



**AGENDA**  
**COLUMBUS PLAN COMMISSION**  
**WEDNESDAY, MAY 14, 2014 at 4:00 P.M.**  
**CITY COUNCIL CHAMBERS, CITY HALL**  
**123 WASHINGTON STREET**  
**COLUMBUS, INDIANA**

**ROLL CALL**

**CONSENT AGENDA**

- A. Minutes of the April 9, 2014 meeting (Approval and Signing).

**OLD BUSINESS REQUIRING COMMISSION ACTION**

None

**NEW BUSINESS REQUIRING COMMISSION ACTION**

**Public Hearing**

- B. **DP-14-10: Columbus Regional Hospital** – A request by Columbus Regional Hospital for site development plan approval for 3 new building additions, relocation of the helipad and parking lot reconfiguration. The property is zoned P (Public/Semi-Public Facilities) and is located at 2400 E. 17<sup>th</sup> Street, in the City of Columbus.

**Public Hearing**

- C. **RZ-14-05: Gateway Apartments** – A request by Gateway Apartments, LP, to rezone a 4.51 acre parcel from RMc (Residential: Multi-Family with commitments) to RMc (Residential; Multi-Family with amended commitments). The property is located at the northwest corner of 10<sup>th</sup> and Cottage Streets, in the City of Columbus.

**Public Hearing**

- D. **PP-14-03: Tipton Pointe Major Subdivision** – A request by Carr Road Development, LLC to create a subdivision of 20 lots and 2 Common Areas totaling 14.26 acres. The request includes a modification from Subdivision Control Ordinance 16.24.030 Table 16.24-1 (Design Elements for Local Street) to allow a cul-de-sac to be approximately 1008 feet in length, 358 feet longer than the 650 foot maximum. The property is located on the north side of Carr Hill Road approximately 2600 feet west of Champion Drive, in the City of Columbus.

**Public Hearing**

- E. **DP-14-12: Cummins (Live Well Center)** – A request by Cummins for site development plan approval for a new Live Well Center. The request includes a modification from Zoning Ordinance Section 8.1(C)(1) to waive the requirement to install the Parking lot Public Street Frontage landscaping along 11<sup>th</sup> Street. The property is zoned CD (Commercial: Downtown) and is located at the northwest corner of 8<sup>th</sup> and Jackson Streets, in the City of Columbus.

**Public Hearing**

- F. RZ-14-07: Fraternal Order of Police** – A request by the Fraternal Order of Police to rezone a 7.8 acre parcel from I-2 (Industrial: General) to P (Public/Semi-Public Facilities). The property is located at 2120 W. 450 S, in the City of Columbus.

**Public Hearing**

- G. DP-14-13: Fraternal Order of Police** – A request by the Fraternal Order of Police for site development plan approval for a new facility. The request includes 3 modifications from the Zoning Ordinance including (1) Section 7.2(Part 4)(B)(4)(d) to allow a driveway with 2 way traffic and no parking to be 19 feet 6 inches, .6 inches less than the 20 foot minimum, (2) Section 7.3(Part 1)(D)(1) to waive the requirement to install curbing along the driveway entrance and (3) Section 7.3(Part 2)(A) to waive the requirement to install sidewalks along 450 S. The property is proposed to be zoned P (Public/Semi-Public Facilities) and is located at 2120 W. 450 S, in the City of Columbus.

**Public Hearing**

- H. RZ-14-08: Kroger** – A request by Kroger Limited Partnership to rezone an 11.50 acre parcel from I-2 (Industrial: General) to CR (Commercial: Regional). The property is located at 3060 N. National Road, in the City of Columbus.

- I. ANX-14-03 Cummins (Walesboro)** – A request by Cummins to annex a 5,227 square foot parcel into the City of Columbus Corporate Limits. The property is approximately 1250 feet south of 450 S and 440 feet west of 150 W, in Wayne Township.

**Public Hearing**

- J. RZ-14-06: Cummins (Walesboro)** – A request by Cummins to rezone (1) a 5,227 square foot parcel from AP (Agriculture: Preferred) to I-3 (Industrial: Heavy) and (2) a 1.6 acre parcel from I-2 (Industrial: General) to I-3 (Industrial: Heavy). The properties are located (1) approximately 1250 feet south of 450 S and 440 feet west of 150 W and (2) at the southwest corner of the intersection of 175 W and 450 S, in the City of Columbus.

**DISCUSSION ITEMS**

None

**DIRECTOR'S REPORT**

**LIAISON REPORTS**

PLAT COMMITTEE - John Hatter  
CITY COUNCIL – Frank Jerome  
COUNTY PLAN COMMISSION -  
BOARD OF ZONING APPEALS – Bryan Schroer  
HEARING OFFICER – Melissa Begley  
PARK BOARD – Nancy Ann Brown  
UTILITY REVIEW COMMITTEE - Roger Lang

**ADJOURNMENT**

**THE PLAN COMMISSION MEETING IS WHEELCHAIR ACCESSIBLE. IF YOU SHOULD REQUIRE ANY ADDITIONAL ACCOMMODATION, PLEASE CONTACT THE PLANNING DEPARTMENT PRIOR TO THE TIME OF THE MEETING.**