



## STAFF REPORT

### CITY OF COLUMBUS PLAN COMMISSION (November 9, 2016 Meeting)

**Docket No. / Project Title:** ANX-16-04 / RZ-16-07 (Arbor Investments)  
**Staff:** Melissa Begley  
**Applicant:** Arbor Investments  
**Property Size:** 151.41 Acres (not including right-of-way along 200 West and 150 West)  
**Current Zoning:** RS2 (Residential: Single Family 2)  
**Proposed Zoning:** RS3 (Residential: Single Family 3) (96.80 acres)  
**Location:** Located on the east and west sides of 200 West, south of Lowell Road, in Columbus Township.

#### Background Summary:

Arbor Investments is proposing to annex 3 properties, consisting of 151.41 acres (not including right-of-way along 200 West and 150 West), into the City of Columbus corporate limits for the purpose of developing 130.22 acres into a single family residential subdivision. The property is currently zoned RS2 (Residential: Single Family 2). The applicants are also requesting to rezone a portion of the property (96.80 acres) to the RS3 (Residential: Single Family 3) zoning district. The rezoning includes properties located on the west side of 200 West (48.99 acres) and 47.81 acres on the east side of 200 West. 21.19 acres off of 150 West is proposed to be zoned to I-2 (Industrial: General) in a separate rezoning application. 33.42 acres of the annexation area will remain zoned RS2 (Residential: Single Family 2).

#### Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application:

1. Is the request to rezone the parcels on the east and west side of 200 West from RS2 (Residential: Single Family 2) to RS3 (Residential: Single Family 3) appropriate at this location?
2. There are no neighborhood parks in the area? Should a park area be provided?
3. How should the excluded property on 200 West be treated?
4. Should a buffer be provided along I-65 to screen the adjoining lots from the interstate?
5. Should the street design along 200 West and within the subdivision include traffic calming measures?

#### Preliminary Staff Recommendation (Annexation):

Favorable recommendation to City Council. The property is 51% contiguous to the City of Columbus and meets the minimum requirement of being at least 12.5% contiguous as defined by IC 36-4-3-1.5 and can be provided with city services.

#### Preliminary Staff Recommendation (Re-zoning):

Favorable recommendation to the City Council, with the following commitments and conditions:

1. The eventual subdivision plat for the property shall be generally consistent with the applicant's concept plan specifically with regard to lot number and arrangement and circulation patterns. However, the Plan Commission retains the ability, during preliminary plat review, to specify additional details, including those for traffic calming and circulation. The concept plan shall be updated to represent these commitments.

2. At the time of subdivision development, a buffer area, platted as a common area, shall be provided between I-65 and the adjacent lots within the subdivision. The buffer shall be a minimum of 60 feet in width and shall include of a berm, 8 feet in height with a 3 to 1 slope and landscaping. The final design of the landscaping shall be subject to Plan Commission review and approval at the time of preliminary plat review.
3. A roundabout intersection shall be provided at the northern 4-way intersection of subdivision streets with 200 West. The design of the intersection shall meet the specifications of the City Engineer and be subject to Plan Commission review and approval at the time of subdivision preliminary plat review.
4. The improvement of 200 West to occur as part of the development of the property shall include a realignment of that road to provide complete improvement along the property that is an exception to the development, including road widening, curb and gutter, tree lawn, and sidewalks.
5. The design of the subdivision on the subject property shall provide the excepted property at 3855 North 200 West with access to the internal subdivision streets. This access shall be subject to Plan Commission review and approval at the time of subdivision preliminary plat review.
6. The design of the development shall include usable open space consisting of a minimum of 15 acres on the east side of 200 West (exclusive of any ponds but including the Anthony Drain right-of-way) and a minimum of ½ acre on the west side of 200 West. The design of these open spaces, including any specific amenities shall be subject to Plan Commission review and approval at the time of subdivision preliminary plat review.
7. Rezoning is contingent on the completion of the annexation requested by Plan Commission case #ANX-16-04.

#### **Plan Commission Options:**

Annexation and re-zoning are two separate requests and should be decided separately. In reviewing requests for annexation & re-zoning the Plan Commission may (1) forward a favorable recommendation on both or either to the City Council, (2) forward an unfavorable recommendation on both or either to the City Council, (3) forward both or either to City Council with no recommendation, or (4) continue the review to the next Plan Commission meeting. The Plan Commission may recommend that conditions or commitments be attached to the re-zoning request. The City Council makes all final decisions regarding annexation & re-zoning applications.

#### **Considerations / Decision Criteria (Annexation):**

Indiana law requires that, to be eligible for annexation, the external boundary of the area must be at least 12.5% contiguous with the boundary of the City (the property involved in this annexation is 51% contiguous with the boundary of the City). In 1990 the City Council adopted the following policies for annexation:

1. Subdivisions which are contiguous to the City should be a part of the City.
2. Land contiguous to the City zoned for commercial or industrial purposes should be annexed to the City before it is developed.
3. Land contiguous to the City used for commercial or industrial purposes should be a part of the City.
4. Undeveloped land required to complement the annexation of developed land and which helps provided the ability to manage growth should be a part of the City.
5. Neighborhoods which are socially, culturally, and economically tied to the City should be a part of the City.
6. The pattern of City boundaries should promote efficient provision of services by the City, the County, and other agencies.
7. Contiguous lands needed for orderly growth and implementation of the City's Comprehensive Plan should be a part of the City.
8. Contiguous lands which are likely to be developed in the relatively near future should be a part of the City.
9. Contiguous lands having the potential for health or safety problems or environmental degradation should be a part of the City and provided with City services.
10. Contiguous properties which, if annexed, would serve to equalize the tax burden for City residents should be a part of the City.

**Decision Criteria (Re-Zoning):**

Indiana law and the Columbus Zoning Ordinance require that the Plan Commission and City Council pay reasonable regard to the following when considering a re-zoning:

**The Comprehensive Plan.**

*Preliminary Staff Comments:* The Comprehensive Plan identifies the future land use for this area as residential and it is consistent with the Comprehensive Plan’s policies to encourage orderly growth where city services can be readily provided. Further the Comprehensive Plan encourages development adjacent to already developed areas.

**The current conditions and the character of current structures and uses in each district.**

*Preliminary Staff Comments:* The site is located between the Barnaby Acres subdivision and the Princeton Park subdivision, which consist of single family residential homes. There are additional residential subdivisions to the north with the Carter Crossing subdivision and the Autumnwood Subdivision. Properties to the southwest are agricultural farm fields with some heavy industrial zoning to the southeast. The property is bounded by I-65 to the west and beyond I-65 are more agricultural fields. There are no nearby parks to serve this area.

**The most desirable use for which the land in each district is adapted.**

*Preliminary Staff Comments:* The Comprehensive Plan identifies residential for the use of the property and surrounding area. The Comprehensive Plan also notes the need to encourage development of neighborhood parks to serve the general population that are convenient to residential areas. This site is not currently served by a neighborhood park, however the concept plan provided by the developer designates a park area on the plan. Although the property is located within a short drive to goods and services, it is not walkable to any services and likely not close enough to support dense residential development such as that found in the RM or RT zoning districts; therefore the proposed rezoning is appropriate.

**The conservation of property values throughout the jurisdiction of the City of Columbus.**

*Preliminary Staff Comments:* The property values throughout the City of Columbus should not be impacted in a negative way if the zoning request is approved. The concept plan provided by the developer is well below the maximum density allowed by the proposed zoning district, is similar to the adjoining neighborhoods and in character with the surrounding properties. It is within an area where single-family residential use is dominant and therefore surrounding values should not be impacted.

**Responsible growth and development.**

*Preliminary Staff Comments:* The rezoning represents responsible growth and development. The parcels are located in an area surrounded by the City of Columbus to the north, east and southeast and is therefore is a responsible extension of new development. The sites have adequate infrastructure, including access to collector and minor arterial streets which can support added vehicle traffic, although traffic calming features are needed to reduce the possibility of vehicles speeding through the neighborhood and along 200 West. The addition of the park area on the concept plan addresses the lack of park facilities in the area. The site is not located close enough to goods and services in order to support dense residential development, therefore single-family residential is more appropriate. In addition, the site is located in an area with existing single-family residential.

<b>Current Property Information:</b>	
<b>Existing Land Use:</b>	Agricultural fields
<b>Existing Site Features:</b>	Joseph Anthony legal drain, agricultural fields
<b>Flood Hazards:</b>	There is an area on the southeastern parcel that is within the 100-year floodway fringe and the 500-year floodway fringe.

<b>Special Circumstances:</b> (Airport Hazard Area, Wellfield Protection Area, etc.)	No special circumstances exist on the property.
<b>Vehicle Access:</b>	200 West (Collector, Residential, Suburban) Lowell Road (Minor Arterial, Residential, Suburban)

<b>Surrounding Zoning and Land Use:</b>		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	RS3 (Residential: Single Family 3)	Princeton Parks subdivision, Barnaby acres subdivision, Signs by Ron, Carter Crossing subdivision, Autumnwood subdivision
<b>South:</b>	AP (Agriculture: Preferred) I-3 (Industrial; Heavy)	Agricultural fields PMG Corporation
<b>East:</b>	RS2 (Residential: Single Family 2) I-2 (Industrial: General)	Princeton Parks subdivision, Tudor Addition subdivision Vacant industrial lots
<b>West:</b>	AP (Agriculture: Preferred)	Agricultural fields

	<b>Existing Zoning: RS2</b>	<b>Proposed Zoning: RS3</b>
<b>Zoning District Intent:</b>	The intent is to provide areas for moderate density single-family residences in areas with compatible infrastructure and services. Development in this zoning district should generally be served by sewer and water utilities. Such development should also provide residents with convenient access to Collector and Arterial streets, parks and open space, employment, and convenience goods.	Intended to provide areas for moderate to high density single-family residences in areas with compatible infrastructure and services. Development in this zoning district should generally be served by sewer and water utilities. Such development should also provide residents with convenient access to Collector and Arterial streets, parks and open space, employment, and convenience goods.
<b>Permitted Uses:</b>	<u><b>Residential Uses</b></u> <ul style="list-style-type: none"> <li>• Dwelling, single family</li> </ul> <u><b>Park Uses</b></u> <ul style="list-style-type: none"> <li>• Nature preserve/conservation area</li> </ul>	<u><b>Residential Uses</b></u> <ul style="list-style-type: none"> <li>• Dwelling, single family</li> </ul> <u><b>Park Uses</b></u> <ul style="list-style-type: none"> <li>• Nature preserve/conservation area</li> </ul>
<b>Water and Sewer Service:</b>	Required	Required

<b>Lot and/or Density Requirements:</b>	<p><b><u>Maximum Gross Density:</u></b> 3.5 Dwelling Units per Acre</p> <p><b><u>Minimum Lot Area:</u></b> 10,000 sq. ft.</p> <p><b><u>Minimum Lot Width:</u></b> 65 feet</p> <p><b><u>Minimum Lot Frontage:</u></b> 35 feet</p>	<p><b><u>Maximum Gross Density:</u></b> 5 Dwelling Units per Acre</p> <p><b><u>Minimum Lot Area:</u></b> 7,200 sq. ft.</p> <p><b><u>Minimum Lot Width:</u></b> 60 feet</p> <p><b><u>Minimum Lot Frontage:</u></b> 35 feet</p>
<b>Setbacks Required:</b>	<p><b>Side Yard Setback:</b> Primary Structure: 5 feet Accessory Structure: 5 feet</p> <p><b>Rear Yard Setback:</b> Primary Structure: 5 feet Accessory Structure: 5 feet</p> <p><b>Front Yard Setback:</b> Arterial Street: 50 feet Arterial Road: 50 feet Collector Street: 15 feet* Collector Road: 30 feet Local Street: 25 feet Local Road: 10 feet*</p> <p>*25 feet for any garage with a vehicle entrance facing the Street</p>	<p><b>Side Yard Setback:</b> Primary Structure: 5 feet Accessory Structure: 5 feet</p> <p><b>Rear Yard Setback:</b> Primary Structure: 5 feet Accessory Structure: 5 feet</p> <p><b>Front Yard Setback:</b> Arterial Street: 50 feet Arterial Road: 50 feet Collector Street: 15 feet* Collector Road: 30 feet Local Street: 25 feet Local Road: 10 feet*</p> <p>*25 feet for any garage with a vehicle entrance facing the Street</p>
<b>Height Restrictions:</b>	<p><b>Primary Structure:</b> 40 feet</p> <p><b>Accessory Structure:</b> 25 feet (or the height of the primary structure, whichever is less)</p>	<p><b>Primary Structure:</b> 40 feet</p> <p><b>Accessory Structure:</b> 25 feet (or the height of the primary structure, whichever is less).</p>
<b>Floor Area Requirements:</b>	<p><b>Minimum Living Area per Dwelling:</b> 1,000 square feet</p> <p><b>Minimum Ground Floor Living Area:</b> 40%</p>	<p><b>Minimum Living Area per Dwelling:</b> 1,000 square feet</p> <p><b>Minimum Ground Floor Living Area:</b> 40%</p>
<b>Signs:</b>	NA	NA

<b>Interdepartmental Review:</b>	
<b>City Engineering:</b>	<p>Comments on Abbey Place conceptual plan (residential areas only):</p> <p>Engineering would like a roundabout to be included at the middle intersection with CR. 200 W. This will help control speeds along CR 200 W by forcing vehicles to slow down without the use of stop signs.</p> <p>The road improvements to CR 200 W need to extend the length of the development. 200 W should be realigned to the west through the section that is not being annexed. This will allow the road to be widened, sidewalk to continue on both sides, and a small degree of traffic calming.</p> <p>The short section of median is good. The indirect connections to Princeton Park existing streets are good.</p> <p>The area that is not being annexed should have access to the new street.</p>
<b>City Utilities:</b>	<p>A fairly large diameter sewer runs along the west side of the Joseph Anthony drain. It should be possible to design a gravity sewer system to serve the three properties on the west side of the drain. The property on the east side of the drain can be served by an existing pumping station near the site's NE corner. Depending on the estimated flows the station may require upgrading.</p>
<b>County Highway</b>	<p>In regards to using 100 North as the route for providing fire protection to new Lowell Road Subdivision; all culverts and pipes are adequate structurally to carry any load that you want to take over it.</p> <p>The one large drainage structure has recently been replaced and has been designed to an HS20-44 loading, which is the same capacity as any bridge in the city or county. The road regularly carries heavy farm trucks and milk carrying semi trucks with no issues.</p> <p>The width of the road is 18 feet wide. This is less than ideal but the traffic volume is very low volume and you will usually not meet oncoming traffic. The county portion of this road (west 3/4 of a mile) is on this year's paving schedule. After the road is paved, we will provide stone shoulders to eliminated drop offs on the edge of the road.</p>
<b>Eastern Bartholomew Water:</b>	<p>Eastern Bartholomew Water Corporation has utilities already installed on the properties included in the proposed Arbor Homes Development and has available capacity to serve the area.</p>
<b>Parks Department:</b>	<p>No comments received.</p>

<b>Police Department:</b>	<p>The way we measure our ability to provide the same police service in a growing community is by measuring 1) the number of officers per 1,000 population and 2) the number of officers per square mile. We are currently in good shape in comparison to state statistics and slightly below in national statistics. So long as we remain comparable to both these numbers, we should be able to provide the same police services.</p> <p>This appears to be a fairly large annexation, and I do not think that this alone would require the hiring of additional officers, but it would contribute to such a request in the future if additional annexations are achieved.</p>
<b>Fire Department:</b>	<p>Eastern Bartholomew County water will be supplying water to the Arbor Homes site via an existing 4 inch line that runs along 200 West and a 10 inch main that runs on the East side of Indianapolis Road. The minimum line size serving the fire protection system will be 6 inches and the system will be looped to assure sufficient quantity and pressure to meet the fire flow requirements for the project.</p> <p>A letter from County Highway Department has given the assurance that the county road leading to the site will be repaved with gravel shoulders within the next calendar year. The road will more than accommodate the weight and width considerations the fire department has.</p> <p>Therefore: Columbus Fire Department believes that it can provide adequate response times to the proposed development and therefore provide that area with service consistent with how it is provided elsewhere in the City.</p>
<b>County Surveyor</b>	<ol style="list-style-type: none"> <li>1. The Joseph Anthony Regulated Drain is located on the subject property.</li> <li>2. The right-of-way for the drain is 75' from the top edge of the bank.</li> <li>3. Any improvements proposed within the drain right-of-way will need approval from the Surveyor's Office/Drainage Board.</li> <li>4. Note to the Surveyor/Engineer: Parcel between CR 150W and CR 200W contains a significant amount of private field tile.</li> </ol>

**History of this Application:**

The relevant history of this property includes the following: The application was originally submitted including the request to rezone a portion of the property to I-2 (Industrial: General). The applicants later determined that a separate rezoning request would be submitted for the industrial rezoning - (RZ-16-09) Barbara Puckett.

**Comprehensive Plan Consideration(s):**

The Future Land Use Map indicates the future use of this property as residential.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **Policy A-2-3:** Ensure that development takes place in a manner which allows for preservation of farmland, open space, and significant natural features whenever possible and desirable. *This policy is intended to encourage creative subdivision design which protects natural features, proper buffering, and orderly development. It is not an anti-growth policy, nor does it mean that all farmland will be retained.*
2. **POLICY A-2-5:** Ensure that the city considers the impacts on agriculture when new development is proposed or infrastructure extended. *New roads and utilities can disrupt farming activities and increase development pressures in rural areas. Factories can cause air pollution and noise that adversely affect plants and livestock. Agricultural land should be viewed as land in active economic use, not as inexpensive vacant land.*

3. **POLICY A-2-6:** The City Council should consider annexation proposals on a case-by-case basis within the laws of the State of Indiana and the city's adopted annexation policies. *Annexation increases taxes and increases the pressure for development. Because of requirements of Indiana Law, it is sometimes necessary for the city to annex farmland in order to provide for orderly growth, but the city's annexation policies should discourage annexation of farmland except when necessary.*
4. **POLICY A-2-13:** Encourage growth to take place at a rate that enables the city to maintain the high quality of public services. *Growth that is too rapid would outpace the city's ability to provide services such as police, fire, and trash pick-up, and it would strain facilities such as schools and parks.*
5. **POLICY A-4-3:** Prevent urban sprawl. *Sprawling development patterns waste land and cost tax dollars. Development should be compact and orderly.*
6. **POLICY A-4-7:** Require new development to take place in an orderly fashion to facilitate efficient provision of services at reasonable cost. *Public services, such as police and fire protection, school busing, trash pick-up, road maintenance, and snow removal all cost more when development is scattered rather than compact.*
7. **Policy A-2-11:** Encourage all new development to be in scale (height, area, mass, setback, etc.) with its surroundings, determined on a neighborhood-by-neighborhood basis.
8. **POLICY C-1-2:** Encourage development of neighborhood parks. *In addition to large parks to serve the general population, the city needs smaller, neighborhood parks convenient to residential areas. These parks should be developed as the city grows.*
9. **POLICY C-1-3:** Require adequate green space in new developments. When reservation of green space is impractical because of the size of the development or other factors related to the land, provide other methods for the developer to meet this goal. These mechanisms could include payments in lieu of park land dedication or enhancement of and/or connection to existing parks. *Each new subdivision, no matter how small, contributes to the need for more park and open space land. Open space areas should be reserved as the city grows, with each new development making a proportionate contribution to the park and open space program.*
10. **POLICY C-1-7:** Ensure that parks are located in areas which can be conveniently accessed by those for whom they are intended. *Parks need to be convenient and accessible to their users. Neighborhood parks should be within reasonable walking or bicycling distance. Most of our existing larger parks are in the downtown area. As the city grows, additional large parks may need to be acquired and developed in other geographic areas.*
11. **Goal D-1:** Develop new housing where adequate public services can be provided economically.
12. **Policy D-1-1:** Promote orderly housing expansion in locations where the city's infrastructure and services have the capacity to accommodate the growth. *New neighborhoods should have adequate infrastructure and services. Road networks should be safe, there should be adequate sewage disposal and a safe drinking water supply, and there should be adequate police and fire protection and trash pick-up. The city should guide new development to areas where these services will be available at reasonable cost.*
13. **Policy D-1-3:** Encourage development adjacent to already developed areas. *Compact development contiguous to already developed areas is the most economical and convenient urban form, and the city should encourage that type of development.*
14. **GOAL D-2:** Encourage development of a sufficient supply of diverse housing types, sizes and price ranges in the community.
15. **POLICY D-2-2:** Allow for various housing types. *A diverse population needs diverse housing. The city should encourage a variety of housing types, including single-family detached houses, townhouses, and apartments.*
16. **GOAL D-3:** Provide high-quality residential neighborhood environments.
17. **GOAL F-2:** Ensure safe, convenient, pedestrian-friendly neighborhood environments, which are accessible to all citizens. These pedestrian facilities should be provided in a cost-effective manner.

This property is located in the US 31/Indianapolis Road Area character area. The following Planning Principle(s) apply to this application:

1. Residential subdivisions should be encouraged where public sewer and water are available and where proper drainage can be provided. These new developments should be within the City of Columbus whenever possible. New septic systems should not be permitted for any non-farm development.

2. Buffers should be provided between any new development and existing agricultural areas.

### **Planning Consideration(s):**

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The subject property abuts the city limits along the north, east and, southeast property lines and is 51% contiguous. The unincorporated areas to the west and southwest are primarily large agricultural fields.
2. The Planning Department completed the Columbus Strategic Growth Study in the spring of 2015, which is a document that was initiated to proactively prepare for and direct future industrial, commercial and residential development within the City's 2-mile planning jurisdiction. The subject properties were not identified in the Strategic Growth Study's site profile primarily for 3 reasons.
  - o The first is that the property is located on the very edge of a Community Park Service Area and is not located in any Neighborhood Park Service Area. The nearest park, Blackwell Park, is approximately 3.5 miles away.
  - o The second is that it is not initially considered to be located in an area of adequate fire protection. Adequate fire protection is determined by the Columbus Fire Department being able to respond to the site initially within 4 minutes and also within 8 minutes with a second responding vehicle 90% of the time. After further discussion with the County Highway Department, it was determined that with the planned County improvements to 100 North, the Fire Department could respond in an appropriate timeframe via County Road 100 North to 200 West.
  - o The third is that the development of the subject properties will require water and sewer extensions to provide services to the property. This site is located in the Eastern Bartholomew Water service territory and they have indicated they can provide adequate water service to the development and adequate pressure to meet the requirements of the City Fire Department. Sewer service can be provided by the Columbus City Utilities.
3. The Concept Plan provided by the applicant contains a park area that is approximately 20 acres in size. According to the Strategic Growth Study a Neighborhood Park serves an area within  $\frac{1}{2}$  of a mile. All lots within this proposed subdivision would be considered served by this park area. This park space will also benefit the neighborhood of Princeton Parks. Although the entire subdivision will be served by the park area, 200 West creates a barrier between the park and the subdivision on the west side of the road. A Mini-Park is typically small in size and has specialized facilities to serve a specific segment of the population and might be appropriate on the west side of 200 West. The service area for a mini-park is less than  $\frac{1}{4}$  mile.
4. The RS2 (Residential: Single-Family 2) zoning district allows for a density of 3.5 dwellings per acre and requires lots to be a minimum size of 10,000 square feet and a minimum of 65 feet in width. The maximum number of dwellings that could be built on the 96.8 acres to be rezoned to the RS2 zoning district would be 388 lots. This calculation does not account for any infrastructure such as streets, detention ponds, or open space. The RS3 (Residential: Single-Family 3) zoning district allows for a density of 5 dwellings per acre and requires lots to be a minimum size of 7,200 square feet in size and a minimum of 60 feet in width. The maximum number of dwellings that could be built on the 96.8 acres would be 484. This calculation also does not account for any infrastructure such as streets, detention ponds or open space. The applicants are proposing approximately 253 lots in this area, which equals 2.61 dwellings per acre (including open space). In comparison, Princeton Parks averages 2.46 units per acre (including open space), an average 15,246 foot lot size and a minimum lot width of 70 feet. Barnaby Acres averages 2.6 units per acre, an average 16,117 square foot lot size and a minimum lot width of 102 feet.
5. The surrounding area is a mix of agricultural land, industrial land and single family residential subdivisions. The Princeton Parks subdivision is located directly east of the proposed development. Barnaby Acres is located to the west of the proposed development. The property is further bounded by I-65 to the west. There is a cluster of general industrial and heavy industrial to the southeast and a proposed I-2 (Industrial: General) zoning district directly to the east. There are large agricultural fields to the southeast and west.

6. The property has road frontage on Lowell Road, 200 West and 150 West. The concept plan proposes access from 200 West and the three streets within Princeton Parks (Heathrow Drive, Remington Drive, and Princeton Park Drive).
7. 200 West is designated as a collector street. According to the City of Columbus Thoroughfare Plan, collectors are intended to connect local streets with arterial streets and secondary traffic generators. Per the Subdivision Control Ordinance road improvements for a Collector are required along the applicant's portion of road/street as shown below.

	Required by the Subdivision Control Ordinance for a Collector Street	Current Conditions of 200 West
Lane Width	10 feet	9 feet
Bicycle Lane	4 feet	None
Curb & Gutter	2 feet	None
Tree Lawn	Minimum 5 feet	None
Sidewalk	5 feet	None
Right-of-way	65 feet	30 feet

8. Lowell Road is designated as a minor arterial. According to the City of Columbus Thoroughfare Plan, a minor arterial is designed to connect major destinations and developments within the community. Per the Subdivision Control Ordinance road improvements for a Minor Arterial are required along the applicant's portion of road/street as shown below.

	Required by the Subdivision Control Ordinance for a Minor Arterial Street	Current Conditions of Lowell Road
Lane Width	12 feet	11 feet
Bicycle Lane	5 feet	None
Curb & Gutter	2 feet	None
Tree Lawn	Minimum 5 feet	None
Sidewalk	5 feet	None
Right-of-way	90 feet	50 feet

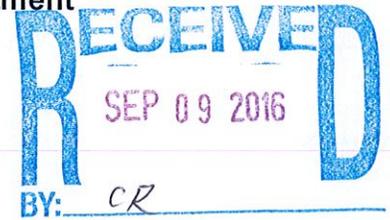
9. The Joseph Anthony ditch is a regulated drain and largely divides the majority of the subject property from the easternmost 20 acres. As a regulated drain, an area 75 feet in width from the top of the bank is reserved as a right-of-way on each side of the drain. Any improvement proposed within the right-of-way requires approval from the Surveyor's Office/Drainage Board.
10. There is a property located on 200 West (3855 South 200 West) that is surrounded by the subject property. The property is not part of the annexation or rezoning applications. If the annexation and rezoning petitions are successfully executed, this parcel will remain outside of the city limits. Right-of-way will not be dedicated along the frontage of this property and any road improvements required by the applicants would stop at the excluded parcel. The Planning Department has contacted this property owner to inquire if they would be willing to participate in the annexation and/or be willing to dedicate right-of-way to avoid the gap in road improvements. The property owner did not provide a response that they were willing to participate.
11. A portion of the property is located within Flood Zone AE (100-year and 500-year floodway fringe). The proposed development will be required to meet the standards for development in a special flood hazard area, as described in Section 4.7 of the Zoning Ordinance. These standards include, but are not limited to, constructing the lowest floor of all structures at or above the flood protection grade.
12. The subject property is not served by the ColumBUS Transit System. Transit services are not available at this location. The nearest convenience goods are located on National Road. The nearest shopping area is located approximately 2.75 miles to the Kroger Marketplace. The Edinburgh Outlet Mall is over 5 miles away. There are no convenience goods that are walkable to the proposed development.
13. If the subject property is successfully annexed and rezoned, the petitioners' next step will be to submit a Preliminary Plat Application to the Planning Department for a detailed review of the proposed subdivision.
14. The development will not have any access directly onto Lowell Road, however traffic from the subdivision will feed onto Lowell Road from 200 West. Lowell Road provides a connection from the

west side of Columbus into the east side of Columbus and there has recently been an increase in traffic in this road. Due to the increase in traffic, the City Engineer and the County Highway Department have determined some short term projects to improve Lowell Road, including the straightening of curves and widening lanes. It is anticipated that this work will begin sometime in 2017. Further, Lowell Road has been identified on the Long Range Transportation Master Plan Draft as a Priority A project for street improvements.

15. The table below provides a comparison of lot sizes in other neighborhoods in Columbus for both the RS2 zoning district and the RS3 zoning districts.

Zoning District	Subdivision Name	Average Lot Size	Minimum Lot Size	Maximum Lot Size
PUD	Shadow Creek Farms	6,534 sq.ft.	4,356 sq.ft.	17,859 sq.ft.
RT	Peppertree	7,405 sq.ft.	5,662 sq.ft.	16,552 sq.ft.
RS4	Northbook	8,276 sq.ft.	6,534 sq.ft.	26,136 sq.ft.
RS3	Oakbrook	13,503 sq.ft.	9,147 sq.ft.	30,492 sq.ft.
RS3	Breakaway Trails	12,632 sq.ft.	9,147 sq.ft.	26,136 sq.ft.
RS3	Broadmore	10,454 sq.ft.	8,363 sq.ft.	20,908 sq.ft.
RS3	McCullough's Run	9,147 sq.ft.	6,534 sq.ft.	16,117 sq.ft.
RS2	Princeton Parks	15,246 sq.ft.	7,405 sq.ft.	1.89 acres
RS2	Terrace Woods	11,325 sq.ft.	8,712 sq.ft.	20,037 sq.ft.
RS2	Forest Village	10,454 sq.ft.	8,712 sq.ft.	17,424 sq.ft.

Columbus – Bartholomew County Planning Department  
Annexation Application



Planning Department Use Only:

Docket No.: ANX-16-04

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**Annexation Application:**

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**Applicant Information:**

Name Arbor Investments, LLC

Address 6626 East 75th Street, Suite 400 Indianapolis IN 46250  
(number) (street) (city) (state) (zip)

Phone No.: (317) 842-1875 Fax No.: (317) 842-8268 E-mail Address: paulc@arborhomesllc.com

**Property Owner Information (the "owner" does not include tenants or contract buyers):**

Name: Barbara A. Puckett Revocable Living Trust

Address 6550 North River Road Columbus IN 47203  
(number) (street) (city) (state) (zip)

Phone No.: (812) 372-5000 Fax No.: \_\_\_\_\_ E-mail Address: jpuckett50@yahoo.com

**Notification Information (list the person to whom all correspondence regarding this application should be directed):**

Name: Paul Claire

Address 6626 East 75th Street, Suite 400 Indianapolis IN 46250  
(number) (street) (city) (state) (zip)

Phone No.: (317) 842-1875 Fax No.: (317) 842-8268 E-mail Address: paulc@arborhomesllc.com

**How would you prefer to receive information (please check one):**  Email  Phone  Fax  Mail

**Property Information:**

Property Size: 151.41 acres *or* \_\_\_\_\_ square feet

Township: Columbus Township

Address 3770 North 200 West Columbus IN 47201  
(number) (street) (city) (state) (zip)

*or* General Location (if no address has been assigned provide a street corner, subdivision lot number, or attach a legal description):

---

A legal description is attached (a legal description is required for the processing of all annexation requests – the legal description must include all adjacent rights-of-way that have not previously been annexed).

**Land Use Information:**

Current Land Use: Agriculture Intended Future Land Use: Single Family Detached

Current Zoning: RS2 Intended Future Zoning: RS2, RS3 & I2

**Annexation Reasons:**

Explain the reason(s) why the applicant has proposed this annexation.

Applicant seeks to develop a single family subdivision with public utilities and infrastructure.

**Applicant's Signature:**

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

*Paul Alving*  
(Applicant's Signature)

9/9/16  
(Date)

**Owner's Signature (the "owner" does not include tenants or contract buyers):**

I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

*Barbara A. Luckett Roovabe Tr. Trust*  
(Owner's Signature)

9/9/2016  
(Date)

*BARBARA A. Luckett, Trustee*  
(Owner's Signature)

\_\_\_\_\_  
(Date)

**Land Description**  
(Annexation Area)

Part of the West Half of the Northwest Quarter of Section Eleven (11), Township Nine (9) North, in Range Five (5) East; Beginning at the Northwest corner of said Northwest Quarter thence South 39.92 3/4 chains to the Southwest corner of said Quarter; thence East 8.37 1/2 chains; thence North 39.92 3/4 chains; thence West 8.37 1/2 chains to the place of beginning, containing 33.42 acres, more or less.

ALSO

Part of the Northeast Quarter, and part of the Northeast Quarter of the Southeast Quarter of Section 10, Township 9 North, Range 5 East lying in Columbus Township, Bartholomew County, Indiana, and described as follows:

Commencing at a Bartholomew County Surveyor's Standard Monument in the intersection of County Road 300 North and County Road 200 West marking the Northeast corner of said Section; thence South 00 degrees 19 minutes 50 seconds East (bearing based on the Bartholomew County Surveyor's Coordinate System) along the East line of said Section and said County Road 200 West (passing through a found 5/8" rebar at 1639.04 feet) a distance of 1643.01 feet to a set 5/8" X 30" rebar marking the point of beginning; thence continuing South 00 degrees 19 minutes 50 seconds East along said East line and County Road a distance of 986.03 feet to a found Bartholomew County Surveyor's Standard Monument marking the Northeast corner of the Northeast Quarter of the Southeast Quarter of said Section; thence South 00 degrees 23 minutes 22 seconds East along the East line of said Quarter and in said County Road a distance of 987.32 feet to a set 5/8" rebar; thence South 85 degrees 23 minutes 45 seconds West along an existing fence line a distance of 1089.82 feet to a set 5/8" X 30" rebar in the East right of way fence for Interstate 65 (the following 7 calls being along said fence and right of way); thence North 00 degrees 16 minutes 40 seconds West a distance of 347.81 feet to a set 5/8" X 30" rebar; thence North 00 degrees 13 minutes 19 seconds West a distance of 315.76 feet to a set 5/8" X 30" rebar; thence North 00 degrees 09 minutes 07 seconds West a distance of 252.11 feet to a set 5/8" X 30" rebar; thence North 03 degrees 06 minutes 31 seconds East a distance of 101.73 feet to a set 5/8" X 30" rebar; thence North 00 degrees 06 minutes 59 seconds West a distance of 409.25 feet to a set 5/8" X 30" rebar; thence North 00 degrees 34 minutes 52 seconds West a distance of 408.97 feet to a set 5/8" X 30" rebar; thence North 00 degrees 47 minutes 06 seconds West a distance of 140.93 feet to a found 5/8" rebar marking the Southwest corner of a survey shown in Plat Book "P", Page 355B, in the Office of the Recorder of Bartholomew County, Indiana; thence North 85 degrees 53 minutes 45 seconds East along the South line of said survey 586.80 feet to a found 5/8" rebar at the Southeast corner of said survey; thence North 00 degrees 20 minutes 04 seconds West along the East line of said survey a distance of 3.18 feet to an existing fence line; thence North 85 degrees 27 minutes 20 seconds East along said existing fence line a distance of 495.15 feet to the point of beginning, containing 48.99 acres, more or less.

ALSO

The Northeast Quarter of the Southwest Quarter of Section Eleven (11), Township Nine (9) North, Range Five (5) East, containing forty (40) acres, more or less.

ALSO

Thirty (30) acres by parallel lines off the North part of the West Half of the Southwest Quarter of Section Eleven (11), Township Nine (9) North in Range Five (5) East.

EXCEPT:

Lot 1 in Barbara Puckett Administrative Subdivision, as per plat thereof recorded February 21, 2012 as Instrument No. 2012-2027 in Plat Book R, page 274 A, in the Office of the Recorder of Bartholomew County, Indiana, and being also described as follows:

A part of the West Half of the Southwest Quarter of Section 11, Township 9 North, Range 5 East lying in Columbus Township, Bartholomew County, Indiana and described as follows:

Commencing at the Northwest corner of said Quarter and in County Road 200 West; thence South 01 degrees 39 minutes 55 seconds East (assumed bearing) along the West line of said Quarter and Road a distance of 139.06 feet to the point of beginning; thence continuing South 01 degrees 39 minutes 55 seconds East along said West line and Road a distance of 226.49 feet; thence North 88 degrees 20 minutes 05 seconds East a distance of 192.33 feet; thence North 01 degrees 30 minutes 55 seconds West a distance of 226.49 feet; thence South 88 degrees 20 minutes 05 seconds West a distance of 192.33 feet to the point of beginning, containing 1.00 acres more or less.

**Columbus – Bartholomew County Planning Department  
Rezoning Application (Zoning Map Amendment)**

**Planning Department Use Only:**

Jurisdiction:  Columbus    Bartholomew County    Joint District

Docket No.: RZ-16-07

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**Rezoning Application:**

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**Current Zoning:** RS2                      **Requested Zoning:** RS3

**Applicant Information:**

Name Arbor Investments, LLC

Address 6626 East 75th Street, Suite 400 Indianapolis IN 46250  
(number) (street) (city) (state) (zip)

Phone No.: (317) 842-1875 Fax No.: (317) 842-8268 E-mail Address: paulc@arborhomesllc.com

**Property Owner Information (the "owner" does not include tenants or contract buyers):**

Name: Barbara A. Puckett Revocable Living Trust

Address 6550 North River Road Columbus IN 47203  
(number) (street) (city) (state) (zip)

Phone No.: (812) 372-5000 Fax No.: \_\_\_\_\_ E-mail Address: jpuckett50@yahoo.com

**Notification Information (list the person to whom all correspondence regarding this application should be directed):**

Name: Paul Claire

Address 6626 East 75th Street, Suite 400 Indianapolis IN 46250  
(number) (street) (city) (state) (zip)

Phone No.: (317) 842-1875 Fax No.: (317) 842-8268 E-mail Address: paulc@arborhomesllc.com

**How would you prefer to receive information (please check one):**    Email    Phone    Fax    Mail

**Property Information:**

Property Size: 117.99 acres *or* \_\_\_\_\_ square feet

Address 3770 North 200 West Columbus IN 47201  
(number) (street) (city) (state) (zip)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, or attach a legal description):

---

A legal description is attached (a legal description is required for the processing of all rezoning requests).

**Rezoning Criteria:**

The Indiana Code and the Columbus & Bartholomew County Zoning Ordinance establish specific criteria to which both the Plan Commission and legislative body (City Council, County Commissioners, Joint District Council) must “pay reasonable regard” when considering a rezoning request. Those criteria are listed below. Explain how this request addresses each criterion.

**The Comprehensive Plan.**

The proposed zoning does comply with the Comprehensive Plan.

**The current conditions and the character of current structures and uses in each district (existing & proposed).**

The property is currently used as agricultural land which is adjacent to single family, multi-family, industrial development, and Interstate 65 with sewer, water and street connections available.

**The most desirable use for which the land in each district is adapted.**

The property is contiguous with existing single family detached residences and will bring more housing options to an area with limited housing.

**The conservation of property values throughout the jurisdiction.**

The property will provide residential homes that will match the existing subdivision Prinecton Park and will transition to RS3 zoning as it moves toward multi-family and industrial areas as well as Interstate 65.

**Responsible growth and development.**

The property will provide single family housing that transitions from RS2 in the north to RS3 as it moves south and west. The U.S. 31/Indianapolis Road area is not overpopulated with housing. A new residential development in this area will encourage future growth and economic activity.

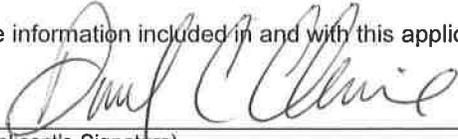
**Rezoning Purpose:**

Explain the reason(s) why the applicant has proposed this zoning change.

RS3 zoning will allow more diversity in the available housing to local residents in the proposed area.

**Applicant's Signature:**

The information included in and with this application is completely true and correct to the best of my knowledge and belief.



(Applicant's Signature)

10/26/16  
(Date)

**Owner's Signature (the "owner" does not include tenants or contract buyers):**

I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

Barbara A Puckett, Trustee BAP Rev. Living Trust  
(Owner's Signature)

10/11/2016  
(Date)

(Owner's Signature)

(Date)

**Land Description**  
(RS3 Re-Zoning)

Part of the Northeast Quarter, and part of the Northeast Quarter of the Southeast Quarter of Section 10, Township 9 North, Range 5 East lying in Columbus Township, Bartholomew County, Indiana, and described as follows:

Commencing at a Bartholomew County Surveyor's Standard Monument in the intersection of County Road 300 North and County Road 200 West marking the Northeast corner of said Section; thence South 00 degrees 19 minutes 50 seconds East (bearing based on the Bartholomew County Surveyor's Coordinate System) along the East line of said Section and said County Road 200 West (passing through a found 5/8" rebar at 1639.04 feet) a distance of 1643.01 feet to a set 5/8" X 30" rebar marking the point of beginning; thence continuing South 00 degrees 19 minutes 50 seconds East along said East line and County Road a distance of 986.03 feet to a found Bartholomew County Surveyor's Standard Monument marking the Northeast corner of the Northeast Quarter of the Southeast Quarter of said Section; thence South 00 degrees 23 minutes 22 seconds East along the East line of said Quarter Quarter and in said County Road a distance of 987.32 feet to a set 5/8" rebar; thence South 85 degrees 23 minutes 45 seconds West along an existing fence line a distance of 1089.82 feet to a set 5/8" X 30" rebar in the East right of way fence for Interstate 65 (the following 7 calls being along said fence and right of way); thence North 00 degrees 16 minutes 40 seconds West a distance of 347.81 feet to a set 5/8" X 30" rebar; thence North 00 degrees 13 minutes 19 seconds West a distance of 315.76 feet to a set 5/8" X 30" rebar; thence North 00 degrees 09 minutes 07 seconds West a distance of 252.11 feet to a set 5/8" X 30" rebar; thence North 03 degrees 06 minutes 31 seconds East a distance of 101.73 feet to a set 5/8" X 30" rebar; thence North 00 degrees 06 minutes 59 seconds West a distance of 409.25 feet to a set 5/8" X 30" rebar; thence North 00 degrees 34 minutes 52 seconds West a distance of 408.97 feet to a set 5/8" X 30" rebar; thence North 00 degrees 47 minutes 06 seconds West a distance of 140.93 feet to a found 5/8" rebar marking the Southwest corner of a survey shown in Plat Book "P", Page 355B, in the Office of the Recorder of Bartholomew County, Indiana; thence North 85 degrees 53 minutes 45 seconds East along the South line of said survey 586.80 feet to a found 5/8" rebar at the Southeast corner of said survey; thence North 00 degrees 20 minutes 04 seconds West along the East line of said survey a distance of 3.18 feet to an existing fence line; thence North 85 degrees 27 minutes 20 seconds East along said existing fence line a distance of 495.15 feet to the point of beginning, containing 48.99 acres, more or less.

ALSO

The Northeast Quarter of the Southwest Quarter of Section Eleven (11), Township Nine (9) North, Range Five (5) East, containing forty (40) acres, more or less.

ALSO

Thirty (30) acres by parallel lines off the North part of the West Half of the Southwest Quarter of Section Eleven (11), Township Nine (9) North in Range Five (5) East.

EXCEPT:

Lot 1 in Barbara Puckett Administrative Subdivision, as per plat thereof recorded February 21, 2012 as Instrument No. 2012-2027 in Plat Book R, page 274 A, in the Office of the Recorder of Bartholomew County, Indiana, and being also described as follows:

A part of the West Half of the Southwest Quarter of Section 11, Township 9 North, Range 5 East lying in Columbus Township, Bartholomew County, Indiana and described as follows:

Commencing at the Northwest corner of said Quarter and in County Road 200 West; thence South 01 degrees 39 minutes 55 seconds East (assumed bearing) along the West line of said Quarter and Road a distance of 139.06 feet to the point of beginning; thence continuing South 01 degrees 39 minutes 55 seconds East along said West line and Road a distance of 226.49 feet; thence North 88 degrees 20 minutes 05 seconds East a distance of 192.33 feet; thence North 01 degrees 30 minutes 55 seconds West a distance of 226.49 feet; thence South 88 degrees 20 minutes 05 seconds West a distance of 192.33 feet to the point of beginning, containing 1.00 acres more or less.

ALSO EXCEPT:

A part of the Northeast Quarter of the Southwest Quarter of Section 11, Township 9 North, Range 5 East lying in Columbus Township, Bartholomew County, Indiana and described as follows:

Beginning at the Northeast corner of said Southwest Quarter; thence West on and along the North line of said Southwest Quarter 1000 feet, more or less, to the center line of the Joseph Anthony Regulated Drain; thence Southeasterly on and along the centerline of said Joseph Anthony Regulated Drain and it's Southeasterly extension 1430 feet more or less to a point on the South line of the Northeast Quarter of said Southwest Quarter; thence East on and along said South line 440 feet more or less to the Southeast corner of the Northeast Quarter of said Southwest Quarter; thence North on and along the East line of said Quarter-Quarter 1271.81 feet to the Point of Beginning, containing 21.19 acres, more or less.



**COLUMBUS CITY UTILITIES**

1111 McClure Road  
P.O. Box 1987  
Columbus, IN 47202-1987

812-372-8861  
812-376-2427 FAX  
[www.columbusutilities.org](http://www.columbusutilities.org)

October 18, 2016

Derek Hays  
Arbor Homes

RE: Lowell Road & 200 West

Derek Hays,

This letter serves to document that the Columbus City Utilities has reviewed and approved proposed Lowell Road and 200 West development and shall treat and handle all loads collected with the proposed development. We will accept and add said system loads into our sanitary sewer system without overloading our present treatment capacities.

Sincerely,

Edward H. Bergsieker  
Utilities Engineer

EASTERN BARTHOLOMEW WATER CORPORATION  
P.O. BOX 487  
TAYLORSVILLE, INDIANA 47280  
812-526-9777, FAX 812-526-9965  
[www.ebwconline.net](http://www.ebwconline.net)  
[super@ebwconline.net](mailto:super@ebwconline.net)

09-28-2016

Re: Arbor Homes Development  
South East Corner of Lowell Rd. and 200 West  
Columbus, Indiana

To: Bartholomew County Planning Department  
Columbus, Indiana

Eastern Bartholomew Water Corporation has utilities already installed on the properties included in the proposed Arbor Homes Development and has available capacity to serve the area. If you need any additional information, feel free to contact me.

Cordially,



Donald Smith, Jr.  
Superintendent  
Eastern Bartholomew Water Corporation  
P.O. Box 487  
Taylorsville, Indiana 47280  
PWSID #IN-5203004



**Bartholomew County Highway Department**  
2452 State Street  
Columbus, Indiana 47201

**Phone (812) 379-1660**  
**Fax (812) 378-9480**

10/14/2016

Matt Noblitt  
Columbus Fire Department  
1101 Jackson Street  
Columbus Indiana 47201

RE: CR 100 North

Dear Mr. Noblitt,

In regards to using 100 North as the route for providing fire protection to new Lowell Road Subdivision; all culverts and pipes are adequate structurally to carry any load that you want to take over it. The one large drainage structure has recently been replaced and has been designed to an HS20-44 loading, which is the same capacity as any bridge in the city or county. The road regularly carries heavy farm trucks and milk carrying semi trucks with no issues.

The width of the road is 18 feet wide. This is less than ideal but the traffic volume is very low volume and you will usually not meet oncoming traffic. The county portion of this road (west  $\frac{1}{4}$  of a mile) is on this year's paving schedule. After the road is paved, we will provide stone shoulders to eliminated drop offs on the edge of the road.

I am not a firetruck expert, but I would not anticipate any road issues using 100 North for fire protection.

Sincerely,

Danny D. Hollander, P.E.  
County Engineer  
Bartholomew County Highway Department



From our very beginning in 1994, Arbor Homes has successfully met the challenge of providing new homes to new homeowners in central Indiana. During that time many home builders have come and gone. The one constant for over 20 years has been Arbor Homes, closing over 11,000 homes in 33 communities throughout the greater Indianapolis area (including Marion, Columbus and Kokomo). Arbor Homes is a locally owned and operated business, priding itself in building relationships with the communities in which it's involved and the homeowners for whom it develops relationships with. Arbor Homes offers a wide variety of one and two story designs in the most desirable neighborhoods so that you can find the perfect home for you.

Whether you are a first-time home buyer or you are looking to move up to a new home from your existing home, Arbor Homes has just what you need. Arbor Homes builds new homes across central Indiana.

Arbor's homes are designed with the buyer in mind and include many features for which other builders charge extra. **Our commitment to our customers is evident in our success - Arbor Homes is the largest builder in Indiana.** We invite you to visit one of our many great locations and experience the Arbor difference. After all, our family will build it, but your family will call it home.



## From our very beginning in 1994,

Arbor Homes has successfully met the challenge of providing new homes to homeowners in central Indiana. During that time many home builders have come and gone. The one constant for over 20 years has been Arbor Homes. Closing over 11,000 homes and counting. Our president and founder, Curtis Rector, started Arbor Homes with a specific purpose and that was to create homes, mortgage programs and procedures that would enable as many people as possible to purchase a brand new home. Our commitment to that mission is evident in our success, today Arbor Homes is the largest home builder in Indiana.



# The Building Process

- Establish a budget and determine your buying power.
- Pick the best floorplan and homesite for you.
- Complete your paperwork and take your new home off the market.
- Get pre-approved through our preferred lenders.
- Design and personalize your home with quality products.
- Meet with your Construction Superintendent for your pre-construction meeting.
- Meet with your Construction Superintendent for your pre-drywall meeting.
- Finally, meet your Construction Superintendent for the pre-closing inspection.
- Time to hand over the keys! Congrats on the purchase of your new Arbor Home.



# Why Buy New

Arbor Homes offer the latest in design, style, comfort, quality and provides a care-free lifestyle that you can enjoy your home, not work on it.

- Build your dream home with no surprises
- Home designs for Hoosiers, by Hoosiers
- Warranties to cover life's unexpected
- Superior technology with Energy Efficient products
- Convenient financing & closing



**ARBOR**  
HOMES



# HERS® Home Energy Rating System

## What is a HERS Index?

The Home Energy Rating System (HERS) Index is the industry standard by which a home's energy efficiency is measured. It's also the nationally recognized system for inspecting and calculating a home's energy performance. The lower the HERS Index score, the more efficient the home, which means you'll save on your monthly energy bills as long as you live in your home.

On average, Arbor homes are 20% more energy efficient than a typical new home and 40% more energy efficient than a typical used home. Just another reason why an arbor home is an (eco) smart choice.

The HERS® Index is a registered trademark of RESNET. Additional information on the HERS Index and RESNET can be found at <http://www.resnet.us>. The HERS Index is computed by an independent rater who is a member of RESNET using RESNET approved software. The HERS Index is not a warranty or guarantee of energy efficiency. Estimated energy efficiency is the percentage difference between the HERS Index for the home plan and the typical new home. The typical new home HERS Index of 100 is based on a home built to the 2006 International Energy Conservation Code. The typical existing home HERS Index of 130 is a U.S. Department of Energy rating per 40 EnergyStar's 50 Home Scale located at <http://www.energystar.gov/buildings/challenge/energysmartfrnd>. Arbor Homes is not affiliated with RESNET and does not operate a RESNET approved energy rater. Arbor Home average is based on listed and sold homes closed in 2015. See your Arbor Homes Community Sales Manager for a complete list of Eco Smart features. © 2016 Arbor Homes, LLC.



# Preferred Lenders

We know that the mortgage & financing portion of the home buying process can be often overwhelming. With our Preferred Lenders, you will always receive competitive interest rates, exceptional service and significant savings.



# The Arbor Homes Difference

- Experienced Trade Partners
- Products That Perform
- Energy Efficient Products
- Superior Technology & Home Design
- Choice
- RWC Warranty
- One Stop Shop



# Abbey Place

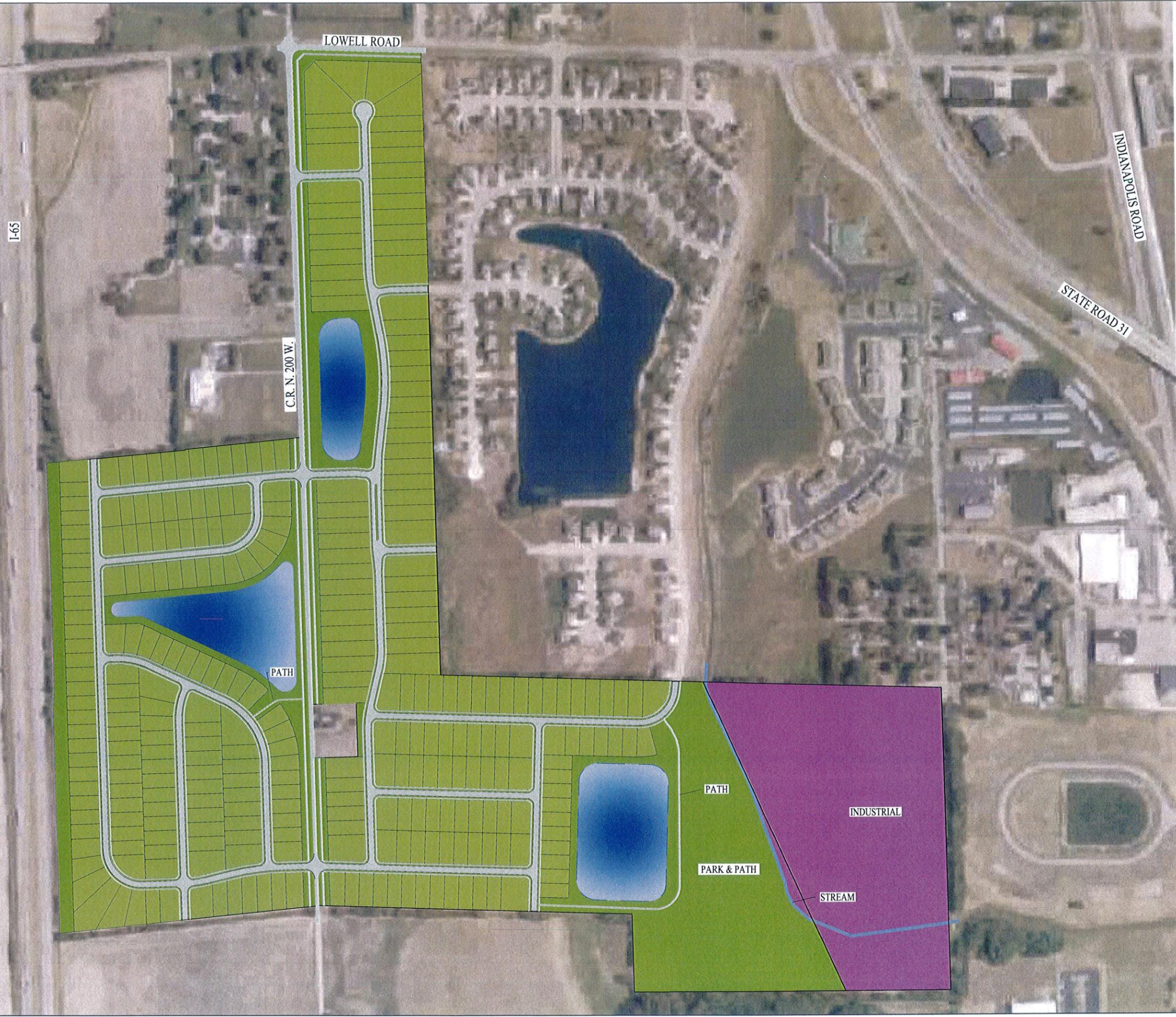
## Concept Plan

October 27, 2016



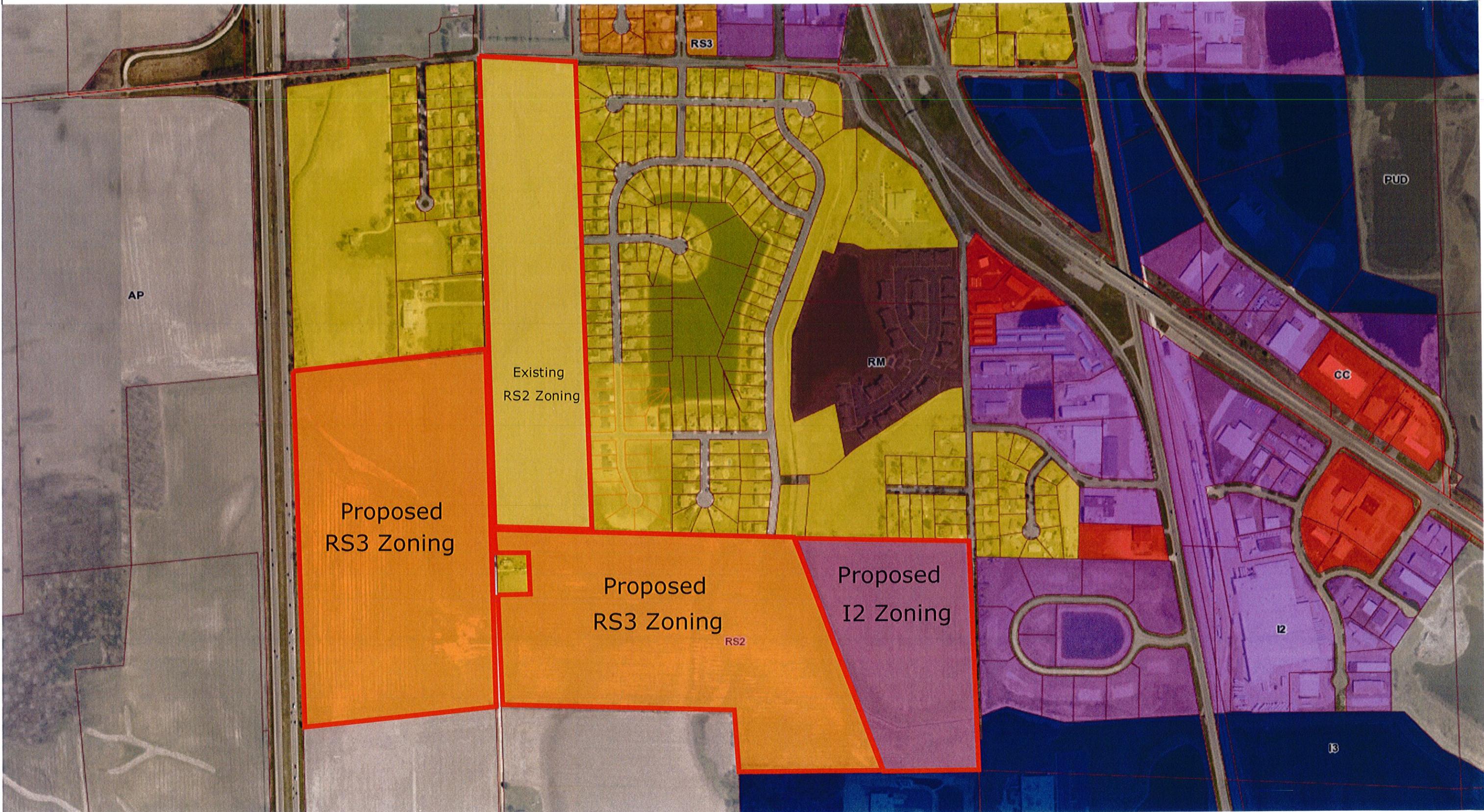
### Proposed Data

Total Residential Area	= 130.2 +/- ac.
Number of lots	= 312
Industrial Area	= 21.2 +/- ac.
Total Area	= 151.4 +/- ac.



**WEIHE ENGINEERS**  
Land Surveying | Civil Engineering  
Landscape Architecture

10505 N. College Avenue  
Indianapolis, Indiana 46280  
weihe.net  
317 | 846 - 6611  
800 | 452 - 6408  
317 | 843 - 0546/fax  
ALLAN H. WEIHE, P.E., L.S. - FOUNDER



AP

RS3

Existing  
RS2 Zoning

Proposed  
RS3 Zoning

Proposed  
RS3 Zoning  
RS2

Proposed  
I2 Zoning

RM

CC

PUD

I2

I3

# RECEIPT

## COLUMBUS PLAN COMMISSION

No 9063

General FUND

COLUMBUS IN., Sept 9 2016

RECEIVED FROM Arbor Investments, LLC \$ 600.00

THE SUM OF six hundred <sup>00</sup>/<sub>100</sub> DOLLARS

ON ACCOUNT OF recon. y. annexation

PAYMENT TYPE & AMOUNT

CASH \_\_\_\_\_  010446 M.O. \_\_\_\_\_

E.F.T. \_\_\_\_\_ C.C./BC \_\_\_\_\_ OTHER \_\_\_\_\_

AUTHORIZED SIGNATURE \_\_\_\_\_