REDEVELOPMENT UNDEVELOPED

INFILL SITE PROFILES

CITY OF COLUMBUS, INDIANA

4.24.2015

potential multi-family use sites*

*Multi-Family Dwellings are a permitted or conditional use under current zoning.

columbusindiana

unexpected.unforgettable.

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:

REDEVELOPMENT

location:

Brown Street & 11th Street

# of parcels:

1

property size:

A:

1.02 Acres

zoning:

CN

Commercial: Neighborhood Center

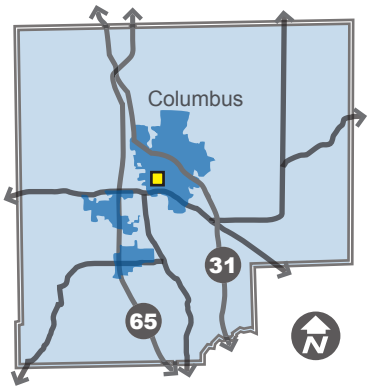
additional details:

A

Property Owner:
Breeden Investment Group, Inc.
700 Washington Street
Columbus, Indiana 47201

Floodplain:
None

vicinity map:



site analysis summary:

This property is located on the northwestern edge of downtown Columbus. According to the Comprehensive Plan:

> **New development or redevelopment should enhance the positive qualities of downtown by placing buildings close to the street, locating parking areas behind structures, and maintain the pedestrian-oriented experience of the downtown.**

This site is most suitable for urban development, which features higher building densities and enhances pedestrian walking experiences. This property is somewhat isolated due to its location between two minor arterials, which may limit pedestrian accessibility. However, the ColumBUS Mill Race Station, the transit depot, is immediately west of Lindsey Street, improving the community's overall access to this site.

site analysis details:

Comprehensive Plan Future Land Use(s)	**Mixed Use**	**Access to Bike & Pedestrian Network**	**Multi-Use Path** **Side Path** **Bike Route**
Surrounding Land Uses	**51% Commercial** **49% Public Facilities**	**Road Access**	**Brown ST** Minor Arterial, Commercial, Urban **Lindsey ST** Minor Arterial, Commercial, Urban
Access to Public Facilities	**Mill Race Center Transit Center** **Mill Race Park**	**Street Connectivity**	**254 HIGH** 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:

REDEVELOPMENT

location:

Central Avenue & 2nd Street

# of parcels:

4

property size(s):

A: **0.90** Acres

B: **5.39** Acres

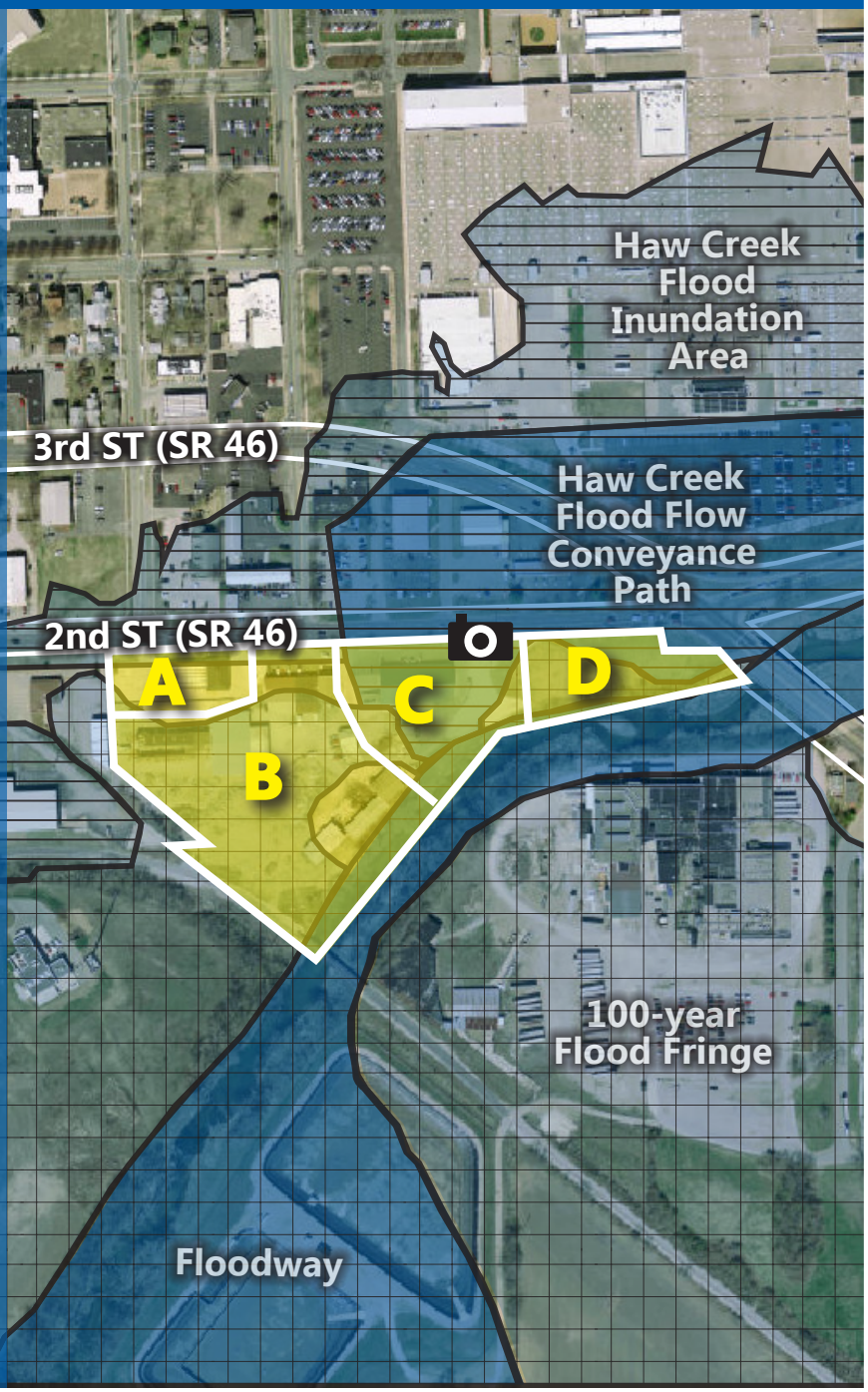
C: **2.26** Acres

D: **1.43** Acres

zoning:

CC

Commercial: Community Center



additional details:

A **Property Owner:**
Patel 867 Realty
1447 E Main Street, Suite A
Brownsburg, Indiana 46112

Floodplain:
Yes

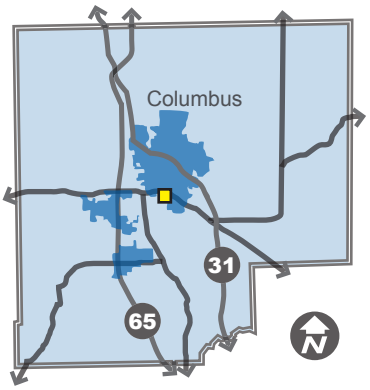
B **Property Owner:**
GSW, LLC
2300 Washington Street
Columbus, Indiana 47201

C

D **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 subject properties are located along 2nd Street on the southeastern edge of downtown Columbus. According to the Comprehensive Plan, in the Downtown Columbus area:

> **Retain the urban character by locating buildings close to the street.**

Uses which are more auto-centric and support the downtown such as gas stations or repair shops would be more suitable at this location due to access to 2nd Street (SR 46). While new development could be more suburban in nature, it should be designed in an urban manner due to the site's context to downtown Columbus.

The site will also serve as the location for the downtown multi-use path connector which links the Haw Creek Trail to the Mill Race/Noblitt Trail. If redevelopment does occur, then the new development will be required to install the appropriate pedestrian facilities along this stretch of the future multi-use path.

site analysis details:

Comprehensive Plan Future Land Use(s)	**Commercial** **Agriculture**	**Access to Bike & Pedestrian Network**	**Multi-Use Path** **Bike Route** **Multi-Use Path (Future)**
Surrounding Land Uses	**37% Industrial** **33% Commercial** (30% Undeveloped)	**Road Access**	**2nd Street (SR 46)** Principle Arterial, Commercial, Urban
Access to Public Facilities	**Central Middle School** **Lincoln Elementary School** **St. Peters School**	**Street Connectivity**	**260 HIGH** 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:

REDEVELOPMENT

location:

Central Avenue & 10th Street

# of parcels:

5

property size(s):

A: 0.59 Acres

B: 1.32 Acres

C: 0.81 Acres

D: 0.16 Acres

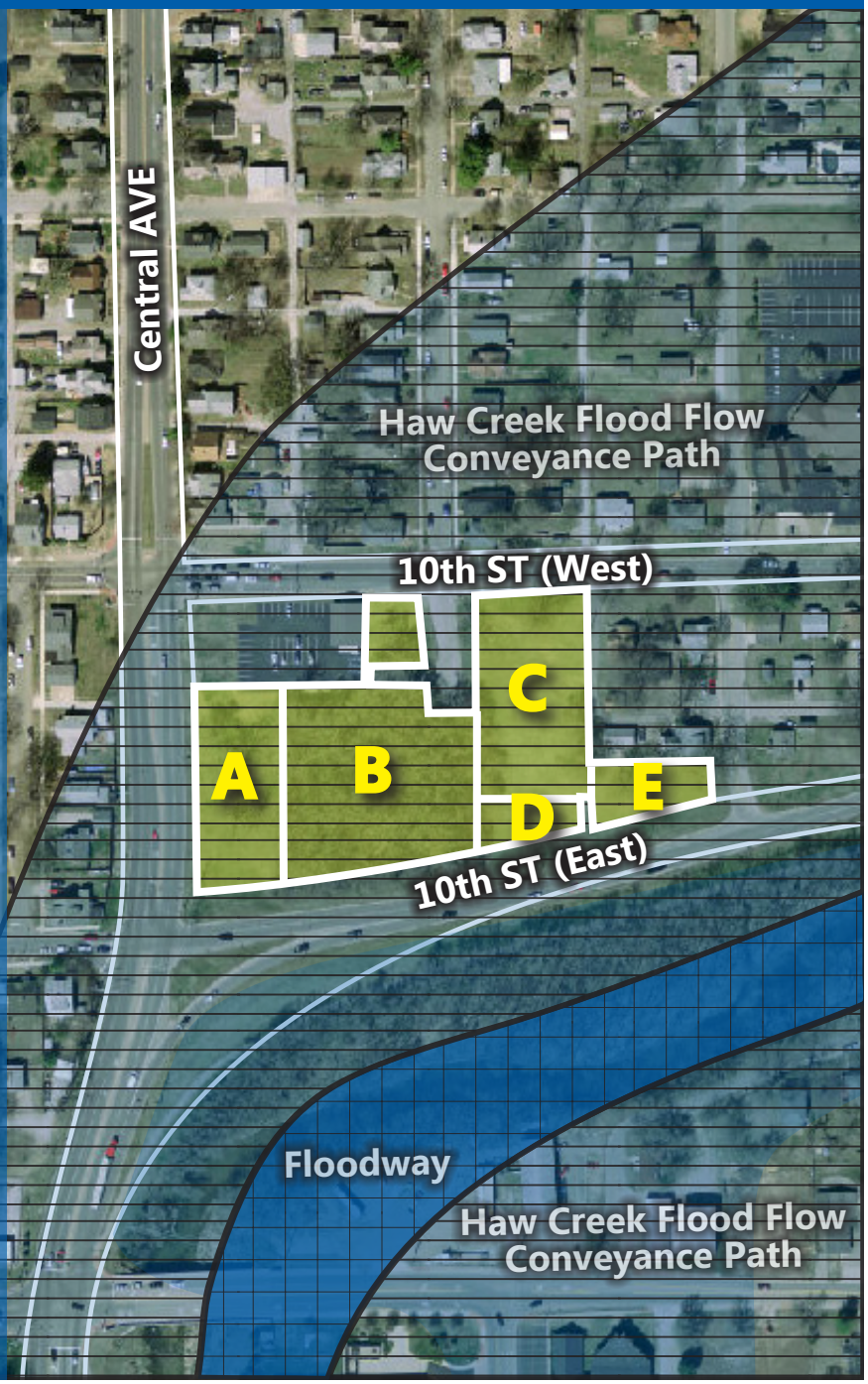
E: 0.22 Acres

zoning:

A+B+C+D+E:

CC

Commercial: Community Center



additional details:

A **Property Owner (A):**
Office Committee Union
1933 10th Street
Columbus, Indiana 47201

B **Property Owner (B):**
Louis Schabler Trust
7459 Springmill Road
Indianapolis, Indiana 46260

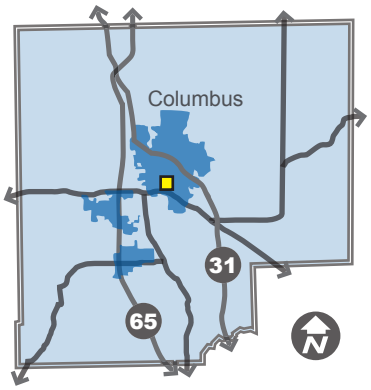
Floodplain:
Yes

C **D** **E** **Property Owner:**
Roy E. Kelly
6901 South Sprague Road
Columbus, Indiana 47201

Floodplain:
Yes

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

vicinity map:



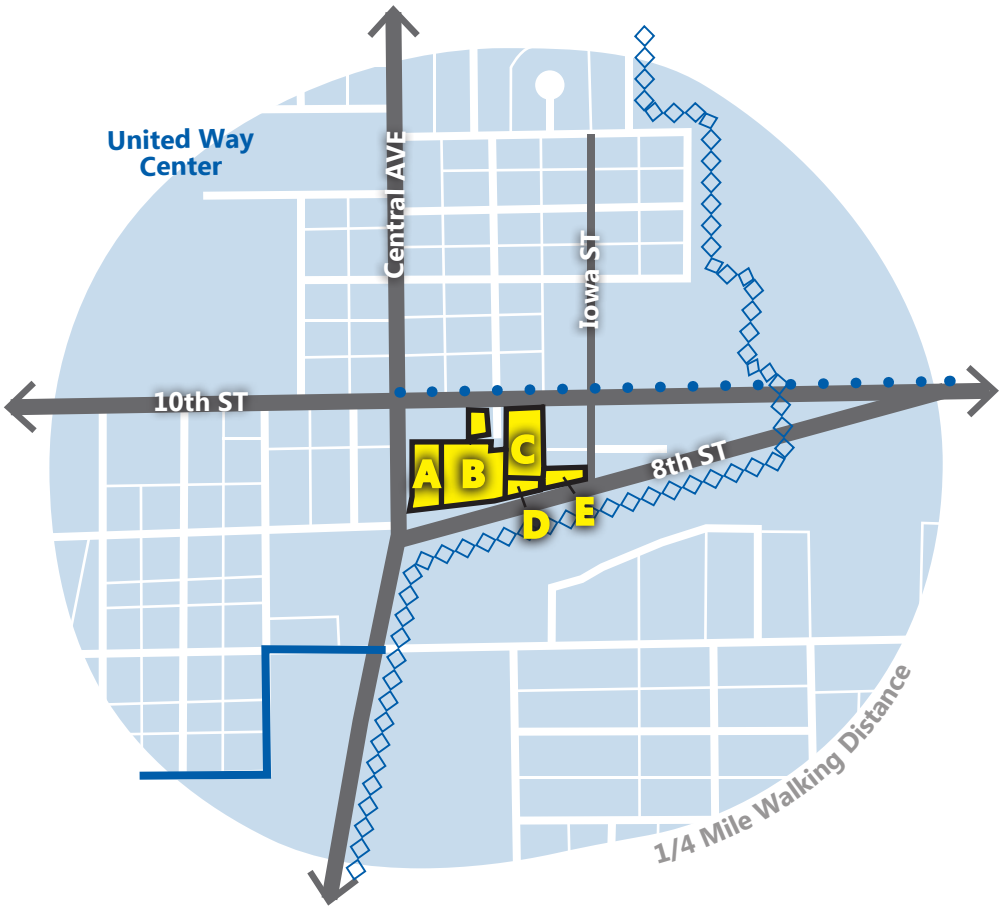
site analysis summary:

The site which is located along Central Avenue, is part of the Central Avenue Corridor Plan, and this document suggests:

Encourage new commercial and retail uses that will appeal to area neighborhood residents and pedestrians.

The subject properties have high visibility along several arterials in the Columbus central neighborhood area. The site serves as a focus point and new development should establish a high quality character which positively represents the neighborhood area.

New development should reflect upon the neighborhood context. Buildings should be oriented toward the streets and pedestrian amenities should be provided which link to the existing and future network.



site analysis details:

Comprehensive Plan Future Land Use(s)	**Residential**	**Access to Bike & Pedestrian Network**	**Multi-Use Path** ◇◇◇◇ **Bike Route** —— **Side Path (Future)** • • •
Surrounding Land Uses	**50% Residential** **16% Commercial** (34% Undeveloped)	**Road Access**	Central AVE Principle Arterial, Residential, Urban Iowa ST Local, Residential, Urban 8th ST Minor Arterial, Residential, Urban 10th ST Minor Arterial, Residential, Urban
Access to Public Facilities	**United Way Center**	**Street Connectivity**	**625 HIGH** 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:
REDEVELOPMENT

location:
Central Avenue & 13th Street

# of parcels:
3

property size(s):

A:
0.17 Acres

B:
0.19 Acres

C:
0.39 Acres

zoning:
RS4
Residential: Single-Family 4

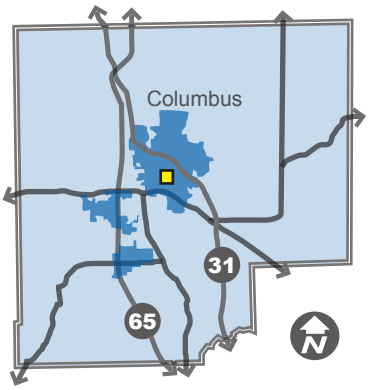
additional details:

A **Property Owner:**
Dr. Charles and Diana Ifeachor
PO Box 2552
Columbus, Indiana 47202

B **Floodplain:**
None

C

vicinity map:



site analysis summary:

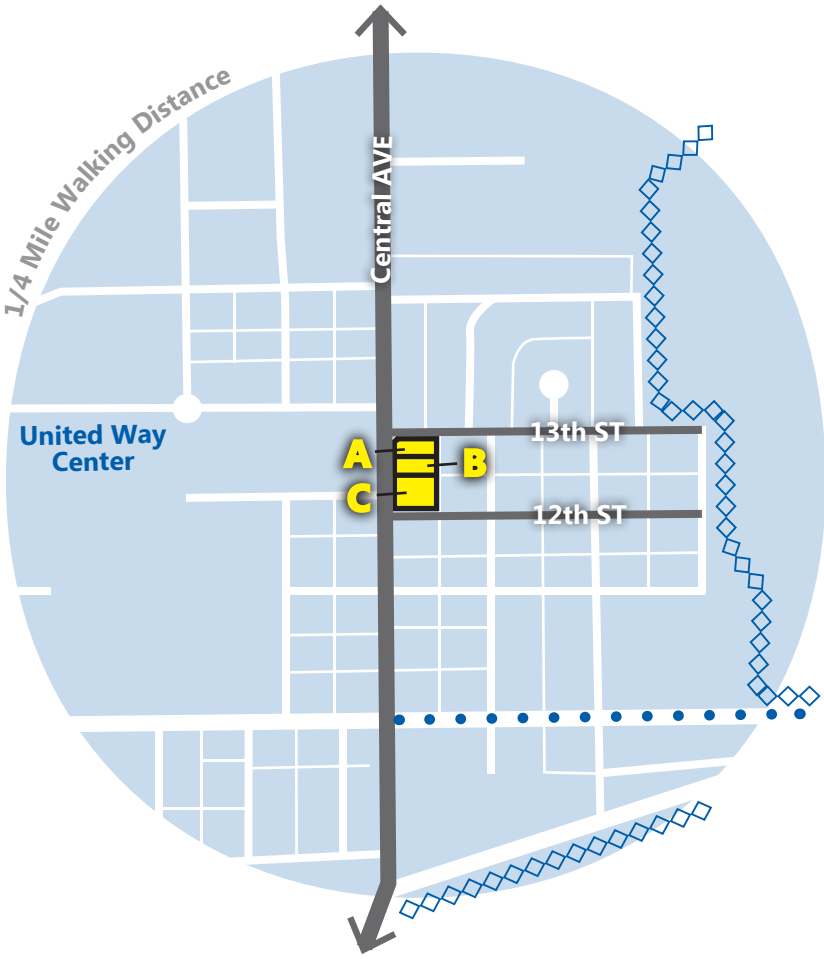
The property which is located along Central Avenue, is part of the Central Avenue Corridor Plan, and this document suggests:

Promote an attractive "street wall" in all new infill development and redevelopments by encouraging buildings to be located near the street with primary entries oriented to the street and to parking at the sides or rear of the building.

The property has the potential to provide a mix of uses considering the surrounding area (single-family residential) and its visibility along Central Avenue.

New development should be oriented towards Central Avenue so as to fit within the neighborhood context as well as lessen any potential impact on residential neighbors east of the site.

New development should also utilize the existing alley east of the site so as to handle vehicular traffic instead of creating new access points along 12th Street, 13th Street, or Central Avenue.



site analysis details:

Comprehensive Plan Future Land Use(s)	**Residential**	**Access to Bike & Pedestrian Network**	**Multi-Use Path** **Side Path (Future)**
Surrounding Land Uses	**67% Residential** **33% Public Facilities**	**Road Access**	**Central AVE** Principle Arterial, Residential, Urban **13th ST** Local, Residential, Urban **12th ST** Local, Residential, Urban
Access to Public Facilities	**United Way Center**	**Street Connectivity**	**471 Intersections / Square Mile** **HIGH**

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:

REDEVELOPMENT

location:

Central Avenue & 22nd Street

# of parcels:

3

property size(s):

A:
1.10 Acres

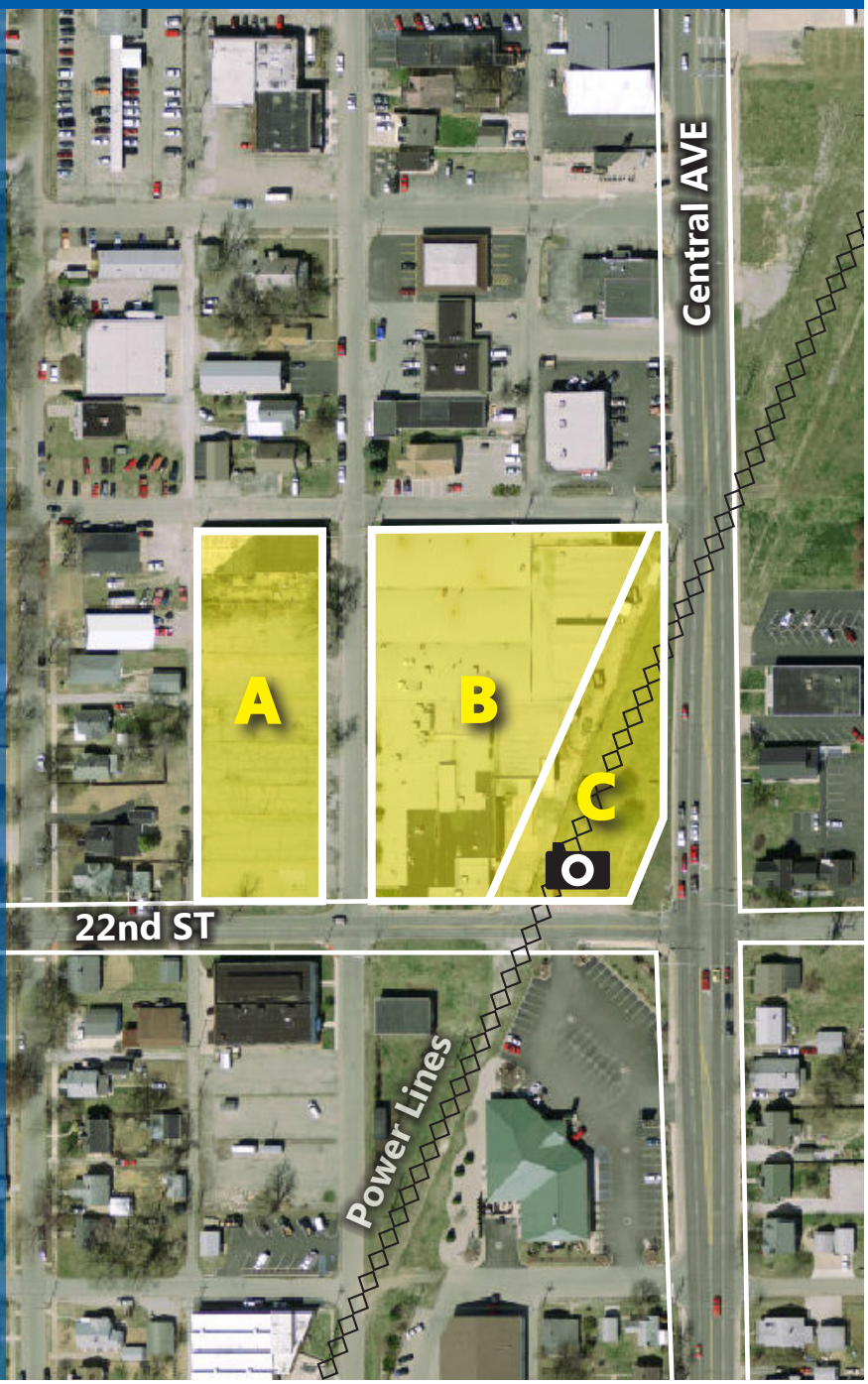
B:
1.71 Acres

C:
0.79 Acres

zoning:

A+B:
I-2
Industrial: General

C:
CC
Commercial: Community Center



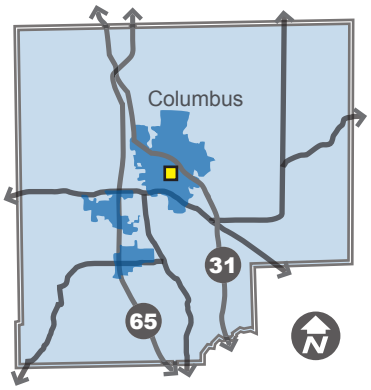
additional details:

A
B
C

Property Owner:
OTNA Realty, LLC
304 Flatrock Drive
Columbus, Indiana 47203

Floodplain:
None

vicinity map:



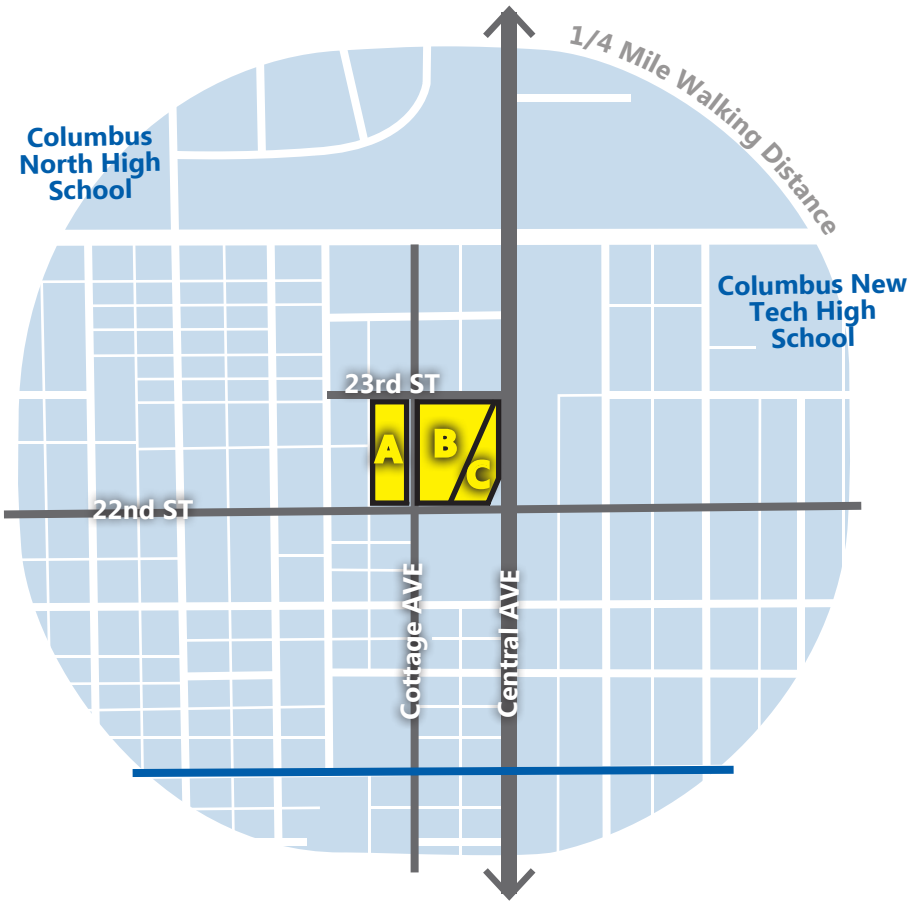
site analysis summary:

The site is located at the intersection of 22nd Street and Central Avenue. The subject properties are part of the Central Avenue Corridor Plan and according to this document:

Promote an attractive "street wall" in all new infill development and redevelopments by encouraging buildings to be located near the street with primary entries oriented both to the street and to parking at the sides or rear of the building.

Property (A) is featured in close proximity to the surrounding residential neighborhood. This area would be more appropriate for less intense uses such as single-family and multi-family residential and neighborhood commercial.

Properties (B) & ***(C)*** are featured near Central Avenue, which would be a more appropriate location for higher intensity uses such as multi-family residential, general commercial, and public facilities.



site analysis details:

Comprehensive Plan Future Land Use(s)	**Residential**	**Access to Bike & Pedestrian Network**	**Bike Route**
Surrounding Land Uses	**57% Commercial** **24% Residential** (19% Undeveloped)	**Road Access**	Central AVE Principle Arterial, Residential, Urban Cottage AVE Local, Residential, Urban 22nd ST Local, Residential, Urban 23rd ST Local, Residential, Urban
Access to Public Facilities	Columbus North High School Columbus New Tech High School	**Street Connectivity**	**554 HIGH** 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:

REDEVELOPMENT

location:

Chestnut Street & 2nd Street

# of parcels:

3

property size(s):

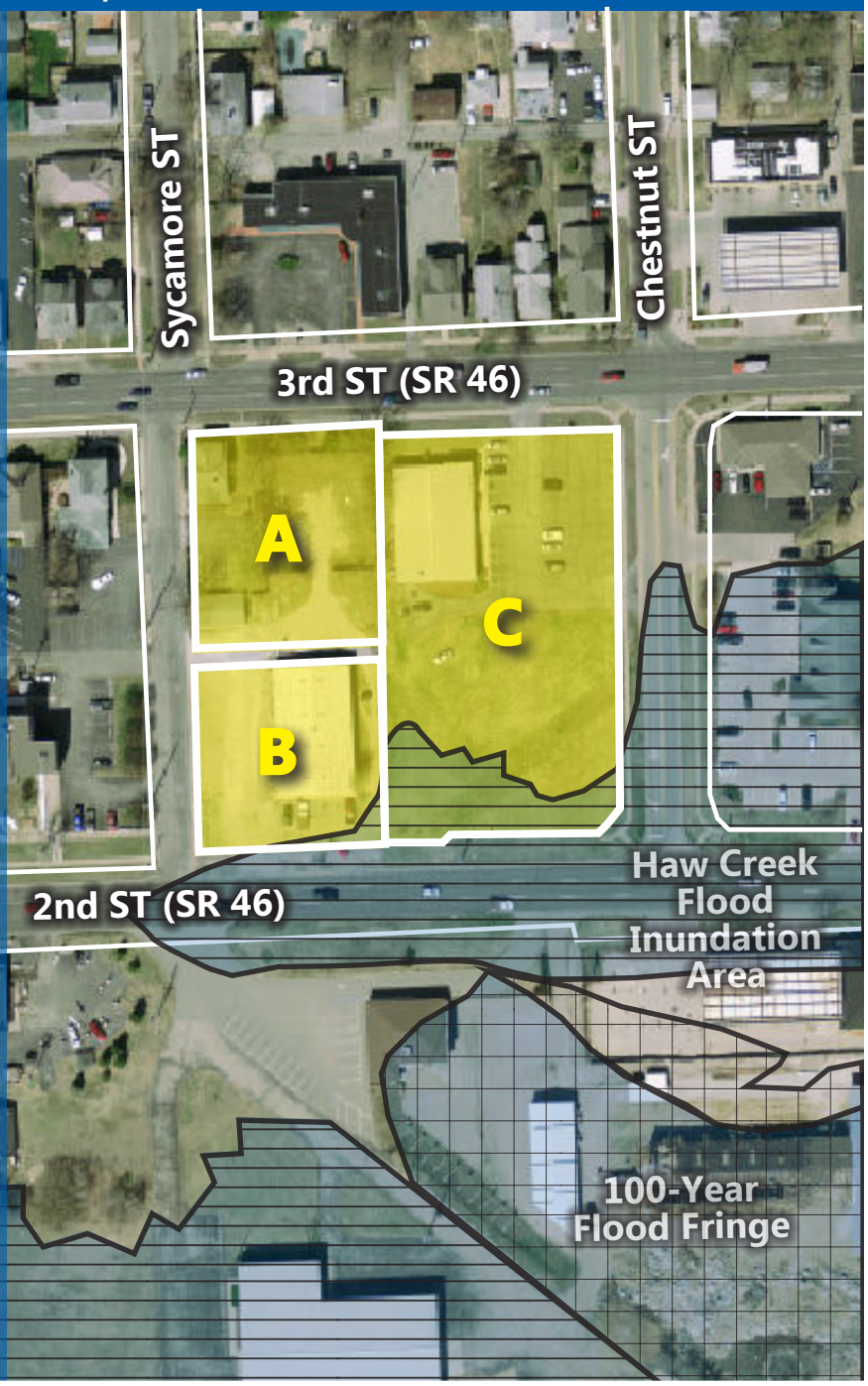
A:
0.59 Acres

B:
0.52 Acres

C:
1.38 Acres

zoning:

CC
Commercial: Community Center



additional details:

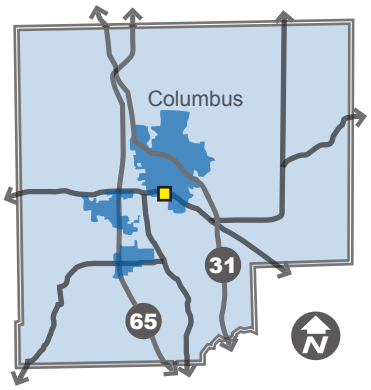
A
Property Owner:
Bartholomew County Rural Electric Membership Corporation
PO BOX 467
Columbus, Indiana 47202

B
Floodplain:
Hawcreek Supplemental Floodplain

C
Property Owner:
Breeden Investment Group Inc.
700 Washington Street
Columbus, Indiana 47201

Floodplain:
Hawcreek Supplemental Floodplain

vicinity map:



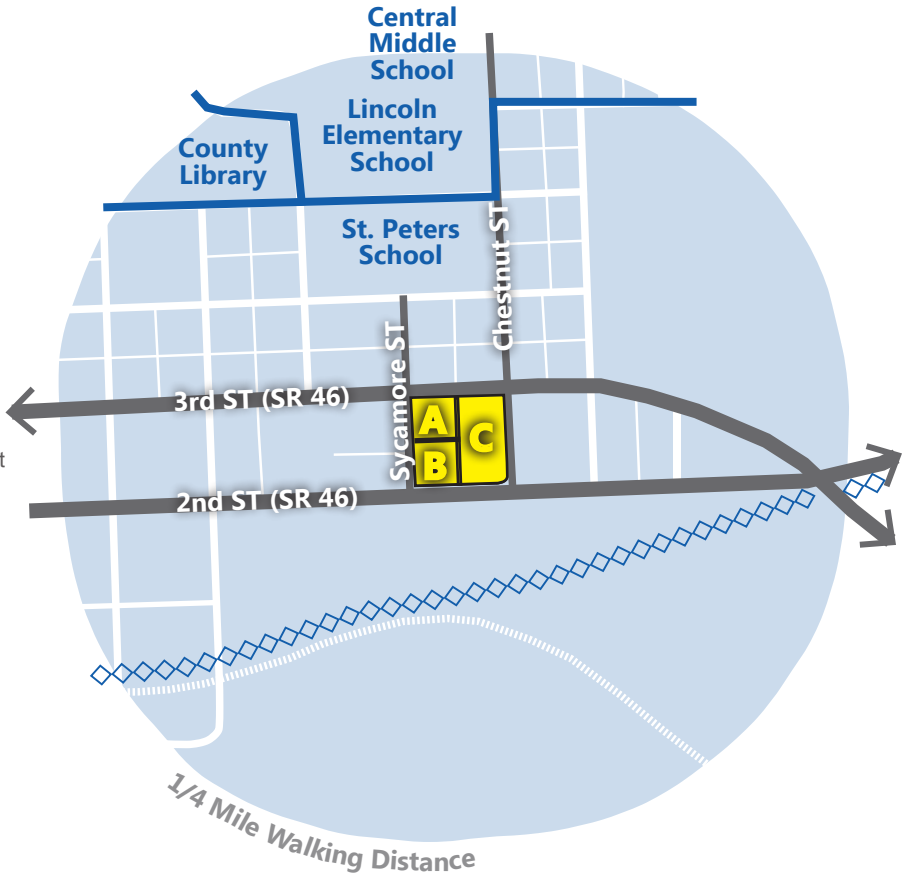
site analysis summary:

The subject property is located between 2nd Street and 3rd Street east of downtown Columbus. According to the Comprehensive Plan, in the Downtown Columbus area:

> **The city should encourage downtown-oriented businesses such as retail, restaurant, and office on 3rd Street.**

While this area is near the downtown, it is located between two arterial streets. New development could provide commercial support to downtown Columbus including uses which are more suburban / auto oriented. These uses should however try to retain some urban character considering the sites proximity to the downtown.

New development should also enhance and provide pedestrian amenities which link to nearby public facilities.



site analysis details:

Comprehensive Plan Future Land Use(s)	**Commercial**	**Access to Bike & Pedestrian Network**	**Multi-Use Path** ◇◇◇◇ **Bike Route** ——
Surrounding Land Uses	**79% Commercial** **21% Residential**	**Road Access**	2nd ST (SR 46) Principle Arterial, Commercial, Urban 3rd ST (SR 46) Principle Arterial, Commercial, Urban Chestnut ST Local, Commercial, Urban Sycamore ST Local, Commercial, Urban
Access to Public Facilities	County Library Central Middle School Lincoln Elementary School St. Peters School	**Street Connectivity**	**317 HIGH** 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:

REDEVELOPMENT

location:

Everroad Park Development

# of parcels:

1

property size(s):

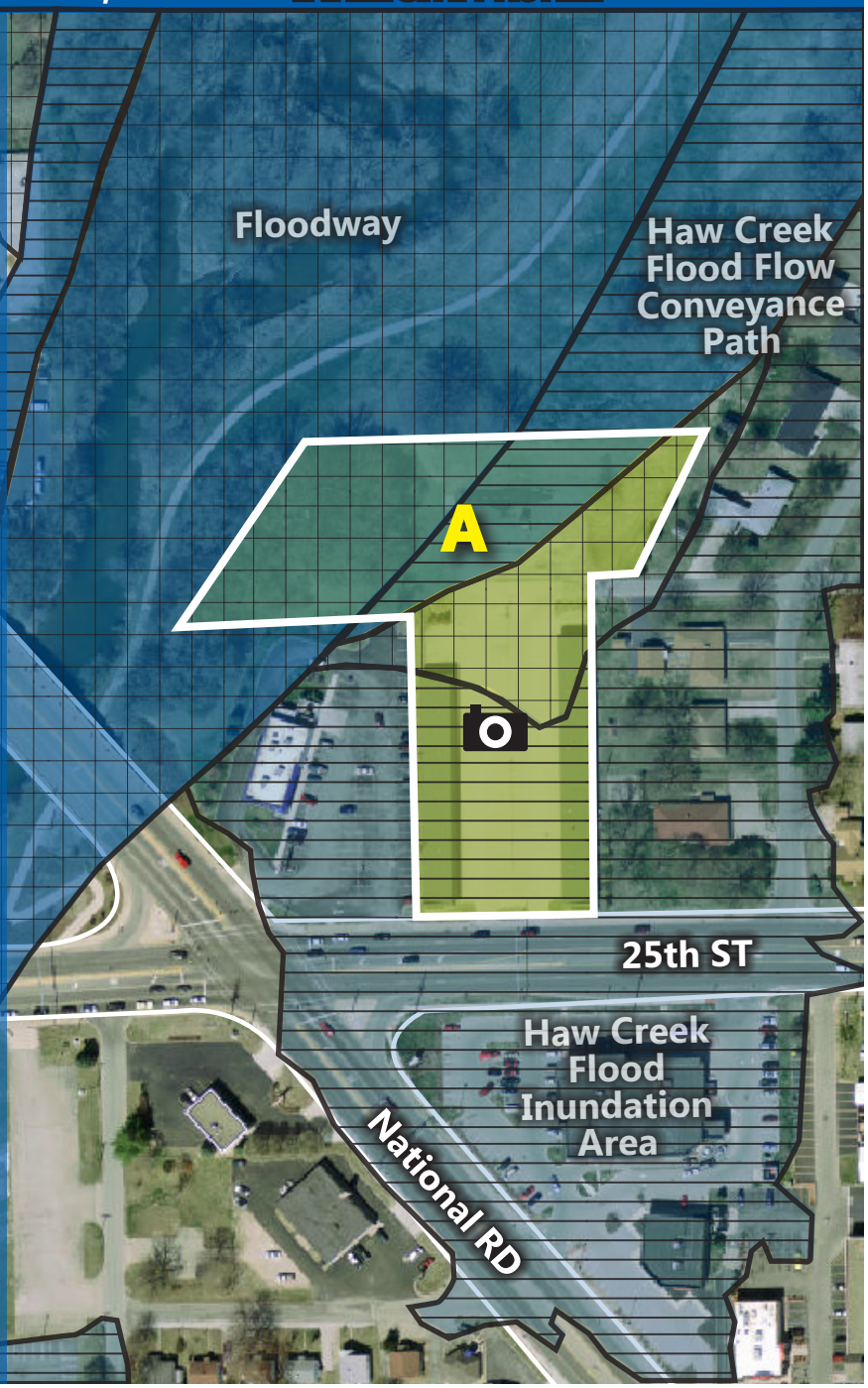
A:

3.11 Acres

zoning:

CC

Commercial: Community Center



additional details:

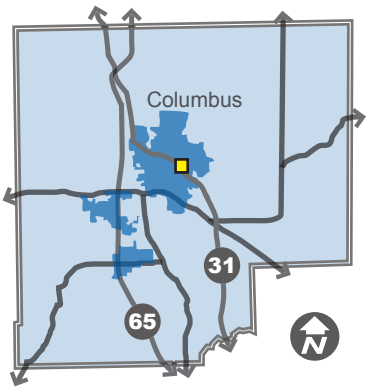
A

Property Owner:
Everroad Park Medical Center
PO Box 289
Columbus, Indiana 47202

Floodplain:
Yes

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

vicinity map:



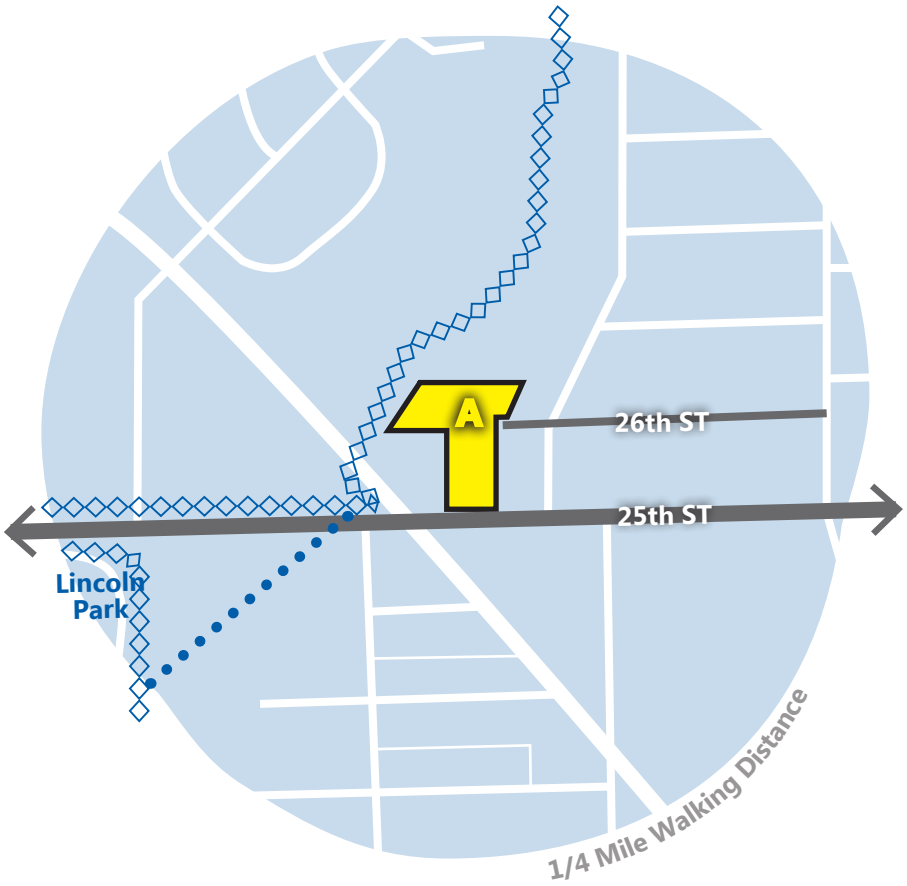
site analysis summary:

The subject property is located near the intersection of 25th Street & National Road. According to the Comprehensive Plan, the property is in the National Road Commercial Corridor and according to this document:

> **Encourage continued commercial development, but only in suburban business centers or business parks, not as individual lots with curb cuts.**

The subject property sits between a heavy commercial area and a single-family neighborhood area. Potential development should be designed to lessen the impact to the neighboring residential area. Development should also concentrate closer to National Road so as to avoid impact on the floodplain.

The subject property has direct access to the multi-use path along Haw Creek. New development should provide pedestrian connections to the existing bike and pedestrian network.



site analysis details:

Comprehensive Plan Future Land Use(s)	**Commercial** **Residential** **Floodway / Sensitive Area**	**Access to Bike & Pedestrian Network**	**Multi-Use Path** ◇◇◇◇ **Multi-Use Path (Future)** • • • •
Surrounding Land Uses	**33% Commercial** **29% Residential** (38% Undeveloped)	**Road Access**	**25th ST** Minor Arterial, Commercial, Suburban **26th ST** Local, Residential, Suburban
Access to Public Facilities	**Lincoln Park**	**Street Connectivity**	**143 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:

REDEVELOPMENT

location:

Gladstone Avenue & State Street

# of parcels:

1

property size(s):

A: 2.50 Acres

zoning:

CC

Commercial: Community Center

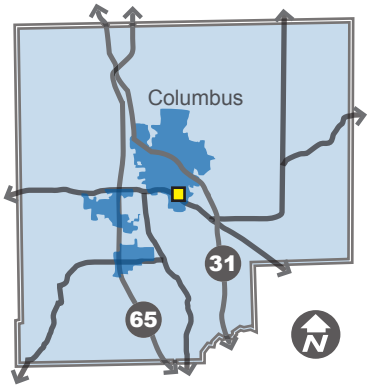
additional details:

A

Property Owner:
Bertha Kennedy
PO Box 2032
Columbus, Indiana 47202

Floodplain:
None

vicinity map:



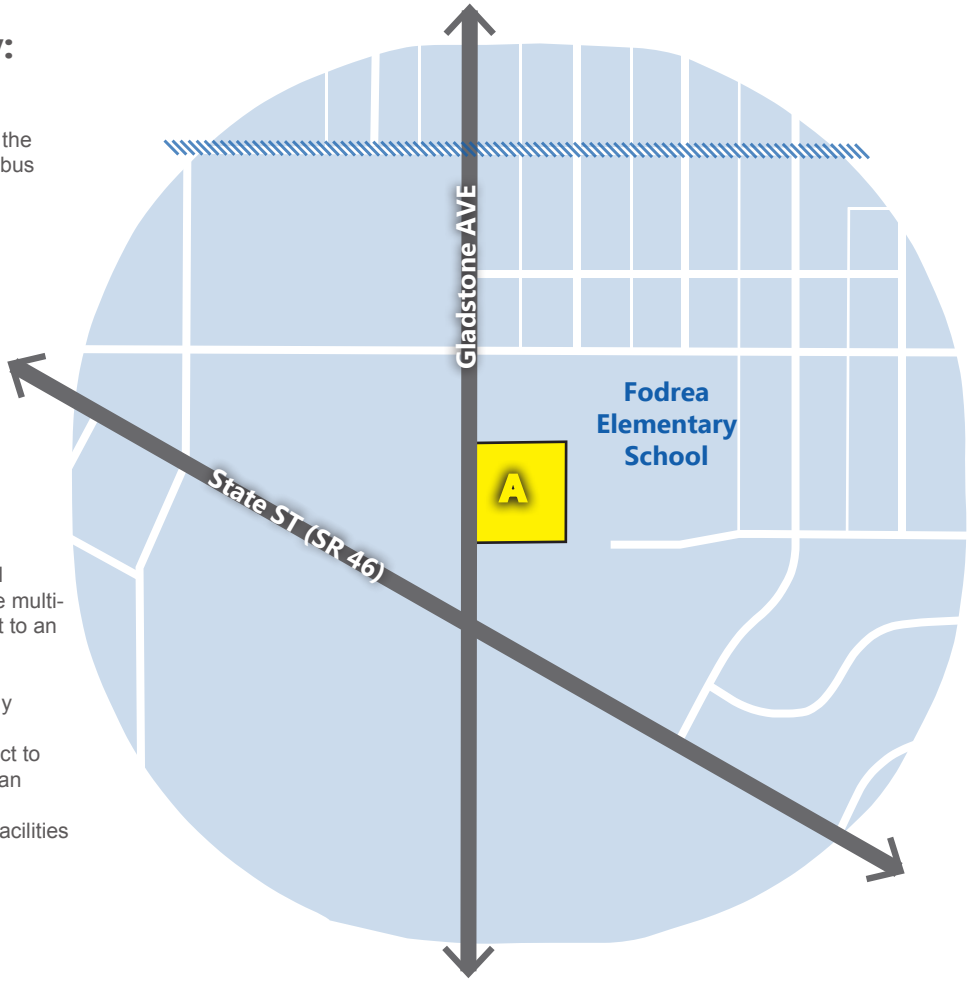
site analysis summary:

The site is located along Gladstone Avenue in East Columbus. According to the Comprehensive Plan, in the East Columbus character area:

> **Require that the scale of new development be consistent with that of the surrounding uses (i.e. a big box retail use may be appropriate on State Street, but not on local streets with smaller buildings).**

The subject property is located near the intersection of two arterial streets which does offer an opportunity for commercial development. The site could also feature multi-family development which would be next to an elementary school.

New development, especially multi-family development, should provide pedestrian facilities such as sidewalks which connect to the elementary school. Further, pedestrian connections should be made with new development to the two large industrial facilities (Dorel, Faurecia).



site analysis details:

Comprehensive Plan Future Land Use(s)	**Residential**	**Access to Bike & Pedestrian Network**	**Bike Lanes** (Future)
Surrounding Land Uses	**58% Commercial** **42% Public Facilities**	**Road Access**	**Gladstone AVE** Minor Arterial, Residential, Suburban **State ST (SR 46)** Principle Arterial, Commercial, Suburban
Access to Public Facilities	**Fodrea Elementary School**	**Street Connectivity**	**153 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:
REDEVELOPMENT

location:
Golden Casting Foundry Site

# of parcels:
4

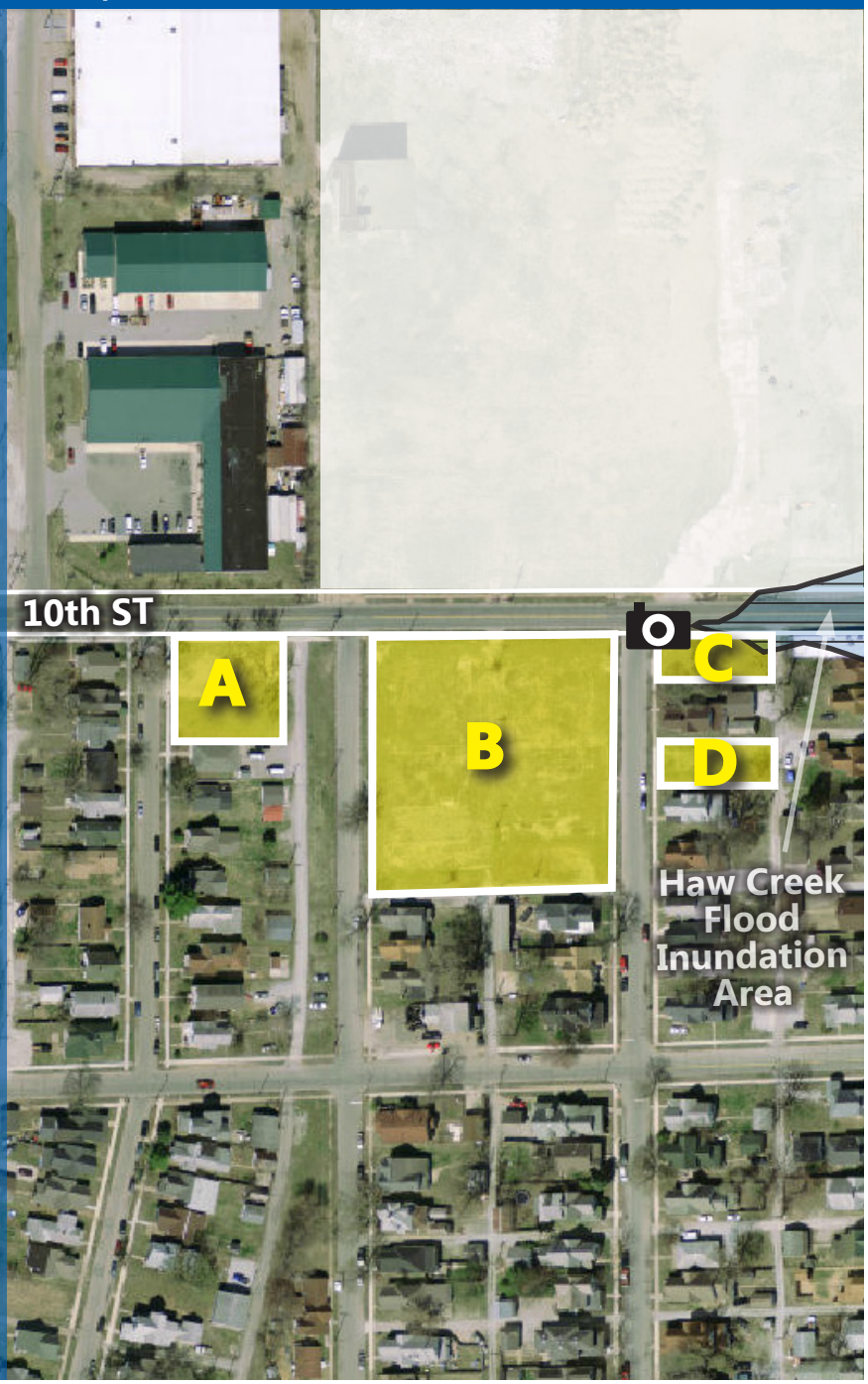
property size(s):

A: 0.29 Acres
B: 1.45 Acres
C: 0.14 Acres
D: 0.14 Acres

zoning:

A+B:
RM
Residential: Multi-Family

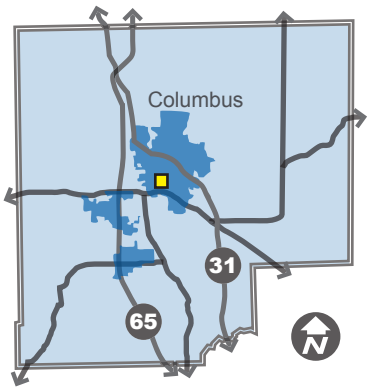
C+D:
RE
Residential: Established



additional details:

A **Property Owner:**
KLM National, LLC
B *1811 State Street, Apt. 2*
Columbus, Indiana 47201
C **Floodplain:**
Hawcreek Supplemental
D Floodplain

vicinity map:



site analysis summary:

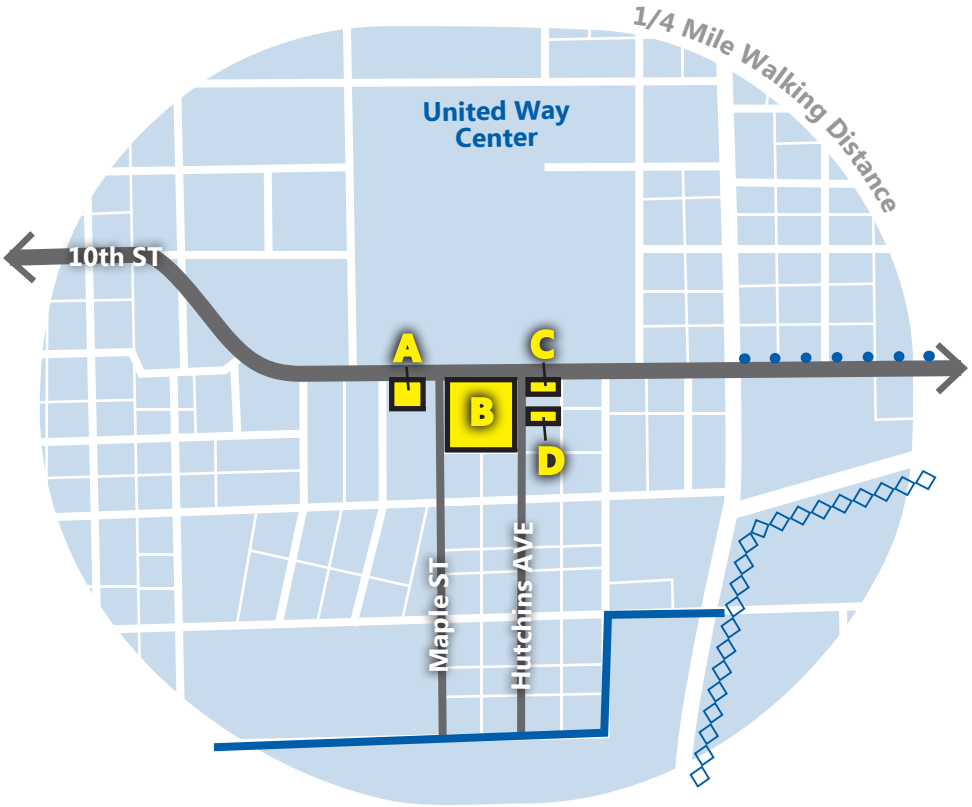
The property is located in Columbus' central neighborhoods along 10th Street. According to the Comprehensive Plan in the Columbus Central Neighborhood character area:

> **Infill development that complements existing neighborhoods should be encouraged.**

South of the former Golden Foundry industrial area, the site features several smaller properties which offer various development opportunities.

Properties (A), ***(C),*** & ***(D)*** are smaller lots integrated with the single-family neighborhood. These smaller properties would be suitable for small-scale residential such as single family homes.

Property (B) is a larger parcel which could offer an opportunity for a larger scale residential development (multi-family) which could add to the diversity of housing in the area.



site analysis details:

Comprehensive Plan Future Land Use(s)	**Residential**	**Access to Bike & Pedestrian Network**	**Multi-Use Path** ◇◇◇◇ **Bike Route** —— **Side Path (Future)** • • •
Surrounding Land Uses	**71% Residential** **7% Industrial** (22% Undeveloped)	**Road Access**	**10th ST** Minor Arterial, Residential, Urban **Maple ST** Local, Residential, Urban **Hutchins AVE** Local, Residential, Urban
Access to Public Facilities	**United Way Center**	**Street Connectivity**	**531 HIGH** 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:
Greenbriar Subdivision

# of parcels:
1

property size(s):
A:
3.33 Acres

zoning:
CN
Commercial: Neighborhood Center

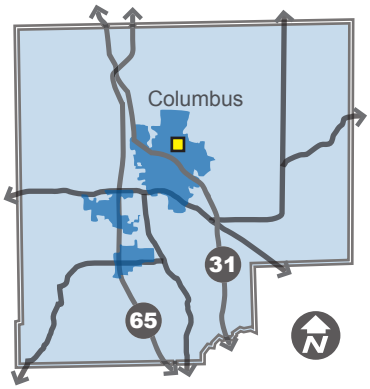
additional details:

A

Property Owner:
Martha Arnett Trust Agnew Investments LLC
803 Franklin Street
Columbus, Indiana 47201

Floodplain:
None

vicinity map:



site analysis summary:

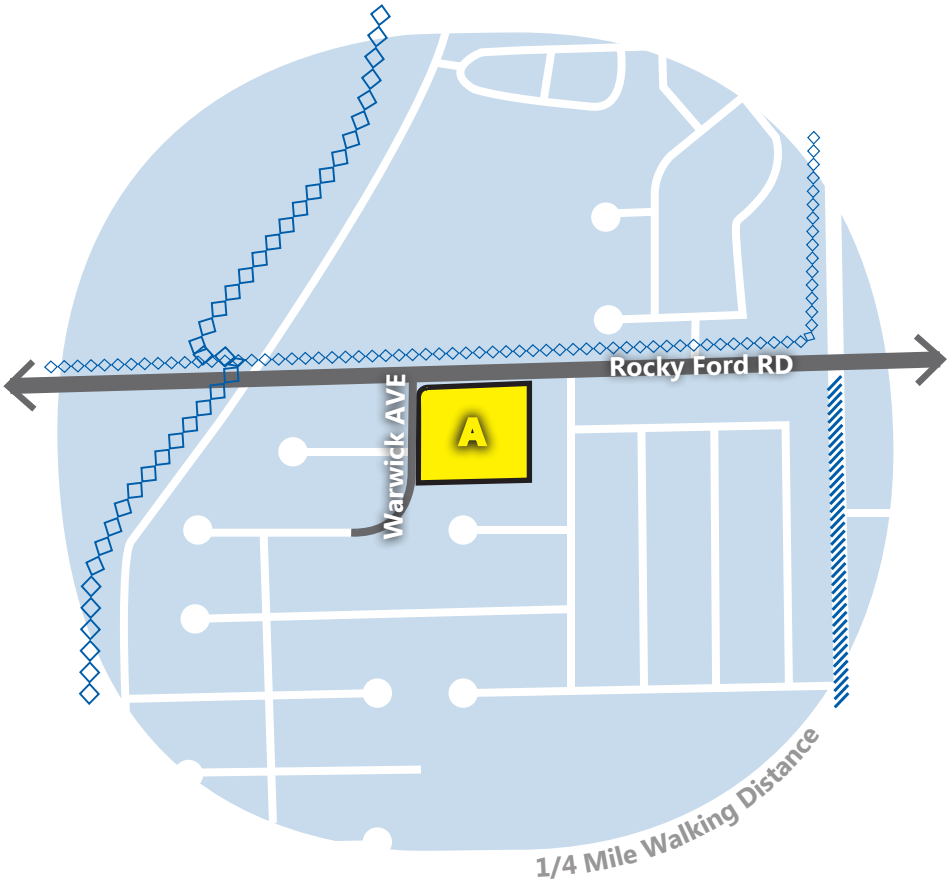
The site is located on the northeastern neighborhoods in Columbus along Rocky Ford Road. According to the Comprehensive Plan, in the East 25th Street Neighborhoods character area:

Retain residential as the primary land use.

While the site is zoned for commercial, it is surrounded primarily by single-family homes. Uses which result in less vehicular traffic or negative impacts such as offices would be preferable at this location.

Any new commercial development should be designed so as appropriately buffer any potential negative impacts to the surrounding residential area.

The site also has terrific access to the bicycle and pedestrian network of Columbus and appropriate facilities on the site should be provided so as to connect to this network.



site analysis details:

Comprehensive Plan Future Land Use(s)	**Residential**	**Access to Bike & Pedestrian Network**	**Multi-Use Path** **Side Path** **Bike Lanes (Future)**
Surrounding Land Uses	**100% Residential**	**Road Access**	**Rocky Ford RD** Minor Arterial, Residential, Suburban **Warwick AVE** Local, Residential, Suburban
Access to Public Facilities	**None**	**Street Connectivity**	**148 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:

REDEVELOPMENT

location:

Lafayette Street & 2nd Street

# of parcels:

3

property size(s):

A:
1.24 Acres

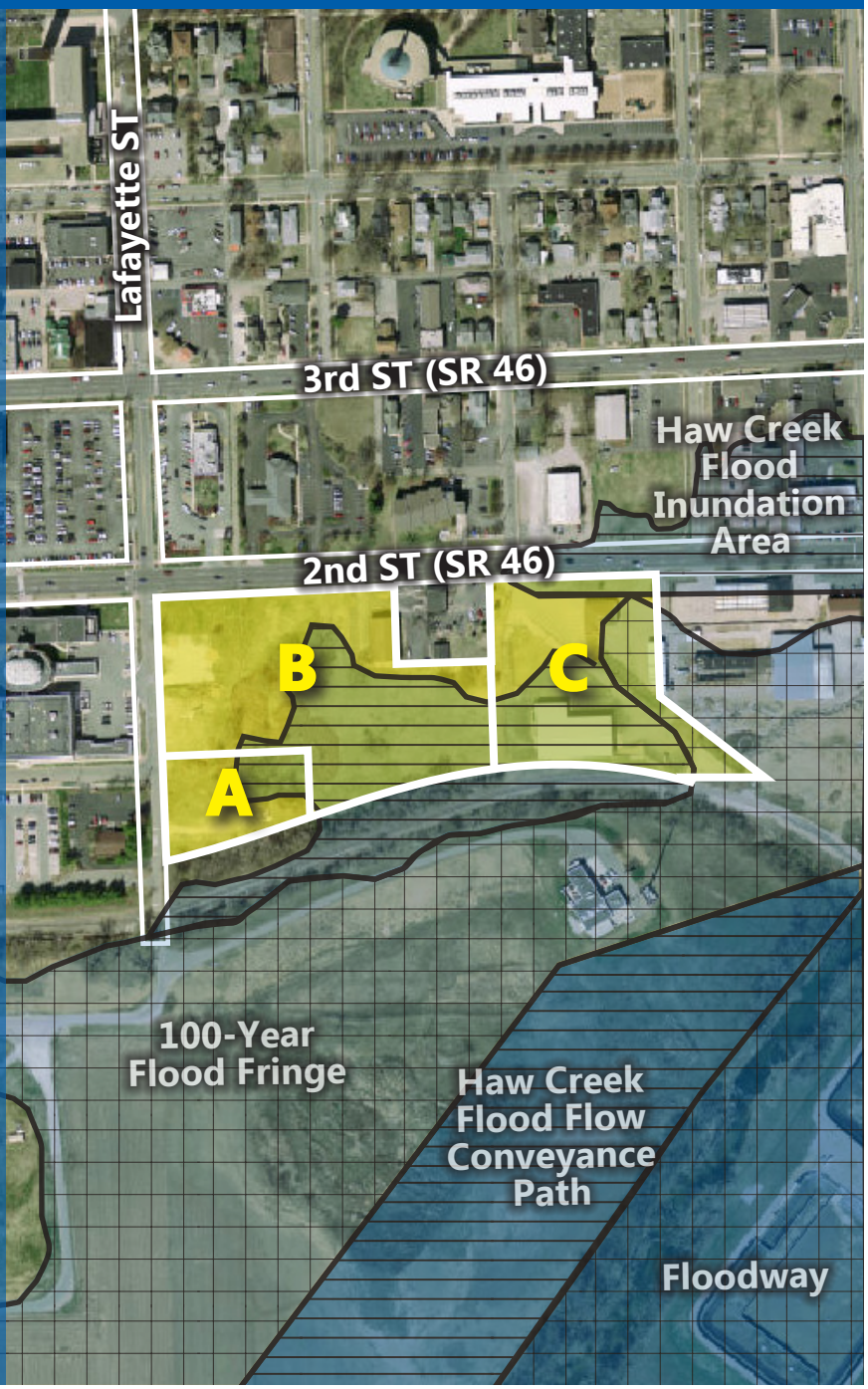
B:
4.94 Acres

C:
3.53 Acres

zoning:

A+B:
CD
Commercial: Downtown Center

C:
CC
Commercial: Community Center



additional details:

A
B

Property Owner:
City of Columbus
123 Washington Street
Columbus, Indiana 47201

Floodplain:
Hawcreek Supplemental Floodplain

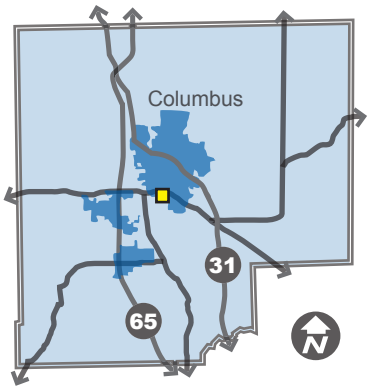
C

Property Owner:
City of Columbus
123 Washington 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:



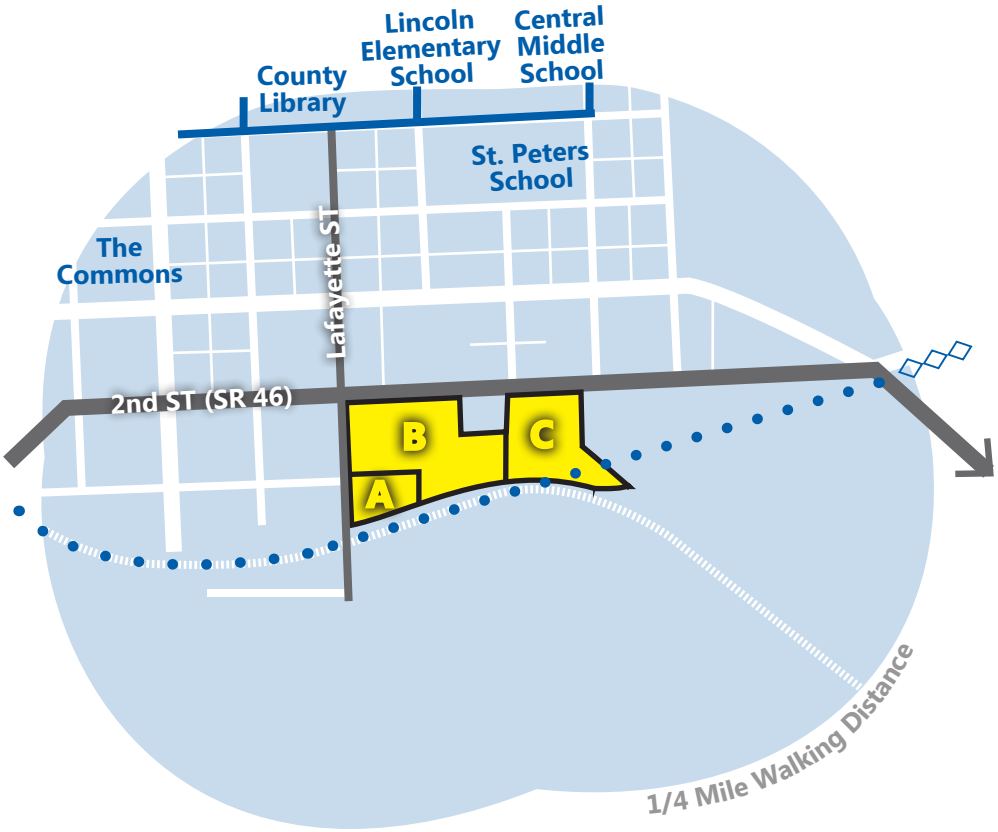
site analysis summary:

The subject properties are located along 2nd Street on the southeastern edge of downtown Columbus. According to the Comprehensive Plan, in the Downtown Columbus area:

> **Retain the urban character by locating buildings close to the street.**

The site offers the opportunity for a location for commercial uses due to its access to 2nd Street as well as its proximity to downtown Columbus. On the southeastern edge of downtown, potential development should reflect the urban context of Columbus by locating new buildings close to the street.

The site also has many opportunities for potential pedestrian access and connectivity due to its location to many public facilities including three schools as well as its proximity to the future multi-use path connection.



site analysis details:

Comprehensive Plan Future Land Use(s)	**Commercial Mixed Use**	**Access to Bike & Pedestrian Network**	**Multi-Use Path** ◇◇◇◇ **Bike Route** —— **Multi-Use Path (Future)** • • •
Surrounding Land Uses	**78% Commercial** **19% Public Facilities** **3% Residential**	**Road Access**	**2nd ST** Principle Arterial, Commercial, Urban **Lafayette ST** Local, Commercial, Urban
Access to Public Facilities	The Commons County Library Central Middle School Lincoln Elementary School St. Peters School	**Street Connectivity**	**339 HIGH** 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:

Marr Road & Hollowell Street

# of parcels:

4

property size(s):

A: 3.78 Acres

B: 1.56 Acres

C: 1.56 Acres

D: 0.17 Acres

zoning:

A: P
Public / Semi-Public Facilities

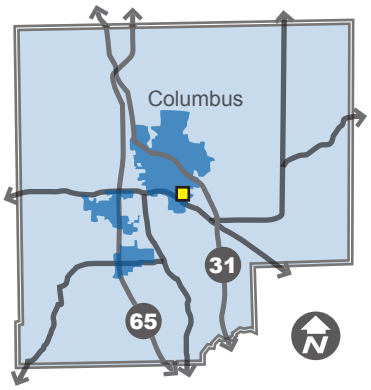
B+C+D: RM
Residential: Multi-Family

additional details:

A
Property Owner:
City of Columbus
123 Washington Street
Columbus, Indiana 47201
Floodplain:
Yes

B
C
D
Property Owner:
Jack Goddard
8936A Stonegate Way
Indianapolis, Indiana 46227
Floodplain:
Yes

vicinity map:



site analysis summary:

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

Encourage new housing development.

The site is surrounded by a mix of residential and public facility properties. ***Properties (B)***, ***(C), (D)*** have the potential to provide a mix of residential development whether it be multi-family or single-family. Future development of these properties should fit within the surrounding residential neighborhood.

Property (A) is a parcel which has visibility along Marr Road and is next to commercial property along State Street. This property could be the location for neighborhood commercial which complements the surrounding residential neighborhood as well as the surrounding public facilities.

The entire site has terrific access to nearby parks as well as to Columbus East High School. Additional residential development on this site could benefit from these resources.

site analysis details:

Comprehensive Plan Future Land Use(s)	**Residential**	**Access to Bike & Pedestrian Network**	**Multi-Use Path**
Surrounding Land Uses	**45% Public Facilities** **30% Residential** **13% Commercial** (12% Undeveloped)	**Road Access**	Fairview DR Local, Residential, Suburban Glendale DR Local, Residential, Suburban Hollowell ST Local, Residential. Suburban Marr RD Minor Arterial, Residential, Suburban
Access to Public Facilities	**Clifty Park** **Columbus East High School**	**Street Connectivity**	**158 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:

REDEVELOPMENT

location:

McClure Road & 17th Street

# of parcels:

1

property size(s):

A:

0.38 Acres

zoning:

CN

Commercial: Neighborhood Center

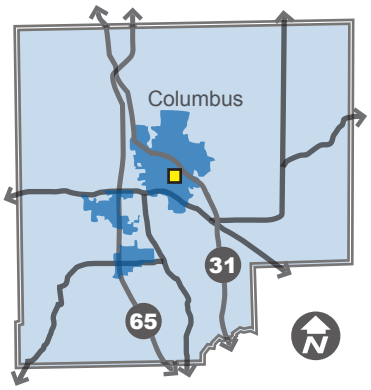
additional details:

A

Property Owner:
Connections Unlimited, LLC
1637 North National Road
Columbus, Indiana 47201

Floodplain:
None

vicinity map:



site analysis summary:

The property is located in Columbus' central neighborhoods along 10th Street. According to the Comprehensive Plan in the Columbus Central Neighborhood character area:

Neighborhood commercial uses should be of a scale and design compatible with the residential areas.

The site which is a former gas station is predominately surrounded by single-family dwellings. While commercial may be logistically possible at this location because of its location at two collector streets, future development should be conscious of its residential neighbors. If the property were to be developed, appropriate buffering will need to be added to ensure potential negative impacts resulting from the new development would be minimized such as noise and lighting.

The small site does pose some restraint on potential larger development. The potential acquisition of neighboring residential properties for a larger commercial development may not be appropriate.

site analysis details:

Comprehensive Plan Future Land Use(s)	Residential	Access to Bike & Pedestrian Network	Bike Lanes
Surrounding Land Uses	100% Residential	Road Access	17th ST Collector, Residential, Suburban McClure RD Collector, Residential, Suburban
Access to Public Facilities	Columbus Regional Hospital	Street Connectivity	159 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:

REDEVELOPMENT

location:

Michigan Street & 13th Street

# of parcels:

4

property size(s):

A: 2.55 Acres

B: 1.01 Acres

C: 1.68 Acres

D: 0.63 Acres

zoning:

A: I-1 Industrial: Heavy

B+C+D: I-2 Industrial: General

additional details:

A

Property Owner:
EFM Corporation
1480 14th Street
Columbus, Indiana 47201

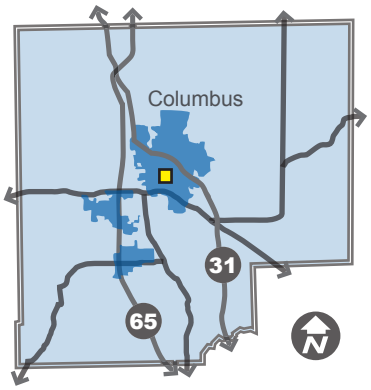
Floodplain:
None

B
C
D

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

Floodplain:
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 HIGH

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:

REDEVELOPMENT

location:

Midway Street & 25th Street

# of parcels:

1

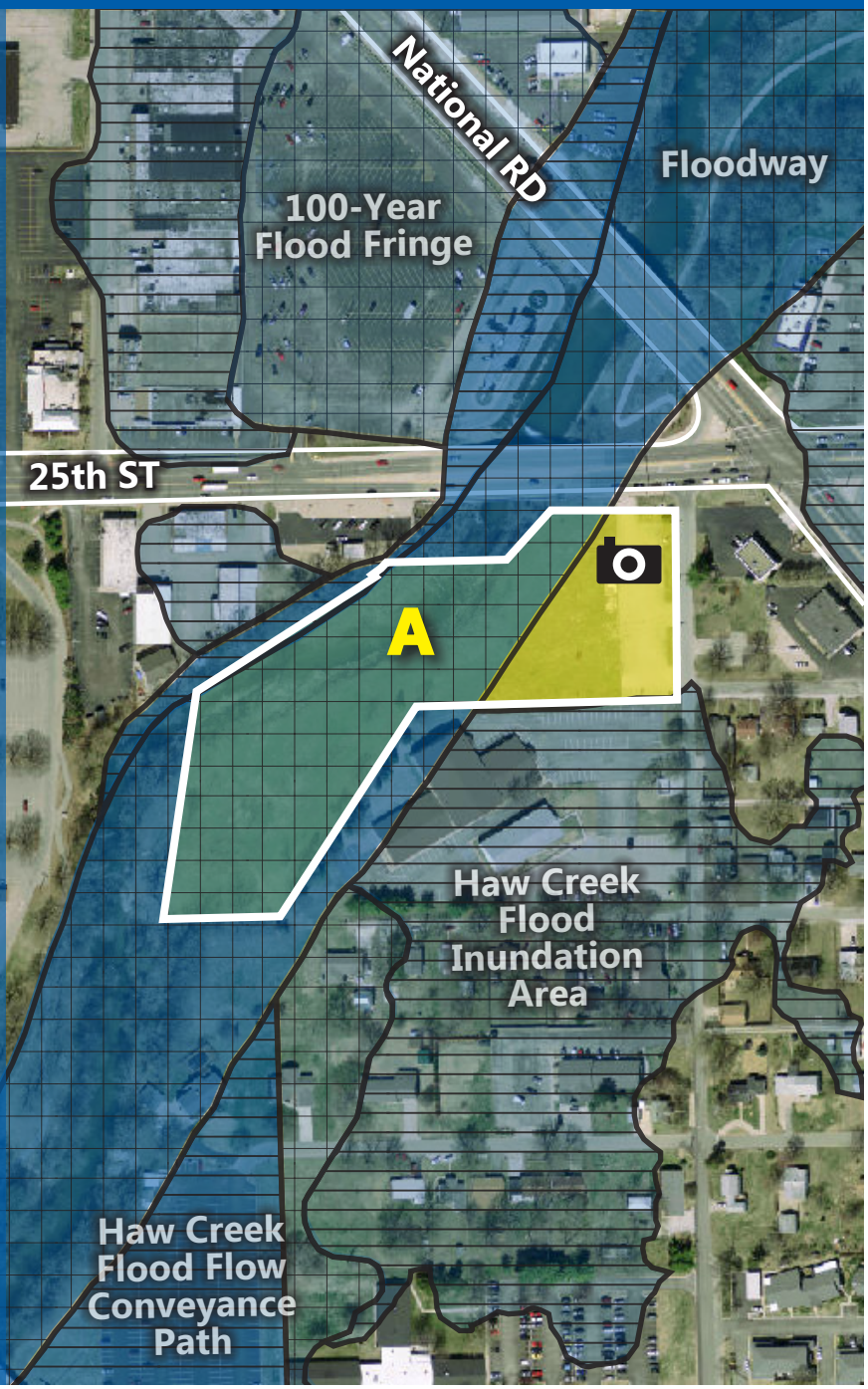
property size(s):

A: 5.20 Acres

zoning:

CC

Commercial: Community Center



additional details:

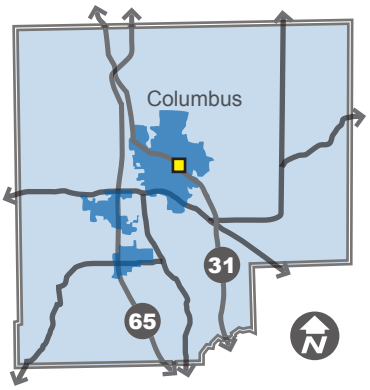
A

Property Owner:
Craig Fenneman
5864 South East Street
Indianapolis, Indiana 46227

Floodplain:
Yes

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

vicinity map:



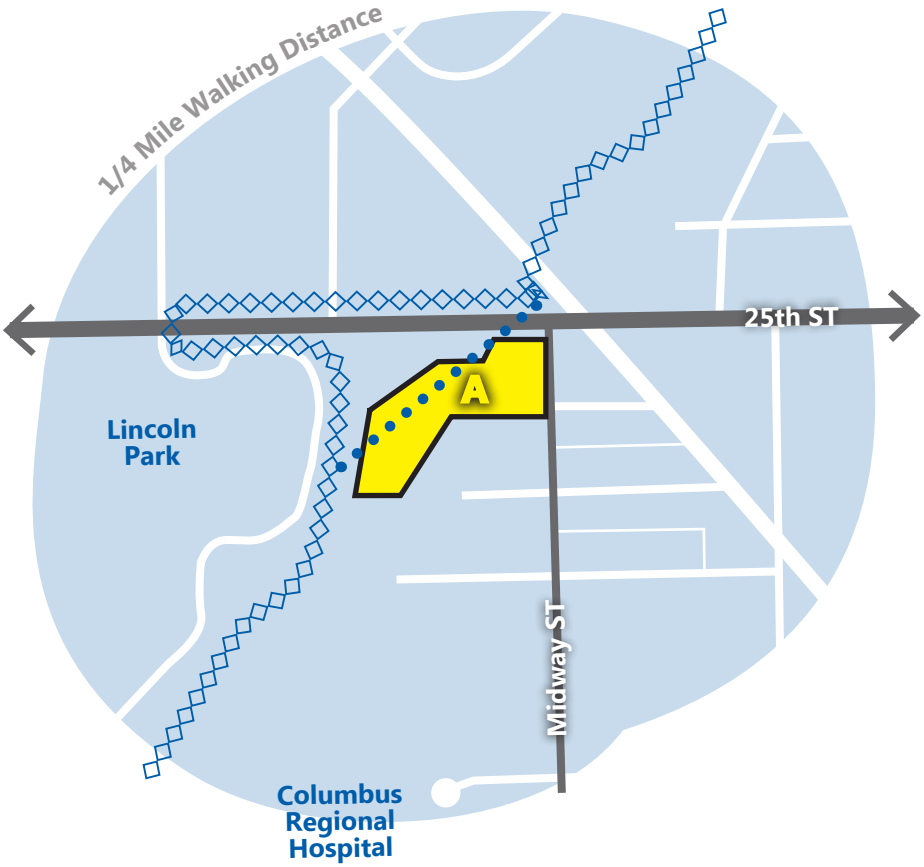
site analysis summary:

The subject property is located near the intersection of 25th Street & National Road. According to the Comprehensive Plan, the property is in the National Road Commercial Corridor and according to this document:

> **Encourage continued commercial development, but only in suburban business centers or business parks, not as individual lots with curb cuts.**

Most of the site is located in the floodplain and new development should be oriented outside of the floodway and towards the eastern portion of the site. New commercial development should also be built with consideration to the neighboring residential properties south of the site.

The site is also located along the future multi-use path connector along Haw Creek. Any new development should assist in providing the multi-use path connection at this location.



site analysis details:

Comprehensive Plan Future Land Use(s)	**Commercial** **Floodway / Sensitive Area**	**Access to Bike & Pedestrian Network**	**Multi-Use Path** ◇◇◇◇ **Multi-Use Path (Future)** • • • •
Surrounding Land Uses	**46% Commercial** **32% Public Facilities** **8% Residential** **(14% Undeveloped)**	**Road Access**	**25th ST** Minor Arterial, Commercial, Suburban **Midway ST** Local, Residential, Suburban
Access to Public Facilities	**Lincoln Park** **Columbus Regional Hospital**	**Street Connectivity**	**128 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:

REDEVELOPMENT

location:

Old St. Bartholomew Church

# of parcels:

3

property size(s):

A:
0.22 Acres

B:
0.26 Acres

C:
0.35 Acres

zoning:

RE
Residential: Established

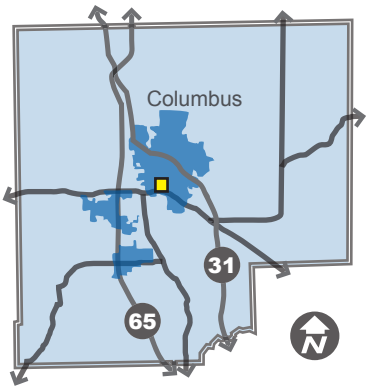
additional details:

A **Property Owner:**
Bartholomews on Sycamore, LLC
420 2nd Street
Columbus, Indiana 47201

B

C **Floodplain:**
None

vicinity map:



site analysis summary:

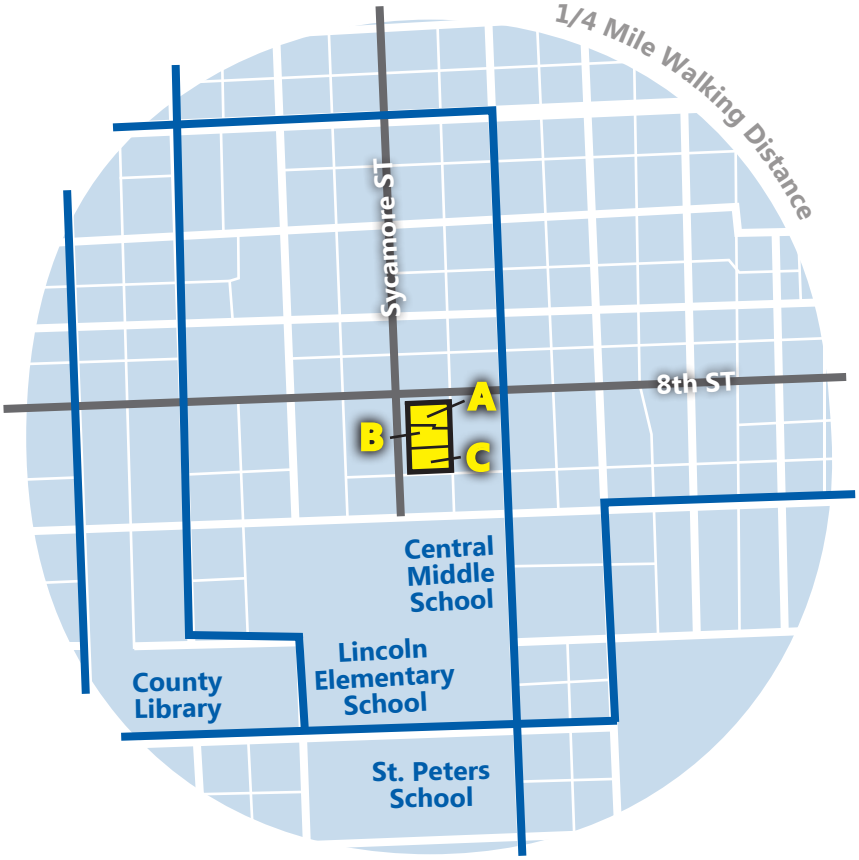
The subject properties are located at the intersection of Sycamore Street and 8th Street in Columbus' central neighborhoods. According to the Comprehensive Plan, in the Columbus Central Neighborhoods character area:

Infill development that complements existing neighborhoods should be encouraged.

The site which is the former location for the St. Bartholomew Church and School could potentially become part of an adaptive reuse of these vacant buildings. A multi-family facility would benefit from its proximity to several public facilities as well as being within proximity of the Cummins Plant 1 industrial facility.

The area is near existing bicycle routes for the City of Columbus as well as within the neighborhood street network which features many quiet and walkable neighborhood streets.

Any new development should reflect the neighborhood and pedestrian context of the area including new buildings addressing the street frontage.



site analysis details:

Comprehensive Plan Future Land Use(s)	Residential	Access to Bike & Pedestrian Network	Bike Route
Surrounding Land Uses	93% Residential 7% Public Facilities	Road Access	8th ST Collector, Residential, Urban Sycamore ST Local, Commercial, Urban
Access to Public Facilities	County Library Central Middle School Lincoln Elementary School St. Peters School	Street Connectivity	616 HIGH 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:

REDEVELOPMENT

location:

Pearl Street & 3rd Street

# of parcels:

3

property size(s):

A:
0.40 Acres

B:
0.10 Acres

C:
0.11 Acres

zoning:

CC
Commercial: Community Center

additional details:

A

Property Owner:
Salin Bank & Trust Company
8455 Keystone Crossing Drive
Indianapolis, Indiana 46240

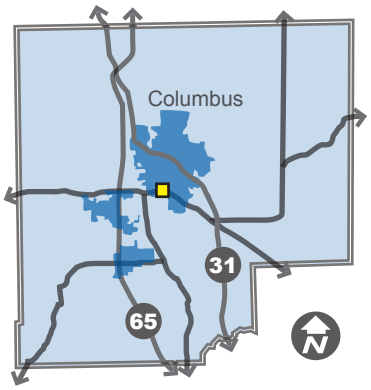
Floodplain:
None

B
C

Property Owner:
Wagners Rentals & Development, LLC
716 3rd Street
Columbus, Indiana 47201

Floodplain:
None

vicinity map:



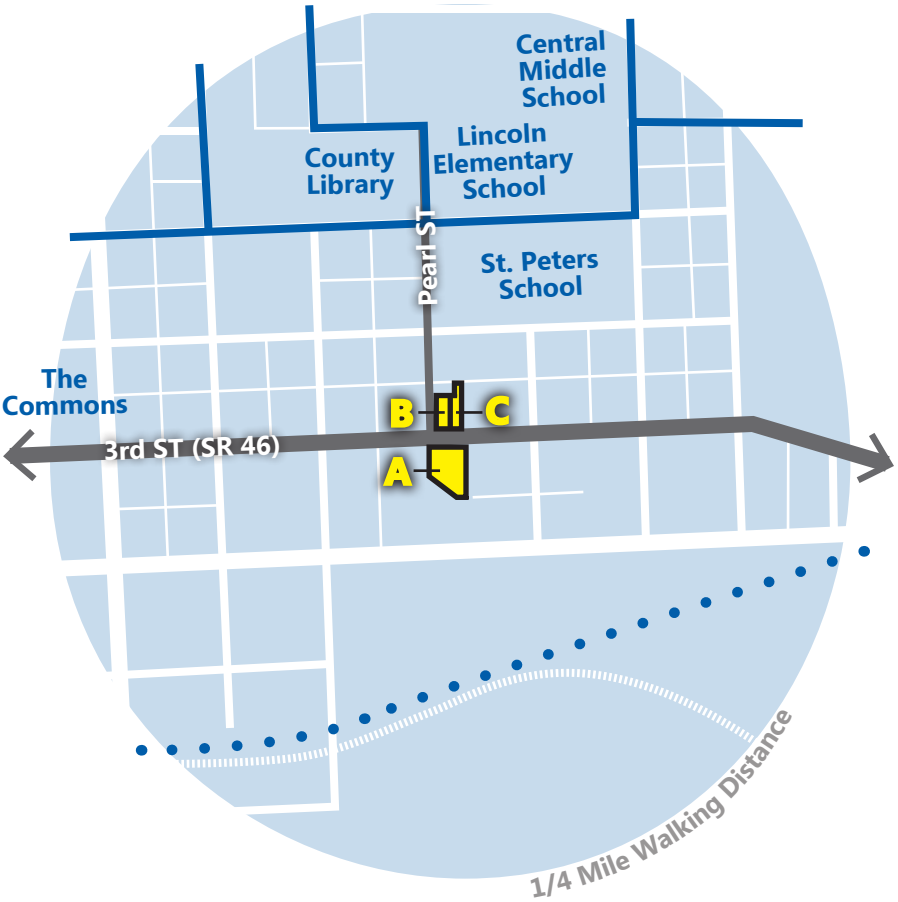
site analysis summary:

The subject property is located along 3rd Street east of downtown Columbus. According to the Comprehensive Plan, in the Downtown Columbus area:

> **The city should encourage downtown-oriented businesses such as retail, restaurant, and office on 3rd Street.**

The site which is located along an arterial has potential for small scale commercial development due to the limited property sizes. Commercial development on ***Properties (B)*** & ***(C)*** might require acquisition of further property in order for larger scale commercial or residential development.

When new development occurs on ***Property (A)***, proper pedestrian connections need to be provided across 3rd Street so new development has connections to the pedestrian network and public facilities north of the property.



site analysis details:

Comprehensive Plan Future Land Use(s)	**Commercial**	**Access to Bike & Pedestrian Network**	**Bike Route** —— **Multi-Use Path (Future)** • • •
Surrounding Land Uses	**67% Commercial** **33% Residential**	**Road Access**	**3rd Street** Principle Arterial, Residential, Urban **Pearl Street** Local, Residential, Urban
Access to Public Facilities	The Commons County Library Central Middle School Lincoln Elementary School St. Peters School	**Street Connectivity**	**384 HIGH** 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:

REDEVELOPMENT

location:

Pennsylvania Street & 25th Street

# of parcels:

1

property size(s):

A: 1.35 Acres

zoning:

CC

Commercial: Community Center

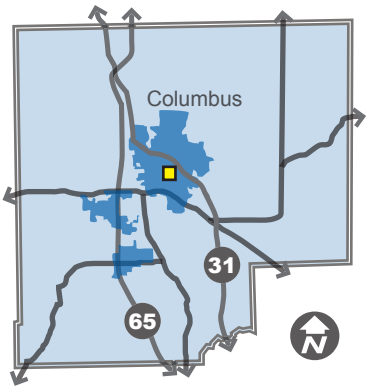
additional details:

A

Property Owner:
Orvil Williams
304 Flatrock Drive
Columbus, Indiana 47201

Floodplain:
None

vicinity map:



site analysis summary:

The subject property is located near the intersection of 25th Street & Central Avenue. The property is part of the Central Avenue Corridor Plan and according to this document:

> **Encourage new uses that attract neighborhood pedestrians and bicyclists.**

The site sits in the middle between the commercial dominated area around the intersection of 25th Street & Central Avenue and the central neighborhood area of Columbus. New development should draw from both contexts and create a transition from one area to another. A mixed-use development which provides commercial and residential would be favorable in this context.

The site is within walking distance of the regional commercial center of Fair Oaks Mall which provides large commercial support to the area.

The site is also down the street from several public facilities including a high school and a park with many recreational facilities. Residential units would benefit tremendously from the access to these facilities.

site analysis details:

Comprehensive Plan Future Land Use(s)	**Commercial**	**Access to Bike & Pedestrian Network**	**None**
Surrounding Land Uses	**34% Residential** **22% Commercial** (43% Undeveloped)	**Road Access**	**23rd ST** Local, Residential, Suburban **Pennsylvania ST** Local, Residential, Suburban
Access to Public Facilities	**Lincoln Park** Columbus New Tech High School	**Street Connectivity**	**385 HIGH** 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:
Repp Court & State Street

# of parcels:
5

property size(s):

A: 0.85 Acres
B: 1.19 Acres
C: 0.79 Acres
D: 0.86 Acres
E: 1.04 Acres

zoning:
CC
Commercial: Community Center

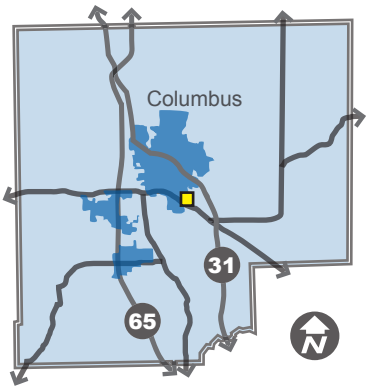
additional details:

A
B
C
D
E

Property Owner:
Aton's Self Storage
739 Repp Court
Columbus, Indiana 47201

Floodplain:
Yes

vicinity map:



site analysis summary:

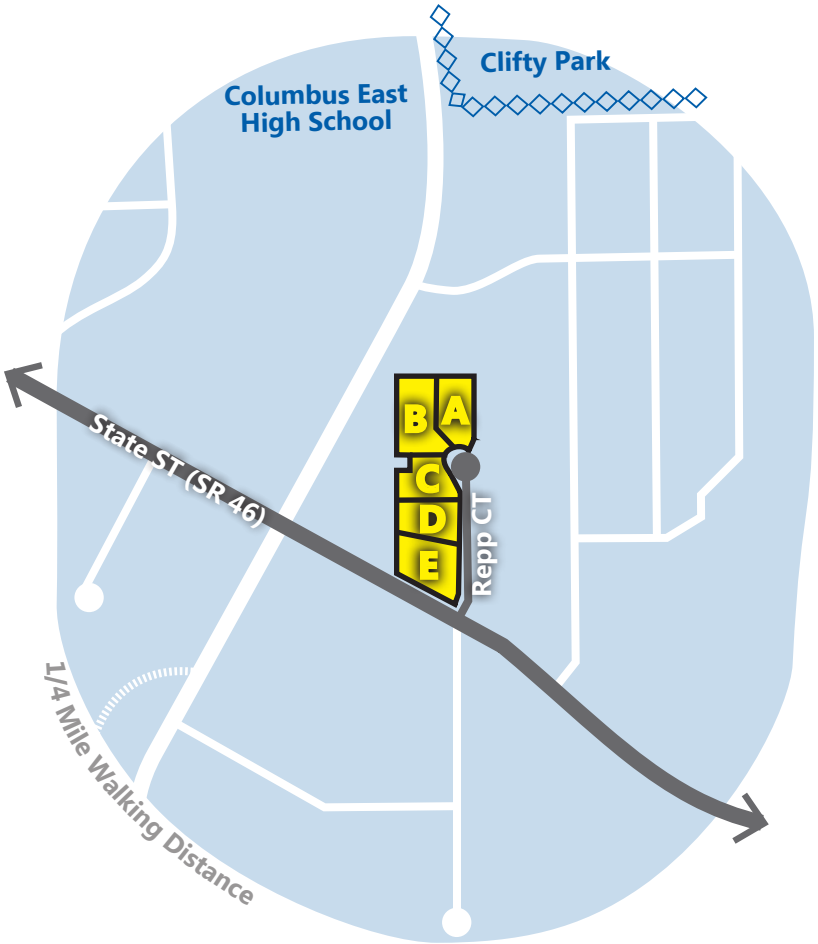
The site is located along State Street in East Columbus. According to the Comprehensive Plan, in the East Columbus character area:

> **Limit general commercial development to arterial streets, primarily State Street.**

The site features several undeveloped outlots which are suitable for commercial development. Two outlots within this cul-de-sac based development are currently used as a self-storage facility.

The site is also located near both industrial development (south) and a residential neighborhood (east). Future development will need to be built so as to minimize potential impact to the residential neighbors east of the site.

While the site does not have pedestrian connections to the surrounding area, future development should provide pedestrian facilities so as to enhance the connectivity to the area.



site analysis details:

Comprehensive Plan Future Land Use(s)	**Residential**	**Access to Bike & Pedestrian Network**	**Multi-Use Path**
Surrounding Land Uses	**29% Commercial** **10% Industrial** **6% Public Facilities** **(55% Undeveloped)**	**Road Access**	**State ST (SR 46)** Principle Arterial, Commercial, Suburban **Repp CT** Local, Commercial, Suburban
Access to Public Facilities	**Clifty Park** **Columbus East High School**	**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:
Spruce Ridge Drive

# of parcels:
1

property size(s):
A:
3.71 Acres

zoning:
RS3
Residential: Single-Family 3

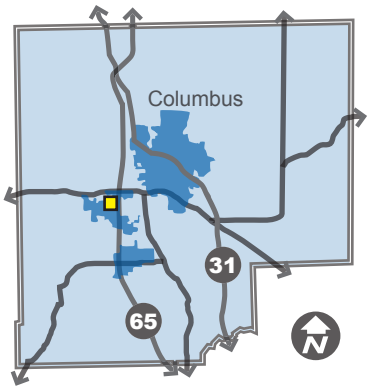
additional details:

A

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

Floodplain:
Yes

vicinity map:



site analysis summary:

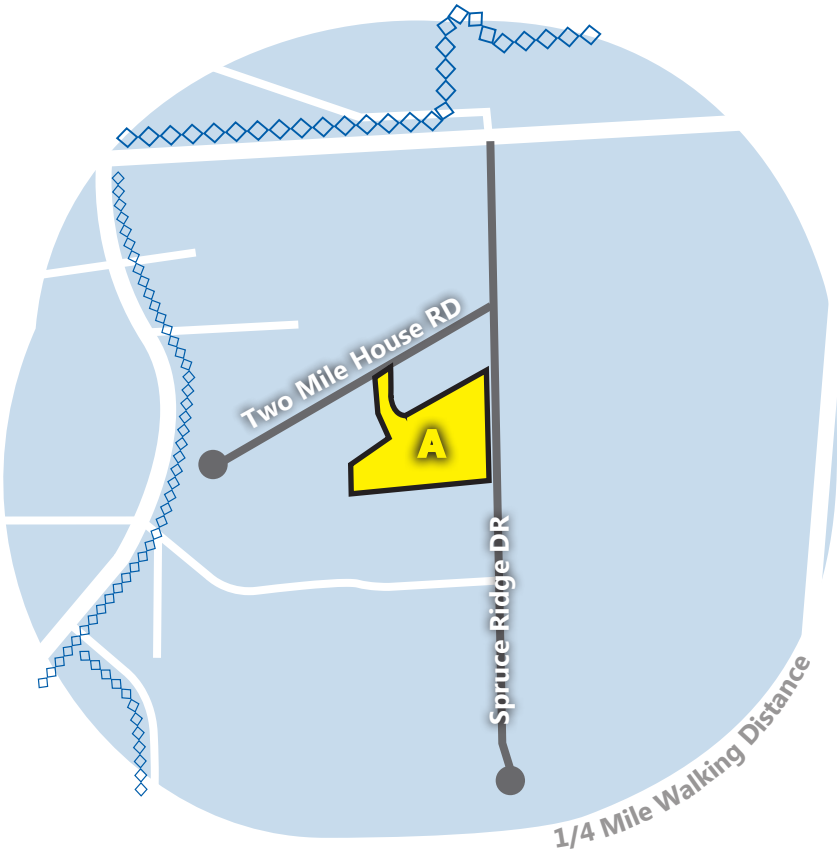
The site is located on the west side of Columbus. According to the Comprehensive Plan, in the Western Hill character area:

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

The 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 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:

REDEVELOPMENT

location:

Washington Street & 1st Street

# of parcels:

1

property size(s):

A: 2.62 Acres

zoning:

CD

Commercial: Downtown Center

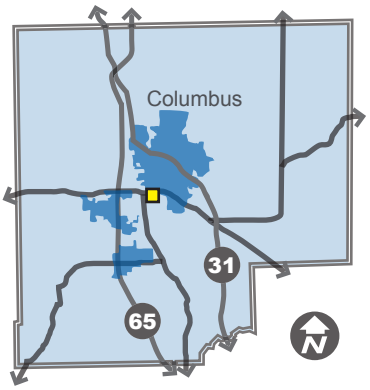
additional details:

A

Property Owner:
B & D Holdings, LLC
2401 Beam Road
Columbus, Indiana 47203

Floodplain:
Yes

vicinity map:



site analysis summary:

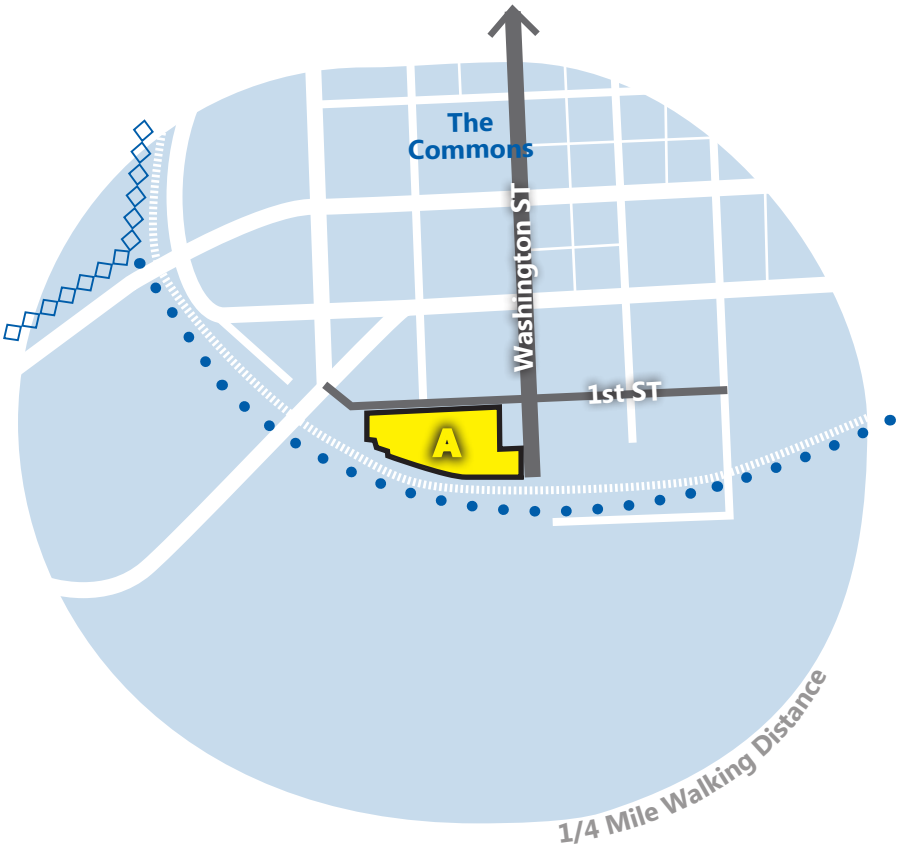
The site is located on the southern edge of downtown Columbus. According to the Comprehensive Plan, in the Downtown Columbus character area:

New development or redevelopment should enhance the positive qualities of downtown.

The location would be suitable to a potential neighborhood commercial or multi-family development due to the site's slightly isolated location.

The subject property features an existing industrial building on site which could be rehabilitated as part of a redevelopment strategy.

The subject property is also located north of the future multi-use path in downtown Columbus. New development should provide new pedestrian facilities so as to connect to this future path as well as connections to the rest of the downtown.



site analysis details:

Comprehensive Plan Future Land Use(s)	Mixed Use	Access to Bike & Pedestrian Network	Multi-Use Path Multi-Use Path (Future)
Surrounding Land Uses	38% Public Facilities 34% Commercial (28% Undeveloped)	Road Access	1st ST Local, Commercial, Urban Washington ST Local, Commercial, Urban
Access to Public Facilities	The Commons	Street Connectivity	296 HIGH 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:

Washington Street & 6th Street

# of parcels:

1

property size(s):

A: 0.38 Acres

zoning:

CD

Commercial: Downtown Center

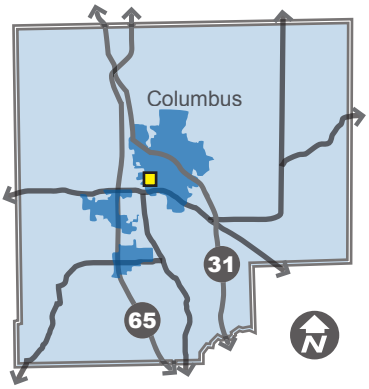
additional details:

A

Property Owner:
Cummins, Inc.
500 Jackson Street
Columbus, IN 47201

Floodplain:
No

vicinity map:



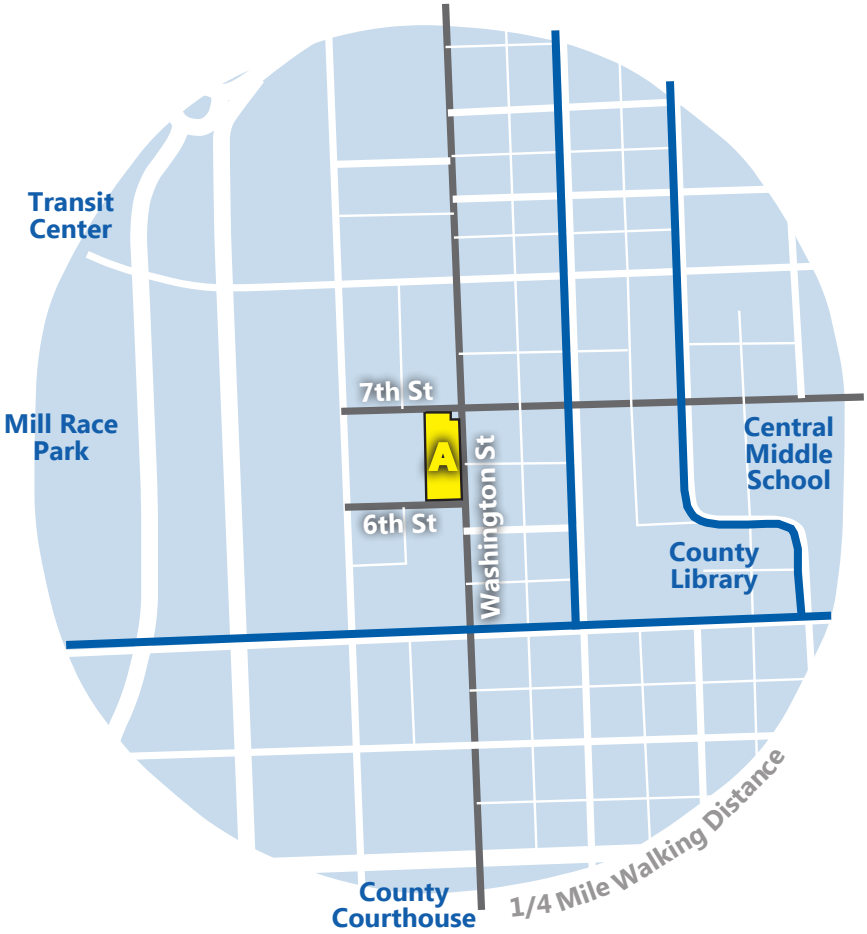
site analysis summary:

The site is located in downtown Columbus between 6th and 7th Streets along Washington Street. According to the Comprehensive Plan, in the Downtown Columbus character area:

> **A healthy land use mix should be retained, including a variety of retail, office, financial, professional, and institutional uses.**

An urban development, which features high densities and pedestrian-oriented design, is most appropriate at this location. The site is easily accessed by Columbus' bicycle and pedestrian system as bicycle routes converge near the site from the north and southwest. The site is also within close walking distance of multiple publc facilities and local businesses.

The site offers a wonderful opportunity to add more residential units to the downtown. Devoting upper floors of commercial buildings to residential units increases the vitality of the area by bringing more people to the downtown to shop and socialize outside of typical business hours.



site analysis details:

Comprehensive Plan Future Land Use(s)	**Commercial**	**Access to Bike & Pedestrian Network**	**Bike Route**
Surrounding Land Uses	**100% Commercial**	**Road Access**	**Washington ST** Collector, Commercial, Urban **6th ST** Local, Commercial, Urban **7th ST** Collector, Residential, Urban
Access to Public Facilities	County Library Central Middle School Mill Race Park Transit Center County Courthouse	**Street Connectivity**	**426 HIGH** 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

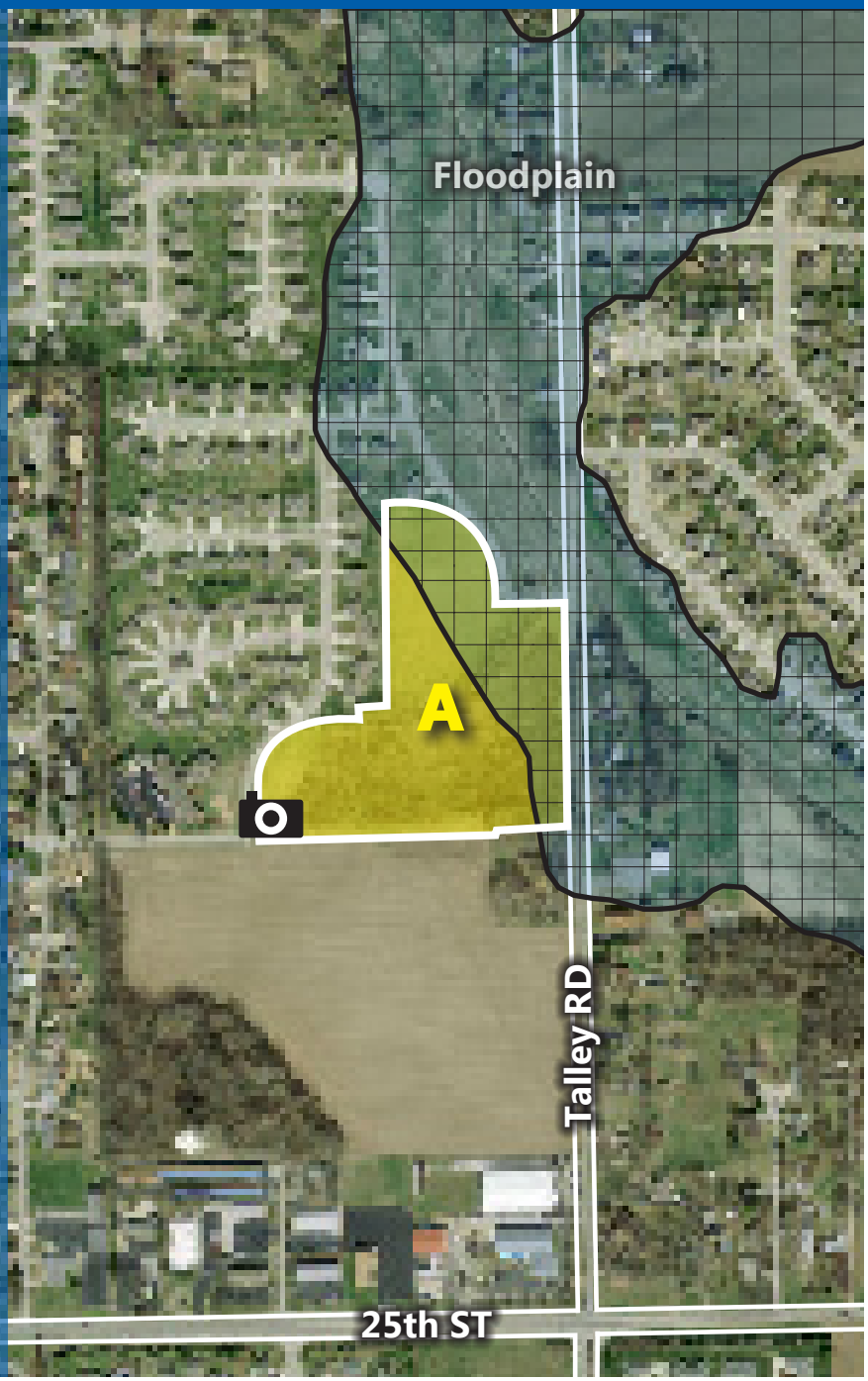
site type:
UNDEVELOPED

location:
Talley Road & 25th Street

# of parcels:
1

property size(s):
A: 11.28 Acres

zoning:
RT
Residential: Two Family



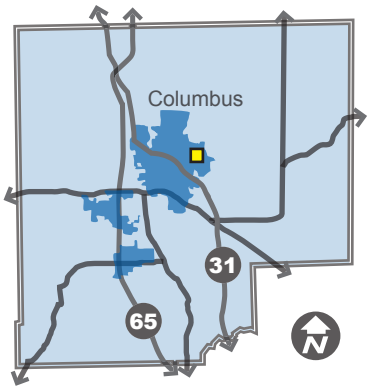
additional details:

A

Property Owner:
Depauw University
313 South Locust
Greencastle, Indiana 46135

Floodplain:
Yes

vicinity map:



site analysis summary:

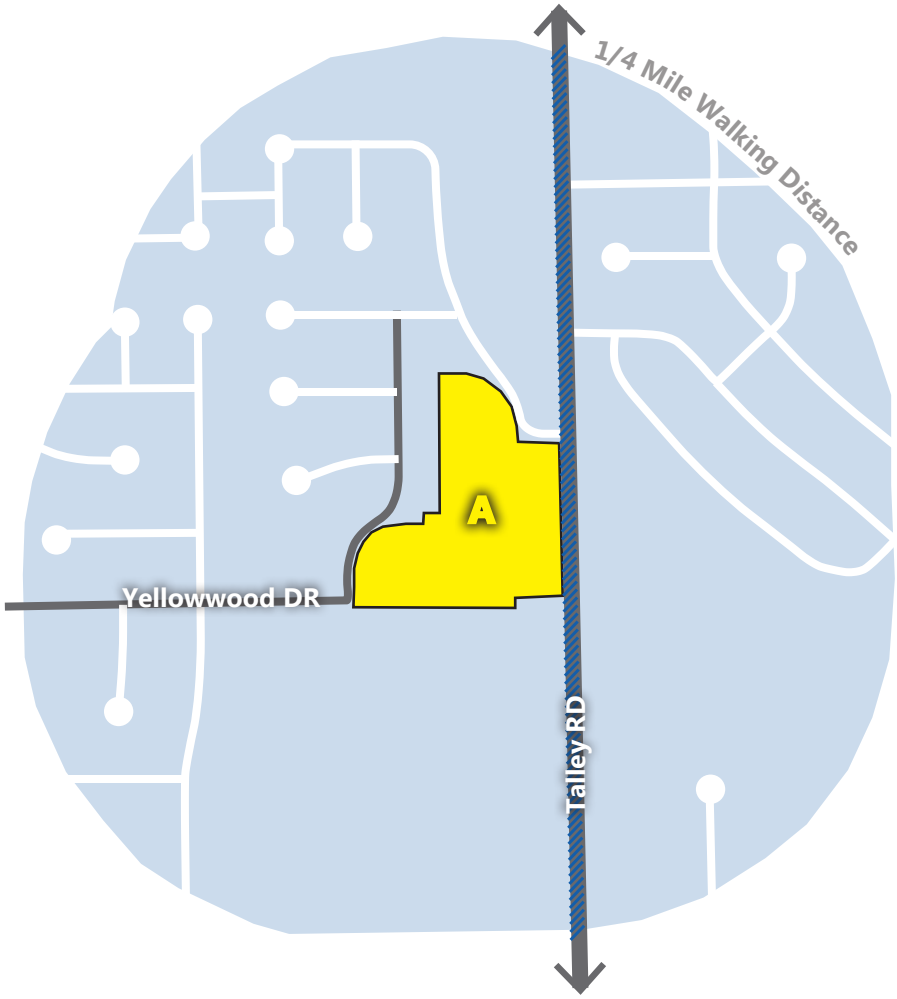
The site is located in the northeastern neighborhoods along Talley Road. According to the Comprehensive Plan, in the East 25th Street Neighborhoods character area:

> **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 & Middle Road

# of parcels:
3

property size(s):

A:
8.14 Acres

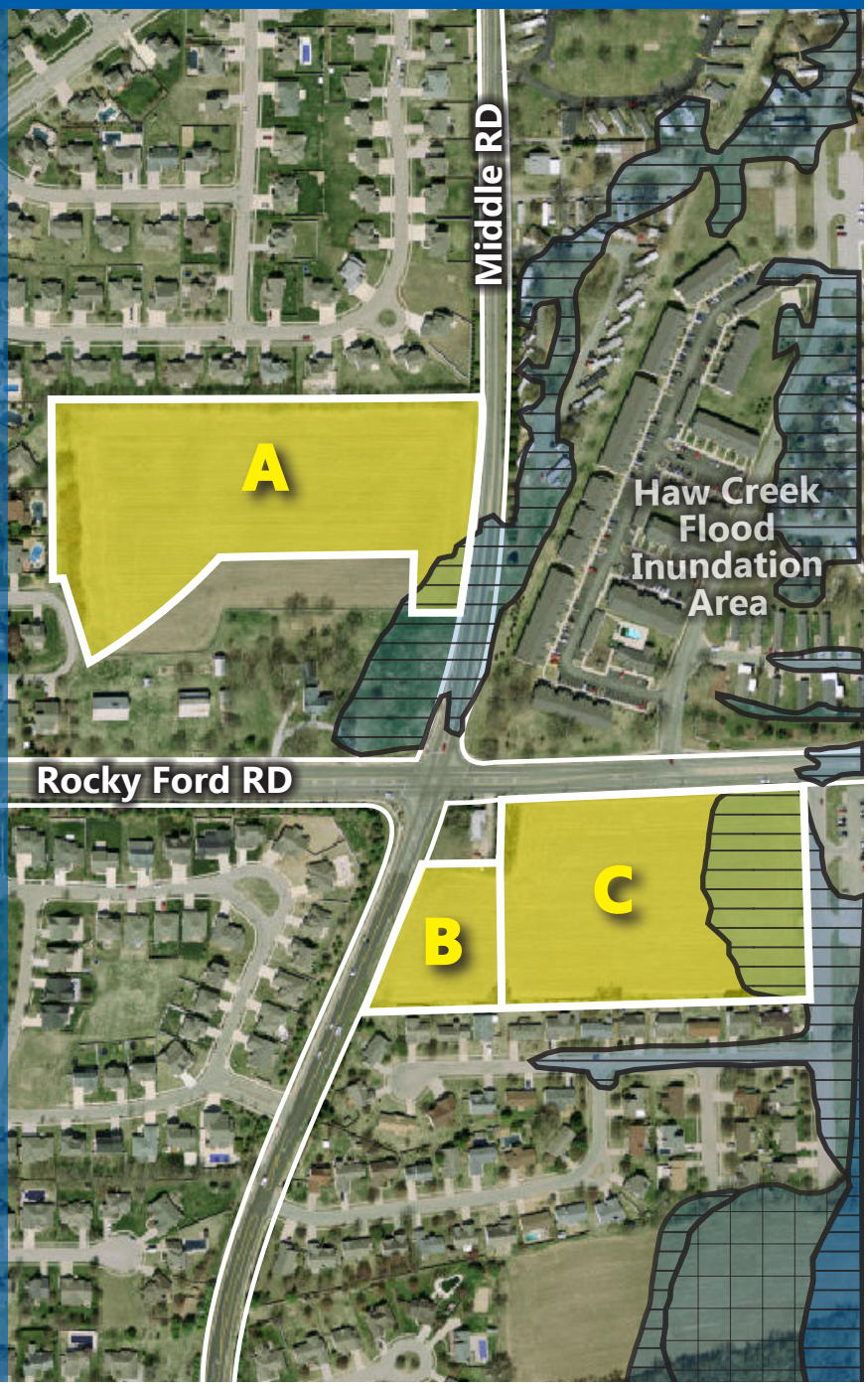
B:
1.55 Acres

C:
6.11 Acres

zoning:

A:
RS3
Residential: Single-Family 3

B+C:
CN
Commercial: Neighborhood Center



additional details:

A
B

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

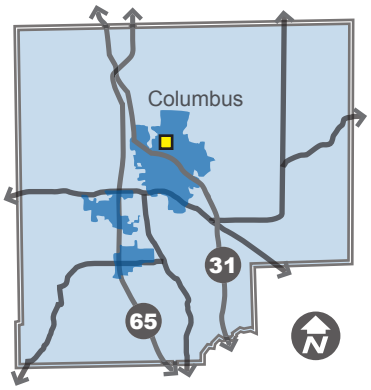
Floodplain:
Hawcreek Supplemental Floodplain

C

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

Floodplain:
Hawcreek Supplemental Floodplain

vicinity map:



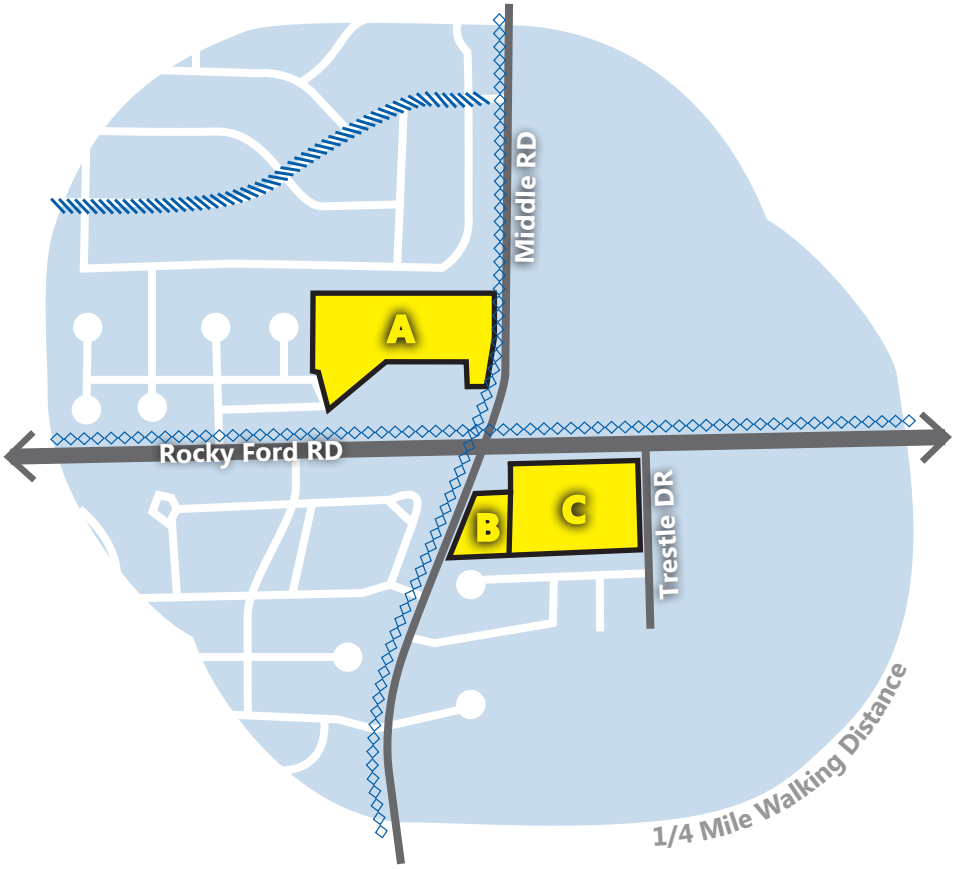
site analysis summary:

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:

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:

Westwood PUD Development

# of parcels:

4

property size(s):

A: 2.03 Acres

B: 2.02 Acres

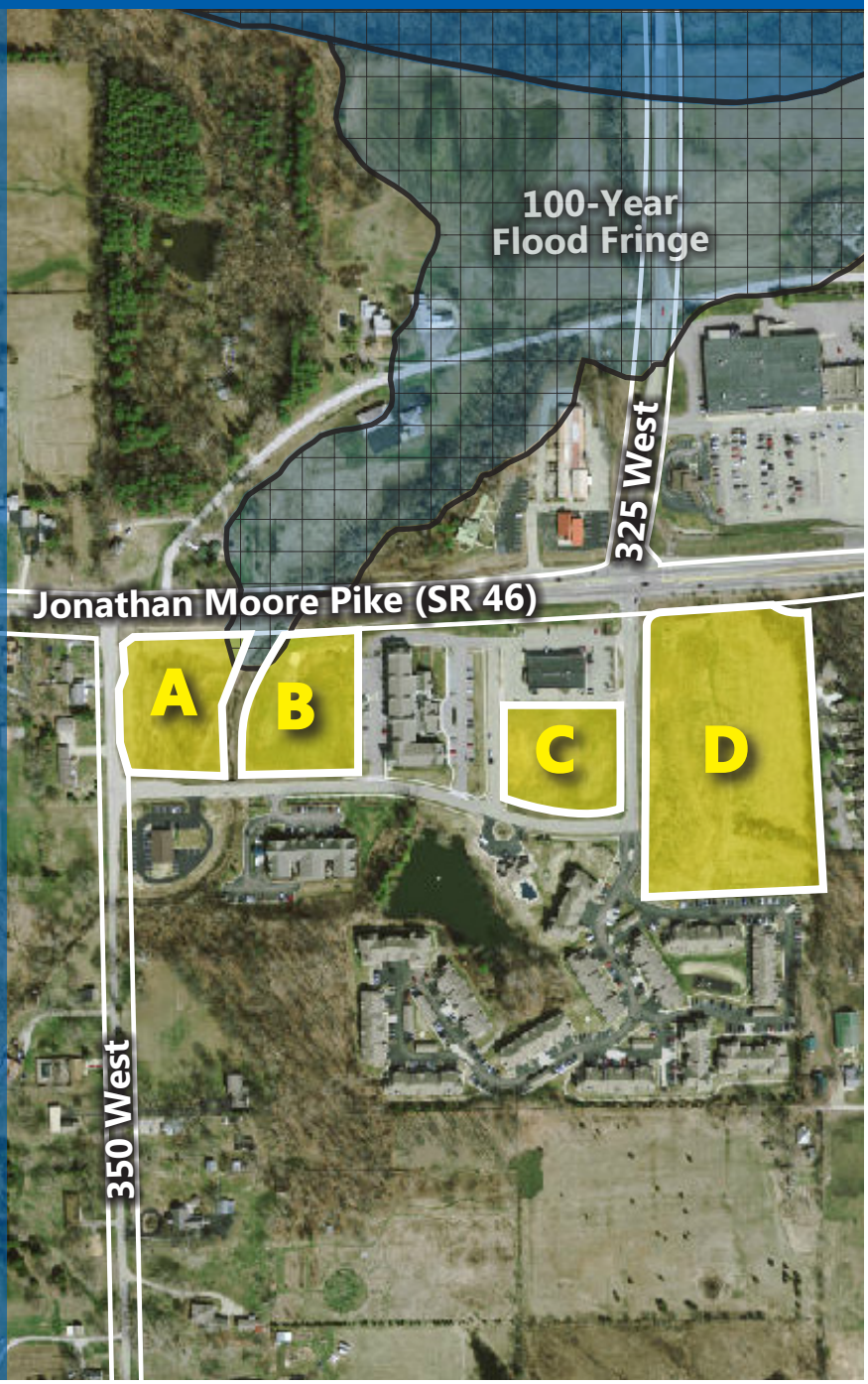
C: 1.68 Acres

D: 6.74 Acres

zoning:

PUD

Planned Unit Development: Westwood



additional details:

A **B**

Property Owner:
Breeden Investment Group
PO Box 663
Columbus, Indiana 47202

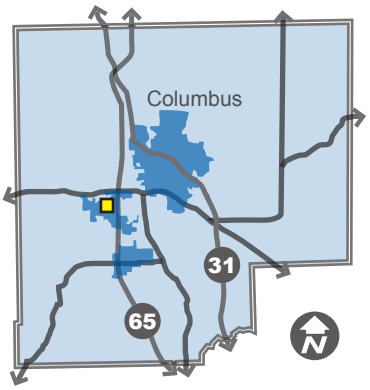
Floodplain:
Yes

C **D**

Property Owner:
Breeden Investment Group
PO Box 663
Columbus, Indiana 47202

Floodplain:
None

vicinity map:



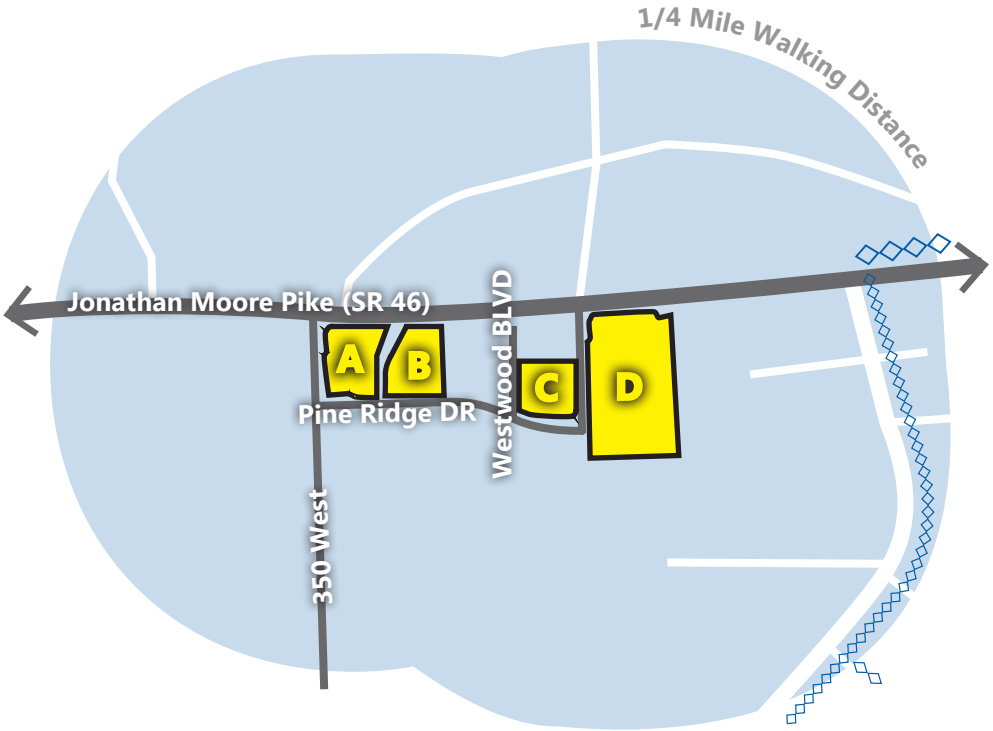
site analysis summary:

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** 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:
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.

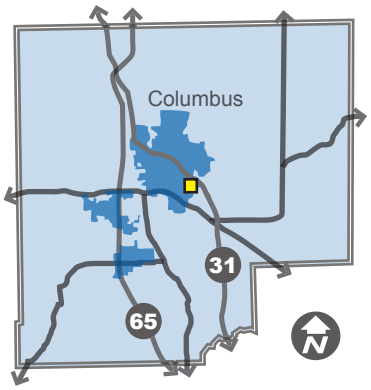
additional details:

A
B
C
D
E

Property Owner:
Force Holdings LLC
990 North National Road
Columbus, Indiana 47201

Floodplain:
Yes

vicinity map:



site analysis summary:

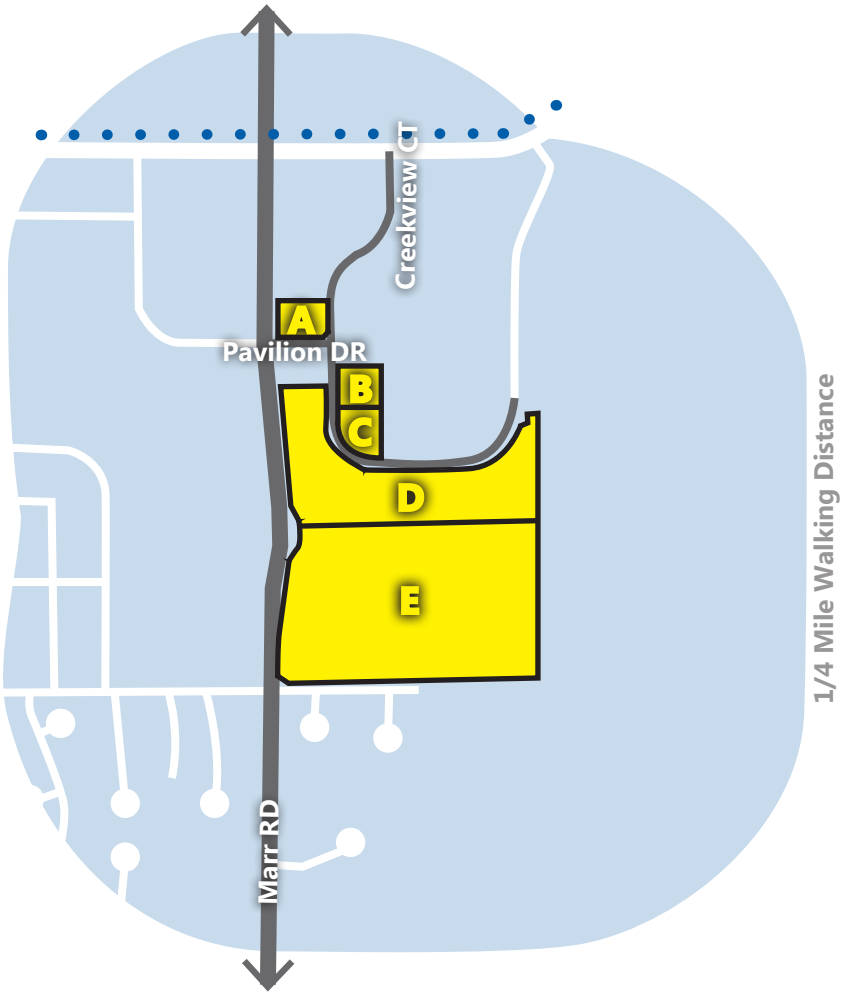
The site is located along Marr Road in East Columbus. According to the Comprehensive Plan, in the Eastern Rural area:

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** 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:

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

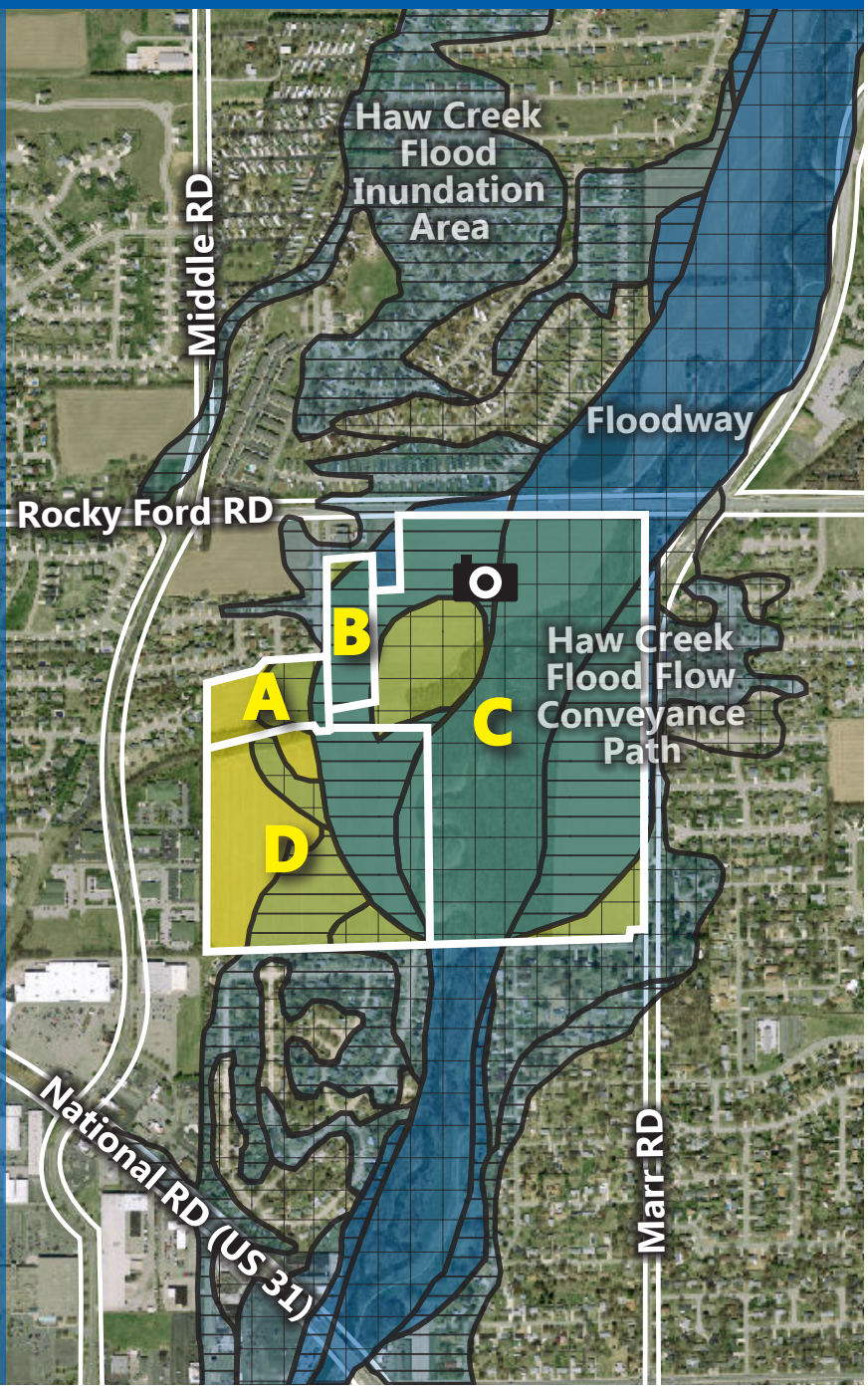
zoning:

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
B
C

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

Floodplain:
Yes

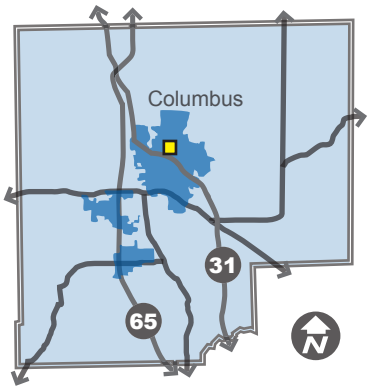
D

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:

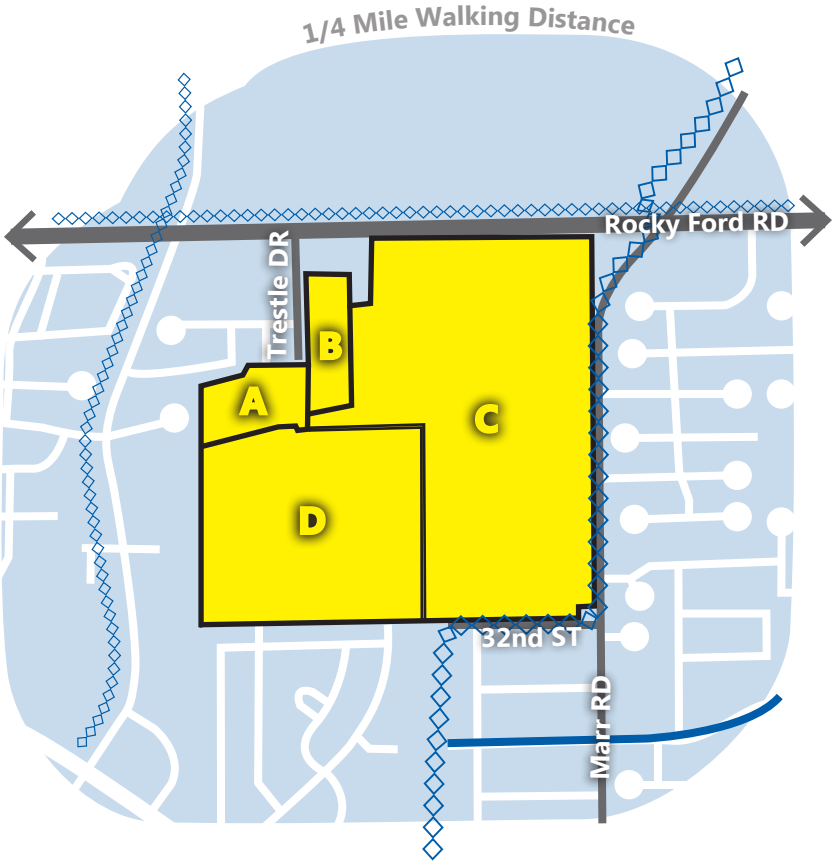
The site is located on the northern neighborhoods in Columbus along Rocky Ford Road. According to the Comprehensive Plan, in the Western Rocky Ford Neighborhoods character area:

> **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:

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most suitable land uses:

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

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REDEVELOPMENT UNDEVELOPED

INFILL SITE PROFILES

CITY OF COLUMBUS, INDIANA

Original Document by:

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City of Columbus - Bartholomew County
Planning Department

June 2012