



REDEVELOPMENT UNDEVELOPED

INFILL SITE PROFILES
CITY OF COLUMBUS, INDIANA

4.24.2015

sites > 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:

**Creekview
Development**

of parcels:

5

property size(s):

A:
1.00 Acres

B:
1.00 Acres

C:
1.00 Acres

D:
11.70 Acres

E:
22.46 Acres

zoning:

CR
**Commercial:
Regional Center**

Parcel E also features a portion of the CC zoning district.

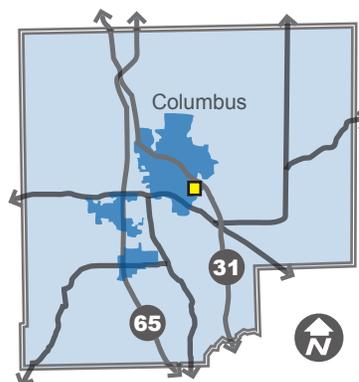


additional details:

- A** **Property Owner:**
Force Holdings LLC
990 North National Road
Columbus, Indiana 47201
- B**
- C** **Floodplain:**
Yes
- D**
- E**



vicinity map:



site analysis summary:

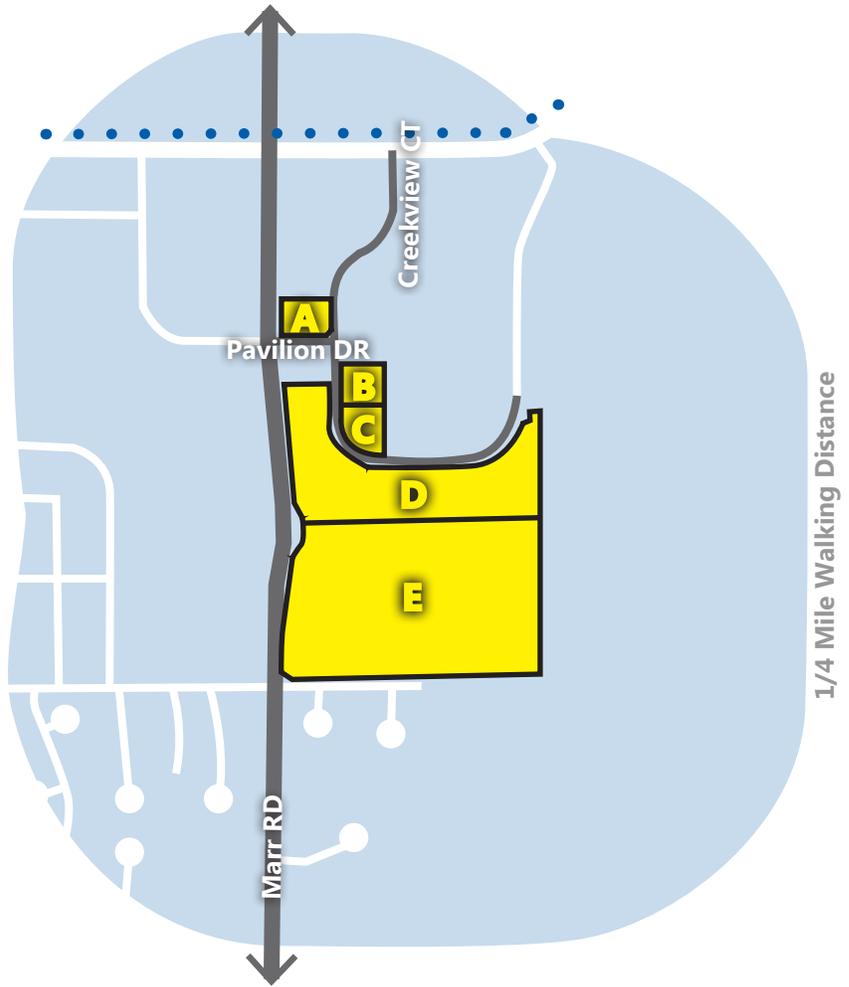
The site is located along Marr Road in East Columbus. According to the Comprehensive Plan, in the Eastern Rural area:

Commercial and industrial development should be located only along arterials or at major intersections.

The site has the potential for a variety of different uses ranging from commercial to residential. **Properties (A), (B), (C), & (D)** would be suitable for general commercial uses considering their proximity to other surrounding commercial outlots and businesses (AMC Movie Theater, Kohl's, & Walmart).

Property (E) would be more suitable for residential development due to its surrounding context and location away from the commercial node to the north.

The site is somewhat isolated from the surrounding pedestrian network, however pedestrian connections including sidewalks should be provided which would begin to link commercial development to the surrounding residential neighborhoods.



site analysis details:

Comprehensive Plan Future Land Use(s)	Commercial Residential	Access to Bike & Pedestrian Network	Side Path (Future)
Surrounding Land Uses	41% Commercial 29% Residential (30% Undeveloped)	Road Access	Creekview CT Local, Commercial, Suburban Marr RD Minor Arterial, Residential, Suburban Pavilion DR Local, Commercial, Suburban
Access to Public Facilities	None	Street Connectivity	64 LOW <u>Intersections</u> 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:

**Crump Farm
(Rocky Ford Road)**

of parcels:

4

property size(s):

A:

7.07 Acres

B:

6.00 Acres

C:

89.35 Acres

D:

39.68 Acres

zoning:

A+B:

RT

Residential: Two-Family

C:

AP

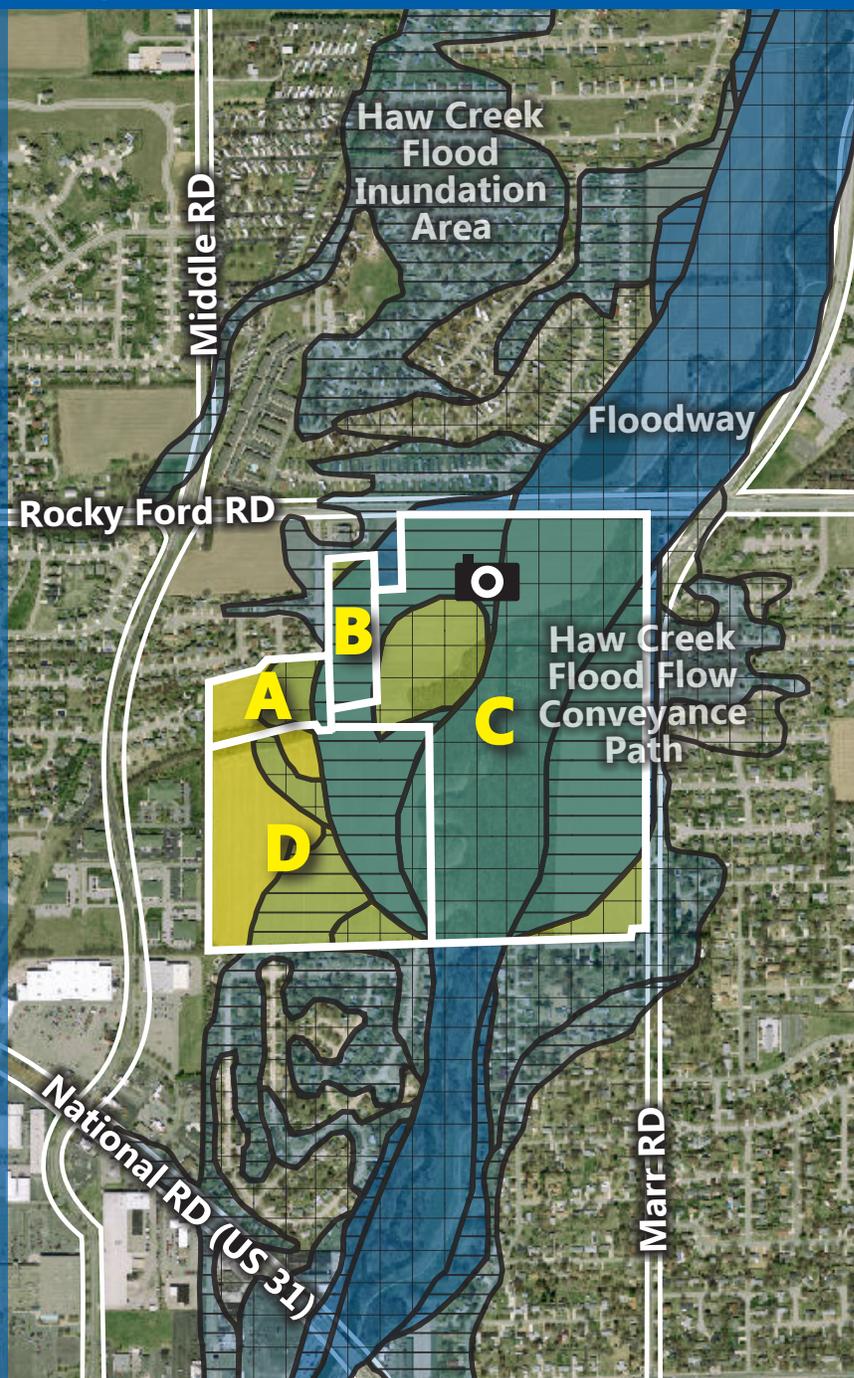
Agriculture: Preferred

Parcel C also features portions of the RT & RS3 zoning district.

D:

RS3

Residential: Single-Family 3



additional details:

A

Property Owner:

Pauline Crump

PO Box 1061

Columbus, Indiana 47202

B

Floodplain:

Yes

C

D

Property Owner:

Marty Ziegler

2039 Maple Street

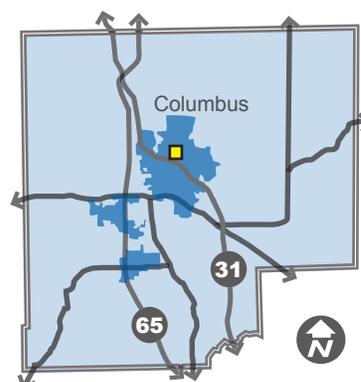
Columbus, Indiana 47201

Floodplain:

Yes

*Area subject to both FEMA and supplemental Haw Creek Floodplain Regulations. Contact the Planning Department for details.

vicinity map:



site analysis summary:

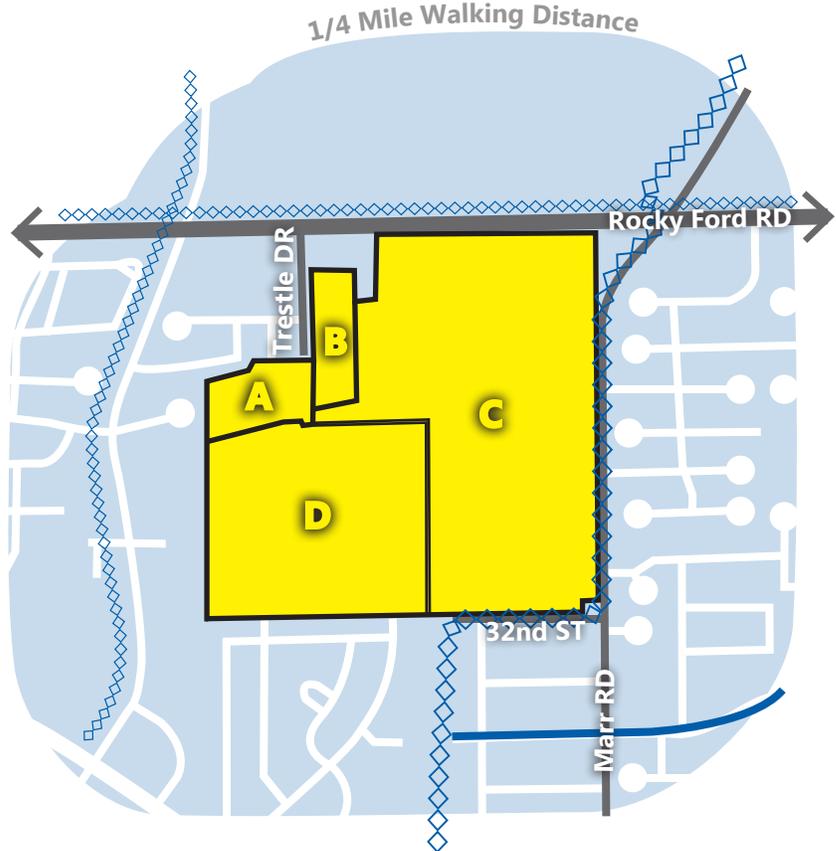
The site is located on the northern neighborhoods in Columbus along Rocky Ford Road. According to the Comprehensive Plan, in the Western Rocky Ford Neighborhoods character area:

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

The site is surrounded predominantly by single-family residential. **Properties (A) & (B)** could possibly feature additional single-family homes which match well with the surrounding area.

The site is also prominently featured in the floodplain as a result of Haw Creek splitting through **Property (C)**. New development should cluster in non-floodway areas and be built to minimize potential impact on the floodplain and conveyance path areas.

The site is also well connected to the bike and pedestrian network. New development should provide pedestrian amenities including sidewalks which link to this system.



site analysis details:

Comprehensive Plan Future Land Use(s)	Residential Floodway / Sensitive Area	Access to Bike & Pedestrian Network	Multi-Use Path Side Path Bike Route
Surrounding Land Uses	74% Residential 14% Commercial (12% Undeveloped)	Road Access	32nd ST Local, Residential, Suburban Marr RD Collector, Residential, Suburban Rocky Ford RD Minor Arterial, Residential, Suburban Trestle DR Local, Residential, Suburban
Access to Public Facilities	None	Street Connectivity	113 MED 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:

Terrace Lake Road

of parcels:

3

property size(s):

A:
7.26 Acres

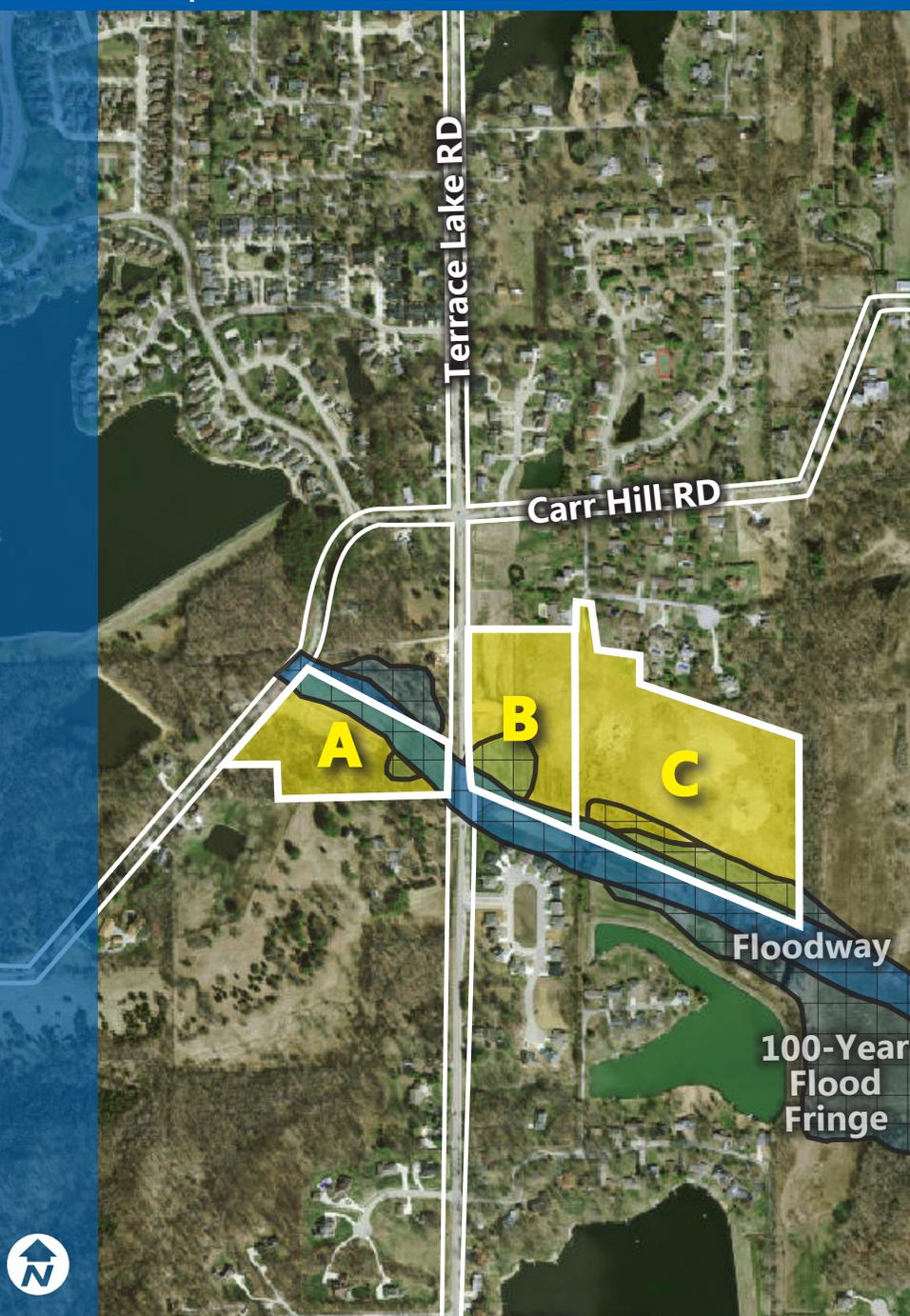
B:
7.97 Acres

C:
17.50 Acres

zoning:

A:
RS3
Residential:
Single-Family 3

B+C:
RS2
Residential:
Single-Family 2

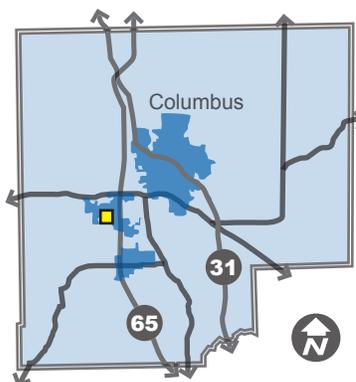


additional details:

A **Property Owner:**
Joel and Robyn Spoon
1007 Central Avenue
Columbus, Indiana 47201
Floodplain:
Yes

B **Property Owner:**
Thompson Development
4355 North 330 West
Columbus, Indiana 47201
C **Floodplain:**
Yes

vicinity map:



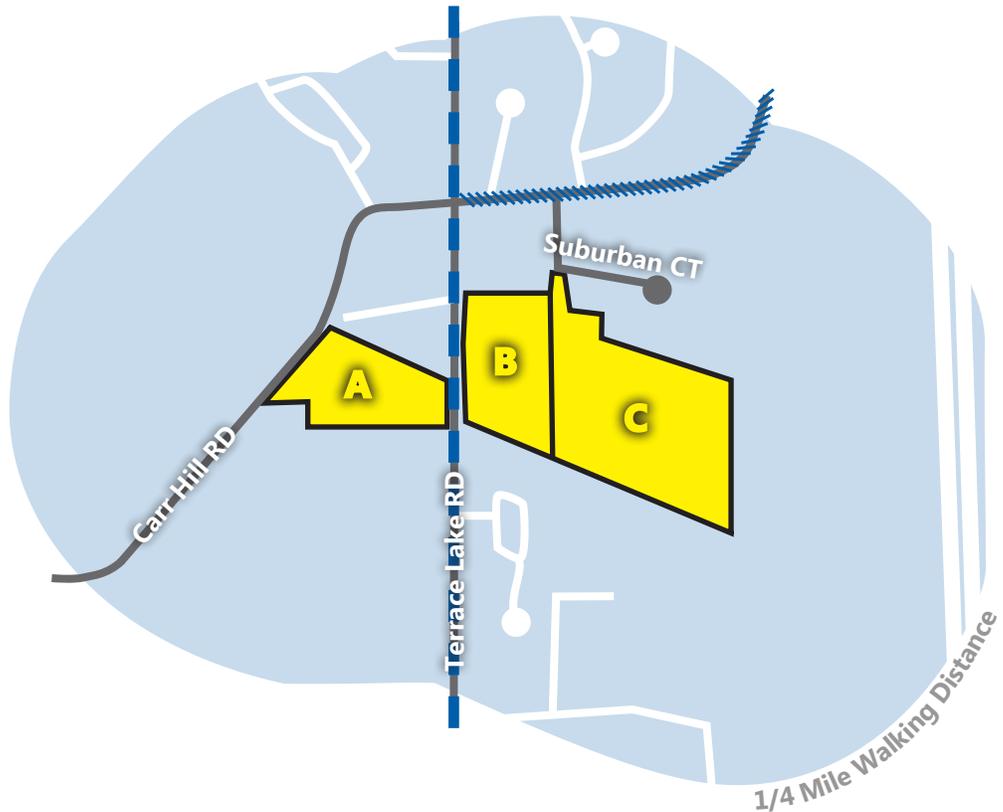
site analysis summary:

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 site features several undeveloped properties which are surrounded by low-density residential neighborhoods. New residential development should reflect the context of the surrounding area.

Property (A) features a natural wooded area which covers the majority of the property. New development should be oriented to try to preserve as many trees as possible so as to retain the natural features of the area.



site analysis details:

Comprehensive Plan Future Land Use(s)	Residential Floodway / Sensitive Area	Access to Bike & Pedestrian Network	Bike Route (Future) — — — — Bike Lanes (Future) ▨ ▨ ▨ ▨
Surrounding Land Uses	83% Residential (17% Undeveloped)	Road Access	Carr Hill RD Collector, Residential, Suburban Suburban CT Local, Residential, Suburban Terrace Lake RD Collector, Residential, Suburban
Access to Public Facilities	None	Street Connectivity	32 LOW <u>Intersections</u> 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

this page has been intentionally left blank.



REDEVELOPMENT UNDEVELOPED

INFILL SITE PROFILES
CITY OF COLUMBUS, INDIANA



Original Document by:

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

June 2012