

**MINUTES
COLUMBUS PLAN COMMISSION MEETING
OCTOBER 14, 2015 AT 4:00 P.M.
CITY COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: Roger Lang, David Jones, Rodney Finke, Dennis Baute, Tony London, Frank Jerome, Beth Fizel, Mike Harris and Tom Finke (County Plan Commission liaison).

Members Absent: Sondra Bolte and Dave Fisher.

Staff Present: Jeff Bergman, Melissa Begley, Sondra Bohn, Emilie Pinkston, Allie Keen, Ashley Klingler, Charles Russell and Don Edwards (Deputy City Attorney).

CONSENT AGENDA

Minutes of the September 9, 2015 Meeting (Approval and Signing).

Motion: Mr. Jerome made a motion to approve the minutes with two corrections, one on page four and one on page five. Mr. London seconded the motion and it carried unanimously by voice vote.

OLD BUSINESS REQUIRING COMMISSION ACTION

None

NEW BUSINESS REQUIRING COMMISSION ACTION

RZ-15-08: Keller Development – A request by Keller Development, Inc. to rezone 2.49 acres from I-2 (Industrial: General) and CC (Commercial: Community) to RM (Residential: Multi-family). The property is located at the northeast corner of 22nd Street and Cottage Avenue, in the City of Columbus.

Ms. Begley presented the staff information on this request.

Mr. Lang asked what the property to the west was zoned. Ms. Begley stated it was I2 and was proposed as a parking lot for this development.

Ms. Danelle Birberstine with Keller Development and Mr. Josh Neal, attorney represented the petitioners.

Mr. Neal stated that the proposed rezoning is for the purpose of rezoning a vacant industrial building and adjacent abandoned railroad right-of-way to residential multi-family for the construction of a new independent senior housing development for people over 55 years of age.

Mr. Neal handed out packets to the Plan Commission members as a supplement to his Power Point presentation. He stated the conceptual site plan, landscape plan and some renderings

that show what the building improvements would look like are included in the handout.

Mr. Neal stated the project was composed of fifty-one units comprised of 47 two-bedroom units and 4 one-bedroom units. He stated all the amenities would be included that you would find in a new apartment project that would be geared toward the needs of seniors. Mr. Neal stated this is the kind of project that Keller has much expertise in developing. He also stated they would be collaborating with DSI and using their services.

Mr. Neal stated this site was a challenge to develop because of the overhead power lines and easements and stated the site is well suited for this development.

Mr. Neal stated that the engineers were still working on the storm water plan and that would be submitted to the City Engineer's Office for review. He stated that this development agrees with the objectives of the current Comprehensive Plan for this site.

Mr. Neal stated they had held a neighborhood meeting and the development was well received by those attending. One main thing that was mentioned was additional traffic on 22nd Street.

Mr. Jerome asked if they would be installing elevators in the building. Ms. Birberstine stated yes. She stated it would serve all three stories.

Mr. Lang opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Lang closed the meeting to the public.

Mr. Bergman stated that staff would recommend sending a favorable recommendation to the Columbus City Council with the following commitments: (a) Both sides of Cottage Avenue (between 22nd Street and 23rd Street) shall be improved to include curb and gutter, a tree lawn with street trees, and sidewalk consistent with the specifications of the Columbus Thoroughfare Plan, (b) 23rd Street and 22nd Street shall be improved on one side, along the subject property (from Central Avenue to the alley west of Cottage Avenue) to include a tree lawn, street trees and sidewalks consistent with the specifications of the Columbus Thoroughfare Plan, (c) The building(s) shall be designed in accordance with the design principles detailed in the Central Avenue Corridor Plan under Section 4.3 Design Application. Compliance with this commitment shall be subject to the review and approval of the Planning Department; and any Planning Department determination of non-compliance may be appealed to the Plan Commission, (d) The development shall provide a direct pedestrian connection from the Central Avenue frontage sidewalk to the main building entrance(s), and (e) Any accessory uses, structures or other facilities (such as gazebos, pet areas, gardens, etc.) located along and/or visible from Central Avenue shall be located and screened so as to minimize their visibility and negative aesthetic impact on the Central Avenue front yard.

Motion: Mr. London made a motion to send a favorable recommendation to the Columbus City Council with the following commitments: (a) Both sides of Cottage Avenue (between 22nd Street and 23rd Street) shall be improved to include curb and gutter, a tree lawn with street trees, and sidewalk consistent with the specifications of the Columbus Thoroughfare Plan, (b)

23rd Street and 22nd Street shall be improved on one side, along the subject property (from Central Avenue to the alley west of Cottage Avenue) to include a tree lawn, street trees and sidewalks consistent with the specifications of the Columbus Thoroughfare Plan, (c) The building(s) shall be designed in accordance with the design principles detailed in the Central Avenue Corridor Plan under Section 4.3 Design Application. Compliance with this commitment shall be subject to the review and approval of the Planning Department; and any Planning Department determination of non-compliance may be appealed to the Plan Commission, (d) The development shall provide a direct pedestrian connection from the Central Avenue frontage sidewalk to the main building entrance(s), and (e) Any accessory uses, structures or other facilities (such as gazebos, pet areas, gardens, etc.) located along and/or visible from Central Avenue shall be located and screened so as to minimize their visibility and negative aesthetic impact on the Central Avenue front yard. Mr. Jerome seconded the motion and it carried with a vote of 8-0.

ANX-15-02: Columbus Place Apartments – A request by Columbus Place Apartments to annex 3 parcels for a total of 21.15 acres into the City of Columbus Corporate Limits. The properties are located on the north side of Goeller Blvd, approximately 138 feet east of Tipton Lakes Blvd, in Columbus Township.

RZ-15-09: Columbus Place Apartments – A request Columbus Place Apartments to rezone 2 properties for a total of 19.16 acres from AP (Agriculture: Preferred) and RS1 (Residential: Single Family 1) to RM (Residential: Multi-family). The properties are located on the north side of Goeller Blvd, approximately 138 feet east of Tipton Lakes Blvd, in Columbus Township.

Ms. Keen presented the background information on these two requests.

Mr. London asked how important it was to address any improvements at the entrance of the subject property off Goeller Boulevard. Mr. Bergman stated it was important that these issues be addressed at the time of rezoning.

Mr. Jerome asked if they should have a second access entrance and exit off County Road 25 South. Mr. Bergman stated that these decisions are pertinent to the rezoning of this property.

Much discussion was held regarding access if this property is to be development into apartments.

Mr. Nathan Waggner with Cash Waggner & Associates, PC represented the petitioners. He stated the maximum units that would be allowed at this site by the Zoning Ordinance are 479. He stated they are proposing 252-288 units. He stated the developer was from of Michigan, and does all their own studies, construction, and market analysis Mr. Waggner stated they would have residence management and grounds keepers on site at all times.

Mr. Waggner stated utilities would not be a problem along with sanitary sewers and water. He stated the developers would extend those two to this project.

Mr. Waggner stated that landscaping would not be an issue along the frontage of Goeller. He stated the main point of disagreement was the second access. He stated when they met with the Fire Department there were some other options available. One was a split entrance and the other was to use County Road 25 South as an emergency access point. He stated they did not want to open it up to the residences because of the single lane that exists and it would not be able to handle the traffic. Mr. Waggner stated it was their understanding that it could be an emergency access.

Mr. London asked if they had done a traffic study on Goeller Blvd. Mr. Waggner stated no, but he was prepared to meet with the City Engineer's Office regarding the traffic counts. He stated he saw no problem with the sight visibility distance at their proposed Goeller entrance.

Mr. Lang opened the meeting to the public.

Mr. Larry Love stated expressed concern about the runoff water and flooding.

Mr. Norman Jackson expressed concerns about the additional traffic that the apartments would generate on Goeller Boulevard. He stated it was already a hazard trying to exit onto Goeller and he was opposed to the development.

Mr. Dale Pasley stated he had put up a fence to keep people off his property and that blocks the future extension of County Road 25 South west.

Mr. Chris Chapple expressed concern regarding all the traffic that the new development would bring to the area.

Mr. Steve Wright stated that it was his opinion flood elevations should be required to show if this is located in a floodplain. He stated there was a lot of runoff water that affects his adjacent property when there is heavy rain.

Ms. Sandy Roth, Manager of Westwood Pines stated that they needed to install proper drainage because the apartment complex had experience a lot of flooding in the past.

Mr. Jeff Rocker, Attorney stated he represented Jesse and Betty Stadler. (Owners of a portion of the subject property.) He stated there was a lot of frontage that the developer should be able to install a driveway along Goeller Boulevard. He stated the plan that has been submitted is a concept plan and there would be much more detail in the site plan for review by the Planning Department. He stated they are willing to work with the City Engineer's Office to address these concerns and have a place on Goeller where a driveway would be workable.

Mr. Lang closed the meeting to the public.

Mr. Baute stated if this development was used for single-family it would cut down on the density and there would not be as much traffic.

Much discussion was held regarding using County Road 25 South as an exit for this development.

Mr. Bergman stated that he would like to hear from the City Engineer's Office regarding access to this property, as they had recommended only improvements at the proposed new drive.

Ms. Fizel stated they had discussed different options about getting people across Goeller, but wanted to see what the developer would come up on his own. Ms. Fizel stated the developer should be required to construct a safe pedestrian crossing that connects to the existing side path on the south side of Goeller Boulevard. She stated that the developer would need to improve the intersection of their entrance and Goeller. These would most like include a left turn lane on Goeller and possibly acceleration and deceleration tapers at the entrance to be determined.

Ms. Fizel stated they would look to the developer to do the traffic impact study

Mr. Bergman stated he would recommend a continuance of **ANX 15-02 and RZ-15-09** to the November 12, 2015 Plan Commission meeting. He stated that the petitioners need to address the additional traffic on Goeller Boulevard, future residents turning left onto Goeller Boulevard, and potentially only one access point for the entire apartment complex. This would include a traffic analysis for Goeller Boulevard that includes traffic counts and sight distance studies for the proposed entrance to the development as well as at the intersection of County Road 25 South and Goeller Blvd.

Motion: Mr. Jones made a motion to continue **ANX-15-02 and RZ-15-09** to the November 12, 2015 meeting so the petitioners could address (1) the additional traffic regarding future residents turning onto Goeller Boulevard, (2) potentially one access point for the entire apartment complex, and (3) a traffic analysis for Goeller Boulevard that includes traffic counts and sight distance studies for the proposed entrance to the development, as well as the intersection of County Road 25 South and Goeller Blvd. Mr. London seconded the motion and it carried with a vote of 8-0.

DISCUSSION ITEMS

DIRECTOR'S REPORT

LIAISON REPORTS

ADJOURNMENT: 7:00 p.m.



Roger Lang, President



Dave Fisher, Secretary