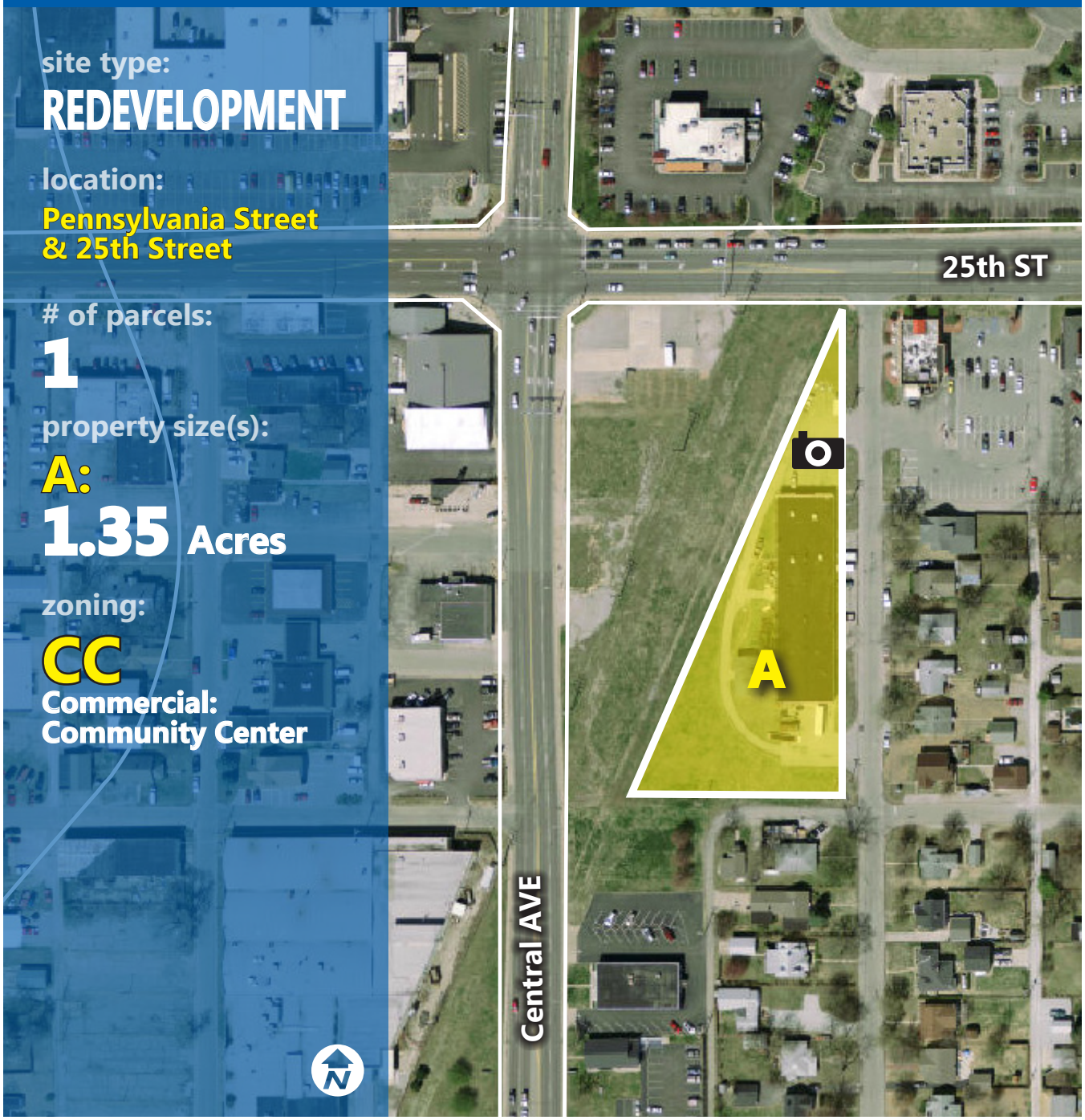
CITY OF COLUMBUS, INDIANA - INFILL SITE PROFILE



site type:

REDEVELOPMENT

location:

Pennsylvania Street & 25th Street

# of parcels:

1

property size(s):

A: 1.35 Acres

zoning:

CC

Commercial: Community Center

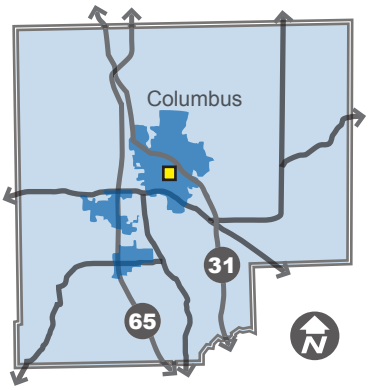
additional details:

A

Property Owner:
Orvil Williams
304 Flatrock Drive
Columbus, Indiana 47201

Floodplain:
None

vicinity map:



site analysis summary:

The subject property is located near the intersection of 25th Street & Central Avenue. The property is part of the Central Avenue Corridor Plan and according to this document:

Encourage new uses that attract neighborhood pedestrians and bicyclists.

The site sits in the middle between the commercial dominated area around the intersection of 25th Street & Central Avenue and the central neighborhood area of Columbus. New development should draw from both contexts and create a transition from one area to another. A mixed-use development which provides commercial and residential would be favorable in this context.

The site is within walking distance of the regional commercial center of Fair Oaks Mall which provides large commercial support to the area.

The site is also down the street from several public facilities including a high school and a park with many recreational facilities. Residential units would benefit tremendously from the access to these facilities.

site analysis details:

Comprehensive Plan Future Land Use(s)	**Commercial**	**Access to Bike & Pedestrian Network**	**None**
Surrounding Land Uses	**34% Residential** **22% Commercial** (43% Undeveloped)	**Road Access**	**23rd ST** Local, Residential, Suburban **Pennsylvania ST** Local, Residential, Suburban
Access to Public Facilities	**Lincoln Park** Columbus New Tech High School	**Street Connectivity**	**385 HIGH** Intersections / Square Mile

questions:

Want to know more about the analysis or find more site profiles? *Please refer to the full INFILL SITE PROFILES document or go to the official INFILL SITE PROFILES website at:*

www.columbus.in.gov/planning/infill

most suitable land uses:

- Single-Family Residential
- Multi-Family Residential
- Neighborhood Commercial
- General Commercial
- Public Facilities