

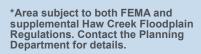
#### additional details:



Property Owner:
Everroad Park Medical Center PO Box 289 Columbus, Indiana 47202

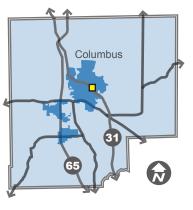
## Floodplain:

Yes





# vicinity map:



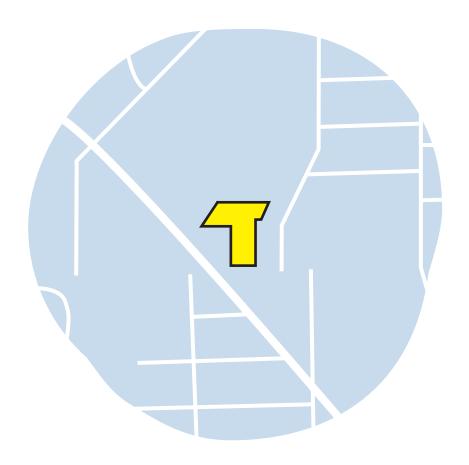
## site analysis summary:

The subject property is located near the intersection of 25th Street & National Road. 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 sits between a heavy commercial area and a single-family neighborhood area. Potential development should be designed to lessen the impact to the neighboring residential area. Development should also concentrate closer to National Road so as to avoid impact on the floodplain.

The subject property has direct access to the multi-use path along Haw Creek. New development should provide pedestrian connections to the existing bike and pedestrian network.



### site analysis details:

Comprehensive Plan Future Land Use(s)	Commercial Residential Floodway / Sensitive Area	Access to Bike & Pedestrian Network	Multi-Use Path
Surrounding Land Uses	33% Commercial 29% Residential (38% Undeveloped)	Road Access	25th ST Minor Arterial, Commercial, Suburban 26th ST Local, Residential, Suburban
Access to Public Facilities	Lincoln Park	Street Connectivity	143 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:











Multi-Family Neighborhood Residential

Commercial

General Commercial

Public **Facilities**