

CITY OF COLUMBUS, INDIANA - INFILL SITE PROFILE

site type:

UNDEVELOPED

location:

**Talley Road &
25th Street**

of parcels:

2

property size(s):

A:

11.28 Acres

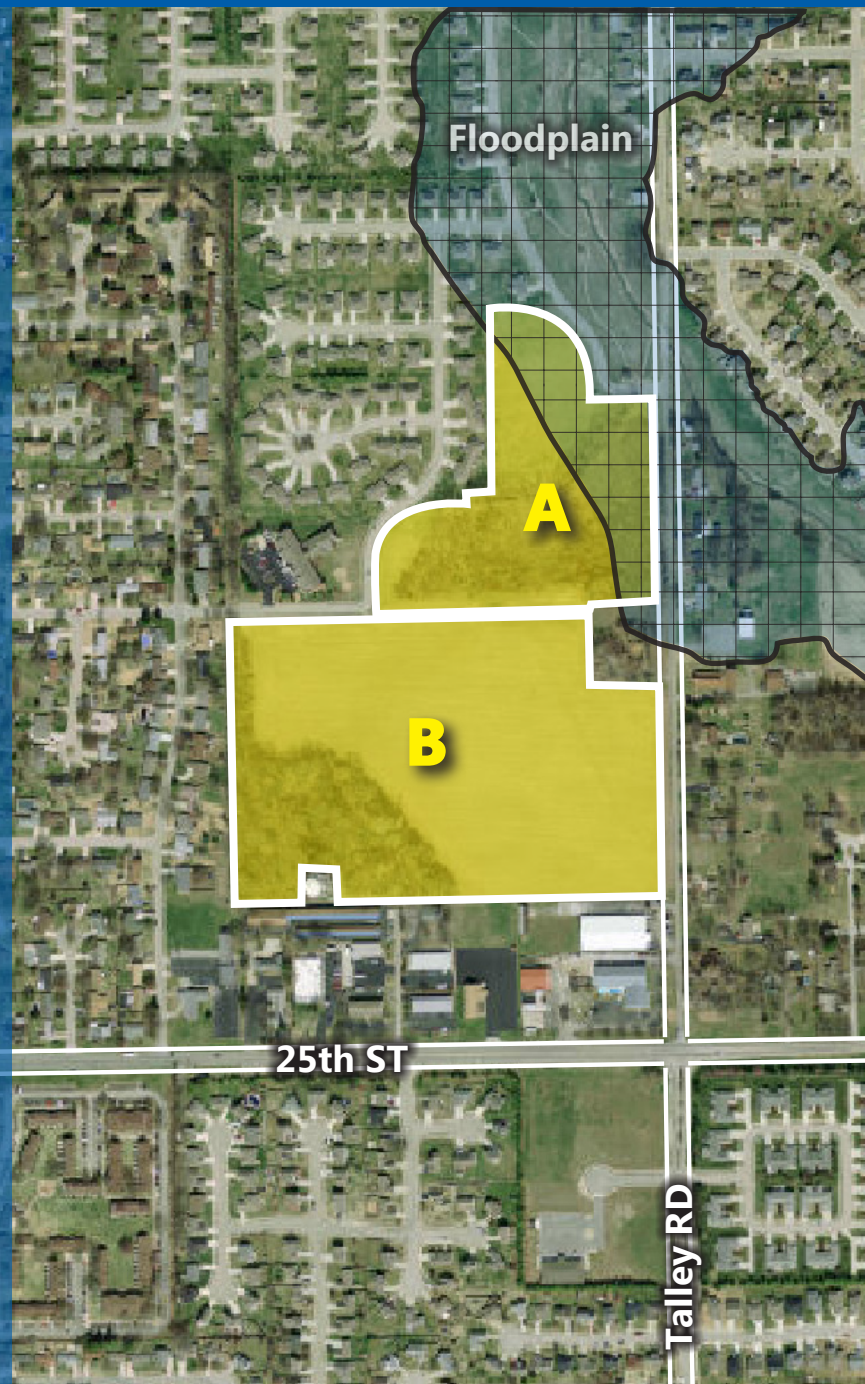
B:

24.45 Acres

zoning:

RT

**Residential:
Two Family**



additional details:

A

Property Owner:

Depauw University
313 South Locust
Greencastle, Indiana 46135

Floodplain:

Yes

B

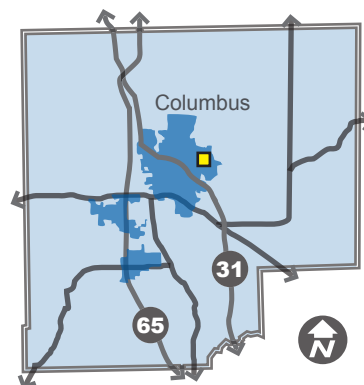
Property Owner:

Bartholomew Consolidated
School Corporation
Administration Building
Columbus, Indiana 47201

Floodplain:

None

vicinity map:



site analysis summary:

The site is located in the northeastern neighborhoods along Talley Road. According to the Comprehensive Plan, in the East 25th Street Neighborhoods character area:

Agricultural land in the area should be used for additional residential development, provided that the limitations presented by soil conditions and drainage are mitigated.

The site is surrounded by a multitude of single-family residential neighborhoods. Further residential development would be suitable at this location, which would be complementary within this context.

Future vehicular circulation for new development should utilize and connect to the existing road network so as to ensure high connectivity.

Both properties feature natural wooded areas which could serve as potential amenities to future residential development. Cluster development which preserves these natural areas could best utilize the existing natural assets on these properties.

site analysis details:

Comprehensive Plan Future Land Use(s)	Re	Access to Bike & Pedestrian Network	
Surrounding Land Uses		Road Access	
Access to Public Facilities		Street Connectivity	



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