



STAFF REPORT

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

Docket No. / Project Title: ANX-16-03 (Dunn Stadium)
Staff: Charles Russell

Applicant: Bartholomew County Board of Commissioners
Property Size: 20.22 Acres
Current Zoning: P (Public / Semi-Public Facilities)
Location: Generally located at the northwest corner of Jonesville Road and Spear Street, in Columbus Township.

Background Summary:

The Bartholomew County Commissioners are requesting to annex the Dunn Stadium County Park into the City of Columbus. They wish to connect to the Columbus sewer system, which requires annexation.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application: Is this property a logical and appropriate addition to the City of Columbus?

Preliminary Staff Recommendation:

Favorable recommendation to the City Council.

Plan Commission Options:

In reviewing a request for annexation the Plan Commission may (1) forward a favorable recommendation to the City Council, (2) forward an unfavorable recommendation to the City Council, (3) forward the request to the City Council with no recommendation, or (4) continue the review to the next Plan Commission meeting. The City Council makes all final decisions regarding annexation 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 19% 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.

Current Property Information:	
Existing Land Use:	Dunn Stadium (baseball/softball fields) BMX track Playground
Existing Site Features:	Louisville & Indiana Railroad located on the eastern property line.
Flood Hazards:	Zone AE 100 Year and Zone X 500 Year flood zones cover the northern third of the property.
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	The entire property is located in the Wellfield Protection Area
Vehicle Access:	Spear Street (Rural, Residential, Local Road)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	AP (Agriculture: Preferred)	Agriculture
South:	P (Public / Semi-Public Facilities)	Bartholomew County Fairgrounds
East:	AP (Agriculture: Preferred)	Agriculture
West:	P (Public / Semi-Public Facilities)	City of Columbus Water Treatment Plant

History of this Location:

The relevant history of this property includes the following:
 In 2015, the county submitted an application to develop new restrooms at Dunn Stadium (DP-MM-15-23). The new restrooms were required to connect to city sewer service, as a new septic field would not be permitted in the Wellhead Protection Overlay. That application is currently pending for the annexation process to be complete.

Comprehensive Plan Consideration(s):

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

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

1. **POLICY A-2-6:** The City Council should consider annexation proposals on a case-by-case basis within the laws of the State of Indiana and the city's adopted annexation policies. Annexation increases taxes and increases the pressure for development. Because of requirements of Indiana law, it is sometimes necessary for the city to annex farmland in order to provide orderly growth, but the city's annexation policies should discourage annexation of farmland except when necessary.
2. **POLICY-A-2-13:** Encourage growth to take place at a rate that enables the city to maintain the high quality of public services. Growth that is too rapid would outpace the city's ability to provide services such as fire, police, and trash pick-up, and it would strain facilities such as schools and parks.
3. **POLICY B-1-3:** Discourage new development utilizing private wells and septic systems or other privately owned and operated sewage treatment systems. Septic system failures are common throughout the community. In general the useful life of a septic system is 15 years, much shorter than the life of a building. Failing systems pollute ground and surface waters and present health hazards.

This property is located in the State Road 11 South character area. The following Planning Principle(s) apply to this application: The fairgrounds property is an underutilized resource, and year-round use should be encouraged.

Planning Consideration(s):

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

1. It is the city's policy to annex any property outside of the corporate boundary that wishes to connect to any city utility service if that property meets the state required minimum of 12.5% contiguous along the city boundary. The policy prevents citizens from using public services without contributing to the tax base of the city. The subject property is located at the northwest corner of Jonesville Road and Spear Street. It is bounded by the Louisville & Indiana Railroad to the east. It is 19% contiguous with the City limits.
2. The property is zoned P (Public / Semi-Public Facilities) and is part of the Bartholomew Parks System. Because Dunn Stadium is owned by Bartholomew County the property is considered tax-exempt, and the annexation of the property would not contribute to the tax base of the city.
3. The annexation request is the result of an application for new restrooms at Dunn Stadium (DP-MM-15-23). These restrooms needed to connect to the city's sewer system in order to be approved. City Utilities anticipated this future development by building a new pumping station just west of the site. The application for the new restrooms is still pending annexation and utility connection.
4. Dunn Stadium is within the Wellfield Protection Overlay. This overlay provides environmental protections for nearby wellheads that serve as a water supply for the City. Connecting the new Dunn Stadium restrooms to the existing city sewer system will provide an alternative to creating a new septic field, thus mitigating the environmental risk to the wellhead.

Columbus – Bartholomew County Planning Department
Annexation Application

Planning Department Use Only:

Docket No.: ANX-16-03

Annexation Application:

Applicant Information:

Name: Bartholomew County Board of Commissioners

Address: 440 3rd Street Columbus IN 47201
(number) (street) (city) (state) (zip)

Phone No.: (812) 379-1515 Fax No.: ----- E-mail Address: -----

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

Name: Bartholomew County Board of Commissioners

Address: 440 3rd Street Columbus IN 47201
(number) (street) (city) (state) (zip)

Phone No.: (812) 379-1515 Fax No.: ----- E-mail Address: -----

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

Name: Jeff Bergman, Planning Director

Address: 123 Washington Street Columbus IN 47201
(number) (street) (city) (state) (zip)

Phone No.: (812) 376-2550 Fax No.: ----- E-mail Address: jbergman@columbus.in.gov

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

Property Information:

Property Size: 20 acres or _____ square feet

Township: Columbus Township

Address: 750 West 200 S 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):

Dunn Stadium, located north of Spear St. & west of Louisville & Indiana RR

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: Fairgrounds Intended Future Land Use: Fairgrounds
Current Zoning: P (Public/Semi-Public) Intended Future Zoning: P (Public/Semi-Public)

Annexation Reasons:

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

The applicant understands that in order to connect to the
City of Columbus sewer system, the parcel must be annexed.
For that reason, the applicant does not oppose the annexation.

Applicant's Signature:

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

Richard A. Flohr 4-21-16
(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.

Richard A. Flohr 4-21-16
(Owner's Signature) (Date)

(Owner's Signature) (Date)

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