



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (May 11, 2016 Meeting)

Docket No. / Project Title: ANX-16-02 / RZ-16-05 (Steve Booher)
Staff: Melissa Begley
Applicant: Steve Booher
Property Size: 17.77 Acres
Current Zoning: AP (Agriculture: Preferred)
Proposed Zoning: I-3 (Industrial: Heavy)
Location: Southwest corner of Deaver Road and I-65, in Wayne Township.

Background Summary:

The applicant has indicated that the proposed annexation and re-zoning is for the purpose of making the property available for future industrial development. The property is currently an agricultural farm field and the applicants have indicated they do not have an imminent project proposed at this location but understand that there is a need for more industrial land.

Key Issue Summary:

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

1. Is this property a logical and appropriate addition to the City of Columbus?
2. Is I-3 (Industrial: Heavy) appropriate at this location?
3. Should International Drive be extended across this property to Deaver Road as a part of any industrial development?
4. Are improvements to Deaver Road necessary to support industrial development at this location?
5. Are improvements to County Road 300 West necessary to support industrial development at this location?
6. Is any buffering needed to protect adjacent residences from industrial development at this location?

Preliminary Staff Recommendation (Annexation):

Favorable recommendation to the City Council. The subject property is directly adjacent to the existing Woodside Northwest Industrial Park. The needed infrastructure for industrial development is either in place or could be put in place as part of any development.

Preliminary Staff Recommendation (Re-zoning):

Favorable recommendation to the City Council with the following commitments:

1. The primary access to the subject property shall be provided through the extension of International Drive to the site, which shall occur as part of any development of the property.
2. No vehicle access shall be permitted to or from County Road 300 West.
3. Road improvements shall be completed on the east side of the County Road 300 West frontage of the subject property at the time it is developed to include widening the travel lane to a minimum of 12 feet and installing a 2 foot curb and gutter.

4. Road improvements shall be completed on the south side of the Deaver Road frontage of the subject property at the time it is developed to include widening the travel lane to a minimum of 12 feet with 1' paved shoulder plus a 2 foot gravel shoulder.
5. A landscape buffer shall be installed along the entire County Road 300 West frontage of the subject property and around the two residential properties directly adjacent to the subject property. The buffer shall include a staggered row of evergreen trees, a minimum 5 feet in height at planting, spaced 10 feet on center and shall include a 25 foot setback from County Road 300 West in addition to the setback required by the Zoning Ordinance. The buffer shall be installed on each lot as part of the development of that lot and prior to its occupancy. A berm and/or additional plant material may also be included in the buffer.

Plan Commission Options:

Annexation and re-zoning are two separate requests and should be decided separately. In reviewing requests for annexation & re-zoning the Plan Commission may (1) forward a favorable recommendation on both or either to the City Council, (2) forward an unfavorable recommendation on both or either to the City Council, (3) forward both or either 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 re-zoning request. The City Council makes all final decisions regarding annexation & re-zoning applications.

Considerations / Decision Criteria (Annexation):

Indiana law requires that, to be eligible for annexation, the external boundary of the area must be at least 12.5% contiguous with the boundary of the City (the property involved in this annexation is 46% contiguous with the boundary of the City). In 1990 the City Council adopted the following policies for annexation:

1. Subdivisions which are contiguous to the City should be a part of the City.
2. Land contiguous to the City zoned for commercial or industrial purposes should be annexed to the City before it is developed.
3. Land contiguous to the City used for commercial or industrial purposes should be a part of the City.
4. Undeveloped land required to complement the annexation of developed land and which helps provided the ability to manage growth should be a part of the City.
5. Neighborhoods which are socially, culturally, and economically tied to the City should be a part of the City.
6. The pattern of City boundaries should promote efficient provision of services by the City, the County, and other agencies.
7. Contiguous lands needed for orderly growth and implementation of the City's Comprehensive Plan should be a part of the City.
8. Contiguous lands which are likely to be developed in the relatively near future should be a part of the City.
9. Contiguous lands having the potential for health or safety problems or environmental degradation should be a part of the City and provided with City services.
10. Contiguous properties which, if annexed, would serve to equalize the tax burden for City residents should be a part of the City.

Decision Criteria (Re-Zoning):

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

The Comprehensive Plan.

Preliminary Staff Comments: The Comprehensive Plan has identified the future land use of this location as industrial. Further, the Plan encourages new development to be contiguous or in close proximity to existing development in order to facilitate the provision of infrastructure and services. The subject property is located adjacent to the existing Woodside Northwest Industrial Park.

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

Preliminary Staff Comments: The current condition and character of the area is predominantly agriculture to the north and west, with rural scattered single family residences. Undeveloped areas of industrial zoning, which is a part of Woodside Northwest, is located directly south of the subject property. All city services are available to Woodside Northwest which allows for city services to be provided cost effectively to the subject property.

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

Preliminary Staff Comments: The Comprehensive Plan identifies this area as industrial. The Comprehensive Plan desires to promote continued economic development in the Woodside/Walesboro area. As an extension of the Woodside Northwest Industrial Park, this is the most desirable use for the subject property.

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

Preliminary Staff Comments: If the appropriate buffers are in place to provide separation between the subject property and the adjacent residential, rezoning the subject property will have little to no effect on property values.

Responsible growth and development.

Preliminary Staff Comments: Rezoning the subject property to I-3 (Industrial: Heavy) represents responsible growth and development. The property is contiguous with an existing industrial area and is clustered with other industrial development. The property is close to the I-65 interchange, which is appropriate for industrial development.

Current Property Information:	
Existing Land Use:	Agricultural field
Existing Site Features:	Farm fields, woods, wetlands
Flood Hazards:	No flood hazards exist at this location
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	No special circumstances exist at this location.
Vehicle Access:	300 West (Collector, Industrial, Suburban) Deaver Road (Collector, Industrial, Suburban)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	AP (Agriculture: Preferred)	Agricultural farm fields, Large lot single family residential
South:	I-3 (Industrial: Heavy)	The Phoenix Group, Sunright America
East:	I-3 (Industrial: Heavy)	Toyota Industrial Equipment Manufacturing

West:	AP (Agriculture: Preferred)	Agricultural farm fields, Large lot single family residential
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Zoning District Summary (Existing / Proposed):		
	Existing Zoning: AP	Proposed Zoning: I-3
Zoning District Intent:	Intended to provide an area suitable for agriculture and agriculture related uses. This district is further intended to preserve the viability of agricultural operations, and limit non-agricultural development in areas with minimal, incompatible infrastructure.	This district is intended to provide locations for industrial manufacturing, production, assembly, warehousing, research and development facilities, and similar land uses. This district is intended to accommodate a variety of high intensity industrial uses in locations that minimize land use conflicts and provide the necessary supporting infrastructure.
Permitted Uses:	<p>Agriculture Uses:</p> <ul style="list-style-type: none"> • Farm (general) <p>Residential Uses</p> <ul style="list-style-type: none"> • Dwelling, single family <p>Park Uses</p> <ul style="list-style-type: none"> • Nature preserve/conservation area 	<p>Agriculture Uses</p> <ul style="list-style-type: none"> • Farm (General) <p>Communication / Utilities Uses</p> <ul style="list-style-type: none"> • Communication service exchange • Sewage Treatment Plant • Utility Substation • Water Tower <p>Public / Semi-Public Uses</p> <ul style="list-style-type: none"> • Parking Lot/Garage (as primary use) • Police, Fire, or Rescue Station <p>Park Uses</p> <ul style="list-style-type: none"> • Nature Preserve / Conservation Area <p>Commercial Uses</p> <ul style="list-style-type: none"> • Conference Center <p>Industrial Uses</p> <ul style="list-style-type: none"> • Agricultural Products Processing • Agri-Industrial Facility • Concrete / Asphalt Production Facility • Contractor's Office / Workshop • Dry Cleaners (Commercial) • Food and Beverage Production • General Industrial Production • Light Industrial Assembly and Distribution

Zoning District Summary (Existing / Proposed):		
		<ul style="list-style-type: none"> • Light Industrial Processing and Distribution • Research and Development Facility • Truck Freight Terminal • Warehouse and Distribution Facility
Water and Sewer Service:	Not Required	Required
Lot and/or Density Requirements:	<p>Minimum Lot Area: 1 Acre (43,560 sq. ft.), or as required to provide two viable septic system sites, in the opinion of the Bartholomew County Health Department, whichever is greater.</p> <p>Minimum Lot Width: 150 feet (lot area greater than 2 acres) 75 feet (lot area 2 acres or less)</p> <p>Minimum Lot Frontage: 30 feet</p> <p>Maximum Lot Coverage: Agricultural Structures: None Non-Agricultural Structures: 35%</p>	<p>Minimum Lot Area: 1 acre (43,560 Square Feet)</p> <p>Maximum Lot Coverage: 75%</p>

Zoning District Summary (Existing / Proposed):		
Setbacks Required:	<p>Minimum Front Yard Setback: Arterial Street or Road: 50 feet Collector Road: 30 feet Collector Street: 35 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 Side Yard Setback: Agricultural Structure: 30 feet Primary Structure: 30 feet* Accessory Structure: 15 feet*</p> <p>*5 feet on lots of 2 acres or less where the applicable side or rear lot line adjoins a property of 2 acres or less</p> <p>Minimum Rear Yard Setback: Agricultural Structure: 30 feet Primary Structure: 30 feet* Accessory Structure: 15 feet*</p> <p>*5 feet on lots of 2 acres or less where the applicable side or rear lot line adjoins a property of 2 acres or less</p>	<p>Minimum Front Yard Setback: Arterial Street or Road: 50 feet Collector Street or Road: 35 feet Local Street or Road: 25 feet</p> <p>Minimum Side Yard Setback: Primary Structure: 20 feet Accessory Structure: 20 feet</p> <p>Minimum Rear Yard Setback: Primary Structure: 20 feet Accessory Structure: 20 feet</p>
Height Restrictions:	<p>Primary Structure: 60 feet</p> <p>Accessory Structure: 40 feet</p>	<p>Primary Structure: 60 feet</p> <p>Accessory Structure: 40 feet</p>
Floor Area Requirements:	40%	NA

Zoning District Summary (Existing / Proposed):		
Signs:	Wall Signs: 1 wall sign per public street frontage with a maximum square footage of 15% of the front walls or 150 square feet, whichever is less. <i>Conditional Use approval required.</i>	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.
	Freestanding Signs: 1 freestanding sign per public street frontage with a maximum size of 50square feet and a maximum height of 15 feet. <i>Conditional Use approval required.</i>	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.

Interdepartmental Review:	
City Engineering:	<p>The Engineering Department does not object to this requested annexation or rezoning. The estimated costs for the items listed below are expected to be minimal, so financing of the improvements should not be an issue.</p> <ul style="list-style-type: none"> • Street and road maintenance – minimal because we already maintain other roads in the area. • Street construction – by owner/developer • Street lighting – initial costs by owner/developer – expected ongoing costs expected to be less than \$500 per year. City policy is to light all public street intersections (2 initially). City contracts such services with Duke. • Stormwater drainage – Owner/developer must construct and maintain – not a city cost. <p>However, the following conditions should be attached to any approvals:</p> <ol style="list-style-type: none"> 1. Street improvements are required along the frontage of CR 300W. 2. Street improvements are required along the frontage of Deaver Road. 3. International Drive shall be extended to connect to CR 300W and/or Deaver Road. 4. All stormwater management shall comply with city ordinances and Stormwater Design Manual. 5. All street lighting for the streets to be constructed within the annexation/rezoning area shall be installed by the owner or developer and shall meet city guidelines.

<p>County Highway</p>	<p>On Deaver, the road varies but is basically 20' wide, the bridge is 24' wide. It tapers down from the bridge back to 20' at end of guardrail of the overpass. It would be great to match what was done at Toyota, but the road would still be narrowed down until the overpass is replaced.</p> <p>In front of Toyota, the pavement is 26' wide + 2' of gravel on each side looks like 12' lane with 1' paved shoulder + 2 gravel shoulder, but the lines aren't straight so lane width varies 12 – 12'6. The east bound and west bound lanes are the same width, but all the widening is on the south side. They widened enough to make both lanes standard as opposed to 300 west. Neither side has curb, goes to ditch. The widening starts at the end of the guard rail, which is basically 275 West.</p> <p>300 west (city section) has been widened on the east side only and only enough to make the north bound lane 12' the south bound lane is still 9'. The northbound has curb and gutter. The county section is 2- 9' lanes. Probably need to just match what has already been improved. If curb and gutter is required, the curbing would have to end 600' before the west end of the overpass bridge, that is where the concrete curb of the overpass ends and dumps into the ditch. The curbing will need to be open from there to the east.</p>
<p>City Utilities:</p>	<p>Water service exists on the east side of 300 W (20") as well as at the current north end of International Drive (10"). Sanitary sewer service is also available on the north end of International Drive.</p> <p>Note: The physical north end of International Drive is approximately 560 feet south of the property line for this site. The extension of the water and sewer lines to the property (and presumably roadway also) is assumed to be the property owner's responsibility.</p> <p>Also, the CCU judges that there is adequate capacity to serve the site based upon the existing industrial use in the general area. Industrial water and sewer demand can vary greatly depending upon the industry type and the need to improve the water and sewer infrastructure may exist depending on the eventual industry(ies) that build here.</p>
<p>Parks Department:</p>	<p>No concerns with the request.</p>
<p>Redevelopment:</p>	<p>The Redevelopment Department does not have any concerns regarding the proposed annexation and rezoning to Industrial. In fact, we would support such a venture as there is a need for industrial property according to the Economic Development Board.</p>
<p>Community Development:</p>	<p>No comments received.</p>
<p>City Clerk:</p>	<p>No comments received.</p>
<p>Animal Care Services:</p>	<p>No comments received.</p>
<p>Transit:</p>	<p>No comments received.</p>

CAMPO:	No comments received.
Police Department:	No comments received.
Fire Department:	No comments received.

Comprehensive Plan Consideration(s):

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

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 H-3-1:** Costs for utility improvements necessitated by new development should be borne in a fair and equitable manner by the developer, not by the community as a whole. The new development should not diminish the level of service currently enjoyed by the local residents.
4. **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.
5. **GOAL J-4:** Promote continued economic development in the Woodside/Walesboro area to provide jobs which will improve the standard of living and provide upward mobility for local residents.
6. **POLICY J-4-2:** Encourage the growth in the Woodside/Walesboro area to take place in an orderly manner. Where possible, this growth should be contiguous or in close proximity to the existing development in order to facilitate provision of infrastructure and services.
7. **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.
8. **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 Woodside/Walesboro character area. The following Planning Principle(s) apply to this application:

- All new development should be designed in a manner that does not diminish the level of service of the traffic flow in the area.
- New nonresidential development should be in industrial parks or commercial centers to complement the existing development.

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 annex and rezone the subject properties from AP (Agriculture: Preferred) to I-3 (Industrial: Heavy). The applicant has indicated there is not a proposed development for the property at this time.
2. The property is currently an agricultural field and is located directly north and adjacent to Woodside Northwest Industrial Park. North of the subject property are large agricultural fields with scattered residential homes. To the west of the property is a cluster of 11 residential properties and directly to the east is the I-65 interstate. Just beyond the interstate is Toyota Industrial Equipment Manufacturing and other industrial development.
3. County Road 300 West is classified as a Collector Road and serves as both connector to SR 58 and as a local route for north-south traffic. The existing conditions of County Road 300 West are substandard based on the standards outlined in the Thoroughfare Plan and the current conditions may not be sufficient to handle the traffic from the subject properties, once developed. When the Woodside Northwest was rezoned to industrial, the improvement of its frontage of 300 West was

required. Further, when Woodside Northwest was expanded to include the Phoenix Group facility, improvements were also required at the additional 300 West frontage. Since that time, the Thoroughfare Plan has been revised and the standards for Collector roads have changed. The following table outlines the current conditions, improved conditions along the Woodside Northwest frontage and current requirements from the Thoroughfare Plan.

	Required by the Thoroughfare Plan	300 West Existing Conditions along subject property	300 West Existing Conditions along Woodside Northwest Subdivision
Lane Width	12 feet	10 feet	12 feet
Bicycle Lane	4 feet	None	None
Curb and Gutter	2 foot Curb and Gutter	None	2 foot Curb and Gutter
Tree Lawn	Minimum 5 feet	None	None
Street Trees	Permitted	None	None
Sidewalk	5 feet	None	None

- Deaver Road is also classified as a Collector Road and provides a connection to Jonesville Road/State Road 11. The existing conditions of Deaver Road are substandard based on the standards outlined in the Thoroughfare Plan and the current conditions may not be sufficient to handle the traffic from the subject properties, once developed. The following table outlines the current conditions, improved conditions along the Toyota frontage and current requirements from the Thoroughfare Plan.

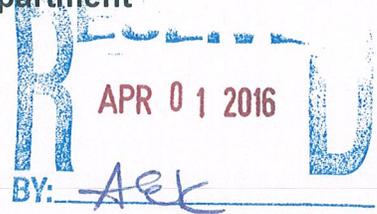
	Required by the Thoroughfare Plan	Deaver Rd. Existing Conditions along subject property	Deaver Rd. Existing Conditions along TIEM
Lane Width	12 feet	10 feet	12 feet
Bicycle Lane	4 feet	None	None
Curb and Gutter	2 foot Curb and Gutter	None	1 foot paved shoulder and 2 foot gravel shoulder
Tree Lawn	Minimum 5 feet	None	None
Street Trees	Permitted	None	None
Sidewalk	5 feet	None	None

- International Drive terminates approximately 555 feet south of the subject property. Currently, the primary route for semi-truck traffic coming from I-65 to the site would be via 300 West. 300 West however is not suitable as a primary access road for industrial development. If International Drive cannot be extended or is not extended to the site, this property should not be rezoned.
- There are several homes located to the west of the subject property, 8 of those properties have direct frontage onto 300 West. Additionally, there are two residential properties, located at the northeast corner of the subject property. These properties will be most affected by the traffic and sights of the proposed industrial zoning. A landscape buffer would likely mitigate these impacts.
- When Woodside Northwest Industrial Park was established, one of the conditions of approval was to install landscaping along County Road 300 west to screen the industrial development from the residential homes located to the west of 300 West. The landscape buffer consisted of landscaping

and a 25 foot setback from County Road 300 West in addition to the setback required by the Zoning Ordinance.

8. There are two primary development scenarios for this site. The first is that the property is subdivided into smaller lots, in which case International Drive is likely extended to Deaver Road or the second is it is developed as a single site, in which case truck traffic arrived via International Drive and employee traffic arrives via Deaver Road (similar to the Toyota layout).

Columbus – Bartholomew County Planning Department
Annexation Application



Planning Department Use Only:

Docket No.: Anx-16-02

Annexation Application:

Applicant Information:

Name Steve Booher

Address 5865 W. Carr Hill Rd., Columbus, IN 47201
(number) (street) (city) (state) (zip)

Phone No.: (317) 727-9639 Fax No.: _____ E-mail Address: sbooher@smartpathsystems.com

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

Name: Tommy L. and Karen E. Booher

Address 11133W. Old Nashville Rd., Columbus, IN 47201
(number) (street) (city) (state) (zip)

Phone No.: (812) 350-8274 Fax No.: _____ E-mail Address: karencols@yahoo.com

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

Name: Steve Booher

Address 5865 W. Carr Hill Rd., Columbus, IN 47201
(number) (street) (city) (state) (zip)

Phone No.: (317) 727-9639 Fax No.: _____ E-mail Address: sbooher@SmartPathSystems.com

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

Property Information:

Property Size: 62.57 acres *or* _____ square feet

Township: Wayne

Address W. Deaver Rd., 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):

Parcel No. 03-85-10-000-002.600-020 Legal Description: N/2 SW/4 - 62.57 ACRES

A legal description is attached (a legal description is required for the processing of all annexation requests – the legal description must include all adjacent rights-of-way that have not previously been annexed).

Land Use Information:

Current Land Use: Agriculture Intended Future Land Use: Industrial

Current Zoning: Agriculture Intended Future Zoning: Industrial

Annexation Reasons:

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

Was approached by the Columbus Economic Development Commission to annex into the city, then re-zone to industrial for development.

Applicant's Signature:

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

 Steven D. Beebe
(Applicant's Signature)

 4-1-16
(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.

 Karen E. Booker
(Owner's Signature)

 4/1/16
(Date)

 Tommy L. Booker
(Owner's Signature)

 4/1/16
(Date)

Columbus – Bartholomew County Planning Department
Annexation Application

Planning Department Use Only:

Docket No.: _____

Annexation Application:

Applicant Information:

Name Steve Booher

Address 5865 W. Carr Hill Rd., Columbus, IN 47201
(number) (street) (city) (state) (zip)

Phone No.: (317) 727-9639 Fax No.: _____ E-mail Address: sbooher@smartpathsystems.com

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

Name: JAMES L & MARTHA J BAUTE

Address 1905 PARK VALLEY DR, Columbus, IN 47201
(number) (street) (city) (state) (zip)

Phone No.: (812) 375-0442 Fax No.: _____ E-mail Address: JBAUTE@yahoo.com

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

Name: Steve Booher

Address 5865 W. Carr Hill Rd., Columbus, IN 47203
(number) (street) (city) (state) (zip)

Phone No.: (317) 727-9639 Fax No.: _____ E-mail Address: sbooher@SmartPathSystems.com

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

Property Information:

Property Size: 14.60 acres *or* _____ square feet

Township: Wayne

Address W. Deaver Rd, 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):

Parcel No. 03-85-10-000-002.601-020 Legal Description: LOT 1A - BAUTE/BOOHER RESUBDIVISION LOT 1 (Q/393C)

A legal description is attached (a legal description is required for the processing of all annexation requests – the legal description must include all adjacent rights-of-way that have not previously been annexed).

Land Use Information:

Current Land Use: Agriculture Intended Future Land Use: Industrial

Current Zoning: Agriculture: Preferred Intended Future Zoning: Industrial

Annexation Reasons:

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

Was approached by the Columbus Economic Development Commission to annex into the city, then re-zone to industrial for development.

Applicant's Signature:

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

Steven R. Cooker
(Applicant's Signature)

4-1-16
(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.

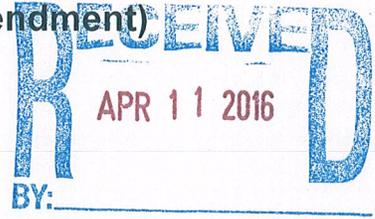
James Baute
(Owner's Signature)

4-1-16
(Date)

Martha J. Baute
(Owner's Signature)

4-16-16
(Date)

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



Planning Department Use Only:

Jurisdiction: Columbus Bartholomew County Joint District

Docket No.: RZ-16-05

Rezoning Application:

Current Zoning: AP **Requested Zoning:** Industrial

Applicant Information:

Name Steve Booher

Address 5865 W. Carr Hill Rd., Columbus, IN 47201
(number) (street) (city) (state) (zip)

Phone No.: (317) 727-9639 Fax No.: _____ E-mail Address: sbooher@smartpathsystems.com

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

Name: JAMES L & MARTHA J BAUTE

Address 1905 PARK VALLEY DR, Columbus, IN 47201
(number) (street) (city) (state) (zip)

Phone No.: (812) 375-0442 Fax No.: _____ E-mail Address: JBAUTE@yahoo.com

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

Name: Steve Booher

Address 5865 W. Carr Hill Rd, Columbus, IN 47201
(number) (street) (city) (state) (zip)

Phone No.: (317) 727-9639 Fax No.: _____ E-mail Address: sbooher@smartpathsystems.com

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

Property Information:

Property Size: 14.60 acres *or* _____ square feet

Address W. Deaver Rd, 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):

Parcel No. 03-85-10-000-002.601-020 Legal Description: LOT 1A - BAUTE/BOOHER RESUBDIVISION LOT 1 (Q/393C)

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 City's Comprehensive Plan adopted policies for long-term growth and development; (<http://www.columbus.in.gov/planning/plans/#columbus>) under the "Land Use Plan Element" specifically the map after page 3 and the text on pages 67-69, indicates the property in question for future "industrial use".

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

Open farm land only, no existing bulidings are on the property.

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

Industrial us because of the availability of utilities, the condition of adjacent roads, and the proximity of other similar uses, and access to IN 58, I-65 interchange, and I-65 road frontage.

The conservation of property values throughout the jurisdiction.

Development will improve joining property roads, landscape mounds and trees will enhance conditions in this area. Addition of storm drains and fire protection helps adjoining property owners.

Responsible growth and development.

This is this the next logical location for industrial development, as it in close proximity to other industrial development, there is adequate infrastructure (sewer, water, roads) to serve industrial uses. Industrial development here will not cause any harm to neighboring properties or the use and enjoyment of those properties.

Rezoning Purpose:

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

The Columbus Economic Development Commission is in need of industrial property for continued growth of the City of Columbus; I was ask by them if the owners would consider annexation and re-zoning to help meet future industrial land needs. The owners are, and I am helping the owners complete this process.

Applicant's Signature:

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



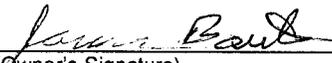
(Applicant's Signature)

4-11-16

(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)

4-11-16

(Date)

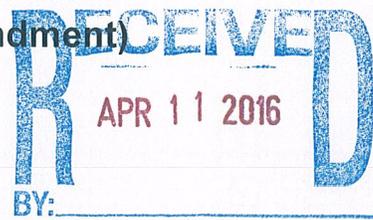


(Owner's Signature)

4-11-16

(Date)

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



Planning Department Use Only:

Jurisdiction: Columbus Bartholomew County Joint District

Docket No.: RZ-16-05

Rezoning Application:

Current Zoning: AP Requested Zoning: Industrial

Applicant Information:

Name Steve Booher

Address 5865 W. Carr Hill Rd., Columbus, IN 47201
(number) (street) (city) (state) (zip)

Phone No.: (317) 727-9639 Fax No.: _____ E-mail Address: sbooher@smartpathsystems.com

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

Name: Tommy L. and Karen E. Booher

Address 11133W Old Nashville Rd. Columbs, IN 47201
(number) (street) (city) (state) (zip)

Phone No.: (812) 350-8274 Fax No.: _____ E-mail Address: karencols@yahoo.com

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

Name: Steve Booher

Address 5865 W. Carr Hill Rd. Columbus, IN 47201
(number) (street) (city) (state) (zip)

Phone No.: (317) 727-9639 Fax No.: _____ E-mail Address: sbooher@smartpathsystems.com

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

Property Information:

Property Size: 62.57 acres *or* _____ square feet

Address W. Deaver Rd. 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):

Parcel No. 03-85-10-000-002.600-020 Legal Description: N/2 SW/4 - 62.57 ACRES

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 City's Comprehensive Plan adopted policies for long-term growth and development; (<http://www.columbus.in.gov/planning/plans/#columbus>) under the "Land Use Plan Element" specifically the map after page 3 and the text on pages 67-69, indicates the property in question for future "industrial use".

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

Open farm land and forest only, no existing buildings are on the property.

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

Industrial use because of the availability of utilities, the condition of adjacent roads, and the proximity of other similar uses, and access to IN 58, I-65 interchange, and I-65 road frontage.

The conservation of property values throughout the jurisdiction.

Development will improve joining property roads, landscape mounds and trees will enhance conditions in this area. Addition of storm drains and fire protection helps adjoining property owners.

Responsible growth and development.

This is this the next logical location for industrial development, as it in close proximity to other industrial development, there is adequate infrastructure (sewer, water, roads) to serve industrial uses. Industrial development here will not cause any harm to neighboring properties or the use and enjoyment of those properties.

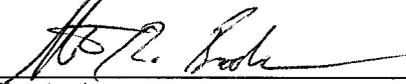
Rezoning Purpose:

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

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Applicant's Signature:

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(Applicant's Signature)

4-11-16

(Date)

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

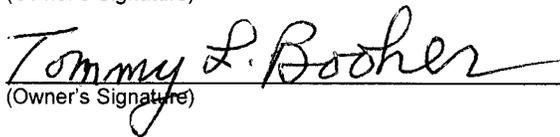
I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.



(Owner's Signature)

4/11/16

(Date)

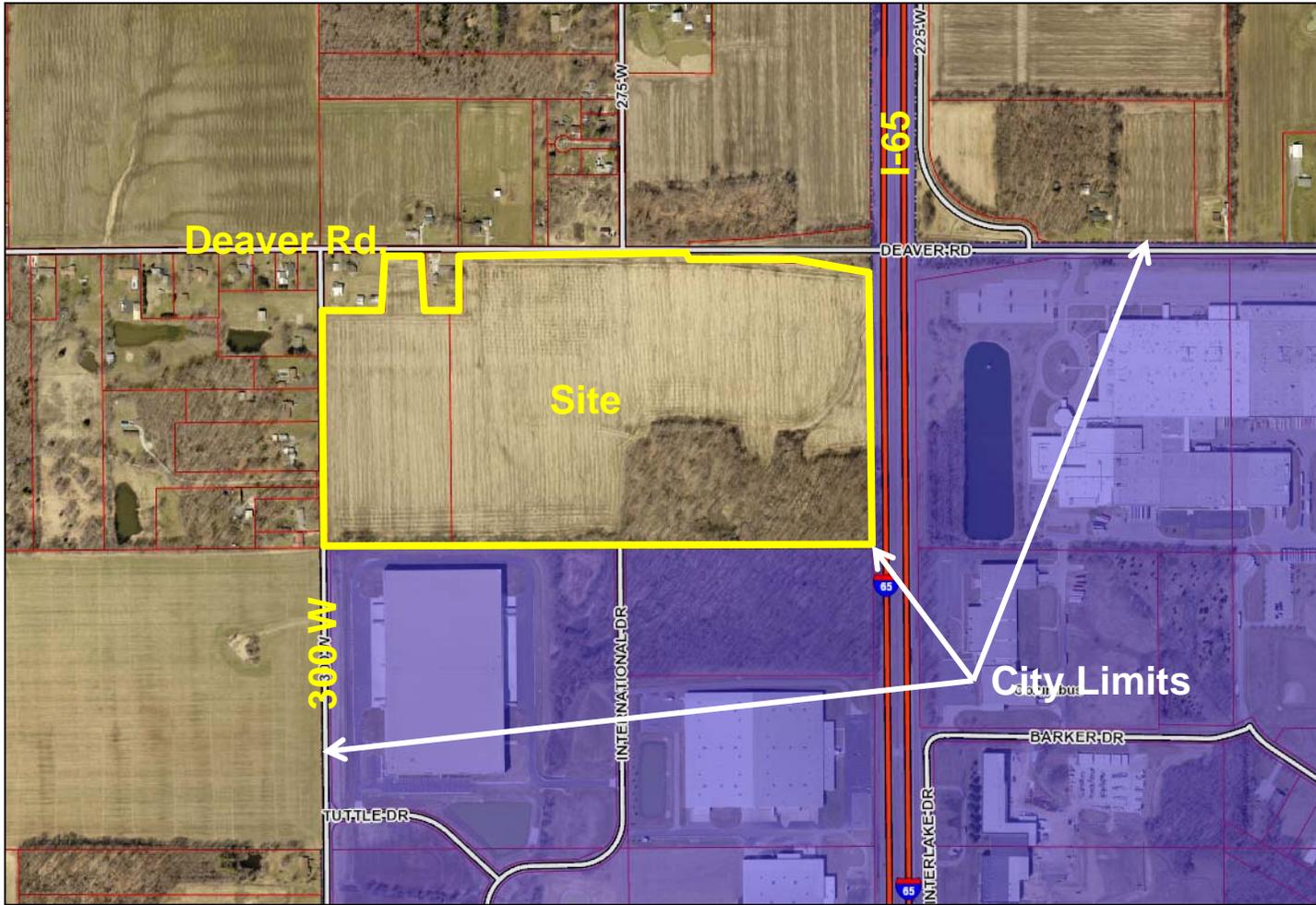


(Owner's Signature)

4/11/16

(Date)

ANX-16-02 (Steve Booher)



Prescribed by State Board of Accounts, Boyce Forms Systems, Daleville, In.

GENERAL FORM NO. 352 (REV. 1987)

RECEIPT
COLUMBUS PLAN COMMISSION

№ 8909

General FUND

COLUMBUS IN April 11, 1984
RECEIVED FROM Steve Bowers
THE SUM OF Four hundred Dollars + no / 100 — DOLLARS
ON ACCOUNT OF Reynolds

\$ 400.00

PAYMENT TYPE & AMOUNT
CASH _____ CHECK 484 M.O. _____
E.F.T. _____ C.C./BC _____ OTHER _____
Shirley J. Bolen
AUTHORIZED SIGNATURE