



## STAFF REPORT

### CITY OF COLUMBUS PLAN COMMISSION (August 10, 2016 Meeting)

**Docket No. / Project Title:** DP-16-15 (Trent Wirth)  
**Staff:** Melissa Begley  
**Applicant:** Trent Wirth  
**Property Size:** 6,054 square feet  
**Current Zoning:** CD (Commercial: Downtown)  
**Location:** 618 Fourth Street, in the City of Columbus

#### Background Summary:

The applicant has indicated that the proposed conditional use will allow the construction of a 10 foot by 20 foot deck onto a single family residence in the CD (Commercial: Downtown).

#### Key Issue Summary:

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

1. Is the addition of a 10 ft. by 20 ft. deck appropriate at this location?
2. Is rezoning the property to RE (Residential: Established) more appropriate for its future use and development?

#### Plan Commission Decision Criteria:

The Columbus Zoning Ordinance requires that the Plan Commission consider (1) compliance with the applicable development standards established by the Zoning Ordinance and (2) the general standards listed below in the review of site development plans (Section 12.8(E)).

1. The proposed development will be consistent with the comprehensive plan.
2. The proposed development will not be detrimental to or endanger the public health, safety, convenience, or general welfare.
3. The proposed development will not be injurious to the use and enjoyment of the surrounding property.
4. The proposed development will not impede the efficient, orderly, and normal development of the surrounding property.
5. The proposed development provides adequate access, utilities, landscaping, buffering, and other improvements.
6. The proposed development provides pedestrian and vehicle ingress, egress, and circulation in a manner that maintains adequate public safety and efficient movement.

The Plan Commission may waive or modify development requirements of the Zoning Ordinance based on findings by the Commission that the altered requirements will better serve (a) the intent of that development requirement, (b) the intent of the zoning district, and/or (c) the general standards listed above.

## Plan Commission Process, Options & Preliminary Staff Recommendation:



**Step 1**

### Development Standards Waivers & Modifications:

The initial step in the approval process is for the Plan Commission to determine if any requested development standards waivers and/or modifications can be supported based on the decision criteria provided by the Zoning Ordinance. The waiver or modification may be approved if one or more of the criteria have been met. A separate motion with specific findings is recommended for each requested waiver and/or modification.

**Waiver / Modification:** None



**Step 2**

### Conditions:

The Plan Commission should determine through discussion if any conditions of approval are appropriate for this request. Conditions are situations that need to be resolved through the action of the applicant prior to, or as part of, the proposed development. Any conditions should be clearly based on the Plan Commission Decision Criteria listed above.

Preliminary Staff Recommendation: The staff is preliminarily recommending the following conditions of approval: None

*User Notes:* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Step 3**

### Commitments:

The Plan Commission should determine through discussion if any commitments of the applicant are appropriate and/or needed for this request. Commitments are long-term agreements that, together with the Zoning Ordinance, govern the use of the property. Any commitments should be clearly based on the Plan Commission Decision Criteria listed above.

Preliminary Staff Recommendation: The staff is preliminarily recommending the following commitments: None

*User Notes:* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Step 4**

### Approval, Denial or Continuance:

In reviewing a request for site development plan approval the Plan Commission may (1) approve the application, (2) deny the application, or (3) continue the review to a future Plan Commission meeting. The Plan Commission should make, second, and vote on a motion for the approval, denial, or continuance of the request. Any motion should include reasons supporting that motion that directly reference the Plan Commission Decision Criteria listed above. Any motion for approval should (1) note any approved waivers and/or modifications and (2) specifically list any conditions and/or commitments being made as part of the approval and the reasons for those conditions or commitments based on the Plan Commission Decision Criteria listed above.

Preliminary Staff Recommendation: Approval.

*User Notes:* \_\_\_\_\_

---



---



---

<b>Current Property Information:</b>	
<b>Land Use:</b>	Single Family Residence
<b>Site Features:</b>	The site features a two-story single family structure.
<b>Flood Hazards:</b>	No flood hazards exist on the property.
<b>Special Circumstances:</b> (Airport Hazard Area, Wellfield Protection Area, etc.)	No special circumstances exist on this property.
<b>Vehicle Access:</b>	4 <sup>th</sup> Street (Local, Residential, Urban)

<b>Surrounding Zoning and Land Use:</b>		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	RE (Residential: Established)	Single Family Residential
<b>South:</b>	CD (Commercial: Downtown)	Parking Lot
<b>East:</b>	RE (Residential: Established)	Vacant lot
<b>West:</b>	CD (Commercial: Downtown)	Parking Lot

<b>Interdepartmental Review:</b>	
<b>Code Enforcement:</b>	Code Enforcement does not have any issues with this project.

**History of this Location:**

The relevant history of this property includes the following:

1. The applicant received conditional use approval in 2013 (C/CU-13-09) to allow a second story to be built above an attached garage. The site plan was approved administratively. Plan Commission approval was not required because the addition fell below the threshold of a major modification.
2. The applicant received conditional use approval in 2016 (C/CU-16-26) to allow a deck to be built on the property.

**Comprehensive Plan Consideration(s):**

The Comprehensive Plan designates the future land use of properties in this area as residential.

The Comprehensive Plan includes this property in the Columbus Central Neighborhood character area.

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

1. **POLICY D-3-1:** Encourage projects which improve and revitalize neighborhoods.  
*Strong neighborhoods are the building blocks of strong communities. Projects which enhance neighborhood cohesiveness strengthen the community. Examples include neighborhood watch programs, neighborhood associations, clean-up projects, block parties, and recreation programs.*
2. **POLICY A-2-9:** Preserve and enhance the character of neighborhoods.  
*Older neighborhoods have distinctive characteristics which should be retained. These vary from one neighborhood to another, but they include such things as smaller lots, lesser setbacks, service alleys, and a distinctive architectural style.*

### **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 has owned the property since 1986 and purchased it from the Board of Trustees of First Christian Church. At that time the property was zoned Special Use 1 (SU1) which was a special use zoning district for Churches. This district also required Plan Commission review and approval of site plans. When the new Zoning Ordinance and Zoning Maps were adopted in 2008, the property and adjacent church property were both rezoned to CD (Commercial: Downtown).
2. The existing structure is a two story dwelling. The applicants would like to construct a 10 foot by 20 foot wood deck onto the northwest side of the house that will access the second story of the home. There will also be an attached staircase up to the deck.
3. According to the applicant, the deck will be located 16.5 feet from the west property line and 2.5 feet from the north property line. The side and rear setback requirement in the CD (Commercial: Downtown) zoning district is 0 feet.
4. In the CD (Commercial: Downtown) zoning district, single family residential is permitted by conditional use. The CD zoning district is also a Site Development Plan district that requires review and approval of site plans by the Plan Commission (a Major Modification). The Zoning Ordinance does contain a provision for the plans to be reviewed and approved administratively (a Minor Modification) if the following items apply.
  - a. the basic relationship of the site to adjacent property is not altered,
  - b. primary use is not changed to a different use for which this Ordinance has established different use-related development standards (such as minimum number of parking spaces required, etc.),
  - c. the originally approved height or floor area is not increased by more than 15%,
  - d. any provided setback is not reduced by more than 15%, and/or
  - e. the vehicle ingress or egress is not altered or on-site circulation is substantially changed.

The building addition completed on the subject property in 2013 did not exceed the thresholds listed above and was able to be reviewed administratively as a Minor Modification. The current proposal reduces the building setback by more than 15 percent and therefore requires Plan Commission approval as a Major Modification.

5. An alternate path for this applicant is to rezone the property to RE (Residential: Established). The subject property is located on the border between commercial and residential properties. There are parking lots for First Christian Church located to the south and the west of the subject property and there are single family residences to the north and east of the subject property.

**Columbus – Bartholomew County Planning Department  
Site Development Plan Application**

**Planning Department Use Only:**

Jurisdiction:  Columbus  Bartholomew County  Joint District

Docket No.: DP-16-15

---

**Site Development Plan Application:**

---

**Application Type**  Initial Site Development Plan  Minor Modification  Site Development Plan Revision

**Project Title / Facility Name:**  Trent Wirth

**Type of Activity:**

New Structure  Change of Use  Expansion of an Existing Structure and/or Use  
 Mineral Extraction  Site Feature Modification (Landscaping, Parking, Etc.)  
 New Telecommunications Facility  Temporary Use: from \_\_\_\_\_ to \_\_\_\_\_  
(start date) (end date)

**Total Number of Signs Requested** 0 (please attach a separate worksheet for each sign)

**Applicant Information** (the person or entity that will own and/or execute what is proposed):

Name: Trent Wirth  
Address: 618 4th St Columbus IN  
(number) (street) (city) (state) (zip)  
47201  
Jtpack@att.net  
Phone No.: 812-372-6818 Fax No.: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

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

Name: Trent Wirth  
Address: 618 4th St, Columbus, IN 47201  
(number) (street) (city) (state) (zip)  
Phone No.: 812-372-6818 Fax No.: \_\_\_\_\_ E-mail Address: Jtpack@att.net

**Tenant / Lessee Information** (if applicable and different from the "applicant"):

Name: N/A  
Address: \_\_\_\_\_  
(number) (street) (city) (state) (zip)  
Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

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

Name: Same as above

Address \_\_\_\_\_  
(number) (street) (city) (state) (zip)

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

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

**Property Information:**

Zoning: Commercial CD (Commercial: Downtown)

Address 618 4th St, COLUMBUS, IN 47201  
(number) (street) (city) (state) (zip)

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

**Use & Structure Information (if applicable):**

Proposed Building Area: 200 Sf Deck square feet

Current Use: Private Home Proposed Use (if different): Same

For multiple buildings, please indicate the square footage of each use (attach an additional sheet if necessary):

Use: \_\_\_\_\_ square feet: \_\_\_\_\_  
Use: \_\_\_\_\_ square feet: \_\_\_\_\_  
Use: \_\_\_\_\_ square feet: \_\_\_\_\_  
Use: \_\_\_\_\_ square feet: \_\_\_\_\_

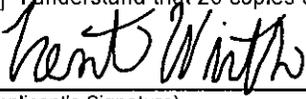
**Supporting Information (please note the following which must be provided with the application):**

- 5 initial copies of a site development plan (required based on the type of ZCC requested – see attached checklist). The site development plan must also show the location of any types of freestanding signs proposed (including the sign location, the proposed sign setback from all rights-of-way, the landscaping at the base of the proposed sign, and all sight visibility triangles).
- A completed worksheet for any proposed waiver or modification of the development standards mandated by the Zoning Ordinance (see attached form).
- A completed sign worksheet for each sign proposed (see attached form).
- A dimensional drawing showing the size of each face and indicating each sign's proposed location (either on the face of a structure, or elsewhere on the property).

**Applicant's Signature / Acknowledgement:**

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

I understand that 20 copies of a revised Site Development Plan will be required for distribution to the Plan Commission.



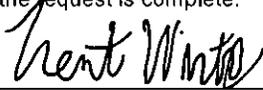
7/13/2016

\_\_\_\_\_  
(Applicant's Signature)

\_\_\_\_\_  
(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.



7/13/2016

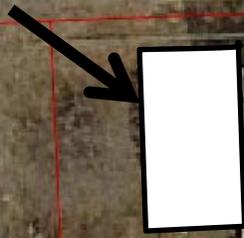
\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Date)

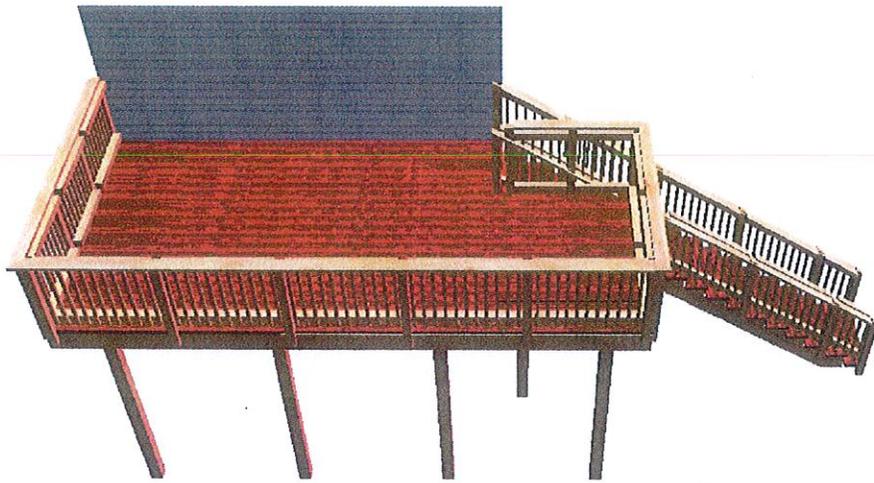
Deck Location

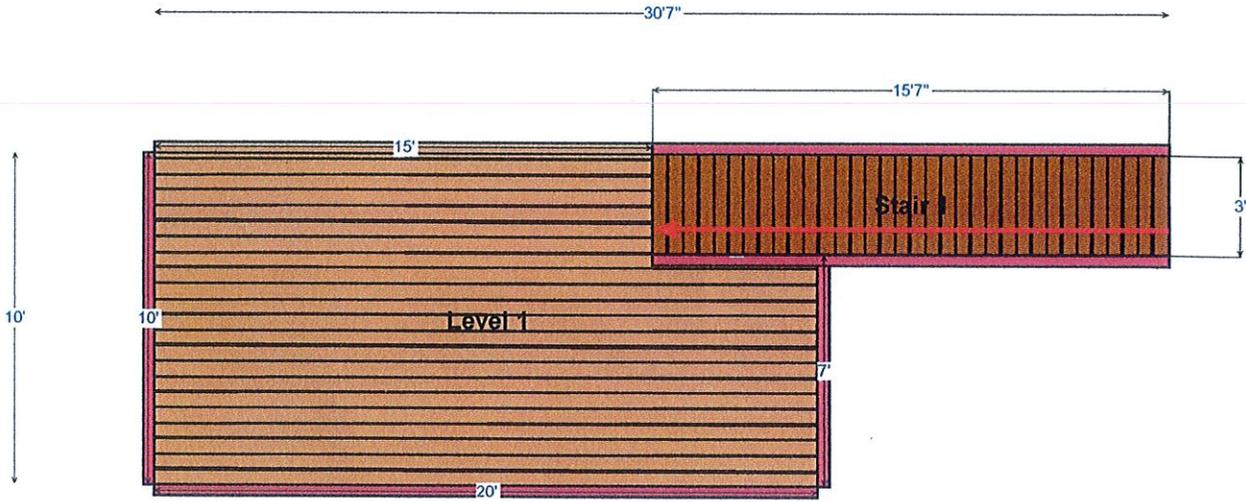


018 4TH ST

4TH ST







	Wall Attached		Railing
--	---------------	--	---------