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Luann G. Welmer, Clerk-Treasurer

**CITY COUNCIL MEETING
CITY HALL
TUESDAY, JULY 21, 2015
6:00 O'CLOCK P.M.**

I. Meeting Called to Order

- A. Opening Prayer
- B. Pledge of Allegiance
- C. Roll Call
- D. Acceptance of Minutes

II. Unfinished Business Requiring Council Action

- A. First reading of the Ordinance entitled "ORDINANCE NO. _____, 2015 AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, TO AMEND CHAPTER 8.24 OF THE COLUMBUS CITY CODE, GARBAGE AND REFUSE" Carl Malysz

III. New Business Requiring Council Action

- B. First reading of the Ordinance entitled "ORDINANCE NO. _____, 2015 AS AMENDED FROM ORDINANCE NO. 38, 2014 2015 SALARY ORDINANCE AN ORDINANCE FIXING SALARIES AND WAGES OF OFFICERS AND EMPLOYEES OF THE CITY OF COLUMBUS, INDIANA FOR CALENDAR YEAR 2015." Nicohl Birdwell-Goodin
- C. First reading of the Ordinance entitled "ORDIANNCE NO. :_____, 2015 AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM PUD (PLANNED UNIT DEVELOPMENT) TO CR (COMMERCIAL: REGIONAL CENTER)." (Columbus Crossing Rezoning) Jeff Bergman

IV. Other Business

- A. Discussion for Property Tax Abatement for Distressed Residential Areas – Carl Malysz
- B. Standing Committee and Liaison Reports
- C. The next regular meeting is scheduled for **Tuesday, August 4, 2015, 6:00 p.m. in City Hall.**
- D. Adjournment

ORDINANCE NO. ____, 2015
AS AMENDED FROM ORDINANCE NO. ____, 2014
2015 SALARY ORDINANCE

AN ORDINANCE FIXING SALARIES AND WAGES OF OFFICERS AND EMPLOYEES OF THE CITY OF COLUMBUS, INDIANA FOR CALENDAR YEAR 2015.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA:

SECTION I - SALARIED

That, and from after the first day of January, 2015, the following salaried employees of the City of Columbus, Indiana shall receive no more than the amount listed below the column named "MAXIMUM." The "Entry" column is entered as a guideline for suggested beginning salary.

	SALARY ENTRY	SALARY MAXIMUM
ANIMAL CARE SERVICES CENTER		
Animal Care Services General Manager	\$ 36,071	\$ 51,530
Animal Care Services Enforcement Manager	\$ 32,792	\$ 46,846
Animal Care Services Officer (3)	\$ 26,335	\$ 37,622
AVIATION		
Manager	\$ 54,125	\$ 77,321
Assistant Manager	\$ 44,965	\$ 64,235
Office Supervisor	\$ 25,651	\$ 36,644
Maintenance Manager.....	\$ 39,238	\$ 56,054
BOARD OF WORKS		
Citizens Members(4)	\$ 1,853	\$ 2,647
CITY GARAGE DEPARTMENT		
MVH:		
Director City Garage	\$ 46,908	\$ 67,011
MVH Foreman	\$ 30,930	\$ 44,185
Sanitation:		
Sanitation Foreman	\$ 30,930	\$ 44,185
Office Administrator	\$ 26,456	\$ 37,794
Secretary.....	\$ 25,344	\$ 36,205
Traffic:		
Foreman	\$ 30,930	\$ 44,185
CITY HALL/FACILITIES		
Building Supervisor	\$ 36,236	\$ 51,765
CLERK-TREASURER		
Administrative Assistant	\$ 24,474	\$ 34,963
Chief Deputy Clerk Treasurer	\$ 39,704	\$ 56,720
Accts Payable/Receivable	\$ 29,003	\$ 41,433
Payroll and Benefits Administrator	\$ 33,447	\$ 47,782
Deputy Clerk Treasurer.....	\$ 30,142	\$ 43,060
COMMUNITY DEVELOPMENT		
Director	\$ 50,496	\$ 72,137
Communications and Program Coordinator	\$ 33,550	\$ 47,929
Secretary	\$ 25,343	\$ 36,204
ENGINEERING		
City Engineer	\$ 57,389	\$ 81,984
Assistant Engineer	\$ 46,675	\$ 66,678
Senior Engineering Technician	\$ 38,561	\$ 55,087
Engineering Technicians (3)	\$ 28,433	\$ 40,619
FIRE DEPARTMENT		
Master Mechanic (Civilian).....	\$ 33,347	\$ 47,639
Chief & Director of Emergency Management.....	\$ 57,389	\$ 81,984

Deputy Chief (2).....	\$ 42,214	\$ 60,306
Battalion Chiefs (4)	\$ 40,205	\$ 57,435
Investigator/Inspectors (2)	\$ 38,290	\$ 54,700
Public Information Officer (1)	\$ 36,717	\$ 54,700
Captains (6)	\$ 38,290	\$ 54,700
Training Officer	\$ 38,290	\$ 54,700
Lieutenants (18)	\$ 36,467	\$ 52,095
Firefighters (60)	\$ 31,710	\$ 45,300
Administrative Asst / Fire Systems Operator	\$ 25,347	\$ 36,210
Chief's Secretary / Records Clerk	\$ 25,347	\$ 36,210
HUMAN RESOURCES		
Director of Human Resources	\$ 50,496	\$ 72,137
Benefits Coordinator	\$ 27,219	\$ 38,884
HUMAN RIGHTS		
Director	\$ 50,496	\$ 72,137
Deputy Director	\$ 32,681	\$ 46,687
Secretary	\$ 25,343	\$ 36,204
INFORMATION SERVICES		
Director Information Technology	\$ 51,227	\$ 73,181
Asst Manager of Information Services	\$ 39,287	\$ 56,124
Technician	\$ 30,906	\$ 44,151
LEGAL DEPARTMENT		
City Attorney	\$ 57,389	\$ 81,984
MAYOR'S OFFICE		
Executive Secretary	\$ 29,056	\$ 41,508
METROPOLITAN PLANNING		
Manager.....	\$ 44,782	\$ 63,974
OPERATIONS AND FINANCE		
Director of Operations and Finance	\$ 54,783	\$ 78,262
Technical Operations Resource	\$ 29,191	\$ 41,701
PARK AND RECREATION		
Director of Parks & Recreation	\$ 58,878	\$ 85,794
Director of Business Services	\$ 44,965	\$ 64,235
Administrative Assistant.....	\$ 32,395	\$ 46,279
Park Maintenance Manager.....	\$ 39,838	\$ 56,911
Director of Sports Program and Athletic Facilities.....	\$ 44,965	\$ 64,235
Accounts Payable Specialist.....	\$ 25,343	\$ 36,204
Sports Coordinator.....	\$ 29,191	\$ 41,701
Secretary - Park Operations	\$ 25,343	\$ 36,204
Customer Service Specialist.....	\$ 25,343	\$ 36,204
Payroll/HR Specialist.....	\$ 25,343	\$ 36,204
Project & Resource Development Director.....	\$ 39,838	\$ 56,911
Recreation/CGC Program Manager.....	\$ 37,673	\$ 53,819
Marketing Coordinator	\$ 28,618	\$ 41,701
Aquatics Director.....	\$ 37,822	\$ 54,031
The Commons Manager.....	\$ 39,838	\$ 56,911
The Commons Administrative Asst	\$ 25,343	\$ 36,204
Receptionist/Lead Secretary CGC/FFY.....	\$ 25,343	\$ 36,204
Hamilton Center Secretary.....	\$ 25,343	\$ 36,204
Hamilton Center Manager.....	\$ 29,119	\$ 41,598
POLICE PARKING METER OFFICE		
Administrative Specialist Supervisor	\$ 25,453	\$ 36,361
Meter Attendants (1)	\$ 22,611	\$ 32,302

PLANNING DEPARTMENT		
Director	\$ 57,370	\$ 81,957
Assistant Director	\$ 46,935	\$ 67,050
Senior Planner(2).....	\$ 37,580	\$ 53,685
Associate Planners (2)	\$ 30,358	\$ 43,369
Office Administrator	\$ 26,858	\$ 38,368
Enforcement Coordinator	\$ 32,799	\$ 46,855

POLICE DEPARTMENT		
Chief	\$ 50,064	\$ 71,520
Deputy Chief (1).....	\$ 45,513	\$ 65,018
Captains (2)	\$ 43,345	\$ 61,922
Public Relations Officer	\$ 41,281	\$ 58,973
Lieutenants (7)	\$ 41,281	\$ 58,973
Sergeants (14)	\$ 39,316	\$ 56,165
Patrol Officers (57)	\$ 32,763	\$ 46,804
Mechanic	\$ 29,574	\$ 42,249
Secretary - Chief	\$ 26,611	\$ 38,015
Administrative Specialist (4)	\$ 24,474	\$ 34,963

REDEVELOPMENT		
Director of Redevelopment	\$ 50,496	\$ 72,137

TRANSIT		
Coordinator	\$ 30,930	\$ 44,185
Operations Asst	\$ 26,456	\$ 37,794

SECTION II - HOURLY

That, and from after the First day of January, 2015, the following hourly employees of the City of Columbus, Indiana shall receive no more than the rate listed below the column named "MAXIMUM." The "ENTRY" column is entered as a guideline for a suggested beginning salary.

	ENTRY	MAXIMUM
ANIMAL CARE SERVICES CENTER		
Kennel Assistant	\$ 10.51	\$ 15.02
Part Time Kennel Assistants (4)	\$ 7.25	\$ 10.20
AVIATION		
Maintenance Laborer (2)	\$ 11.99	\$ 17.13
Part Time Laborers (4)	\$ 8.25	\$ 11.79
Maintenance Intern - Seasonal (2)	\$ 7.95	\$ 11.36
Administrative Intern - Seasonal (1)	\$ 7.95	\$ 11.36
CITY GARAGE DEPARTMENT		
MVH:		
Operators (5)	\$ 13.36	\$ 19.09
Drivers (5)	\$ 12.73	\$ 18.18
Drivers/Skilled Trade (6)	\$ 13.08	\$ 18.69
Sanitation:		
Operator (5).....	\$ 13.36	\$ 19.09
Drivers (16)	\$ 12.73	\$ 18.18
Part Time Driver (5)	\$ 10.37	\$ 14.81
Shop and Garage:		
Mechanic	\$ 15.50	\$ 22.14
Mechanic's Assistant.....	\$ 13.36	\$ 19.09
Driver.....	\$ 12.73	\$ 18.18
Traffic:		
Drivers (4)	\$ 12.73	\$ 18.18
CITY HALL/FACILITIES		
Building and Grounds Maintenance (2)	\$ 11.47	\$ 16.38
Custodian (2).....	\$ 10.81	\$ 15.44

COMMUNITY DEVELOPMENT			
Special Events Coordinator	\$	9.82	\$ 14.03
PARK AND RECREATION - Full Time			
Athletic Facilities Assistant Team Leader.....	\$	13.33	\$ 19.04
Assistant Head Custodian FFY.....	\$	13.33	\$ 19.04
Mechanic (1).....	\$	15.93	\$ 22.76
Assistant Mechanic	\$	13.33	\$ 19.04
Maintenance Supervisor	\$	17.40	\$ 24.86
General Operator	\$	13.32	\$ 19.03
Head Custodian	\$	14.26	\$ 20.37
Assistant Team Leader - Grounds (2)	\$	13.33	\$ 19.04
Head Custodian FFY.....	\$	14.26	\$ 20.37
Team Leader - Grounds.....	\$	14.26	\$ 20.37
Athletic Facilities Supervisor	\$	15.91	\$ 22.73
Athletic Facilities Laborer (2)	\$	10.82	\$ 15.45
Team Leader	\$	14.26	\$ 20.37
Laborer - Maintenance and Grounds (6)	\$	10.82	\$ 15.45
Assistant Team Leader	\$	13.33	\$ 19.04
Donner Custodian	\$	10.82	\$ 15.45
Custodian - FFY (4).....	\$	10.82	\$ 15.45
PARK AND RECREATION - Part Time & Seasonal			
Park Patrol (6) (PT)	\$	11.24	\$ 16.06
Part Time Maintenance & Grounds Laborer (11) (PT)	\$	7.95	\$ 11.36
Office Worker (3) (PT)	\$	9.15	\$ 13.07
Landscape Mgmt. Interns (4) (Seasonal)	\$	7.95	\$ 11.36
Recreation Staff Member (50) (PT)	\$	11.21	\$ 16.01
Donner Night Supervisor (8) (PT)	\$	7.68	\$ 10.97
Donner Pool Guards (35) (Seasonal)	\$	9.88	\$ 14.11
Donner Center Part Time Custodian (PT)	\$	7.95	\$ 11.36
Donner Pool Staff Member (50) (Seasonal)	\$	15.77	\$ 22.53
Custodian - FFY (PT)	\$	7.95	\$ 11.36
PARK AND RECREATION - NON REVERTING			
The Commons Maintenance Team Leader.....	\$	14.26	\$ 20.37
The Commons Maintenance Asst. Team Leader.	\$	13.33	\$ 19.04
The Commons Maintenance Labor (4).....	\$	10.82	\$ 15.45
Hamilton Center Operations Manager	\$	13.32	\$ 19.03
Hamilton Center Staff Member (PT) (35)	\$	16.24	\$ 23.20
Customer Service Specialist.....	\$	7.25	\$ 10.15
Athletic Facilities Laborer (FT) (2)	\$	10.81	\$ 15.44
Recreation Leaders (25) (Seasonal)	\$	11.20	\$ 16.00
Gymnastics Staff Members (20)	\$	13.80	\$ 19.72
Sports Staff Members (50) (Seasonal)	\$	15.27	\$ 21.82
Concession/Batting Cage Attendants (PT) (12) (Seasonal)	\$	9.60	\$ 13.71
PLANNING DEPARTMENT			
Office Assistant	\$	9.83	\$ 14.04
POLICE DEPARTMENT			
Meter Attendant (PT)	\$	10.66	\$ 15.54
TRANSIT			
Bus Driver (15)	\$	12.73	\$ 18.18
Mechanic	\$	15.50	\$ 22.14
On-Call Driver (25)	\$	12.73	\$ 18.18
Part-time Administrative (3)	\$	9.15	\$ 13.07

SECTION III - OTHER PAYMENTS

The Following Maximum Expenditures shall be allowed in compliance with provisions of the City Personnel Policy as currently in force.

ANIMAL CARE SERVICES CENTER		
Overtime	\$	4,762 \$9,762
Faithful Service	\$	1,200

AVIATION		
Overtime	\$	5,100
CITY GARAGE DEPARTMENT		
MVH:		
Overtime	\$	84,493
Faithful Service	\$	1,200
Sanitation:		
Overtime	\$	81,880
Faithful Service	\$	3,400
Shop and Garage:		
Overtime	\$	13,303
Traffic:		
Overtime	\$	21,414
Faithful Service	\$	2,200
CITY HALL/FACILITIES		
Overtime	\$	4,236
Faithful Service	\$	3,000
CLERK TREASURER		
Faithful Service	\$	1,500
ENGINEERING		
Faithful Service	\$	1,200
FIRE DEPARTMENT		
Scheduled Overtime	\$	169,802
Unscheduled Overtime	\$	148,440
Longevity (Per Policy)	\$	436,000
Additional Service (Per Policy)	\$	2,400
Holidays (Per Policy)	\$	225,125
Uniforms (\$900 Per Person)	\$	85,800
College Credit (Per Policy)	\$	63,900
Hazmat Certification Pay	\$	19,000
EMS Certification Pay	\$	102,000
Military Service Pay	\$	15,000
HUMAN RIGHTS		
Overtime	\$	492
PARK AND RECREATION		
Overtime	\$	30,616
Faithful Service Pay.....	\$	6,100
POLICE DEPARTMENT		
Faithful Service (civilian)	\$	3,600
Faithful Service (sworn)	\$	2,400
Overtime	\$	208,635
Longevity (Per Policy)	\$	226,912
Detective Incentive Pay (Per policy).....	\$	32,121
Uniforms (\$900 Per Officer)	\$	74,700
College Credit & Military Pay (Per Policy)	\$	186,450
Shift Differential (5% & 10%)	\$	140,412
Total Per Diem for School Guards	\$	127,103
(max \$33.78 Per Guard Per Day)		
Uniforms (\$500 Per Parking Attendant)	\$	1,000
Specialty Pay - Total:	\$	79,000
\$1,000 per year: K-9, SWAT, Water Rescue, Bomb Technical		
\$500 per year: FTO, Accident Reconstructionist, Polygraph Examiner, Negotiator, CSI, ILEA Instructor, Breath Test Operator, Bike Patrol, Drug Recognition Expert, D.A.R.E. Instructor, Honor Guard		
TRANSIT DEPARTMENT		

Overtime \$ 41,049
Faithful Service..... \$ 3,700

PASSED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA on this the ____ day
of _____, 2014, by vote of ____ ayes and ____ nays.

Presiding Officer of the Common Council
of Columbus, Indiana

ATTEST:

Clerk of the Common Council of Columbus, Indiana

Presented by me to the Mayor of Columbus, Indiana, this ____ day of _____, 2014,
at ____ o'clock, __.M.

Clerk-Treasurer of the City of
Columbus, Indiana

Approved and signed by me this ____ day of _____, 2014, at ____ o'clock ____ .M.

Mayor of the City of Columbus, Indiana

Proposed Changes:

Increase Animal Care Services OT by \$5,000



MEMORANDUM

TO: Columbus City Council Members

FROM: Jeff Bergman, AICP
on behalf of the Columbus Plan Commission

DATE: July 15, 2015

RE: RZ-15-05 (*Columbus Crossing Rezoning*)

At its July 8, 2015 meeting, the Columbus Plan Commission reviewed the above referenced application and forwarded it to the City Council with an unfavorable recommendation by a vote of 7 in favor and 1 opposed. This application is the City Council initiated rezoning of the Columbus Crossing Planned Unit Development (PUD) to "CR" (Commercial: Regional Center). After much discussion, the Plan Commission is recommending instead that the property remain as a PUD, but that the sign provisions established by the Preliminary PUD Plan be amended to allow the Commission greater flexibility. The Commission seeks the same discretion over signs that the Preliminary PUD Plan provides for them with regard to other aspects of site design.

The Plan Commission public hearing on this matter included comments by representatives of Chevrolet of Columbus, who indicated that the PUD's building design standards were not a barrier for their project and that their primary concern was the lack of a freestanding sign visible from I-65. A local realtor also expressed concerns over the possible negative effects that the PUD requirements have on the development of the property and the competitive disadvantage that may result for Columbus.

The following items of information are attached to this memo for your consideration:

1. the proposed ordinance approving the rezoning,
2. the resolution certifying the action of the Plan Commission,
3. a copy of the Planning Department staff report prepared for the Plan Commission meeting, and
4. a location map.

Please feel free to contact me if you have any questions regarding this matter.

ORDINANCE NO.: _____, 2015

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY
FROM "PUD" (PLANNED UNIT DEVELOPMENT)
TO "CR" (COMMERCIAL: REGIONAL CENTER)**

**To be known as the: Columbus Crossing Rezoning
Plan Commission Case No.: RZ-15-05**

WHEREAS, this rezoning was initiated by the Columbus City Council consistent with the provisions of IC 36-7-4-602(c); and

WHEREAS, the Columbus Plan Commission did, on July 8, 2015, hold a legally advertised public hearing on said request and has certified an unfavorable recommendation to the Common Council; and

WHEREAS, the Common Council of the City of Columbus, Indiana has considered the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of Columbus, Indiana, as follows:

SECTION 1: Official Zoning Map

The zoning classification of the following described real estate, which is in the zoning jurisdiction of the City of Columbus, Indiana, shall be changed from "PUD" (Planned Unit Development) to "CR" (Commercial: Regional Center):

Lots 1A, 1B, 2A, 2B, 2C, 2D, 7B, 7C, 7D, 8A, 8B, 8C, 9A, 9B, and 9C and Blocks A and D in Columbus Crossing, recorded in Plat Book "R", Page 45D in the Office of the Recorder of Bartholomew County, Indiana.

And

Lot 3C in the Replat of Columbus Crossing Lots 3A & 3B, recorded in Plat Book "R", Page 99A in the Office of the Recorder of Bartholomew County, Indiana.

And

Lots 4A-A, 4B-A, and 5B-B and Block BC-C in the 3rd Replat of Columbus Crossing, recorded in Plat Book "R", Page 178A in the Office of the Recorder of Bartholomew County, Indiana.

And

Lot 11A in the Columbus Crossing 5th Replat, recorded in Plat Book "R", Page 307D in the Office of the Recorder of Bartholomew County, Indiana.

And

Lot 12 in the Columbus Crossing 4th Replat, recorded in Plat Book "R", Page 191C in the Office of the Recorder of Bartholomew County, Indiana.

And

Lots 1 and 3 in Columbus Crossing Resubdivision of Lots 5A, 5B, 6A, 7A & Block BC, recorded in Plat Book "R", Page 73C in the Office of the Recorder of Bartholomew County, Indiana.

SECTION 2: Commitment(s)

No commitments regarding the use and development of the property are attached to this rezoning.

SECTION 3: Repealer

All ordinances or parts thereof in conflict with this ordinance shall be repealed to the extent of such conflict.

SECTION 4: Severability

If any provision, or the application of any provision, of this ordinance is held unconstitutional or invalid the remainder of the ordinance, or the application of such provision to other circumstances, shall be unaffected.

SECTION 5: Effective Date

This ordinance shall be effective upon and after the date and time of its adoption, as provided in Indiana law.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2015 at _____ o'clock _____.m., by a vote of _____ ayes and _____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the _____ day of _____, 2015 at _____ o'clock _____.m.

Kristen S. Brown
Mayor of the City of Columbus, Indiana

RESOLUTION: RZ-15-05

of the City of Columbus, Indiana Plan Commission

regarding
Case number RZ-15-05
(Columbus Crossing Rezoning),
a proposal to rezone +/-156.39 acres
from PUD (Planned Unit Development) to CR (Commercial: Regional Center)

WHEREAS, the Plan Commission, through its professional staff, has initiated the application referenced above at the request of the Columbus City Council; and

WHEREAS, the initiation of the rezoning is consistent with the provisions of IC 36-7-4-602(c); and

WHEREAS, the Plan Commission did, on July 8, 2015, hold a public hearing consistent with the applicable requirements of Indiana law, the Columbus & Bartholomew County Zoning Ordinance, and the Plan Commission Rules of Procedure; and

WHEREAS, the Plan Commission did pay reasonable regard to the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance; and

WHEREAS, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

NOW THEREFORE BE IT RESOLVED, by the Plan Commission of the City of Columbus, Indiana, as follows:

- 1) The rezoning of the property subject to the application (approximately 156.39 acres located generally on the south side of Jonathan Moore Pike, between I-65 and Morgan Willow Trace) is forwarded to the Common Council with an unfavorable recommendation.

Further, the Plan Commission recommends instead that the Columbus Crossing Preliminary PUD Plan be amended to provide the Commission with greater flexibility in the approval of signs, consistent with the discretion provided to them by the PUD for other aspects of site design.
- 2) This resolution shall serve as the certification required for such ordinance amendments (re-zonings) by IC 36-7-4-605.

**ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 8th DAY OF JULY 2015
BY A VOTE OF 7 IN FAVOR AND 1 OPPOSED.**

Signed Copy on File in the Planning Department

Roger Lang, President

ATTEST:

Signed Copy on File in the Planning Department

David L. Fisher, Secretary



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (July 8, 2015 Meeting)

Docket No. / Project Title: RZ-15-05 (Columbus Crossing Rezoning)
Staff: Jeff Bergman

Applicant: City of Columbus Plan Commission
Property Size: +/- 156.39 Acres
Current Zoning: Columbus Crossing PUD (Planned Unit Development)
Proposed Zoning: CR (Commercial: Regional Center)
Location: Generally, on the south side of Jonathan Moore Pike (SR 46) between Morgan Willow Trace and I-65, in the City of Columbus

Background Summary:

The Columbus Crossing development was granted final approval as a Planned Unit Development in 2003. This PUD provides specific standards primarily related to the aesthetics of this large commercial site, primarily out of concern for the appearance of multiple “big box” stores located at Columbus’ “front door”. This proposed rezoning has been initiated by the Columbus City Council (consistent with Indiana Code Section 36-7-4-602(c)). In initiating the rezoning, the Council discussed establishing zoning requirements for Columbus Crossing that are consistent with what is required elsewhere, at similar locations in the City’s jurisdiction. The decision to initiate the rezoning occurred as part of a discussion with Chevrolet of Columbus, a proposed Columbus Crossing business, regarding the perception that the PUD standards resulted in higher development costs in Columbus Crossing and have unnecessarily slowed the overall build-out of the area.

Key Issue Summary:

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

1. Are higher standards for site and building design and aesthetics (such as building materials, landscaping, mechanical equipment screening, signs, etc.) appropriate at Columbus’ “front door” (the I-65 / SR 46 interchange area)?
2. Is greater Plan Commission discretion in the review of new development appropriate at Columbus’ “front door” (the I-65 / SR 46 interchange area)?
3. If higher standards and/or greater review discretion are appropriate in this area is the Columbus Crossing PUD the most appropriate way to provide them? Other options for providing higher standards and/or greater discretion would be an overlay zone, a site development plan zone, and/or changes to the City’s overall zoning requirements.

Preliminary Staff Recommendation:

The Planning Department would recommend that this rezoning be forwarded to the City Council as soon as possible, potentially with no recommendation, if necessary. The Plan Commission may also wish to consider recommending variations on the request, such as retaining the PUD for the large “big box” sites but rezoning the smaller out lots to CR. The Planning Department would further recommend that the Plan Commission establish a small working group to determine the applicability of the Comprehensive Plan’s policies suggesting higher design standards for this “Western Gateway” area of Columbus and the most appropriate approach to their implementation.

Plan Commission Options:

In reviewing a request for rezoning the Plan Commission may (1) forward a favorable recommendation to the City Council, (2) forward an unfavorable recommendation to the City Council, (3) forward the application 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 rezoning request. The City Council makes all final decisions regarding rezoning applications.

Decision Criteria:

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

The Comprehensive Plan.

Preliminary Staff Comments: The Comprehensive Plan Land Use Plan Element indicates the future use of this area as "commercial". Applicable content from the Comprehensive Plan Goals & Policies Element includes policies A-2-16, E-2-1, E-2-3, E-2-10, J-2-2, and J-10-1. The first five policies listed collectively encourage the community to be "visually appealing". The last encourages "a positive business climate characterized by flexibility". The policies advocating for a visually appealing community are supported by a planning principle for the "Western Gateway" Land Use Plan character area in which Columbus Crossing is located. It indicates that design standards should be adopted for layout, buildings, landscaping, signs, and lighting.

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

Preliminary Staff Comments: The conditions and character of current structures found in the Columbus Crossing PUD are similar to those found in the CR zoning districts elsewhere in the City. Both zoning districts are intended for regional serving development, including large stores, and both are found in highly visible locations with direct access to state highways and other high-volume roads.

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

Preliminary Staff Comments: The land currently included in the Columbus Crossing PUD is best used for regional-scale commercial development, due to its location at the intersection of I-65 and SR 46 and the availability of a full range of City infrastructure.

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

Preliminary Staff Comments: Property values in the area of the Columbus Crossing PUD are high and would be anticipated to remain so following a zoning change to CR due to the prime commercial location, the abundant vehicle access, the high visibility of the site, and the availability of infrastructure needed for significant commercial development.

Responsible growth and development.

Preliminary Staff Comments: The high development costs of the property (and therefore lot sales prices) combined with the requirements of the Columbus Crossing PUD create the potential for this valuable commercial area to develop at a slow pace. The CR zoning has proven to provide adequate standards for the new development on adjacent parcels. However, at the same time, the City has made a considerable financial investment in the bridges and other streetscape elements of the I-65 / SR 46 "front door". This implies a potential responsibility to ensure that private development along this corridor supports the intent of this past public effort.

Current Property Information:	
Land Use:	Commercial – Sam’s Club, Wal-Mart, Menards, Wendy’s, Centra Credit Union, Goodwill (under construction), and a strip commercial center.
Site Features:	Vacant (for sale) lots, drainage ponds, and other typical commercial development features.
Flood Hazards:	100-year floodway fringe (Flood Zone AE) and 500-year floodway fringe (Flood Zone X shaded)
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	Approximately the eastern 1/3 of the area is located in a wellfield protection area.
Vehicle Access:	Jonathan Moore Pike / SR 46 (Arterial, Commercial, Suburban), Carr Hill Road (Collector, Commercial, Suburban), Merchants Mile (Local, Commercial, Suburban), Morgan Willow Trace (Collector/ Local, Commercial, Suburban) and Johnson Boulevard (Local, Commercial, Suburban).

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	CR (Commercial, Regional Center) AP (Agriculture: Preferred)	Commercial Businesses – Sleep Inn, McDonalds, Walgreens, etc. Agricultural Field
South:	AP (Agriculture: Preferred) Charwood PUD (Planned Unit Development) RS1 (Residential: Single-family)	Agricultural Field Multi-family Residential / Extended Stay Hotel Single-family Homes (The Orchard Subdivision)
East:	AP (Agriculture: Preferred)	Agricultural Field
West:	I-65	I-65 (with Commercial Businesses, an INDOT garage facility, and the Riverstone Apartments beyond).

Zoning District Comparison:

Following is a comparison of the regulations applicable to the existing and proposed zoning. Instances in which the regulations in one district or the other are clearly less restrictive are highlighted in grey.

Lot Standards		
Regulation Type	Columbus Crossing PUD	CR Zoning District
Minimum Lot Area:	Plan Commission Discretion	15,000 square feet
Minimum Lot Width:	Plan Commission Discretion	50 feet
Minimum Lot Frontage:	Plan Commission Discretion	50 feet
Maximum Lot Coverage:	Plan Commission Discretion	75%
Minimum Front Setback:	Plan Commission Discretion	<u>Arterial Street:</u> 10 feet* <u>Collector Street:</u> 10 feet* <u>Local Street:</u> 10 feet* *25 feet for any auto service bay, auto fuel canopy, or other similar vehicle access points to structures.
Minimum Side Setback:	Plan Commission Discretion	<u>Primary Structure:</u> 10 feet <u>Accessory Structure:</u> 10 feet
Minimum Rear Setback:	Plan Commission Discretion	<u>Primary Structure:</u> 10 feet <u>Accessory Structure:</u> 10 feet
Minimum Living Area per Dwelling:	Plan Commission Discretion	<u>Secondary:</u> 500 square feet <u>Multi-Family:</u> 500 square feet
Minimum Ground Floor Living Area:	Plan Commission Discretion	Not applicable.
Maximum Primary Structures per Lot:	Plan Commission Discretion	1* *shopping centers, office complexes, and multi-family residential developments with coordinated parking areas and pedestrian systems may have unlimited primary structures on any one lot.
Maximum Height:	Plan Commission Discretion	<u>Primary Structure:</u> None <u>Accessory Structure:</u> 25 feet

Parking & Circulation Standards		
Regulation Type	Columbus Crossing PUD	CR Zoning District
Required Onsite Parking:	Plan Commission Discretion	The number of required parking space is determined by the use of the property, which is specified in Zoning Ordinance Section 7.1(Table 7.2). <i>Generally, retail uses require 1 parking space per 250 square feet of usable floor area.</i>
Parking Lot Setbacks:	Plan Commission Discretion	<u>Front:</u> 10 feet <u>Side & Rear:</u> 5 feet
Curbing:	Plan Commission Discretion	All entrances and driveways shall be curbed, with that curbing extending around the perimeter of any landscaped areas located adjacent to the entrance. All required landscaped areas which are bordered on at least 2 sides by parking areas shall be curbed.
Wheel Stops:	Plan Commission Discretion	All required landscaped areas and pedestrian walkways (less than 7 feet wide) which are perpendicular to parked vehicles shall be protected with wheel stops located in each parking space.
Driveway Separation:	Plan Commission Discretion	No two entrances from a public street shall be permitted within the distances specified below: <u>Arterial Street:</u> 400 feet <u>Collector Street:</u> 200 feet <u>Local Street:</u> 100 feet
Bicycle Parking:	Plan Commission Discretion <i>Typically Required and Approved by the Plan Commission: All lots shall provide bicycle parking spaces. Bicycle parking facilities shall be located in a high visibility area that provides convenient and safe pedestrian access to main entrances or activity areas.</i>	All commercial uses shall provide parking facilities for bicycles, consistent with Zoning Ordinance Section 7.1(Table 7.4). <i>Bicycle parking is based on the number of motor vehicle spaces - parking lots of 26-250 spaces require 2 bike spaces, lots over 250 spaces require 4 bike spaces.</i>
Sidewalks:	Sidewalks exist on one side of all public streets. <u>Typically Required and Approved by the Plan Commission:</u> Sidewalks shall link the public sidewalk to the entrance of the building and shall be a minimum of 5 feet in width. When a sidewalk link passes through a parking lot pavement markings shall be used to delineate the sidewalk.	Public sidewalks are required in all adjoining street and road rights-of-ways, consistent with the design requirements of the Subdivision Control Ordinance.

Landscaping Standards		
Regulation Type	Columbus Crossing PUD	CR Zoning District
Landscaping:	<p>The Preliminary PUD requires all buildings on the north side of Merchants Mile to include landscaping treatment along both north and south sides of the buildings.</p> <p><u>Typically Required and Approved by the Plan Commission:</u> Landscaping shall be based on the requirements for the CR zoning district, but should exceed those requirements to present a quality design, including the following considerations:</p> <p>(1) Specific focus should be paid to the landscaping provided around the base of the building.</p> <p>(2) In addition to providing landscaping and architectural treatment on the north and south sides of buildings placed along Merchants Mile, each building's entrance should be oriented towards Merchants Mile.</p>	<p><u>Area #1 – Parking Lot Public Street Frontage:</u> For every 50 linear feet of parking lot frontage a minimum of 1 large tree or 1.25 medium trees (excluding ornamental trees), plus 7.5 ornamental trees or shrubs shall be provided.</p> <p><u>Area #2 – Parking Lot Interior:</u> Within parking lots containing 25 spaces or more, landscaped islands and peninsulas with a surface area equal to 5% of the area of the paved surface shall be provided. All required landscape islands must be a minimum of 300 square feet in area and all peninsulas shall be a minimum of 150 square feet in area. A minimum of 1 large or medium tree and 6 shrubs shall be provided in the parking lot interior for every 300 feet of landscaped area required.</p> <p><u>Area #3 – Front Setback:</u> Any portion of a front yard setback which is not also parking lot frontage shall be landscaped based on the linear footage of lot frontage along the adjacent street.</p> <p><u>Area #4 – Lot Interior:</u> Required landscaping shall be determined by achieving a minimum number of points, based on the linear footage of the building perimeter.</p> <p><u>Area #5 – Freestanding Signs Exceeding 6 feet in Height:</u> All permanent freestanding signs exceeding 6 feet in height shall have landscaping planted in an area radiating a minimum of 5 feet from the base of the sign.</p>
Street Trees:	<p>The Preliminary PUD includes a landscaping plan that has trees provided along the frontages of all public streets, which was approved by the Landscape Review Committee.</p> <p><u>Typically Required and Approved by the Plan Commission:</u> As each lot develops all missing/dying street trees established with the Preliminary PUD shall be replaced.</p>	Not Required.

Sign Standards		
Regulation Type	Columbus Crossing PUD	CR Zoning District
Development Entry Signs:	Development entry signs, each showing 4 businesses - (1) off of I-65 and (2) at Carr Hill Road from SR 46. The square footage for these signs shall count toward the total square footage allowed for each business.	One entry sign per development, showing a maximum of 5 businesses. Businesses making use of the joint sign may not have freestanding signs on their individual lots.
Wall Signs:	<p><u>Maximum Number:</u> 2 per building façade, up to 5 total signs per establishment.</p> <p><u>Total Maximum Area:</u> Limited to 5% of the building façade, with the following limits: 200 sq. ft. for a building less than 20,000 sq. ft.; 265 sq. ft. for a building between 20,000 and 90,000 sq. ft.; and 330 sq. ft. for a building over 90,000 sq. ft. Limits may increase by 50% for businesses that forego a permitted freestanding sign.</p> <p><u>Typically Required and Approved by the Plan Commission:</u> Multi-tenant centers have been permitted one wall sign per tenant not exceeding 15% of that tenant's exterior wall.</p>	<p><u>Maximum Number:</u> 3 per public street frontage.</p> <p><u>Total Maximum Area:</u> 350 square feet or equal to 15% of the area of the front walls, whichever is less.</p>
Freestanding Signs:	<p><u>Maximum Number:</u> 1 per lot. At least 200 feet of frontage shall be required for a freestanding sign. No freestanding signs shall be allowed along SR 46.</p> <p><u>Maximum Area:</u> 150 square feet</p> <p><u>Maximum Height:</u> 6 feet</p>	<p><u>Maximum Number:</u> 1 per public street frontage per lot.</p> <p><u>Maximum Area (per sign):</u> 150 square feet</p> <p><u>Maximum Height:</u> 25 feet</p>
Interstate Oriented Signs:	Not Permitted.	<p><u>Maximum Number:</u> 1 per lot, if within 2,500 feet of the I-65 interchange.</p> <p><u>Maximum Area:</u> 200 square feet</p> <p><u>Maximum Height:</u> 90 feet</p>
Window Signs:	Window Signs shall only contain incidental information such as hours of operation, etc.	<u>Maximum Area (for all window signs per use):</u> 20 square feet or equal to 25% of the window area, whichever is less.
Temporary Signs:	Permitted 1 temporary sign per lot (as specified in the pre-2008 Zoning Ordinance Section 17.46).	<p><u>Banner Sign:</u> 1 per use, maximum area of 32 square feet, allowed for a maximum of 90 days per calendar year.</p> <p><u>Inflatable Sign:</u> 1 per use, maximum height of 25 square feet, allowed for a maximum of 12 days per calendar year.</p> <p><u>Beacon Sign (Searchlight):</u> 1 per use, allowed for a maximum of 12 days per calendar year.</p>

Miscellaneous Standards		
Regulation Type	Columbus Crossing PUD	CR Zoning District
Lighting:	<p>Plan Commission Discretion</p> <p>Per the Preliminary PUD, lighting plans, including fixture design details and a photometric layout, shall be provided as a part of the Detailed PUD submittal for each lot. Light fixtures shall be of similar architectural design as each building. The amount of illumination projected onto adjacent property outside the PUD boundaries shall not exceed 0.1 foot candle at the property line.</p> <p><i>Typically Required and Approved by the Plan Commission: Exterior lighting has been limited to 90 degree cut-off fixtures with fully recessed lens covers and no more than 0.1 foot candles at the PUD property lines.</i></p>	<p>Building Façades: Building facades may be illuminated using either up-lighting or down-lighting, or a combination of both. All lighting fixtures shall be located, aimed, and shielded so that light is directed only onto the building façade. Lighting should not be directed toward adjacent streets, roads, or adjoining properties.</p> <p>Free-Standing Light Fixtures: Fixtures shall be limited to a maximum total height of 25 feet. All freestanding and general parking area/yard lighting shall make use of 90 degree cut-off fixtures with fully recessed lens covers.</p>
Trash Enclosures:	<p>Plan Commission Discretion</p> <p><i>Typically Required and Approved by the Plan Commission: 100% opaque screening 6 feet in height. Also, the enclosure should use similar architectural materials used on the building.</i></p>	<p>Screening shall consist of a 6 foot tall, 100% opaque fence made of wood, stone, masonry, architectural metal, or other similar construction.</p>
Building Materials:	<p>Plan Commission Discretion</p> <p>Per the Preliminary PUD, architectural elevations for each building shall be provided for Plan Commission review. Final PUD plans for all buildings on the north side of Merchant's Mile shall include architectural treatment along both north and south sides of the building. The front sides of all retail buildings over 50,000 square feet shall be brick, or an equivalent material. Other facades of these buildings shall be designed with appearance in mind.</p> <p><i>Typically Required and Approved by the Plan Commission: Buildings of all sizes have been required to use quality building materials such as brick, Quik Brik, stone, EIFS (stucco), architectural metal, and split face CMU on all sides. All building sides should be designed to a consistent level of quality. Buildings on lots with frontage on Merchants Mile should be oriented towards Merchants Mile.</i></p>	<p>Not required.</p>

Miscellaneous Standards Continued		
Regulation Type	Columbus Crossing PUD	CR Zoning District
Loading Docks:	Plan Commission Discretion <i>Typically Required and Approved by the Plan Commission: 100% percent opaque screening for all loading docks and outdoor storage areas.</i>	All loading areas shall be screened from view of all public streets with a 100% opaque screening that is a minimum 6 feet in height.
Rooftop Equipment Screening:	Plan Commission Discretion Per the Preliminary PUD, all rooftop HVAC, plumbing, and other equipment for each building shall be screened. <i>Typically Required and Approved by the Plan Commission: Building elevations must show that all rooftop units are screened from view.</i>	Not Required.
Additional Architectural Drawings:	Per the Preliminary PUD, an architectural perspective illustration of the proposed building(s) on each lot shall be provided to aid the Plan Commission in their review.	Not Required.
Outdoor Sales & Display	Plan Commission Discretion <i>Typically Required and Approved by the Plan Commission: Screening that is 100% opaque shall be provided around all areas of outdoor storage, including product sales and display areas.</i>	Temporary Outdoor Sales & Display: Shall be moved inside at the end of each business day or left outside for no more than 60 days per year. Permanent Outdoor Sales & Display: Is limited to 10% of the allowed lot coverage, must be enclosed on 3 sides, and must be paved. Certain exemptions are provided for vehicles and large items.

Permitted Uses (Business / Commercial Uses)		
Use Type	Columbus Crossing PUD	CR Zoning District
Auto-Oriented Uses (small, medium, and large scale)		
<i>Gas Station</i>	No	Yes
<i>Car Wash</i>	No	Yes
<i>Drive-up Bank Machine</i>	Yes	Yes
<i>Oil Change Shop</i>	Yes	Yes
<i>Tire Store</i>	No	Yes
<i>Auto Repair & Body Shop</i>	No	Yes
<i>Auto / RV Sales & Service</i>	Yes	Yes

Permitted Uses (Business / Commercial Uses) Continued		
Use Type	Columbus Crossing PUD	CR Zoning District
Auto Rental (truck, RV, etc.)	No	Yes
Builder's Supply Store	Yes	Yes
Catering Establishment	Yes	No
Data Processing / Call Center	No	Yes
Equipment Rental	No	Yes
Farm Equip. Sales & Service	No	Yes
Funeral Home	Yes	No
Health Spa	Yes	Yes
Hotel / Motel	Yes	Yes
Instructional Center (Dance Studio, Etc.)	Yes	Yes
Liquor Store	Yes	Yes
Manufactured Home Sales	Yes	Conditional Use
Model Home Displays	Yes	No
Office Uses		
<i>Admin. / Professional Office</i>	Yes	Yes
<i>Financial Institution</i>	Yes	Yes
<i>Medical / Dental Office</i>	Yes	Yes
<i>Radio / TV Station</i>	Yes	Yes
<i>Veterinarian / Animal Clinic</i>	No	Yes
<i>Print Shop / Copy Center</i>	Yes	Yes
<i>Business / Financial Office</i>	Yes	Yes
<i>Investment Firm</i>	Yes	Yes
<i>Employment Service</i>	Yes	Yes
Personal Service Uses		
<i>Barber / Beauty Shop</i>	Yes	Yes
<i>Dry Cleaners (Retail)</i>	Yes	Yes
<i>Photographic Studio</i>	Yes	Yes
<i>Self-Service Laundry</i>	Yes	Yes
<i>Shoe Repair / Tailor Shop</i>	Yes	Yes
<i>Tanning Salon</i>	No	Yes
Recreation Uses (small and medium scale)		
<i>Billiard Room / Arcade</i>	Yes	Yes
<i>Night Club / Bar</i>	Yes	Yes
<i>Microbrewery / Brew Pub</i>	No	Yes
<i>Fitness Center</i>	Yes	Yes

Permitted Uses (Business / Commercial Uses) Continued		
Use Type	Columbus Crossing PUD	CR Zoning District
<i>Bowling Alley</i>	Yes	Yes
<i>Theater (Indoor)</i>	Yes	Yes
<i>Banquet / Assembly Facility</i>	Yes	Yes
<i>Mini-Golf Course</i>	No	Yes
<i>Shooting / Archery Range (Indoor)</i>	No	Yes
<i>Skate Rink / Swimming Pool</i>	No	Yes
<i>Plant Nursery / Greenhouse</i>	Yes	Conditional Use
<i>Restaurant</i>	Yes	Yes
Retail Uses (small, medium, and large scale)		
<i>Video / Music Store</i>	Yes	Yes
<i>Art / Photo Gallery</i>	Yes	Yes
<i>Bakery (Retail)</i>	Yes	Yes
<i>Flower Shop</i>	Yes	Yes
<i>Gift Shop</i>	Yes	Yes
<i>News Dealer / Bookstore</i>	Yes	Yes
<i>Stationary Shop</i>	No	Yes
<i>Ice Cream Shop</i>	Yes	Yes
<i>Convenience Store (Without Gas)</i>	No	Yes
<i>Jewelry Store</i>	Yes	Yes
<i>Antique Shop</i>	No	Yes
<i>Meat Market</i>	Yes	Yes
<i>Apparel / Footwear Store</i>	Yes	Yes
<i>Craft / Fabric Store</i>	Yes	Yes
<i>Sporting Goods Store</i>	Yes	Yes
<i>Pharmacy</i>	Yes	Yes
<i>Grocery Store</i>	Yes	Yes
<i>Garden Shop</i>	Yes	Yes
<i>Variety Store</i>	Yes	Yes
<i>Auto Parts Sales (Without Repair)</i>	Yes	Yes
<i>Building Finished Shop (Paint, Carpet, Etc.)</i>	Yes	Yes
<i>Pet Store</i>	No	Yes
<i>Repair Services (Appliances, Etc.)</i>	Yes	Yes
<i>Department Store</i>	Yes	Yes

Permitted Uses (Business / Commercial Uses) Continued		
Use Type	Columbus Crossing PUD	CR Zoning District
<i>Hardware Store</i>	Yes	Yes
<i>Home Electronics / Appliance Store</i>	Yes	Yes
<i>Office Supply Store</i>	Yes	Yes
<i>Auction Facility (No Livestock)</i>	Yes	Yes
<i>Supermarket</i>	Yes	Yes
<i>Shopping Mall</i>	No	Yes
<i>Home Improvement Store</i>	Yes	Yes
<i>Vending Preparation</i>	Yes	No

Permitted Uses (Public / Service Uses)		
Use Type	Columbus Crossing PUD	CR Zoning District
<i>Bus / Transportation Station</i>	Yes	Conditional Use
<i>Clinic</i>	Yes	Yes
<i>Community Center</i>	Yes	Yes
<i>Day-Care Center</i>	Yes	Yes
<i>Government Office</i>	Yes	Yes
<i>Hospital</i>	Yes	Yes
<i>Kindergarten</i>	Yes	No
<i>Museum</i>	Yes	Yes
<i>Library</i>	Yes	Conditional Use
<i>Parking Lot / Garage</i>	Yes	Yes
<i>Police, Fire, or Rescue Station</i>	Yes	Yes
<i>Post Office</i>	Yes	Yes
<i>Private Club / Lodge</i>	Yes	No
<i>Trade or Business School</i>	Yes	Yes
<i>Water Works</i>	Yes	No
<i>Worship Facility</i>	Yes	Yes

Permitted Uses (Other Uses)		
Use Type	Columbus Crossing PUD	CR Zoning District
Amusement Facility	Yes	No
Comm. Service Exchange	Yes	Yes
Drive-in Movies	Yes	Conditional Use
Dwelling, Accessory (to a business)	Yes	Conditional Use
Dwelling, Multi-Family	Yes	Conditional Use
Dwelling, Single-Family	Yes	No
Dwelling, Two-Family	Yes	No
Food Locker Plants	Yes	Conditional Use
Golf	Yes	No
Group Home / Children's Home	Yes	No
Nature / Conservation Area	No	Yes
Nursing Home	Yes	No
Park / Playground	No	Yes
Permanent Carnival	Yes	No
Riding Stable	Yes	No
Rooming Units / Apartment Hotels	Yes	No
Utility Substation	Yes	Yes
Water Tower	Yes	Yes
Wholesale Facility	Yes	Yes

History of this Location:

The relevant history of this property includes the following:

1. 2001-2003 - Preliminary PUD Plan Approval: A portion of Columbus Crossing (116.61 acres) received Preliminary PUD Plan and rezoning approval in 2001 (PUD-01-02). This approval excluded certain components, such as the sign standards, which were to be considered later. The Preliminary PUD Plan for the adjacent Menard/Brex Park East PUD (PUD-02-01) consisting of 53.34 acres received approval in April 2002, again with certain components excluded. In January of 2003, the Columbus Crossing PUD and the Menard/Brex Park East PUD were combined into one PUD (PUD-02-11) for the purpose of completing all elements of approval for both. The last component of the Preliminary PUD Plan for the consolidated PUD, the sign standards, was favorably recommended to the City Council by the Plan Commission on May 7, 2003.
2. 2002 - Menards: The Menards store Final PUD Plan (PUD-02-02) received approval from the Plan Commission in 2002. That Final PUD Plan has been modified four times since the original approval as follows: in 2002 for a garden center addition (PUD-02-08), in 2003 for sign changes (PUD-03-02), in 2008 for a new driveway and relocated lumber yard gate (PUD-07-08), and in 2010 for the installation of a MainSource Bank ATM (PUD-10-04). A 2012 Final PUD Plan modification request, for outdoor trailer sales, was denied (PUD-12-01).
3. 2004 - Sam's Club: The Sam's Club Final PUD Plan (PUD-04-03) received Plan Commission approval in 2004. That Final PUD Plan has been modified three times since the original approval as follows: in 2006 for the addition of a car wash (PUD-05-06), in 2010 for paint color changes (PUD-10-03), and in 2011 for new cart corrals.

4. 2005 - Wal-Mart: The Wal-Mart store Final PUD Plan (PUD-05-02) received approval from the Plan Commission in 2005. This Final PUD Plan was modified in 2014 (PUD-14-01) to allow for sign and paint color changes.
5. 2005 - Centra Credit Union: The Centra Credit Union Final PUD Plan (PUD-04-07) received approval from the Plan Commission in 2005.
6. 2005 - Columbus Crossing Shops: The Columbus Crossing Shops (Buffalo Wild Wings, Etc.) Final PUD Plan (PUD-05-07) received approval from the Plan Commission in 2005. It was modified in 2014 (PUD-14-04) to provide additional parking. The approved changes have not been constructed.
7. 2008 - Wendy's: The Wendy's Final PUD Plan (PUD-08-03) received approval from the Plan Commission in 2008.
8. 2013 - Unnamed Shopping Center (Not Constructed): A commercial strip center proposed for Lots 10 & 11 but not yet constructed (PUD-13-03) received Final PUD Plan approval from the Plan Commission in 2013.
9. 2014 - Goodwill: The currently under construction Goodwill store Final PUD Plan (PUD-14-12) received approval from the Plan Commission in 2014.
10. 2015 - Chevrolet of Columbus: A Chevrolet dealership proposed for Lot 3 but not yet constructed (PUD-15-02) received Final PUD Plan approval from the Plan Commission in February 2015.
11. 2015 - White River Dental: A Final PUD Plan for White River Dental proposed for Lot 9D is currently pending before the Plan Commission (PUD-15-08).

Comprehensive Plan Consideration(s):

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

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

1. Policy A-2-16: Promote simple, objective design standards (not an architectural review committee) for commercial, industrial, and institutional development. *Because the appearance of the community is important, the City needs to promote design standards that will lead to attractive development. These standards might include such things as variations in roof lines or building facades, requirements for windows, or standards for the placement of buildings on their lots.*
2. Policy E-2-1: Encourage development of these (highway) corridors in a manner that is visually appealing. Highway corridors greatly impact the appearance of a community. *Because community appearance is important to local residents, the City should encourage these corridors to be developed in a manner that enhances community appearance. Elements to be considered include landscaping, screening of outdoor storage and display, appearance of buildings, design of parking areas, and others.*
3. Policy E-2-3: Establish objective design standards (not an architectural review committee) to encourage development with appropriate landscaping, parking, setbacks, visually appealing buildings, and attractive and effective signage. *Design standards could include such things as requirements for variations in building facades, roof lines, materials, colors, and limitations on outside storage.*
4. Policy E-2-10: Encourage businesses along these (highway) corridors to add landscaping. *Landscaping adds greatly to the appearance of the community, and it offers environmental, economic, and psychological benefits. Highway corridors are the most visible areas to visitors and local residents alike; therefore, landscaping is particularly important in these areas.*
5. Policy J-2-2: Maintain and enhance the vitality, cleanliness, and appearance of all areas of the City. One of the traditional strengths of Columbus is its attractive appearance. *This attractiveness, particularly of the downtown, helps to attract businesses and workers to the community.*
6. Policy J-10-1: Create a positive business climate characterized by flexibility. *The needs of businesses are continuously changing, and the City needs to have sufficient flexibility in its regulatory system to respond to these changes and to encourage and nurture new businesses.*

This property is located in the Western Gateway character area. The following Planning Principle(s) apply to this application: In order to reflect the importance of this area as the City's primary entry, design standards should be adopted for layout, buildings, landscaping, signs, and lighting.

Planning Consideration(s):

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

1. The establishment of the Columbus Crossing Planned Unit development (PUD) was first considered by the Plan Commission at its July 5, 2001 meeting. The approval process for the Preliminary PUD Plan, which established the basic parameters for the development extended over almost the next two years. The final element of the Preliminary PUD Plan, the sign standards was favorably recommended to the City Council by the Plan Commission at its May 7, 2003 meeting. The Preliminary PUD Plan was an agenda item at the July 5, 2001, August 1, 2001, September 5, 2001, October 3, 2001, October 24, 2001 (a special meeting to consider the PUD only), April 3, 2002, December 2, 2002, January 2, 2003, February 5, 2003, and May 7, 2003 Plan Commission meetings.
2. The review of the Columbus Crossing development was significantly influenced by (1) the then recently completed "Front Door" project and (2) the then ongoing revision of the City of Columbus Comprehensive Plan.
3. The Front Door project resulted in highly stylized infrastructure improvements along Jonathan Moore Pike / SR 46, including the I-65 Bridge and Robert N. Stewart Bridge, street trees, street lighting, etc. It focused the community's attention on the aesthetics of the SR 46 corridor and the role this area plays in establishing a first impression for Columbus. The Front Door Committee, the citizen group that had guided the Front Door project, was involved in the review and consideration of the Columbus Crossing development. This group was particularly interested in landscaping and overall aesthetics.
4. The City's Comprehensive Plan process involved hundreds of residents and various sub-committees examining all aspects of land use and development in the community and charting a course for the future. The Comprehensive Plan Goals & Policies Element, adopted in 1999, was just over 2 years old at the time that Columbus Crossing was first proposed. This Plan Element includes several policies suggesting design standards for development along the City's highway corridors. The Comprehensive Plan Land Use Plan Element was being drafted at the same time that Columbus Crossing was considered by the Plan Commission. This Element was adopted in 2002 and includes Columbus Crossing in the "Western Gateway" area. The Plan recommends design standards for this area.
5. The lengthy Columbus Crossing review process by the Plan Commission included extensive discussion of drainage, the floodplain, traffic and circulation, the impacts of the development on downtown Columbus businesses, and aesthetics. The aesthetics discussion focused primarily on Columbus Crossing as the future site of multiple "big box" retailers. At the time the Commission expressed concerns about the large parking lots and large, nondescript buildings that could dominate the initial view of the City from I-65. The Commission was also concerned about the visibility of roof-top mechanical equipment, primarily as would be seen from the interstate. As a result, the PUD came to include design standards regulating building materials (especially for the larger structures), landscaping, signs, etc. The approval process also emphasized the Plan Commission's discretion and ability to approve Final PUD Plans on a lot-by-lot basis as each develops.
6. The site plan (Final PUD Plan) review process for the first lots to be developed (the Menard's store, Sam's Club, Wal-Mart, and Centra Credit Union, etc.) involved review by the Plan Commission, the Front Door Committee, and the City's Landscape Review Committee. The Front Door Committee later disbanded and the Landscape Review Committee was dissolved with the adoption of the 2008 Zoning Ordinance. Subsequent projects (Wendy's, Goodwill, Chevrolet of Columbus, etc.) have therefore been reviewed only by the Plan Commission.
7. The Columbus Crossing Preliminary PUD Plan provides minimum standards for the development, including uses, building design standards, sign limitations, and the others described by the comparison tables provided above. These minimum standards cannot be waived by the Plan Commission during lot-by-lot Final PUD Plan reviews, but could be modified for the PUD as a whole if approved by the City Council. During the lot-by-lot reviews the Plan Commission does have discretion to increase the requirements or impose additional requirements. In evaluating construction on each lot the Plan Commission has used the B-4 zoning district (prior to 2008) and the CR zoning district (after 2008) as a baseline. In some cases the Commission has allowed specific site details to be reduced from that B-4/CR baseline (for example, the separation of the Goodwill driveway from others on Merchants Mile). However, for the most part the Plan Commission has used the B-4/CR baseline to ensure that the development is at least consistent with the requirements applicable

elsewhere in the City. In some cases the Plan Commission has also requested landscaping or other site features to exceed the baseline in order to address specific issues on each site and/or comply with the intent of the PUD.

8. The 2008 Zoning Ordinance revision modified City-wide standards for landscaping, exterior lighting, and outdoor storage. As a result of those changes and the use of the CR zoning district as the baseline for development in the PUD, the primary impact of the Columbus Crossing PUD since then has been on building architecture and signs.
9. The use of the B-4 and now CR zoning district requirements as a baseline for the review of Columbus Crossing Final PUD Plans will likely minimize the creation of legal nonconformities as a result of the proposed rezoning. Legal non-conformities are created when new standards are adopted that differ from those present when a property is initially developed, especially if the new standards are more restrictive. Certain site features, such as building setbacks, signs, landscaping, etc. that were installed legally may no longer be complaint.
10. Zoning Ordinances in most communities are replaced and/or updated periodically to reflect changes in development trends, state and federal law, and community priorities. Therefore, legal nonconformities are common. The Columbus Zoning Ordinance, like most others, contains a chapter devoted to nonconformities and how they are to be treated. Generally, the Zoning Ordinance provides that any legal nonconforming feature may continue in perpetuity as long as the extent of the nonconformity is not increased (for example, a sign that exceeds the height limits can remain, but cannot be made taller). Legal nonconforming features are only required to be brought into compliance if (1) the site is completely redeveloped or (2) the use of or structure present on a property is doubled or more in size. Any legal nonconforming feature that is unintentionally altered or removed (by fire, flood, criminal activity, etc.) is allowed to be replaced to its original condition. Legal nonconforming signs are allowed to be removed temporarily for maintenance and replaced without having to comply with the current requirements. These provisions for legal nonconformities are rooted in Indiana case law and are therefore unlikely to change significantly in the future.
11. The Menard's store site was the first lot developed at Columbus Crossing and the therefore also the first Final PUD Plan to be approved by the Plan Commission. As the Plan Commission was still developing its review process at that time, and therefore relying less on the B-4 zoning district as a baseline, this lot would likely have the highest number of legal nonconformities resulting from a change to CR zoning. An analysis of the site in comparison with the CR zoning district identified the following inconsistencies: (1) the site would be deficient 1 handicap parking space, (2) the site would be deficient 4 bicycle parking spaces, (3) the site lacks sidewalks along its public street frontages, (4) the site would be deficient 3 trees and 82 shrubs in the parking lot frontage landscape area, (5) the site would be deficient 164 shrubs in the parking lot interior landscape area, (6) the site would be deficient 93 "points" of landscaping in the lot interior landscape area, (7) the landscaping currently on site may include plants that would be considered "non-qualifying", and (8) the 14 foot tall fence surrounding the lumber yard portion of the site would exceed the height limit for outdoor storage areas by 8 feet. The site would be compliant in the other 16 zoning regulation topic areas that were reviewed, including signs, parking spaces, setbacks, building height, lot coverage, etc.
12. The practice of local communities adopting design standards for highway corridors and other entryways is common nationwide and in Indiana. In most cases these standard cover the same topics that are addressed by the Columbus Crossing PUD – building materials and design, landscaping, signs, lighting, outdoor storage, loading areas, etc. In many cases these standards are provided as an overlay of a specific geographic area along the highway or community entrance, regardless of the underlying zoning district.
13. The "Western Gateway" area, as identified by the Comprehensive Plan Land Use Element is largely developed at this time. The remaining lots at Columbus Crossing provide the best opportunity to affect the overall aesthetic of the I-65 / SR 46 "front door" to Columbus. Other lesser opportunities may arise through the redevelopment of individual properties (such as the former Wendy's site on the west side of I-65). It should also be noted that few of the Columbus Crossing lots have frontage on SR 46 and therefore they have a limited impact on the aesthetic of that corridor, as viewed by travelers.

RZ-15-05 (Columbus Crossing) Location & Surrounding Zoning

