CITY OF COLUMBUS, INDIANA - INFILL SITE PROFILE

site type:
UNDEVELOPED

location:
Spruce Ridge Drive

# of parcels:
1

property size(s):
A:
3.71 Acres

zoning:
RS3
Residential: Single-Family 3

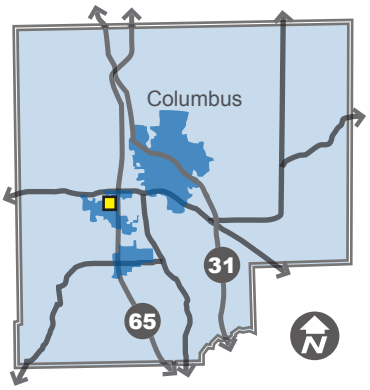
additional details:

A

Property Owner:
Tim & Pamela Scroghan
3761 Two Mile House Road
Columbus, Indiana 47201

Floodplain:
None

vicinity map:



site analysis summary:

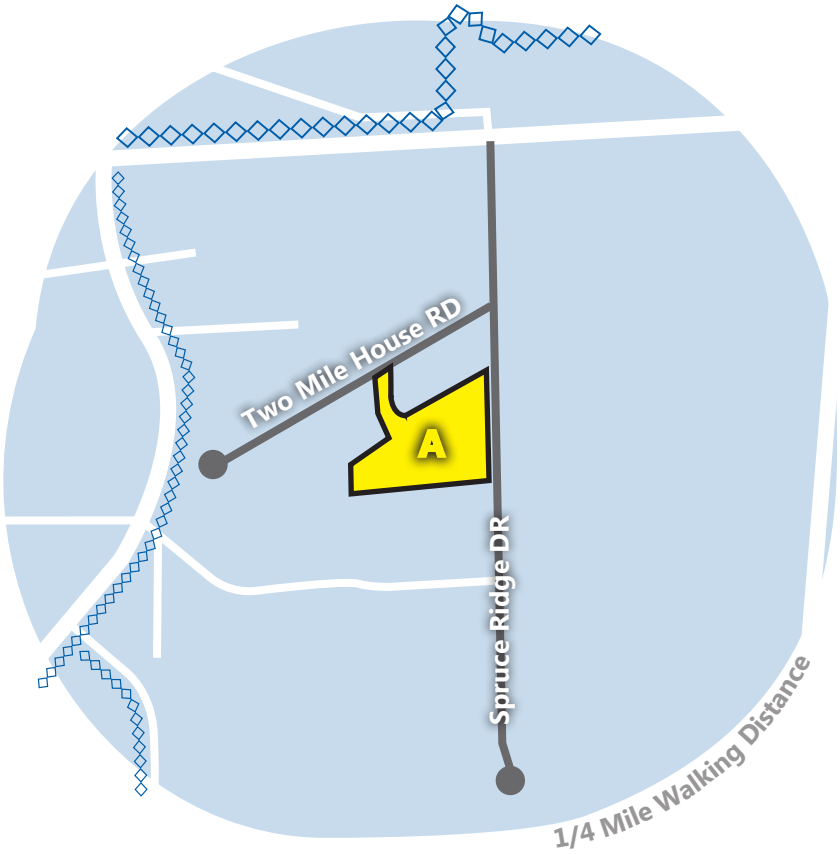
The site is located on the west side of Columbus. According to the Comprehensive Plan, in the Western Hill character area:

> **Ensure that new development takes place in a manner that preserves natural features such as topography and wooded areas. Clustering should be encouraged.**

The property does feature changing topography and natural features which if preserved could serve as assets to new development and the surrounding area.

Additional residential development which is an established use in the surrounding context would be suitable due to its access and location.

While the property is also featured in a suburban context with relatively low connectivity, pedestrian facilities should be provided which enhance walkability to the surrounding properties and begin to link to the surrounding bike and pedestrian network.



site analysis details:

Comprehensive Plan Future Land Use(s)	**Residential**	**Access to Bike & Pedestrian Network**	**Multi-Use Path** **Side Path**
Surrounding Land Uses	**65% Residential** **20% Public Facilities** (15% Undeveloped)	**Road Access**	**Spruce Ridge DR** Local, Residential, Suburban **Two Mile House RD** Local, Residential, Suburban
Access to Public Facilities	**None**	**Street Connectivity**	**43 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