City of Columbus – Bartholomew County
Planning Department

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STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION
(June 8, 2016 Meeting)

Docket No. / Project Title:	RZ-16-06 (SB Holdings)
Staff:	Charles Russell
Applicant:	SB Holdings LLC
Property Size:	4.27 Acres
Current Zoning:	I1 (Industrial: Light)
Proposed Zoning:	CC (Commercial: Community Center)
Location:	21 North US Highway 31, in Columbus Township

Background Summary:
The applicant is proposing this rezoning to provide a new location for their Columbus Pawn business.

Key Issue Summary:
The following key issue(s) should be resolved through the consideration of this application: Is this location appropriate for the CC (Commercial: Community Center) Zoning District and its related uses?

Preliminary Staff Recommendation:
Favorable recommendation to the City Council.

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 property is located in the Eastern Rural character area. This area suggests commercial and industrial businesses along major transportation routes with multiple businesses served by a minimal amount of curb cuts. The subject property has been developed in a way that is aligned with these development goals and policies. The Plan also indicates future industrial uses in this area are unlikely to occur, which would make it appropriate to rezone the property from industrial to commercial.

The current conditions and the character of current structures and uses in each district.
Preliminary Staff Comments: The subject property has an existing structure with a developed parking lot for up to 44 vehicles. The property is consistent with other commercial and industrial properties located nearby in this area.

The most desirable use for which the land in each district is adapted.
Preliminary Staff Comments: The Comprehensive Plan indicates this area as having potential for commercial growth. Its proximity to nearby residential and its location along the US 31/ National Road corridor make it a desirable location for commercial uses.

The conservation of property values throughout the jurisdiction of the City of Columbus.
Preliminary Staff Comments: Property values should not be negatively affected by this rezoning.

Responsible growth and development.
Preliminary Staff Comments: The subject property shares a frontage road with three other properties, and all of these properties share a single access point from the frontage road to US 31/ National Road. It is important to reduce conflict points on high classification roads like US 31/ National Road, a major arterial, by limiting the number of access points. This is often done by creating frontage roads where multiple properties can share a single access point. Because the area around the subject property is already properly developed in this way, any new traffic created by commercial businesses could be accommodated.

Current Property Information:	
Land Use:	Vacant
Site Features:	The property is served by a single curb cut from National Road. This curb cut also serves two other commercial and industrial properties. This property is a through lot. 15 foot landscape buffer on the east and west property lines. 40 foot access and utility easement along the National Road frontage.
Flood Hazards:	No FEMA mapped flood hazards
Special Circumstances: **(Airport Hazard Area, Wellfield Protection Area, etc.)**	None
Vehicle Access:	National Road (Principle Arterial, Rural, Residential)

Surrounding Zoning and Land Use:		
	Zoning:	**Land Use:**
North:	I1 (Industrial: Light) CC (Commercial: Community Center) CN (Commercial: Neighborhood Center)	Vacant, Veterans of Foreign Wars, Masonic Lodge, Jehovah's Witness worship facility, Friendship Church

South:	I1 (Industrial: Light) AP (Agriculture: Preferred)	Praxair, Agriculture, Woodlawn mobile-home park
East:	AP (Agriculture: Preferred)	Agriculture
West:	AP (Agriculture: Preferred) RHM (Residential: Manufactured Home Park)	Agriculture Hillview Trailer Court

Zoning District Summary (Existing / Proposed):		
	Existing Zoning: I1	**Proposed Zoning: CC**
Zoning District Intent:	The intent is to provide locations for light production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate only industrial uses that are completely contained within structures and do not involve the outdoor storage of materials or the release of nuisance or polluting sounds, odors, or materials.	The intent is to establish appropriate locations for a variety of businesses providing a variety of goods and services to (1) community-wide consumers and (2) those that travel through or visit the area. It is not intended for use along traffic corridors, but should be instead applied at significant intersections along major transportation routes.

Permitted Uses:	**Agriculture Uses** • Farm (CFO) – County and Joint District Jurisdictions • Farm (general) **Communications / Utilities Uses** • Communication service exchange • Utility substation • Water tower **Public / Semi-Public Uses** • Parking lot / garage (as a primary use) • Police, fire, or rescue station **Park Uses** • Nature preserve / conservation area **Commercial Uses** • Conference center	**Communications / Utilities Uses** • Communication service exchange • Utility substation • Water tower **Public / Semi-Public Uses** • Clinic • Community center • Day-care center (adult or child) • Funeral home • Government office • Police, fire, or rescue station • Post office • Trade or business school • Worship facility **Park Uses** • Nature preserve / conservation

	• Data processing / call center • Office uses **Industrial Uses** • Light industrial assembly and distribution • Mini-warehouse self-storage facility • Research and development facility • Warehouse and distribution facility • Wholesale facility	area • Park / playground **Commercial Uses** • Auto-oriented uses (small, medium, and large scale) • Auto rental • Builder's supply store • Equipment rental • Health spa • Hotel / motel • Instructional center • Liquor store • Office uses • Personal service uses • Recreation uses (small and medium scale) • Restaurant • Retail uses (small, medium, and large scale)
Water and Sewer Service:	Required	Required
Lot and/or Density Requirements:	Minimum Lot Area: 22,000 square feet	Minimum Lot Area: 10,000 square feet Maximum Lot Area: 10 acres

Setbacks Required: Front setbacks are determined by the Thoroughfare Plan Classification of the adjacent street and are the same regardless of zoning.	**Side Yard Setback:** Primary Structure: 10 feet Accessory Structure: 10 feet **Rear Yard Setback:** Primary Structure: 10 feet Accessory Structure: 10 feet **Front Yard Setback:** Arterial Street or Road: 50 feet Collector Street or road: 35 feet Local Street or Road: 25 feet	**Side Yard Setback:** Primary Structure: 10 feet Accessory Structure: 10 feet **Rear Yard Setback:** Primary Structure: 10 feet Accessory Structure: 10 feet **Front Yard Setback:** Arterial Road: 50 feet Arterial Street: 10 feet Collector Road: 35 feet Collector Street: 10 feet Local Road: 25 feet Local Street: 10 feet
Height Restrictions:	**Primary Structure:** 40 feet **Accessory Structure:** 40 feet	**Primary Structure:** 40 feet **Accessory Structure:** 20 feet
Floor Area Requirements:	N/A	N/A
Signs:	Wall Sign: 2 per street frontage totaling 350 square feet or 15% of all front walls. Freestanding Sign: 1 per frontage, 75 square feet in size and maximum of 10 feet in height.	Wall Sign: 3 per street frontage totaling 350 square feet or 15% of all front walls. Freestanding Sign: 1 per frontage, 100 square feet in size and maximum of 20 feet in height.

Interdepartmental Review:	
City Engineering:	No issues with request.
Code Enforcement:	No issues with request.

Comprehensive Plan Consideration(s):

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

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

1. **POLICY A-1-3:** Discourage strip commercial development; instead encourage development of planned commercial areas within a comprehensive plan for access. *Strip Development means a row of businesses, each on an individual lot and each having one or more driveways. This type of development leads to traffic congestion and confusion, and is less convenient and attractive than planned commercial centers with shared driveways and parking.*
2. **GOAL E-2:** Promote the use of designated highway corridors as areas for commercial development.
3. **POLICY E-2-1:** Encourage development of these corridors in a manner that is visually appealing. *Highway corridors greatly impact the appearance of a community. Because community appearance is important to local residents, the city should encourage these corridors to be developed in a manner that enhances community appearance. Elements to be considered include landscaping, screening of outdoor storage and display, appearance of buildings, design of parking areas, and others.*
4. **POLICY E-2-2:** Encourage smooth, efficient traffic flow, and as properties are redeveloped, reduce the number of driveways onto these highways. *The primary function of these highways is to move traffic, not to provide access to property. The traffic flow is disrupted by numerous driveways, which create points of traffic conflict. The city should plan for safe access which minimizes driveways and intersections.*
5. **POLICY E-2-3:** Establish objective design standards (not an architectural review committee), to encourage development with appropriate landscaping, parking, setbacks, visually appealing buildings, and attractive and effective signage. *Design standards could include such things as requirements for variations in building façade, roof lines, materials, colors, and limitation on outdoor storage.*
6. **POLICY E-2-17:** Require development of frontage roads as this area develops. *The primary purpose of a highway is to move traffic, not to provide access to property. As commercial growth takes place, frontage roads should be developed to prevent traffic congestion.*
7. **GOAL E-3:** Encourage a business-friendly climate which will foster growth in the commercial sector, while protecting the character of neighborhoods.
8. **GOAL E-3-1:** Allow the free market and private investment decisions to govern the quality of each type of business and the variety of goods and services available, within the framework of an overall land use plan. *The city should not make decisions about the number of certain businesses that are needed. The market, not the government, should decide whether another restaurant, another filling station, or another clothing store is needed. These businesses, however, must be located in areas where the plan indicates that they are appropriate and compatible with surrounding land uses.*
9. **Section J, Economic Development, Other Corridors:** (SR 7, US 31 south of CR 50 N, SR 11 south of the Tipton Bridge) At this time, it is not anticipated that these corridors are needed or will be suitable for industrial growth during the time period covered by this plan.

This property is located in the Eastern Rural character area. The following Planning Principle(s) apply to this application: Commercial and industrial development should be located only along arterials or at major intersections. This development should be in neighborhood business centers or rural business center, not on individual parcels with separate curb cuts.

Planning Consideration(s):

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

1. The property is located outside the city limits on National Road / US 31. The area is a mixture of agriculture, residential, and commercial uses. The Hillview Trailer Court is located west across National Road with Woodlawn mobile-home park located just south of the subject property. The Knollwood, Highlands, Long View, Amberly, and Tucker subdivisions are located to the northwest, and the Jewell Village subdivision is located to the east. The property is located just over a mile from the intersection of National Road/US 31 and 10th Street/Taylor Road.

2. An existing structure is located on the property. It is approximately 21,454 square feet in area with a parking lot providing 44 spaces. According to the applicant the structure has been vacant for at least a year. The property is located on a frontage road where it shares a single curb cut onto National Road with three adjacent properties.
3. US 31 is a state highway that runs roughly parallel to I-65 from Indianapolis to Louisville. It provides a major commercial corridor as it runs through Columbus. At the subject property access to US 31/National Road is provided via a single curb cut that is shared with other properties along a frontage road. Sight visibility at the access point is good, and there should not be any concern with the access point's or frontage road's ability to accommodate traffic.
4. The area around the subject property includes two other commercial / industrial buildings to the south, a vacant lot to the north, a mobile home park to the west across National Road, and single-family residential to the east across an agricultural field. Commercially zoned properties to the north include a masonic lodge, Veterans of Foreign Wars, and worship facilities.
5. The applicants would like to relocate their existing Columbus Pawn business to the subject property.
6. According to Zoning Ordinance Section 8.2 (A)(2) whenever a rezoning occurs that requires a buffer yard where none was previously required then the property that is rezoned shall provide the buffer yard. Table 8.3 indicates that a Type A buffer is required between the proposed CC zoning district and the adjacent I1 zoning to the north and south. A Type A buffer consists of an additional 25 foot setback, a fence or wall with landscaping, an opaque tree screen, or combination of both.
7. The property also has frontage on 300 E, making it a through lot. The property currently does not have access to 300 E, and the applicant has not indicated any proposed access to the road. 300 E is a local road.

Columbus – Bartholomew County Planning Department

Rezoning Application (Zoning Map Amendment)

RECEIVED
MAY - 9 2016
BY: EP

Planning Department Use Only:

Jurisdiction: ☑ Columbus ☐ Bartholomew County ☐ Joint District

Docket No.: RZ-16-06

Rezoning Application:

Current Zoning: I1 **Requested Zoning:** CC

Applicant Information:

Name SB Holdings LLC

Address 1637 N National Rd (number) (street) Columbus (city) IN (state) 47201 (zip)

Phone No.: (812) 373-9111 Fax No.: (812) 373-9568 E-mail Address: columbuspawn@hotmail.com

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

Name: W.W. Grainger Inc. c/o Marvin F. Poer & Company

Address 2211 York Rd Suite 222 (number) (street) Oakbrook (city) IL (state) 60523 (zip)

Phone No.: _____ Fax No.: _____ E-mail Address: _____

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

Name: Michael McIver

Address 321 Washington Street (number) (street) Columbus (city) IN (state) 47201 (zip)

Phone No.: (812) 372-1553 Fax No.: (812) 372-1567 E-mail Address: michaelmciver@sbswlaw.com

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

Property Information:

Property Size: 4.27 acres *or* _____ square feet

Address 21 N US Highway 31 (number) (street) Columbus (city) IN (state) 47203 (zip)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, or attach a legal description):
Lot 2 - 31 Business Park (L/24) Parcel number: 03-96-28-000-000.301-004

☒ A legal description is attached (a legal description is required for the processing of all rezoning requests).

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.

See attached.

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

See attached.

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

See attached.

The conservation of property values throughout the jurisdiction.

See attached.

Responsible growth and development.

See attached.

Rezoning Purpose:

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

See attached.

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) (Date) 5-9-2016

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) (Date)

(Owner's Signature) (Date)

Information for Rezoning Application
Columbus Pawn Inc.

Rezoning Criteria:

The Comprehensive Plan.

The property is located on US 31 south of Base Road. This request seeks to rezone the property from an Industrial: Light ("I1") classification to a Commercial: Community ("CC") classification. As part of considering various community corridors, the Goals and Policies Element of the Comprehensive Plan states that US 31 south of CR 50 N is not anticipated to be needed or suitable for industrial growth (p.44). Rezoning the property from an industrial classification to a commercial classification is consistent with this provision. The Land Use Plan Element of the Comprehensive Plan categorizes the property as part of the Eastern Rural Area. It notes that commercial development should be located along arterials and in business centers, not on individual parcels with separate curb cuts. This property is one of four parcels that is served by a single curb cut onto a major highway, US 31. Rezoning the property is consistent with these elements.

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

The property is approximately 4.27 acres in size. Within approximately 500 feet are parcels zoned Commercial: Neighborhood, Commercial: Community, Industrial: Light, Agricultural: Preferred, and Residential: Manufactured Home Park. The area is primarily a mix of business and agriculture uses, with a manufactured home park located across the highway.

Although it has been vacant for approximately one year, the property itself is in good condition. The property includes approximately 40 parking spaces and access to US 31 via the frontage road. No significant changes are planned to the structure.

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

As noted, the Comprehensive Plan discourages industrial development in this part of our community. Given the existing building, infrastructure, and surrounding development, the most desirable use for this property is then commercial. Rezoning the property to a CC classification will better allow commercial development to take place.

The conservation of property values throughout the jurisdiction.

The property has been vacant for approximately one year. Rezoning it to a CC classification will allow its purchase to move forward, and the property will again be occupied. This should be a benefit to neighbors. Commercial uses tend to have less impact on neighboring properties than industrial uses: more regular hours, less heavy traffic, less noise, etc. Rezoning the property will reduce the chances of disruptive activities such as assembly, warehousing, and distribution taking place on the property, which in turn will help conserve property values in the area.

Responsible growth and development.

As noted, the Comprehensive Plan suggests commercial development in this area should take place in business centers that are located along major highways. This property meets those criteria, and its use for commercial purposes is responsible development. The abundant parking and access to US 31 will minimize any issues related to its use.

Rezoning Purpose:

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

An offer to purchase the property has been accepted by the current owner. That offer is conditional on the property being rezoned to a CC classification, so the applicant may operate its business from the property. The applicant would use the property for retail services, including loans and sales of goods.

LEGAL DESCRIPTION

Lot No. 2 of 31 Business Park, as same was recorded in Plat Book "L", page 24, in the Office of the Recorder of Bartholomew County, Indiana, on the 3rd day of August, 1982.

Commonly known as: 21 N. US Highway 31, Columbus, IN 47203

Prescribed by State Board of Accounts, Boyce Forms Systems, Daleville, In.

GENERAL FORM NO. 352 (REV. 1997)

RECEIPT

COLUMBUS PLAN COMMISSION

№ 8940

General FUND

COLUMBUS IN., May 9 2016

RECEIVED FROM Columbus Pawn, Inc $ 400.00

THE SUM OF Four hundred and 00/100 DOLLARS

ON ACCOUNT OF Rezoning 21 N. US 31

PAYMENT TYPE & AMOUNT

CASH _____ CHECK 4528 M.O. _____

E.F.T. _____ C.C./BC _____ OTHER _____

Emilie Poston

AUTHORIZED SIGNATURE