



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (October 12, 2016 Meeting)

Docket No. / Project Title: PP-16-03 (Woodside Northwest Major Subdivision Preliminary Plat 3rd Replat)

Staff: Allie Keen

Applicant: Dunlap & Company Inc.

Property Size: +/- 143.77 Acres

Current Zoning: I-3 (Industrial: Heavy)

Location: Between County Road 300 West and I-65 approximately 1,125 feet north of State Road 58, in the City of Columbus.

Background Summary:

The applicant has indicated that the proposed subdivision is for the purpose of amending the preliminary plat for Woodside Northwest to include 2 new industrial lots, for a total of 10 lots, and a new common area. The applicants are proposing to further subdivide Lot 6A into a total of 3 lots and a common area. Additionally, the applicant is requesting the Plan Commission to approve a required access easement that serves 3 lots, 1 more than permitted by the Subdivision Control Ordinance and a waiver of the requirement to obtain consent from 75% (4.5 property owners) of the property owners in the entire Woodside Northwest subdivision. The applicant has obtained signed consent from 4 of the 6 property owners (67%).

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application:

1. Will the proposed change have a significant impact on the existing subdivision resulting in the need for consent of at least 75% of the other property owners?
2. Is it appropriate at this location to allow an access easement that provides access to 3 lots?
3. Should the proposed access easement also provide access to the adjacent property to the south (Lot 1 of the Olympic Express Administrative Subdivision)?

Preliminary Staff Recommendation:

Approval of the proposed preliminary plat amendment, including the modification request to waive the required 75% consent from other property owners within Woodside Northwest. Staff is also in support of the use of the access easement to serve a total of 3 lots. Approval should also be contingent on the outstanding technical comments being addressed.

Plan Commission Options:

In reviewing a request for *major subdivision approval*, the Plan Commission shall (1) approve the request if the proposal meets the minimum standards of the Subdivision Control Ordinance, (2) deny the request if the minimum standards of the Ordinance are not met and appropriate modifications are not obtained, or (3) continue the request to gather further information or otherwise as provided by the Plan Commission Rules of Procedure (per Subdivision Control Ordinance Section 16.40.050).

Outstanding Technical Comments:

The following outstanding technical comments must be addressed by the applicant:

1. Provide a copy of the covenants for the subdivision [Subdivision Control Ordinance Section 16.16.040(B&D)].
2. Sheet 1: To be consistent with the previous preliminary plat change "Lot 1" to "Lot 1B".
3. Indicate on the plat that Common Area 1 will also gain access from the proposed easement.
4. Sheet 2: Clarify the location of the drainage easement.
5. Sheet 3: Label the wooded area along the western property line as wetlands.

Current Property Information (entire subdivision site):	
Land Use:	Industrial (Sunright America, TechTop/LHP, Tallman Electric, Phoenix Group, Force Shell Building)
Site Features:	Industrial Buildings, parking lots, private drive, ponds, and vegetation.
Flood Hazards:	There are no flood hazards at this location.
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	There are no special circumstances at this location.
Vehicle Access:	The Woodside Northwest subdivision gains access from SR 58 (Principle Arterial, Industrial, Suburban) and County Road 300 West (Collector, Industrial, Suburban). The lots within Woodside Northwest are provided direct access from the internal streets International Drive (Local, Industrial, Suburban) and Tuttle Drive (Local, Industrial, Suburban).

Surrounding Zoning and Land Use (entire subdivision site):		
	Zoning:	Land Use:
North:	I-3 (Industrial: Heavy)	Agricultural Fields Single-Family Residential Homes.
South:	I-1 (Industrial: Light)	Agricultural Field/Undeveloped Cummins
East:	I-2 (Industrial: General) I-3 (Industrial: Heavy)	Claas of America Toyota Industrial Equipment, Enkei America, Impact Forge
West:	AP (Agriculture: Preferred)	Agricultural Fields Single-Family Residential

Interdepartmental Review:	
City Engineering:	Engineering would recommend that the proposed access easement also provide access to the adjacent property to the south (Lot 1 of the Olympic Express Administrative Subdivision). Due to interchange improvements of I-65 and SR 58, this property may be limited in access and the easement could provide another option in the future.
REMC:	REMC would recommend that an easement be provided between Lots 6B and 10.
Fire Department:	No comments.

History of this Location:

The relevant history of this property includes the following:

1. On March 7, 2007 the Columbus City Council approved both the Otto Wickstrom Annexation (ANX-07-01) and Rezoning (RZ-07-01) for the site of the original Woodside Northwest Major Subdivision.
2. The original Woodside Northwest Preliminary Plat (PP-07-05) consisting of 7 lots on approximately 101 acres was approved by the Plan Commission on May 2, 2007.
3. On March 4, 2008, the City Council approved the Schroer/Jewell Annexation (ANX-08-01) and Rezoning (RZ-08-01).
4. On April 2, 2008, the Plan Commission approved a replat to the Woodside Northwest Preliminary Plat (PP-08-02) to include the Schroer/Jewell property, resulting in a total of 8 lots on approximately 134 acres.
5. The Browning Investment Annexation (ANX-12-01) and Rezoning (RZ-12-02) were approved by the Columbus City Council on October 16, 2012.
6. On October 11, 2016 the Columbus Plan Commission approved a replat to the Woodside Northwest Preliminary Plat (PP-12-03) to include the Browning Investment property as a part of existing Lots 2 and 3. This revision did not result in any additional lots.

History of this Application:

The relevant history of this application includes the following: On September 20, 2016, the Columbus Subdivision Review Committee forwarded this request to the Plan Commission for consideration of the access easement serving more than 2 lots and the request to waive the 75% property owner consent requirement.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The current Woodside Northwest preliminary plat (PP-12-03) is comprised of 8 lots on approximately 143.77 acres. The purpose of this replat is to further subdivide Lot 6A into a total of 3 lots (Lots 9, 10, and 6B) and to create a new common area (Common Area 1), which intended to be used for stormwater drainage. This results in a total of 10 lots and a common area for the entire subdivision.
2. Lot 6A is 35.16 acres in size and the existing building on site is located along the I-65 frontage. This building gains access from International Drive via a private driveway. The applicant is proposing to further subdivide this property to create 2 new lots (Lots 9 and 10) and a common area (Common Area 1) to the west of the existing building. The applicants are proposing to provide access to these lots from the existing driveway in an access easement.
3. Section 16.24.050(A) of the Subdivision Control Ordinance states that any access easement that serves more than two lots shall be required to obtain approval from the Plan Commission. The required access easement will serve a total of 3 lots (Lot 9, 10, and 6B). The intent of this provision is

to allow Plan Commission oversight of circulation and traffic at the points where driveways intersect with public streets. The existing driveway is currently paved and 30 feet in width. The entrance from International Drive also includes curbing. If this driveway was a public street, Subdivision Control Ordinance Table 16.24-1 would require a minimum width of 24 feet (2-12 foot travel lanes) with 2 foot curb and gutter.

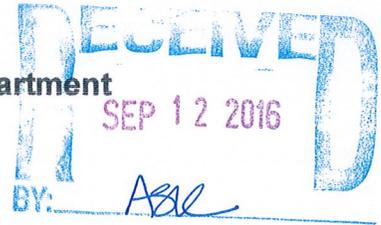
4. Along the International Drive frontage of Lot 6A there is a stream, wetlands, and woods that would limit access to this property from the street.
5. The adjacent property to the south, Lot 1 of Olympic Express Administrative Subdivision, is occupied by Cummins and currently only has access from State Road 58. This property is also adjacent to the proposed access easement. The City Engineer has recommended that the proposed easement also provide an access option to this property because of future I-65 / SR 46 interchange improvements that may affect the current access to this property. At this time, the applicants are not proposing to provide access to this property from the easement.
6. Subdivision Control Ordinance Section 16.24.225(B) indicates that for any subdivision where the proposed changes may have any impact on the existing subdivision, the application shall include a signed consent of 75% of the owners of property in the existing subdivision. The addition of 2 new lots triggers this requirement. The applicant has provided the signed consent of 4 of the 6 other property owners which equals 67%, therefore they are requesting to waive this requirement. Although there will be additional lots within the subdivision, both of the new lots will be provided access from an existing driveway. Additionally, International Drive is designed to handle industrial traffic that will be generated from the new lots. The new lots will likely have a minimal impact on the other properties within Woodside Northwest.

Subdivision Control Ordinance Consideration(s):

The following provisions of the Subdivision Control Ordinance apply to the key issues of this application:

1. Section 16.24.050(A) Access Easement Limitations: Any access easement (required or optional) serving more than two lots shall require approval of the Plan Commission; with the decision based on topography traffic safety, or other conditions peculiar to the property and/or subdivision.
2. Section 16.24.225(B) Resubdivision of Land: For any resubdivision where the proposed changes may have an impact on the existing subdivision, the application shall include the signed consent of 75% of the owners of property in the existing subdivision. Such changes include the following:
 - a. Any change in street circulation pattern or other significant change in a public improvement.
 - b. The addition of one or more buildable lots.
 - c. Any change in the amount of land reserved for public use or the common use by lot owners.
 - d. Any other change which would have an adverse effect on the use and enjoyment of property in the existing subdivision.
3. Section 16.24.225(D) Resubdivision of Land Waiver: A property owner may request a waiver from the requirements of Subsection B. The Commission may waive the requirement for the consent of 75% of the property owners in the subdivision if it finds that the proposed change will not have a significant impact on the existing subdivision. The commission, after receiving an application for resubdivision that includes an express request for waiver, shall consider the request after a public hearing.

Columbus – Bartholomew County Planning Department
Subdivision Application



Planning Department Use Only:

Jurisdiction: Columbus Bartholomew County Joint District

Docket No.: PP-16-03

Subdivision Application:

Subdivision & Application Type: Major - Concept Approval Major - Primary Approval
 Minor (Primary & Secondary Approval) Agriculture Administrative

Proposed Subdivision Name: 3rd REPLAT OF WOODSIDE NORTHWEST MAJOR SUBDIVISION
PRELIMINARY PLAT

Applicant Information:

Name: DUNLAP & COMPANY INC.

Address: 6325 E. 100 SOUTH COLUMBUS IN 47201
(number) (street) (city) (state) (zip)

Phone No.: 812-376-3021 Fax No.: _____ E-mail Address: _____

Property Owner Information (the "owner" does not include tenants or contract buyers):

Name: TECHTOP LHP REALTY LLC

Address: 305 FRANKLIN ST. COLUMBUS IN 47201
(number) (street) (city) (state) (zip)

Phone No.: 812-373-0870 Fax No.: _____ E-mail Address: _____

Property Information:

Property Size: 36.34 acres *or* _____ square feet.

Township: WAYNE

Address: 6889 INTERNATIONAL DRIVE COLUMBUS IN 47201
(number) (street) (city) (state) (zip)

or General Location (if no address has been assigned provide a street corner, distance from nearest intersection, etc.):

Existing Number of Parcels: 1 (includes total number of lots, parcels, blocks, etc.)

Proposed Number of Parcels: 4 (includes total number of lots, parcels, blocks, etc.)

Professional Land Surveyor Information:

Name: TIM M. ALLEN

Address: 3640 COMMERCE DR. COLUMBUS IN 47201
(number) (street) (city) (state) (zip)

Phone No.: 812-372-0996 Fax No.: 812-372-6160 E-mail Address: tallen@ilsurveying.com

Notification Information (list the person to whom all correspondence regarding this application should be directed):

Name: TIM M. ALLEN

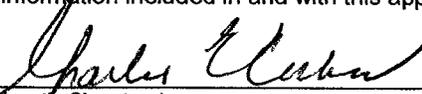
Address: 3640 COMMERCE DR. COLUMBUS IN 47201
(number) (street) (city) (state) (zip)

Phone No.: 812-372-0996 Fax No.: 812-372-6160 E-mail Address: tallen@ilsurveying.com

How would you prefer to receive information? (please check one) email phone fax mail

Applicant's Signature:

The information included in and with this application is completely true and correct to the best of my knowledge and belief.


(Applicant's Signature)

9/9/14
(Date)

Owners' Signature (the "owner" does not include tenants or contract buyers):

I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, if required by the Plan Commission Rules of Procedure, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete. **Note: All property owners must sign this application.**


(Owner's Signature)

9/9/2016
(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

3640 Commerce Drive
Columbus, Indiana 47201
Phone: 812-372-0996
Fax: 812-372-0996
E-mail: ilsurveying@sbcglobal.net



Tim M. Allen, PLS
LS#20700102

Date: September 27, 2016

City of Columbus
Plan Commission
123 Washington Street
Columbus, Indiana 47201

Re: "WOODSIDE NORTHWEST MAJOR SUBDIVISION PRELIMINARY PLAT 3RD REPLAT"
Public Hearing: PP -16 - 03
Petitioner: Dunlap & Company Inc.

Mr. President and members of the Plan Commission:

On behalf of the petitioner and the owners of the subject property, I would like to request that the Plan Commission grant a modification to the Subdivision Control Ordinance for the item below:

- 1.) Section 16.24.225(B): requires an applicant to obtain consent of 75% of owners in the major subdivisions.

The owner is requesting a waiver from this requirement. Signatures have been obtained from owners of five lots and has had difficulties contacting and obtaining signatures of the other two property owners in this subdivision.

Thank you for consideration in this matter.

Respectfully Submitted,

Tim M. Allen, PLS
Independent Land Surveying, Inc.

Columbus – Bartholomew County Planning Department
Consent Form for Proposed Changes to an Existing Subdivision
(Columbus Subdivision Control Ordinance)

Existing Subdivision Name: WOODSIDE NORTHWEST MAJOR SUBDIVISION, PHASE 2 SECOND REPLAT

Proposed Subdivision Name: 3rd REPLAT OF WOODSIDE NORTHWEST MAJOR SUBDIVISION PRELIMINARY PLAT

We, the undersigned, as owners of property in the existing subdivision, have reviewed the preliminary plat for the proposed subdivision and consent to the following proposed changes thereon:

- 1) Creating two additional buildable lots and two blocks *in LOT 6A.*
- 2) Installation of utilities associated with the creation of two additional buildable lots. *in LOT 6A.*

[Note: 75% of property owners in the existing subdivision must sign this application per Section 16.24.25 in the City of Columbus, Indiana Subdivision Control Ordinance.]

Owners' Signatures (the "owner" does not include tenants or contract buyers):

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

[Handwritten Signature]

(Owner's Signature)

9-15-16

(Date)

Sunright America

Columbus – Bartholomew County Planning Department
Consent Form for Proposed Changes to an Existing Subdivision
(Columbus Subdivision Control Ordinance)

Existing Subdivision Name: WOODSIDE NORTHWEST MAJOR SUBDIVISION, PHASE 2 SECOND REPLAT

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- 2) Installation of utilities associated with the creation of two additional buildable lots.

[Note: **75%** of property owners in the existing subdivision must sign this application per Section 16.24.25 in the City of Columbus, Indiana Subdivision Control Ordinance.]

Owners' Signatures (the "owner" does not include tenants or contract buyers):

<u>Indusites Inc.</u> (Owner's Signature)	<u>9/15/16</u> (Date)
<u>Charles A. Pratt, Pres.</u> (Owner's Signature)	 (Date)
 (Owner's Signature)	 (Date)
 (Owner's Signature)	 (Date)

Indusites, Inc. Lot 7 14.12 Acres

Columbus – Bartholomew County Planning Department
Consent Form for Proposed Changes to an Existing Subdivision
(Columbus Subdivision Control Ordinance)

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Owners' Signatures (the "owner" does not include tenants or contract buyers):


(Owner's Signature)

9/9/2016
(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

Anthony D. Bozell Trust Part of Lot-3 10.71 Acres

Columbus – Bartholomew County Planning Department
Consent Form for Proposed Changes to an Existing Subdivision
(Columbus Subdivision Control Ordinance)

Existing Subdivision Name: WOODSIDE NORTHWEST MAJOR SUBDIVISION, PHASE 2 SECOND REPLAT

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Owners' Signatures (the "owner" does not include tenants or contract buyers):



(Owner's Signature)

9/9/2016

(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

(Owner's Signature)

(Date)

Techtop LHP Realty LLC

Lot 6-A

36.34 Acres

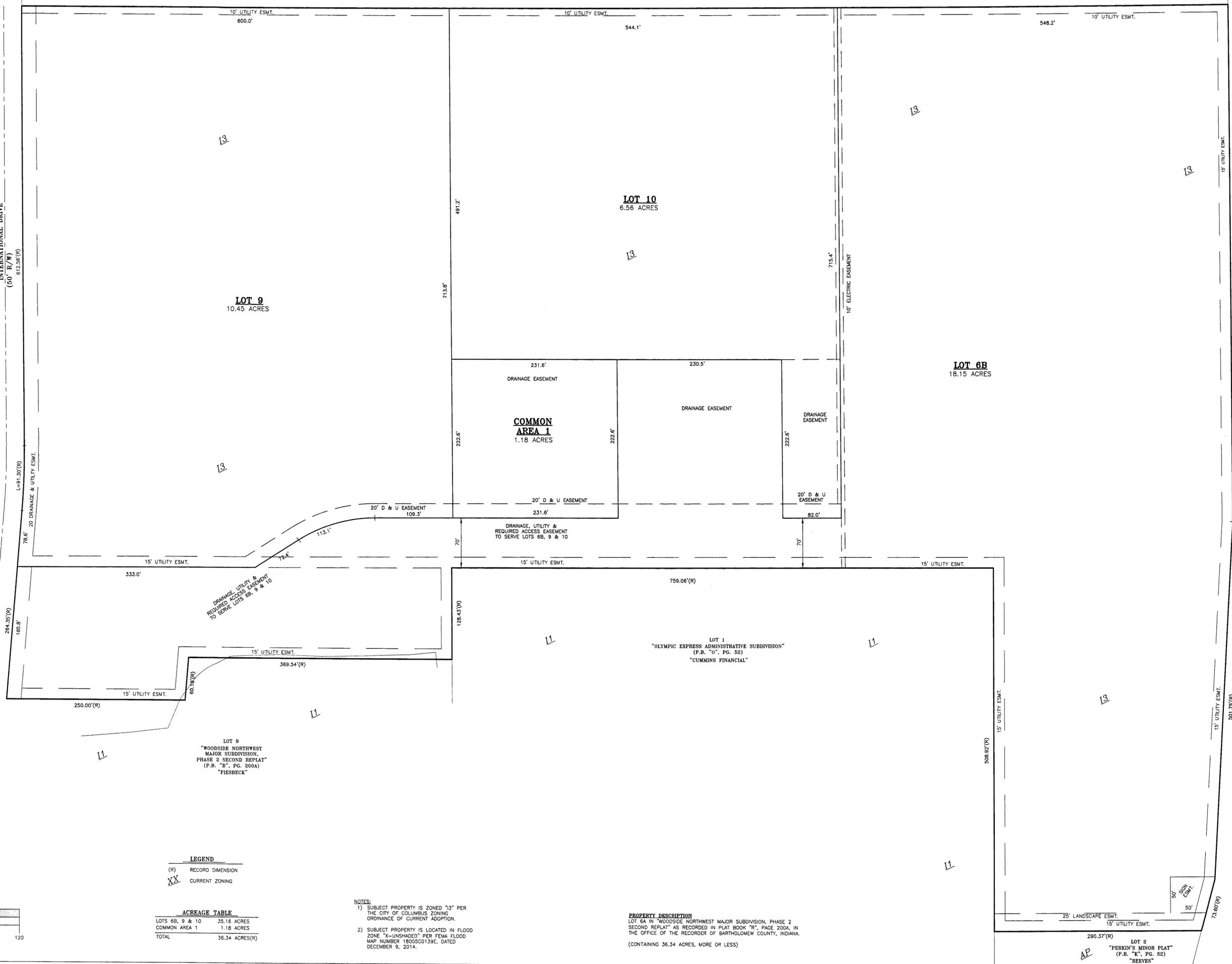
WOODSIDE NORTHWEST MAJOR SUBDIVISION, PHASE 2 SECOND REPLAT (P.B. "R", PG. 305C) "SUNRIGHT AMERICA, INC."

LOT 5A WOODSIDE NORTHWEST MAJOR SUBDIVISION, PHASE 2 SECOND REPLAT (P.B. "R", PG. 305C) "FORCE HOLDINGS LLC."

LOT 3 "OLYMPIC EXPRESS ADMINISTRATIVE SUBDIVISION" (P.B. "K", PG. 153D) "FIESBECK"

WOODSIDE NORTHWEST MAJOR SUBDIVISION, PHASE 2 - 4TH REPLAT (P.B. "R", PG. 305C) "SUNRIGHT AMERICA, INC."

WOODSIDE NORTHWEST MAJOR SUBDIVISION PRELIMINARY PLAT 3RD REPLAT (LOT LAYOUT)



LEGEND
 (R) RECORD DIMENSION
 XX CURRENT ZONING

ACREAGE TABLE

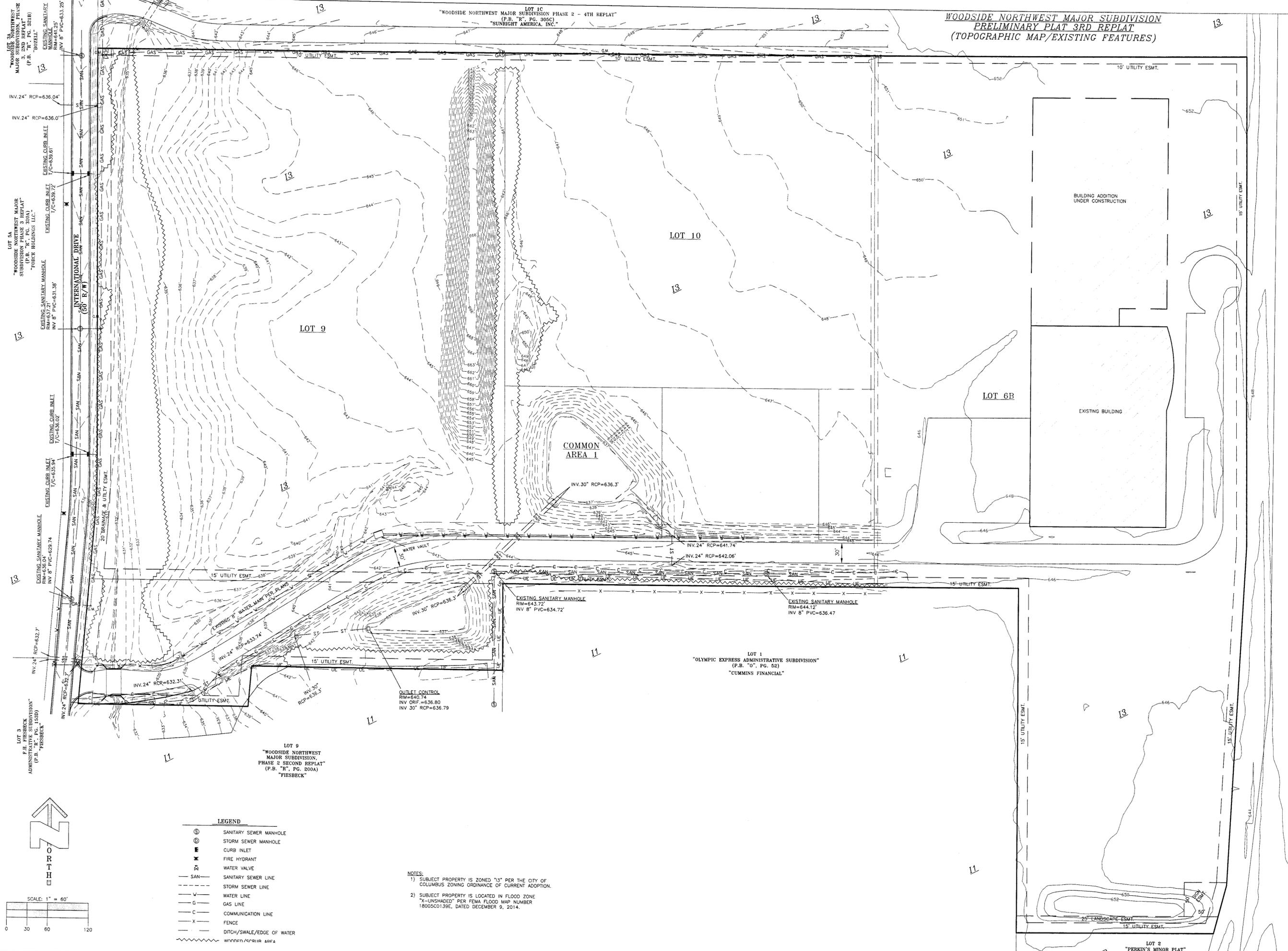
LOTS 6B, 9 & 10	35.16 ACRES
COMMON AREA 1	1.18 ACRES
TOTAL	36.34 ACRES(R)

NOTES:
 1) SUBJECT PROPERTY IS ZONED "J3" PER THE CITY OF COLUMBUS ZONING ORDINANCE OF CURRENT ADOPTION.
 2) SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X-UNSHADED" PER FEMA FLOOD MAP NUMBER 180500139E, DATED DECEMBER 9, 2014.

PROPERTY DESCRIPTION
 LOT 6A IN "WOODSIDE NORTHWEST MAJOR SUBDIVISION, PHASE 2 SECOND REPLAT" AS RECORDED IN PLAT BOOK "R", PAGE 300A, IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA.
 (CONTAINING 36.34 ACRES, MORE OR LESS)

INTERSTATE 65

drawn by:	TMA & BAS
scale:	1"=60'
date:	SEP 8, 2016
job no.:	16225
SHEET TITLE:	LOT LAYOUT
PROJECT NAME:	WOODSIDE NORTHWEST MAJOR SUBDIVISION PRELIMINARY PLAT 3RD REPLAT
description:	ADDRESS SRC MEETING COMMENTS
date:	9/26/16
rev. no.:	1
by:	TMA, BAS



REV. NO.	1	DATE	9/26/16	DESCRIPTION	ADDRESS SRC MEETING COMMENTS	BY	IMA, BGS
PROJECT NAME		WOODSIDE NORTHWEST MAJOR SUBDIVISION PRELIMINARY PLAT 3RD REPLAT					
SHEET TITLE:		TOPOGRAPHIC MAP/EXISTING FEATURES					
drawn by:	TMA & BAS						
SCALE:	1"=60'						
DATE:	SEP 8, 2016						
JOB NO.	16225						
SHEET		3					
16225_PRELIM_TOPO.dwg							

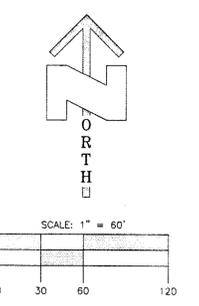
**WOODSIDE NORTHWEST MAJOR SUBDIVISION
PRELIMINARY PLAT 3RD REPLAT
(DRAINAGE & UTILITY PLAN)**

LOT 16
"WOODSIDE NORTHWEST MAJOR SUBDIVISION PHASE 2 - 4TH REPLAT"
(P.B. "R", PG. 305C)
"SUNRIGHT AMERICA, INC."

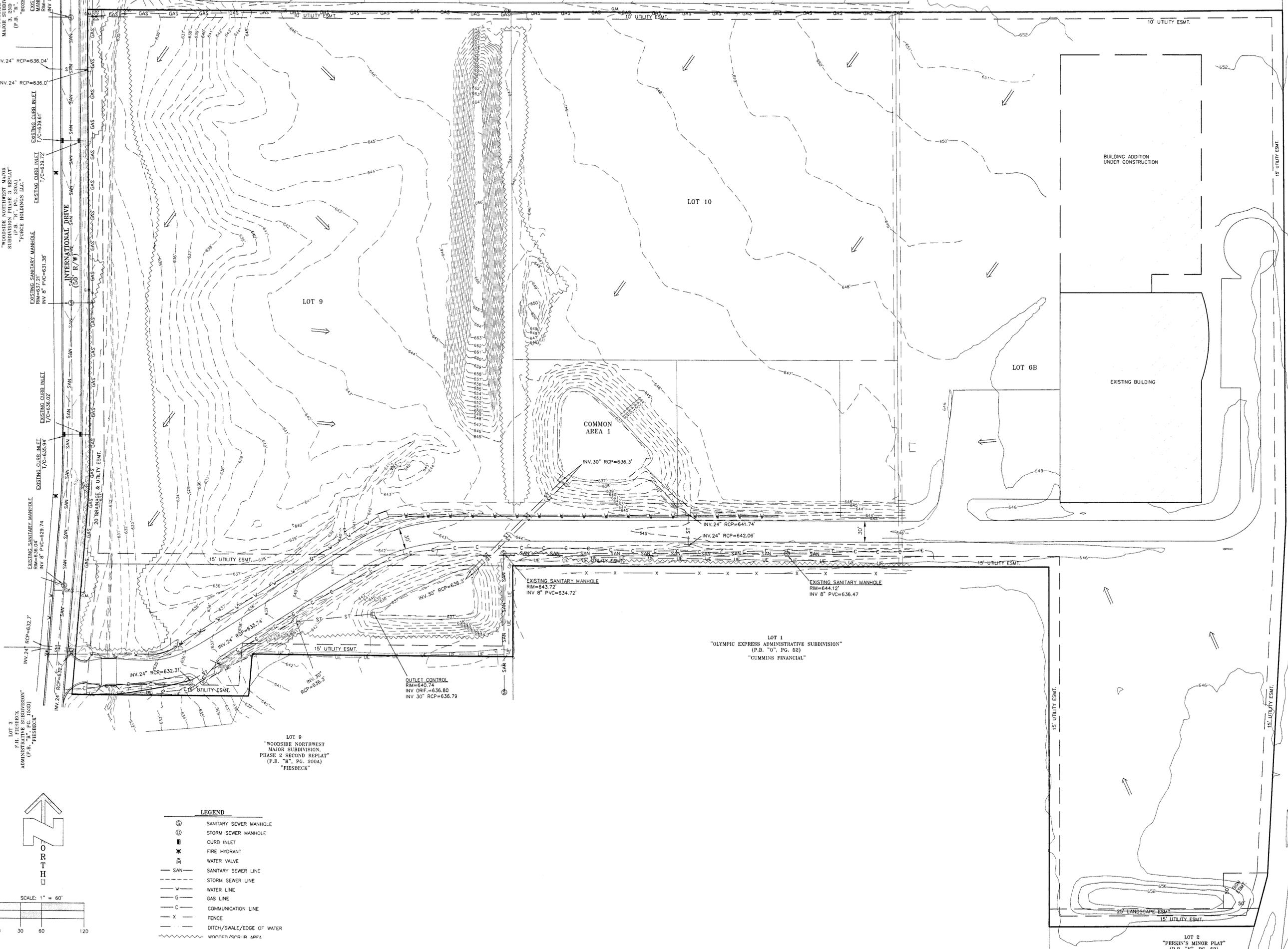
LOT 5A
"WOODSIDE NORTHWEST MAJOR SUBDIVISION PHASE 3 REPLAT"
(P.B. "K", PG. 321B)
"HOZZEL"

LOT 5B
"WOODSIDE NORTHWEST MAJOR SUBDIVISION PHASE 3 REPLAT"
(P.B. "K", PG. 320A)
"FOURCE HOLDINGS LLC."

LOT 9
"WOODSIDE NORTHWEST MAJOR SUBDIVISION PHASE 2 SECOND REPLAT"
(P.B. "K", PG. 200A)
"FIESBECK"



- LEGEND**
- ⊙ SANITARY SEWER MANHOLE
 - ⊕ STORM SEWER MANHOLE
 - ⊙ CURB INLET
 - ⊙ FIRE HYDRANT
 - ⊙ WATER VALVE
 - SAN SANITARY SEWER LINE
 - SS STORM SEWER LINE
 - W WATER LINE
 - G GAS LINE
 - C COMMUNICATION LINE
 - X FENCE
 - DITCH/SWALE/EDGE OF WATER
 - WOODEN/SPLIT RAIL AREA



INTERSTATE 65

drawn by: TMA & BAS	description ADDRESS SRC MEETING COMMENTS
scale: 1"=60'	date 9/26/16
date: SEP 8, 2016	REV. NO. 1
job no. 16225	PROJECT NAME WOODSIDE NORTHWEST MAJOR SUBDIVISION PRELIMINARY PLAT 3RD REPLAT
SHEET TITLE: DRAINAGE & UTILITY PLAN	
SHEET 4	
16225_PRELIM_DRAIN.dwg	

Independent Land Surveying
www.ilsurveying.com

414 South Main Street
Browns town, Indiana 47220
Phone: 812-358-2882
Fax: 812-358-2895

3640 Commerce Drive
Browns town, Indiana 47220
Phone: 812-372-0996
Fax: 812-372-0996

drawn by:
TMA & BAS

scale:
1"=60'

date:
SEP 8, 2016

job no.
16225

SHEET TITLE:
DRAINAGE & UTILITY PLAN

SHEET
4

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