

## additional details:



**Property Owner:**Breeden Investment Group Inc. 700 Washington Street Columbus, Indiana 47201

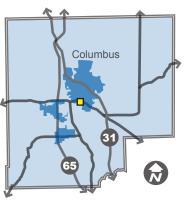
### Floodplain:

None

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



# vicinity map:



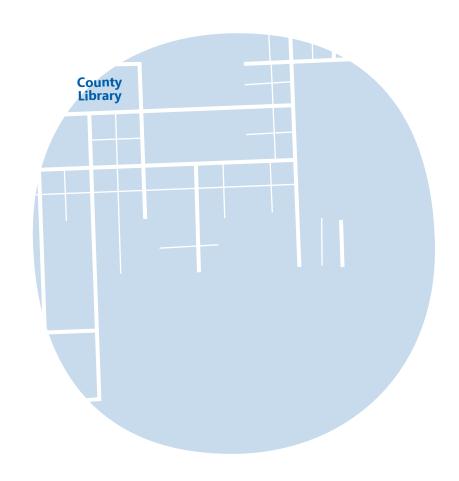
# site analysis summary:

The subject property is located between 2nd Street and 3rd Street east of downtown Columbus. According to the Comprehensive Plan, in the Downtown Columbus area:

The city should encourage downtown-oriented businesses such as retail, restaurant, and office on 3rd Street.

While this area is near the downtown, it is located between two arterial streets. New development could provide commercial support to downtown Columbus including uses which are more suburban / auto oriented. These uses should however try to retain some urban character considering the sites proximity to the downtown.

New development should also enhance and provide pedestrian amenities which link to nearby public facilities.



# site analysis details:

Comprehensive Plan Future Land Use(s)	Commercial	Access to Bike & Pedestrian Network	Multi-Use Path OOOOOOOOOOOOOOOOOOOOOOOOOOOOOOOOOOOO
Surrounding Land Uses	85% Commercial 15% Residential	Road Access	2nd ST (SR 46) Principle Arterial, Commercial, Urban 3rd ST (SR 46) Principle Arterial, Commercial, Urban Chestnut ST Local, Commercial, Urban
Access to Public Facilities	County Library Central Middle School Lincoln Elementary School St. Peters School	Street Connectivity	317 HIGH 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:











Residential

Multi-Family Neighborhood Commercial

General Commercial

Public **Facilities**