



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (February 13, 2013 Meeting)

Docket No. / Project Title: RZ-13-02 (Monarch Crossing)
Staff: Melissa Begley

Applicant: Prestwick Square of Columbus
Property Size: 41,382 Square feet
Current Zoning: RS4 (Residential: Single Family 4)
Proposed Zoning: RM (Residential: Multi-Family)
Location: 404 North Marr Road, in the City of Columbus

Background Summary:

The applicant has indicated that the proposed rezoning is for the purpose of changing the zoning on a parcel that is currently zoned RS4 (Residential: Single Family 4) to RM (Residential: Multi-Family) and integrating the parcel in to the surrounding Monarch Crossing Apartment Complex.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application: Is multi-family residential appropriate at this location?

Preliminary Staff Recommendation:

Favorable Recommendation to City Council. The recommendation should be subject to the following condition: No new access shall be provided from Marr Road.

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 attach conditions to any recommendation which are to become written commitments of the applicant. 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 rezoning is supported by the Comprehensive Plan. The Plan encourages development where the City's infrastructure and services have the capacity to accommodate the growth, a mix of housing types, and development adjacent to existing development. The Plan designates this location as residential.

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

Preliminary Staff Comments: The subject property is an existing single family residential structure that is surrounded by multi-family structures.

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

Preliminary Staff Comments: The site is well suited for multi-family. Utilities are present on the site and it is within a half a mile to a variety of service and retail uses, shopping centers, gas stations and restaurants.

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

Preliminary Staff Comments: Rezoning the property to multi-family residential should not be expected to negatively impact property values throughout the jurisdiction. The lot is currently surrounded by Monarch Crossing Apartments and will be absorbed and integrated into the apartment complex development.

Responsible growth and development.

Preliminary Staff Comments: The rezoning represents responsible growth and development. Streets for the apartment complex have already been established, and there are adequate utilities available. There are commercial services in the area to support the development.

Current Property Information:	
Land Use:	The property is a single family residence.
Site Features:	The site contains a single family dwelling, barn, and a swimming pool.
Flood Hazards:	This property is not in a flood hazard zone.
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	There are no special circumstances on this site.
Vehicle Access:	The property gains access off of Marr Road (Minor Arterial, Suburban Residential) and McKinley Avenue (Collector, Suburban, Residential).

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	RM (Residential: Multi-family)	Monarch Crossing Apartments
South:	RM (Residential: Multi-family)	Monarch Crossing Apartments
East:	CR (Commercial: Regional)	Vacant
West:	RM (Residential: Multi-family)	Monarch Crossing Apartments

Zoning District Summary (Existing / Proposed):		
	Existing Zoning: RS3	Proposed Zoning: RM
Zoning District Intent:	This district is intended to provide areas for moderate to high density single-family residences in areas with compatible infrastructure and services.	This district is intended to provide areas for a variety of multi-family uses, such as two-family dwellings, apartment homes and complexes, and condominiums, in areas with compatible infrastructure and services.

Permitted Uses:	<ul style="list-style-type: none"> • Single-Family Dwellings • Nature Preserve / Conservation Area 	<ul style="list-style-type: none"> • Multi-Family Dwellings • Two-Family Dwellings • Nursing Home / Assisted Living Facility • Retirement Facility • Nature Preserve / Conservation Area
Water and Sewer Service:	Required	Required
Lot and/or Density Requirements:	The maximum gross density is 5 units per acre.	The maximum gross density is 25 units per acre.
Setbacks Required:	<p>Side Yard Setback: 5 feet</p> <p>Rear Yard Setback: 5 feet</p> <p>Front Yard Setback: Arterial Street: 50 feet Collector Street: 30 feet Local Street: 10 feet</p>	<p>Side Yard Setback: 5 feet for a two-family dwelling 10 feet for a multi-family dwelling</p> <p>Rear Yard Setback: 10 feet</p> <p>Front Yard Setback: 10 feet</p>
Height Restrictions:	<p>Primary Structure: 40 feet</p> <p>Accessory Structure: 25 feet</p>	<p>Primary Structure: 50 feet</p> <p>Accessory Structure: 25 feet</p>

Floor Area Requirements:	The minimum living area is 1,000 square feet.	The minimum living area is 1,000 square feet for a two-family dwelling and 500 square feet for a multi-family dwelling.
Signs:	Two development entry signs are permitted per entrance. Each sign cannot exceed 32 square feet and 6 feet in height.	Two development entry signs are permitted per entrance. Each sign cannot exceed 32 square feet and 6 feet in height.

Interdepartmental Review:	
City Engineering:	<p>The proposed rezoning will not significantly impact access or drainage on the site. However, multi-family use on this site should take access from the interior established multi-family development and not the existing single family access drive or Marr Road.</p> <p>From the Marr Road entrance to the north edge of their property, an 8' sidepath exists. Our plan is to continue that 8' sidepath to the north and south to connect pedestrians to 10th Street and McKinley Ave. and beyond. Since the existing section of Wint Drive is no longer needed for vehicular traffic, a portion of that pavement could be used for a continuation of the sidepath. It is our understanding that the developer wishes to vacate a portion of the existing R/W and remove the Wint Drive pavement. Our request/position is that, since the developer wishes to remove usable pavement, the developer should be responsible for the replacement of that pavement for use as a sidepath.</p> <p>Also, while the developer is working in the area, the City and/or Park Foundation would like to cooperatively find ways to complete the 8' sidepath width to the south to McKinley. We understand that this work is beyond the requirements, but we believe that the additional construction should be completed while other construction is taking place in the area.</p>
City Utilities:	No Comments received.
Fire Department	The Fire Department has no issues with the rezoning from single to multiple family dwelling. Any construction or remodeling will be subject to current Building and Fire Codes. This would require Fire Department and Building and Zoning approval of blueprints for any changes prior to changes being made.
Parks Department:	No Comments received.
MPO:	No Comments received.

History of this Location:

The relevant history of this property includes the following: An application for a Vacation of Public Right-of-way was received on December 10, 2012 to vacate a portion of right-of-way along Marr Road. The application is on hold and will follow the same timeline as this rezoning application.

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. **POLICY A-2-15:** Encourage sidewalks in all areas of the community, requiring them on a pedestrian system in new development. Sidewalks should be designed with a landscape strip between the sidewalk and the street or curb.
3. **POLICY A-4-2:** Encourage infill development, and/or use of vacant parcels for projects such as parks or other amenities which complement the neighborhoods in which they are located.
4. **POLICY A-4-6:** Encourage wise use of infrastructure dollars.
5. **POLICY D-1-3:** Encourage development adjacent to already developed areas.

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

1. Encourage new housing development.
2. Encourage property rehabilitation.
3. Require sidewalks or other pedestrian plans to be prepared and implemented as new development or redevelopment takes place.

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 has indicated the subject property will be integrated into the Monarch Crossing Apartment Complex and new apartment buildings will be added to the site.
2. The subject property is currently surrounded on three sides by the Monarch Crossing Apartment Complex. Monarch Crossing, formerly Prestwick Square Apartments was developed in 1992. At that time, the subject property was a single family residence and the owners did not want to be included in the apartment project. The apartment complex proceeded with development around the single family residence.
3. In 2012, the applicant submitted a Zoning Compliance Certificate to build 9 new apartment buildings on the apartment complex property and this project is currently under construction.
4. The existing Monarch Crossing Apartment complex is 7.12 acres in size and has a total of 86 units (including the most recent addition of 9 apartment buildings) for a density of 12 units per acre. The maximum density allowed in the RM zoning district is 25 dwelling units per acre. According to the applicant, the proposed Phase 2 expansion of Monarch Crossing Apartments, including the addition of the subject property will add approximately 66 dwelling units for a total maximum density of 18.83 units per acre.
5. Development in the immediate vicinity includes Stone Gate Apartments to the north, formerly known as Prestwick Village. Prestwick Village was developed by the applicant, but is now under different ownership. To the west of Monarch Crossing is the second phase of Stone Gate Apartments, also developed by the applicant. Directly east of the subject property is vacant land that is zoned CR (Commercial: Regional) and CO (Commercial: Professional Office).
6. The nearest commercial goods and services are located less than a half a mile east of the subject property. These goods and services include retail, grocery store and restaurants.
7. Children living in the proposed apartments would attend Clifty Creek Elementary, Central Middle School and Columbus East High School.
8. ColumBus Transit Services are located approximately 550 feet from the subject property at the southeast corner of McKinley Avenue and Marr Road.
9. There is no sidewalk located along the subject property frontage, although there are existing sidewalks present along the west side Marr Road up to the single family residential property north of Stone Gate Apartments. The Zoning Ordinance requires the installation of sidewalks for all development in multi-family residential developments along all adjoining street and road rights-of-way. In this instance, a 5 foot wide sidewalk would be required.

10. The nearest park is Clifty Park and is less than a half of a mile from the subject property.
11. Access to the subject property will be served from the existing roads in Monarch Crossing. One entrance is located on Marr Road and the other entrance is on McKinley Avenue. The single family residence was being served by an access drive located off of Wint Drive. The Engineering Department has indicated that no new access shall be provided on Marr Road. The separation distance required by Zoning Ordinance Section 7.3(C)(3)(c)(i) on Marr Road (Minor Arterial, Suburban, Residential) is a minimum of 400 feet. There is approximately 846 feet along Marr Road between the entrance drive to Monarch Crossing and McKinley Avenue.
12. The City Engineering Department has requested the developer install an 8 foot wide sidepath along the subject property. The Bicycle and Pedestrian Plan recommends bicycle lanes along Marr road and has identified it as a future project (Ref. No. F7). Further, the Thoroughfare Plan requires Minor Arterials be provided with at 5 foot bike lane and a 5 foot sidewalk.

PRESTWICK SQUARE OF COLUMBUS 2ND REPLAT

PROPERTY DESCRIPTION

LOT 1A IN "PRESTWICK SQUARE OF COLUMBUS REPLAT" AS RECORDED IN PLAT BOOK "R", PAGE 205A, CONTAINING 7.12 ACRES MORE OR LESS AND SUBJECT TO ALL LEGAL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS.

ALSO:

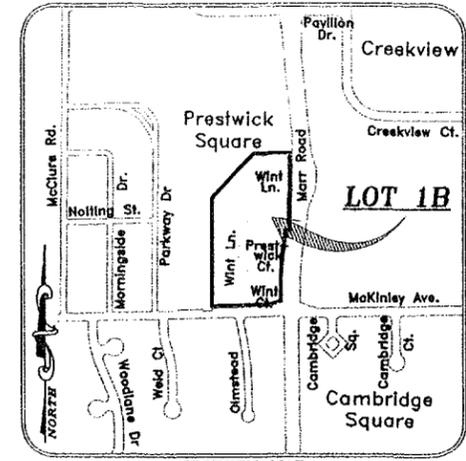
A PART OF SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 6 EAST, INTENDED TO BE THAT LAND AS DESCRIBED AND RECORDED IN INSTRUMENT #96-1889 IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER SECTION, MARKED BY A BARTHOLOMEW COUNTY SURVEYOR'S MONUMENT (FOUND); THENCE ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION NORTH 00°21'25" EAST (AN ASSUMED BEARING) A DISTANCE OF 456.40 FEET TO THE POINT OF BEGINNING, MARKED BY A 5/8" REBAR (FOUND); THENCE ALONG A LINE OF LOT 1A OF "PRESTWICK SQUARE OF COLUMBUS REPLAT" (P.B. "R", PG. 205A) NORTH 89°30'26" WEST A DISTANCE OF 221.61 FEET TO A CORNER OF SAID LOT 1A, MARKED BY A 5/8" REBAR (FOUND); THENCE CONTINUING ALONG A LINE OF SAID LOT 1A NORTH 00°26'58" EAST A DISTANCE OF 185.22 FEET TO A CORNER OF SAID LOT 1A, MARKED BY A 1" IRON PIPE (FOUND); THENCE CONTINUING ALONG A LINE OF SAID LOT 1A SOUTH 89°29'39" EAST A DISTANCE OF 221.31 FEET TO THE EAST LINE OF SAID QUARTER-QUARTER SECTION AND A 5/8" REBAR (FOUND); THENCE ALONG SAID EAST LINE SOUTH 00°21'25" WEST A DISTANCE OF 185.17 FEET TO THE POINT OF BEGINNING, CONTAINING 0.94 ACRES, MORE OR LESS, AND SUBJECT TO ALL LEGAL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS.

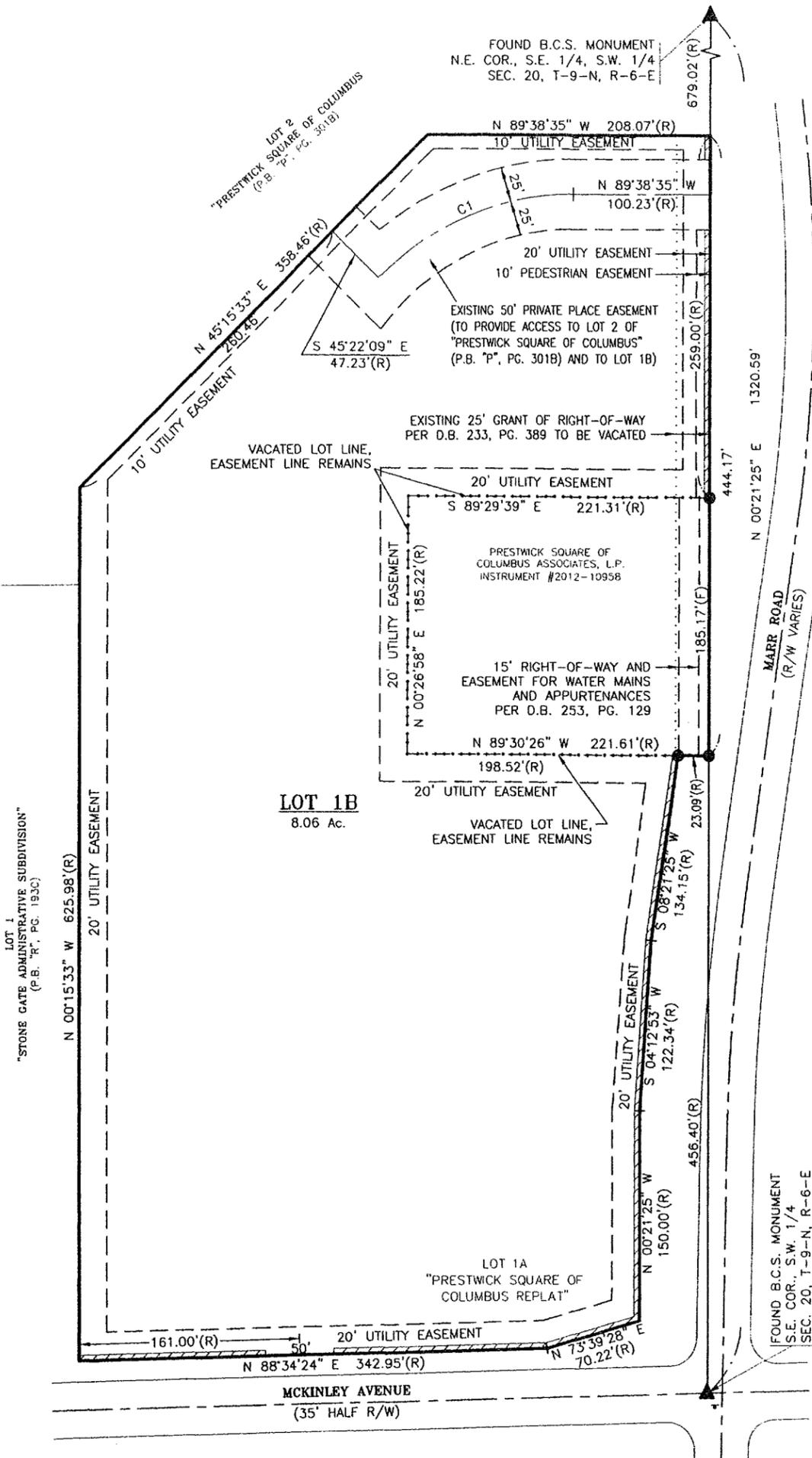
CONTAINING IN ALL 8.06 ACRES MORE OR LESS.

SURVEYOR'S REPORT

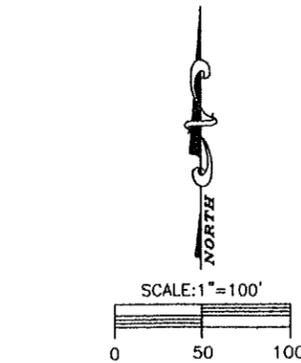
FOR A DISCUSSION OF THE MONUMENTS FOUND AND THE THEORY OF THE ESTABLISHMENT OF THE BOUNDARY, SEE THE SURVEYOR'S REPORT RECORDED ON A BOUNDARY SURVEY TITLED "FREEMAN BOUNDARY SURVEY", PERFORMED BY INDEPENDENT LAND SURVEYING, CERTIFIED BY ME, TIM M. ALLEN, AND RECORDED AS INSTRUMENT #201200009604 IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA.



VICINITY MAP
N.T.S.



LOT 1
"STONE GATE ADMINISTRATIVE SUBDIVISION"
(P.B. "R", PG. 193C)



LEGEND

- LOT CORNER MONUMENT FOUND
- (R) RECORD PLAT DIMENSION
- VACATE LOT LINE

SURVEYOR'S CERTIFICATE

I, TIM M. ALLEN, HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR, LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT, TO THE BEST OF MY KNOWLEDGE, THIS DRAWING CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME IN OCTOBER 2012; THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST OR WILL BE INSTALLED. FURTHERMORE, I AFFIRM UNDER PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

TIM M. ALLEN, LS-20700102

DATE



JOB #12145

PRESTWICK SQUARE OF COLUMBUS 2ND REPLAT SEC. 20, T-9-N, R-6-E COLUMBUS, BARTHOLOMEW COUNTY, IN		Independent Land Surveying www.itsurveying.com 414 South Main Street Brownstown, Indiana 47220 Phone: 812-358-2882 Fax: 812-358-2605 3640 Commerce Drive Columbus, Indiana 47201 Phone: 812-372-0996 Fax: 812-372-6160
SHEET: 1/2 DRAWN BY: TMA DWG DATE: 9/27/12 DWG NAME: 12145 FREEMAN - ADMIN.dwg	SCALE: 1"=100' DWG REVISION DATES:	

**Columbus – Bartholomew County Planning Department
Rezoning Application (Zoning Map Amendment)**

Planning Department Use Only:

Jurisdiction: Columbus Bartholomew County Joint District

Docket No.: RZ-13-02

Rezoning Application:

Current Zoning: RS-3 Requested Zoning: RM

Applicant Information:

Name Michael Roan

Address 10 North 15th Street - Richmond, IN 47374
(number) (street) (city) (state) (zip)

Phone No.: 843 290 3972 Fax No.: 765 962 9845 E-mail Address: mdr-fpd@comcast.net

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

Name: Prestwick Square of Columbus Associates, LP

Address 10 North 15th Street - Richmond, IN 47374
(number) (street) (city) (state) (zip)

Phone No.: 765 966-9720 Fax No.: 765 962 9845 E-mail Address: mdr-fpd@comcast.net

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

Name: Michael Roan

Address 10 North 15th Street - Richmond, In 47374
(number) (street) (city) (state) (zip)

Phone No.: 843 290 3972 Fax No.: 765 962 9845 E-mail Address: mdr-fpd@comcast.net

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

Property Information:

Property Size: .94 acres *or* square feet

Address 404 North Marr Road - Columbus, IN -47201
(number) (street) (city) (state) (zip)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, or attach a legal description):

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.

The rezoning will allow the introduction of new housing to the area, and continues the ongoing rehabilitation of what is already one of the newest multifamily developments in the area. There will be no new curb cuts, and will utilize existing utilities and infrastructure. The plan call for the completion of the sidewalk facilities at the intersection of McKinley and Marr. All criteria meet those outlined for the East Columbus District in the Comprehensive plan.

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

The existing structure is a single family home within a high concentration of multifamily housing. The proposed use is the expansion of multifamily development in the character of the property that borders the subject property on three sides.

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

The most desirable use in both scenarios is multifamily. The parcel, as configured, is the remnant of the original acquisition for multifamily development, and is now being combined with the original parcel which borders is on three of four property lines.

The conservation of property values throughout the jurisdiction.

The proposed use will increase property values. It will add new multifamily housing in an aging multifamily district, on the public transportation line and in close proximity to commercial services.

Responsible growth and development.

The requested use will continue the allowed land use in the area, at a density below what is allowed.

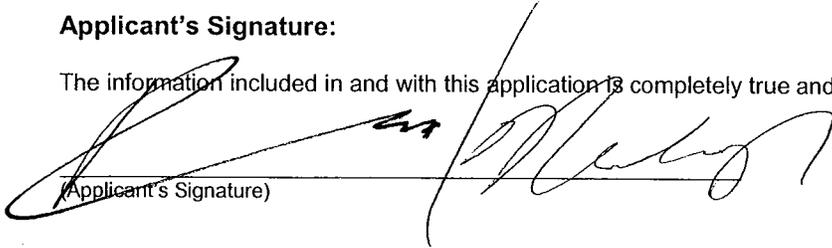
Rezoning Purpose:

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

The owner has acquired the property to further allow the expansion of multifamily units in the market. The subject parcel is already surrounded by the proposed use on three sides, and will allow for better flexibility in site planning and utility access.

Applicant's Signature:

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

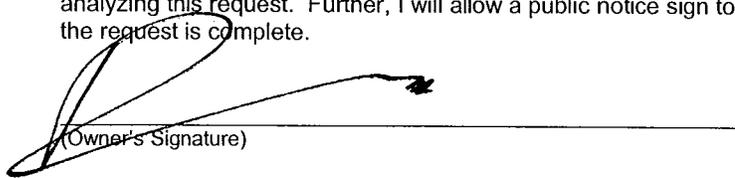


(Applicant's Signature)

1/14/2013
(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.



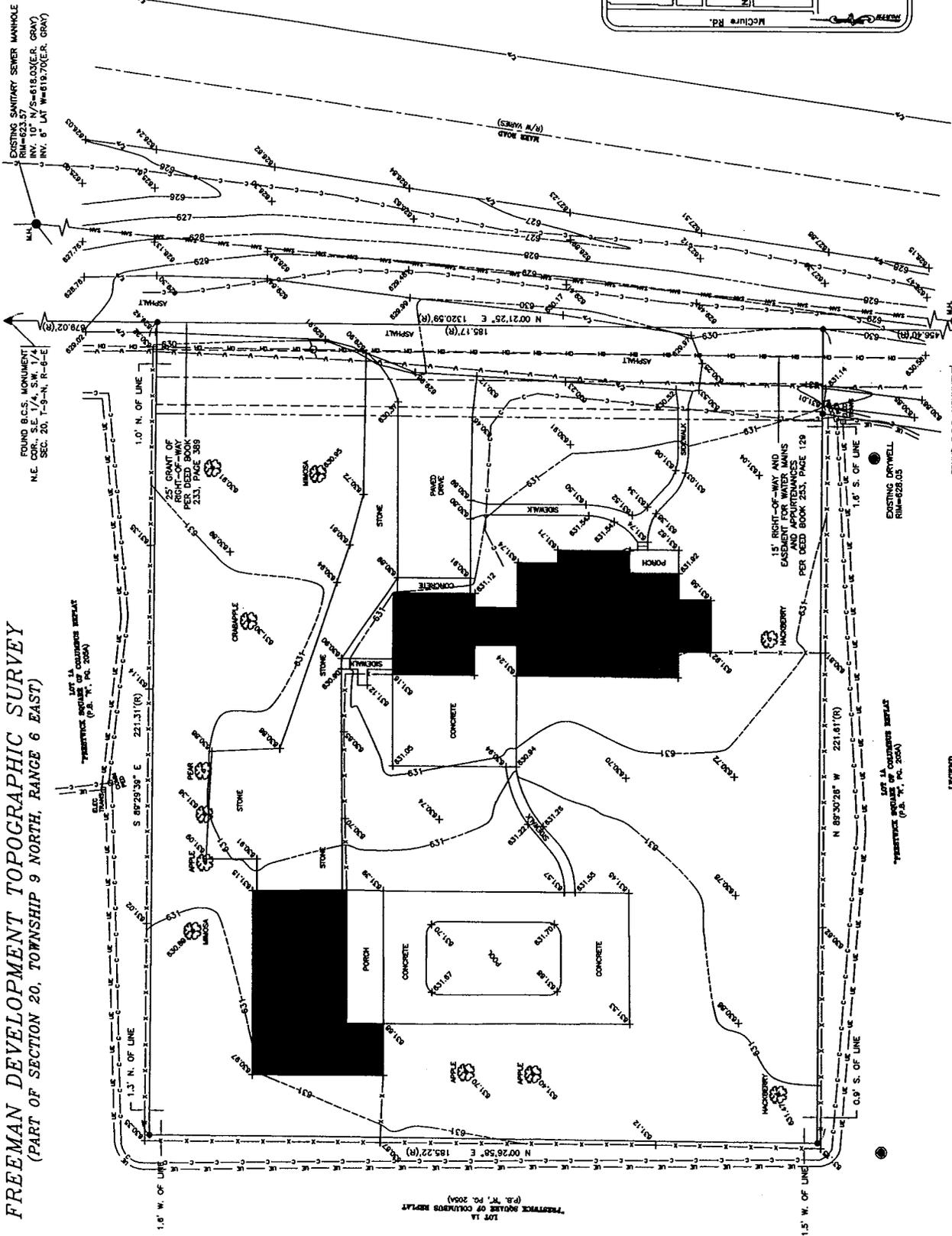
(Owner's Signature)

1/14/2013
(Date)

(Owner's Signature)

(Date)

FREEMAN DEVELOPMENT TOPOGRAPHIC SURVEY (PART OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 6 EAST)



PROPERTY DESCRIPTION:
 PART OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 6 EAST, INTENDED TO BE THAT LAND AS DESCRIBED AND RECORDED IN INSTRUMENT #66-1889 IN THE OFFICE OF THE CLERK OF DEEDS OF COLUMBUS COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

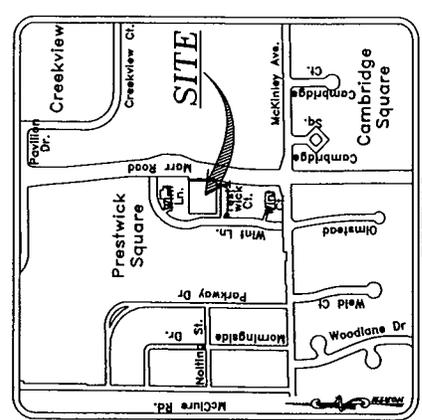
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ADDRESS:
 404 NORTH WARR ROAD
 COLUMBUS, INDIANA 47201

VERTICAL DATUM:
 THIS SURVEY IS BASED ON AN ORIGINAL TOPOGRAPHIC SURVEY BY E.R. GRAY & ASSOCIATES ON JULY 23, 2009 FOR THE PRESTWICK SQUARE APARTMENTS.

FLOOD INFORMATION:
 THIS SITE IS IN THE MAPPED FLOODPLAIN (ZONE "V" DISTRICT) ON THE NATIONAL FLOOD INSURANCE RATE MAPS - PANEL NUMBER 180007 0020 D, DATED FEBRUARY 19, 1997. ALL CONSTRUCTION, INCLUDING GRADING OR ALTERATION OF THE SURFACE OF THE LAND, SHALL BE IN ACCORDANCE WITH THE PROVISIONS IN THE COLUMBUS & BARTHOLOMEW COUNTY, INDIANA ZONING ORDINANCE AS PERIODICALLY AMENDED.



JOB #12145

Independent Land Surveying
 www.freemansurveying.com
 414 South Main Street
 Columbus, Indiana 47201
 Phone: 812-359-2852
 Fax: 812-359-2853

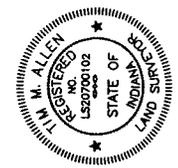
FREEMAN DEVELOPMENT TOPOGRAPHIC SURVEY
 PART OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 6 EAST

COLUMBUS BARTHOLOMEW COUNTY, IN

SHEET: 1/1 SCALE: 1" = 20'

DRAWN BY: B. STANWELL
 DATE: 8/16/12

DATE: 8/16/12
 DRAWN BY: B. STANWELL
 DATE: 8/16/12



LEGEND

- SECTION CORNER
- FOUND 5/8" REBAR
- FOUND 1" IRON PIPE
- FOUND 3/4" STEEL PIN
- EDGE OF PAVEMENT
- FENCE
- MANHOLE
- INLET
- TREE
- EXISTING SPOT GRADE
- ELECTRIC TRANSFORMER
- COMMUNICATIONS PEDISTAL
- UTILITY POLE
- UNDERGROUND COMMUNICATIONS LINE
- WATER LINE
- OVERHEAD LINE
- UNDERGROUND ELECTRIC
- SANITARY SEWER

NOTES:
 LOT 1A
 "PERMANENT SQUARE OF COLUMBUS REPLAT" (P.B. #, P.C. 2004)
 LOT 1B
 "PERMANENT SQUARE OF COLUMBUS REPLAT" (P.B. #, P.C. 2004)

SCALE: 1" = 20'