





### **Property Owner:** EFM Corporation

1480 14th Street Columbus, Indiana 47201

Floodplain:

None



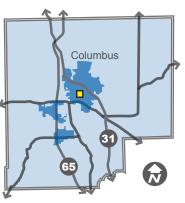
**Property Owner:**Columbus Pallet Company 180 North 1000 East Hartsville, Indiana 47244





None

### vicinity map:



## site analysis summary:

The property is located in Columbus' central neighborhoods along Michigan Street. According to the Comprehensive Plan in the Columbus Central Neighborhood character area:

# Infill development that complements existing neighborhoods should be encouraged.

The site features several vacant and previously developed properties in an industrial area within the central neighborhoods of Columbus. While large-scale industrial facilities may not be suitable anymore in this area, future neighborhood development including residential or commercial uses could initiate further transformation to the area as an important focal point to the neighborhood.

New multi-family development could provide additional support to the newly built United Way Senior apartments next to the site.



### site analysis details:

Comprehensive Plan Future Land Use(s)	Residential	Access to Bike & Pedestrian Network	Bike Route ——
Surrounding Land Uses	54% Industrial 34% Residential (12% Undeveloped)	Road Access	13th ST Local, Residential, Urban 14th ST Local, Residential, Urban Michigan ST Local, Residential, Urban
Access to Public Facilities	United Way Center Busy Bees Academy	Street Connectivity	489 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