



REDEVELOPMENT UNDEVELOPED

INFILL SITE PROFILES
CITY OF COLUMBUS, INDIANA

4.24.2015

sites >10 acres - <30 acres



introduction:

The City of Columbus Comprehensive Plan supports the development of “infill” sites as an alternative to the continued outward expansion of the City. This infill development assists with community goals for the protection of farmland, the efficient use of infrastructure investments, the wise use of tax-payer dollars, orderly long-term community growth, and quality neighborhoods (Goals A-4, D-1, D-3). These infill site profiles include locations that are positioned for redevelopment and those that have not previously been developed. They are intended to assist the development community in identifying possible infill development sites in the community. Properties profiled are those that are located in the City limits, are within areas of existing development, and are large enough to support a moderate to large scale development project. The presence of any property profile should not be interpreted as indicating that property is owned or controlled by the City, that it is for sale, or that any specific development approvals have been granted.

Property owners and/or realtors seeking to have specific properties added to or removed from this inventory should feel free to contact the Planning Department. Anyone seeking additional information about the zoning regulations, comprehensive plan policies, or other characteristics or regulations affecting the development of these properties should also contact the Planning Department.

document details:

Information provided by and gathered from the following sources:

Bartholomew County Geographic Information Systems
City of Columbus - Bartholomew County Planning Department

Original Document by:

Derek Naber, LEED® AP ND
City of Columbus - Bartholomew County Planning Department

June 2012

changes to the combined full document:

8.27.2012 New Site Profiles Added.

9.11.2012 Introduction Page Changes.
Michigan ST & 13th ST
Property Addition.

10.17.2012 Infill Site Analysis Added.

4.24.2015 Infill Site Profiles Removed
and/or Modified and Flood
Boundaries Updated

site profile methodology:

The first page of every infill site profile provides basic information on one or more properties including size, number of parcels, zoning, and property owner information. This basic set of information is graphically displayed on an aerial map which shows some additional details about the site including floodplain, nearby public facilities and important roads in the area.

The site profiles themselves were also organized in the full document alphabetically as well as by total combined size categories (<10 acres, >10 acres - <30 acres, & >30 acres).

Below are the general descriptions of the site profile details:

site type:

The site types were defined as being a redevelopment site or undeveloped site. A redevelopment site is a site which has been altered by previous paving, construction and/or land use that would typically have required regulatory permitting to have been initiated. This does not include altered landscapes resulting from filling or agricultural or forestry uses.

An undeveloped site is a site which has **not** been altered by previous paving, construction, and/or land use that would typically have required regulatory permitting to have been initiated. This would include altered landscapes resulting from filling or agricultural or forestry uses.

location:

The location detail provides the general intersection where the site is located or the title of the development. The location serves as the title of the site and is arranged alphabetically as such.

of parcels & property size(s):

The number of parcels and property size(s) details provide basic property assembly and area information for each profile. The number of parcels and size was based on the Bartholomew County GIS or from previous plats.

zoning:

The zoning for the properties is based upon the latest zoning maps for the City of Columbus. The profiles do not list any zoning conditions associated with certain properties. For more information, please contact the Planning Department.

additional details:

This section provides the most up-to-date property owner information for the various properties. Additionally, the detail identifies if properties within a site are officially in a floodplain.

site analysis methodology:

In addition to the basic information for every site, an analysis is performed which begins to describe the issues on the site and what items are important in regards to potential development at each location. These issues and details would typically be discussed during future development approval processes. The site analysis is also portrayed graphically on maps which help emphasize important details within 1/4 mile walking distance of the site.

The site analysis includes several details for each property including future land use recommendations in the comprehensive plan and access to the bicycle and pedestrian network. Below are the site analysis details and general descriptions:

comprehensive plan future land use(s):

The comprehensive plan future land use(s) detail lists the shown land use according to the Columbus, Indiana Comprehensive Plan Land Use Element.

surrounding land uses:

The surrounding land uses detail calculates the percentages of surrounding land uses to each site. The percentage is based off of the linear feet of each property. The basic uses include residential, commercial, industrial, and public facilities.

access to public facilities:

The access to public facilities detail notes what parks, schools, or community centers are within 1/4 mile walking distance of the boundaries of the site.

access to bike & pedestrian network:

The access to bike & pedestrian network detail lists what current and future bike and pedestrian facilities in the Columbus, Indiana Bicycle & Pedestrian Plan are within a 1/4 mile walking distance which include multi-use paths, side paths, bike lanes, and bike routes.

road access:

The road access detail lists the different streets which every site has frontage upon. The detail further provides the Thoroughfare Plan definition of each street. While a property may have frontage along several streets, this is not to be interpreted as permitted access points along every frontage.

street connectivity:

The street connectivity detail provides information on how well the site is connected to the community. This calculation is based upon how many public street intersections are within a 1/4 mile of the boundary of the site per square mile. This calculation is derived from the LEED® for Neighborhood Development rating system. Low (LOW) connectivity is less than 90 intersections per square mile, medium (MED) connectivity is between 90 and 200 intersections per square mile and high (HIGH) connectivity is above 200 intersections per square mile.

most suitable land uses methodology:

The site analysis provides details about the site, which sets up the discussion, what uses are most appropriate at each location? While the different properties within each site offer different opportunities for each use, the most suitable land uses section begins to provide details of potential future development. While the real estate market and surrounding context may change over time, these recommended uses may also change. These recommended uses do not reflect an automatic approval for development approval processes. Below are images and descriptions of each of the uses:



Single-Family Residential

single-family residential:

This use consists of single-family homes and lots which could include either suburban or urban structures.



Multi-Family Residential

multi-family residential:

This use consists of a variety of development including duplexes, quadraplexes, apartment complexes, or attached townhomes.



Neighborhood Commercial

neighborhood commercial:

This use consists of small-scale commercial development including small office buildings or neighborhood shops which provide services to nearby residential neighborhoods.



General Commercial

general commercial:

This use consists of large or medium scale commercial development including large office buildings, shopping or lifestyle centers.



Public Facilities

public facilities:

This use consists of various institutions including schools, government buildings, churches, or recreational uses (parks, sports fields, etc.).



CITY OF COLUMBUS, INDIANA - INFILL SITE PROFILE

site type:

UNDEVELOPED

location:

**Talley Road &
25th Street**

of parcels:

1

property size(s):

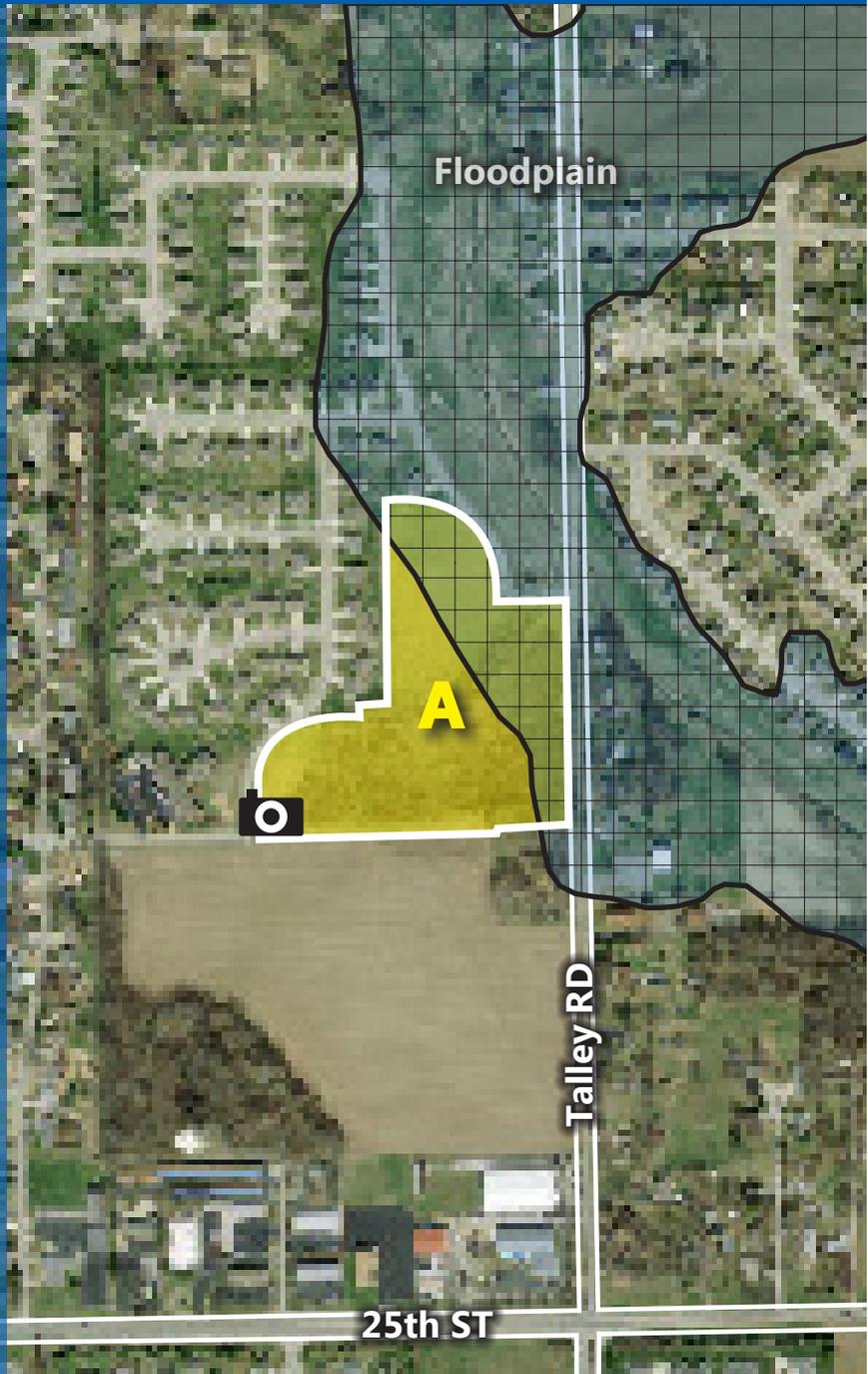
A:

11.28 Acres

zoning:

RT

**Residential:
Two Family**



additional details:

A

Property Owner:

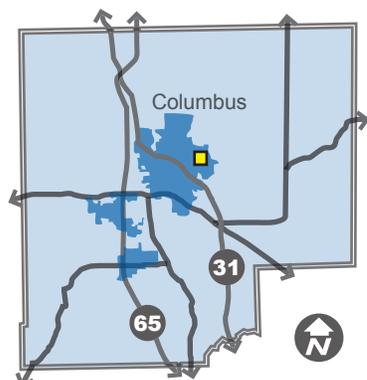
Depauw University
313 South Locust
Greencastle, Indiana 46135

Floodplain:

Yes



vicinity map:



site analysis summary:

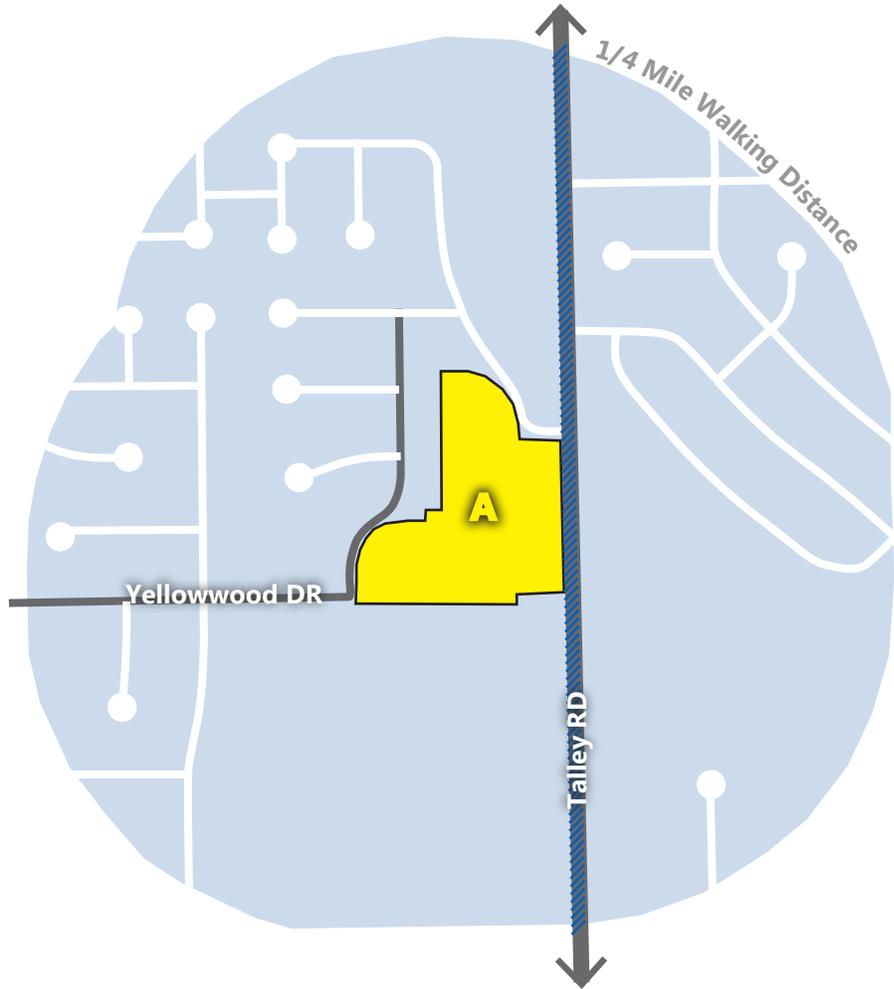
The site is located in the northeastern neighborhoods along Talley Road. According to the Comprehensive Plan, in the East 25th Street Neighborhoods character area:

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.

The property features a natural wooded area which could serve as an amenity to future residential development. Cluster development, which preserves these natural areas, could best utilize the natural assets on the property.



site analysis details:

Comprehensive Plan Future Land Use(s)	Residential	Access to Bike & Pedestrian Network	Bike Lane -- (Future)
Surrounding Land Uses	82% Residential (9% Undeveloped)	Road Access	Talley RD Minor Arterial, Residential, Suburban Yellowwood DR Local, Residential, Suburban
Access to Public Facilities	None	Street Connectivity	60 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 by visiting the official website for the INFILL SITE PROFILES at:*

www.columbus.in.gov/planning/infillandgrowth

most suitable land uses:

Single-Family Residential	Multi-Family Residential	Neighborhood Commercial	General Commercial	Public Facilities

CITY OF COLUMBUS, INDIANA - INFILL SITE PROFILE

site type:

UNDEVELOPED

location:

Rocky Ford Road

of parcels:

3

property size(s):

A:
13.05 Acres

B:
6.73 Acres

C:
10.02 Acres

zoning:

RS2
Residential:
Single-Family 2



Rocky Ford RD

Richards Elementary School

Power Line Easements

additional details:

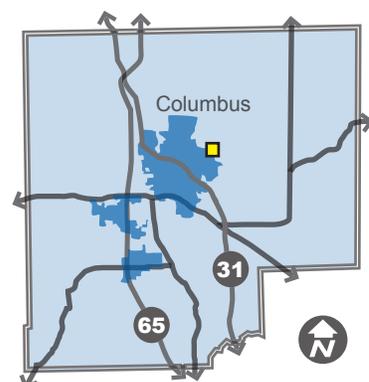
A **Property Owner:**
Talkwhit, LLC
PO Box 1143
Columbus, Indiana 47202

B **Floodplain:**
None

C



vicinity map:



site analysis summary:

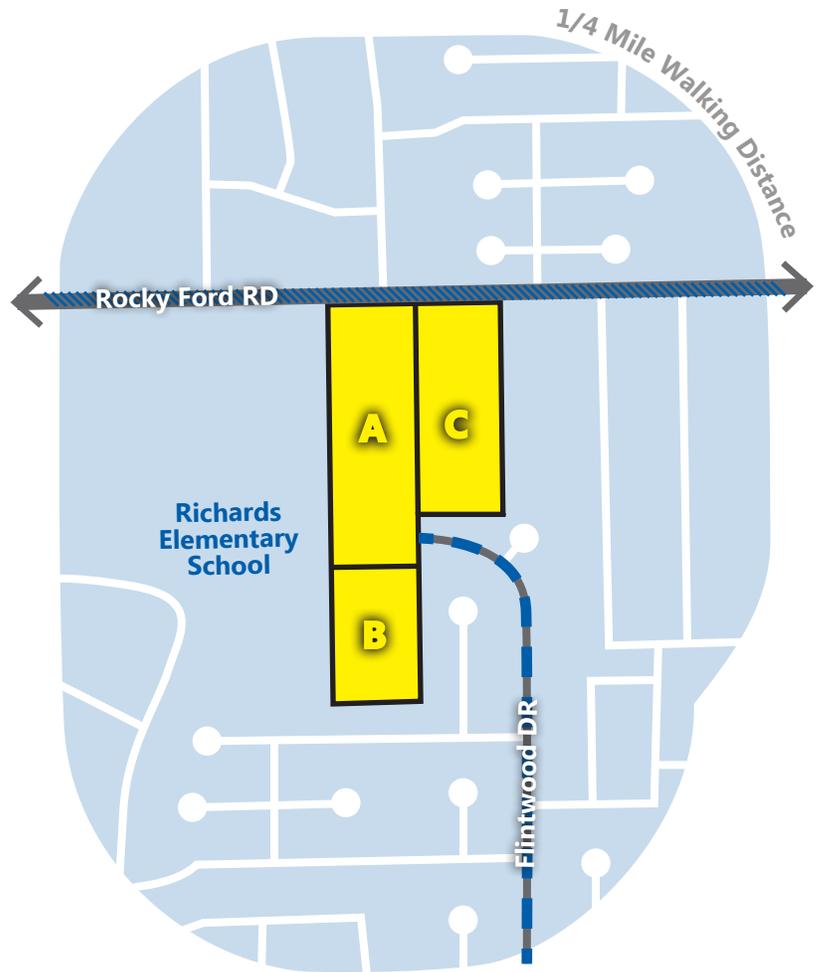
The site is located on the northeastern neighborhoods in Columbus along Rocky Ford Road. According to the Comprehensive Plan, in the East 25th Street Neighborhoods character area:

Retain residential as the primary land use.

The site is surrounded predominately by single-family residential. Future single-family residential development would continue to fit within this location. The area would also be suitable for a public facilities expansion considering the neighboring public golf course and elementary school.

The site does features several constraints including several power line easements across the subject properties. The Thoroughfare Plan has also identified an extension of Flintwood Drive through **Property (A)**. Any future development should take into consideration these constraints and shape the design around them.

Infrastructure improvements to the area should also include pedestrian improvements including sidewalks which connect to the surrounding subdivisions and public facilities east of the site.



site analysis details:

Comprehensive Plan Future Land Use(s)	Residential	Access to Bike & Pedestrian Network	Bike Route (Future) — — — Bike Lanes (Future) ▨ ▨ ▨
Surrounding Land Uses	65% Residential 35% Public Facilities	Road Access	Flintwood DR Collector, Residential, Suburban Rocky Ford RD Minor Arterial, Residential, Suburban
Access to Public Facilities	Richards Elementary School	Street Connectivity	68 LOW <u>Intersections</u> Square Mile



questions:

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most suitable land uses:



Single-Family Residential



Multi-Family Residential



Neighborhood Commercial



General Commercial



Public Facilities

CITY OF COLUMBUS, INDIANA - **INFILL SITE PROFILE**

site type:

UNDEVELOPED

location:

**Rocky Ford Road
& Middle Road**

of parcels:

3

property size(s):

A:
8.14 Acres

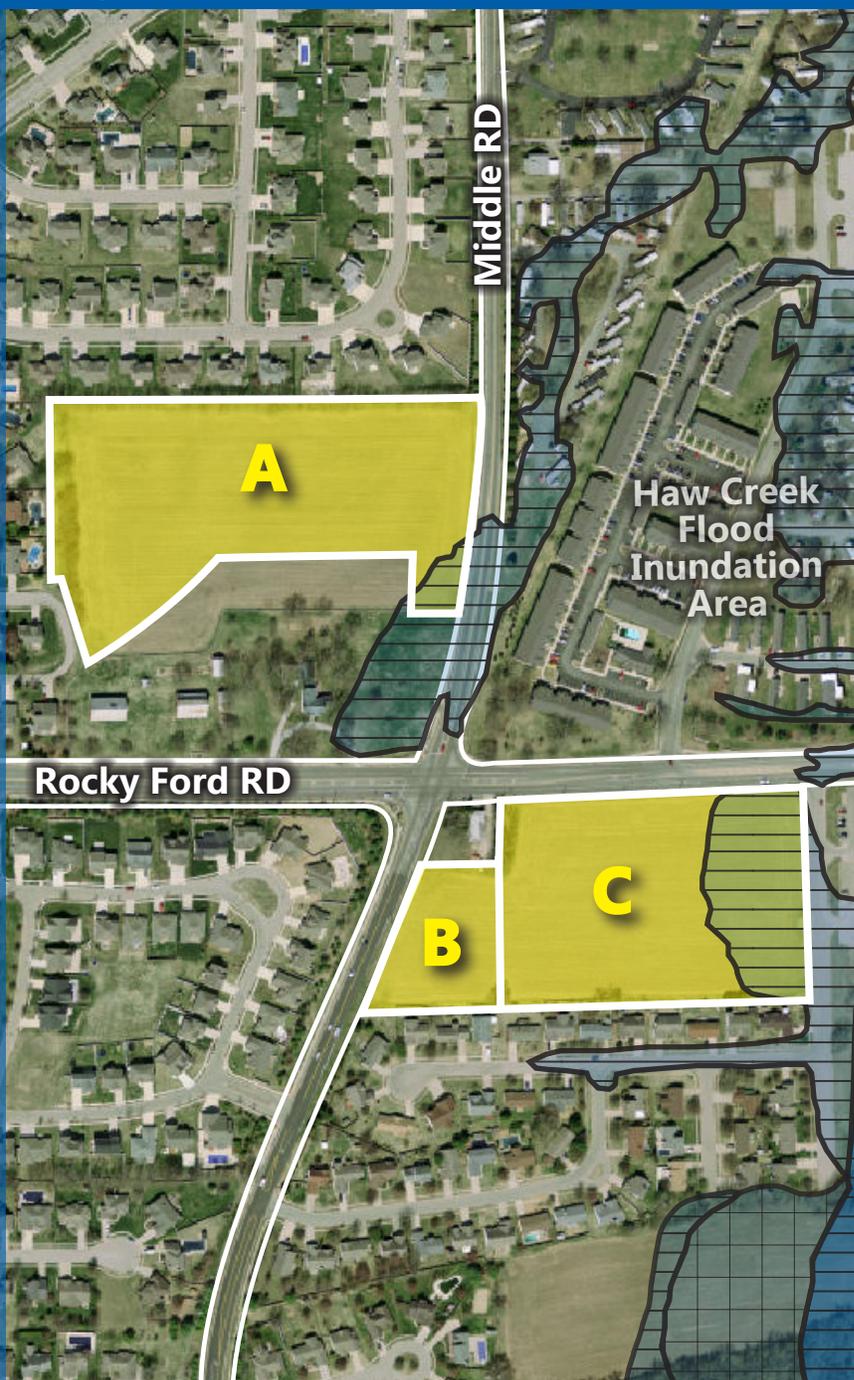
B:
1.55 Acres

C:
6.11 Acres

zoning:

A:
RS3
Residential:
Single-Family 3

B+C:
CN
Commercial:
Neighborhood Center



additional details:

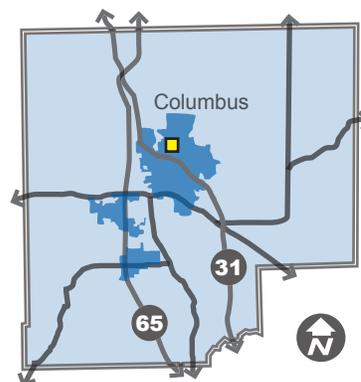
A **Property Owner:**
Pauline Crump
PO Box 1061
Columbus, Indiana 47202

B **Floodplain:**
Hawcreek Supplemental
Floodplain

C **Property Owner:**
Pauline Crump
PO Box 1061
Columbus, Indiana 47202

Floodplain:
Hawcreek Supplemental
Floodplain

vicinity map:



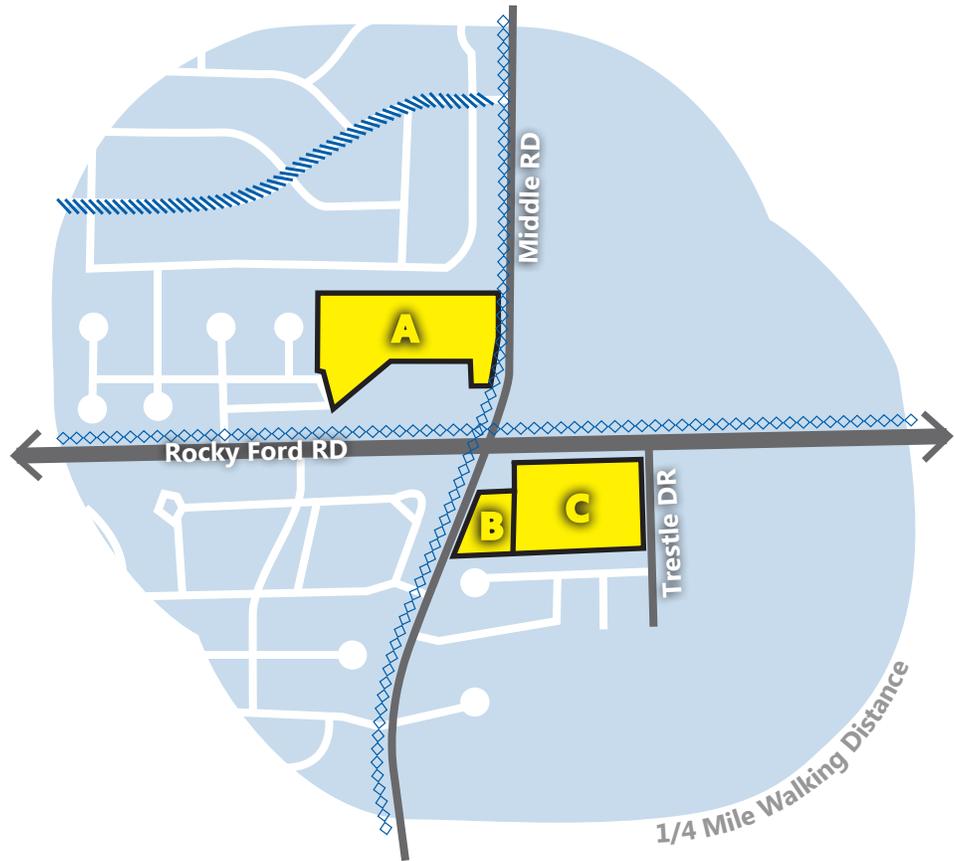
site analysis summary:

The site is located on the northern neighborhoods in Columbus along Rocky Ford Road. According to the Comprehensive Plan, in the Western Rocky Ford Neighborhoods character area:

Multi-family housing should be considered where the street system is adequate to accommodate the traffic without lowering the level of service.

The properties are surrounded by single-family residential development, but also have good access and visibility to arterial and collector streets. Potential multi-family or commercial uses should be designed to minimize negative impacts to the surrounding neighborhoods.

Property (A) is suitable for residential development, while **Property (B)** may offer the potential for neighborhood commercial development due to its proximity to the intersection of Rocky Ford Road and Middle Road.



site analysis details:

Comprehensive Plan Future Land Use(s)	Residential	Access to Bike & Pedestrian Network	Side Path  Bike Lanes (Future) 
Surrounding Land Uses	92% Residential 4% Commercial (4% Undeveloped)	Road Access	Middle RD Collector, Residential, Suburban Rocky Ford RD Minor Arterial, Residential, Suburban Trestle DR Local, Residential, Suburban
Access to Public Facilities	None	Street Connectivity	102 MED Intersections Square Mile



questions:

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most suitable land uses:



Single-Family Residential



Multi-Family Residential



Neighborhood Commercial



General Commercial



Public Facilities

CITY OF COLUMBUS, INDIANA - INFILL SITE PROFILE

site type:

UNDEVELOPED

location:

**Westwood PUD
Development**

of parcels:

4

property size(s):

A:
2.03 Acres

B:
2.02 Acres

C:
1.68 Acres

D:
6.74 Acres

zoning:

PUD
Planned Unit
Development:
Westwood



100-Year
Flood Fringe

325 West

Jonathan Moore Pike (SR 46)

350 West



additional details:

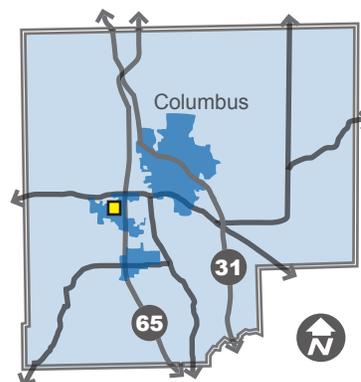
A **Property Owner:**
Breedon Investment Group
PO Box 663
Columbus, Indiana 47202

B **Floodplain:**
Yes

C **Property Owner:**
Breedon Investment Group
PO Box 663
Columbus, Indiana 47202

D **Floodplain:**
None

vicinity map:



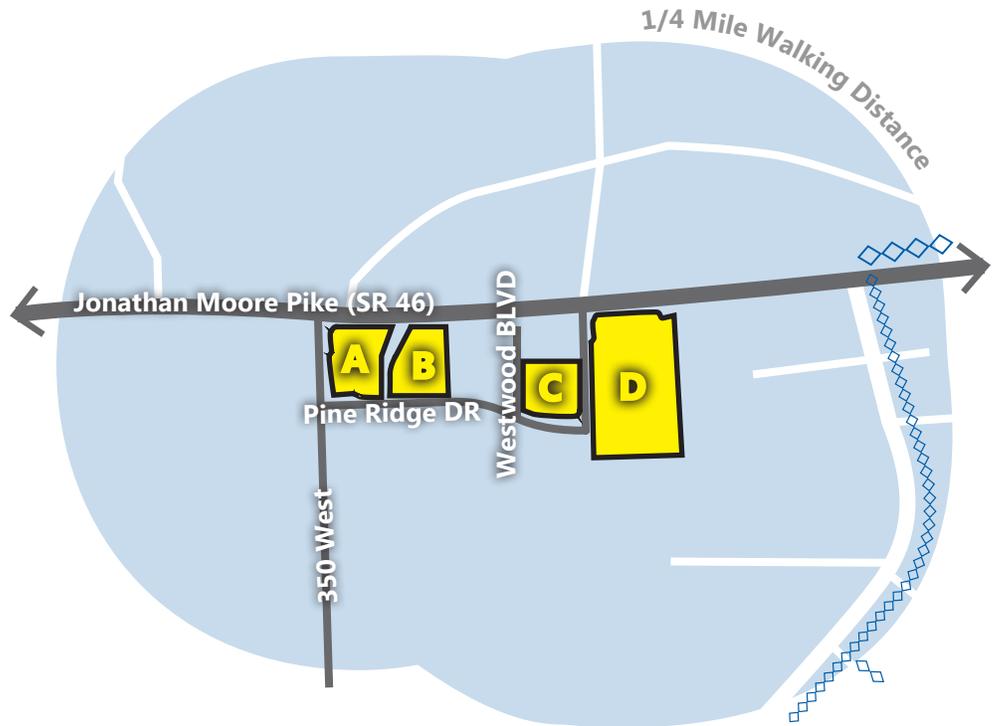
site analysis summary:

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

Pedestrian and bicycle connections should be provided among commercial areas as well as between residential and commercial areas.

The site is part of the Westwood PUD which features a variety of uses, ranging from retail, offices, and multi-family residential. All properties have the potential to feature a variety of commercial uses considering the sites location along Jonathan Moore Pike.

The site is currently isolated due to the rural residential properties to the south and Jonathan Moore Pike to the north. New development should begin to provide connections to the nearby bicycle and pedestrian network.



site analysis details:

Comprehensive Plan Future Land Use(s)	Commercial	Access to Bike & Pedestrian Network	Multi-Use Path     Side Path     
Surrounding Land Uses	66% Residential 28% Commercial (5% Undeveloped)	Road Access	350 West Collector, Residential, Suburban Jonathan Moore Pike (SR 46) Principle Arterial, Commercial, Suburban Pine Ridge DR Local, Commercial, Suburban Westwood BLVD Local, Commercial, Suburban
Access to Public Facilities	None	Street Connectivity	30 LOW <u>Intersections</u> Square Mile



questions:

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most suitable land uses:



Single-Family Residential



Multi-Family Residential



Neighborhood Commercial



General Commercial



Public Facilities

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CITY OF COLUMBUS, INDIANA



Original Document by:

Derek Naber, LEED AP ND
City of Columbus - Bartholomew County
Planning Department

June 2012