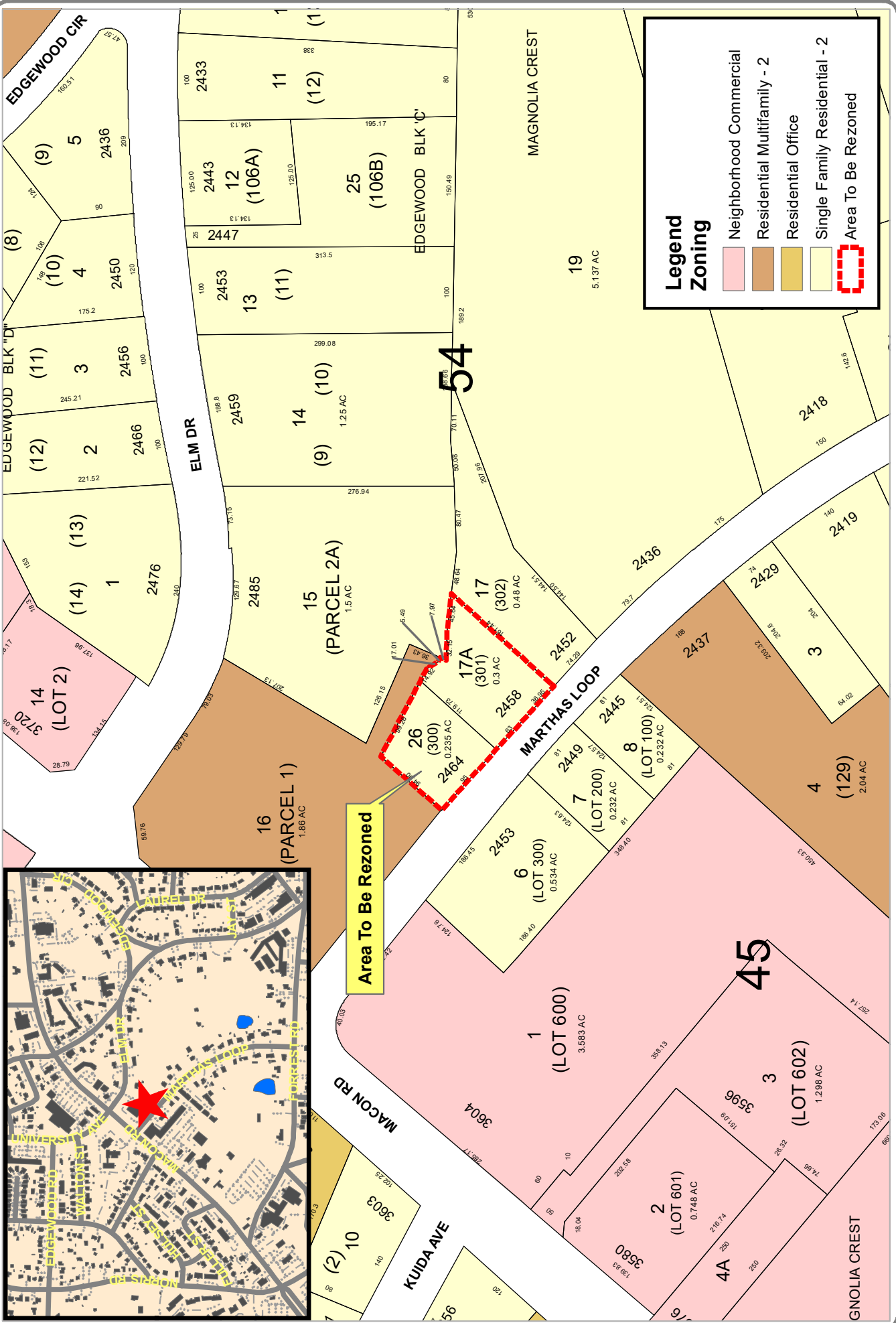




Area To Be Rezoned

Legend Zoning

- Neighborhood Commercial
- Residential Multifamily - 2
- Residential Office
- Single Family Residential - 2
- Area To Be Rezoned



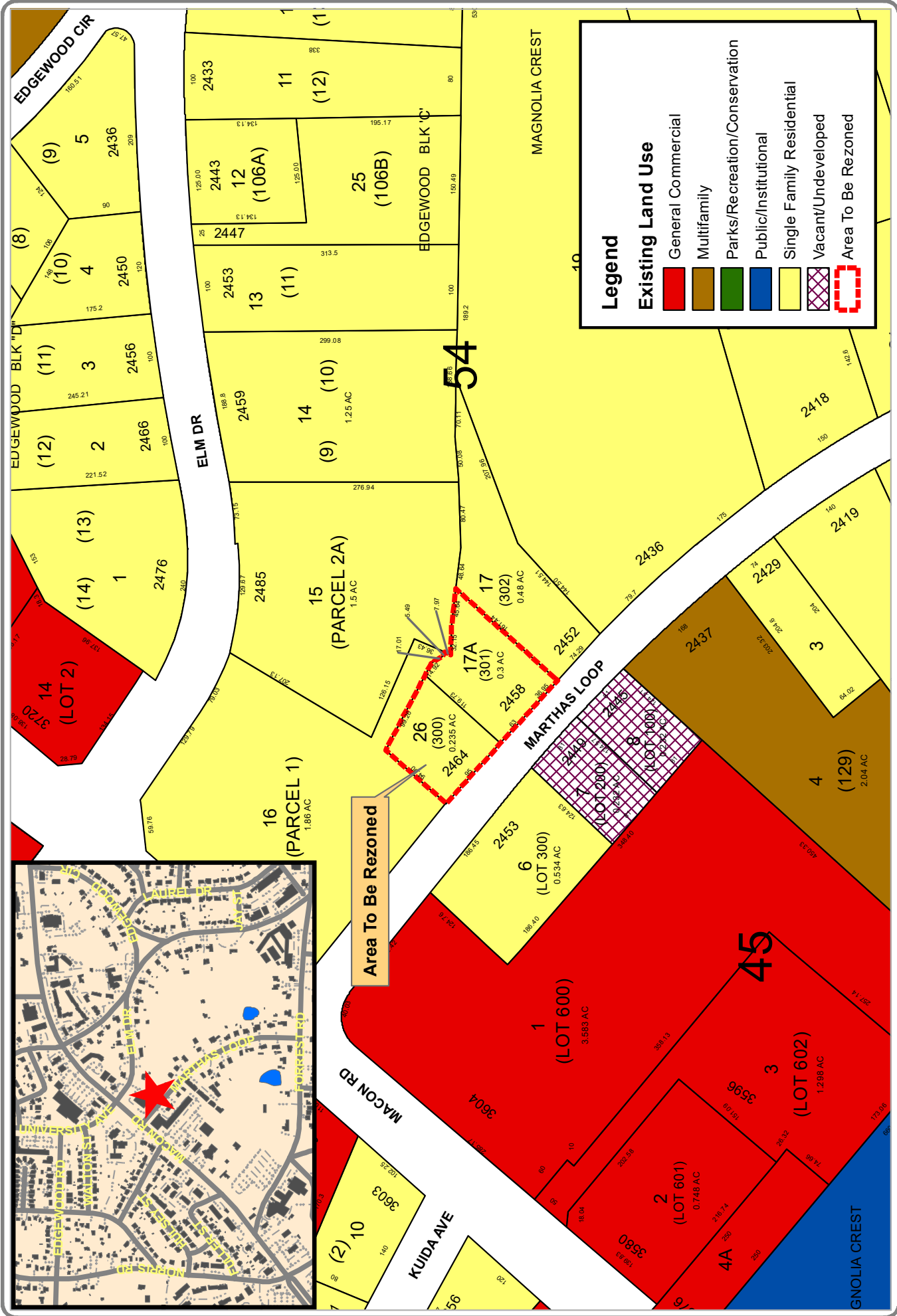
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Zoning Map for REZN 05-21-1003
 Map 085 Block 054 Lots 017A & 026
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0 75 150 Feet
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Legend

Existing Land Use

- General Commercial
- Multifamily
- Parks/Recreation/Conservation
- Public/Institutional
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned



Area To Be Rezoned



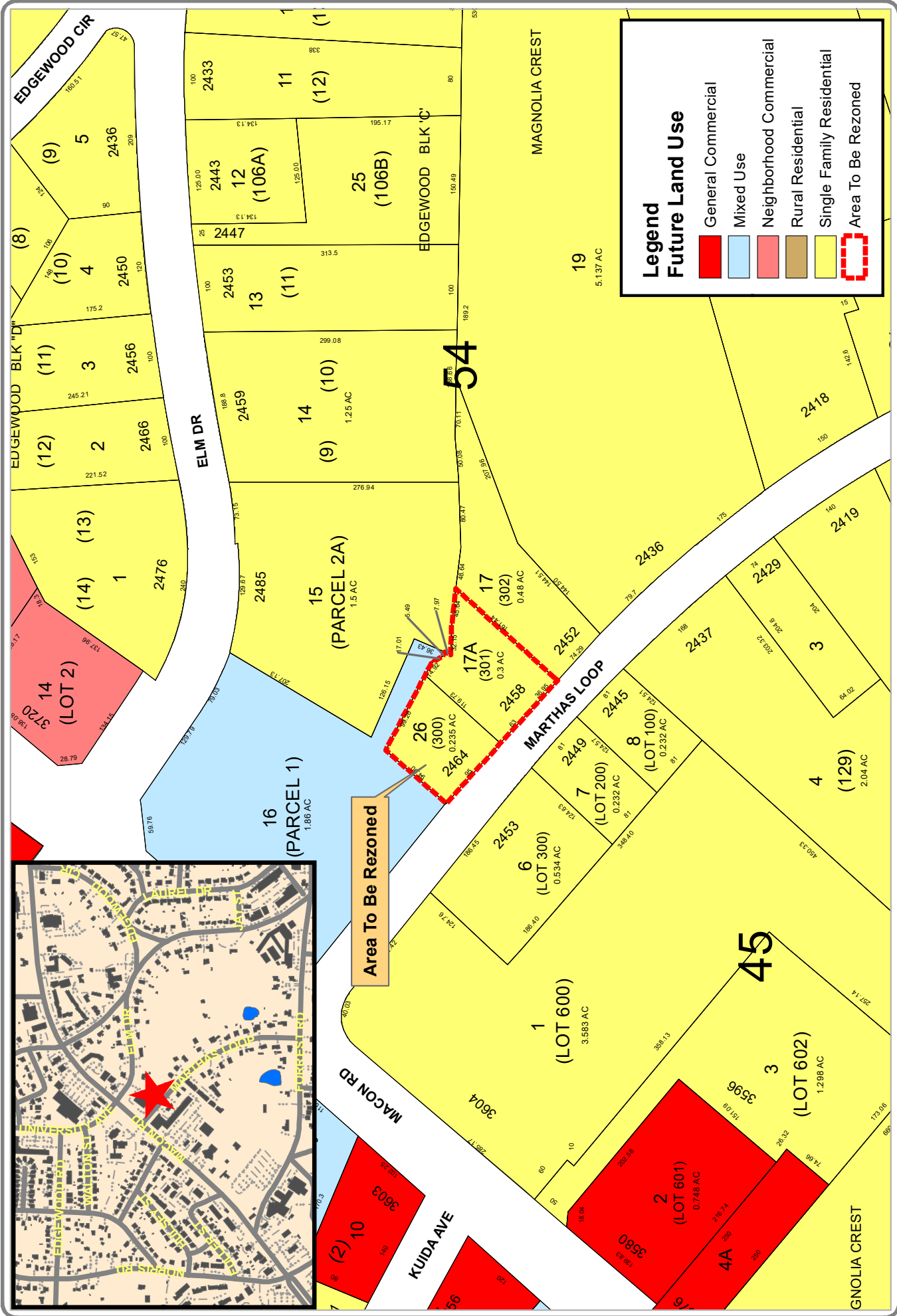
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Existing Land Use Map for REZN 05-21-1003
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**Legend
Future Land Use**

- General Commercial
- Mixed Use
- Neighborhood Commercial
- Rural Residential
- Single Family Residential
- Area To Be Rezoned

Future Land Use Map for REZN 05-21-1003
Map 085 Block 054 Lots 017A & 026
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Proposed Rezoning to RMF-1 for Lot 300 & Lot 301

Martha's Loop Columbus, Georgia 31907

Total Lot Size- 23,451 s.f.

Apartment Unit Size- 905 s.f.

Total Apt. Coverage- 3,621 s.f.

Total Parking & Walks- 4,593 s.f.

Total Coverage = 35%

Total Acreage-
.538 acres

Maximum Density-
7.25 units/acre

Proposed- 4 units



MARTHA'S LOOP R/W VARIES