



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (December 11, 2013 Meeting)

Docket No. / Project Title: RZ-13-07 (Skaggs Development)
Staff: Melissa Begley

Applicant: Skaggs Development
Property Size: 5.42 Acres
Current Zoning: RS2 (Residential: Single Family 2)
Proposed Zoning: RT (Residential: Two Family)
Location: 29 lots in Woodland Parks Subdivision on Buckthorn Drive and Woodland Parks Drive, in the City of Columbus

Background Summary:

The applicant has indicated that the proposed rezoning is for the purpose of building two family dwellings (duplexes).

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application: Are two family dwellings appropriate in an otherwise single family detached residential development?

Preliminary Staff Recommendation:

Favorable recommendation to the City Council, subject to the following commitments:

1. No more than one dwelling unit shall be built per lot.
2. No additional lots shall be created in the RT-zoned area of Woodland Parks.
3. The setback for any structure located on a lot adjacent to a zoning district other than RT shall be a minimum of 5 feet.

The rezoning is also subject to the following conditions:

1. The lots shall be replatted to modify drainage easements to 15 feet in width on every other lot line.
2. The odd lots that cannot be paired with another to establish a two family dwelling shall be excluded from the rezoning.
3. Outstanding issues with unfinished public infrastructure in Sections 1A and 1B shall be resolved with the Engineering Department.

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 attach conditions to any recommendation which are to become written commitments of the applicant. 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 rezoning is supported by the Comprehensive Plan. The Plan encourages development where the City’s infrastructure and services have the capacity to accommodate the growth, a mix of housing types, and development adjacent to existing development. The Plan designates this location as residential.

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

Preliminary Staff Comments: The area to be rezoned is comprised of vacant platted single family residential lots. The property to the east is RS2 (Residential: Single Family 2) with scattered single family residences in previously developed areas of Woodland Parks. The property to the west is also RS2 (Residential: Single Family 2) and contains unplatted lots for the Woodland Parks subdivision.

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

Preliminary Staff Comments: The property is already platted for residential development and is surrounded to the north and east with residential development. The most desirable use for the land is residential.

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

Preliminary Staff Comments: The property is currently zoned residential and the zoning change will provide additional residential options within the community. The proposed two family dwellings will have the same minimum living area and will not increase the density of the subdivision.

Responsible growth and development.

Preliminary Staff Comments: The two family dwellings will utilize the existing infrastructure from the single family residential lots, but will not increase the overall density of the site.

Current Property Information:	
Land Use:	Vacant single family residential lots
Site Features:	Vacant lots, streets without the final seal coat of asphalt
Flood Hazards:	No flood hazards exist on the site.
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	There are no special circumstances on this site.
Vehicle Access:	Woodland Parks Drive (Local, Residential, Suburban)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	AP (Agriculture: Preferred)	Bethel Holiness Church
South:	AP (Agriculture: Preferred)	Farm fields

East:	AP (Agriculture: Preferred)	Large lot residential single-family, New Hope Christian Church
West:	AP (Agriculture: Preferred)	Bol-Mar Subdivision, State of Indiana Rest Stop

Zoning District Summary (Existing / Proposed):		
	Existing Zoning: RS2	Proposed Zoning: RT
Zoning District Intent:	To provide areas for moderate density single-family residences in areas with compatible infrastructure and services.	To provide areas for moderate density single, two, and multi-family residences in areas with compatible infrastructure and services. These residences are most likely arranged as multiple attached units on a single lot or multiple attached units separated by lot lines at a common wall.

Permitted Uses:	<ul style="list-style-type: none"> • Dwelling, single-family • Nature preserve/ conservation area 	<ul style="list-style-type: none"> • Dwelling, single-family • Dwelling, two-family • Nature preserve/ conservation area
Water and Sewer Service:	Required	Required
Lot and/or Density Requirements:	3.5 Dwelling Units per acre	8 Dwelling Units per acre
Minimum Lot Area:	10,000 sq. ft.	Non-residential Use: 5,000 sq. ft. Residential Use: 3,000 sq. ft. per dwelling unit

<p>Setbacks Required: Front setbacks are determined by the Thoroughfare Plan Classification of the adjacent street and are the same regardless of zoning.</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 or Road: 50 feet Collector Road: 30 feet Collector Street: 15 feet* Local Road: 25 feet Local Street: 10 feet*</p> <p>*25 feet for any garage with a vehicle entrance facing the Street</p>	<p>Side Yard Setback: Single-Family Structure: 0 feet minimum per side, 10 foot aggregate*</p> <p>Two-Family Structure: 5 feet Multi-Family Structure: 10 feet Non-residential Structure: 10 feet Accessory Structure: 5 feet</p> <p>*the aggregate side setback for single-family may be reduced to 0 feet for the center units in multiple attached unit designs.</p> <p>Rear Yard Setback: Residential Structure: 5 feet Non-residential Structure: 10 feet Accessory Structure: 5 feet</p> <p>Front Yard Setback: Arterial Street or Road: 50 feet Collector Road: 30 feet Collector Street: 15 feet* Local Road: 25 feet Local Street: 10 feet*</p> <p>*25 feet for any garage with a vehicle entrance facing the Street</p>
<p>Minimum Living Area per Dwelling</p>	<p>1,000 sq. ft.</p>	<p>Single Family Structure: 1,000 sq. ft. Two Family Structure: 1,000 sq. ft. Multi-Family Structure: 500 sq. ft.</p>
	<p>Primary Structure: 40 feet</p> <p>Accessory Structure: 25 feet (or the height of the primary structure on the property, whichever is less)</p>	<p>Primary Structure: 50 feet</p> <p>Accessory Structure: 25 feet (or the height of the primary structure on the property, whichever is less)</p>
<p>Floor Area Requirements:</p>	<p>40%</p>	<p>40%</p>
<p>Signs:</p>	<p>None Permitted</p>	<p>None Permitted</p>

Interdepartmental Review:	
City Engineering:	<ol style="list-style-type: none"> 1. The lots have to be graded so surface water drains to every other lot line. The remaining easements become more important and probably should become 7.5' on each side, instead of 5' as currently platted, to help preserve the drainage way. If pipes were on the lot lines, which does not appear to be, I would recommend complete removal before rezoning. 2. Phase 1A has not been accepted and the maintenance bonds have expired.
County Highway:	County highway has no issues with this request.
Code Enforcement/ Fire Inspector:	No comments received.

History of this Location:

The relevant history of this property includes the following:

1. On January 7, 2004, the Columbus Plan Commission approved a Preliminary Plat for Woodland Parks (PP-03-03) for a 152 lot residential subdivision.
2. In 2004, a final plat for Section 1A (FP-04-04) was approved for 8 lots
3. In 2005, a final plat for Section 1B (FP-05-02) was approved for 68 lots.

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-1-1: Encourage mixing of housing prices in all geographic areas of the city.
2. POLICY A-4-4: Encourage residential clustering and other development types that conserve open space and natural resources and reduce infrastructure costs.
3. POLICY D-2-2: Allow for various housing types.

This property is located in the US 31 / Indianapolis Road character area. The following Planning Principle(s) apply to this application: None

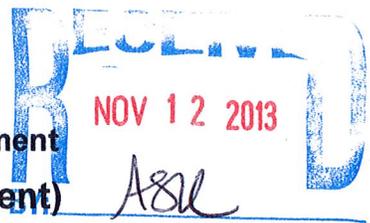
Planning Consideration(s):

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

1. Woodland Parks Subdivision is a single family residential subdivision approved in early 2004 with 152 planned lots. To date, 75 lots have been platted and 25 homes have been constructed.
2. The Woodland Parks Subdivision has not been annexed into the Columbus City limits and its public infrastructure is maintained by the County, but was built to the City standards. It is served by Driftwood Utilities and Eastern Bartholomew Water Corporation.
3. The applicant is proposing to rezone 29 of the platted lots on the property to RT (Residential: Two Family) in order to build two-family dwelling units separated by a lot line at a common wall. The existing lot lines will not be reconfigured.
4. In the materials submitted by the applicant, there will be 3 individual lots which are a part of the rezoning that do not show a two-family dwelling. The applicant has indicated that a standard single family structure will be built on these lots. Overall, as shown, the proposal will not increase the density for the subdivision.
5. The existing single family residences in the subdivision are all single story dwellings and range in size from 1000 square feet to 1900 square feet of living space. The façade of the single family dwellings are all brick or a combination of brick and vinyl. The applicant has indicated that the proposed two

family dwellings will average 1300 square feet of living space and will also be single story dwellings. The facades of the two-family dwellings will be a combination of brick and vinyl.

6. The RT (Residential: Two-Family) zoning district requires the minimum living area of 1,000 square feet per dwelling for a two-family structure. This is the same as the requirement for the RS2 (Residential: Single Family 2) zoning district. The minimum lot size for the RT zoning district is 3,000 square feet per dwelling unit. The minimum lot size for the RS2 zoning district is 10,000 square feet per lot.
7. The nearest commercial goods and services are located approximately 3.1 miles from the subject property. These good and services include retail, grocery store (Kroger) and restaurants.
8. There are no sidewalks located along US 31, however there are sidewalks located throughout the subdivision.
9. Access to the subject property will be served from the existing roads in Woodland Parks. The primary entrance to the subdivision is located on US 31.
10. The nearest park is Owen's Bend Park and is approximately 3.6 miles from the subject property.
11. The subject property is not served by public transit.
12. Children living in this development would attend Taylorsville Elementary School, Northside Middle School and Columbus North High School.
13. The Final Plat for Section 1B of Woodland Parks identifies a 5 foot drainage easement on each lot for all side and rear property lines. With the lots being rezoned to a two-family product, as is, a structure would be built over the easements on every other lot. To resolve this issue, Section 1B will need to be replatted to remove the conflicting drainage easement lines and modified to a 15 foot drainage easement on every other lot.
14. The Engineering Department has indicated that Woodland Parks Section 1A has not received final approval for the public infrastructure. A pre-final inspection was performed in 2005 and a list was created of items that needed to be replaced. It is unknown if these items on this list were addressed. A pre-final inspection has not been performed on Section 1B.



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

Planning Department Use Only:

Jurisdiction: Columbus Bartholomew County Joint District

Docket No.: _____

Rezoning Application:

Current Zoning: RS2 Requested Zoning: RT

Applicant Information:

Name SKAGGS DEVELOPMENT LLC

Address 1531 WEST TIPTON STREET SEYMOUR IN 47274
(number) (street) (city) (state) (zip)

Phone No.: (812) 523-3300 Fax No.: _____ E-mail Address: askaags@skaagsbuilders.com

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

Name: SKAGGS DEVELOPMENT LLC

Address 1531 WEST TIPTON STREET SEYMOUR IN 47274
(number) (street) (city) (state) (zip)

Phone No.: (812) 523-3300 Fax No.: _____ E-mail Address: askaags@skaagsbuilders.com

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

Name: ANDREW SKAGGS

Address 1531 WEST TIPTON STREET SEYMOUR IN 47274
(number) (street) (city) (state) (zip)

Phone No.: (812) 528-3375 Fax No.: _____ E-mail Address: askaags@skaagsbuilders.com

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

Property Information:

Property Size: 5.42 acres or _____ square feet

Address _____
(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):

LOTS 29-44, 69-80, & 145 IN "WOODLAND PARKS PHASE IB" AS RECORDED IN PLAT BOOK "R", PAGE 94B

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 COMPREHENSIVE PLAT HAS THIS AREA BEING ZONED RESIDENTIAL. REZONING THE SUBJECT LAND FROM RS2 TO RT COMPLIES WITH THE COMPREHENSIVE PLAN.

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

THE PROPERTY WILL BE USED FOR SIMILAR USES AS THE CURRENT ZONING.

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

THE SITE WOULD BE BEST USED FOR HOUSING. THIS WOULD BE CONSISTENT WITH THE SURROUNDING PROPERTIES AND COMPLY WITH THE COMPREHENSIVE PLAN.

The conservation of property values throughout the jurisdiction.

THIS REZONE IS CONSISTENT WITH THE COMPREHENSIVE PLAN AND SHOULD NOT HAVE ANY EFFECT ON THE PROPERTY VALUES.

Responsible growth and development.

THE REZONE WOULD HELP THE GROWTH OF THE AREA BY PROVIDING HOUSING.

Rezoning Purpose:

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

THIS REZONE HAS BEEN REQUESTED DUE TO THE DIFFICULTIES IN DEVELOPING THIS PROPERTY UNDER THE CURRENT ZONING DESIGNATION. THIS CHANGE IN ZONING WILL MAKE THE PROPERTY MORE DEVELOPABLE AND BE CONSISTENT WITH THE COMPREHENSIVE PLAN. THIS REZONE IS BEING REQUESTED DUE TO THE CURRENT ZONING SETBACKS BEING TOO RESTRICTIVE FOR THE FUTURE DEVELOPMENT OF THIS SITE.

Applicant's Signature:

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



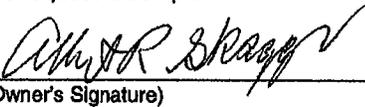
(Applicant's Signature)

11/11/13

(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.



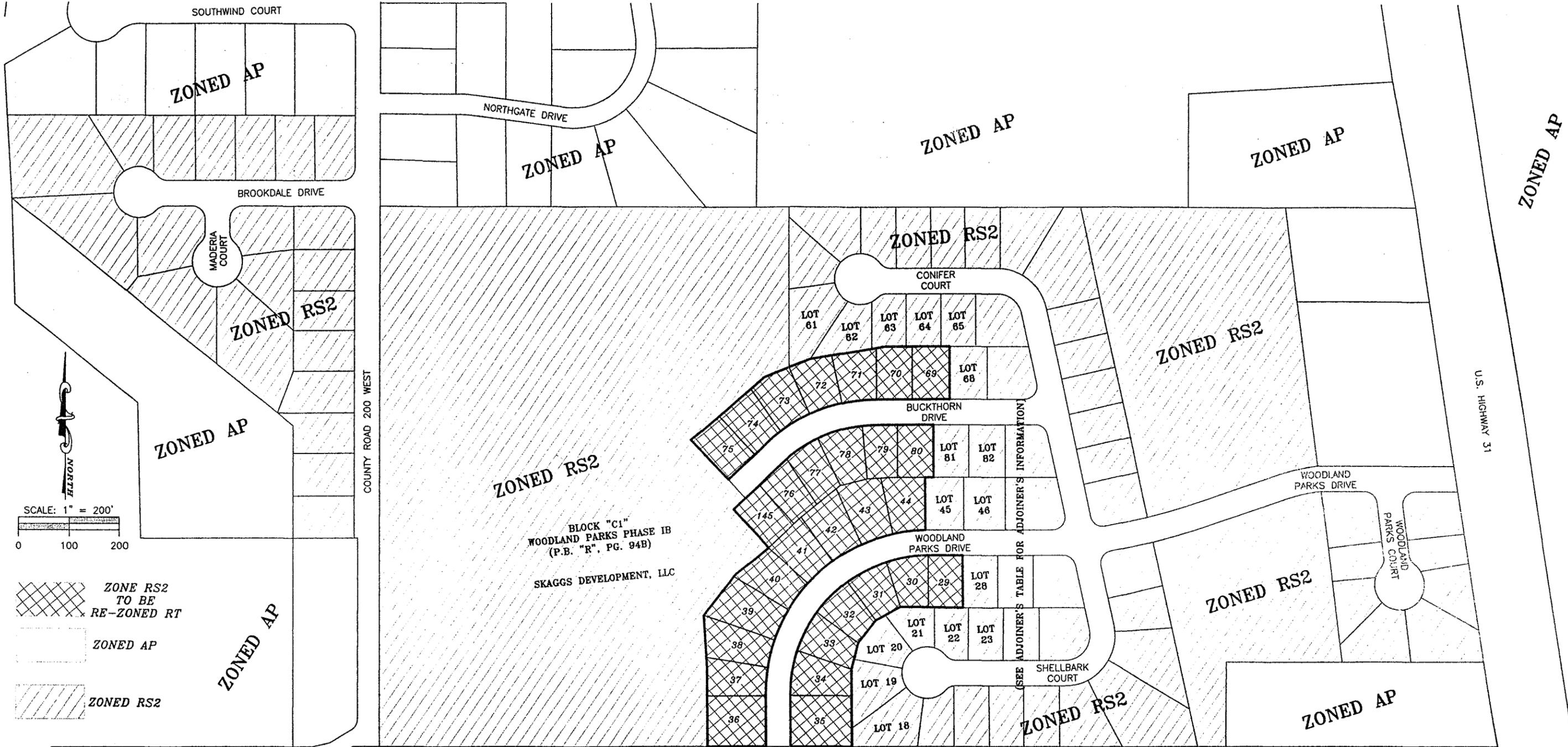
(Owner's Signature)

11/11/13

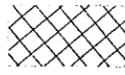
(Date)

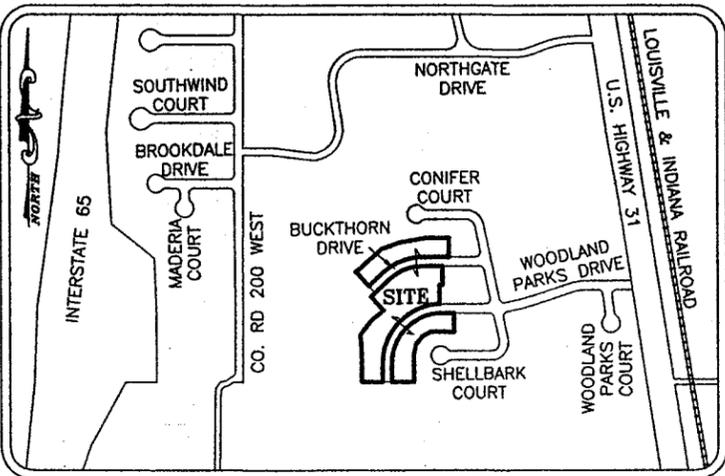
(Owner's Signature)

(Date)



SCALE: 1" = 200'

 ZONE RS2 TO BE RE-ZONED RT
 ZONED AP
 ZONED RS2



ZONED AP MARJORIE CLOUSE HULL (INST. #2003-14852)

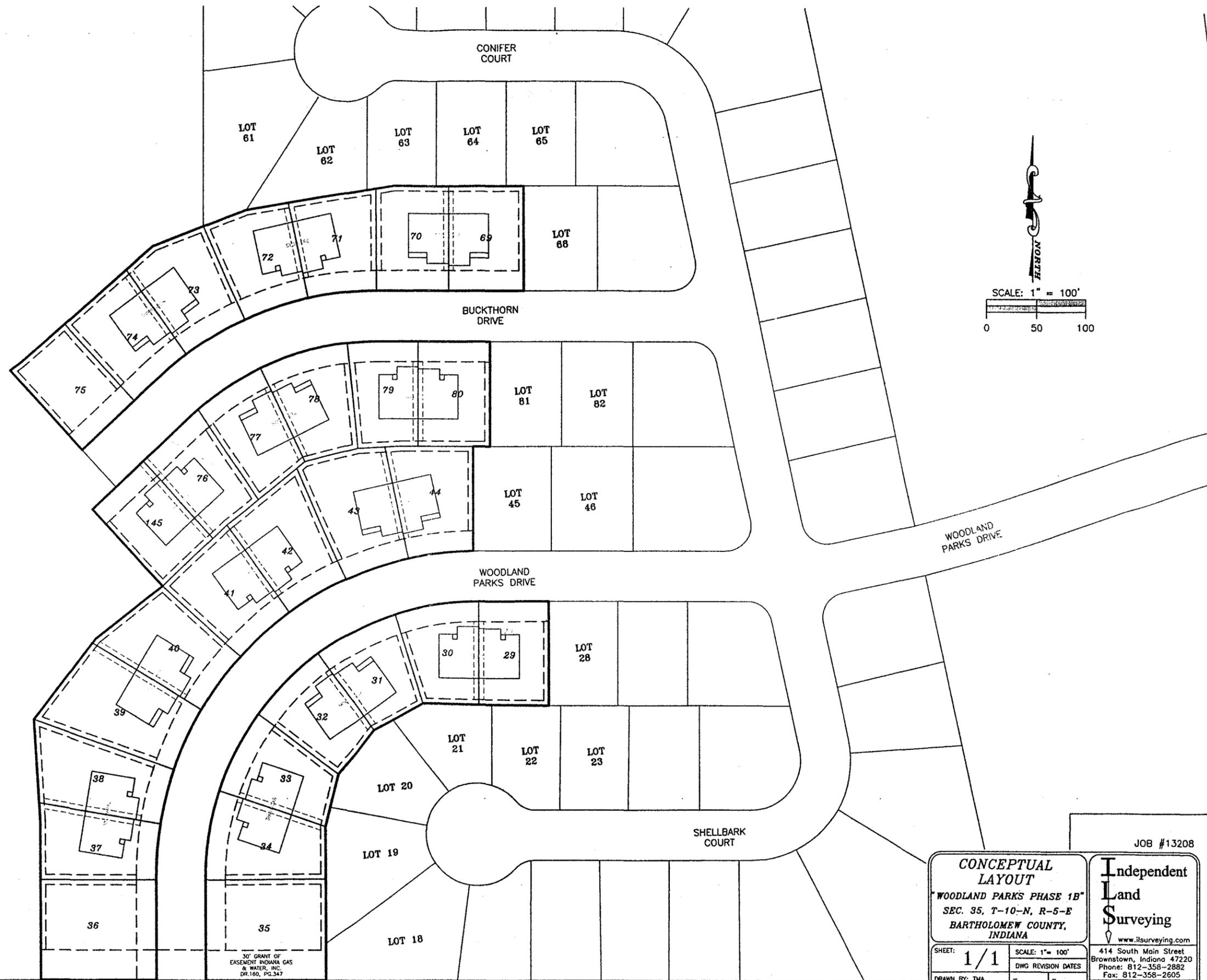
ADJOINER'S TABLE	
OWNER	DEED/PLAT INFORMATION
SKAGGS DEVELOPMENT LLC	LOTS 18, 19, 21-23, 28, 46, 61-65, 81 WOODLAND PARKS PHASE 1B (P.B. "R", PG. 94B)
DEBRA J. ANDERSON	LOT 20 WOODLAND PARKS PHASE 1B (P.B. "R", PG. 94B)
LOUELLA BLANKENSHIP	LOT 45 WOODLAND PARKS PHASE 1B (P.B. "R", PG. 94B)
RONALD L. RHOADES & ALI MARIE MCCAGHRAN	LOT 68 WOODLAND PARKS PHASE 1B (P.B. "R", PG. 94B)
THOMAS R. & DONNA J. HAWES	LOT 82 WOODLAND PARKS PHASE 1B (P.B. "R", PG. 94B)

PROPERTY DESCRIPTION
 LOTS 29-44, 69-80 & 145 IN "WOODLAND PARKS PHASE 1B" AS RECORDED IN PLAT BOOK "R", PAGE 94B IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA.
 CONTAINING 5.42 ACRES, MORE OR LESS.
 (SECTION 35, TOWNSHIP 10 NORTH, RANGE 5 EAST)
 CURRENT ZONING: RS2
 PROPOSED ZONING: RT

ZONING MAP		Independent Land Surveying
"WOODLAND PARKS PHASE 1B" SEC. 35, T-10-N, R-5-E BARTHOLOMEW COUNTY, INDIANA		
SHEET: 1/1	SCALE: 1" = 200'	www.ilsurveying.com 414 South Main Street Brownstown, Indiana 47220 Phone: 812-358-2882 Fax: 812-358-2605 3640 Commerce Drive Columbus, Indiana 47201 Phone: 812-372-0996 Fax: 812-372-0996
DRAWN BY: TWA	DWG REVISION DATES	
DWG DATE: 11/6/13		
DWG NAME: 13208 SKAGGS-REZONE.dwg		

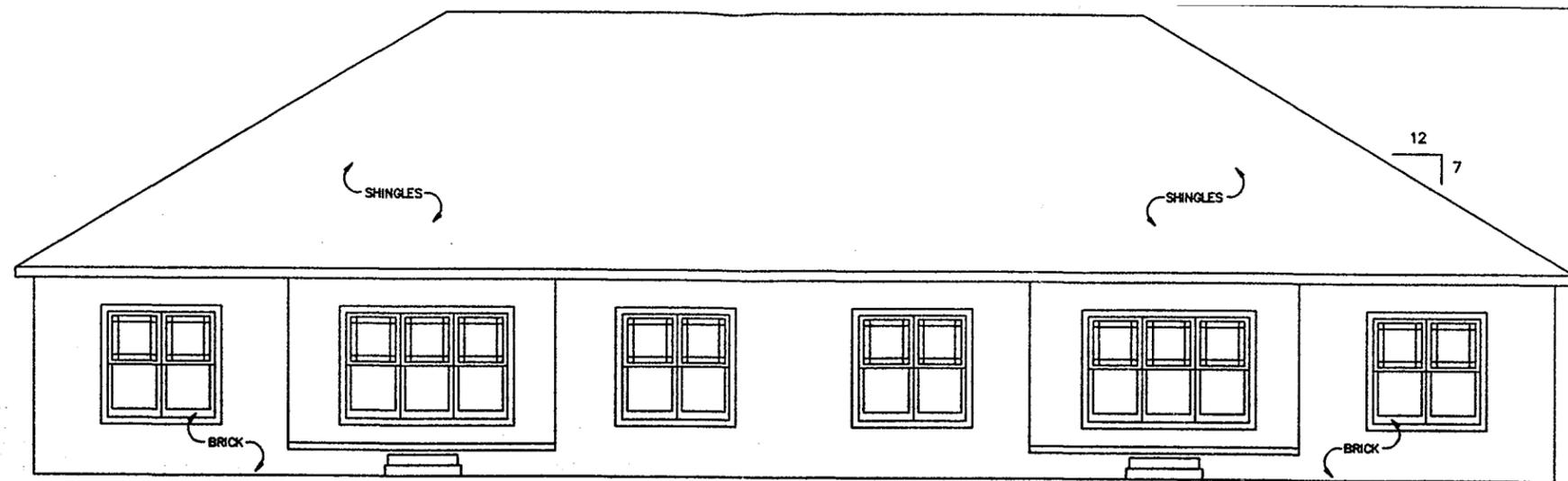
JOB #13208

BLOCK "C1"
WOODLAND PARKS PHASE 1B
(P.B. "R", PG. 94B)
SKAGGS DEVELOPMENT, LLC

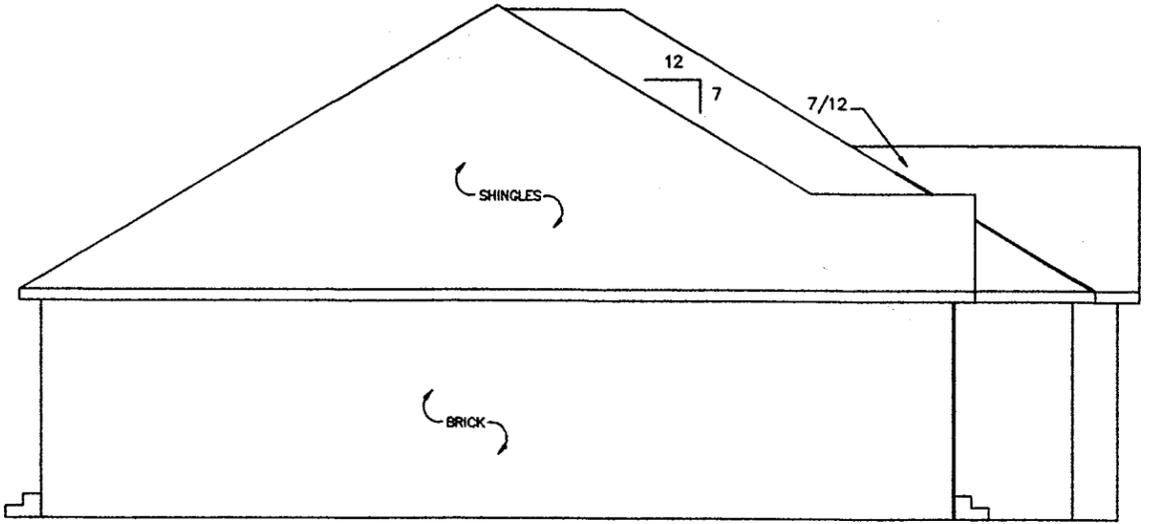


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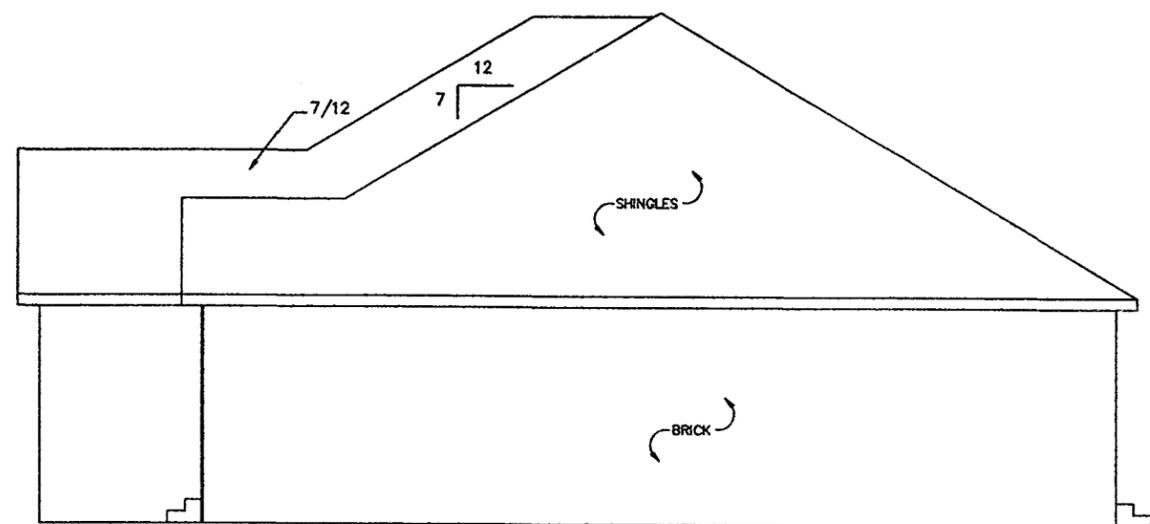
CONCEPTUAL LAYOUT		I Independent L Land S Surveying www.ilsurveying.com
WOODLAND PARKS PHASE 1B SEC. 35, T-10-N, R-5-E BARTHOLOMEW COUNTY, INDIANA		
SHEET: 1/1	SCALE: 1" = 100'	414 South Main Street Browstown, Indiana 47220 Phone: 812-358-2882 Fax: 812-358-2605
DRAWN BY: TMA	DWG REVISION DATES	
DWG DATE: 11/6/13		
DWG NAME: 13208 SKAGGS-REZONE layout.dwg		
		3640 Commerce Drive Columbus, Indiana 47201 Phone: 812-372-0996 Fax: 812-372-0996



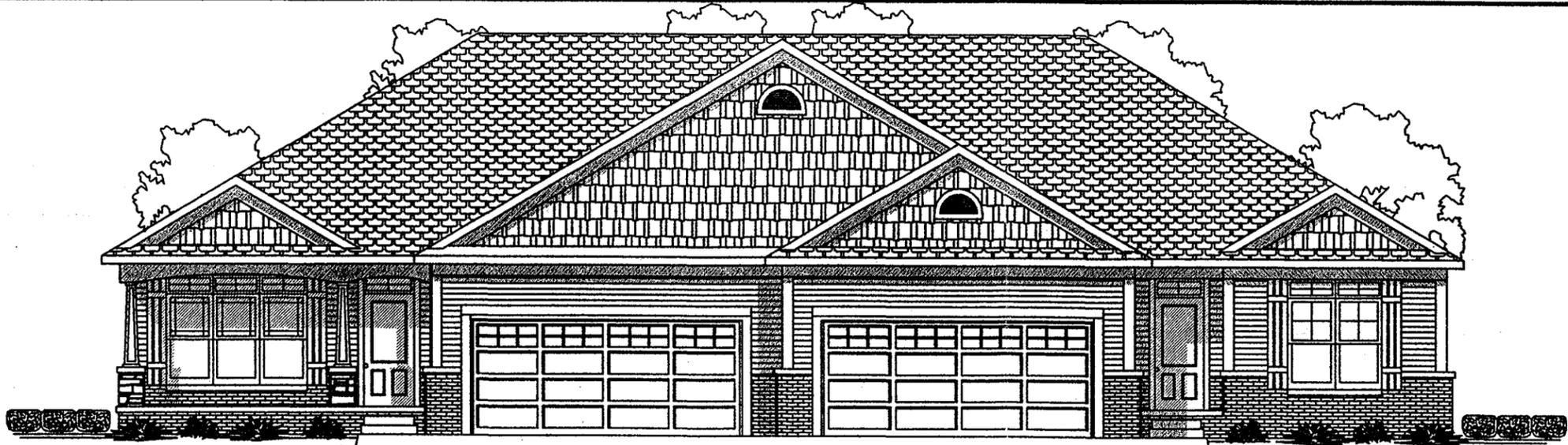
REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



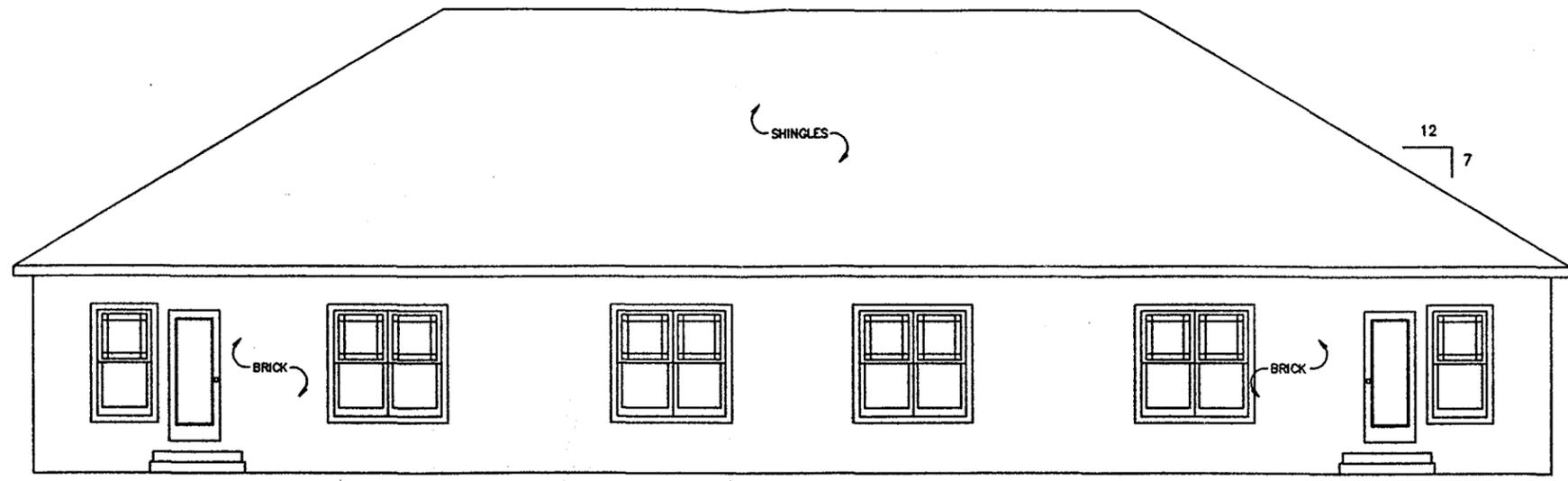
Persimmon Sycamore
DOUBLE GABLE

- NOTES:
 1) ALL ROOF PITCHES ARE TO BE 7/12.
 2) ALL OVERHANGS ARE TO BE 1'-0" FINISHED.

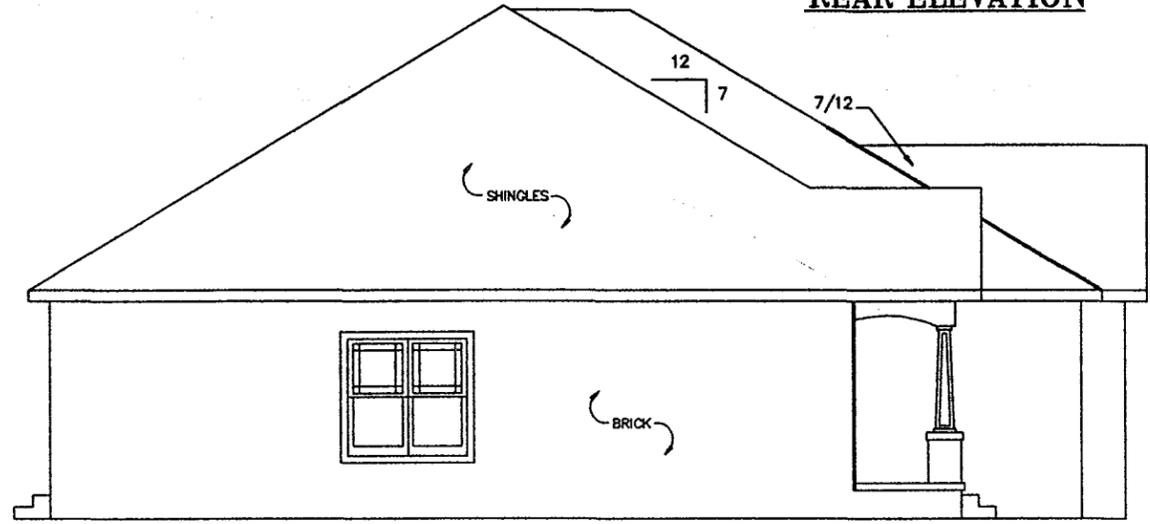
SYCAMORE 2'-0"

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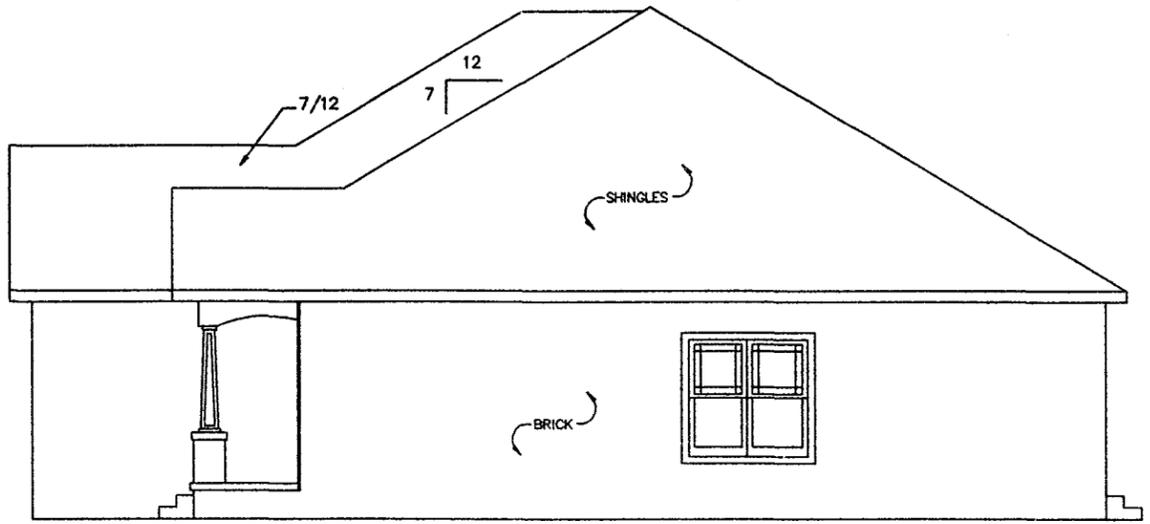
ELEVATIONS	
PROJECT: Skaggs Builders	DRAWN BY: D. TEMPEST
PROJECT NO: 1003-202203	DATE: JAN. 27, 2011
DATE: JAN. 27, 2011	SCALE: 1/4"=1'-0"
SCALE: 1/4"=1'-0"	PAGE: 2 OF 5
DAC COMPUTER AIDED DRAFTING and DESIGN	
PHONE: (812) 579-9313	



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



Persimmon Sycamore

SINGLE GABLE

- NOTES:
- 1) ALL ROOF PITCHES ARE TO BE 7/12.
 - 2) ALL OVERHANGS ARE TO BE 1'-0" FINISHED.

PERSIMMON 2'-0"

COMPUTER AIDED DRAFTING AND DESIGN

ELEVATIONS

PROJECT: Skaggs Builders	
PROJECT NO: 1002-SKAGGS	DRAWN BY: D. TEMPEST
DATE: JAN. 27, 2011	CHK'D BY: D.A.T.
SCALE: 1/4"=1'-0"	PAGE: 2 OF 5
COMPUTER AIDED DRAFTING and DESIGN	
PHONE: (812) 579-9313	