



# The 2015 Annual Report

## of the City of Columbus – Bartholomew County Planning Department

Serving: The City of Columbus, Bartholomew County & The Edinburgh / Bartholomew / Columbus Joint District

---

### Contents

---

Staff & Budget Information	Page 1
Board & Commission Membership	Page 2
Plan Commission Activity	Page 6
Board of Zoning Appeals Activity	Page 12
Zoning Compliance Review	Page 14
Long-Range Planning & Special Projects	Page 16
Floodplain Management	Page 19
Education & Training	Page 19

---

# The Planning Department

## Staff Information

The City of Columbus – Bartholomew County Planning Department provides development review and long-range planning services for the City of Columbus and unincorporated Bartholomew County. The Department also provides development review services for the Edinburg / Bartholomew / Columbus Joint District by inter-local agreement and the Town of Hartsville by contract.

The 2015 staff of the City of Columbus - Bartholomew County Planning Department included 7 members. Of those staff positions, 6 were professional community planners and 1 provided administrative support.

The staff serves to support the activities of the City, County, and Joint District Plan Commissions and Boards of Zoning Appeals. The staff is also often called upon to provide information and assistance to the Mayor, the County Commissioners, the City Council, the City Board of Public Works, and other city, county, civic, and regional organizations. The staff's primary tasks are to (1) guide the public through the property development process and (2) serve as a resource for long-range community planning and the discussion of community land use issues.

*The AICP label indicates those staff members who have earned their professional certification with the American Institute of Certified Planners. This certification recognizes community planning professionals who have attained a high level of education and experience. Those who hold this certification are required to meet continuing education standards and adhere to the AICP Code of Ethics and Professional Conduct.*

## 2015 Planning Department Staff

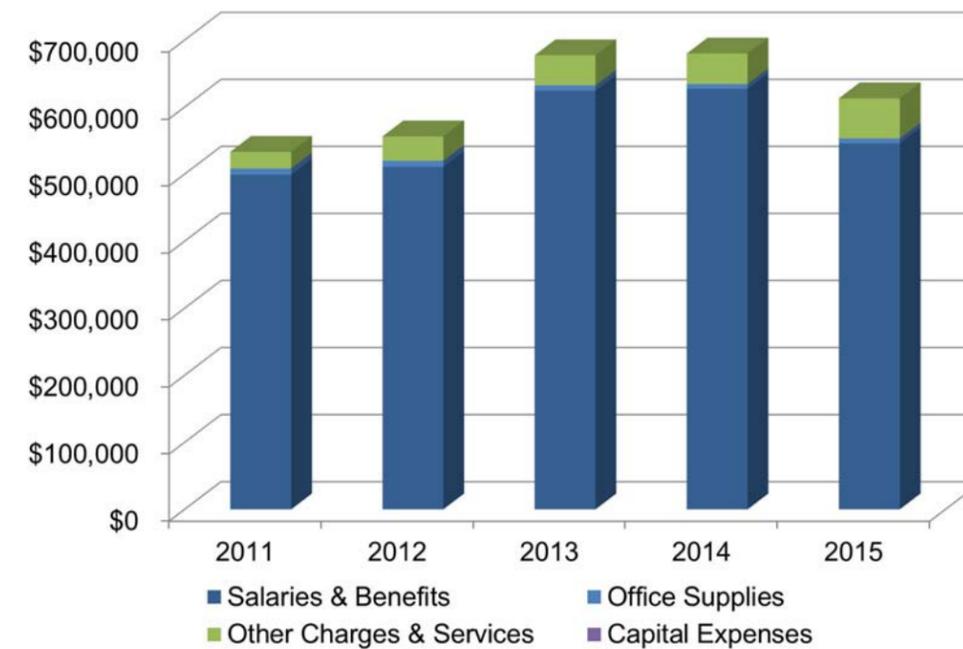
Staff Member	Role	Staff Member Since
Jeff Bergman, AICP	Planning Director	2004
Melissa Begley, AICP	Assistant Planning Director	2011
Emilie Pinkston, AICP	Long-Range Planner / Floodplain Administrator	2013
Allie Keen	Subdivision Specialist	2012
Ashley Klingler	Site Plan Specialist	2014
Charles Russell	Site Plan Specialist	2015
Sondra Bohn	Office Administrator	2000

## Budget Information

The 2015 Planning Department budget was \$612,968. Comparing Planning Department budgets from one year to the next should only occur in the context of the larger City budget as a whole. In attempts to find efficiencies, reduce overall City costs, and streamline the procurement process certain line items have shifted from individual departments to a single City account and vice versa. For example, in 2013 funds for cellular phone service and health insurance were dispersed from a single City-wide account into the individual department budgets (which resulted in a \$103,596 increase in the Planning Department budget).

The 2015 "Salaries & Benefits" total has been adjusted to exclude from that figure the salaries and benefits of 2 positions (the part-time Office Assistant and full-time Enforcement Coordinator) that are found within the Planning Department budget but are not functioning as part of the Planning Department.

Planning Department 5-year Budget Trends



# Board & Commission Membership

## About the Boards & Commissions

The development review role of the Planning Department includes facilitating the work of the City of Columbus, Bartholomew County, and Joint District Plan Commissions, Plat Committees, and Boards of Zoning Appeals.

**Plan Commission:** The Plan Commission is the primary authority for land use and development policy and regulation in each jurisdiction. The Plan Commissions make recommendations to the legislative body (Columbus City Council, Bartholomew County Board of Commissioners, or Joint District Council) for each jurisdiction on land use policies (in the form of the Comprehensive Plan), land use regulations (the Zoning Ordinance), and subdivision development standards (the Subdivision Control Ordinance), as well as specific requests for zoning map changes. The Plan Commissions make final determinations on specific subdivision and site development plan requests from property owners and developers.

**Plat Committee:** The Plat Committee is a sub-committee of the Plan Commission with the authority to approve new minor subdivision requests that involve a small number of lots and no new public infrastructure.

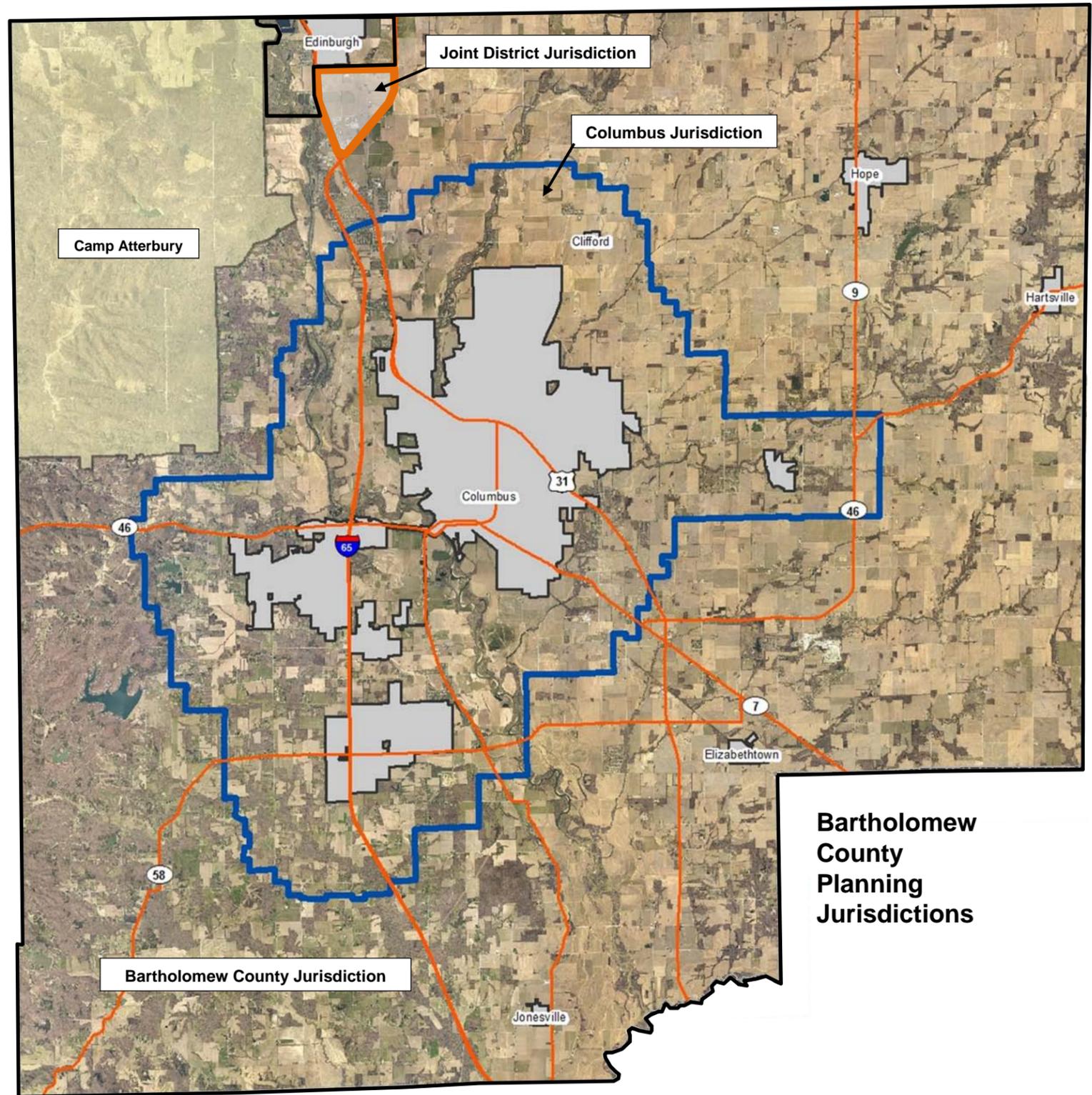
**Board of Zoning Appeals:** The Board of Zoning Appeals is a quasi-judicial body that makes final determinations on specific requests by property owners and developers for exceptions from the established land use regulations found in the zoning ordinance as well as requests for approval for any land uses listed by the zoning ordinance as "conditional".

## Jurisdictions

**Columbus:** The City of Columbus has jurisdiction for all land within the corporate limits within the City, as well as a specific extraterritorial jurisdiction that extends approximately 2 miles from the City limits. The City's jurisdiction encompasses approximately 30% of Bartholomew County.

**Bartholomew County:** Bartholomew County has jurisdiction for all unincorporated land within the County, excluding the extraterritorial jurisdictions exercised by Columbus and Edinburgh and the approximately 2.5 square miles within the jurisdiction of the Edinburgh / Bartholomew / Columbus Plan Commission.

**Joint District:** The Edinburgh / Bartholomew / Columbus Joint District Plan Commission has jurisdiction over an area of approximately 2.5 square miles bounded by a triangle formed by County Road 900 North, I-65, and US 31. The Joint District is the only one of its kind in Indiana and was created through special legislation. The Joint District, per its interlocal agreement, shall be in existence until 90% of the area has been developed.



**Bartholomew  
County  
Planning  
Jurisdictions**

# Board & Commission Membership

## 2015 Columbus Plan Commission

Member	Office	Appointment	Expiration (4 year terms)	Requirements
Mike Harris		Board of Works	January 1, 2015	Board of Works member or designated representative.
Tony London (I)		Board of County Commissioners	January 1, 2017	The 2 appointments may not be of the same political party. Must (1) be a resident of the 2-mile area or (2) be a resident of the county and a property owner in the 2-mile area, but 1 must live in the 2-mile area.
Rodney Finke (R)			January 1, 2019	
Beth Fize!l		City Engineer	Not Applicable	City Engineer or qualified assistant.
Dave Fisher (R)	Secretary	Mayor	January 1, 2015	No more than 3 of the 5 mayoral appointments may be of the same political party. Must (1) be a resident of the jurisdiction or (2) be a resident of the county and a property owner in the jurisdiction. A majority must be residents of the jurisdiction.
Russ Poling (R)			January 1, 2019	
Roger Lang (R)	President		January 1, 2016	
Sondra Bolte (D)			January 1, 2017	
Dennis Baute (D)	Vice- President		January 1, 2018	
Dave Jones		Park Board	Annually	Park Board member.
Frank Jerome		City Council	Annually	City Council member.
Tom Finke (Liaison)		County Plan Commission	Annually	Member of the County Plan Commission.

## 2015 Columbus Plat Committee

Member	Office	Appointment	Expiration (Annually)	Requirements
Mike Harris	Chairperson	Plan Commission	January 1, 2016	Plan Commission citizen member.
Jeff Bergman			January 1, 2016	Planning Department staff member.
Beth Fize!l			January 1, 2016	Engineering Department staff member.
Andrew Beckort (Alternate for Fize!l)		Plan Commission	January 1, 2016	Engineering Department staff member.
Melissa Begley (Alternate for Bergman)			January 1, 2016	Planning Department staff member.

## 2015 Columbus Board of Zoning Appeals

Member	Office	Appointment	Expiration (2) (4 year terms)	Requirements
Dave Fisher	Vice-Chairperson	Mayor	January 1, 2018	Plan Commission citizen member. (see note 1)
Eric Frey	Chairperson		January 1, 2018	Citizen who is not a Plan Commission member. (see note 1)
Hanna Omar	Secretary		January 1, 2015	
Wayne Nyffler		City Council	January 1, 2019	Citizen who is not a Plan Commission member. (see note 1)
Tony London		Plan Commission	January 1, 2017	Plan Commission member from the extraterritorial jurisdiction. (see note 2)
Rodney Finke (Alternate)		Plan Commission (for London)	January 1, 2017	Plan Commission member from the extraterritorial jurisdiction. (see note 2)
Melissa Begley (Hearing Officer)		Plan Commission	Not Applicable	Board member, staff member, or any other person.
Jeff Bergman (Hearing Officer Alt.)		Plan Commission	Not Applicable	Board member, staff member, or any other person.

(1) Must be a jurisdiction resident or a county resident and owner of property in the jurisdiction. The majority of members must be jurisdiction residents.

(2) The 2-mile jurisdiction representative shall have a 2-year term per IC 36-7-4-903(2).

## Board & Commission Membership

### 2015 Bartholomew County Plan Commission

Member	Office	Appointment	Expiration (4 year terms)	Requirements	
Phyllis Apple (R)		Board of County Commissioners	January 1, 2019	No more than 2 of the 4 appointments may be of the same political party. Must (1) be a resident of the jurisdiction or (2) be a resident of the county and a property owner in the jurisdiction. At least 2 must be residents of the jurisdiction.	
Zack Ellison (D)	President		January 1, 2018		
Jason Newton (R)			January 1, 2017		
Don Meier (D)			January 1, 2017		
Lisa Moore	Vice-President		January 1, 2017		Township trustee and resident of the jurisdiction recommended by the trustees in the jurisdiction.
Rick Flohr	Liaison to Hope		January 1, 2017		Member of the Board of County Commissioners.
Tom Finke	Secretary / Liaison to Columbus	County Surveyor	Not Applicable	County Surveyor or a qualified deputy.	
Kris Medic		County Extension Educator	Not Applicable	County Extension Educator.	
Jorge Morales		County Council	January 1, 2017	Member of the County Council.	
Dennis Baute (Liaison)		Columbus Plan Commission	Annually	Member of the Columbus Plan Commission.	
Randy Sims (Liaison)		Hope Plan Commission	Annually	Member of the Hope Plan Commission.	

### 2015 Bartholomew County Plat Committee

Member	Office	Appointment	Expiration (Annually)	Requirements
Tom Finke	Chairperson	Plan Commission	January 1, 2016	County Surveyor's Plan Commission designee.
Kris Medic			January 1, 2016	Plan Commission member.
Dennis Brooks			January 1, 2016	Plan Commission member or resident citizen of the jurisdiction.
Stacey Gross			January 1, 2016	County Engineer or designee.
Jeff Bergman			January 1, 2016	Planning Director or designee.
Melissa Begley (Alternate for Bergman)		Plan Commission	January 1, 2016	Planning Director or designee.

### 2015 Bartholomew County Board of Zoning Appeals

Member	Office	Appointment	Expiration (4 year terms)	Requirements
Gil Palmer		County Council	January 1, 2017	Citizen who is not a Plan Commission member. (see note 1)
Zack Ellison	Chairperson	Plan Commission	January 1, 2017	Plan Commission citizen member or County Extension Agent. (see note 1)
David Flohr		Board of County Commissioners	January 1, 2019	Citizen who is not a Plan Commission member. (see note 1)
Roger Glick	Vice-Chairperson		January 1, 2018	
Jason Newton			January 1, 2016	
Melissa Begley (Hearing Officer)		Plan Commission	Not Applicable	Board member, staff member, or any other person.
Jeff Bergman (Hearing Officer Alt.)		Plan Commission	Not Applicable	Board member, staff member, or any other person.

(1) Must be a jurisdiction resident or a county resident and a owner of property in the jurisdiction. The majority of members must be jurisdiction residents.

# Board & Commission Membership

## About Joint District Memberships

In some instances, Joint District organizations are shown with open positions and/or members with expired terms. These groups meet infrequently and in some cases do not meet at all during the course of a calendar year. As a result, some of the appointments by a certain group are not current. Any required appointments are made current if and when an application requiring action by one of these groups is filed. Due to the limited size of the area and limited number of subdivision requests the Joint District does not use a Plat Committee. Instead, all minor and major subdivision requests are considered by the Plan Commission.

### 2015 Joint District Plan Commission

Member	Office	Appointment	Expiration (3 year terms)	Requirements
Ron Hoffman	Vice-President	Edinburgh Town Council	January 1, 2017	Resident of (1) a County in which the District is Located, or (2) within 10 miles of the District
Matt Ervin			January 1, 2018	
John Drybread			January 1, 2018	
Larry Schuyler		Columbus Plan Commission	January 1, 2016	
Jack Heaton	President		January 1, 2017	
Dave Fisher		Columbus Mayor	January 1, 2018	
Larry Kleinhenz		Board of County Commissioners	January 1, 2017	
Carl Lienhoop		Board of County Commissioners	January 1, 2017	
Keith Sells (German Twp.)		Board of County Commissioners	January 1, 2016	
Alvin Balmer (German Twp.)	Secretary	Board of County Commissioners	January 1, 2016	

### 2015 Joint District Board of Zoning Appeals

Member	Office	Appointment	Expiration (4 year terms)	Requirements
Open Position		Joint District Plan Commission	January 1, 2018	Citizen who may or may not be a Plan Commission Member**
Dave Gregory	Secretary	Columbus Mayor	January 1, 2015	**All Members Must be a Resident of (1) a County in which the District is Located, or (2) within 10 miles of the District
Chris West	President	Board of County Commissioners	January 1, 2019	
Daniel Teter		Edinburgh Town Council	January 1, 2018	
Tim Douglas	Vice-President	Board of County Commissioners	January 1, 2018	

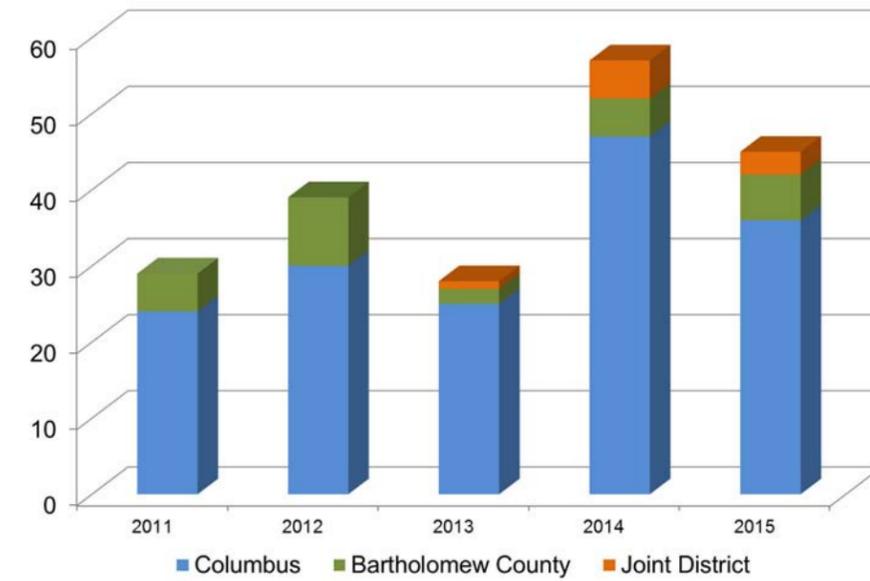
# Plan Commission Activity

## 2015 Plan Commission Case Load Summary

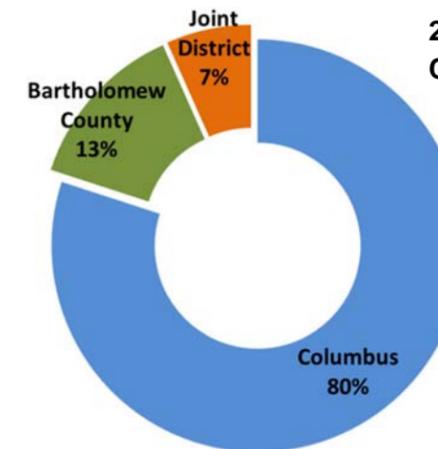
Month*	Rezoning (includes PUD)			Annexation	Subdivision Plat (includes re-plats, etc.)			Site Development Plan (includes PUD)			Total		
	Columbus	Bartholomew County	Joint District		Columbus	Columbus	Bartholomew County	Joint District	Columbus	Bartholomew County	Joint District	Columbus	Bartholomew County
January	0	0	0	0	1	0	0	0	0	0	1	0	0
February	2	0	0	0	1	0	0	1	0	0	4	0	0
March	1	1	0	0	2	0	0	1	0	2	4	1	2
April	0	0	0	0	1	0	0	1	0	0	2	0	0
May	1	0	0	0	0	0	0	1	0	0	2	0	0
June	1	0	0	1	0	0	0	0	0	1	2	0	1
July	1	0	0	0	1	1	0	2	0	0	4	1	0
August	1	0	0	0	2	1	0	0	0	0	3	1	0
September	2	0	0	0	0	0	0	3	0	0	5	0	0
October	2	1	0	1	0	0	0	0	0	0	3	1	0
November	0	0	0	0	1	0	0	1	0	0	2	0	0
December	1	1	0	0	3	1	0	0	0	0	4	2	0
<b>Total</b>	<b>12</b>	<b>3</b>	<b>0</b>	<b>2</b>	<b>12</b>	<b>3</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>3</b>	<b>36</b>	<b>6</b>	<b>3</b>

\* Includes all petitions (2014 and 2015) heard by each Plan Commission for the first time

Plan Commission Case Load Trends



2015 Plan Commission Case Load by Jurisdiction



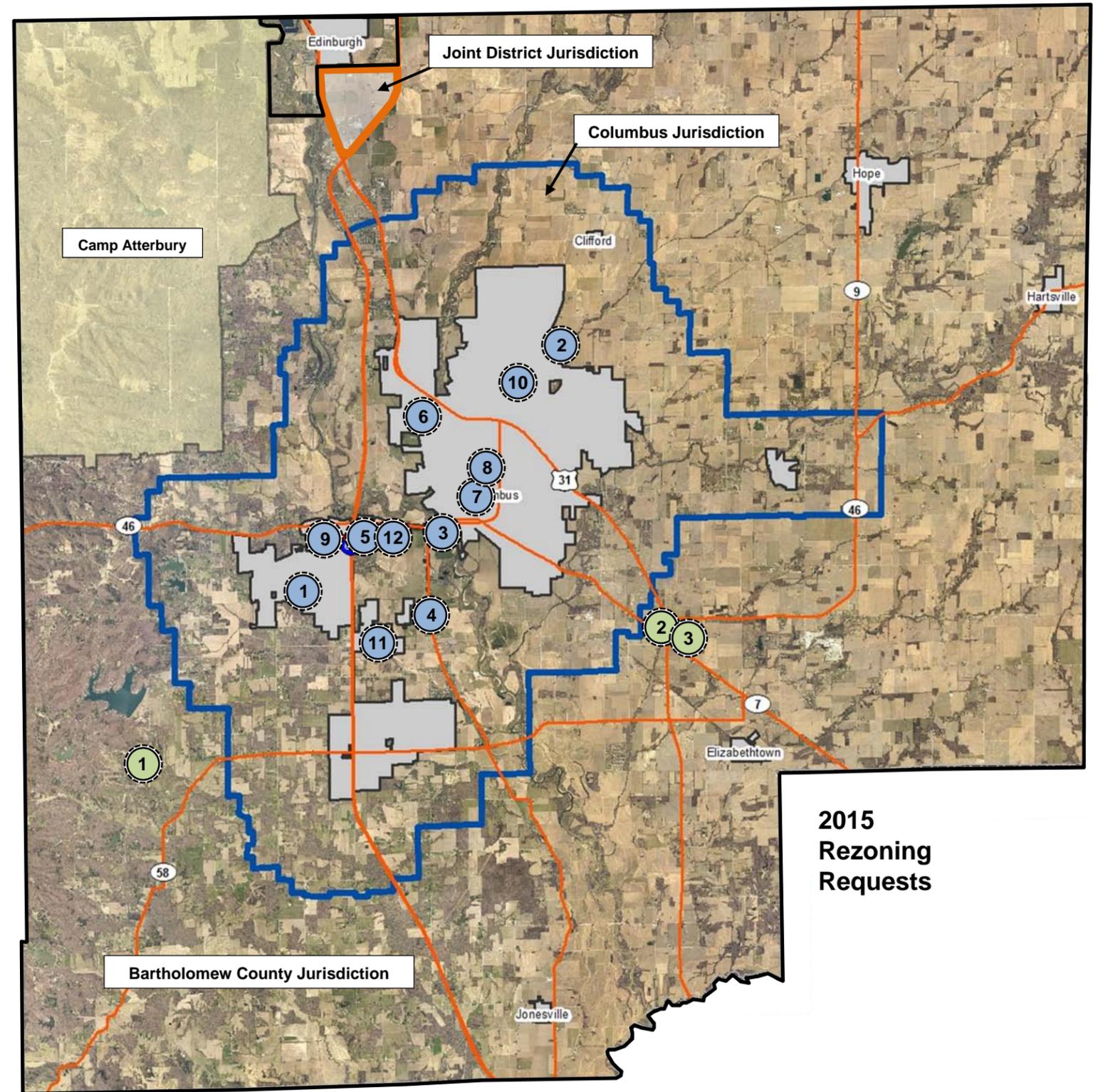
# Plan Commission Activity - Rezoning Summary

## 2015 City of Columbus Rezoning Requests

Application	Case Number	Location	Property Size	Requested Change	Plan Commission Recommendation	Final Disposition
1 Oak Ridge Subdivision	RZ-15-01	Northeast corner of Carr Hill Road & Champion Drive	23.33 Acres	RM & RT to RS2	Favorable	Approved
2 Columbus Board of Aviation Commissioners	RZ-15-02	Northwest of the intersection of Deerbrook & Clairmont Drives	33.87 Acres	RS4 to AP	Favorable	Approved
3 City of Columbus (Water Street)	RZ-15-03	South of SR 46, west of the East Fork of the White River	3.53 Acres	P to CDc	Favorable	Denied
4 Dollar General	RZ-15-04	2665 Jonesville Road	1.63 Acres	AP to CC	Withdrawn	Not Applicable
5 Columbus Crossing	RZ-15-05	South side of Jonathan Moore Pike, between I-65 & Morgan Willow Trace	156.39 Acres	PUD to CR	Unfavorable	Denied
6 Nex-Gen Fuels	RZ-15-06	3906 N. Indianapolis Road	2.05 Acres	CC to I-2	Favorable	Approved
7 Jonesboro Investments	RZ-15-07	Northeast corner of Michigan & 14th Streets	3.36 Acres	I-2 to RM	Favorable	Approved
8 Keller Development	RZ-15-08	Northeast corner of 22nd Street & Cottage Avenue	2.49 Acres	I-2 & CC to RM	Favorable	Approved
9 Columbus Place Apartments	RZ-15-09	North side of Goeller Blvd., east of Tipton Lakes Blvd.	19.16 Acres	AP & RS1 to RM	Unfavorable	Withdrawn
10 The Sanctuary	RZ-15-10	North of Pinewood Drive, east of Central Avenue	8.08 Acres	RS3 to P	Favorable	Approved
11 Shadow Creek Farms PUD	PUD-15-01	South of CR 200 South, between CR 225 West and CR 150 West	322.21 Acres	PUD Amendment	Favorable	Approved
12 Columbus Crossing PUD	PUD-15-09	South side of Jonathan Moore Pike, between I-65 & Morgan Willow Trace	156.39 Acres	PUD Amendment	Favorable	Approved

## 2015 Bartholomew County Rezoning Requests

Application	Case Number	Location	Property Size	Requested Change	Plan Commission Recommendation	Final Disposition
1 Matt Donica	RZ-15-01	7540 South 650 West	15.35 Acres	AG to RR	Favorable	Approved
2 Bruce Nolting	RZ-15-02	Southwest corner of US 31 & SR 46	41.68 Acres	AP to CR	Favorable	Approved
3 Gehring Property	RZ-15-03	3355 South US 31	12.9 Acres	AP to CC	Favorable	Approved

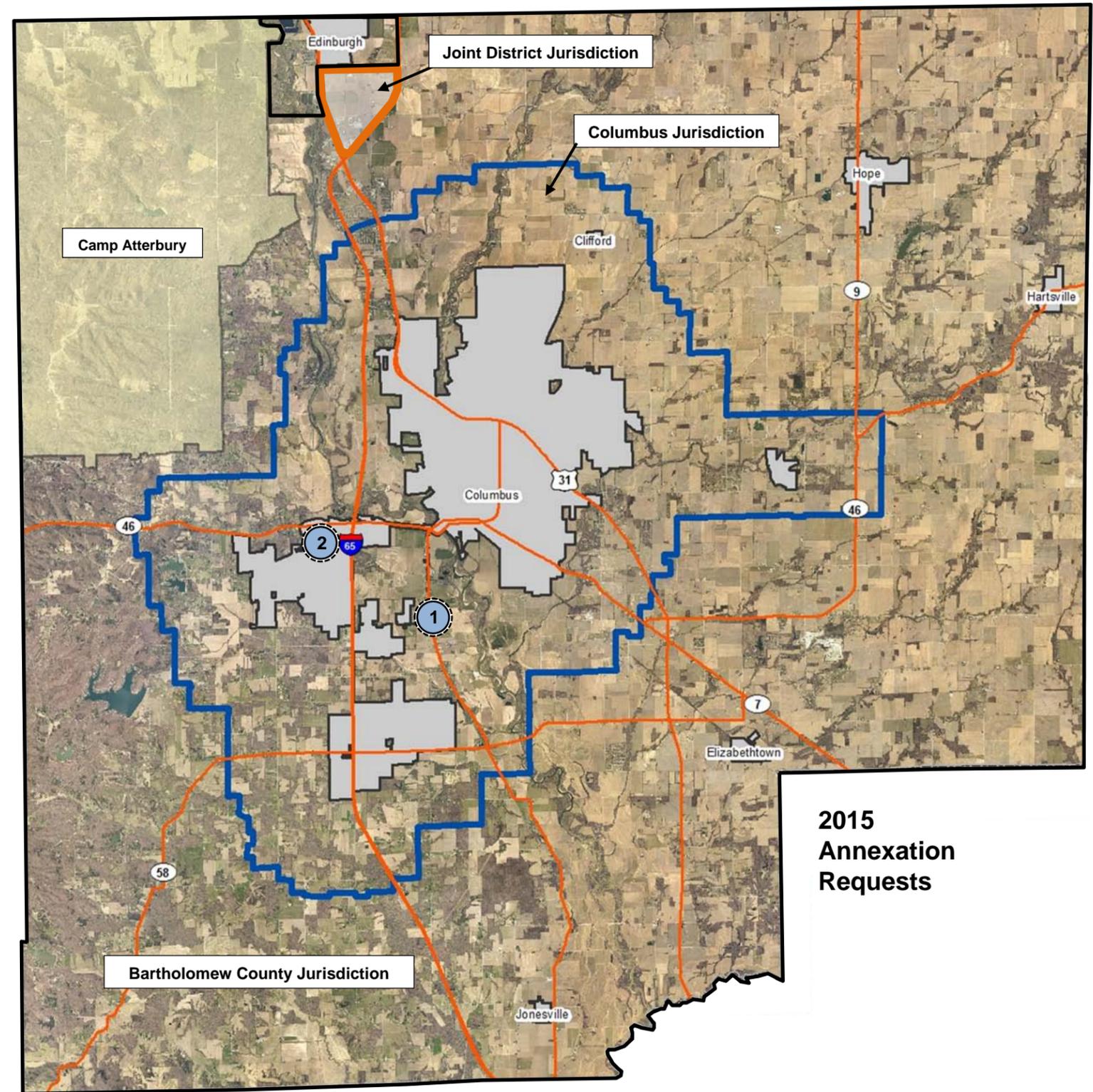
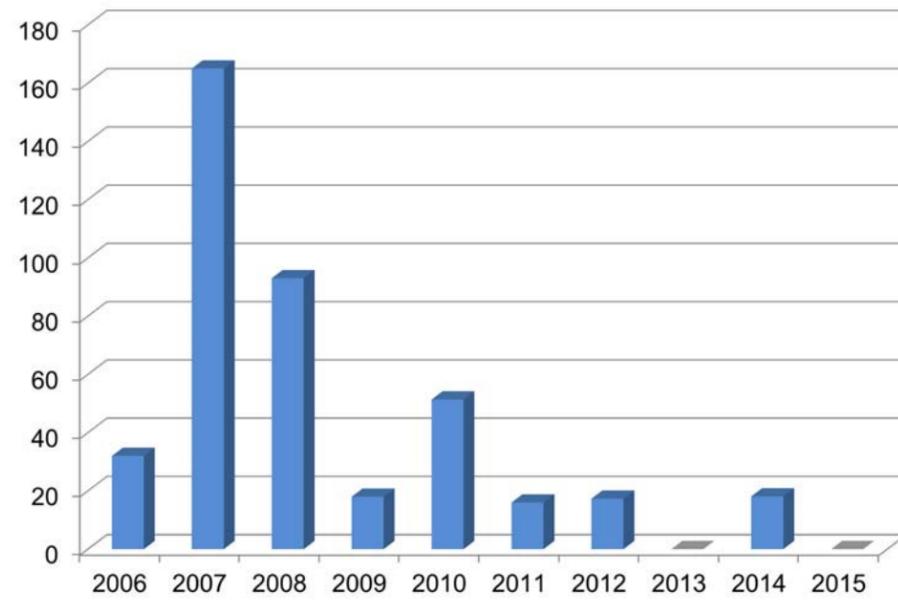


# Plan Commission Activity - Annexation Summary

## 2015 City of Columbus Annexation Requests

Application	Case Number	Location	Property Size	Zoning	Plan Commission Recommendation	Final Disposition
<b>1</b> Dollar General	ANX-15-01	2665 Jonesville Road	1.74 Acres	CC (Proposed)	Withdrawn	Not Applicable
<b>2</b> Columbus Place Apartments	ANX-15-02	North side of Goeller Blvd., east of Tipton Lakes Blvd.	21.15 Acres	RM (Proposed)	Favorable	Withdrawn

City of Columbus Annexation Trends (Acres Annexed)



2015 Annexation Requests

# Plan Commission Activity – Subdivision Summary: Plan Commission Approvals

## Subdivision Approvals

The Planning Department processes several types of subdivision requests. Administrative subdivisions are used to adjust existing property lines. Agricultural subdivisions create new agriculture parcels that cannot be developed for other uses. Minor subdivisions create new lots which can be served by existing streets and other infrastructure. And, Major Subdivisions involve new streets and other infrastructure. This page describes the subdivisions and new lots approved in 2015. The “approval” documented here for major subdivisions is the preliminary plat approval by the Plan Commission; which is the first step required prior to major subdivision development.

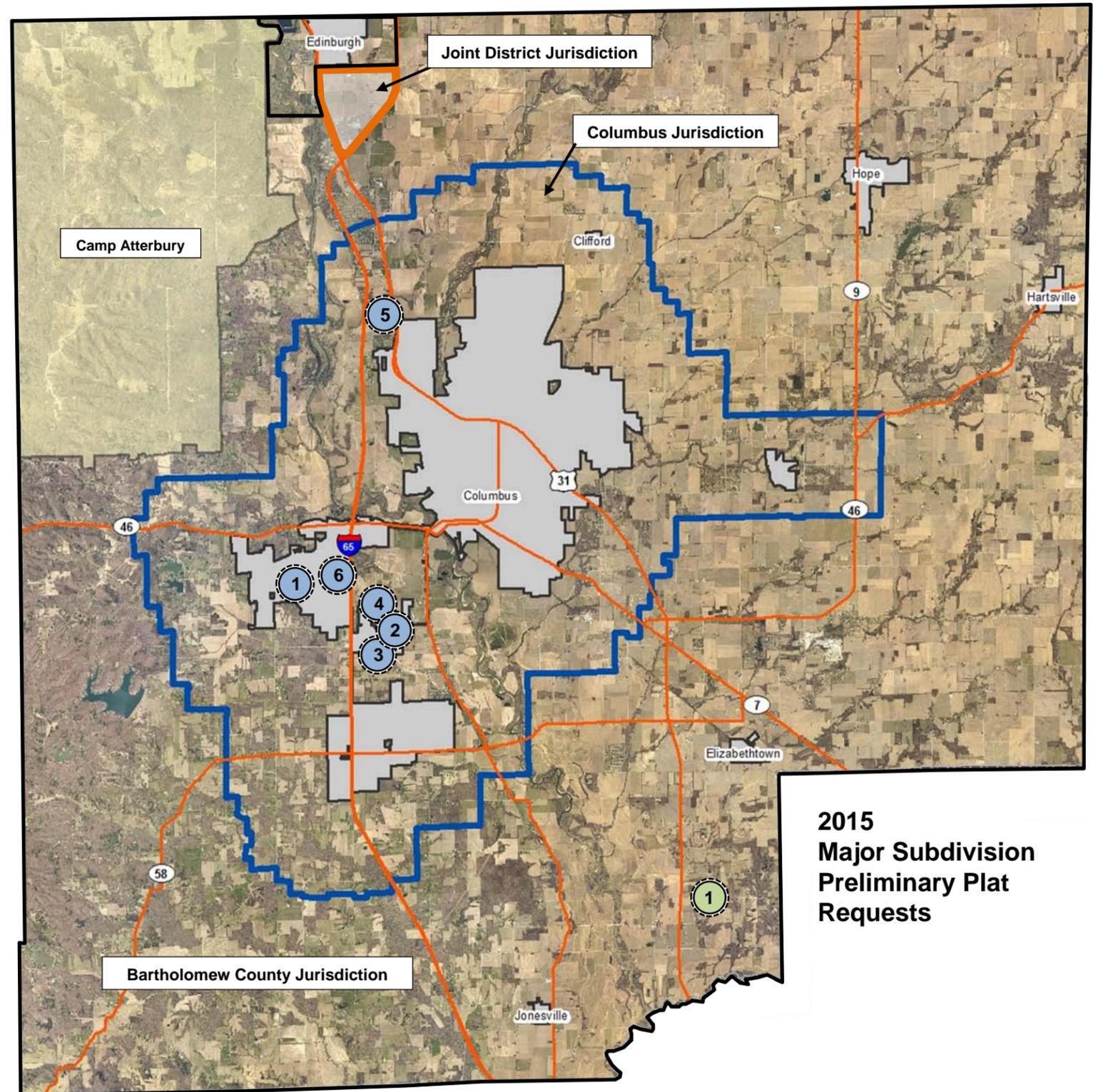
## 2015 Subdivision Lots Approved

Subdivision Type	City of Columbus		Bartholomew County		Joint District		Total	
	Subdivisions	Total Lots	Subdivisions	Total Lots	Subdivisions	Total Lots	Subdivisions	Total Lots
Administrative & Agricultural Subdivision	26	0	33	0	0	0	59	0
Minor Subdivision	7	7	9	12	0	0	16	19
Major Subdivision (Preliminary Plat)	5	195	1	2	0	0	6	197
<b>Totals</b>	<b>38</b>	<b>202</b>	<b>43</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>81</b>	<b>216</b>

## 2015 Major Subdivision Preliminary Plat Requests

Subdivision	Jurisdiction	Case Number	Lots	Land Use	Approval Date
<b>1</b> Oak Ridge	Columbus	PP-15-01	42	Residential	February 11, 2015
<b>2</b> Shadow Creek Farms Section 6B	Columbus	PP-15-02	23	Residential	March 11, 2015
<b>3</b> Shadow Creek Farms Section 6A (Revision of Previous Approval)	Columbus	PP-15-03	54	Residential	April 8, 2015
<b>4</b> Wildflower Ridge	Columbus	PP-15-04	37	Residential	December 9, 2015
<b>5</b> Woodland Parks Phase 1B (Revision of Previous Approval)	Columbus	PP-15-05	1	Residential	Withdrawn
<b>6</b> Maple Ridge (West side of Terrace Lake Road)	Columbus	PP-15-06	39	Residential	December 9, 2015
<b>1</b> South Hill Farm Estates Section 2, Phase 1 (Replat of Lot 23)	Bartholomew County	MA/P-15-01	2	Residential	August 12, 2015

**Total Major Subdivision Lots Granted Preliminary Approval in 2015: 197**



**2015 Major Subdivision Preliminary Plat Requests**

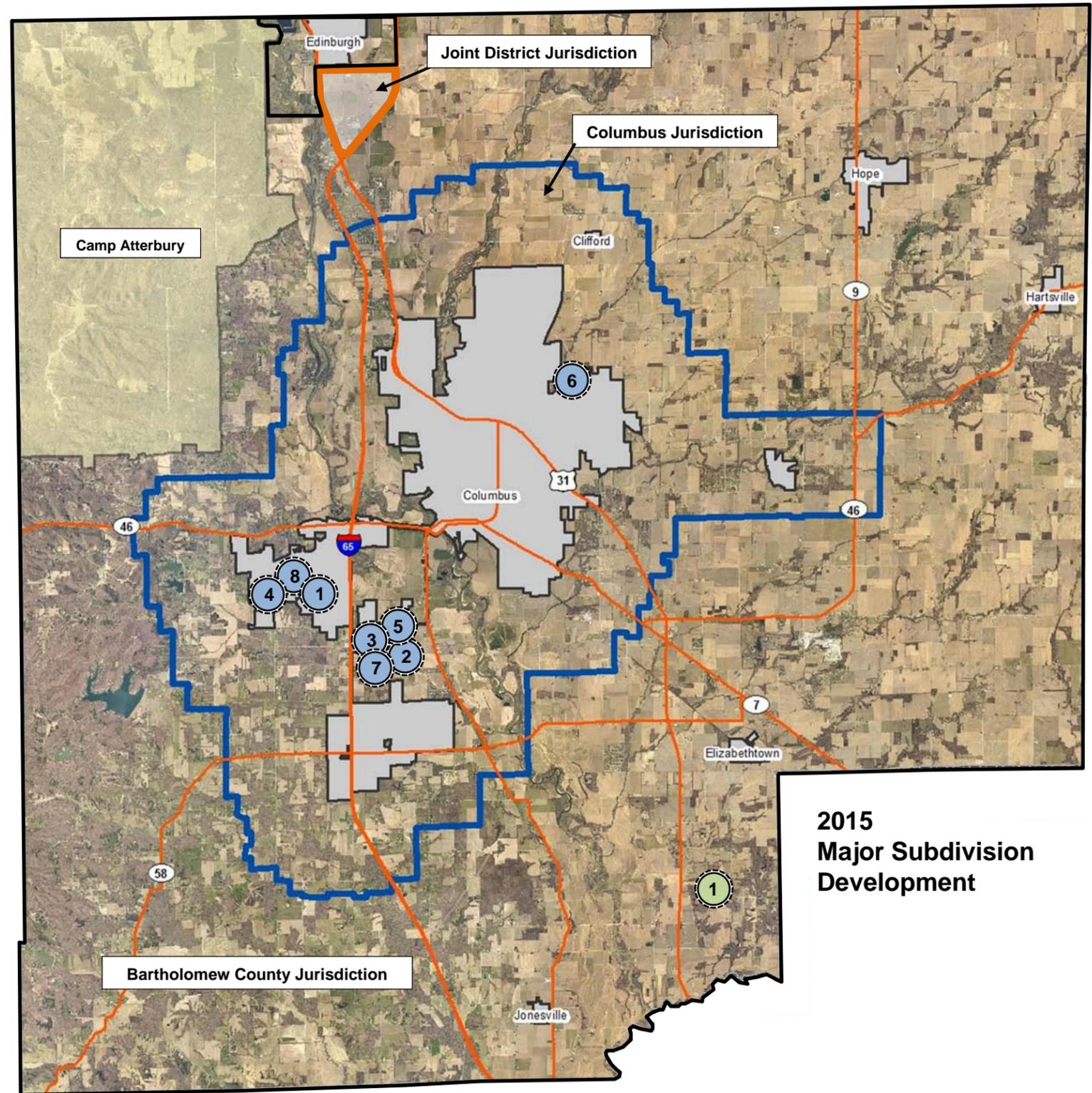
# Plan Commission Activity – Subdivision Summary: Major Subdivision Development

## Major Subdivision Approval Process

Major Subdivisions are those that involve the installation of new public infrastructure, such as streets, sewer or water mains, or storm sewers. The approval process for major subdivisions includes (1) preliminary plat approval by the Plan Commission followed by (2) construction plan and final plat approval by the Planning Department staff and the City or County Engineer. Once the final plat and plans are approved the developer and the City or County enter into a Subdivision Improvement Agreement that governs the construction. This page depicts those subdivisions or phases of subdivisions for which final approval was sought in 2015.

## 2015 Major Subdivision Improvement Agreement Requests

Subdivision	Jurisdiction	Case Number	Lots	Land Use	Approval Type / Date
1 Maple Ridge (East side of Terrace Lake Road)	Columbus	FP-13-02	17	Residential	Expired / Withdrawn
2 Shadow Creek Farms Section 6A (Initial Project)	Columbus	FP-14-04	48	Residential	Withdrawn
3 Shadow Creek Farms Section 10	Columbus	FP-14-07	72	Residential	Performance Security / Pending
4 Tipton Pointe	Columbus	FP-15-01	20	Residential	"Build & Dedicate" / Pending
5 Shadow Creek Farms Section 6B	Columbus	FP-15-02	23	Residential	Performance Security / March 7, 2015
6 Sycamore Bend Phase 3	Columbus	FP-15-03	20	Residential	Performance Security / July 7, 2015
7 Shadow Creek Farms Section 6A (Revised Project)	Columbus	FP-15-04	54	Residential	Performance Security / September 1, 2015
8 Oak Ridge Section 1	Columbus	FP-15-06	12	Residential	"Build & Dedicate" / September 29, 2015
1 South Hill Farm Estates Section 2, Phase 1 (Replat of Lot 23)	Bartholomew County	MA/S-15-01	2	Residential	Plat Signed August 26, 2015 (No Public Improvements)
Total Major Subdivision Lots Created in 2015:			111		
Total Major Subdivision Lots Pending Final Approval:			92		

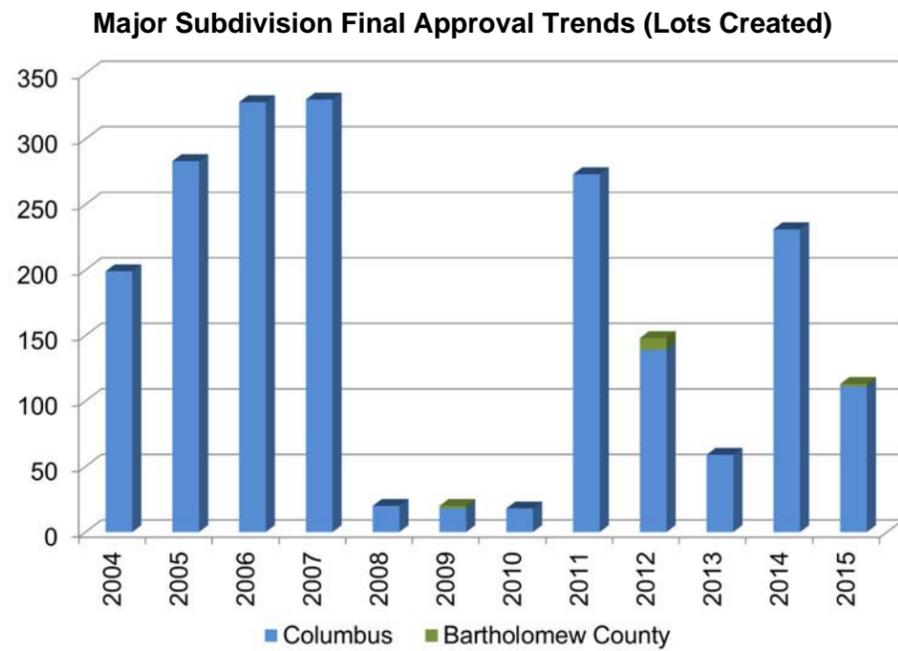
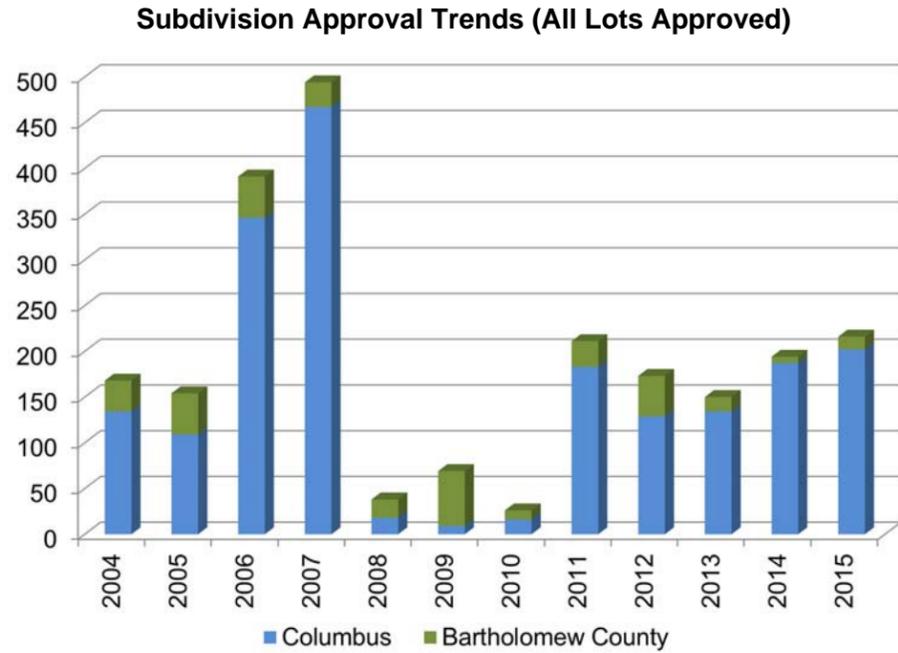


**2015 Major Subdivision Development**

# Plan Commission Activity – Subdivision Summary: Trends

## Trends in Subdivision Lots Approved & Major Subdivisions Developed

The charts below portray recent trends in (1) the number of new subdivision lots approved by the Plan Commission for all types of subdivisions and (2) the number of major subdivision lots authorized through the secondary (or final) approval process. Clearly evident in both charts is the housing boom of 2006-2007 and the impacts of the recession that followed. Also evident is the recovery of local housing demand in subsequent years.



Home construction in Oak Ridge Section 1 (top) and street construction in Shadow Creek Farms Section 10 (below).

# Board of Zoning Appeals Activity - Summary

## Board of Zoning Appeals Cases Defined

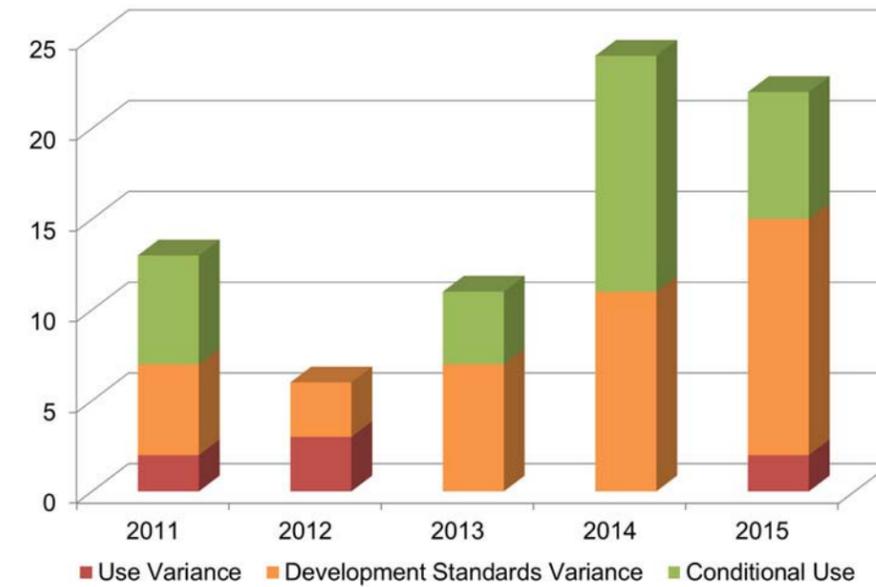
The Board of Zoning Appeals considers case-by-case variances to the development standard (height, setback, etc.) and use regulations provided by the Zoning Ordinance. The Board also considers proposals for those uses that the Zoning Ordinance identifies as conditional – meaning that they are likely appropriate, but require case-by-case discretion of the details of each use and its proposed location. This page summarizes the variance and conditional use cases considered by the Boards of Zoning Appeals. In some instances, a “case” involves multiple variance requests. For example, a single case involving a new sign may include two separate variance requests – one for the height of the sign and one for the size of the sign face.

The following page describes all individual variance and conditional use requests. It also include all requests that were approved by the Board of Zoning Appeals Hearing Officer.

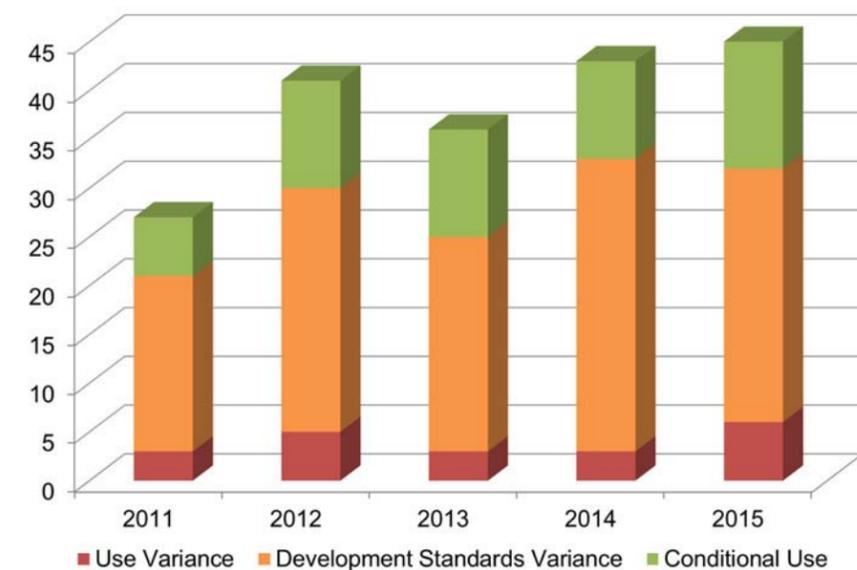
## 2015 Board of Zoning Appeals Case Load Summary

Month	Use Variance			Development Standards Variance (includes floodplain regulations)			Conditional Use			Total		
	Columbus	Bartholomew County	Joint District	Columbus	Bartholomew County	Joint District	Columbus	Bartholomew County	Joint District	Columbus	Bartholomew County	Joint District
January	0	0	0	1	0	0	2	0	0	3	0	0
February	0	0	0	0	0	0	0	0	0	0	0	0
March	0	0	0	1	1	0	2	2	0	3	3	0
April	0	0	0	0	1	0	1	0	0	1	1	0
May	1	0	0	1	2	0	1	1	0	3	3	0
June	2	1	0	2	3	0	1	0	0	5	4	0
July	1	0	0	4	1	0	0	1	0	5	2	0
August	0	1	0	1	1	0	1	0	0	2	2	0
September	0	0	0	3	0	0	2	0	0	5	0	0
October	1	0	0	4	0	0	0	1	0	5	1	0
November	1	0	0	7	2	0	2	1	0	10	3	0
December	0	0	0	2	2	0	1	1	0	3	3	0
<b>Totals</b>	<b>6</b>	<b>2</b>	<b>0</b>	<b>26</b>	<b>13</b>	<b>0</b>	<b>13</b>	<b>7</b>	<b>0</b>	<b>45</b>	<b>22</b>	<b>0</b>

Bartholomew County BZA Case Load Trends



Columbus BZA Case Load Trends



# Board of Zoning Appeals Activity - Request Details

## 2015 Development Standards Variances

Subject of Request	Approved Requests	Total Requests	Hearing Authority			
			City BZA	City Hearing Officer	County BZA	County Hearing Officer
Side Setback (Accessory Structure)	13	14	5	4	4	1
Driveway Separation	10	10	6	4		
Fence Height	6	7	6	1		
Side Setback (Agricultural Structure)	5	5	2	1	1	1
Accessory Structure in a Front Yard	5	5	1		4	
Lot Size	3	3	1	2		
Side Setback (Primary Structure)	2	2				2
Accessory Dwelling (Detached)	2	2			2	
Front Yard Setback (Primary Structure)	2	2	2			
Building Height	2	2	2			
Driveway Design (Width, Setback, Etc.)	2	2	2			
Parking (Location, Number of Spaces)	2	2	2			
Outdoor Sales Area Design (Screening, Setback, Etc.)	2	2	2			
Sign Design (Number, Size, Etc. of Elements)	2	2	2			
Accessory Structure Constructed before a Primary Structure	1	2			1	1
Lot Depth	1	1		1		
Driveway Access to a Collector Street	1	1		1		
Accessory Structure Size	1	1			1	
Flood Protection	1	1			1	
CFO/CAFO Setback	1	1			1	
Exterior Lighting	1	1	1			
Parking Lot Interior Landscaping	1	2	2			
Sidewalk Installation	1	1	1			
Sign Location (Off-premise)	1	1	1			
Fence Material (Chain Link in a Front Yard)	0	1	1			
<b>Total</b>	<b>68</b>	<b>73</b>	<b>39</b>	<b>14</b>	<b>15</b>	<b>5</b>

### 2015 Variance and Conditional Use Request Totals

Approved Requests	Total Requests	Hearing Authority			
		City BZA	City Hearing Officer	County BZA	County Hearing Officer
100	105	52	18	25	7

## 2015 Conditional Use Requests

Subject of Request	Approved Requests	Total Requests	Hearing Authority			
			City BZA	City Hearing Officer	County BZA	County Hearing Officer
Worship Facility	4	4	3			1
Home-Based Business	3	3	1		2	
Accessory Dwelling	3	3			3	
Private Club	2	2		2		
Dwelling in a Commercial District	2	2	1	1		
Telecommunications Tower	2	2	1		1	
Animal Shelter	1	1	1			
Office in an Industrial District	1	1		1		
School	1	1				1
CFO/CAFO	1	1			1	
Commercial Greenhouse	1	1	1			
Retail in an Office District	1	1	1			
Government Facility	1	1	1			
Agricultural Products Terminal	1	1	1			
Multi-Family in a Single-Family District	1	1	1			
Golf Course	1	1	1			
<b>Total</b>	<b>26</b>	<b>26</b>	<b>13</b>	<b>4</b>	<b>7</b>	<b>2</b>

## 2015 Use Variances

Subject of Request	Approved Requests	Total Requests	Hearing Authority			
			City BZA	City Hearing Officer	County BZA	County Hearing Officer
Telecommunications Tower in an AG District	3	3			3	
Instructional Center in an I2 District	2	2	2			
Residential Use in a CC District	1	1	1			
Industrial Use in a CC District	1	1	1			
Shared Housing (Homeless Shelter) in a CC District	1	1	1			
Contractor's Office in an RS4 District	1	1	1			
<b>Total</b>	<b>9</b>	<b>9</b>	<b>6</b>	<b>0</b>	<b>3</b>	<b>0</b>

# Zoning Compliance Review

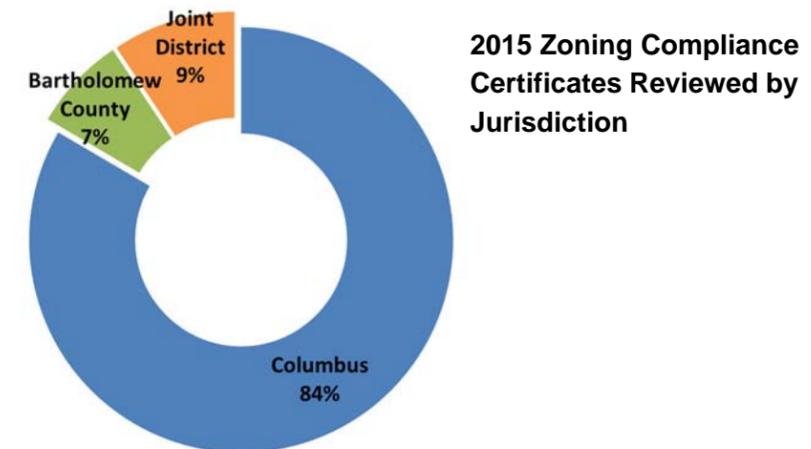
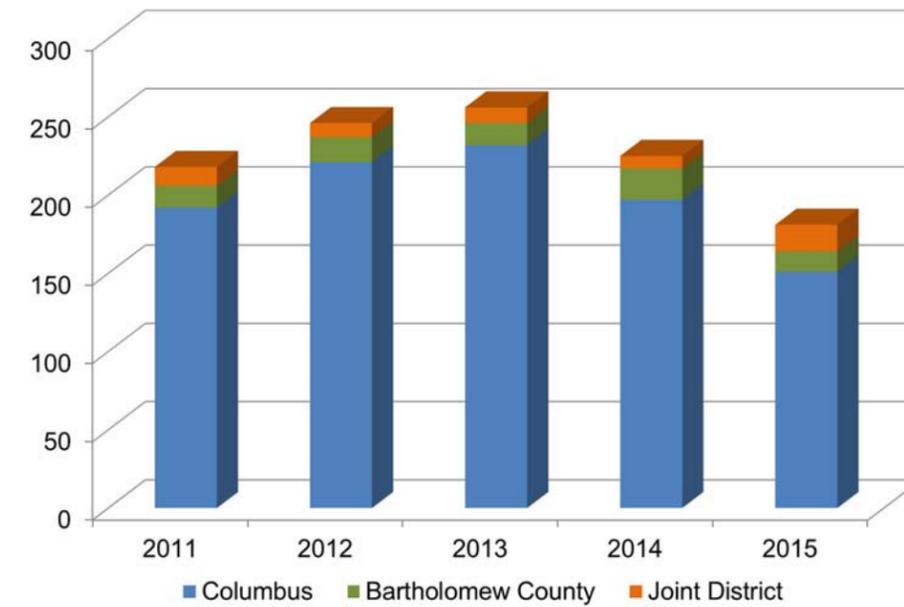
## About Zoning Compliance Certificates

Zoning Compliance Certificates (ZCCs) are used to verify the compliance of a development proposal with the adopted zoning regulations of the City, County, or Joint District, as appropriate. Zoning Compliance Certificates are issued in several categories, which are detailed in the table below. Of the 181 ZCCs processed in 2015, all but 6 have been found to be in compliance with the applicable zoning regulations and were issued by the Planning Department. Of those 6 that were not issued, 3 were withdrawn by the applicant, 1 was found to not be required, and 2 remain under consideration.

## 2015 Zoning Compliance Certificate Summary

Review Type	City of Columbus		Bartholomew County		Joint District		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Site Plan	54	36%	11	85%	1	6%	66	36%
<i>New Construction</i>	7	5%	0	0%	0	0%	7	4%
<i>Addition</i>	10	7%	1	8%	1	6%	12	7%
<i>Accessory Structure</i>	3	2%	4	31%	0	0%	7	4%
<i>Site Modifications</i>	9	6%	1	8%	0	0%	10	6%
<i>Change of Use</i>	23	15%	3	23%	0	0%	26	14%
<i>Telecomm. Facilities</i>	2	1%	2	15%	0	0%	4	2%
Temporary Use or Structure	9	6%	1	8%	0	0%	10	6%
Sign Permit	65	43%	1	8%	15	88%	81	45%
Floodplain Alteration (placement of fill, etc.)	2	1%	0	0%	0	0%	2	1%
Development Plan Minor Modification	21	14%	0	0%	1	6%	22	12%
<b>Total</b>	<b>151</b>	<b>100%</b>	<b>13</b>	<b>100%</b>	<b>17</b>	<b>100%</b>	<b>181</b>	<b>100%</b>

Zoning Compliance Certificate Review Case Load Trends



## Zoning Compliance Review – Site Development Plans

### About Site Development Plans

The Plan Commissions are responsible for the administration of several “site development plan” districts and sites. These specific zoning categories and locations provide for expanded plan commission oversight of the details of the development of individual properties. Site development plans are required for some Planned Unit Developments (PUD) in the City of Columbus, any development in the Public / Semi-public Facilities (P) and Commercial: Downtown Center (CD) zoning districts in Columbus and Bartholomew County, and Industrial Reserve (IR) and Shopping Center (C3) zoning districts in the jurisdiction of the Joint District Plan Commission.

Plan Commission review is required new development and for modifications to previously approved site development plans that alter significant components of the original approval. Other “minor modifications” are processed by the Planning Department staff and reported in the Zoning Compliance Certificates portion of this report.

### 2015 Joint District Site Development Plans – “C3” / “IR” Zoning Districts

Application	Case Number	Development Title	Request	Final Disposition
George Utz	DP-15-01	George Utz	Site plan approval for new storage structures.	Approved
Arby's	DP-15-03	Arby's	Sign approval.	Approved
Arby's	DP-15-04	Arby's	Sign approval.	Approved

### 2015 Columbus Site Development Plans – “CD” Zoning District

Application	Case Number	Development Title	Request	Final Disposition
Remax	DP-15-07	Downtown Columbus	Site plan revisions.	Approved
Kiel Residence	DP-15-09	Downtown Columbus	Site plan approval for a building addition.	Withdrawn
Hotel Indigo	DP-15-14	Downtown Columbus	Sign approval.	Approved
Le Petit Caraibes	DP-15-15	Downtown Columbus	Sign approval.	Approved
Fraternal Order of Eagles	DP-15-22	Downtown Columbus	Sign approval.	Denied

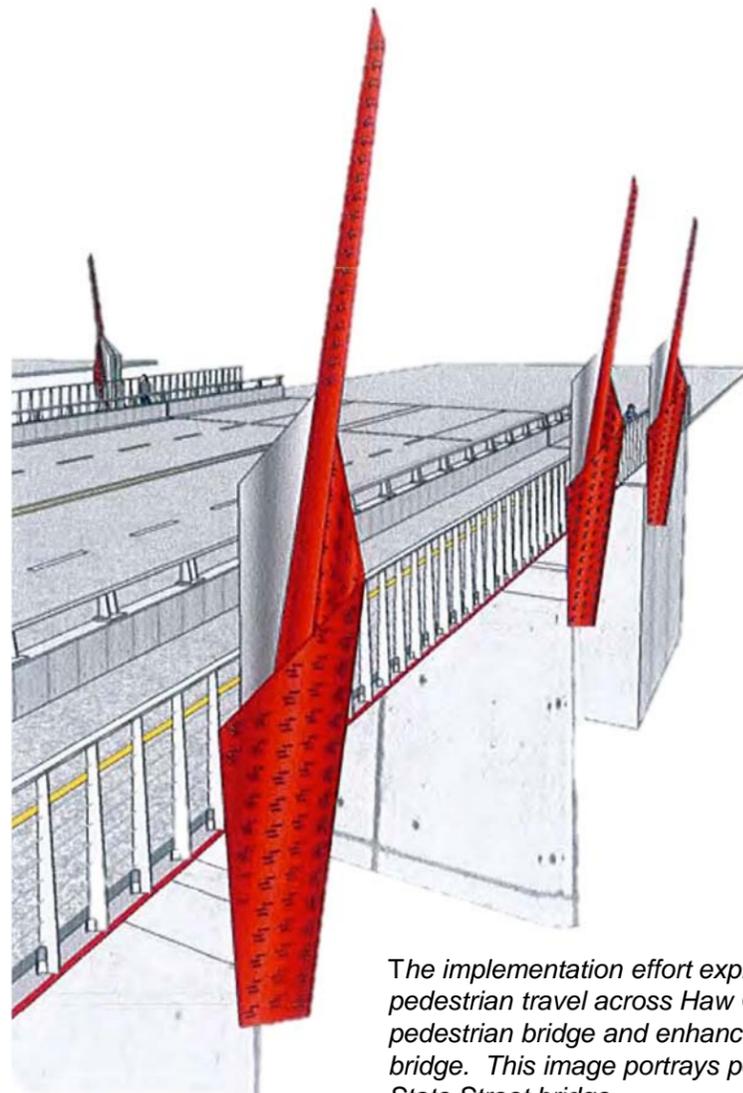
### 2015 Columbus Site Development Plans – “PUD” Zoning District

Application	Case Number	Development Title	Request	Final Disposition
Chevrolet of Columbus	PUDF-15-02	Columbus Crossing PUD	Site plan approval for a new building.	Approved
Shadow Creek Farms Section 6B	PUDF-16-03	Shadow Creek Farms PUD	Site plan approval for subdivision Section 6B.	Approved
Shadow Creek Farms Section 6A	PUDF-15-06	Shadow Creek Farms PUD	Site plan revisions for subdivision Section 6A.	Approved
White River Dental	PUDF-15-08	Columbus Crossing PUD	Site plan approval for a new building.	Approved
Buffalo Wild Wings	PUDF-15-10	Columbus Crossing PUD	Site plan modification for façade treatment & signs.	Approved
Chevrolet of Columbus	PUDF-15-12	Columbus Crossing PUD	Sign approval.	Approved

### State Street Corridor Plan Implementation

On July 1, 2014 the Columbus City Council adopted the State Street Corridor Plan as an element of the City of Columbus Comprehensive Plan. The Plan was developed to serve as both (1) a long-term land use plan for properties along State Street and (2) a readily-implementable strategic plan for the redevelopment of the area.

The redevelopment effort began with the hiring of United Consulting in the Spring of 2015 to begin design work on several of the Plan's principal infrastructure recommendations: an improved bicycle & pedestrian connection to the downtown, sidewalk improvements, intersection and crosswalk improvements, and gateway green spaces. The implementation effort was funded by the Redevelopment Commission and managed by the City Engineer's Office. The Planning Department was invited to join the project team in order to ensure continuity between the Plan's process and recommendations and its implementation. Planning Department staff participated in project management and citizen implementation committee meetings, provided data as needed, and reviewed draft construction plans.



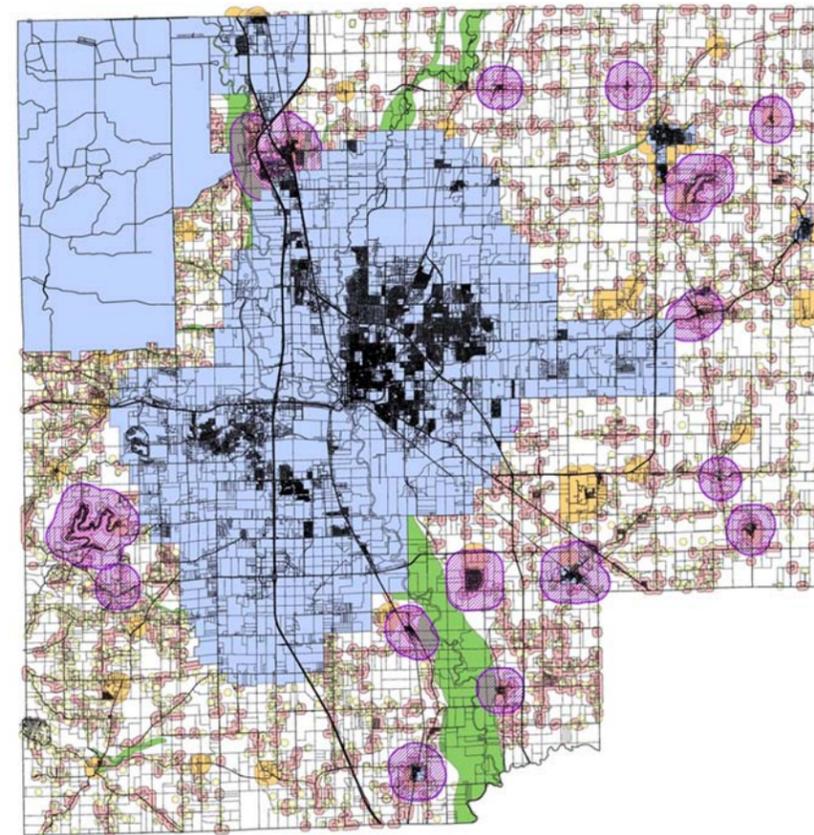
*The implementation effort explored several options for improving pedestrian travel across Haw Creek, including construction of a new pedestrian bridge and enhancements to the existing State Street bridge. This image portrays possible design enhancements on the State Street bridge.*

### Confined Feeding Operation (CFO) Zoning Ordinance Amendments

In 2014 the Bartholomew County Board of Zoning Appeals considered two conditional use applications seeking approval of new farm animal confined feeding operations (CFOs), which house large numbers of farm animals. Both of the 2014 applications involved hog facilities. While both cases were approved they resulted in considerable public interest and concern. In particular, the consideration of these requests resulted in questions about their compatibility with the residences in rural Bartholomew County.

In response to these concerns the Bartholomew County Board of Commissioners established a CFO Study Committee to assess the current zoning regulations for these facilities and recommend any needed changes. The Committee consisted of 13 members and included a combination of local officials and members of the public. The Committee's work was facilitated by Bartholomew County Extension Educator Kris Medic with assistance from the Planning Department. The Committee began holding meetings in late 2014 and concluded its work in late 2015.

The Planning Department staff provided technical support on zoning topics, assisted in the development of public input materials, and provided meeting notes and other documentation. Another key role for the Planning Department was the development of maps portraying for the Committee the impacts of regulatory scenarios under consideration. The Planning Department also helped the Committee draft text of its recommended changes to the Bartholomew County zoning regulations. The Planning Department's role will increase as the Committee's recommended zoning changes are considered for adoption by the Plan Commission and County Commissioners in 2016.



An example of the maps produced by the Planning Department for the CFO Study Committee showing the application of possible new CFO setbacks from other uses and features in Bartholomew County

# Long-Range Planning & Special Projects

## Columbus Intersection Study

In late 2014 the Centers for Disease Control (CDC), in partnership with the American Planning Association (APA) and the American Public Health Association (APHA), initiated a nationwide effort to increase opportunities for physical activity. As a lack of physical activity is a primary indicator of chronic disease, these organizations recognized the strong link between community design and public health. These partnering organizations facilitated the establishment of a grant program called the Plan4Health Initiative. This initiative encourages local communities to form coalitions and implement strategies within the built environment that encourage active living.

The Columbus coalition, led by Healthy Communities and the Planning Department, was one of only 18 nation-wide selected to implement a Plan4Health project. During 2015 the \$125,000 Plan4Health Grant was used in Columbus to (1) study possible improvements to the bicycle and pedestrian connections between Noblitt, Donner & Lincoln Parks through Columbus' central neighborhoods, (2) review the policies and procedures for the design of safe and convenient bicycle and pedestrian crossings at State highway intersections, and (3) launch a broad public awareness campaign ("Go Healthy Columbus") to emphasize the importance of building the community in a way that makes an active lifestyle an easy choice. The Planning Department led the first two components of the project, while Healthy Communities oversaw the public awareness campaign.

In 2015 the Planning Department's role included managing the work of engineering consultant DLZ (which focused on the critical intersection of 17<sup>th</sup> and Washington Streets), organizing and facilitating public input events, developing conceptual design solutions, and providing the necessary reporting to the grant funders. In addition, the Planning Department also organized and facilitated the work of a community Bicycle & Pedestrian Infrastructure Team (BPIT) which serves as a sounding board for the project. This team, composed of representatives of all City departments and community organizations with a role in bicycle and pedestrian travel, is intended to continue after the Intersection Study is complete to continue to coordinate and implement bike/ped. improvement in Columbus.

*Area Photos*  
17TH STREET / WASHINGTON STREET INTERSECTION



**QUESTION #1**  
How often do you walk and/or bike through the 17th Street / Washington Street intersection?

WEEKLY	Place dots here
MONTHLY	Place dots here
YEARLY	Place dots here
NEVER	Place dots here

If you answered 'Never' to Question #1, please continue on to Question #2.

**QUESTION #2**  
What best describes the purpose of those trips?

EXERCISE / RECREATION	Place dots here
WORK COMMUTE	Place dots here
SCHOOL COMMUTE	Place dots here
PERSONAL BUSINESS	Place dots here

PLAN4HEALTH PUBLIC OPEN HOUSE AUGUST 27, 2015

*Potential*  
INTERSECTION IMPROVEMENT OPTIONS

**Ground Mounted Flashing Warning Lights**



Ground mounted flashing warning lights are located on either side of a street and alert drivers of a crosswalk by flashing constantly, without pedestrian activation. These warning lights can also be programmed to flash only during certain times of the day.

Place Dots Here

**Overhead Signage with or without Flashers**



Overhead signage with or without flashers are installed to overhang the roadway. Flashers alert drivers of a crosswalk by flashing constantly, without pedestrian activation. These warning lights can also be programmed to flash only during certain times of the day.

Place Dots Here

PLAN4HEALTH PUBLIC OPEN HOUSE AUGUST 27, 2015



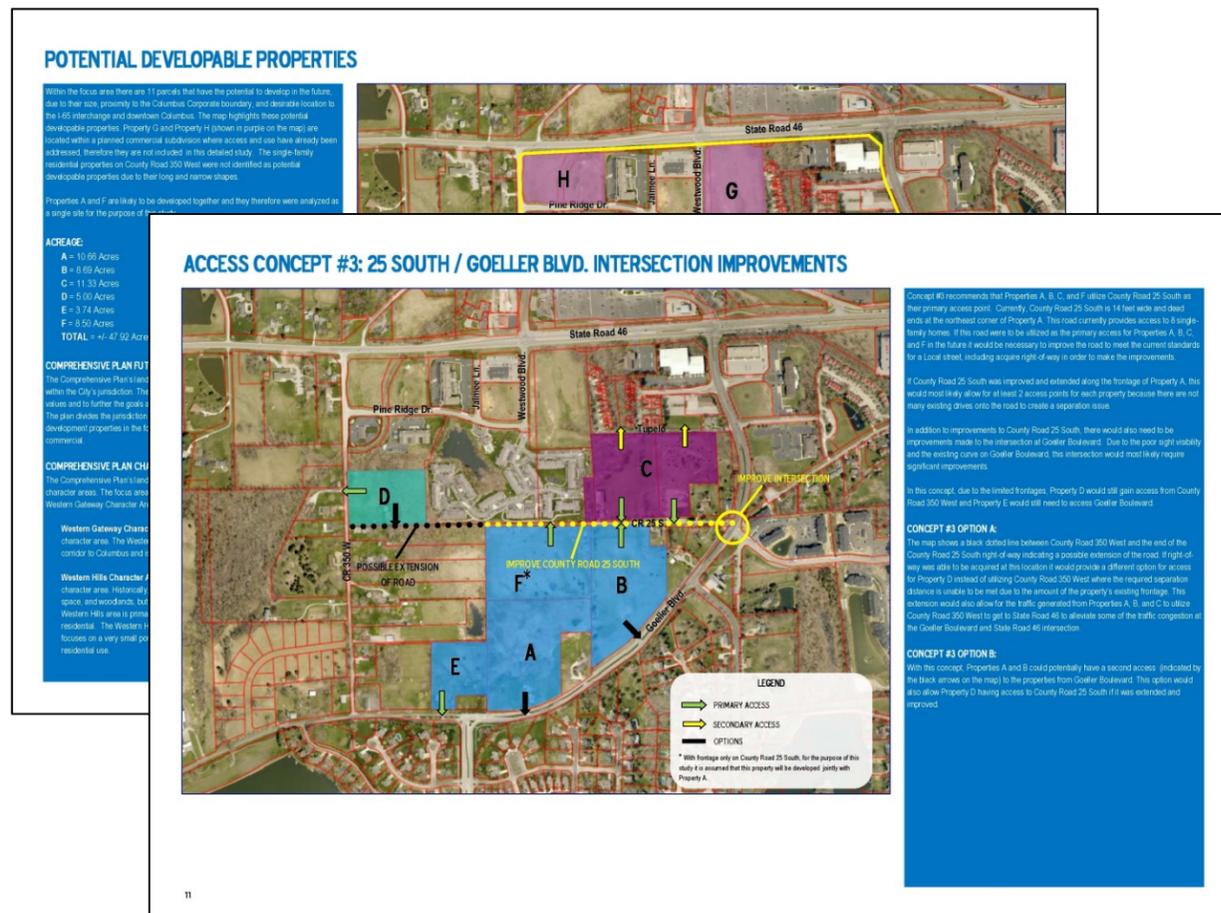
Above: Engineering consultants from DLZ speak with members of the public at the August 27, 2015 public open house event.

At Left: Samples of the displays used to collect input at the August 27, 2015 public open house event.

## Goeller Boulevard Area Development & Access Study

In late 2015 an apartment developer proposed the rezoning of approximately 20 acres on the north side of Goeller Boulevard, east of Tipton Lakes Boulevard, from agriculture and single-family residential to multi-family residential with the intent to build an apartment complex on that site. The subsequent Plan Commission public hearing resulted in unresolved questions regarding access and the long-term development pattern of the area.

In order to better inform future development discussions involving this area the Planning Department created the Goeller Boulevard Area Development & Access Study. This study focused on the area bounded by Goeller Boulevard, County Road 350 West, and State Road 46. It examined current zoning and land use, road conditions, access limitations, and the future development potential of the area. The study identified 3 alternative concepts for access and circulation in the area given its future development potential. The study concluded that the development of the area would require a certain level of coordination between developments to ensure that access was efficient and safe. The study provided the framework for that coordination, to be implemented by either (1) a single developer of multiple area properties or (2) the Plan Commission as individual sites are considered.



Pages from the Goeller Boulevard Area Development & Access Study.

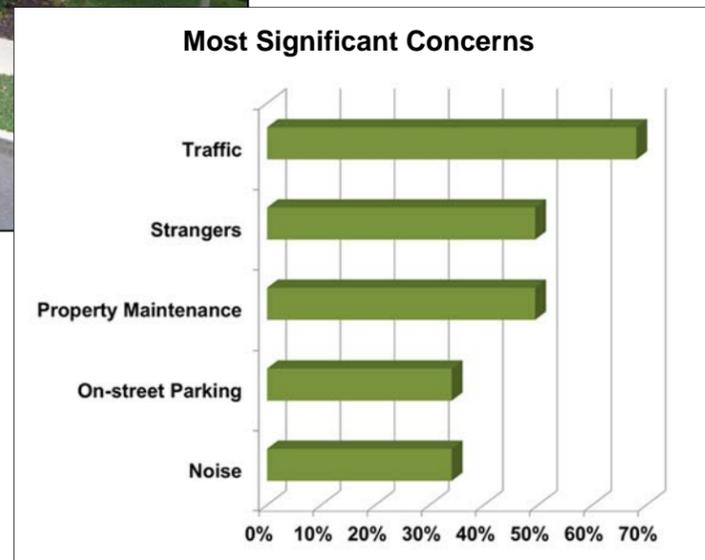
## Columbus Neighborhood Commercial Study

The Neighborhood Commercial Study was initiated by the Planning Department in 2015 to investigate the potential for future neighborhood commercial development within the City of Columbus. Neighborhood commercial centers are typically located within or immediately adjacent to residential areas. These developments can range from a single business to a small-scale neighborhood center with a variety of uses. They offer a number of benefits, from encouraging walking and biking and reducing traffic congestion to providing convenience shopping and services within close proximity of residents. However, these developments can also conflict with surrounding residential uses. Through the Neighborhood Commercial Study, the Planning Department hopes to find the appropriate balance between these two perspectives and ultimately identify (1) the most suitable locations for future neighborhood commercial developments as the city continues to grow, and (2) the development characteristics that will make future neighborhood commercial developments the most compatible with surrounding residential areas.

The Neighborhood Commercial Study began with a survey of residents living near existing neighborhood commercial areas in Columbus. A total of 95 residents from 5 neighborhoods participated in the survey, sharing their concerns and preferences for neighborhood commercial services. The study will also involve a survey of neighborhood business owners, discussions with local realtors and developers regarding the viability of neighborhood commercial, and interviews with officials in other communities regarding the success of neighborhood commercial areas. The study will also provide an analysis of Columbus that identifies residential areas that lack convenient access to commercial goods.



Sweet Rose Bakehouse, located at 16<sup>th</sup> Street and Home Avenue in Columbus.



The results of the Neighborhood survey question regarding concerns about existing neighborhood commercial areas.

## Floodplain Management

The Planning and Code Enforcement Departments together are the floodplain administrators for Columbus and Bartholomew County. Code Enforcement is responsible for all floodplain regulations related to single and two-family residences. The Planning Department is responsible for the floodplain regulations as they relate to commercial and industrial development and subdivision approvals.

The floodplain management task involves administering a relatively complex set of FEMA-mandated regulations. These regulations combine both Federal Emergency Management Agency (FEMA) and Indiana Department of Natural Resources (IDNR) minimum requirements with additional local regulations. Each local requirement is crafted to reflect the local community's choices regarding flood risk and to support the City and County's participation in the National Flood Insurance Program (NFIP) Community Rating System (CRS). The voluntary CRS program reduces flood insurance costs for local property owners in response to community initiatives that preserve floodplains as open space, provide public floodplain education, increase flood protection regulations, etc. Failure of the local communities to enforce minimum mandated floodplain regulations could result in federally-backed flood insurance being unavailable to community property owners. Failure to enforce additional CRS-related programs and regulations could result in increased flood insurance costs for all community property owners.

Typical Planning Department floodplain management responsibilities include (1) providing information to realtors, developers, and the public; (2) ensuring that new development complies with floodplain regulations; (3) monitoring federal and state law and FEMA and IDNR policies for changes to the minimum regulation requirements; (4) tracking permits and other approvals related to development and construction activity in the floodplain; and (5) making available a current set of FEMA-provided Flood Insurance Rate Maps (FIRM) for the community.

As part of the Planning Department's ongoing role as floodplain administrator numerous floodplain determinations are made each year for lenders, developers, homeowners, and realtors. A determination is made by locating the property in question on the Flood Insurance Rate Map, interpreting the map, and reporting the flood hazard category in which the property is located.



*During 2015 the Planning Department's floodplain management role included extensive involvement with the adaptive reuse of the former City Powerhouse, which is partially located in the floodway of the East Fork of the White River. The building and property are undergoing extensive renovations for reuse as a restaurant and brew-pub.*

## Education & Training

The Planning Department staff is actively involved in training and professional development each year. The continual progression of development trends and changes to State and Federal laws requires a consistent investment in the staff's expertise. The staff in-turn provides training for Plan Commission and Board of Zoning Appeals members to keep them current on emerging topics.

### Board & Commission Member Training / The Planning Post

The Planning Department staff continued the practice of including upcoming training options and reading material for Plan Commission and Board of Zoning Appeals members in the monthly Planning Post newsletter. Topics featured in the Planning Post in 2015 were as follows:

- **January:** Top Ten 2014 Urban Planning, Design, and Development Books Profiled
- **February:** Flood Insurance
- **March:** Delivery Vehicle Size and Street Safety
- **April:** Planned Unit Developments (PUDs)
- **May:** Co-Housing
- **June:** Parking Regulations & Economic Development
- **July:** Planning Policy News – Updates on Drones, Wireless Facilities & Complete Streets
- **August:** Watersheds
- **September:** Community Density
- **October:** Tactical Urbanism
- **November:** Housing Preferences of Millennials
- **December:** Strengthening Downtowns

### Annual City – County Plan Commission & BZA Training Session

Each year the members of the City and County Plan Commissions and Boards of Zoning Appeals meet for the purpose of receiving training and discussing shared issues. The 2015 training session was held on July 22. Attendees participated in a detailed discussion of several community planning projects, including the Plan4Health Initiative, the Columbus Strategic Growth Study, and the County's update of its farm animal confined feeding operation (CFO) regulations.