



## STAFF REPORT

### CITY OF COLUMBUS PLAN COMMISSION (April 13, 2016 Meeting)

**Docket No. / Project Title:** RZ-16-02 (Equity Property Management)  
**Staff:** Charles Russell

**Applicant:** Equity Property Management LLC  
**Property Size:** 0.58 Acres  
**Current Zoning:** RE (Residential: Established)  
I2 (Industrial: General)  
**Proposed Zoning:** RM (Residential: Multifamily)  
**Location:** The properties are located on the west side of Michigan Avenue approximately 400 feet north of 14<sup>th</sup> Street, in the City of Columbus

#### Background Summary:

The subject properties are currently vacant, and the applicant is requesting to rezone them from RE (Residential: Established) and I2 (Industrial: General) to RM (Residential: Multi-Family) as part of a project to add three additional three-story apartment buildings to the existing "Columbus Crossing" Apartments. Only one of the newly proposed buildings will be located on the two subject properties. The other proposed buildings will be developed farther to the west within the apartment complex.

#### Key Issue Summary:

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

1. Is the RM (Residential Multi-Family) Zoning District appropriate at this location?
2. What is the appropriate height for the proposed building on the subject properties?
3. What is the appropriate density for this development when considering the surrounding context?
4. Should road improvements be made on Michigan Avenue, and to what degree?
5. How should the development address its frontage on Michigan Avenue?

#### Preliminary Staff Recommendation:

Favorable recommendation to the City Council with the following commitments:

1. Any development of the subject property shall be of traditional neighborhood design with the buildings adjacent and oriented to Michigan Avenue. No parking should be provided between the buildings and Michigan Avenue. The building(s) design shall be consistent with the exhibit provided with the rezoning application.
2. The Michigan Avenue frontage of the subject property shall be improved at the time the property develops, by the developer, to include a tree lawn with street trees and a sidewalk consistent with the specifications of the Subdivision Control Ordinance.
3. A sidewalk connection shall be provided by the developer at the time the property develops from the Michigan Avenue sidewalk to the primary entrance(s) of the new building(s) on the subject properties.



**Plan Commission Options:**

In reviewing a request for rezoning 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 application 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 rezoning request. The City Council makes all final decisions regarding rezoning applications.

**Decision Criteria:**

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

**The Comprehensive Plan.**

*Preliminary Staff Comments:* The Comprehensive Plan designates this area as Residential. The goals and policies for this area include providing infill development, constructing new structures in a style similar to the context of the neighborhood, and providing sidewalks and street trees. If commitments are made regarding these design features then the proposed development would be consistent with the Comprehensive Plan.

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

*Preliminary Staff Comments:* The area of the proposed rezoning is a mix of industry, retail, single-family, and multi-family uses. The area is part of a pocket of industrial uses that extends west to California Street and east to Cottage Avenue. To the north are primarily single-family residential neighborhoods and to the south is a mix of older industrial uses and new infill apartments. The proposed zoning would be consistent with the mix of zoning in the area and its transition to higher density residential use.

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

*Preliminary Staff Comments:* This property is located between an area of single-family homes and an area in transition from industrial to more multi-family uses. For example, the city’s Infill Site Profiles identified the properties on the east side of Michigan Avenue as being appropriate for multi-family. The combination of existing multi-family developments and vacant properties designated for multi-family create an environment where the proposed use on the subject properties is the most desirable for the land. Additionally, multi-family developments are commonly used as a transitional use between light/general industrial and lower density residential zoning districts.

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

*Preliminary Staff Comments:* Multi-family residential is already present in the vicinity. Adding additional units on currently vacant parcels should not decrease property values in the City of Columbus.

**Responsible growth and development.**

*Preliminary Staff Comments:* This rezoning facilitates the development of a multi-family in-fill project. In-fill projects promote responsible growth and development by using vacant or under-used properties already served by existing infrastructure, and decrease potential for sprawl that may strain public infrastructure.

<b>Current Property Information:</b>	
<b>Land Use:</b>	Vacant Dog park for the adjacent “Columbus Crossing” apartments.
<b>Site Features:</b>	No significant site features.
<b>Flood Hazards:</b>	No mapped flood hazards.

<b>Special Circumstances:</b> (Airport Hazard Area, Wellfield Protection Area, etc.)	No special circumstances.
<b>Vehicle Access:</b>	Michigan Avenue (Local, Urban, Residential)

<b>Surrounding Zoning and Land Use:</b>		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	RE (Residential: Established)	Single-family homes
<b>South:</b>	I2 (Industrial: General)	PECO: Product Engineering Company
<b>East:</b>	RMc (Residential: Multi-Family with commitments) Rezoned October 20, 2015 Ordinance #21-2015	Vacant Columbus Pallet Company
<b>West:</b>	RM (Residential: Multi-Family)	Columbus Crossing Apartments

<b>Zoning District Summary (Existing / Proposed):</b>			
	<b>Existing Zoning: RE</b>	<b>Existing Zoning: I2</b>	<b>Proposed Zoning: RM</b>
<b>Zoning District Intent:</b>	To ensure the continued viability of neighborhoods and developments. It should be used to maintain traditional, contextually appropriate setbacks, uses, and other standards.	To provide locations for general production, assembly, warehousing, research & development facilities, and similar land uses.	Intended to provide areas for a variety of multi-family uses, such as two-family dwellings, apartment homes and complexes, and condominiums.
<b>Permitted Uses:</b>	<b>Residential Uses</b> <ul style="list-style-type: none"> <li>Dwelling, single-family</li> </ul> <b>Park Uses</b> <ul style="list-style-type: none"> <li>Nature preserve – conservation area</li> </ul>	<b>Agriculture Uses</b> <ul style="list-style-type: none"> <li>Farm (general)</li> <li>Communication service exchange</li> <li>Sewage treatment plant</li> <li>Utility substation</li> </ul>	<b>Residential Uses</b> <ul style="list-style-type: none"> <li>Dwellings, multi-family</li> <li>Dwelling, two-family</li> <li>Nursing home / assisted living facility</li> </ul>

		<ul style="list-style-type: none"> <li>• Water tower</li> <li>• Government facility (non-office)</li> <li>• Parking lot / garage (as primary use)</li> <li>• Police, fire, or rescue station</li> <li>• Nature preserve / conservation area</li> <li>• Auto-oriented uses (medium scale)</li> <li>• Builder's supply store</li> <li>• Conference center</li> <li>• Data processing / call center</li> <li>• Contractor's office / workshop</li> <li>• Dry cleaners (commercial)</li> <li>• Food &amp; beverage production</li> <li>• General industrial production</li> <li>• Light industrial assembly &amp; distribution</li> <li>• Light industrial processing &amp; distribution</li> <li>• Min-warehouse self-storage facility</li> <li>• Research &amp; development facility</li> <li>• Truck freight terminal</li> <li>• Warehouse &amp; distribution facility</li> </ul>	<ul style="list-style-type: none"> <li>• Retirement facility</li> </ul> <p><b>Park Uses</b></p> <p>Nature preserve / conservation area</p>
<b>Water and Sewer Service:</b>	Required	Required	Required

<p><b>Lot and/or Density Requirements:</b></p>	<p><b>Minimum Lot Area</b> – equal to the smallest area of any legal lot of record within 300 feet of the subject property, or (where sewer service is not available) as required to provide two viable septic system sites, in the opinion of the Bartholomew County Health Department, whichever is greater.</p>	<p><b>Minimum Lot Area:</b> 1 acre</p>	<p><b>Maximum Density:</b> 25 units per acre</p> <p><b>Minimum Lot Area:</b></p> <p>Non-residential use – 5,000 sq. ft.</p> <p>Residential use – 1,500 sq. ft. per dwelling unit</p>
<p><b>Setbacks Required:</b></p>	<p><b>Side Yard Setback:</b></p> <p>Primary Structure – 5 feet</p> <p>Accessory Structure – 3 feet</p> <p><b>Rear Yard Setback:</b></p> <p>Primary Structure – 10 feet</p> <p>Accessory Structure – 3 feet</p> <p><b>Front Yard Setback:</b></p> <p>Equal to the average setback provided by all other primary structures on the same side of the street on legal lots of record within 300 feet of the subject property, however all garage vehicle entrances facing a public street shall have a minimum setback of 25 feet.</p>	<p><b>Side Yard Setback:</b></p> <p>Primary Structure – 20 feet</p> <p>Accessory Structure – 20 feet</p> <p><b>Rear Yard Setback:</b></p> <p>Primary Structure – 20 feet</p> <p>Accessory Structure – 20 feet</p> <p><b>Front Yard Setback:</b></p> <p>Local Street 25 feet</p>	<p><b>Side Yard Setback:</b></p> <p>Two-Family Structure – 5 feet</p> <p>Multi-Family Structure – 10 feet</p> <p>Non-Residential Structure – 10 feet</p> <p>Accessory Structure – 5 feet</p> <p><b>Rear Yard Setback:</b></p> <p>Primary Structure – 10 feet</p> <p>Non-Residential Structure – 10 feet</p> <p>Accessory Structure – 5 feet</p> <p><b>Front Yard Setback:</b></p> <p>Local Street – 10 feet</p>
<p><b>Height Restrictions:</b></p>	<p><b>Primary Structure:</b></p> <p>45 feet</p> <p><b>Accessory Structure:</b></p> <p>35 feet (or the height of the primary structure on the property, whichever is less)</p>	<p><b>Primary Structure:</b></p> <p>50 feet</p> <p><b>Accessory Structure:</b></p> <p>40 feet</p>	<p><b>Primary Structure:</b></p> <p>50 feet</p> <p><b>Accessory Structure:</b></p> <p>25 feet</p>

<b>Floor Area Requirements:</b>	40% minimum	N/A	N/A
<b>Signs:</b>	<p>Development Entry Sign:  Max Number – 2 signs per public access point  Max Area – 32 sq. ft. per sign  Max Height – 6 feet</p>	<p>Wall Sign:  Max Number – 2 per street frontage  Max Area – 15% of all front walls <u>or</u> 350 square feet, whichever is less</p> <p>Freestanding Sign (single use lot):  Max Number – 1 per street frontage  Max Area – 75 square feet  Max Height – 10 feet</p> <p>Freestanding Sign (multiple use lot):  Max Number – 1 per street frontage  Max Number of Elements – 1 primary &amp; 3 secondary  Max Area – 75 square for primary element &amp; 25 square feet for each secondary element  Max Height: 10 feet</p> <p>Development Entry Sign:  Max Number – 2 per public access point  Max Area – 32 square feet  Max Height – 10 feet</p>	<p>Development Entry Sign:  Max Number – 2 signs per public access point  Max Area – 32 sq. ft. per sign  Max Height – 6 feet</p>

<b>Interdepartmental Review:</b>	
<b>City Engineering:</b>	Road improvements along Michigan Avenue should include street trees and sidewalks, but curbs/gutters do not need to be provided at this time.
<b>Code Enforcement:</b>	No comments at this time.
<b>Fire Department:</b>	The Columbus Fire Department supports this request. At the present time Ruddick Ave. is not in compliance with the fire code. The street is well over the 150 foot maximum length allowed by code without an approved turn around. The proposed changes would eliminate this and still supplies fire equipment access as prescribed in the 2014 Indiana Fire Code.

**History of this Location:**

The relevant history of this property includes the following:

In May of 1999 Jon Carlson requested to rezone the subject properties along with the entire apartment complex site from R-4 (Single-Family Residential), R-6 (Multi-Family Residential), and I-2 (Medium Industrial) to R-7 (Multi-Family Residential) to facilitate the development of new apartments and townhomes (RZ-99-3). The proposed project would add an additional 47 units to the property. The request was met with opposition from the neighbors. The Plan Commission made a favorable recommendation to the City Council with commitments. The City Council denied the request by a vote of 4-3.

**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-2-9:** 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.*
2. **POLICY A-2-10:** Keep residential neighborhoods at a “human” scale, preventing high-rise or massive buildings. *The character of a neighborhood can be destroyed by introducing a building that doesn’t fit, such as a five-story apartment building in a neighborhood of one-story, single-family houses.*
3. **POLICY A-2-11:** Encourage all new development to be in scale (height, area, mass, setback, etc.) with its surroundings, determined on a neighborhood-by-neighborhood basis. *New development should be designed in a manner that is sensitive to the surroundings.*
4. **POLICY A-2-15:** Encourage sidewalks in all areas of the community, requiring them or a pedestrian system in new developments. Sidewalks should be designed with a landscape strip between the sidewalk and the street or curb. Landscape strips are preferred, and all sidewalks should meet accessibility standards. *Use of sidewalks and trails has increased dramatically in recent years. These sidewalks and paths should be installed as land is subdivided and developed, eventually leading to a continuous pedestrian system throughout the city. Sidewalks separated from the curb by a landscape strip not only are more attractive, they are safer because pedestrians are separated from vehicular traffic.*
5. **POLICY A-2-16:** Promote simple, objective design standards (not an architectural review committee) for commercial, industrial, and institutional development. *Because the appearance of the community is important, the city needs to promote design standards that will lead to attractive development. These standards might include such things as variations in roof lines or building facades, requirements for windows, or standards for the placement of buildings on their lots.*

6. **POLICY A-4-8:** Encourage planting of trees throughout the community; require trees in new developments, and require street trees in new residential subdivisions. *Trees are valuable to the community, as aesthetic resources and as environmental enhancements. They also protect and improve property values. There should be flexibility regarding the placement of street trees to ensure that the trees do not interfere with utilities or sidewalks and have maximum chance of survival.*
7. **POLICY D-2-2:** Allow for various housing types. *A diverse population needs diverse housing. The city should encourage a variety of housing types, including single-family detached houses, townhomes, and apartments.*

This property is located in the Columbus Central Neighborhoods character area. The following Planning Principle(s) apply to this application:

1. Infill development that complements existing neighborhoods should be encouraged.
2. The traditional street pattern should be retained, along with the alley system that serves as secondary access to many properties.

### **Planning Consideration(s):**

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

1. The proposed rezoning is part of a larger plan to add three three-story apartment buildings to the existing "Columbus Crossing Apartments" complex. The project will add 60 more units to the existing 42 unit complex.
2. This rezoning consists of two separate parcels that will be combined with the rest of the property at a later date. Of these two parcels the northern one is zoned RE (Residential: Established) and the southern parcel is zoned I2 (Industrial: General). Both parcels are vacant of structures, but there is a fenced in area that serves as a dog park for apartment residents.
3. The properties have frontage and access on Michigan Avenue. The Thoroughfare Plan designates Michigan Street as a Local, Urban, Residential Street that should have a curb & gutter, sidewalks, a tree lawn, street trees, and on-street parking. The applicant has indicated they would be agreeable to providing sidewalks and street trees to their section of the street. The City Engineer has indicated these improvements would be sufficient at this time.
4. Per Zoning Ordinance Section 8.2 (A)(2), when a rezoning occurs that requires a buffer yard where none was required previously, the property that is rezoned shall provide the buffer yard. The property to the south of the subject properties is zoned industrial. This would require a Type A Buffer, which consists of a minimum width of 25 feet (in addition to required setback), fence or wall with landscaping, an opaque tree screen, or a combination of both. The property to the north of the subject properties is zoned single-family residential. The north property line would require a Type B Buffer, which consists of a minimum width of 15 feet (in addition to the required setback), and a minimum 2 large trees and 2 shrubs within every 50 linear feet of buffer yard required.
5. The neighborhood to the north is primarily single-family residential with some neighborhood commercial located along 16<sup>th</sup> Street.
6. Currently, two single-family houses are located on the corner of 15<sup>th</sup> Street and Michigan Avenue. These homes are one-story structures on small lots. These homes would be directly adjacent to any new apartment structure on the subject property.
7. The neighborhood to the south is in a period of transition from industrial to multi-family residential. Several multi-family developments have been built, and others have recently been proposed.
8. Central Park Place (13<sup>th</sup> Street & Michigan Avenue) and Gateway Apartments (Cottage Avenue & 10<sup>th</sup> Street) are two recent multi-family projects in this area. Central Park Place was rezoned from PUD to RM and Gateway was rezoned from I3 to RM to facilitate each project. These two projects are nearby examples of how infill development can make street improvements, be oriented towards the street, and be of a quality architectural style that fits with the context of the surrounding area.
9. The property on the east side of Michigan Street, opposite the subject properties, was rezoned from I-2 to RM in 2015 (RZ-15-07). This was a similar request for an infill development. Commitments of the rezoning required any development of the property to be of traditional neighborhood design, and be oriented towards the street with pedestrian oriented access. Improvements along Michigan Avenue to include curb and gutter, a tree lawn and street trees, a sidewalk, and street widening to

create on-street parking were also required. Based on the similarities between the proposed projects and property locations these conditions may also be appropriate for the current rezoning request.

10. When considering rezoning requests it is important to note nearby amenities and services to understand if the increased density can be accommodated. The subject property is four blocks from Central Avenue, which is a principal arterial providing north/south access through the city. The Central Avenue corridor contains several commercial businesses. 17<sup>th</sup> Street to the north is a collector street and provides east/ west access through a large part of the city. A bus stop is located nearby at 13<sup>th</sup> Street and Cottage Avenue. The Haw Creek People Trail is located just ½ mile east of the property, but the crossing at Central Avenue could provide a level of difficulty to access the Trail.
11. The Thoroughfare Plan identifies Michigan Avenue as a Local Street. The Plan indicates Local Streets should have a 2 travel lanes at least 8.5' feet in width each, parallel parking on both sides of the street, a 5' tree lawn with street trees, and a 5' sidewalk. Currently, Michigan Avenue has two travel lanes with a total pavement width of 20' feet, no marked parallel parking, and no sidewalks, street trees, or tree lawn.



**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 comprehensive zoning plan has the property situated on a location where 3 zoning districts meet, RE, RM & I1.

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

The current conditions of the site is vacant lots.

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

The rezoning of the land will make it more desirable for development in the multi-family market.

**The conservation of property values throughout the jurisdiction.**

The changing to RM should increase the property values and aid in future development in this region of the City.

**Responsible growth and development.**

The proposed use is responsible and reasonable use of the land to closely match the existing site conditions.

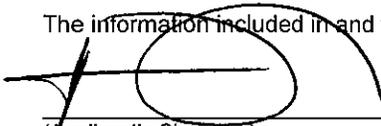
**Rezoning Purpose:**

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

The applicant wishes to change the site to an RM zoning. The purpose is to developed the unused property into 3 additional apartment buildings. The owner currently has several apartment buildings on the adjoining site and wishes to continue to grow the facility with 3 additional buildings.

**Applicant's Signature:**

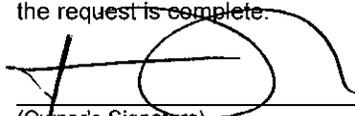
The information included in and with this application is completely true and correct to the best of my knowledge and belief.

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

3/11/16  
\_\_\_\_\_  
(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)

3/11/16.  
\_\_\_\_\_  
(Date)

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

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

**RECEIPT**  
COLUMBUS PLAN COMMISSION

No 8877

General FUND

COLUMBUS IN., March 14 2016  
RECEIVED FROM Grand Avenue Apartments \$ 650.00  
THE SUM OF Six hundred fifty 4/10 100 DOLLARS  
ON ACCOUNT OF Vacation of Row & Rezoning

PAYMENT TYPE & AMOUNT check  
CASH \_\_\_\_\_ CHECK 3011 M.O. \_\_\_\_\_  
E.F.T. \_\_\_\_\_ C.C./BC \_\_\_\_\_ OTHER \_\_\_\_\_  
Asibley AUTHORIZED SIGNATURE

REZONE LEGAL DESCRIPTIONS:

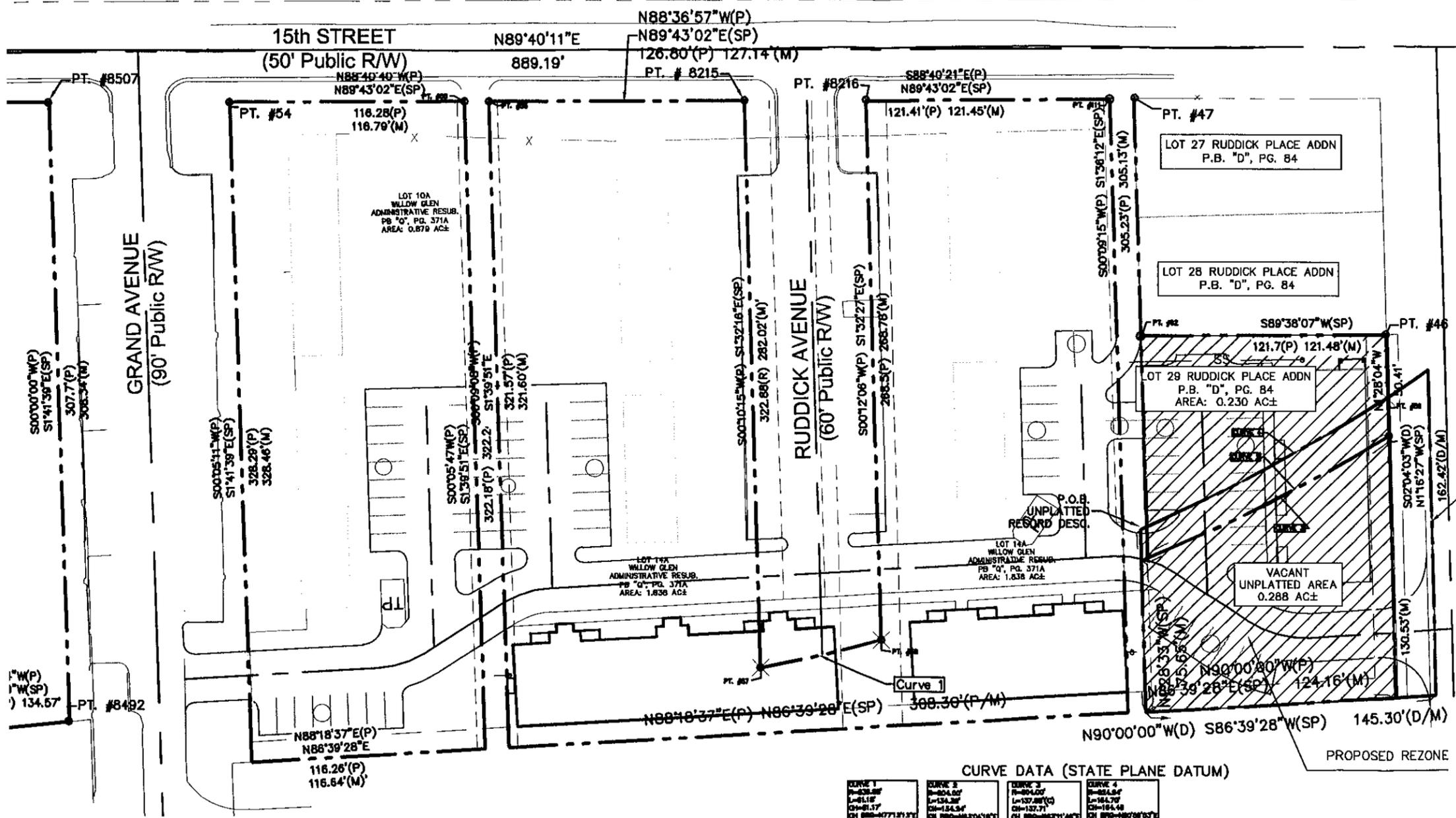
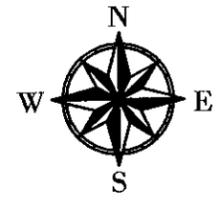
LOT NUMBERED 29 IN RUDDICK PLACE ADDITION IN THE CITY OF COLUMBUS, INDIANA, AS RECORDED IN PLAT BOOK "D", PAGE 84 IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA.

ALSO:

A PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 6 EAST LYING IN COLUMBUS TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8 INCH REBAR MARKING THE SOUTHWEST CORNER OF LOT 54 A IN GRAHAM & TOMPKINS ADDITION REPLAT AS RECORDED IN PLAT BOOK M, PAGE 38 IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA; THENCE NORTH 89 DEGREES 38 MINUTES 28 SECONDS EAST (AN ASSUMED BEARING) A DISTANCE OF 305.51 FEET TO A POINT IN THE PHYSICAL CENTERLINE OF FRANKLIN STREET; THENCE NORTH 00 DEGREES 30 MINUTES 09 SECONDS EAST ALONG SAID PHYSICAL CENTERLINE 11.05 FEET TO A POINT; THENCE SOUTH 89 DEGREES 29 MINUTES 04 SECONDS EAST A DISTANCE OF 1115.17 FEET TO A POINT IN THE PHYSICAL CENTERLINE OF SYCAMORE STREET; THENCE NORTH 00 DEGREES 52 MINUTES 17 SECONDS EAST ALONG SAID PHYSICAL CENTERLINE A DISTANCE OF 10.15 FEET TO A POINT; THENCE SOUTH 89 DEGREES 56 MINUTES 55 SECONDS EAST A DISTANCE OF 236.76 FEET TO A POINT; THENCE SOUTH 01 DEGREES 09 MINUTES 52 SECONDS WEST A DISTANCE OF 11.30 FEET TO A POINT; THENCE SOUTH 89 DEGREES 56 MINUTES 55 SECONDS EAST A DISTANCE OF 129.38 FEET TO A POINT IN THE PHYSICAL CENTERLINE OF CHESTNUT STREET; THENCE SOUTH 01 DEGREES 09 MINUTES 52 SECONDS WEST ALONG SAID PHYSICAL CENTERLINE 2.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS EAST A DISTANCE OF 849.70 FEET TO A POINT ON THE EAST LINE OF AN APPARENT ALLEY; THENCE NORTH 01 DEGREES 07 MINUTES 57 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 59 MINUTES 10 SECONDS EAST A DISTANCE OF 359.37 FEET TO THE PC OF A TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 924.94 FEET FOR AN ARC DISTANCE OF 332.67 FEET, SAID CURVE HAS A CHORD BEARING NORTH 79 DEGREES 41 MINUTES 46 SECONDS EAST A DISTANCE OF 330.88 FEET TO A P.O.C. IN THE CENTERLINE OF AN APPARENT ALLEY AND THE POINT OF BEGINNING; THENCE CONTINUING NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 924.94 FEET FOR AN ARC DISTANCE OF 164.69 FEET, SAID CURVE HAS A CHORD BEARING NORTH 64 DEGREES 17 MINUTES 29 SECONDS EAST A DISTANCE OF 164.48 FEET TO A P.O.C. IN THE PHYSICAL CENTERLINE OF MICHIGAN AVENUE; THENCE SOUTH 02 DEGREES 04 MINUTES 03 SECONDS WEST ALONG SAID PHYSICAL CENTERLINE A DISTANCE OF 162.42 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 145.30 FEET TO A POINT IN THE CENTERLINE OF THE AFORESAID APPARENT ALLEY; THENCE NORTH 01 DEGREES 52 MINUTES 02 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 91.01 FEET TO THE POINT OF BEGINNING.





Called as "physical centerline of Michigan Ave.: per deed"

PREPARED BY: \_\_\_\_\_

STAMPED BY: \_\_\_\_\_

DATE	DESCRIPTION

COLUMBUS CROSSING

15TH ST & RUDDICK AVE, COLUMBUS, INDIANA

REZONE EXHIBIT

CURVE DATA (STATE PLANE DATUM)

CURVE 1	CURVE 2	CURVE 3	CURVE 4
R=338.85'	R=254.80'	R=299.60'	R=264.84'
L=81.12'	L=134.30'	L=137.80'(C)	L=164.70'
CH=81.17'	CH=134.34'	CH=137.71'	CH=164.48'
CM=888.47713157'	CM=888.47713157'	CM=888.47713157'	CM=888.47713157'

- NEW UTILITY EASEMENT
- PUBLIC RIGHT-OF-WAY TO BE VACATED
- LAND TO BE REZONED - RM ZONING
- LAND TO BE DEDICATED TO PUBLIC RIGHT-OF-WAY

CLIENT NAME: MR. KEVIN DONAHUE, CPM  
 EQUITY PROPERTY MANAGEMENT, LLC  
 200 WEST 75TH PLACE  
 MERRILLVILLE, IN 46410  
 219-758-2424  
 219-758-4244

DESIGNED: MLD APPROVED: MLD  
 DRAWN: BAW CHECKED BY: MLD  
 SCALE: 1" = 60' DATE: 09-29-2016  
 PROJECT NO.: 2015-0023

RZ-1

REZONE EXHIBIT  
 SCALE: 1" = 60'











