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# The 2013 Annual Report

of the City of Columbus – Bartholomew County Planning Department

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City of Columbus

Bartholomew County

Edinburgh / Bartholomew / Columbus Joint District

Town of Hartsville







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*The City of Columbus – Bartholomew County Planning Department provides development review and long-range planning services for the City of Columbus and unincorporated Bartholomew County. The Department also provides development review services for the Edinburgh / Bartholomew / Columbus Joint District by inter-local agreement and the Town of Hartsville by contract.*

*This Annual Report is prepared for the City of Columbus, Bartholomew County, the commissions and boards involved in local land use planning and administration, as well as the following 2013 elected community leaders:*

**Columbus Mayor:**  
*The Honorable Kristen Brown*

**Columbus City Council:**  
*Dascal Bunch  
Ryan Brand  
Frank Jerome  
Frank Miller  
Tim Shuffett  
Kenny Whipker  
Jim Lienhoop*

**Bartholomew County Board of Commissioners:**  
*Larry Kleinhenz  
Carl Lienhoop  
Rick Flohr*





## Planning Department Staff Profile

The 2013 staff of the City of Columbus - Bartholomew County Planning Department included 8 members. Of those staff positions, 6 were professional community planners and 2 were administrative support personnel.

The staff serves to support the activities of the City, County, and Joint District Plan Commissions and Boards of Zoning Appeals. The staff is also often called upon to provide information and assistance to the Mayor, the County Commissioners, the City Council, the City Board of Public Works, and other city, county, civic, and regional organizations. The staff's primary tasks are to (1) guide the public through the property development process and (2) serve as a resource for long-range community planning and the discussion of community land use issues.

During 2013 Rae-Leigh Stark left the Planning Department to further pursue her interests in transportation planning at Portland State University. As a result of her departure, Emilie Pinkston was promoted to Senior Planner and transitioned to the position of long-range planner, Allie Keen transitioned to the position of project planner, and Leanne Wells joined the staff as a new Associate Planner and site plan specialist. Also in 2013, Trudi Smith left the Planning Department's Code Enforcement Coordinator position. That position was subsequently evolved to address a broader range of business support and development needs in the community and assigned to work with the Community Development Department. Clark Greiner was hired to fill this redefined role and both addresses zoning enforcement and provides other support to local businesses.

Of further note, both Emilie Pinkston and Rae-Leigh Stark (prior to her departure) earned their certifications with the American Institute of Certified Planners (AICP). This certification recognizes community planning professionals who have attained a high level of education and experience. Those who hold this certification are required to meet semi-annual continuing education standards and adhere to the AICP Code of Ethics and Professional Conduct.

### 2013 Planning Department Staff

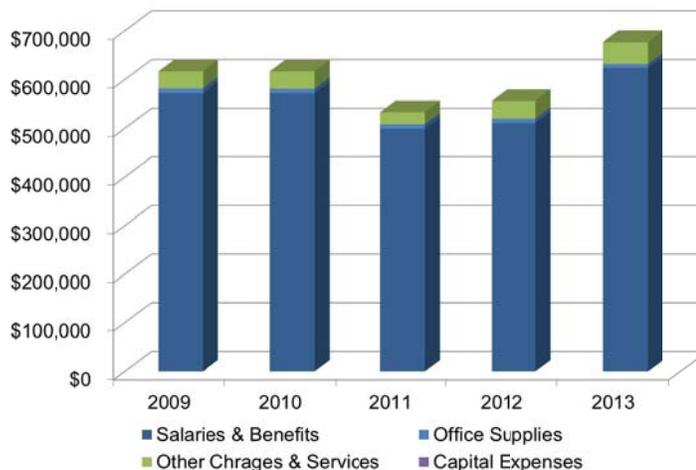
<b>Jeff Bergman, AICP</b>	Planning Director
<b>Melissa Begley, AICP</b>	Assistant Planning Director / Development Review Manager
<b>Thom Weintraut, AICP</b>	Subdivision Specialist / Floodplain Administrator
<b>Emilie Pinkston, AICP</b>	Long Range Planner
<b>Allie Keen</b>	Project Planner
<b>Leanne Wells</b>	Site Plan Specialist
<b>Sondra Bohn</b>	Office Administrator
<b>Jerry Duncan</b>	Office Assistant



## Planning Department Budget Trends

The 2013 Planning Department budget was \$677,152.84, an increase of \$125,595.43 from 2012. It should be noted that comparing Planning Department budgets from one year to the next is difficult and should only occur in the context of the larger City budget as a whole. In attempts to find efficiencies, reduce overall City costs, and streamline the procurement process certain line items have shifted from individual departments to a single City account and vice versa. For example, in 2013 funds for cellular phone service and health insurance were dispersed from a single City-wide account into the individual department budgets (which resulted in a \$103,596 increase in the Planning Department budget).

Planning Department 5-year Budget Trends



## About the Boards & Commissions

The development review role of the Planning Department includes facilitating the work of the City of Columbus, Bartholomew County, and Joint District Plan Commissions, Plat Committees, and Boards of Zoning Appeals.

- **Plan Commission:** The Plan Commission is the primary authority for land use and development policy and regulation in each jurisdiction. The Plan Commissions make recommendations to the legislative body (Columbus City Council, Bartholomew County Board of Commissioners, or Joint District Council) for each jurisdiction on land use policies (in the form of the Comprehensive Plan), land use regulations (the Zoning Ordinance), and subdivision development standards (the Subdivision Control Ordinance), as well as specific requests for zoning district changes. The Plan Commissions makes final determinations on specific subdivision and site development plan requests from property owners and developers.
- **Board of Zoning Appeals:** The Board of Zoning Appeals is a quasi-judicial body that makes final determinations on specific requests by property owners and developers for exceptions from the established land use regulations found in the zoning ordinance as well as requests for approval for any land uses listed by the zoning ordinance as “conditional”.
- **Plat Committee:** The Plat Committee is a sub-committee of the Plan Commission with the authority to approve new minor subdivision requests that involve a small number of lots and no new public infrastructure. The Plat Committee members also serve as the Subdivision Review Committee and complete technical reviews of major subdivisions prior to their consideration by the Plan Commission.



## Columbus Appointed Officials

The City of Columbus has jurisdiction for all land within the corporate limits within the City, as well as a specific extraterritorial jurisdiction that extends approximately 2 miles from the City limits. The City's jurisdiction encompasses approximately 30% of Bartholomew County.

### 2013 Columbus Plan Commission

Member	Office	Appointment	Expiration (4 year terms)	Requirements
Mike Harris		Board of Works	January 1, 2015	Board of Works member or designated representative.
Tony London (I)		Board of County Commissioners	January 1, 2017	The 2 appointments may not be of the same political party. Must (1) be a resident of the 2-mile area or (2) be a resident of the county and a property owner in the 2-mile area, but 1 must live in the 2-mile area.
Bryan Schroer (R)			January 1, 2015	
Open Position		City Engineer	Not Applicable	City Engineer or qualified assistant.
Dave Fisher (R)	Secretary	Mayor	January 1, 2015	No more than 3 of the 5 mayoral appointments may be of the same political party. Must (1) be a resident of the jurisdiction or (2) be a resident of the county and a property owner in the jurisdiction. A majority must be residents of the jurisdiction.
John Hatter (R)			January 1, 2015	
Roger Lang (R)	President		January 1, 2016	
Open Position			January 1, 2017	
Tom Wetherald (D)	Liaison to County		January 1, 2014	
Nancy Ann Brown	Vice-President	Park Board	Annually	Park Board member.
Frank Jerome		City Council	Annually	City Council member.
Tom Finke (Liaison)		County Plan Commission	Annually	Member of the County Plan Commission.



## 2013 Columbus Board of Zoning Appeals

Member	Office	Appointment	Expiration (2) (4 year terms)	Requirements
Tom Wetherald		Mayor	January 1, 2014	Plan Commission citizen member. (see note 1)
Eric Frey	Chairperson		January 1, 2014	Citizen who is not a Plan Commission member. (see note 1)
Hanna Omar			January 1, 2015	
Lou Marr	Vice-Chairperson	City Council	January 1, 2015	Citizen who is not a Plan Commission member. (see note 1)
Bryan Schroer	Secretary	Plan Commission	January 1, 2015	Plan Commission member from the extraterritorial jurisdiction. (see note 2)
Tony London (Alternate)		Plan Commission (for Schroer)	January 1, 2015	Plan Commission member from the extraterritorial jurisdiction. (see note 2)
Dave Fisher (Alternate)		Mayor (for Wetherald)	January 1, 2015	Plan Commission citizen member. (see note 1)
Melissa Begley (Hearing Officer)		Plan Commission	Not Applicable	Board member, staff member, or any other person.

(1) Must be a jurisdiction resident or a county resident and owner of property in the jurisdiction. The majority of members must be jurisdiction residents.

(2) The 2-mile jurisdiction representative shall have a 2-year term per IC 36-7-4-903(2).

## 2013 Columbus Plat Committee

Member	Office	Appointment	Expiration (Annually)	Requirements
John Hatter	Chairperson	Plan Commission	January 1, 2014	Plan Commission citizen member.
Jeff Bergman			January 1, 2014	Planning Department staff member.
Open Position (City Engineer)			January 1, 2014	Engineering Department staff member.
Steve Rucker (Alternate for Engineer)		Plan Commission	January 1, 2014	Engineering Department staff member.
Melissa Begley (Alternate for Bergman)			January 1, 2014	Planning Department staff member.



## Bartholomew County Appointed Officials

Bartholomew County has jurisdiction for all unincorporated land within the County, excluding the extraterritorial jurisdictions exercised by Columbus and Edinburgh and the approximately 2.5 square miles within the jurisdiction of the Edinburgh / Bartholomew / Columbus Plan Commission.

### 2013 Bartholomew County Plan Commission

Member	Office	Appointment	Expiration (4 year terms)	Requirements
Phyllis Apple (R)	Liaison to Hope	Board of County Commissioners	January 1, 2015	No more than 2 of the 4 appointments may be of the same political party. Must (1) be a resident of the jurisdiction or (2) be a resident of the county and a property owner in the jurisdiction. At least 2 must be residents of the jurisdiction.
Zack Ellison (D)	President		January 1, 2014	
Jason Newton (R)			January 1, 2017	
Don Meier (D)			January 1, 2017	
Lisa Moore	Vice-President		January 1, 2017	Township trustee and resident of the jurisdiction recommended by the trustees in the jurisdiction.
Rick Flohr			January 1, 2017	Member of the Board of County Commissioners.
Tom Finke	Secretary / Liaison to Columbus		County Surveyor	Not Applicable
Kris Medic		County Extension Educator	Not Applicable	County Extension Educator.
Jorge Morales		County Council	January 1, 2017	Member of the County Council.
Tom Wetherald (Liaison)		Columbus Plan Commission	Annually	Member of the Columbus Plan Commission.
Randy Sims (Liaison)		Hope Plan Commission	Annually	Member of the Hope Plan Commission.



## 2013 Bartholomew County Board of Zoning Appeals

Member	Office	Appointment	Expiration (4 year terms)	Requirements
Gil Palmer		County Council	January 1, 2017	Citizen who is not a Plan Commission member. (see note 1)
Zack Ellison	Vice-Chairperson	Plan Commission	January 1, 2017	Plan Commission citizen member or County Extension Agent. (see note 1)
Dewayne Hines	Chairperson	Board of County Commissioners	January 1, 2015	Citizen who is not a Plan Commission member. (see note 1)
Roger Glick			January 1, 2014	
Jason Newton			January 1, 2016	Plan Commission citizen member. (see note 1)
Melissa Begley (Hearing Officer)		Plan Commission	Not Applicable	Board member, staff member, or any other person.

(1) Must be a jurisdiction resident or a county resident and a owner of property in the jurisdiction. The majority of members must be jurisdiction residents.

## 2013 Bartholomew County Plat Committee

Member	Office	Appointment	Expiration (Annually)	Requirements
Tom Finke	Chairperson	Plan Commission	January 1, 2014	County Surveyor's Plan Commission designee.
Kris Medic			January 1, 2014	Plan Commission member.
Dennis Brooks			January 1, 2014	Plan Commission member or resident citizen of the jurisdiction.
Stacey Gross			January 1, 2014	County Engineer or designee.
Jeff Bergman			January 1, 2014	Planning Director or designee.
Melissa Begley (Alternate for Bergman)		Plan Commission	January 1, 2014	Planning Director or designee.



## Joint District Appointed Officials

The Edinburgh / Bartholomew / Columbus Joint District Plan Commission has jurisdiction over an area of approximately 2.5 square miles bounded by a triangle formed by County Road 900 North, I-65, and US 31. The Joint District is the only one of its kind in Indiana and was created through special legislation. The Joint District, per its interlocal agreement, shall be in existence until 90% of the area has been developed.

*In some instances, Joint District organizations are shown with open positions and/or members with expired terms. These groups meet infrequently and in some cases do not meet at all during the course of a calendar year. As a result, some of the appointments by a certain group are not current. Any required appointments are made current if and when an application requiring action by one of these groups is filed. Due to the limited size of the area and limited number of subdivision requests the Joint District does not use a Plat Committee. Instead, all minor and major subdivision requests are considered by the Plan Commission.*

### 2013 Edinburgh / Bartholomew / Columbus Plan Commission

Member	Office	Appointment	Expiration (3 year terms)	Requirements
Ron Hoffman		Edinburgh Town Council	January 1, 2014	Resident of (1) a County in which the District is Located, or (2) within 10 miles of the District
Tim Barrett			January 1, 2015	
John Drybread			January 1, 2015	
Larry Nunn		Columbus Plan Commission	January 1, 2016	
Jack Heaton	President		January 1, 2014	
Dave Fisher		Columbus Mayor	January 1, 2015	
Larry Kleinhenz	Secretary	Board of County Commissioners	January 1, 2014	All Must be Residents of (1) a County in which the District is Located, or (2) within 10 miles of the District <b>and</b> , 2 of the 4 Must Reside in German Township
Carl Lienhoop		Board of County Commissioners	January 1, 2014	
Keith Sells (German Twp.)	Vice-President	Board of County Commissioners	January 1, 2016	
Alvin Balmer (German Twp.)		Board of County Commissioners	January 1, 2016	



## 2013 Edinburgh / Bartholomew / Columbus Board of Zoning Appeals

Member	Office	Appointment	Expiration (4 year terms)	Requirements
Open Position		Joint District Plan Commission	January 1, 2014	Citizen who may or may not be a Plan Commission Member**
Dave Gregory	Secretary	Columbus Mayor	January 1, 2015	**All Members Must be a Resident of (1) a County in which the District is Located, or (2) within 10 miles of the District
Chris West	President	Board of County Commissioners	January 1, 2015	
Daniel Teter		Edinburgh Town Council	January 1, 2014	
Tim Douglas	Vice-President	Board of County Commissioners	January 1, 2014	



## Plan Commission Activity Summary

In 2013 the City, County, and Joint District Plan Commissions heard a total of 28 new applications (a decrease of 11 over the 39 cases heard in 2012). Of these applications, 89 percent (25) were in the jurisdiction of the City of Columbus.

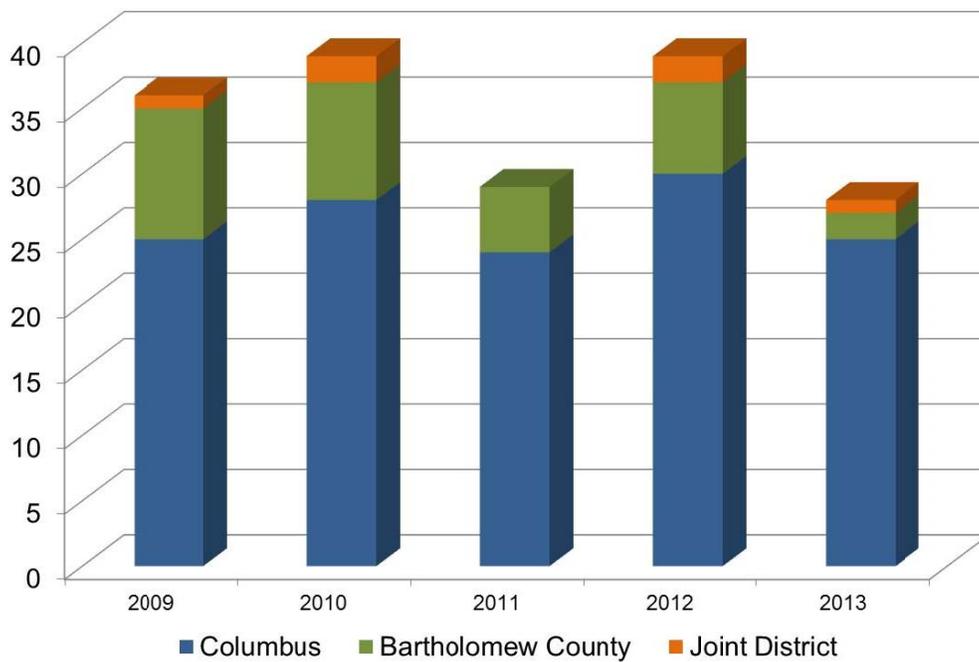
### 2013 Plan Commission Case Load Summary

Month*	Rezoning (includes PUD)			Annexation	Subdivision Plat (includes re-plats, etc.)			Site Development Plan (includes PUD)			Total		
	Columbus	Bartholomew County	Joint District		Columbus	Columbus	Bartholomew County	Joint District	Columbus	Bartholomew County	Joint District	Columbus	Bartholomew County
January	0	0	0	0	0	0	0	0	0	0	0	0	0
February	2	0	0	0	0	0	0	1	0	1	3	0	1
March	1	0	0	0	1	0	0	1	0	0	3	0	0
April	0	0	0	0	0	1	0	0	0	0	0	1	0
May	1	0	0	0	1	1	0	1	0	0	3	1	0
June	0	0	0	0	0	0	0	0	0	0	0	0	0
July	0	0	0	0	4	0	0	2	0	0	6	0	0
August	0	0	0	0	0	0	0	0	0	0	0	0	0
September	2	0	0	0	0	0	0	0	0	0	2	0	0
October	0	0	0	0	3	0	0	0	0	0	3	0	0
November	1	0	0	0	0	0	0	1	0	0	2	0	0
December	1	0	0	0	1	0	0	1	0	0	3	0	0
<b>Total</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>2</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>1</b>	<b>25</b>	<b>2</b>	<b>1</b>

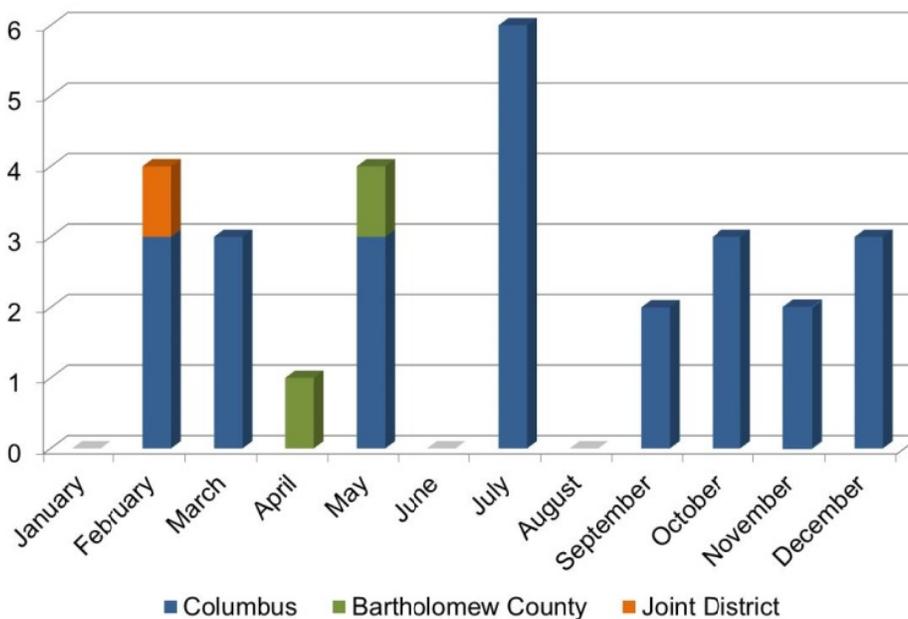
\* includes all applications (2012 and 2013) heard by each Commission for the first time



### 5-year Plan Commission Case Load Trends



### 2013 Plan Commission Case Load by Month





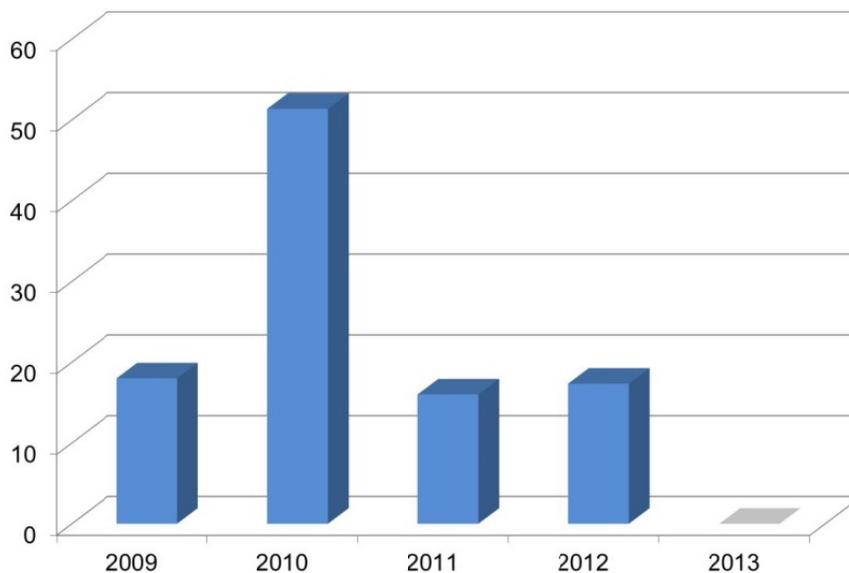
## Annexation & Rezoning Summary

A total of 8 rezoning applications were heard by the Plan Commissions in 2013. All 8 rezoning requests were in the jurisdiction of the City of Columbus and all 8 were approved. The City of Columbus Plan Commission also reviews requests for annexation and makes recommendations on those requests to the City Council. There were no annexation requests in 2013. A table of Columbus annexation trends is shown below.

### 2013 City of Columbus Rezoning Applications

Application	Case Number	Location	Property Size	Requested Change	Plan Commission Recommendation	Final Disposition
Casey's Marketing Company	RZ-13-01	Northeast corner of Gladstone and State Streets	2.39 Acres	CCc to CCc (amended)	Favorable	Approved
Monarch Crossing	RZ-13-02	404 N. Marr Road	0.95 Acres	RS4 to RHc	Favorable	Approved
Willow Glen (a.k.a. Maple Ridge)	RZ-13-03	East side of Carr Hill Rd., southwest of the intersection with Terrace Lake Rd.	7.22 Acres	RS2 to RT	Favorable	Approved
Columbus AirPark	PUDF-13-01	Non-aviation property associated with the Columbus Municipal Airport	472.69 Acres	PUD Amendment	Favorable	Approved
Orinoco Properties	RZ-13-04	1613 Cottage Avenue	5,880 Sq. Ft.	I-2 to CCc	Favorable	Approved
Fraternal Order of Eagles	PUD-13-05	930 Washington Street	0.59 Acres	CN to CD	Favorable	Approved
Orinoco Properties	RZ-13-06	1720 17th Street	1.6 Acres	I-2 to CCc	Favorable	Approved

**Columbus Annexation Trends (Acres Annexed)**





## Site Development Plan Summary

The Plan Commissions are responsible for the administration of several “site development plan” districts and sites. These specific zoning categories and locations provide for expanded plan commission oversight of the details of the development of individual properties. Site development plans are required for some Planned Unit Developments (PUD) in the City of Columbus, any development in the Public / Semi-public Facilities (P) and Commercial: Downtown Center (CD) zoning districts in Columbus and Bartholomew County, and Industrial Reserve (IR) and Shopping Center (C-3) zoning districts in the jurisdiction of the Joint District Plan Commission. In 2013 a total of 8 site development plans were processed by a Plan Commission; 7 by the City of Columbus and 1 in the Joint District Plan Commission. Those applications are detailed by the table provided below.

Review by the Plan Commission is only required for those modifications to previously approved site development plans that alter significant components of the original approval. Other “minor modifications” are processed by the Planning Department staff and reported in the Zoning Compliance Review portion of this report.

### 2013 Columbus Site Development Plan Applications

Application	Case Number	Location	Development Title	Request	Final Disposition
Verizon Wireless	DP-12-30	1111 McClure Road	Columbus City Utilities	Site plan approval for a cell tower at the City Utilities property.	Approved
First Christian Church	DP-13-01	540 3rd Street	Downtown Columbus	Site plan approval for a parking lot.	Approved
Franciscan Alliance	DP-13-07	123 2nd Street	Downtown Columbus	Site plan approval for parking lot expansion.	Approved
Shadow Creek Farms Section 8	PUDF-13-02	South side of CR 200 South, west of CR 150 West	Shadow Creek Farms PUD	Final PUD approval.	Approved
Columbus Crossing Commercial Center	PUDF-13-03	South side of SR 46, between Morgan Willow Trace and Carr Hill Road.	Columbus Crossing	Site plan approval for a multi-tenant commercial building	Approved
Columbus East High School	DP-13-26	230 Marr Road	Columbus East High School	Site plan approval for a building expansion.	Approved
Villas of Stonecrest	PUDF-13-08	South side of Sawin Drive, west of Talley Road.	Villas of Stonecrest	Modify setbacks for certain lots.	Approved

### 2013 Joint District Site Development Plan Applications

Application	Case Number	Location	Development Title	Request	Final Disposition
Comfort Inn & Suites	DP-13-01	11711 N. US 31	Edinburgh Outlet Mall Area	Approval of an additional freestanding sign.	Approved



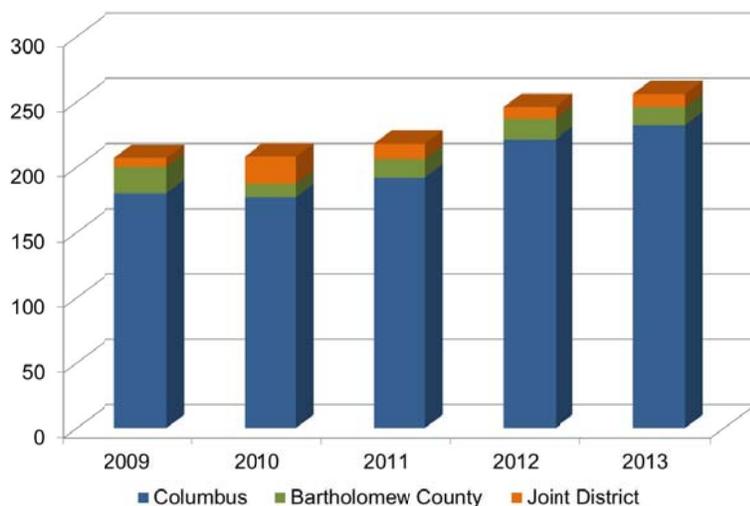
## Zoning Compliance Review Profile

In 2013 the Planning Department processed 256 applications for Zoning Compliance Certificates (ZCCs). These certificates are used to verify the compliance of a development proposal with the adopted regulations of the City, County, or Joint District, as appropriate. Zoning Compliance Certificates are issued in several categories, which are detailed in the table below. More ZCCs were processed in 2013 than in any of the previous four years. ZCC applications peaked in 2007 at 261 and then fell to 207 in 2009 during the economic recession.

### 2013 Zoning Compliance Certificate Summary

Review Type	City of Columbus		Bartholomew County		Joint District		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Site Plan	87	38%	6	43%	2	20%	95	37%
<i>New Construction</i>	11	5%	0	0%	1	10%	12	5%
<i>Addition</i>	9	4%	2	14%	1	10%	12	5%
<i>Accessory Structure</i>	11	5%	0	0%	0	0%	11	4%
<i>Site Modifications</i>	18	8%	2	14%	0	0%	20	8%
<i>Change of Use</i>	38	16%	2	14%	0	0%	40	16%
Temporary Use or Structure	13	6%	3	21%	0	0%	16	6%
Sign Permit	106	46%	5	36%	8	80%	119	46%
Floodplain Alteration (placement of fill, etc.)	2	1%	0	0%	0	0%	2	1%
Development Plan Minor Modification	24	10%	0	0%	0	0%	24	9%
<b>Total</b>	<b>232</b>	<b>100%</b>	<b>14</b>	<b>100%</b>	<b>10</b>	<b>100%</b>	<b>256</b>	<b>100%</b>

5-year ZCC Trends by Jurisdiction



*Of the 256 ZCCs processed in 2013, all but 8 were found to be in compliance with the applicable zoning regulations and were issued by the Planning Department.*

*Of those 8 that were not issued, a majority were for signs for seasonal businesses, such as fireworks sales, which posted the signs illegally, were advised to apply for permits, and concluded their business activity before the permit process was complete.*



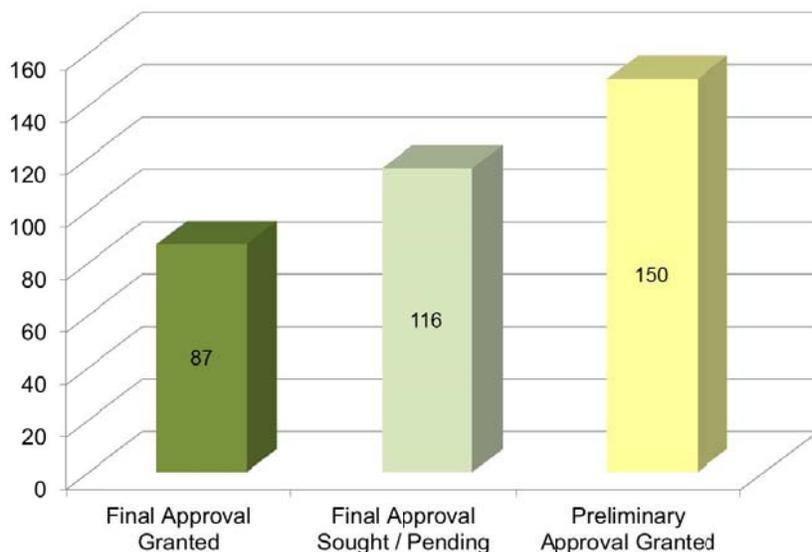
## Subdivision Profile

Developers made a total of 87 new subdivision lots available for home construction in 2013. Subdivision construction plans and final subdivision plats have been filed with the Planning Department for an additional 116 lots, with final approval pending for those developments. A total of 150 lots were granted preliminary approved in 2013. This figure includes those that also later obtained final approval in 2013 and those that will be developed in future years.

## 2013 Subdivision Approval Summary

Subdivision Type	City of Columbus		Bartholomew County		Joint District		Total	
	Subdivisions Approved	Total Lots Approved						
Administrative & Agricultural Subdivision	33	0	24	0	0	0	57	0
Minor Subdivision	13	12	12	16	0	0	25	28
Major Subdivision (Preliminary Plat)	6	122	0	0	0	0	6	122
<b>Totals</b>	<b>52</b>	<b>134</b>	<b>36</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>88</b>	<b>150</b>

## 2013 New Subdivision Lot Activity





## 2013 Major Subdivision Preliminary Plats Summary

Subdivision	Jurisdiction	Case Number	Lots Approved	Land Use	Approval Date
Willow Glen (a.k.a. Maple Ridge)	Columbus	PP-13-01	17	Residential	March 13, 2013
Deer Creek (Re-plat)	Columbus	PP-13-02	No Additional	Residential	May 8, 2013
Shadow Creek Farms Section 8	Columbus	PP-13-04 / PP-13-08	32	Residential	August 14, 2013
Poplar Woods	Columbus	PP-13-05	73	Residential	July 10, 2013
Shadow Creek Farms Section 7A (Re-plat)	Columbus	PP-13-06	No Additional	Residential	October 9, 2013
Shadow Creek Farms Section 7B (Re-plat)	Columbus	PP-13-07	No Additional	Residential	October 9, 2013

**Total Major Subdivision Lots Granted Preliminary Approval in 2013: 122**

## 2013 Major Subdivision Final Plats Summary

Subdivision	Jurisdiction	Case Number	Lots	Land Use	Approval Type / Date
Shadow Creek Farms Section 9	Columbus	FP-12-02	41	Residential	Performance Surety / November 12, 2013
Northbrook Phase 6	Columbus	FP-12-05	23	Residential	Performance Surety / Pending
Wildflower Commons	Columbus	FP-13-01	18	Residential	"Build & Dedicate" / November 12, 2013
Maple Ridge	Columbus	FP-13-02	17	Residential	"Build & Dedicate" / Pending
Spring Hill Lake Phase 2	Columbus	FP-13-03	9	Residential	Performance Security / Pending
Shadow Creek Farms Section 8	Columbus	FP-13-04	32	Residential	"Build & Dedicate" / Pending
Poplar Woods Phase 1	Columbus	FP-13-05	35	Residential	"Build & Dedicate" / Pending

**Total Major Subdivision Lots Created in 2013: 59**

**Total Major Subdivision Lots Pending Final Approval: 116**



## Board of Zoning Appeals Summary

In 2013 the Columbus, Bartholomew County, and Joint District Boards of Zoning Appeals heard a total of 47 cases. This is the same number of total cases heard the previous year.

The City and County BZA Hearing Officer heard a total of 25 additional cases, granting final approval in all of those cases. Cases for which the required decision criteria appear to clearly have been met are initially scheduled for consideration by the hearing officer. These cases are forwarded to the board of zoning appeals of jurisdiction if new information presented at the hearing officer meeting raises doubt that the criteria have been met.

Some cases involve multiple variance requests. For example, a case involving a proposed new sign may include two separate development standards variance requests – one of the height of the sign and one for the size of the sign face. The table on page 22 summarizes all individual requests and lists them by hearing authority – the City Board, City Hearing Officer, County Board, or County Hearing Officer.

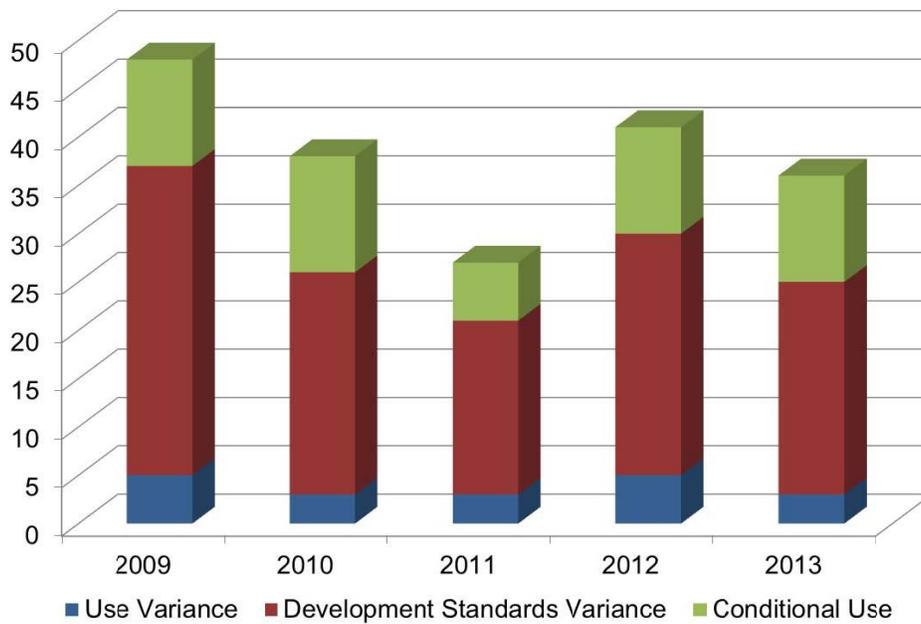
### 2013 Board of Zoning Appeals Case Summary

Month	Use Variance			Development Standards Variance (includes flood regulations)			Conditional Use			Total		
	Columbus	Bartholomew County	Joint District	Columbus	Bartholomew County	Joint District	Columbus	Bartholomew County	Joint District	Columbus	Bartholomew County	Joint District
January	0	0	0	0	0	0	0	0	0	0	0	0
February	0	0	0	4	0	0	2	1	0	6	1	0
March	1	0	0	2	1	0	3	0	0	6	1	0
April	0	0	0	3	1	0	1	1	0	4	2	0
May	1	0	0	0	0	0	0	1	0	1	1	0
June	0	0	0	0	0	0	0	0	0	0	0	0
July	0	0	0	2	0	0	0	0	0	2	0	0
August	0	0	0	2	2	0	0	1	0	2	3	0
September	0	0	0	0	1	0	0	0	0	0	1	0
October	1	0	0	4	1	0	3	0	0	8	1	0
November	0	0	0	3	0	0	2	0	0	5	0	0
December	0	0	0	2	1	0	0	0	0	2	1	0
<b>Totals</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>22</b>	<b>7</b>	<b>0</b>	<b>11</b>	<b>4</b>	<b>0</b>	<b>36</b>	<b>11</b>	<b>0</b>

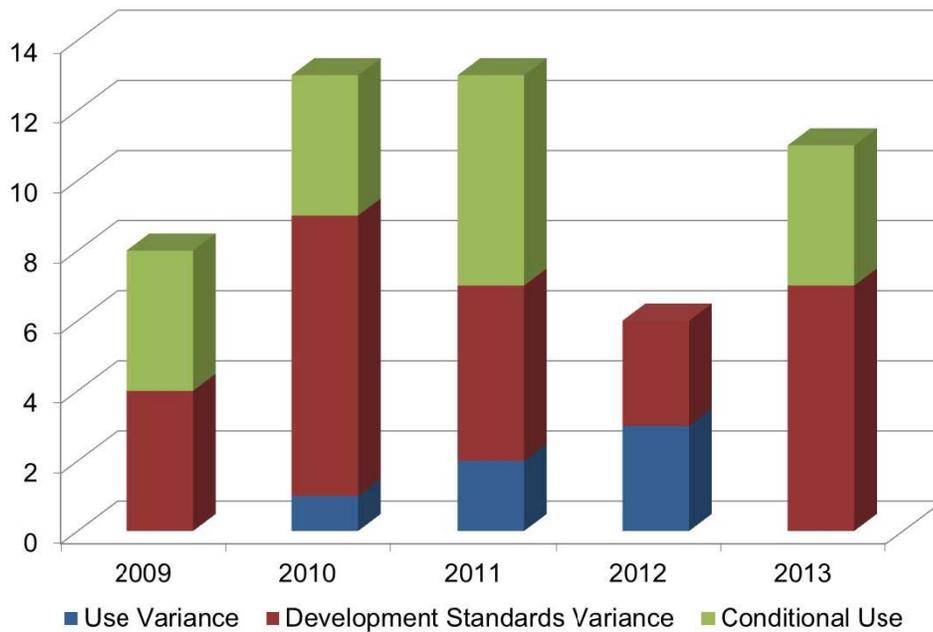
The table above and the charts on the following page are intended to describe the overall work load of the Boards of Zoning Appeals by describing the number of cases considered. Additional cases were considered by the Boards' hearing officer. Some cases involved multiple individual variance requests. The table on page 22 summarizes all variance requests by type, subject matter, and hearing authority.



### Columbus 5-year BZA Case Trends



### Bartholomew County 5-year BZA Case Trends





## 2013 Board of Zoning Appeals Request Summary

Development Standards Variances						
Subject of Request	Approved Requests	Total Requests	Hearing Authority			
			City BZA	City Hearing Officer	County BZA	County Hearing Officer
Sign	10	11	8	2	1	0
Accessory Structure (to be placed in a Front Yard)	8	8	2	1	3	2
Building Setback	6	8	4	2	1	1
Parking (Number of Spaces)	3	4	4	0	0	0
Fence (Height in a Front Yard)	4	4	1	3	0	0
Parking (Setbacks)	3	3	3	0	0	0
Accessory Dwelling	1	2	1	0	1	0
Accessory Structure (Height)	1	2	1	1	0	0
Lot Size	2	2	2	0	0	0
Outdoor Sales & Display (Screening, area, Etc.)	1	2	2	0	0	0
Accessory Structure (to be placed before a Primary Structure)	1	1	0	0	1	0
Accessory Structure (Size)	1	1	1	0	0	0
Lot Frontage	1	1	0	1	0	0
Dumpster (Screening, Location, Etc.)	1	1	0	1	0	0
Driveway Separation	1	1	1	0	0	0
Septic Sites	0	1	1	0	0	0
Drive-up Window Vehicle Stacking Spaces	1	1	1	0	0	0
<b>Total</b>	<b>45</b>	<b>53</b>	<b>32</b>	<b>11</b>	<b>7</b>	<b>3</b>

Conditional Uses						
Subject of Request	Approved Requests	Total Requests	Hearing Authority			
			City BZA	City Hearing Officer	County BZA	County Hearing Officer
Church (including Church Signs)	6	6	5	1	0	0
Home-based Business	3	3	1	1	0	1
Park	3	3	0	3	0	0
Accessory Dwelling	2	2	0	0	2	0
Shared Housing Facility	0	1	0	0	1	0
Kennel	1	1	0	0	1	0
School	1	1	1	0	0	0
Private Club	1	1	0	1	0	0
Contractor's Office	1	1	0	1	0	0
Off-site Parking	1	1	1	0	0	0
Recycling Facility	0	1	1	0	0	0
Single-family Home	1	1	0	1	0	0
Agri-business (Winery, Etc.)	1	1	0	0	0	1
Restaurant	1	1	1	0	0	0
Recreational Facility	1	1	0	0	0	1
<b>Total</b>	<b>23</b>	<b>25</b>	<b>10</b>	<b>8</b>	<b>4</b>	<b>3</b>

Use Variances						
Subject of Request	Approved Requests	Total Requests	Hearing Authority			
			City BZA	City Hearing Officer	County BZA	County Hearing Officer
Bottled Gas Distribution Facility	1	1	1	0	0	0
Parking Lot	1	1	1	0	0	0
Remote Control Vehicle Track	1	1	1	0	0	0
<b>Total</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>Grand Total</b>	<b>71</b>	<b>81</b>	<b>45</b>	<b>19</b>	<b>11</b>	<b>6</b>
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## Current Planning “Toolbox” Improvements

The community planning tools used by the Planning Department to process development applications include primarily the Columbus and Bartholomew County Zoning Ordinance and the Columbus and Bartholomew County Subdivision Control Ordinances. However, a number of other administrative tools also are part of this process, including a variety of applications and forms, maps, Board and Commission rules of procedure, etc. Applications, forms and other basic administrative materials can be modified by the Planning Department staff. Rules of procedure are adopted by each Board and Commission. The amendment of zoning or subdivision regulations requires the approval of the legislative body for the applicable jurisdiction (the City Council or County Commissioners, respectively).

The following improvements were made to the current planning tools in 2013:

### **Subdivision Control Ordinance Definitions and Agricultural Tracts**

On October 14, 2013 the Bartholomew County Commissioners adopted an ordinance replacing the definitions section of the County’s Subdivision Control Ordinance. The next day the City Council approved similar changes to the City’s regulations. These changes were the result of a project initiated by the Planning Department approximately 1 year earlier. The goal of the effort was to develop a common list of definitions between the City and County subdivision regulations for the benefit of the developers, land surveyors and other who work in both jurisdictions. The single set of definitions, applicable in both jurisdictions, could eliminate confusion and make the subdivision review process more clear and efficient for all involved. Also as part of these revisions both jurisdictions deleted the requirement that cemetery plots be approved as a subdivision plat and eliminated the 20 acre minimum size for agricultural tracts. The Planning Department worked with local land surveyors, the City Engineer’s Office, the County Highway Department, and the County Surveyor’s Office on the project.

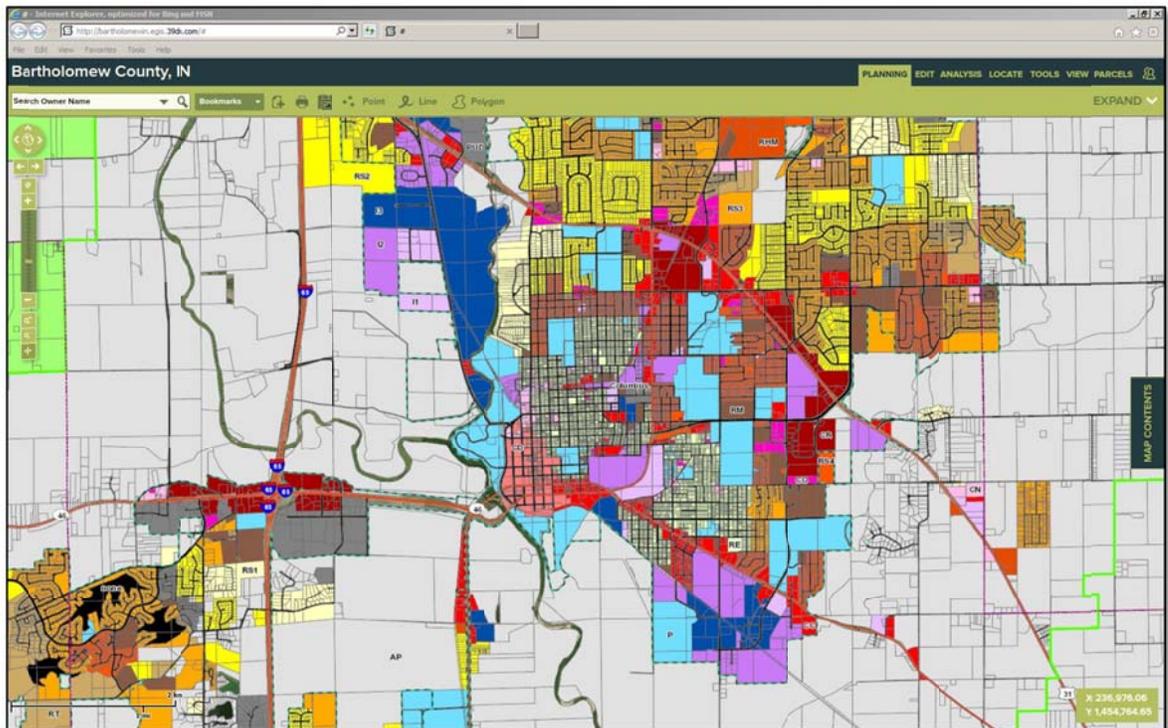
### **Planning Department Fee Schedule**

In 2013 the Columbus Plan Commission, Bartholomew County Plan Commission, and Edinburgh / Bartholomew / Columbus Joint District Plan Commission each adopted a new schedule of application fees for their respective jurisdictions. The result of this effort was all three jurisdictions charging the same application fees for the same types of development applications, for the first time ever. The Planning Department initiated this fee schedule update project in order to provide a uniform set of fees across all of these jurisdictions that mirrored their collective philosophies about the role of development review in the community. The project involved comparing he previously existing fees across these jurisdictions and establishing a guiding philosophy about development review upon which the new fees would be based. The Planning Department also checked the proposed new fees against those charged by other regional communities and those of other Indiana communities of similar size. The new fee schedule provides clarity and improved efficiency for the Planning Department staff, developers, and the public.



## Zoning District Map

Upgrades to the Bartholomew County GIS system in recent years have created many new possibilities for the ways in which map-based information can be stored and shared with the public. In 2013 these expanded mapping capabilities enabled the Planning Department to convert the Columbus and Bartholomew County zoning maps from paper maps developed in AutoCAD to layers on the GIS system. This new mapping method allows for more accurate and more efficient tracking of zoning information. It also enables the maps to be made available to the public in a convenient format.



*A screen capture from a display of the Bartholomew County GIS system showing the base zoning information that is now available.*

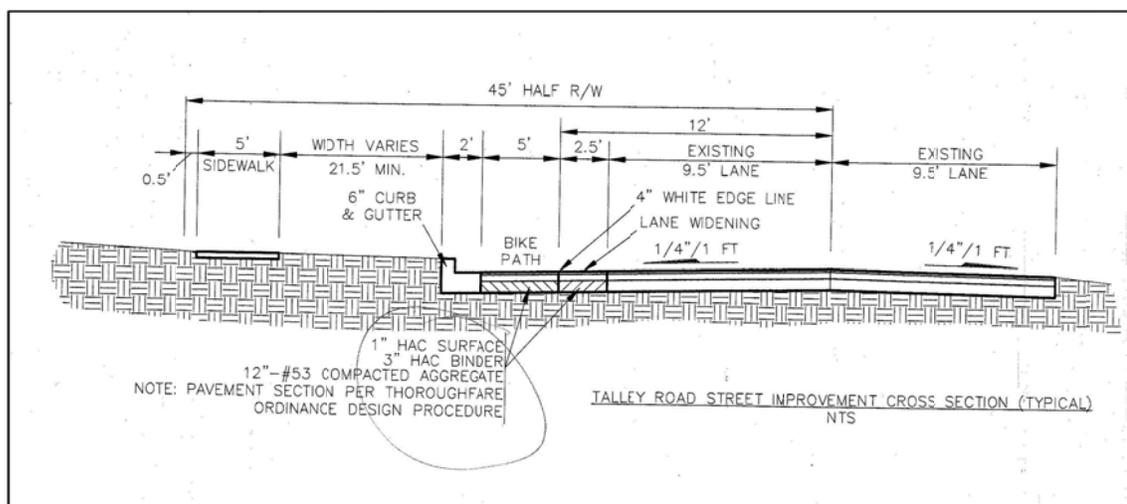


## Columbus Bicycle & Pedestrian Plan Implementation

The City of Columbus Bicycle & Pedestrian Plan was adopted as an element of the City of Columbus Comprehensive Plan on May 12, 2010. This Plan is a unique document that combines the long-range goals and policies of the City's Comprehensive Plan with the implementable projects of a strategic plan. The Planning Department's primary role in the implementation of this plan is to ensure that its recommendations are applied to new developments in the community as they occur. While sidewalks along public streets are required to be installed with all new developments, the Bicycle & Pedestrian Plan provides more specific guidance that can be factored into the Plan Commission or Board of Zoning Appeals decision making process. Below are some examples of the influence of the plan in 2013:

### Poplar Woods Subdivision:

The 73 lot Poplar Woods Subdivision was granted Preliminary Plat approval by the Plan Commission at the July 10, 2013 meeting. Poplar Woods is located on the west side of Talley Road, north of 25<sup>th</sup> Street. The Bicycle & Pedestrian Plan shows future bicycle lanes on Talley Road. The Poplar Woods approval included widening of Talley Road along the subdivision's frontage sufficient to allow for both improved vehicle lane width and the bicycle lane.



*An excerpt from the Poplar Woods Subdivision Construction Plans showing a bicycle lane along a widened Talley Road.*

### Deer Creek Subdivision:

The Deer Creek subdivision is located on the west side of Terrace Lake Road, south of Carr Hill Road. This 41 lot subdivision was originally granted preliminary approval by the Plan Commission on March 9, 2011. As construction of the subdivision progressed, the developer determined that their planned installation of the required sidewalks along Deer Creek's Terrace Lake Road frontage would be difficult due to the topography of the area. The Bicycle & Pedestrian Plan shows Terrace Lake Road as being a bicycle route, meaning that cyclists ride in the travel lanes with the aid of bicycle route street signs. Bicycle routes are paired with sidewalks to accommodate pedestrians and less confident bike riders. Upon a review of the topography along the west side of Terrace Lake Road it was determined by the City Engineer's Office that even if

sidewalks were constructed along the Deer Creek frontage they would likely not be extended. At the May 8, 2013 meeting the Plan Commission approved the Deer Creek developer's request to omit the sidewalks along their Terrace Lake Road frontage. As an alternate, the Plan Commission accepted the developer's proposal to construct a similar amount of sidewalk on the east side of Terrace Lake Road near the intersection with County Road 200 South. The result will be a continuous sidewalk that connects the new Fox Ridge subdivision on the south side of County Road 200 South to the neighborhoods along Terrace Lake Road and beyond to Tipton Lakes. Deer Creek residents will be able to access this sidewalk with the help of an improved crossing where Deer Creek's entrance drive intersects Terrace Lake Road.

### **Monarch Crossing Apartments:**

On March 19, 2013 the Columbus City Council approved the rezoning of property adjacent to the Monarch Crossing apartments to multi-family residential (the RM zoning district) as part of a proposed expansion of that complex. At the request of the Plan Commission, the City Council included with its rezoning approval a condition that the Monarch Crossing developer make changes to the sidewalks at the northwest corner of Marr Road and McKinley Avenue. These changes would provide improved pedestrian access to other area apartment complexes and neighborhoods, Columbus East High School, and Clifty Park. The Bicycle & Pedestrian Plan indicated future bike lanes along Marr Road, which are typically paired with sidewalks for pedestrians and less confident cyclists. The Plan's emphasis on bike and pedestrian connections in this area was a key factor in the Plan Commission's decision to request the sidewalk improvement.



*Marr Road and McKinley Avenue sidewalk extensions at Monarch Crossing Apartments.*



## Long-Range Planning & Special Projects

The processing of applications for consideration by a Plan Commission, Board of Zoning Appeals, or other entity is only a part of the responsibilities of the City of Columbus – Bartholomew County Planning Department. Other responsibilities include providing training for local elected and appointed officials and initiating and supporting long-range planning & visioning processes. During 2013, the Planning Department was involved in multiple long-range planning projects, several of which are summarized below:

### State Street Corridor Plan

In February of 2013 the City of Columbus hired Chicago-based Lakota Group to prepare a State Street Corridor Plan. Lakota was selected from 9 firms which had responded to the Request for Proposals that had been issued for the project through the Planning Department. A selection committee composed of Planning Department staff and Plan Commission members reviewed the written proposals and then interviewed four firms. Lakota will be compensated \$63,335 for the project, with those funds coming from the City's Economic Development Income Tax (EDIT) funds and the Columbus Area Metropolitan Planning Organization (CAMPO). The State Street Corridor Plan is intended to serve as both (1) a long-term land use plan for the properties along State Street and (2) a readily-implementable strategic plan for the redevelopment of the area.

The State Street Corridor Plan project is being facilitated by the Planning Department and overseen by a 16-person steering committee. The steering committee includes State Street business and property owners, representatives of community organizations (such as the Columbus Area Chamber of Commerce), and a representative of the Indiana Department of Transportation (which has jurisdiction over State Street itself).

Over the course of 2013 the Lakota Group documented existing conditions along State Street, identified issues and opportunities, researched redevelopment options, and completed an initial draft of the State Street Corridor Plan. Their work was guided by input from the Planning Department staff and the Steering Committee, which met 5 times in 2013.

Also of critical importance to the project were two community open house events, at which the public was invited to provide their opinions and observations. The first public open house was held on July 25, 2013 at Foundation for Youth. Over 80 people attended. At this event the public was presented with information on State Street, as well as a series of redevelopment options for key properties along the corridor. They were also presented with options for transportation improvements and urban design enhancements. The public's comments guided the work of the steering committee as they selected the options and



*Participants at the July 25 Public Open House*

alternative that would become a part of the plan. The second public open house was held on September 12, 2013 at Fodrea Elementary School. Over 30 people attended. At this event the public was asked to select from refined redevelopment, transportation, and urban design options. They were also asked to “vote” for a series of catalytic projects. Again, the public input guided the efforts of the steering committee as options were selected and the content of the plan was developed.

The Planning Department played an active role in the State Street project by organizing and facilitating the work of the steering committee, making arrangements for public open house locations and news releases, conducting State Street research, developing public meeting strategies with the consultant, identifying catalytic projects with the consultant, and providing a critical review of draft plan materials.

In December of 2013 the Lakota Group provided the Planning Department with the first complete draft of the State Street Corridor Plan. The staff reviewed the draft and provided it to the steering committee for discussion and feedback. At its December 16, 2013 meeting the steering committee was asked to provide specific feedback as to (1) the phasing of catalytic redevelopment projects, (2) an overall strategy for funding the implementation of the plan, and (3) the possible addition of design standards for State Street properties.

It is expected that the draft State Street Corridor Plan will continue to be refined by the consultant, staff and steering committee leading up to the public release of a final draft plan in early 2014.



*An artist rendering of the adaptive re-use of a vacant State Street building as an artist's co-operative.*



An artist's illustration of potential enhancements and redevelopment on State Street

An artist rendering of possible redevelopment near the Indiana Avenue and State Street intersection.



Existing conditions on State Street



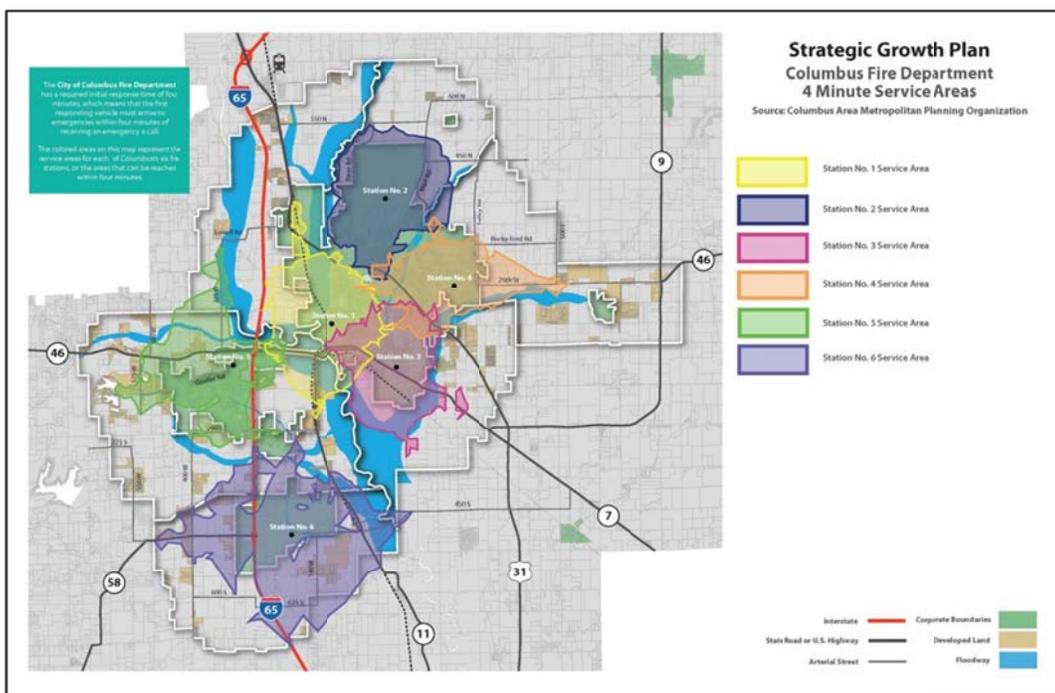
An artist's illustration of potential property enhancements on State Street

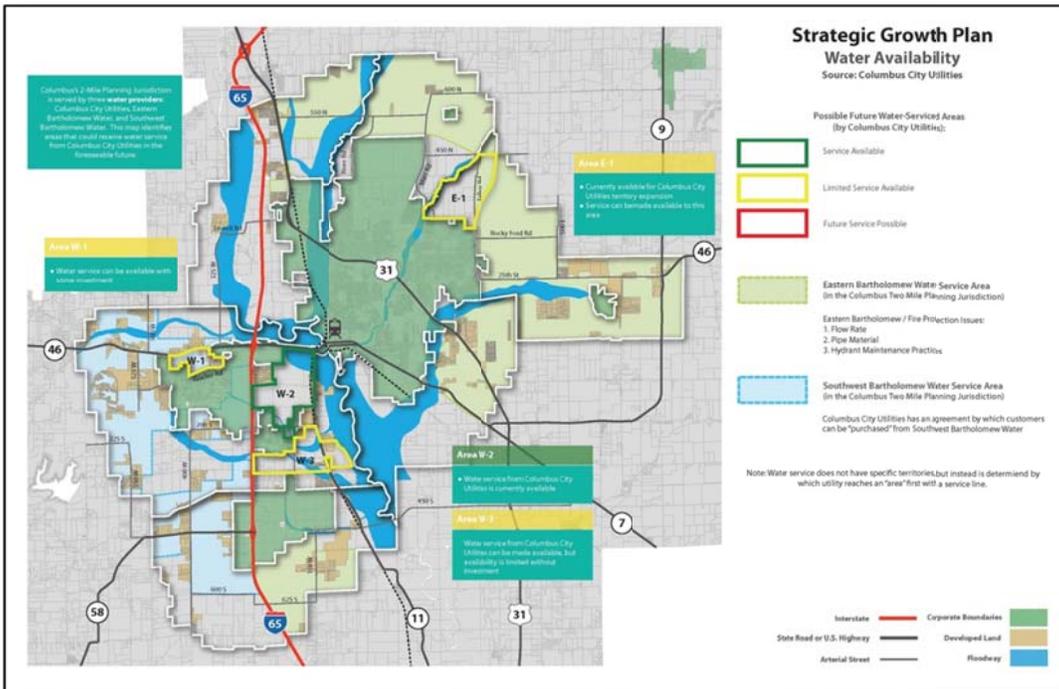
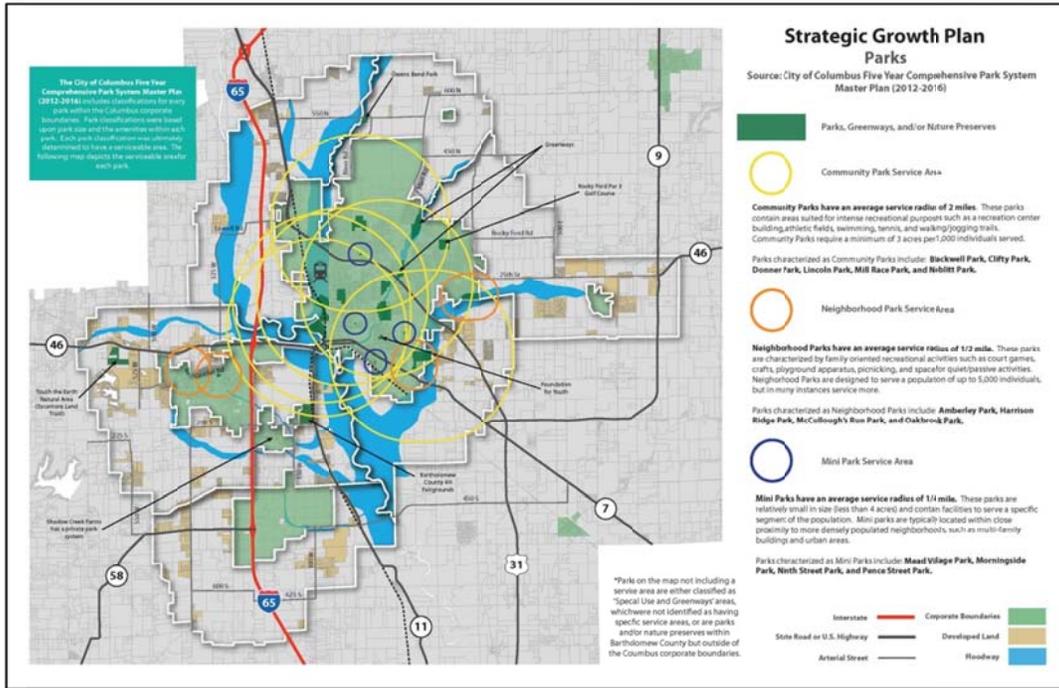
An artist rendering of possible streetscape and building façade improvements along State Street.

## Columbus Strategic Growth Plan

In 2013 the Planning Department began an in-house effort to create a Strategic Growth Plan for the City. This plan is intended to provide a technical analysis of the natural features, infrastructure, and municipal services that effect where and to what extent the future expansion of Columbus will occur. The need for the Growth Plan was identified based on observations by the Economic Development Board that Columbus lacked areas for future industrial development and indications from residential developers that new subdivision and apartment sites were difficult to find. The Growth Plan is intended to work with the previously created infill sites profile to ensure that Columbus' future development continues to allow for the efficient provision of services and that it does not take on the characteristics of sprawl. Among the development factors research by the Planning Department in 2013 were fire protection, sewer service, water service, floodplains, wetlands, park service areas, and road conditions. The Planning Department researched Indiana annexation laws. Also researched were Columbus municipal code provisions that may discourage agricultural property owners from seeking annexation, such as those for hunting, burning, and the keeping of farm animals.

Data collection was completed in late 2013. In 2014 the Planning Department staff will analyze the data collected and develop recommendations. Below and on the following page are examples of the Strategic Growth Plan analysis maps.







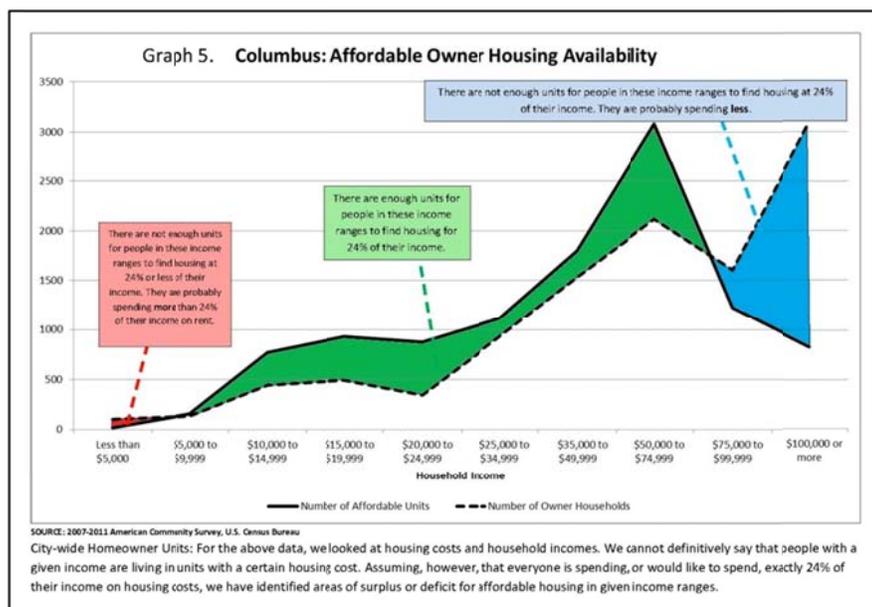


## Columbus Housing Study

In March of 2013 the City of Columbus hired Bloomington, Indiana based Strategic Development Group (SDG) to perform a community housing study. The intent of the study is to review the housing supply and demand at all income levels city-wide, identify gaps in supply, and make recommendations for resolving any shortages. Particular emphasis was placed on housing for low-income residents, senior citizens, and young professionals, which has been perceived to be in short supply. The \$44,500 cost of the study is being funded through Community Development Block Grant funds via the Community Development Department, Downtown TIF funds via the Redevelopment Commission, and private funding from the Bartholomew County United Way.

The project is being facilitated primarily by the Columbus Community Development Department and the Mayor's Housing Advisory Council, which is a gathering of local providers of primarily low income housing. The Planning Department is facilitating the aspects of the housing study that relate to market-rate housing. This includes the organization of a market-rate housing committee to provide community feedback on the consultant's conclusions. This committee consists of 9 members including a representative of the Plan Commission, a local realtor, a local developer, a local architect, a local lender, and a representative of Cummins (Columbus' largest employer and driver of housing demand by young professionals). The committee held an organizational meeting in 2013. Additional meetings will be held as the consultant completes draft conclusions and recommendations.

The most significant product from the consultant in 2013 was the completion of a housing gap analysis for the community. Separate analyses were completed for home-owners and renters; comparing supply and demand across all income levels. The result was an identification of gaps where housing supply does not meet housing demand.



*The SDG produced graphic showing the 2010 housing gaps for owner-occupied housing.*

In order to supplement the work of SDG the Planning Department developed a summary of new housing constructed in the community from 2010 through the present. The SDG gap-analysis is based on 2010 U.S. Census data. The Planning Department document is intended to show how the market has responded to any housing shortages since that year. The Planning Department's 2010 to 2013 Housing Development Summary addressed both single-family home and apartment construction. It discussed the number of new units added to the housing stock, their sales price or monthly rent, and their affordability. Affordability was described based on the same criteria that SDG used to create the gap analysis to provide for a direct comparison of 2010 shortages and subsequent increases in supply. One of the most compelling results of the Planning Department's summary was that since 2010 Columbus has seen a 21% increase in the number multi-family housing units. More than twice as many new apartment units were built in Columbus since 2010 as had been built in the previous 20 years. Further, the vast majority of these apartments were market rate and directly addressed shortages of housing for young professionals.

In early 2014 SDG will be refining its draft analysis for review by the Mayor's Housing Council and the market-rate committee. This will then lead to the development of recommendations and strategies to address housing shortcomings. The Planning Department will continue to focus on the market-rate aspects of this issue. The results of the housing study will also be factored into the Strategic Growth Plan, which is being completed separately by the Planning Department.

### Single-family Housing

**New Home Affordability:**  
 For the purposes of this document it is assumed that new single-family housing is owner-occupied housing. In order to assess the housing market's response to the SDG-identified 2010 gaps between supply and demand, the Planning Department calculated monthly costs for the 351 new homes for which sales prices were reported. The monthly cost calculation assumed a 10% down payment, a 30-year fixed-rate mortgage at 4.50%, a property tax cap of 1%, and a PMI rate of 0.50%. Those results were then applied to the same income categories as the SDG owner housing gap analysis, assuming the same maximum monthly housing cost of 24% for each income group. The result shows the housing market responding to the upper income deficits identified by SDG.

**Affordability of New Homes 2010-2013**  
(through October 31, 2013)

Household Income	2010	2011	2012	2013
Less than \$5,000	0	0	0	0
\$5,000 to \$9,999	0	0	0	0
\$10,000 to \$14,999	0	0	0	0
\$15,000 to \$19,999	0	0	0	0
\$20,000 to \$24,999	0	0	0	0
\$25,000 to \$29,999	0	0	0	0
\$30,000 to \$34,999	0	0	0	0
\$35,000 to \$39,999	0	0	0	0
\$40,000 to \$44,999	0	0	0	0
\$45,000 to \$49,999	0	0	0	0
\$50,000 to \$54,999	0	0	0	0
\$55,000 to \$59,999	0	0	0	0
\$60,000 to \$74,999	0	0	0	131
\$75,000 to \$99,999	0	0	0	84
\$100,000 to \$149,999	0	0	0	85
\$150,000 or more	0	0	0	29

Source: 2013 Planning Demand

**Profile - \$100,000+ Income Group:**  
 This is a new home built in Columbus between 2010 and 2013 with a sales price closest to the average of those that were in the \$100,000 and over annual household income.

12/18/2013

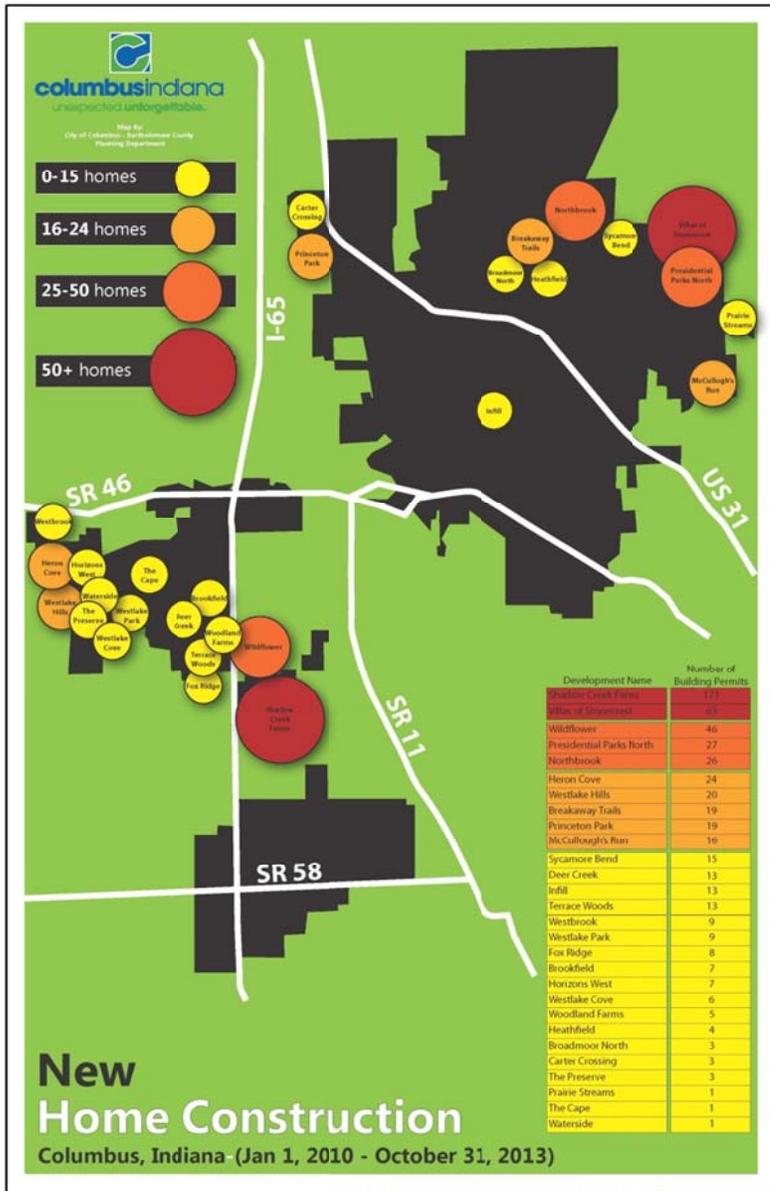
652 WestView Point Dr.  
 Westlake Hills

**Year Built:** 2011  
**Builder:** Drees Homes  
**Reported Construction Cost:** \$260,000  
**Sales Price:** \$462,528  
**Floor Area:** 5,958 Square Feet  
**Bedrooms:** 5  
**Bathrooms:** 3.5

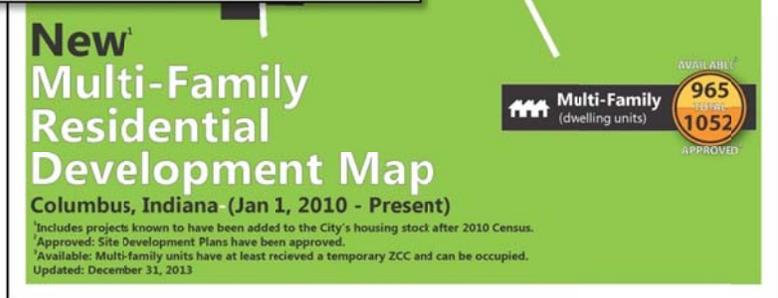
*Excerpts from the Planning Department Housing Development Summary*

**Year Built:** 2011  
**Builder:** Loahn Development  
**Reported Construction Cost:** \$280,000  
**Sales Price:** \$315,000  
**Floor Area:** 2,790 Square Feet  
**Bedrooms:** 3  
**Bathrooms:** 2

Page 10 of 15



Planning Department  
 Housing Development  
 Summary maps depicting  
 new single-family homes and  
 apartment development  
 since 2010





## Floodplain Management Profile

The Planning and Code Enforcement Departments together are the floodplain administrators for Columbus and Bartholomew County. Code Enforcement is responsible for all floodplain regulations related to single and two-family residences. The Planning Department is responsible for the floodplain regulations as they relate to commercial and industrial development and subdivision approvals.

The floodplain management task involves administering a relatively complex set of FEMA-mandated regulations. These regulations combine both Federal Emergency Management Agency (FEMA) and Indiana Department of Natural Resources (IDNR) minimum requirements with additional local regulations. Each local requirement is crafted to reflect the local community's choices regarding flood risk and to support the City and County's participation in the National Flood Insurance Program (NFIP) Community Rating System (CRS). The voluntary CRS program reduces flood insurance costs for local property owners in response to community initiatives that preserve floodplains as open space, provide public floodplain education, increase flood protection regulations, etc. Failure of the local communities to enforce minimum mandated floodplain regulations could result in federally-backed flood insurance being unavailable to community property owners. Failure to enforce additional CRS-related programs and regulations could result in increased flood insurance costs for all community property owners.

Typical Planning Department floodplain management responsibilities include (1) providing information to realtors, developers, and the public; (2) ensuring that new development complies with floodplain regulations; (3) monitoring federal and state law and FEMA and IDNR policies for changes to the minimum regulation requirements; (4) tracking permits and other approvals related to development and construction activity in the floodplain; and (5) making available a current set of FEMA-provided Flood Insurance Rate Maps (FIRM) for the community.

As part of the Planning Department's ongoing role as floodplain administrator numerous floodplain determinations are made each year for lenders, developers, homeowners, and realtors. A determination is made by locating the property in question on the Flood Insurance Rate Map, interpreting the map, and reporting the flood hazard category in which the property is located.

### Flood Regulation Study Committee

In the summer of 2011 the City and County Plan Commissions together formed the Flood Regulation Study Committee. The committee was charged with reviewing, evaluating, and making recommendations for possible revisions to the Flood Hazard Area Standards within the Columbus & Bartholomew County Zoning Ordinance. The committee was asked to exclusively focus on identifying the regulations that are most appropriate for future floodplain development. For example, the committee reviewed current regulations that protect floodways, but permit development and the placement of the fill in flood fringe areas. The committee's scope of work did not include the review of any specific past or future development projects, the identification of any specific flood mitigation projects (such as buyouts, floodwalls, etc.), or an investigation of past flood events.

The committee's final regulatory recommendations were to:

1. prohibit new development in the floodway,
2. prohibit new critical facilities (such as fire stations) and especially flood-sensitive facilities (such as nursing homes or day care centers) from locating in the floodplain,



3. provide additional review for any new facilities in the floodplain that involve bulk storage of potential pollutants, and
4. increase the threshold for allowing additions and repairs to existing floodplain structures.

These final recommendations were considered as proposed Zoning Ordinance amendments by the City and County Plan Commissions at meetings held on December 12, 2012. Both Commissions made favorable recommendations on the changes to the City Council and County Commissioners respectively. The City Council adopted the proposed amendments on February 19, 2013. The County Commissioners adopted them on February 25, 2013.

The Planning Department staff had facilitated all aspects of the committee's work, including arranging meetings and speakers, designing discussion exercises, documenting results, maintaining communication with the interested public, and writing the recommendations into ordinance form.

### **Haw Creek Supplemental Floodplain Regulations**

On October 3, 2011 the Columbus City Council adopted supplemental floodplain regulations for the Haw Creek watershed. These regulations were based on Christopher Burke Engineering's study of flood risk along Haw Creek. This was a project originally commissioned by Cummins and Columbus Regional Hospital, and later shared with the City. These supplemental regulations had expanded the area considered to be 500-year flood fringe and extended the appropriate regulations to those areas. They also identified flow conveyance paths necessary for floodwaters to move downstream and extended floodway-like protections to those areas.

The most significant change from prior regulations was the requirement that any new development in the flow conveyance paths be modeled to determine the flood-related impacts on adjoining properties. Projects that exceeded the maximum cumulative impacts for the stream would not be permitted. The review process was put to the test soon after the new regulations were adopted, as Cummins applied for approval to construct floodwalls at its Tech Center and Engine Plant facilities. Both locations involved Haw Creek flow conveyance paths. Because Burke had been both the consultant for the City and for Cummins a second firm, HNTB, was hired to review the projects as the City's agent. All review costs were reimbursed to the City, as required by the Haw Creek regulations. Both projects were found to comply and were completed in 2013. Based on these review experiences, the Planning Department authored clarifications to the supplemental Haw Creek regulations to aid in their long-term administration. These clarifications were packaged for adoption by the City Council along with the recommendations of the Flood Regulation Study Committee. They were adopted on February 19, 2013.

Also in 2013, the Planning Department continued to work with Christopher Burke Engineering on the administration of the Haw Creek supplemental floodplain regulations. These administrative changes involved developing an application form, review process outline, and final report template for the review of projects proposed in the flow conveyance paths. Also under consideration is a review fee schedule, so that property owners can be aware of likely review costs in the early stages of their project planning. These added administrative tools will be put in place in early 2014.



## US Army Corps of Engineers Haw Creek Mitigation Study

The US Army Corps of Engineers Haw Creek Mitigation study, which began in 2012, concluded in 2013. The Corps had been approved to spend time and resources valued at up to \$100,000 to study flood mitigation in the community. The City had requested the Corps' assistance with this effort following the 2008 flood.

The initial phase of the Corps' study effort was for them to determine if any mitigation options along Haw Creek had a positive cost-benefit ratio. If any option was found to meet that criterion the study process could proceed. Through this process, the City would be eligible for Federal cost-sharing for a mitigation project with a total cost of up to \$7,000,000. The City would be required to provide 35% of the funding for such a project.

The Corps considered several options for flood mitigation along Haw creek including the construction of a 28 acre upstream detention basin, the construction of an 85 acre upstream detention basin, and several scenarios for channel widening. They also investigated the extent to which debris was blocking water flow in the Haw Creek channel. The options studied by the Corp ranged in cost from \$3.5M to \$27.4M. None of these options provided meaningful flood hazard reduction along Haw Creek. The results of the Corps study were shared with the public along with the Columbus Flood Risk Management Plan at a June 5, 2013 open house.



*An analysis map showing the impact of an 85 acre detention basin on the 100 year Haw Creek flood.*

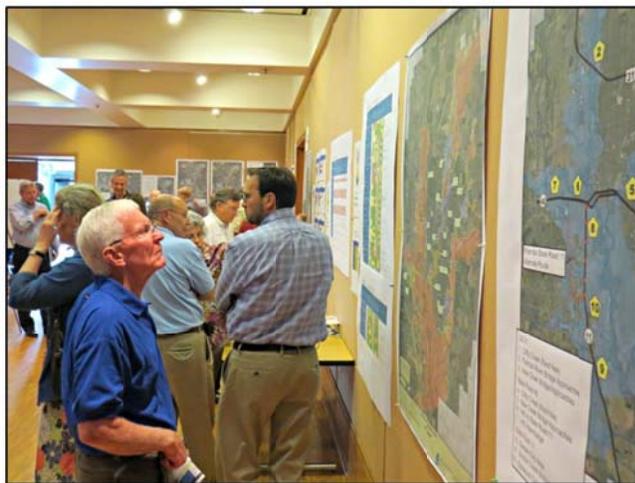
## Comprehensive Flood Risk Management Plan

Floodplain management in Columbus changed significantly in 2013 with the completion of the Comprehensive Flood Risk Management Plan and its companion Flood Response and Evacuation Plan. This project, which had begun in June of 2012, addressed 3 specific flood-related topics – (1) regulations for new development, (2) flood mitigation projects, and (3) flood emergency management. The regulations component of the project incorporated the findings of the Flood Regulation Study Committee. Christopher Burke Engineering served as the consultant on the project, the Planning Department provided project direction and oversight, and the Fire and Engineering Departments added technical assistance and expertise.

The majority of the project, including the Flood Response and Evacuation Plan (FREP), was completed in 2012. Significant 2013 events included the following:

- a FREP tabletop training exercise;
- the completion of the mitigation section of the Flood Risk Management Plan;
- the presentation of the completed project to the public at a June 5, 2013 open house; and
- the presentation of mitigation implementation options to the Columbus City Council.

The FREP tabletop exercise was led by Planning Department Floodplain Administrator Thom Weintraut. Thom had been allowed to shadow the Burke staff as they prepared and conducted the initial FREP training. This provided him with the ability to then facilitate the 2013 exercise as well as future training events with no additional consultant costs to the City.



For the mitigation component of the Plan Burke staff used the previously identified flood-prone areas as a basis for creating flood mitigation strategies. Various options for reducing the flood threat, including detention areas, channel modifications, voluntary buyouts, and levees were considered for each flood-prone area. These options were assessed against a series of criteria to eliminate those that were illegal, not technically feasible, and dangerous to surrounding properties, among other considerations. The flood mitigation options were filtered from over 350 that were considered, to approximately 100 that were possible, to 52 that were promising. The



final result was a list of the 17 most-promising solutions and their estimated costs. While considerable additional study would be necessary prior to the implementation of any of these potential mitigation projects the City now possesses the information necessary to begin that process.

The June 5 open house was attended by over 30 people. The open house portion of the event followed a presentation by staff from Christopher Burke Engineering. The public was then invited to view stations documenting the significant aspects of the Plan. Those stations included flood depth mapping, the FREP, mitigation projects, and a combination of the Christopher Burke and US Army Corp of Engineers studies of Haw Creek.

The Comprehensive Flood Risk Management Plan project concluded on November 12, 2013 when Burke staff provided a personation on mitigation implementation to the Columbus City Council. A key aspect of Burke's presentation was the need to identify a funding source for any future mitigation efforts.

The Flood Response and Evacuation Plan received its first test in December of 2013, approximately 1 year after it was put in service. Heavy rainfall throughout the Columbus area watersheds on December 21 combined with melting snow to produce the worst flooding in the City since the great flood of 2008. Property damage was minimal; however the community experienced significant transportation interruptions, including the closure of State Road 46. The FREP played a significant role as emergency management officials assessed the threat to the City. The Planning Department staff served as advisors to public safety officials, the Mayor, and the media during the flood event. The Planning Department also followed the FREP procedures for post-flood documentation. The Planning Department will be documenting the extent of the flooding, the corresponding rainfall amounts, and the stream gage readings during the event to produce a summary report of the flood. This report can then be used to revise FREP procedures as necessary and better calibrate stream gage readings with expected flooding.



*A photo of Columbus area flooding on December 23, 2013. This and other aerial photos were provided by a local pilot at the request of the Planning Department.*



## Education & Training Profile

During 2013, the Planning Department's training activities focused on Plan Commission and Board of Zoning Appeals members and the staff. Specific training activities are listed below.

### Board & Commission Member Training / The Planning Post

The Planning Department staff continued the practice of including upcoming training options and reading material for Plan Commission and Board of Zoning Appeals members in the monthly Planning Post newsletter. Topics featured in the Planning Post in 2013 were as follows:

**January:** Measuring the Street: New Metrics for 21<sup>st</sup> Century Streets

**February:** 'Artisan Economy' Boosts Cleveland Neighborhood

**March:** Meandering Rivers

**April:** Walkability Checklist

**May:** The Economic and Health Impacts of Walkable Communities

**June:** Why We Love Alleys

**July:** Anatomy of Brownfields Redevelopment

**August:** Aging in Place – Suburban Style

**September:** Street Tree Benefits

**October:** Green Infrastructure and Flood Mitigation

**November:** Hipsters, Small Towns, and the Economy

**December:** Farmland Preservation



The typical Planning Post front page.



## **Planning Department Professional Development**

The Planning Department staff continued their professional development in 2013 through attendance at the conferences and events listed below. Each of the Department's American Institute of Certified Planners (AICP) certified staff members (Jeff Bergman, Melissa Begley, Thom Weintraut, and Emilie Pinkston) are required to attend a specified amount of training annually to maintain their professional certifications. Events at which Planning Department staff were presenters are noted with an (\*). All training costs were funded through the Planning Department's annual budget.

### **IDNR Floodplain Management Training Conference:**

*Franklin, Indiana – January, 2013*

### **IDNR Floodplain Management Conference (“Operation Stay Afloat”):**

*Indianapolis, Indiana – March, 2013*

### **(\* ) Indiana Planning Association (APA-IN) Spring Conference:**

*Columbus, Indiana – March, 2013*

### **American Planning Association (APA) National Conference:**

*Chicago, Illinois – May, 2013*

### **Indiana Association of Land Surveyor's Floodplain Elevation Certificate Training:**

*Mitchell, Indiana – September, 2013*

### **Indiana Planning Association (APA-IN) Fall Conference:**

*Muncie, Indiana – October, 2013*

## Presentations & Recognitions

The Planning Department is frequently asked to provide presentations on current issues or projects. Most often these presentations are made to local civic groups such as Rotary, Kiwanis, or a church or women's group. On other occasions the Planning Department staff is asked to share Columbus and Bartholomew County experiences with others in Indiana. The Planning Department is also fortunate, on occasion, to receive special recognitions for its role in addressing community issues and advancing community planning. This section profiles some noteworthy presentations and recognitions from 2013. Both provide a way for the Planning Department staff to fulfill their responsibility to the planning profession by sharing local experiences with others.

### Downtown Columbus Redevelopment Mobil Workshop

On March 15, 2013 the City of Columbus hosted other community planners from across Indiana for the Indiana Chapter of the American Planning Association's Spring Professional Development Conference. The day-long event was held at The Commons and featured speakers on a variety of community planning topics. The sessions included a walking tour of downtown Columbus redevelopment projects hosted by Planning Director Jeff Bergman.

#### Columbus, Indiana Downtown Redevelopment Summary

**Hotel Indigo:**

- 300,000 Square Feet of Hotel Space
- Private Investment - \$80,000,000
- Public Investment - \$10,000,000
- Job Creation - 27

**Jan Booth Street Garage:**

- 400 Parking Spaces
- 4,300 Square Feet of Retail Space
- Private Investment - \$225,000
- Public Investment - \$4,000,000
- Job Creation - 10

**Commons Office Bldg. & 3rd Street Garage:**

- 110,000 Square Feet of Office Space
- 100 Parking Spaces
- Private Investment - \$10,000,000
- Public Investment - \$2,000,000
- Job Creation - 150

**Commons Office Bldg. & 3rd Street Garage:**

- 110,000 Square Feet of Office Space
- 100 Parking Spaces
- Private Investment - \$10,000,000
- Public Investment - \$2,000,000
- Job Creation - 150

● Significant Private Investment Location

**The Commons:**

- Market-Use Performance, Retail, Programmed Facility
- Private Investment - \$110,000,000
- Public Investment - \$8,000,000
- Job Creation - 147

**The Cole:**

- 160 Apartments
- 14,000 Square Feet of Retail Space
- Private Investment - \$10,000,000
- Public Investment - \$2,000,000
- Job Creation - 10

**Commons Office Expansion & Garage:**

- 120,000 Square Feet of Office & Retail Space
- 100 Parking Spaces
- Private Investment - \$10,000,000
- Public Investment - \$2,000,000
- Job Creation - 150

**Indiana University Center for Art & Design:**

- Public Investment - \$600,000 (TIF Funds)
- Private Investment - \$2,000,000
- Job Creation - 10

**4th Street Reconstruction:**

- Public Investment - \$1,775,000 (TIF Funds - 20% / Federal Funds - 80%)
- Job Creation - 10

Supplemental Information

**Downtown Center) Zoning District:**

The right-of-way line (with exceptions to allow for outdoor dining) all setback requirements.

3) 120 feet (with greater restriction for sites along the historic Washington Street corridor), permitted uses (farmer's market, conference center, retail, or wash, bank drive-up window, etc.) as follows (conditional use if proposed on ground floors):

- setback right visibility triangle requirements.
- setback under certain circumstances.
- signage for ground floor and upper-floor uses.
- signs for retail and public use.

Project	Year	Private Investment	Public Investment	Total Investment	Job Creation
The Commons	2011	\$110,000,000	\$8,000,000	\$118,000,000	147
The Cole	2012	\$10,000,000	\$2,000,000	\$12,000,000	10
Commons Office Expansion & Garage	2012	\$10,000,000	\$2,000,000	\$12,000,000	150
Indiana University Center for Art & Design	2012	\$2,000,000	\$600,000	\$2,600,000	10
4th Street Reconstruction	2013	\$1,775,000	\$1,775,000	\$3,550,000	10
<b>Total*</b>		<b>\$133,775,000</b>	<b>\$19,375,000</b>	<b>\$153,150,000</b>	<b>327</b>

\* Figures exclude Water Space in The Cole and Commons Office Building Expansion.

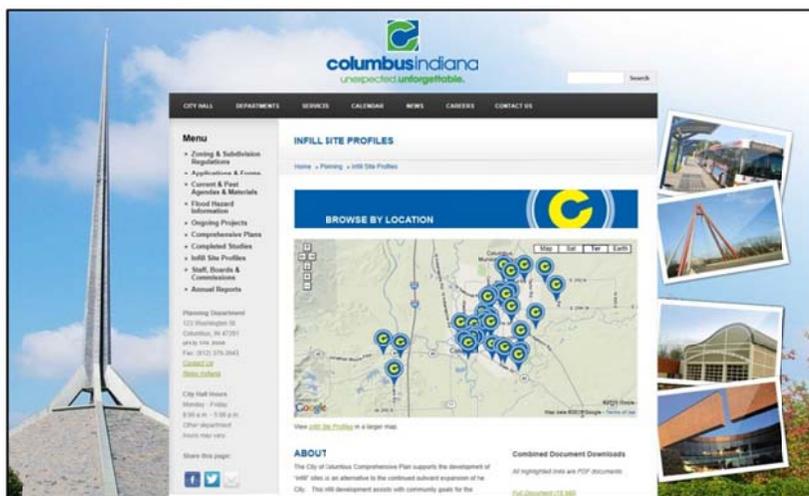
The handout from the Downtown Columbus Redevelopment Mobil Workshop.

## Bicycle & Pedestrian Plan Public Engagement Presentation

On October 22, 2013 Planning Director Jeff Bergman participated on a panel discussion of local officials who shared Columbus' experience with bicycle and pedestrian system planning. This session was provided at the Indiana Park and Recreation Association 2013 Workshop, which was held at Donner Center in Columbus. The Planning Department portion of the session addressed the public engagement aspects of the process used to develop the City's 2010 Bicycle & Pedestrian Plan.

## Indiana Chapter of the American Planning Association: Hoosier Planning Award - Outstanding Best Practice 2013

In March of 2013 the Planning Department was presented with the Outstanding Best Practice Award from the Indiana Chapter of the American Planning Association for the department's Infill Site Profiles project. This effort, completed in 2012 resulted in an inventory of infill development sites in Columbus along with an assessment of each's redevelopment potential and likely future land use. This recognition is awarded for a specific planning tool, practice, program, project, or process that is a significant advancement to specific elements of planning. It emphasizes results and demonstrates how innovative and state-of-the-art planning methods and practices helped to implement a plan.



*The Infill Site Profiles are made accessible to developers, realtors, and the public through the Planning Department's website.*

## Indiana Association for Floodplain and Stormwater Management Excellence in Floodplain Management Award 2013

In the fall of 2013 the Planning Department was presented with the Indiana Association for Floodplain and Stormwater Management's Excellence in Floodplain Management Award. This award recognized the City's Flood Risk Management Plan as having established a new standard for floodplain management in Indiana and as one of the leading Plans on this topic in the nation.