



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (November 9, 2016 Meeting)

Docket No. / Project Title: RZ-16-09 (Barbara Puckett Revocable Living Trust)
Staff: Melissa Begley

Applicant: Barbara Puckett Revocable Living Trust
Property Size: 21.19 Acres
Current Zoning: RS2 (Residential: Single Family 2)
Proposed Zoning: I-2 (Industrial: General)
Location: On the west side of 150 West approximately 270 feet south of Paula Drive, in Columbus Township.

Background Summary:

The applicant has indicated that the proposed rezoning is for the purpose of making the property available for future industrial development. The property is currently an agricultural farm field. The applicant has further noted that they would like to provide access to the site through Omega Drive, which has access onto Indianapolis Road, rather than 150 West.

Key Issue Summary:

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

1. Is I-2 (Industrial: General) appropriate at this location?
2. Should 150 West be improved and extended across this property as part of any industrial development? How best should access be provided to this property?
3. Is any buffering needed to protect adjacent residences to support industrial development at this location?

Preliminary Staff Recommendation:

Favorable recommendation to City Council, including the following commitments and 1 condition:

1. The property shall gain access only from Omega Drive, and no development shall be approved or take place on the property until platting has occurred to provide the property with frontage on Omega Drive.
2. An 8 foot berm with a 3 o 1 slope shall be installed along the northern property line, with landscaping for the buffer required planted on top of the berm. The berm and landscaping shall be installed at the time the property develops and shall be complete prior to occupancy of that development.
3. Any truck docks, loading and outdoor storage areas for future uses shall be oriented to the east or south, with the building generally between those features and the north property line.
4. A truck freight terminal and a food and beverage facility are not permitted uses.
5. Rezoning is contingent on the completion of the annexation requested by Plan Commission case #ANX-16-04.

Plan Commission Options:

In reviewing a request for rezoning the Plan Commission may (1) forward a favorable recommendation to the City Council, (2) forward an unfavorable recommendation to the City Council, (3) forward the application to

City Council with no recommendation, or (4) continue the review to the next Plan Commission meeting. The Plan Commission may recommend that conditions or commitments be attached to the rezoning request. The City Council makes all final decisions regarding rezoning applications.

Decision Criteria:

Indiana law and the Columbus Zoning Ordinance require that the Plan Commission and City Council pay reasonable regard to the following when considering a rezoning:

The Comprehensive Plan.

Preliminary Staff Comments: The Comprehensive Plan encourages economic growth to take place in areas where appropriate infrastructure and services are available or can be provided at a reasonable cost and encourages similar uses to locate in clusters, to facilitate provision of appropriate infrastructure and services. Although the Future Land Use Map identifies this area as residential, there is existing industrial development to the east and south.

The current conditions and the character of current structures and uses in each district.

Preliminary Staff Comments: The property is currently an agricultural field and is located directly south of the Tudor Addition Subdivision. To the east is the Drive-In Commercial Park and to the south are industrial businesses, PMG manufacturing and a Cummins, Inc facility. The Tudor Addition Subdivision is located directly to the north and a proposed residential subdivision to the west.

The most desirable use for which the land in each district is adapted.

Preliminary Staff Comments: The Comprehensive Plan identifies this area as residential, although it identifies the area directly to the east as industrial. Access being provided via Omega Drive to Indianapolis Road, rather than from 150 West, is more appropriate for industrial traffic. The Joseph Anthony Legal Drain defines the residential areas to the west and the Indianapolis Road focused industrial areas to the east.

The conservation of property values throughout the jurisdiction of the City of Columbus.

Preliminary Staff Comments: If the appropriate landscape buffers are in place to provide separation and visual screening between the industrial uses and the residential properties to the west and north, the property values of the properties throughout the jurisdiction of the City of Columbus will not be negatively impacted if the proposed rezoning is approved.

Responsible growth and development.

Preliminary Staff Comments: Rezoning the requested portion of the subject property to I-2 represents responsible growth and development. The property is directly adjacent to an area that is industrial with I-2 (Industrial: General) zoning. The property will be able to gain access to Indianapolis Road, which is appropriate for industrial traffic and utilities are available at this location.

| Current Property Information: | |
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| Land Use: | Agricultural field |
| Site Features: | Farm field, Joseph Anthony Legal Drain |
| Flood Hazards: | The 100-year floodway fringe and the 500-year floodway fringe are present on the property. |
| Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.) | No special circumstances exist on the property. |
| Vehicle Access: | 150 West (Local, Residential, Suburban) |

| Surrounding Zoning and Land Use: | | |
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| | Zoning: | Land Use: |
| North: | RM (Residential: Multi-Family) RS2 (Residential: Single Family 2) | The Arbors at Princeton Park, Tudor Addition Subdivision |
| South: | I-3 (Industrial: Heavy) | Cummins and PMG |
| East: | I-2c (Industrial: General/with commitments) | Drive-In Commercial Park vacant lots |
| West: | RS2 (Residential: Single Family 2) | Agricultural Fields (subject of associated rezoning application to RS3 (Residential: Single Family 3) |

| Zoning District Summary (Existing / Proposed): | | |
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| | Existing Zoning: RS2 | Proposed Zoning: I-2 |
| Zoning District Intent: | The intent is to provide areas for moderate density single-family residences in areas with compatible infrastructure and services. Development in this zoning district should generally be served by sewer and water utilities. Such development should also provide residents with convenient access to Collector and Arterial streets, parks and open space, employment, and convenience goods. | Intended to provide locations for general production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate most modern industrial production facilities and should be considered as appropriate for most general industrial developments and uses. In the jurisdiction of the City of Columbus this district is intended for use only within the City limits. |

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| Permitted Uses: | <p><u>Residential Uses</u></p> <ul style="list-style-type: none"> • Dwelling, single family <p><u>Park Uses</u></p> <ul style="list-style-type: none"> • Nature preserve/conservation area | <p><u>Agriculture Uses</u></p> <ul style="list-style-type: none"> • Farm - County Jurisdiction • Farm (general) - City Jurisdiction <p><u>Communications / Utilities Uses</u></p> <ul style="list-style-type: none"> • Communication service exchange • Sewage treatment plant • Utility substation • Water tower <p><u>Public / Semi-Public Uses</u></p> <ul style="list-style-type: none"> • Government facility (non-office) • Parking lot / garage (as a primary use) • Police, fire, or rescue station |
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| | | <p><u>Park Uses</u></p> <ul style="list-style-type: none"> • Nature preserve / conservation area <p><u>Commercial Uses</u></p> <ul style="list-style-type: none"> • Auto-oriented uses (medium scale) • Builder's supply store • Conference center • Data processing / call center <p><u>Industrial Uses</u></p> <ul style="list-style-type: none"> • Contractor's office / workshop • Dry cleaners (commercial) • Food & beverage production • General industrial production • Light industrial assembly & distribution • Light industrial processing & distribution • Mini-warehouse self-storage facility • Research & development facility • Truck freight terminal • Warehouse & distribution facility |
| Water and Sewer Service: | Required | Required |
| Lot and/or Density Requirements: | <p><u>Maximum Gross Density:</u> 3.5 Dwelling Units per Acre</p> <p><u>Minimum Lot Area:</u> 10,000 sq. ft.</p> <p><u>Minimum Lot Width:</u> 65 feet</p> <p><u>Minimum Lot Frontage:</u> 35 feet</p> | <p><u>Minimum Lot Area:</u> 1 acre</p> <p><u>Minimum Lot Width:</u> 100 feet</p> <p><u>Minimum Lot Frontage:</u> 50 feet</p> |

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| <p>Setbacks Required:</p> | <p>Side Yard Setback: Primary Structure: 5 feet Accessory Structure: 5 feet</p> <p>Rear Yard Setback: Primary Structure: 5 feet Accessory Structure: 5 feet</p> <p>Front Yard Setback: Arterial Street: 50 feet Arterial Road: 50 feet Collector Street: 15 feet* Collector Road: 30 feet Local Street: 25 feet Local Road: 10 feet*</p> <p>*25 feet for any garage with a vehicle entrance facing the Street</p> | <p>Side Yard Setback: Primary Structure: 20 feet Accessory Structure: 20 feet</p> <p>Rear Yard Setback: Primary Structure: 20 feet Accessory Structure: 20 feet</p> <p>Front Yard Setback: Arterial Street: 50 feet Arterial Road: 50 feet Collector Street: 35 feet Collector Road: 35 feet Local Street: 25 feet Local Road: 25 feet*</p> |
| <p>Height Restrictions:</p> | <p>Primary Structure: 40 feet</p> <p>Accessory Structure: 25 feet (or the height of the primary structure, whichever is less)</p> | <p>Primary Structure: 50 feet</p> <p>Accessory Structure: 40 feet</p> |
| <p>Floor Area Requirements:</p> | <p>Minimum Living Area per Dwelling: 1,000 square feet</p> <p>Minimum Ground Floor Living Area: 40%</p> | <p>NA</p> |
| <p>Signs:</p> | <p>NA</p> | <p>Wall Signs: 2 wall signs are permitted for each public street frontage. The maximum total area for all wall signs cannot exceed 15% of the area of the front walls, or 350 square feet, whichever is less.</p> <p>Freestanding Signs: 1 freestanding sign is permitted for each public street frontage. The maximum allowed area for each sign is 75 square feet, and the maximum allowed height is 10 feet.</p> |

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| Interdepartmental Review: | |
| City Engineering: | Omega Drive would be the better route to access the property, rather than 150 West. Additional asphalt may need to be added to Omega Drive to be able to support industrial vehicles. |
| City Utilities: | <p>The industrial area is drawn on the map as a separate parcel. GIS does not seem to differentiate between the two sides of the legal drain. If the two areas are under separate consideration. Then the Industrial land is not contiguous to any EBW water lines and I have the right to claim it as my own service.</p> <p>A fairly large diameter sewer runs along the west side of the Joseph Anthony drain. It should be possible to design a gravity sewer system to serve the three properties on the west side of the drain. The industrial property on the east side of the drain can be served by an existing pumping station near the site's NE corner. Depending on the estimated flows the station may require upgrading.</p> |

History of this Application:

The relevant history of this application includes the following: Applications (ANX-16-14 & RZ-16-07) were originally submitted including the request to rezone a portion of the property to I-2 (Industrial: General). The applicants later determined that a separate rezoning request would be submitted for the industrial rezoning - (RZ-16-09) Barbara Puckett.

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as residential.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **POLICY A-4-6:** Encourage wise use of infrastructure dollars.
2. **POLICY A-4-7:** Require new development to take place in an orderly fashion to facilitate efficient provision of services at a reasonable cost. *Public services cost more when development is scattered rather than compact.*
3. **POLICY J-3-1:** Limit the growth of industrial activity to the areas most suited for this use, minimizing the impact of this type of development on agricultural businesses.
4. **POLICY J-9-1:** Encourage economic growth to take place in areas where appropriate infrastructure and services are available or can be provided at a reasonable cost.
5. **POLICY J-9-2:** Encourage similar uses to locate in clusters, to facilitate provision of appropriate infrastructure and services.

This property is located in the US 31/Indianapolis Road character area. The following Planning Principle(s) apply to this application:

1. Because of the excellent highway and rail access, additional light industrial park development should be encouraged. The development should only be in planned business parks.
2. Land with rail access should be reserved for industrial use.

Planning Consideration(s):

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

1. The applicant is requesting to rezone the subject property from RS2 (Residential: Single Family 2) to I-2 (Industrial: General). This application is in association with an annexation request (ANX-16-04) and a rezoning request (RZ-16-07) for the adjoining property to the west from another applicant. The applicant has indicated that I-2 (Industrial: General) was chosen to give the broadest list of uses for a future user.
2. The property is currently an agricultural field and is located directly south of the Tudor Addition Subdivision. To the east is the Drive-In Commercial Park, in which there are no developed lots at this

time. Located to the south is PMG manufacturing and a Cummins, Inc. facility. To the west is the associated request to rezone the property to the RS3 (Residential: Single Family) zoning district for a residential single family subdivision.

3. Development of the subject property will require water and sewer extensions to provide services to the property. Water and sewer service can be provided by the Columbus City Utilities.
4. The property currently gains access from County Road 150 West, which is classified as a local road. The 150 West road right-of-way is present along the eastern side of the subject property, however the pavement stops at the northern end of the property. As it exists currently, any industrial traffic would enter the site from 150 West. It is likely that the industrial traffic would use Paula Drive, off of Indianapolis Road to access the property and this increased industrial traffic would have a significant impact the Tudor Addition area. The applicant has indicated that they intend to vacate the portion of 150 West along the frontage of the subject property and gain access from Omega Drive to the east of the subject property. The applicant has purchased a lot in the Drive-In Commercial Park for the purpose of accessing the subject property.
5. The property to the east, known as the Drive-In Commercial Park was rezoned to I-2 (Industrial: General) in 2007. It was rezoned with the commitment that the use of the lots (3 & 4) that directly abut Tudor Addition Subdivision (2nd Addition) be limited to I-1 uses. Lot 4 of the Drive-In Subdivision is directly adjacent to the subject property.

| I-1 Uses | I-2 Uses |
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| <p><u>Agriculture Uses</u></p> <ul style="list-style-type: none"> • Farm - County Jurisdiction • Farm (general) - City Jurisdiction <p><u>Communications / Utilities Uses</u></p> <ul style="list-style-type: none"> • Communication service exchange • Utility substation • Water tower <p><u>Public / Semi-Public Uses</u></p> <ul style="list-style-type: none"> • Parking lot / garage (as a primary use) • Police, fire, or rescue station <p><u>Park Uses</u></p> <ul style="list-style-type: none"> • Nature preserve / conservation area <p><u>Commercial Uses</u></p> <ul style="list-style-type: none"> • Conference center • Data processing / call center • Office uses <p><u>Industrial Uses</u></p> <ul style="list-style-type: none"> • Light industrial assembly & distribution • Mini-warehouse self-storage facility • Research & development facility • Warehouse & distribution facility | <p><u>Agriculture Uses</u></p> <ul style="list-style-type: none"> • Farm - County Jurisdiction • Farm (general) - City Jurisdiction <p><u>Communications / Utilities Uses</u></p> <ul style="list-style-type: none"> • Communication service exchange • Sewage treatment plant • Utility substation • Water tower <p><u>Public / Semi-Public Uses</u></p> <ul style="list-style-type: none"> • Government facility (non-office) • Parking lot / garage (as a primary use) • Police, fire, or rescue station <p><u>Park Uses</u></p> <ul style="list-style-type: none"> • Nature preserve / conservation area <p><u>Commercial Uses</u></p> <ul style="list-style-type: none"> • Auto-oriented uses (medium scale) • Builder's supply store • Conference center • Data processing / call center <p><u>Industrial Uses</u></p> <ul style="list-style-type: none"> • Contractor's office / workshop • Dry cleaners (commercial) • Food & beverage production |

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| <ul style="list-style-type: none"> • Wholesale facility | <ul style="list-style-type: none"> • General industrial production • Light industrial assembly & distribution • Light industrial processing & distribution • Mini-warehouse self-storage facility • Research & development facility • Truck freight terminal • Warehouse & distribution facility |
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6. Zoning Ordinance Section 8.2 (Table 8.3) requires landscape buffering between differing land uses. If the property is successfully rezoned, a Type A buffer would be required to be installed with new development along the properties zoned RS2 (Residential: Single Family 2) or RS3 (Residential: Single Family 3). A Type A buffer without a berm, includes a minimum width of 25 feet in addition to the minimum required setback with a dense buffer consisting of a fence or wall with landscaping, an opaque tree screen, or a combination of both. The total width of the buffer along the north and west property lines, including the minimum building setback will be 45 feet. If an 8 foot tall berm were installed with a 3 to 1 slope the width required would be 50 feet.
7. The Joseph Anthony ditch is a regulated drain and largely separates the subject property from the adjoining residential property to the west. As a regulated drain, an area 75 feet in width from the top of the bank is reserved as a right-of-way on each side of the drain. Any improvements proposed within the drain require approval from the Surveyor's Office/Drainage Board.
8. A portion of the property is located within Flood Zone AE (100-year and 500-year floodway fringe). The proposed development will be required to meet the standards for development in a special flood hazard area, as described in Section 4.7 of the Zoning Ordinance. These standards include, but are not limited to, constructing the lowest floor of all structures at or above the flood protection grade.
9. If the subject property is successfully annexed and rezoned, the petitioners' next step will be to submit a Zoning Compliance Certificate application to the Planning Department for a detailed site plan review of any development.

**Columbus – Bartholomew County Planning Department
Rezoning Application (Zoning Map Amendment)**

Planning Department Use Only:

Jurisdiction: Columbus Bartholomew County Joint District

Docket No.: RZ-16-09

Rezoning Application:

Current Zoning: RS2 **Requested Zoning:** I2

Applicant Information:

Name Barbara A. Puckett Revocable Living Trust

Address 6550 North River Road Columbus IN 47203
(number) (street) (city) (state) (zip)

Phone No.: (812) 372-5000 Fax No.: _____ E-mail Address: ipuckett50@yahoo.com

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

Name: Barbara A. Puckett Revocable Living Trust

Address 6550 North River Road Columbus IN 47203
(number) (street) (city) (state) (zip)

Phone No.: (812) 372-5000 Fax No.: _____ E-mail Address: ipuckett50@yahoo.com

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

Name: Jim Puckett

Address 6550 North River Road Columbus IN 47203
(number) (street) (city) (state) (zip)

Phone No.: (812) 372-5000 Fax No.: _____ E-mail Address: ipuckett50@yahoo.com

How would you prefer to receive information (please check one): Email Phone Fax Mail

Property Information:

Property Size: 21.19 acres *or* _____ square feet

Address 3770 North 200 West Columbus IN 47201
(number) (street) (city) (state) (zip)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, or attach a legal description):

A legal description is attached (a legal description is required for the processing of all rezoning requests).

Rezoning Criteria:

The Indiana Code and the Columbus & Bartholomew County Zoning Ordinance establish specific criteria to which both the Plan Commission and legislative body (City Council, County Commissioners, Joint District Council) must "pay reasonable regard" when considering a rezoning request. Those criteria are listed below. Explain how this request addresses each criterion.

The Comprehensive Plan.

The proposed zoning does comply with the Comprehensive Plan.

The current conditions and the character of current structures and uses in each district (existing & proposed).

The property is currently used as agricultural land which is adjacent to single family, multi-family, industrial development.

The most desirable use for which the land in each district is adapted.

The property is contiguous with existing Industrial zoned properies.

The conservation of property values throughout the jurisdiction.

There is a mix of industrial, commercial and residential in the area and values will not be affected

Responsible growth and development.

Adjoining property is currently zoned I2.

Rezoning Purpose:

Explain the reason(s) why the applicant has proposed this zoning change.

To provide industrial development to the area.

Applicant's Signature:

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

Barbara A. Russett, Trustee B.O.P. Rev. Ltr Trust
(Applicant's Signature)

Oct 11, 2016
(Date)

Owner's 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, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

Barbara A. Russett, Trustee, B.O.P. Revocable Ltr Trs
(Owner's Signature)

Oct 11, 2016
(Date)

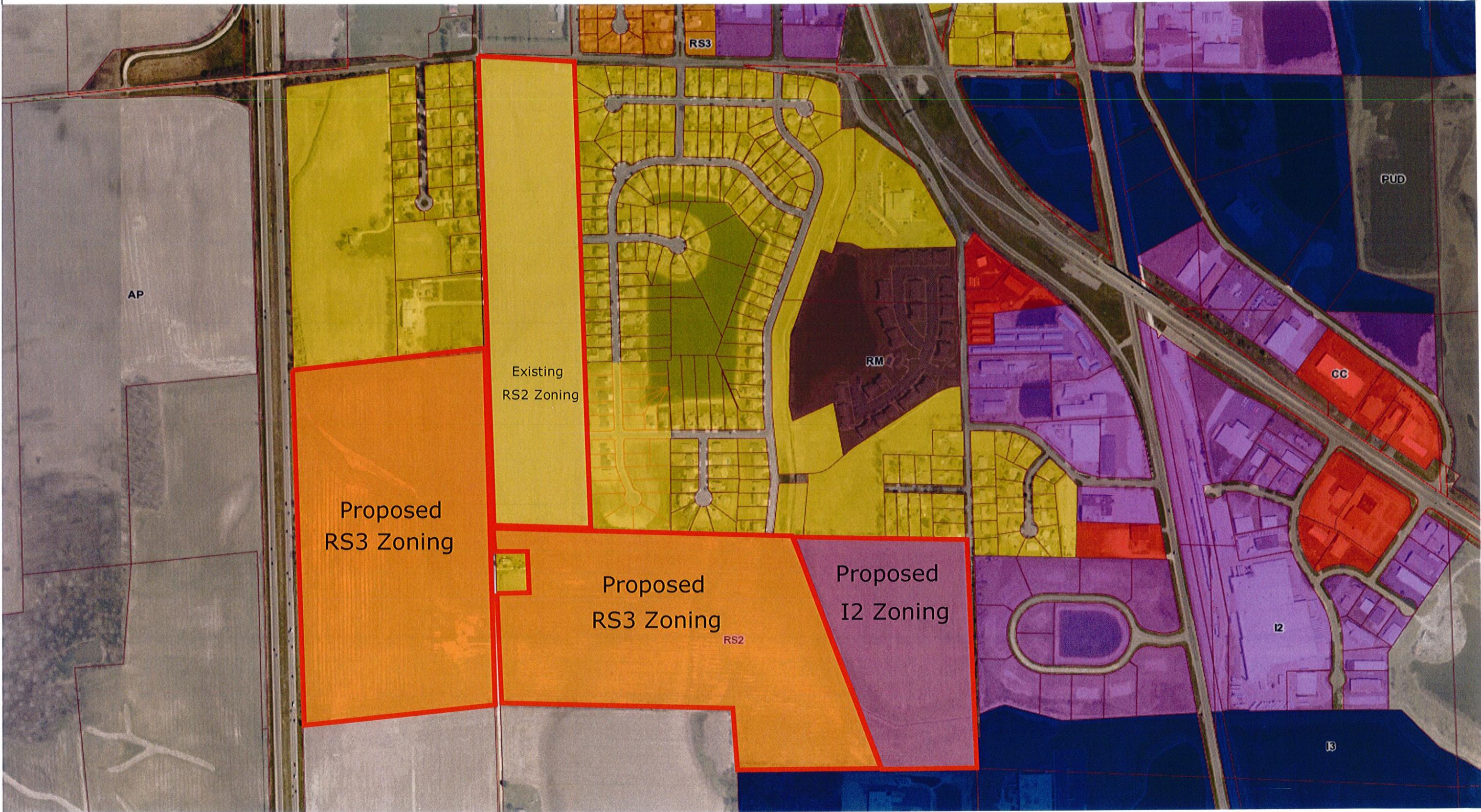
(Owner's Signature)

(Date)

Land Description
(I2 Re-Zoning)

A part of the Northeast Quarter of the Southwest Quarter of Section 11, Township 9 North, Range 5 East lying in Columbus Township, Bartholomew County, Indiana and described as follows:

Beginning at the Northeast corner of said Southwest Quarter; thence West on and along the North line of said Southwest Quarter 1000 feet, more or less, to the center line of the Joseph Anthony Regulated Drain; thence Southeasterly on and along the centerline of said Joseph Anthony Regulated Drain and it's Southeasterly extension 1430 feet more or less to a point on the South line of the Northeast Quarter of said Southwest Quarter; thence East on and along said South line 440 feet more or less to the Southeast corner of the Northeast Quarter of said Southwest Quarter; thence North on and along the East line of said Quarter-Quarter 1271.81 feet to the Point of Beginning, containing 21.19 acres, more or less.



AP

RS3

Existing
RS2 Zoning

Proposed
RS3 Zoning

Proposed
RS3 Zoning
RS2

Proposed
I2 Zoning

RM

CC

PUD

I2

I3