



STAFF REPORT

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

Docket No. / Project Title: DP-16-08 (St. Bartholomew School / Church)
Staff: Emilie Pinkston
Applicant: St. Bartholomew School / Church
Property Size: 7.47 Acres
Current Zoning: P (Public / Semi-Public Facilities)
Location: 1306 27th Street, in the City of Columbus

Background Summary:

The applicant has indicated that the proposed site development plan major modification is for the purpose of constructing a 12 foot by 24 square foot (288 square foot) greenhouse on the subject property. The greenhouse is intended as an educational tool for the students at St. Bartholomew School as they learn about a range of gardening topics, such as pollination, seed propagation, and composting.

The applicant is proposing the following waiver(s) and/or modification(s) from the zoning ordinance development standards that would typically apply to this development: A modification from Zoning Ordinance Section 6.1(E)(3) to allow the greenhouse, an accessory structure, to encroach into the 27th Street front yard by 5 feet. Section 6.1(E)(3) prohibits the placement of accessory structures within all front yards.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application: Does the requested modification to allow the greenhouse within the 27th Street front yard meet the criteria established by the Zoning Ordinance?

Plan Commission Decision Criteria:

The Columbus Zoning Ordinance requires that the Plan Commission consider (1) compliance with the applicable development standards established by the Zoning Ordinance and (2) the general standards listed below in the review of site development plans (Section 12.8(E)).

1. The proposed development will be consistent with the comprehensive plan.
2. The proposed development will not be detrimental to or endanger the public health, safety, convenience, or general welfare.
3. The proposed development will not be injurious to the use and enjoyment of the surrounding property.
4. The proposed development will not impede the efficient, orderly, and normal development of the surrounding property.
5. The proposed development provides adequate access, utilities, landscaping, buffering, and other improvements.
6. The proposed development provides pedestrian and vehicle ingress, egress, and circulation in a manner that maintains adequate public safety and efficient movement.

The Plan Commission may waive or modify development requirements of the Zoning Ordinance based on findings by the Commission that the altered requirements will better serve (a) the intent of that development requirement, (b) the intent of the zoning district, and/or (c) the general standards listed above.

Plan Commission Process, Options & Preliminary Staff Recommendation:



Development Standards Waivers & Modifications:

The initial step in the approval process is for the Plan Commission to determine if any requested development standards waivers and/or modifications can be supported based on the decision criteria provided by the Zoning Ordinance. The waiver or modification may be approved if one or more of the criteria have been met. A separate motion with specific findings is recommended for each requested waiver and/or modification.

Waiver / Modification: The petitioner proposes to construct a 288 square foot greenhouse, an accessory structure, which encroaches into the subject property's 27th Street front yard by 5 feet. Zoning Ordinance Section 6.1(E)(3) prohibits the placement of accessory structures within any front yard.

Preliminary Staff Recommendation: Approval; Criteria 2 and 3 have been met.

Criteria #1: The requested waiver or modification will better serve the intent of that development requirement. The Zoning Ordinance indicates the intent of the accessory use/structure standards as follows: The intent of these accessory use and structure standards is to address the unique features of these types of structures and uses; allow the reasonable utilization of property; and to ensure the provision of adequate light, air, and circulation on each property.

Preliminary Staff Findings: The placement of an accessory structure in a front yard generally detracts from the aesthetic appeal of a property. Although the proposed greenhouse will have a significant setback from 27th Street (approximately 104 feet) and will be located behind a playground area, allowing the greenhouse in the front yard does not better serve the intent of this Zoning Ordinance standard. *This criterion has not been met.*

User Notes: _____

Criteria #2: The requested waiver or modification will better serve the intent of the zoning district in which the property is located. The Zoning Ordinance indicates the intent of the P (Public / Semi-Public) zoning district as follows: This district is intended to provide locations for large-scale public facilities, worship facilities, and concentrations of other public institutions. This district should be applied in those locations where a single facility or combination of facilities forms an institutional center. This district is further intended to provide a set of setbacks and other requirements that respond to the unique scale and other considerations common to these types of uses. This district should be applied to reduce land use conflicts and ensure that public and semi-public facilities are appropriately integrated into the community.

Preliminary Staff Findings: As described in the intent statement for the P zoning district, schools and other public facilities typically have unique needs and a unique scale, particularly in urban areas where space is often limited. Allowing the greenhouse to encroach into the 27th Street front yard responds to the educational needs of St. Bartholomew School by permitting the greenhouse in a space where adequate sunlight is available and it allows the school to continue using an existing greenspace between the kindergarten and elementary school buildings for organized outdoor activities and recess. *This criterion has been met.*

User Notes: _____

Criteria #3: The requested waiver or modification will better serve the general standards listed by Zoning Ordinance Section 12.8(E)(2) and above.

Preliminary Staff Findings: The placement of the greenhouse on the south side of the kindergarten building, which results in the encroachment into the 27th Street front yard, allows the greenhouse to be screened by existing playground equipment located near the 27th Street frontage. Furthermore, in its proposed location, the greenhouse will not be detrimental to public health or safety, and surrounding property owners will be able to continue using and enjoying their properties as they currently do. However, the placement of the greenhouse in the proposed location does not better serve the general standards listed in Section 12.8(E)(2) of the Ordinance than a location that complies with the Ordinance. Both locations equally preserve public safety and maintain the use and enjoyment of surrounding properties. *This criterion has not been met.*

User Notes: _____



Conditions:

The Plan Commission should determine through discussion if any conditions of approval are appropriate for this request. Conditions are situations that need to be resolved through the action of the applicant prior to, or as part of, the proposed development. Any conditions should be clearly based on the Plan Commission Decision Criteria listed above.

Preliminary Staff Recommendation: The staff is preliminarily recommending the following conditions of approval: None

User Notes: _____



Commitments:

The Plan Commission should determine through discussion if any commitments of the applicant are appropriate and/or needed for this request. Commitments are long-term agreements that, together with the Zoning Ordinance, govern the use of the property. Any commitments should be clearly based on the Plan Commission Decision Criteria listed above.

Preliminary Staff Recommendation: The staff is preliminarily recommending the following commitments: None

User Notes: _____



Approval, Denial or Continuance:

In reviewing a request for site development plan approval the Plan Commission may (1) approve the application, (2) deny the application, or (3) continue the review to a future Plan Commission meeting. The Plan Commission should make, second, and vote on a motion for the approval, denial, or continuance of the request. Any motion should include reasons supporting that motion that directly reference the Plan Commission Decision Criteria listed above. Any motion for approval should (1) note any approved waivers and/or modifications and (2) specifically list any conditions and/or commitments being made as part of the approval and the reasons for those conditions or commitments based on the Plan Commission Decision Criteria listed above.

Preliminary Staff Recommendation: Approval, including the development standards waiver to allow the greenhouse within the 27th Street front yard. The proposed placement of the greenhouse responds to the unique educational needs of St. Bartholomew School and is not expected to have a negative aesthetic or functional effect on surrounding properties.

User Notes: _____

Current Property Information:	
Land Use:	School and worship facility
Site Features:	Existing church, school, kindergarten building, playground, and associated parking area.
Flood Hazards:	According to Flood Insurance Rate Map (FIRM) 18005C0131E, effective December 9, 2014, the subject property is located in Flood Zone X (Unshaded), which designates areas outside of the mapped floodplain.
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	The 10,000 foot Horizontal Zone of the Airport Hazard Area is located on the northern half of the subject property, but the proposed structure is located outside of this overlay.
Vehicle Access:	The subject property is accessed from 27 th Street (Collector, Residential, Suburban) and Home Avenue (Collector, Residential, Suburban).

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	RS2 (Residential: Single-Family 2)	Single-family residential
South:	P (Public / Semi-Public Facilities)	Columbus North High School
East:	P (Public / Semi-Public Facilities)	Northside Middle School
West:	P (Public / Semi-Public Facilities) RS2 (Residential: Single-Family 2)	North Christian Church Single-family residential

Interdepartmental Review:	
City Engineering:	City Engineering has no concerns about the proposed accessory structure location.
Fire Department:	The Columbus Fire Department does not have any issues with this request.
Technical Code Enforcement:	The Indiana Building Code requires a minimum five foot separation distance from the greenhouse to any other structure.

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-2-11:** Encourage all new development to be in scale (height, area, mass, setback, etc.) with its surroundings, determined on a neighborhood-by-neighborhood basis.
2. **GOAL I-1-1:** Provide high quality public facilities in locations which are convenient and accessible to local residents.

This property is located in the Columbus Central Neighborhoods character area.

Planning Consideration(s):

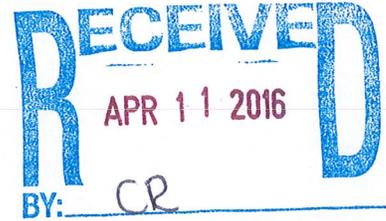
The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The applicant is proposing to construct a 12 foot by 24 foot (288 square foot) greenhouse immediately south of the kindergarten building on the subject property. The greenhouse is intended to be utilized as an educational tool for the kindergarten through 8th grade students at St. Bartholomew School.
2. The subject property is located in the P (Public / Semi-Public Facilities) zoning district. This district is designated by the Ordinance as a Site Development Plan District, an area where the Plan Commission is granted additional discretion over development characteristics. Therefore, the Plan Commission reviews all site plans for new construction and major modifications to existing developments within the P zoning district. According to Zoning Ordinance Section 12.8(G); however, the Planning Director may administratively approve minor modifications to previously approved site development plans if the modification does not (a) alter the basic relationship of the site to adjacent property, (b) change the primary use to a different use for which the Ordinance has established different use-related development standards, (c) increase the originally approved height or floor area by more than 15%, (d) reduce any provided setback by more than 15%, and/or (e) alter vehicle ingress or egress or substantially change on-site circulation. The proposed greenhouse qualifies as a minor modification but due to the development standards waiver request to allow the accessory structure, the greenhouse, to encroach into the front yard by 5 feet, the site plan must be approved by the Plan Commission.
3. The proposed greenhouse will encroach into the 27th Street front yard by 5 feet but the structure will comply with all applicable building setbacks. According to the P (Public/Semi-Public) zoning district, the structure must have a setback of 10 feet from all property lines. Its proposed setback from the east, south (27th Street), and west (Home Avenue) property lines is approximately 100 feet, 104 feet, and 216 feet, respectively.
4. The subject property includes a green space between the kindergarten building and the elementary school building. Locating the greenhouse within this green space would eliminate the need for a development standards waiver. However, the applicant has indicated that the space between these

buildings serves as open space for outdoor activities and a play area for the children at recess. Also, the applicant states that the proposed location would allow sun exposure all day, while a tree found in the green space would provide too much shade for a greenhouse.

5. On April 8, 2016, the applicant received a Zoning Compliance Certificate from the Planning Department for the construction of the proposed greenhouse. At that time, the greenhouse was proposed to be located 5 feet further north, which kept the structure from encroaching into the 27th Street front yard. However, this placement results in the greenhouse being immediately adjacent to a 3 foot tall stone wall. The applicant has indicated that the 5 feet of additional space away from this stone wall will allow for maintenance of the greenhouse structure.

Columbus – Bartholomew County Planning Department
Site Development Plan Application



Planning Department Use Only:

Jurisdiction: Columbus Bartholomew County Joint District

Docket No.: DP-MM-16-08

Site Development Plan Application:

Application Type: Initial Site Development Plan Minor Modification Major Modification

Project Title / Facility Name: St. Bartholomew School/Church

Type of Activity:

- New Structure
- Change of Use
- Expansion of an Existing Structure and/or Use
- Site Feature Modification (Landscaping, Parking, Etc.)
- New Telecommunications Facility
- Temporary Use: from _____ to _____
(start date) (end date)

Total Number of Signs Requested _____ (please attach a separate worksheet for each sign)

Applicant Information (the person or entity that will own and/or execute what is proposed):

Name: St. Bartholomew School/Church
Address: 1306 27th St. Columbus IN 47201
(number) (street) (city) (state) (zip)
Phone No.: 812-399-9353 Fax No.: _____ E-mail Address: _____

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

Name: Roman Catholic Archdiocese of Indianapolis Properties Inc.
Address: 1400 N. Meridian St. Indianapolis IN 46202
(number) (street) (city) (state) (zip)
Phone No.: 1-317-236-1400 Fax No.: _____ E-mail Address: _____

Tenant / Lessee Information (if applicable):

Name: _____
Address: _____
(number) (street) (city) (state) (zip)
Phone No.: _____ Fax No.: _____ E-mail Address: _____

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

Name: Kimberley Rayburn
Address: 2810 California Ct. Columbus IN 47201
(number) (street) (city) (state) (zip)
Phone No.: 812-764-4326 Fax No.: _____ E-mail Address: Kimrayburn@hotmail.com
How would you prefer to receive information? (please check one): E-mail Phone Fax Mail

Property Information:

Property Size: 7.86 acres or _____ square feet
Zoning: P
Address: 1306 27th St. 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):

Use & Structure Information (if applicable):

Proposed Building Area: 288 square feet
Current Use: _____ Proposed Use (if different): education

For multiple use buildings, please indicate the square footage of each use (attach an additional sheet if necessary):

- Use: _____ square feet: _____

Supporting Information (please note the following which must be provided with the application):

- 5 initial copies of a site development plan (required based on the type of ZCC requested – see attached checklist). The site development plan must also show the location of any types of freestanding signs proposed (including the sign location, the proposed sign setback from all rights-of-way, the landscaping at the base of the proposed sign, and all sight visibility triangles).
- A completed worksheet for any proposed waiver or modification of the development standards mandated by the Zoning Ordinance (see attached form).
- A completed sign worksheet for each sign proposed (see attached form).
- A dimensioned drawing showing the size of each sign face and indicating each sign's proposed location (either on the face of a structure, or elsewhere on the property).

Applicant's Signature / Acknowledgement:

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

I understand that 20 copies of a revised Site Development Plan will be required for distribution to the Plan Commission.

Kimberley Raylin
(Applicant's Signature)

4-11-16
(Date)

Property 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.

Michael Stoff
(Owner's Signature)

4-11-2016
(Date)

Clarett T. Davis
(Owner's Signature)

11 April, '16
(Date)

Columbus – Bartholomew County Planning Department
Site Development Plan
Development Standards Waiver / Modification Worksheet
(Attach a separate worksheet for each requested waiver and/or modification.)

Waiver or Modification Requested:

I am requesting a waiver or modification from Section 6.1(E)(3) of the Zoning Ordinance to allow the following:

to allow an accessory structure in the front yard.

Waiver or Modification Request Justification:

The Columbus & Bartholomew County Zoning Ordinance [Section 12.8(E)] establishes specific criteria that must be met in order for a waiver or modification to be approved with a site development plan. The requested waiver or modification must meet one of the following criteria. Please describe how the waiver or modification request meets each of the following criteria.

The requested waiver or modification will better serve the intent of the development requirement.

The placement of this accessory structure is only 3 feet into the 'front yard' of the property. The view from across the street is a parking lot of Columbus North High and adjacent to an access road to parking at Northside Middle School.

The requested waiver or modification will better serve the intent of the zoning district in which the property is located.

The aesthetics of the property of St. Bartholomew School and church will be kept if the proposed accessory structure be placed 3 feet into the front yard.

The requested waiver or modification will better serve the general standards listed by Zoning Ordinance Section 12.8(E)(2) and repeated as follows: The proposed development (1) will be consistent with the comprehensive plan; (2) will not be detrimental to or endanger the public health, safety, convenience, or general welfare; (3) will not be injurious to the use and enjoyment of the surrounding property; (4) will not impede the efficient, orderly, and normal development of the surrounding property; (5) provides adequate access, utilities, landscaping, buffering, and other improvements; (6) provides pedestrian and vehicle ingress, egress, and circulation in a manner that maintains adequate public safety and efficient movement.

The placing of the greenhouse structure will be best suited for placement in front of the Kindergarten building. Keeping the aesthetics of the property consistent for the use.

It will be placed between the Kindergarten building and the playground. This will give the students opportunity to use while at recreational play.

St. Bartholomew Roman Catholic Parish

Owner
St. Bartholomew Roman Catholic Parish
845 Eighth Street
Columbus, Indiana 47201
812 379 9353

Architect
Ratio Architects, Inc.
Suite 100, Schrader Building
107 South Pennsylvania Street
Indianapolis, Indiana 46204-3684
317 633 4040

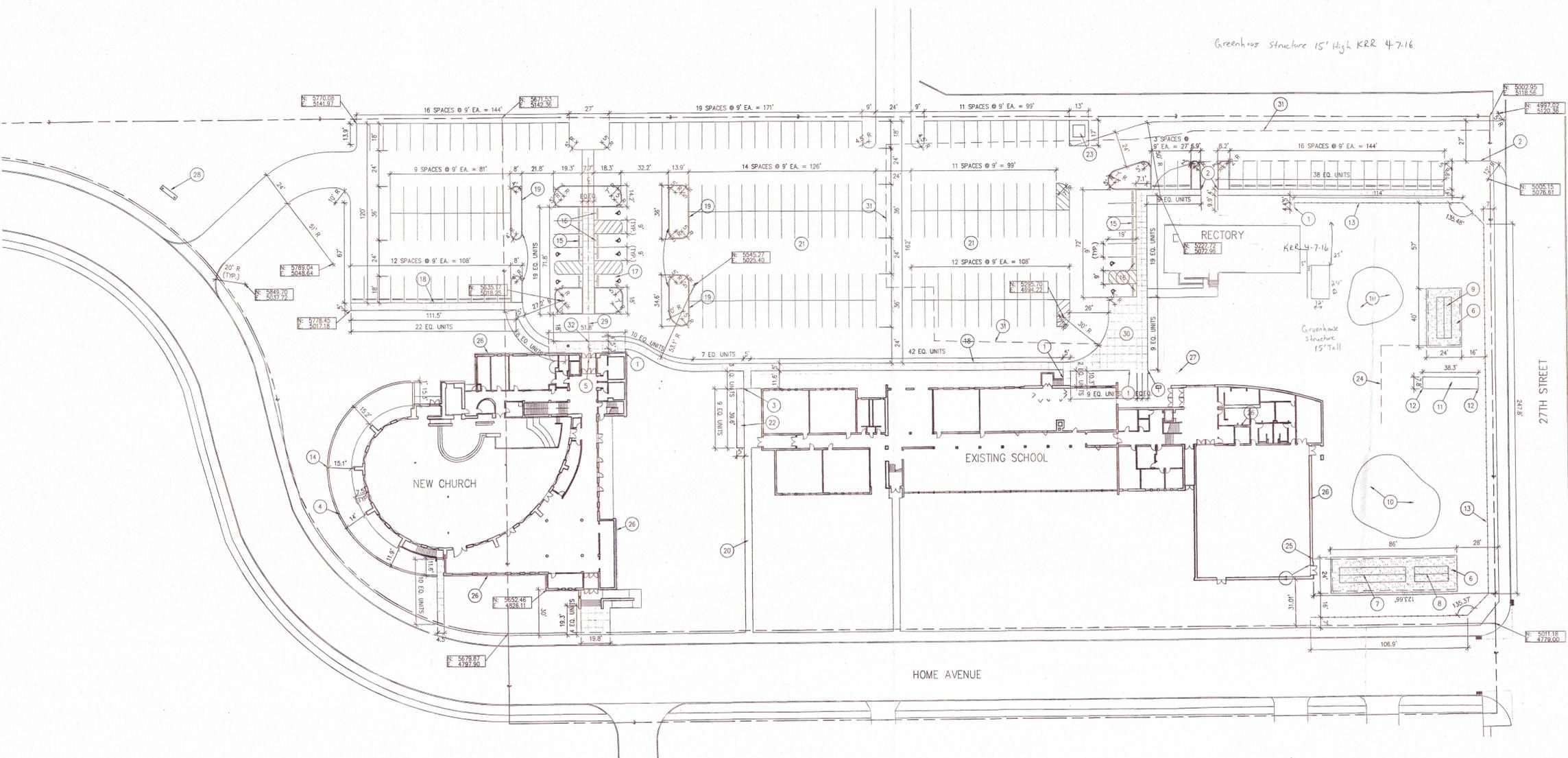
Structural Engineer
Lynch, Harrison & Brumleve, Inc.
550 Virginia Avenue
Indianapolis, Indiana 46203
317 423 1550

Civil Engineer
Biagi, Chance, Cummins, London, Titzer, Inc.
300 N.W. Second Street
Evansville, Indiana 47708
812 423 4407

Mechanical, Electrical, Plumbing Engineers
Biagi, Chance, Cummins, London, Titzer, Inc.
300 N.W. Second Street
Evansville, Indiana 47708
812 423 4407

Acoustical Consultant
Jaffe Holden Scarbrough Acoustics
184 Washington Street
Norwalk, Connecticut 06854
203 838 4167

General Contractor
Dunlap & Company, Inc.
6325 East 100 South
Columbus, Indiana 47202-0328
812 376 3021



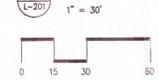
PLAN NOTES (KEYED ON PLAN)

- | | |
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| <ul style="list-style-type: none"> 1) ALIGN WITH EDGE OF BUILDING. 2) ALIGN WITH EXISTING ROAD. 3) ALIGN WITH EXISTING WALK. 4) EVEN TRANSITION BETWEEN DIMENSIONS AT TOP OF SLOPE. 5) ALIGN CENTER OF WALK WITH CENTER OF DOOR. 6) PLAYGROUND SURFACE SYSTEM. SEE DETAIL 12/A-601. 7) RELOCATED 8 SEAT SWING SET. 8) RELOCATED 4 SEAT SWING SET. 9) RELOCATED 4 SEAT SWING SET WITH CLIMBING BARS. 10) AREA FOR PROPOSED PLAY STRUCTURES (NIC). 11) PORTION OF EXISTING CONCRETE WALK TO REMAIN. 12) ALIGN END OF WALK WITH CENTER OF EXISTING TREES. 13) FIVE FOOT FENCE AROUND PLAY AREA. ALTERNATE #1. 14) RETAINING WALL. SEE DETAIL 14/A-601. ALTERNATE #2. 15) WHEELSTOP. SEE DETAIL 10/A-601. 16) HANDICAP PARKING SIGN. SEE DETAIL 8/A-601. | <ul style="list-style-type: none"> 17) TYPICAL HANDICAP PARKING SPACE. SEE DETAIL 7/A-601. 18) COMBINED CURB AND WALK. SEE DETAIL 3/A-601. 19) CURBED ISLANDS. SEE DETAIL 4/A-601. 20) EXISTING WALK TO REMAIN. 21) ASPHALT. SEE DETAIL 1/A-601. 22) CONCRETE PAD FOR RELOCATED BIKE RACK. 23) DUMPSTER AND ENCLOSURE. SEE DETAIL 1/A-602. 24) CONNECT DRAIN TO EXISTING DRAIN. 25) CONNECT DRAIN TO NEW ROOF DRAIN. 26) MAINTENANCE STRIP. SEE DETAIL 11/A-601. 27) RELOCATED FLAG POLE. SEE SHEET L-101. 28) RELOCATED SIGN. SEE SHEET L-101. 29) CENTERLINE IS PERPENDICULAR TO EAST FACADE OF CHURCH. 30) CONCRETE WALK. SEE DETAIL 2/A-601. 31) INTERFACE EXISTING AND NEW ASPHALT. SEE DETAIL 13/A-601. 32) CURB RAMP. SEE DETAIL 5/A-601. |
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GENERAL NOTES

1. ALL DIMENSIONS TO FACE OF CURB.
2. ALL CURBS 6" UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO START OF CONSTRUCTION.
4. SEE SITE SURVEY FOR ALL UTILITY INFORMATION.

LAYOUT PLAN



APPROVED

Minor Modification
approved 2-15-02
Ron Kent

**CONSTRUCTION SET
UPDATE
MARCH 28, 2001**

DRAWN BY

JDI, SM

CHECKED BY

APPROVED BY

RATIO

ARCHITECTS

REVISIONS

- △
- △
- △
- △
- △

SHEET TITLE

LAYOUT PLAN

PROJECT NO.

97049.002

DATE

July 17, 2000

SHEET NUMBER

L201

HOLEY MOLEY SAYS,
"CALL BEFORE YOU DIG"
(TWO WORKING DAYS PLEASE)

1-800-382-5544 INSIDE INDIANA
1-800-428-5200 FROM OUTSIDE INDIANA