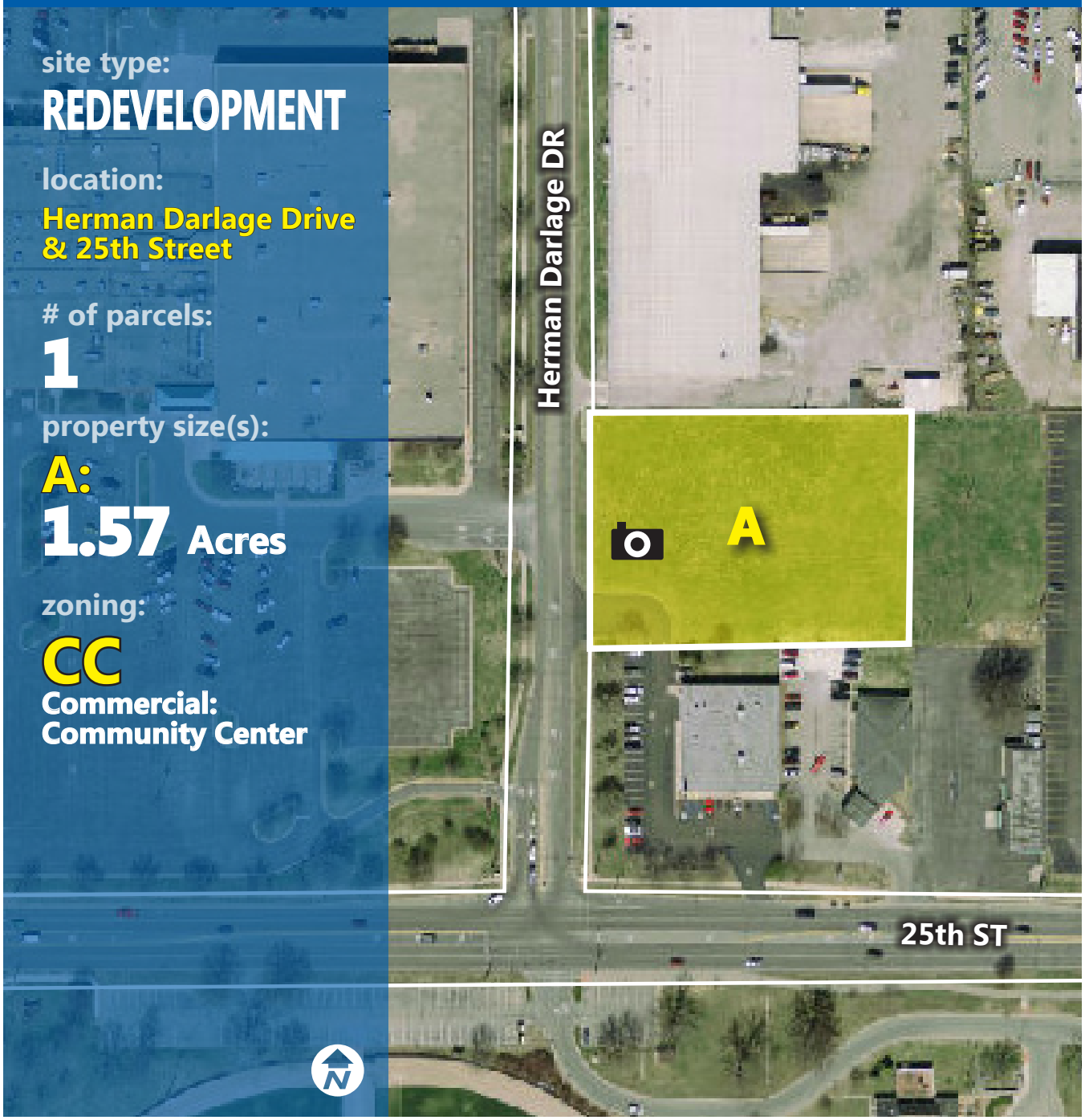
CITY OF COLUMBUS, INDIANA - INFILL SITE PROFILE



site type:

REDEVELOPMENT

location:

Herman Darlage Drive & 25th Street

# of parcels:

1

property size(s):

A:

1.57 Acres

zoning:

CC

Commercial: Community Center

additional details:

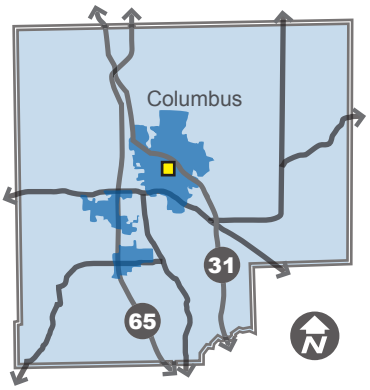
A

Property Owner:
Agnew Investments, LLC
961 25th Street
Columbus, Indiana 47201

Floodplain:
None

***Area subject to both FEMA and supplemental Haw Creek Floodplain Regulations. Contact the Planning Department for details.**

vicinity map:



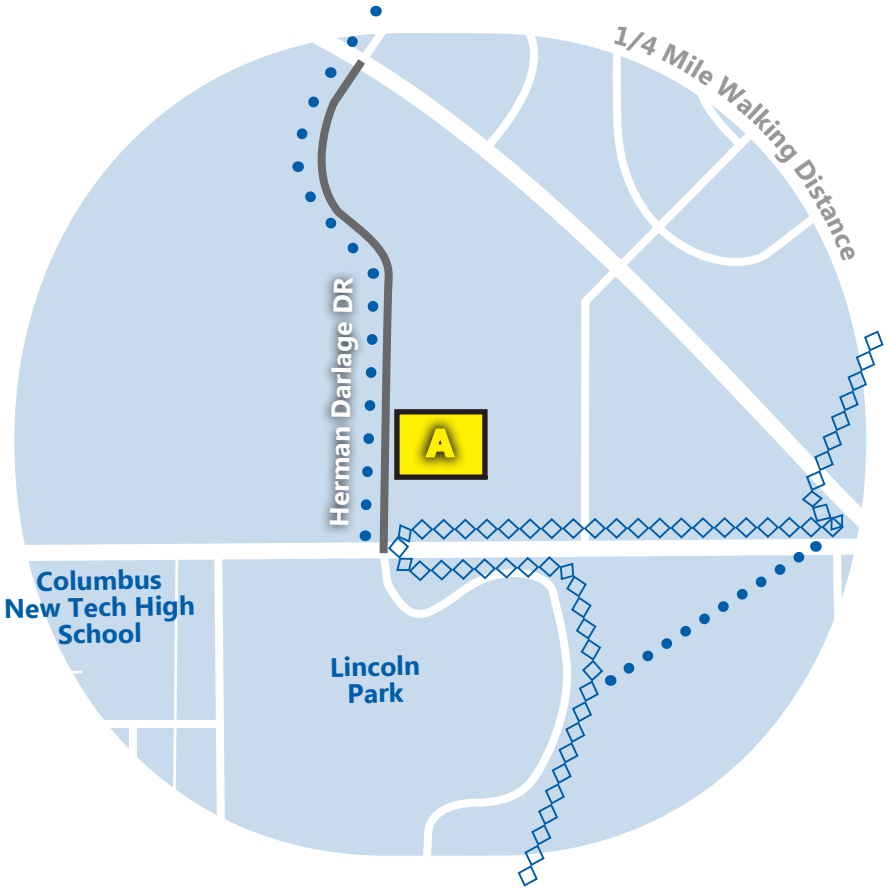
site analysis summary:

The subject property is located near the intersection of 25th Street & Herman Darlage Drive. According to the Comprehensive Plan, the property is in the National Road Commercial Corridor and according to this document:

> **Encourage continued commercial development, but only in suburban business centers or business parks, not as individual lots with curb cuts.**

The subject property is surrounded by high intensity commercial and industrial uses. The site is across the street from the regional commercial center of Fair Oaks Mall which provides large commercial support to the area. Further commercial would be suitable in this area.

New development should also be encouraged to provide pedestrian facilities which connect to the bike and pedestrian network which is prevalent even in this suburban commercial context.



site analysis details:

Comprehensive Plan Future Land Use(s)	**Commercial**	**Access to Bike & Pedestrian Network**	**Multi-Use Path** ◇◇◇◇ Multi-Use Path (Future) • • • • Side Path (Future) • • •
Surrounding Land Uses	**71% Commercial** **29% Industrial**	**Road Access**	**Herman Darlage DR** Collector, Commercial, Suburban
Access to Public Facilities	**Lincoln Park** Columbus New Tech High School	**Street Connectivity**	**85 LOW** Intersections / Square Mile

questions:

Want to know more about the analysis or find more site profiles? *Please refer to the full INFILL SITE PROFILES document or go to the official INFILL SITE PROFILES website at:*

www.columbus.in.gov/planning/infill

most suitable land uses:

- Single-Family Residential
- Multi-Family Residential
- Neighborhood Commercial
- General Commercial
- Public Facilities