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Luann G. Welmer, Clerk-Treasurer

CITY COUNCIL MEETING
CITY HALL
TUESDAY, MARCH 19, 2013
6:00 O'CLOCK P.M.

I. Meeting Called to Order

A. Opening Prayer
B. Pledge of Allegiance
C. Roll Call
D. Acceptance of Minutes

II. Unfinished Business Requiring Council Action

A. Reading of a Resolution entitled "RESOLUTION NO._____, 2013, RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, ET. SEQ. AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM." (Quality Machine and Tool Works, Inc.) Chris Schilling.

B. Second Reading of an Ordinance entitled "ORDINANCE NO._____, 2013, AN ORDINANCE EFFECTIVELY AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA AND REZONING THE SUBJECT PROPERTY BY AMENDING THE ZONING COMMITMENTS AT A LOCATION DESIGNATED AS "CCc" (COMMERCIAL: COMMUNITY CENTER WITH COMMITMENTS)." (Casey's Rezoning). Jeff Bergman.

C. Second Reading of an Ordinance entitled "ORDINANCE NO._____, 2013, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM "RS4" (RESIDENTIAL: SINGLE-FAMILY) TO "RMc" (RESIDENTIAL: MULTI-FAMILY WITH COMMITMENTS)." (Monarch Crossing Rezoning). Jeff Bergman.

City Hall • 123 Washington Street • Columbus, Indiana 47201 • lwelmer@columbus.in.gov
812-376-2510 • Fax: 812-376-2651

D. Second Reading of an Ordinance entitled "ORDINANCE NO._____, 2013, AN ORDINANCE VACATING PUBLIC RIGHT-OF-WAY." (Prestwick Square of Columbus Vacation Plan). Jeff Bergman.

III. New Business Requiring Council Action

A. None

IV. Other Business

A. Standing Committee and Liaison Reports

B. Discussion Items:

1.) None

C. Next regular meeting is scheduled for **Tuesday, April 2, 2013 at 6:00 o'clock P.M. in City Hall.**

D. Adjournment.

RESOLUTION NO. ____, 2013

RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, *ET. SEQ.* AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM

Quality Machine and Tool Works, Inc.

WHEREAS, INDIANA CODE 6-1.1-12.1 allows for a partial abatement of property taxes attributable to the installation of new personal property in an Economic Revitalization Area (ERA); and

WHEREAS, the Common Council of the City of Columbus, Indiana, has designated certain real estate within the City of Columbus, Indiana as an Economic Revitalization Area (ERA) as contemplated and defined pursuant to INDIANA CODE 6-1.1-12.1-1, *et. seq.*, by the adoption of Resolution 12-1984 by the Common Council on December 18, 1984 and as amended by Resolution 46-1994 on November 1, 1994, which remain in full force and effect; and

WHEREAS, INDIANA CODE 6-1.1-12.1, *et seq.* provides that the Common Council of the City of Columbus, Indiana, approve a Statement of Benefits form associated with an application requesting a tax abatement for personal property in an area previously designated as an ERA; and

WHEREAS, **Quality Machine and Tool Works, Inc.** filed an Application, Agreement of Cooperation, and a Statement of Benefits form dated February 19, 2013, requesting the approval of a ten (10) year personal property tax deduction pursuant to INDIANA CODE 6-1.1-12.1 *et. seq.,* for the purpose of installing new manufacturing equipment, at a facility located at 1201 Michigan Avenue, Columbus, Indiana (said Statement of Benefits form is attached hereto and incorporated herein as **Exhibit A**); and

WHEREAS, pursuant to INDIANA CODE 6-1.1-12.1- 4.5, *et. seq.,* a deduction allowed for the installation of new manufacturing equipment:

1. Shall be either five (5) or ten (10) years in an economic revitalization area designated before July 1, 2000; or

2. Shall be determined by the designating body, but the deduction shall not exceed ten (10) years in an economic revitalization area designated after June 30, 2000; and

WHEREAS, the Common Council of the City of Columbus, Indiana, deems it to be in the best interest of the City of Columbus, Indiana, in order to stimulate economic development and provide for additional or retained jobs, that such personal property tax abatement be granted.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Columbus, Indiana, after reviewing the Statement of Benefits form and Application submitted by **Quality Machine and Tool Works, Inc.** and after hearing the recommendation of the Incentive Review Committee, that:

1. The application of **Quality Machine and Tool Works, Inc.** meets the requirements for filing of a tax abatement.

2. The Common Council makes the following findings:

    a. The estimated cost of the installation of new manufacturing equipment is reasonable for this type of project and equipment; and

    b. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed installation of new manufacturing equipment; and

    c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed installation of new manufacturing equipment; and

    d. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed installation of new manufacturing equipment; and

    e. The totality of benefits is sufficient to justify the deduction.

3. **Quality Machine and Tool Works, Inc.'s** project represents a major capital investment into the improvement of personal property, and compliments the initiatives of the City of Columbus for economic development.

4. The deduction allowed for personal property pursuant to INDIANA CODE 6-1.1-12.1- 4.5, *et. seq.* shall be allowed for _____ years;

5. The Mayor of the City of Columbus, Indiana, is hereby authorized by the Common Council of the City of Columbus, Indiana, to execute the Statement of Benefits form attached hereto as **Exhibit A** for purposes of facilitating the personal property tax abatement of **Quality Machine and Tool Works, Inc.**

ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA, on this ____ day of March 2013, by a vote of _____ ayes and _____ nays.

_____
Presiding Officer of the
Common Council

ATTEST:

_____
Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this _____ day of March 2013 at _____ o'clock _____.M.

_____
Clerk-Treasurer

Approved and signed by me this ____ day of March 2013, at _____ o'clock ___.M.

_____
Mayor of the City of
Columbus, Indiana

Exhibit "A"

STATEMENT OF BENEFITS
PERSONAL PROPERTY

State Form 51764 (R2 / 12-11)
Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

PRIVACY NOTICE
The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

1. *This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body* ***BEFORE*** *a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)*
2. *Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to installation of the new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment,* ***BEFORE*** *a deduction may be approved*
3. *To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.*
4. *Property owners whose Statement of Benefits was approved after June 30, 1991, must submit Form CF-1 / PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)*
5. *The schedules established under IC 6-1.1-12.1-4.5(d) and (e) apply to equipment installed after March 1, 2001, unless an alternative deduction schedule is adopted by the designating body (IC 6-1.1-12.1-17).*

SECTION 1 — TAXPAYER INFORMATION

Name of taxpayer: Quality Machine and Tool Works, Inc.

Address of taxpayer *(number and street, city, state, and ZIP code)*: 1201 Michigan Avenue Columbus, IN 47201

Name of contact person:

Telephone number: (812) 379-2660

SECTION 2 — LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body: Quality Machine and Tool Works, Inc.

Resolution number (s):

Location of property: 1201 Michigan Avenue Columbus, IN 47201

County: Bartholomew

DLGF taxing district number:

Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. *(use additional sheets if necessary)*

See Attached

	ESTIMATED START DATE	ESTIMATED COMPLETION DATE
Manufacturing Equipment	12/31/2012	04/30/2013
R & D Equipment		
Logist Dist Equipment		
IT Equipment		

SECTION 3 — ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
54	2,485,478.00	51	2,485,478.00	7	210,000.00

SECTION 4 — ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the **COST** of the property is confidential.

	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values								
Plus estimated values of proposed project								
Less values of any property being replaced								
Net estimated values upon completion of project								

SECTION 5 — WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (*pounds*) _____

Estimated hazardous waste converted (*pounds*) _____

Other benefits:

SECTION 6 — TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative	Title	Date signed *(month, day, year)*
Patrick C. Farrell	PRESIDENT	2/19/13

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2:

A. The designated area has been limited to a period of time not to exceed _____ calendar years * *(see below)*. The date this designation expires is _____

B. The type of deduction that is allowed in the designated area is limited to:
1. Installation of new manufacturing equipment: ☐ Yes ☐ No
2. Installation of new research and development equipment: ☐ Yes ☐ No
3. Installation of new logistical distribution equipment: ☐ Yes ☐ No
4. Installation of new information technology equipment: ☐ Yes ☐ No

C. The amount of deduction applicable to new manufacturing equipment is limited to $ _____ cost with an assessed value of $ _____

D. The amount of deduction applicable to new research and development equipment is limited to $ _____ cost with an assessed value of $ _____

E. The amount of deduction applicable to new logistical distribution equipment is limited to $ _____ cost with an assessed value of $ _____

F. The amount of deduction applicable to new information technology equipment is limited to $ _____ cost with an assessed value of $ _____

G. Other limitations or conditions *(specify)* _____

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction on or after July 1, 2000, is allowed for:

☐ 1 year	☐ 6 years	** For ERA's established prior to July 1, 2000, only a 5 or 10 year schedule may be deducted
☐ 2 years	☐ 7 years	
☐ 3 years	☐ 8 years	
☐ 4 years	☐ 9 years	
☐ 5 years **	☐ 10 years **	

I. Did the designating body adopt an alternative deduction schedule per IC 6-1.1-12.1-17? ☐ Yes ☐ No
If yes, attach a copy of the alternative deduction schedule to this form.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved *(signature and title of authorized member)*	Telephone number ( )	Date signed *(month, day, year)*
Attested by	Designated body	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4.5.

Exhibit "B"

AGREEMENT of COOPERATION

We, the undersigned, agree to participate and cooperate with the City of Columbus, Indiana and/or its designated agencies and the Common Council of the City of Columbus for purposes of an annual review, required by Indiana Law as it relates to economic revitalization area or economic development target area designation and tax abatement issues.

Quality Machine Tool Works
(Company Name)

DATE: 2-19-13

Patrick C. Harrell
President

Bill Mullins
, Secretary

STATE OF Indiana
COUNTY OF Bartholomew SS:

Before me, a Notary Public, in and for said County and State, personally appeared Patrick C. Harrell and Bill Mullins, the President and Secretary respectively of Quality Machine Tool Works, who acknowledged execution of the foregoing Agreement for and on behalf of Quality Machine Tool Works, Inc. and who, having been duly sworn, stated that the representations therein contained are true,

Witness my hand and Notarial Seal on this, the 19th day of July, 2013

My Commission Expires:
April 8, 2016

Signature: Notary Public

STACEY J. KEISER
(Printed)

County of Residence:
Bartholomew

EQUIPMENT LIST

Property #	Machine Model		Cost
#1696	DMC DL80 V	$	
#1697	DMC DL80 V	$	
#1698	DMC DM52 VL	$	
#1699	DMC DL80 V	$	
#1700	DMC DL80 V	$	
Material Handling System for above		$	
	Grand Total	$	

Four (4) Verticle Lathes and One (1) Verticle Machining Center

City of Columbus – Bartholomew County
Planning Department

123 Washington Street
Columbus, Indiana 47201
Phone: (812) 376-2550
Fax: (812) 376-2643

MEMORANDUM

TO: Columbus City Council Members

FROM: Jeff Bergman, AICP
on behalf of the Columbus Plan Commission

DATE: February 26, 2013

RE: *RZ-13-01 (Casey's Rezoning)*

At its February 13, 2013 meeting, the Columbus Plan Commission reviewed the above referenced application and forwarded it to the City Council with a favorable recommendation by a vote of 7 in favor and 1 opposed.

Casey's Marketing Company is proposing to construct a gas station and convenience store on the former site of the Kennedy Mobile Home Park at the northeast corner of State Street and Gladstone Avenue. Casey's is requesting that two rezoning commitments made at the time the property was initially rezoned for commercial development in 2008 be removed from the property. Those two commitments are (1) any new use of the property, other than the existing mobile home park, shall be designed to specifically exclude any and all vehicle access from State Street and (2) all primary structures shall be pedestrian-oriented with the majority of parking spaces provided (not less than 75%) being located behind the structure(s). Casey's has indicated their belief that these commitments are too restrictive of potential development on the property and are unwarranted at this location.

The current owners of the property as well as a neighboring State Street business owner spoke at the Plan Commission meeting in favor of Casey's request to remove these commitments. They noted the need for new investment in the State Street area and perceived the commitments as potential barriers to that investment.

Please note that the original staff report indicates the staff's opposition to the removal of both commitments. Based on testimony at the Plan Commission meeting the staff recommendation was amended to support removal of the State Street access restrictions, but maintain the requirement for a pedestrian-oriented site design. The Plan Commission recommendation to the City Council is for both commitments to be removed.

The following items of information are attached to this memo for your consideration:

1. the proposed ordinance approving the rezoning,
2. the resolution certifying the action of the Plan Commission,
3. a copy of the original Planning Department staff report,
4. a location map, and
5. a site plan provided by the applicant.

Please feel free to contact me if you have any questions regarding this matter.

ORDINANCE NO.: _____, 2013

AN ORDINANCE EFFECTIVELY AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA AND REZONING THE SUBJECT PROPERTY BY AMENDING THE ZONING COMMITMENTS AT A LOCATION DESIGNATED AS "CCc" (COMMERCIAL: COMMUNITY CENTER WITH COMMITMENTS)

To be known as the: Casey's Rezoning
Plan Commission Case No.: RZ-13-01

WHEREAS, this rezoning was requested by Casey's Marketing Company and includes the consent of all owners of the subject property; and

WHEREAS, the Columbus Plan Commission did, on February 13, 2013, hold a legally advertised public hearing on said request and has certified a favorable recommendation to the Common Council; and

WHEREAS, the Common Council of the City of Columbus, Indiana has considered the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of Columbus, Indiana, as follows:

SECTION 1: Official Zoning Map

The "CCc" (Commercial: Community Center with commitments) zoning classification of the following described real estate, which is in the zoning jurisdiction of the City of Columbus, Indiana, shall be amended to exclude the conditions that "any new use of the property, other than the existing mobile home park, shall be designed to specifically exclude any and all vehicle access from State Street" and "all primary structures shall be pedestrian-oriented with the majority of parking spaces provided (not less than 75%) being located behind the structure(s)".

A part of the Southwest quarter of section 29, township 9 North range 6 East situated in Columbus Township, Bartholomew County, Indiana and described as follows:

Commencing at the Northwest corner of said Southwest quarter thence Easterly along the North line of said quarter ±23.3 feet to the point of beginning; thence continuing along said North line a distance of ±470.7 feet to the West right of way of Kentucky Avenue; thence Southerly along said West right of way and also the West line of adjoining property as described in instrument number 2005-4690 in the office of the Bartholomew County Recorder a distance of ±151.2 feet; thence Westerly along the North line of adjoining property as described in deed record 330, page 34 in the Office of the Bartholomew County Recorder a distance of ±187.2 feet; thence Southwesterly along said adjoining property's Northwest line a distance of ±217.2 feet to the North right of way of State road #46 (State Street); thence Northwesterly along said right of way ±190.2 feet to the East right of way of Gladstone Avenue; thence along said right of way Northerly a distance of ±215.5feet; thence along said right of way Northerly a distance of ±28.2 feet to the point of beginning, containing 2.4 acres more or less and subject to all applicable easements and rights of way.

SECTION 2: Commitment(s)

No new commitments are attached to this rezoning.

SECTION 3: Repealer

All ordinances or parts thereof in conflict with this Ordinance shall be repealed to the extent of such conflict.

SECTION 4: Severability

If any provision, or the application of any provision, of this Ordinance is held unconstitutional or invalid the remainder of the Ordinance, or the application of such provision to other circumstances, shall be unaffected.

SECTION 5: Effective Date

This Ordinance shall be effective upon and after the date and time of its adoption, as provided in Indiana law.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2013 at _____ o'clock ____.m., by a vote of _____ ayes and _____nays.

_____
Presiding Officer

ATTEST:

_____
Luann Welmer
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the _____ day of _____, 2013 at _____ o'clock ____.m.

_____
Kristen S. Brown
Mayor of the City of Columbus, Indiana

RESOLUTION: RZ-13-01

of the City of Columbus, Indiana Plan Commission

regarding
Case number RZ-13-01
(Casey's Rezoning),
a proposal to amend the zoning conditions of +/-2.83 acres of property designated as CCc (Commercial: Community Center with commitments), effectively "rezoning" the property.

WHEREAS, the Plan Commission has received the application referenced above from Casey's Marketing Company; and

WHEREAS, the applicant(s) represent 100% of the property owners involved in the rezoning request, which meets the requirements of IC 36-7-4-602(c); and

WHEREAS, the Plan Commission did, on February 13, 2013, hold a public hearing consistent with the applicable requirements of Indiana law, the Columbus & Bartholomew County Zoning Ordinance, and the Plan Commission Rules of Procedure; and

WHEREAS, the Plan Commission did pay reasonable regard to the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance; and

WHEREAS, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

NOW THEREFORE BE IT RESOLVED, by the Plan Commission of the City of Columbus, Indiana, as follows:

1) The amending of the rezoning commitments on the property subject to the application (approximately 2.83 acres located at the northeast corner of State Street and Gladstone Avenue) to omit the previous commitments that "any new use of the property, other than the existing mobile home park, shall be designed to specifically exclude any and all vehicle access from State Street" and "all primary structures shall be pedestrian-oriented with the majority of parking spaces provided (not less than 75%) being located behind the structure(s)" is forwarded to the Common Council with a favorable recommendation.

2) This resolution shall serve as the certification required for such ordinance amendments (re-zonings) by IC 36-7-4-605.

ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 13th DAY OF, FEBRUARY 2013 BY A VOTE OF 7 IN FAVOR AND 1 OPPOSED.

_____
Roger Lang, President

ATTEST:

_____
David L. Hayward, Secretary

Prepared by the City of Columbus - Bartholomew County Planning Department
Jeffrey R. Bergman, AICP #014602 – Planning Director

City of Columbus – Bartholomew County
Planning Department

123 Washington Street
Columbus, Indiana 47201
Phone: (812) 376-2550
Fax: (812) 376-2643

STAFF REPORT

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

Docket No. / Project Title:	RZ-13-01: (Casey's Marketing Company)
Staff:	Thom Weintraut
Applicant:	Casey's Marketing Company
Property Size:	2.83 Acres
Current Zoning:	CC (Commercial: Community Center with conditions)
Proposed Zoning:	CC (Commercial: Community Center with revised conditions)
Location:	407 South Gladstone Avenue, in the City of Columbus

Background Summary:
The applicant has indicated that the proposed rezoning is for the purpose of rezoning a 2.39 acres parcel from CCc (Commercial: Community Center) with conditions to CCc (Commercial: Community Center) with revised conditions. The current conditions include the following: 1) restricted access from State Street for any uses other than existed mobile home park, 2) communications service exchange, utility substation, and water towers are not permitted uses, and 3) primary structures shall be pedestrian oriented and not less than 75% of the provided parking spaces shall be located behind the structure(s). The applicant wishes to remove the first and third conditions of the rezoning in order to construct a convenience store/gas station.

Key Issue Summary:
The following key issue(s) should be resolved through the consideration of this application:
1. Should access from State Street be allowed?
2. Should the pedestrian orientation and parking requirements be removed?

Preliminary Staff Recommendation:
Denial based on the following reasons:
1) Access to State Street should not be allowed. State Street is classified as a Principle Arterial Street and its function is to move vehicles and pedestrians along the corridor, rather than access to adjacent land uses. Traffic efficiency, and more important, vehicle and pedestrian safety are reduced as the number access points are increased along arterial streets. For safety and traffic efficiency, entrances to a property from an arterial street should be no less than 400 feet apart. The subject property is located at the intersection of 2 arterial streets, State Street which is a principle arterial and Gladstone Avenue, which is a minor arterial street, has approximately 200 feet of frontage along State Street and 250 feet of frontage along Gladstone Avenue. Zoning Ordinance Section 7.3(Part 1)(C)(3)(d) states a legal lot of record that cannot meet the separation standards set forth in the Zoning Ordinance Section 7.3(Part 1)(3)(a-c), then the access should obtained from the frontage with the lowest Thoroughfare Plan Classification, Gladstone Avenue. The Comprehensive Plan also encourages the reduction of driveway access along arterial streets.
2) Pedestrian-orientation of building placement should be maintained. The Comprehensive Plan recognizes the character of area, East Columbus, as urban and encourages maintaining the relationship of buildings to the street. Areas with urban characteristic have a strong relationship to pedestrian activity. This site is located in an area with residential, commercial, institutional, and

industrial facilities nearby that would generate pedestrian traffic to the convenience store and quick food mart options provide by the proposed use.

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 Comprehensive Plan encourages infill developments and promotes a safe, efficient network of arterial and collector streets by reducing traffic conflicts on streets through driveway and intersection separation requirements. The Land Use Plan Element recognizes the development pattern in East Columbus traditionally placed building close to the streets. Encouraging the placement of buildings closer to streets is more inviting to customers and creates a friendlier pedestrian and neighborhood environment.

The current conditions and the character of current structures and uses in each district.
Preliminary Staff Comments: The character of this part of East Columbus is urban. The north side of State Street has a mixture of residential, institutional, and commercial properties and on the south side is industrial with a few single-family homes.. Most of the structures, including some of the industrial building, are located closer to the streets. The age of the buildings in this area range from primarily from the early to mid 20th Century on the north side of the corridor and the industrial development on the south side taking place in the 1950's onward.

The most desirable use for which the land in each district is adapted.
Preliminary Staff Comments: The property is located at the intersection of two arterial streets and has necessary infrastructure in place so the Community Center Commercial Zoning District uses are appropriate, however because the property is located in an urban area and along an arterial street, safe and efficient traffic management and a more urban, pedestrian-oriented design is also desirable.

The conservation of property values throughout the jurisdiction of the City of Columbus.
Preliminary Staff Comments: The property is located in an urban area that is a mix of residential, institutional, commercial and industrial uses, and therefore infill development should be in character with the surrounding neighborhood. State Street is a principle arterial that has recently undergone design improvements to increase safety and efficiency of traffic flow. The proposed site layout would not promote a pedestrian environment in the neighborhood and the addition of an access point would impact the safety and efficiency of State Street and therefore could impact property values in the area and jurisdiction of the City of Columbus.

Responsible growth and development.
Preliminary Staff Comments: The property is located at the intersection of two arterial streets, State Street and Gladstone Avenue, in an area that contains both commercial and industrial uses. The site is located well within the city boundaries with infrastructure available to meet the needs. State Street is a major arterial route for both the City of Columbus and the State of Indiana, so care should be taken to insure the efficiency and safety is maintained for traffic traveling within and through the Columbus area. In addition, development in the urban core areas should provide easy access opportunities for all modes of transportations; vehicle, bicycle and pedestrian.

Current Property Information:	
Land Use:	Vacant (former Kennedy Mobile Home Park)
Site Features:	Dwelling, garage/storage building, and trees
Flood Hazards:	None
Special Circumstances: **(Airport Hazard Area, Wellfield Protection Area, etc.)**	None
Vehicle Access:	The property has access from Gladstone Avenue (Minor Arterial, Residential, Suburban) and Kentucky Avenue (Local, Residential, Urban). The previous condition of rezoning prohibits access to the property from State Street (Principle Arterial, Commercial, Suburban) for any use other than Mobile Home Park

Surrounding Zoning and Land Use:		
	Zoning:	**Land Use:**
North:	CC (Commercial: Community Center) RE (Residential: Established	Commercial/industrial uses, Single-family residential, and Fodrea Elementary School
South:	CCc (Commercial: Community Center w/ conditions) I2 (Industrial: General)	Convenience Store – Gas Station, Single-family residential, and Industrial (Faurcia)
East:	CC (Commercial: Commercial Center) I2 (Industrial: General)	Auto Sales, County Highway Garage, and Industrial (Dorel Juvenile Group)
West:	CC (Commercial: Community Center)	Retail (Columbus Carpet and Linoleum and March Supermarket)

Zoning District Summary:	
	Existing Zoning: CC with conditions
Zoning District Intent:	The intent of the Community Commercial Center district is to establish locations for a variety of businesses providing a variety of goods and services to community wide consumers as well as travelers to or through the area. The intent is also for this district to be located at major intersections where infrastructure and traffic access is adequate to high traffic volumes. **Existing conditions of approval:** **1.** Any new use of the property, other than the existing mobile home park, shall be designed to specifically exclude any and all vehicle access from State Street.

Zoning District Intent:	**Existing conditions of approval:** 1. The following land uses, as defined by the Columbus & Bartholomew Zoning Ordinance shall be prohibited: a. communication service exchange b. utility substation c. water tower 2. All primary structures shall be pedestrian-oriented with the majority of parking spaces provided (not less than 75%) being located behind the structure(s).

Permitted Uses:	**Public/Semi-public uses**, such as: Clinics, community and day care centers, funeral home, government or post office, police, fire or rescue station, trade or business schools, and worship facility **Park Uses**, such as: Nature preserve, conservation area, park, or playground **Commercial uses**, such as: Large, medium, or small auto-oriented uses, auto or equipment rental, builder's supply store, health spa, hotel/motels, instructional centers, Office, personal service uses, large, medium, and small retail uses, liquor store, restaurant, and medium and small recreation uses.
Water and Sewer Service:	Required
Lot and/or Density Requirements:	Minimum Lot Size: 10,000 sq. ft. Maximum Lot Size: 10 acres Maximum Lot Coverage: 65%
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: 10 feet* • Local Street: 10 feet* * 25 feet for any auto service bay, auto fuel pump canopy, or other similar vehicle access points to structures.

Height Restrictions:	**Primary Structure:** 40 feet **Accessory Structure:** 25 feet
Floor Area Requirements:	none
Signs:	Wall signs: 3 signs per street frontage with a maximum of 15% of wall area up to 350 sq. ft. Freestanding signs: 1 per street frontage up to a maximum of 100 square feet and 20 feet in height.

Interdepartmental Review:	
City Engineering:	City engineer's office supports a shared access point with the property to the east at the adjoining property line; however they would like the location of the Gladstone Avenue access point be located at the northern property edge.
City Utilities:	None
Parks Department:	None
MPO:	None

History of this Location:

The relevant history of this property includes the following:

1. On May 7, 2008, the Plan Commission reviewed a request (RZ-08-08) to rezone this property from RHM (Residential: Manufacture Home Park) to CC (Commercial: Community Center). Plan Commission made a favorable recommendation to the City Council with one condition included: Any new use of the property, other than the existing mobile home park, shall be designed to specifically exclude any and all vehicle access from State Street.

2. On June 3, 2008, the City Council adopted an ordinance approving the rezoning request with the Plan Commission's condition regarding the no access from State Street and they added two additional conditions:
    1) The following land uses, as defined by the Columbus & Bartholomew County Zoning Ordinance, shall be prohibited:
        a. communications service exchange
        b. utility substation
        c. water tower
        d. auto-oriented uses (small scale): includes a gas station, car wash, tire store, oil change shop, and similar uses
        e. auto-oriented uses (medium scale): includes an auto repair and body shop and similar uses

f. auto-oriented uses (large scale): includes automobile, motorcycle, and recreational vehicle sales and service and other similar uses
g. builder's supply store
h. auto rental
i. equipment rental

2) All primary structures shall be pedestrian-oriented with the majority of parking spaces provided (not less than 75%) being located behind the structure(s).

3. On July 2, 2008, Plan Commission reviewed the rezoning application referred back from the City Council with the additional conditions (as required at that time by Indiana law). Plan Commission voted to dissent from the approval of the City Council and referred this item back to the Council with the recommendation that the first condition (regarding uses) be omitted. The Plan Commission cites that the second condition (building and parking location) effectively and adequately limited the uses of the property, making a specific list of disallowed uses unnecessary.

4. On August 5, 2008, the City Council again considered the rezoning application and again voted to amend the rezoning conditions. They supported the prohibition of the following three land uses as defined by the Zoning Ordinance:
   a. Communications service exchange
   b. Utility substation
   c. Water tower

5. On September 3, 2008, the Plan Commission affirmed the City Council's adoption of an ordinance approving the rezoning of this property to CCc (Community Center Commercial with conditions). Rezonings with conditions do not take effect unless the applicant records the conditions of approval in the Office of the Bartholomew County Recorder within 90 days of the final action. On December 2, 2008, the following three conditions of the rezoning approval were recorded:

   1) Any new use of the property, other than the existing mobile home park, shall be designed to specifically exclude any and all vehicle access from State Street.

   2) The following land uses, as defined by the Columbus & Bartholomew Zoning Ordinance shall be prohibited:
      a. communication service exchange
      b. utility substation
      c. water tower

   3) All primary structures shall be pedestrian-oriented with the majority of parking spaces provided (not less than 75%) being located behind the structure(s).

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. **Goal A-4:** Promote wise and efficient use of limited resources and nonrenewable resources, including but not limited to capital and land.
2. **Policy A-4-2:** Encourage infill development, and or use of vacant parcels for projects such as parks and other amenities which complement the neighborhoods in which they are located.
3. **Goal E-2:** Promote the use of designated highway corridors as areas for commercial development.
4. **Policy E-2-1**: Encourage development of designated highway 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.*
5. **Policy E-2-2**: Encourage smooth, efficient traffic flow, and as properties are redeveloped, reduce the number of driveways onto these highways.
6. **Policy E-2-3**: Establish objective design standards to encourage development with appropriate landscaping, parking, setbacks, visually appealing buildings, and attractive and effective signage.

7. **Policy E-2-5:** Establish accessibility standards for all new development and redevelopment. *Building and parking areas should be designed to provide accessibility for all, including the physically challenged.*
8. **Policy E-2-12:** Encourage parking lot and circulation designs which are safe and efficient, both for motor vehicles and for pedestrians.
9. **Policy E-2-21:** Maintain the relationship of buildings to the street as properties are developed or redeveloped. *In order to preserve the character of the State Street neighborhood, new buildings should be located close to the street, with any needed off-street parking provided behind the buildings.*
10. **Goal F-1:** Provide a safe and efficient network of arterial and collector streets and a network of local and neighborhood streets which offer suitable access to property and safety for vehicular and pedestrian traffic.
11. **Policy F-1-1:** Reduce points of traffic conflict on public streets through driveway and intersection separation points.
12. **Policy E-2-6:** Encourage service areas to be so located that they will not interfere with pedestrian activity.

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

1. Encourage property rehabilitation.
2. Encourage family-friendly neighborhood businesses, and limit the development of bars and adult businesses.
3. Control access to State Street and reduce the number of driveways where possible.
4. Retain the traditional character of commercial areas by encouraging off-street parking to be located behind buildings wherever possible.
5. Limit commercial development to arterial streets, primarily State Street.
6. Require that the scale of new uses be consistent with that of the surrounding uses.
7. Require sidewalks or other pedestrian plans to be prepared and implemented as new development or redevelopment takes place.

Planning Consideration(s):

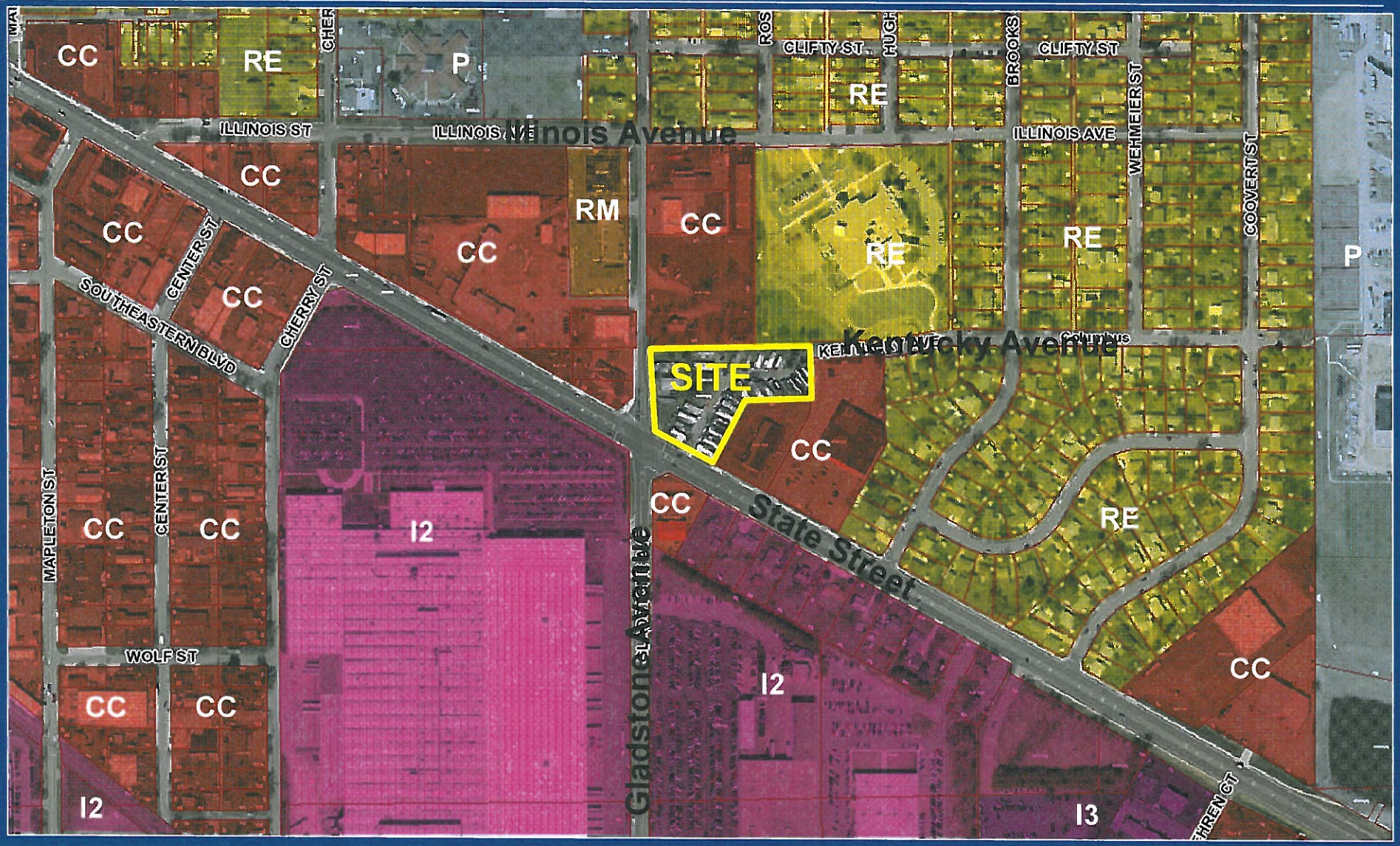
The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. As of January 2013, the City of Columbus has started the process for a study of the State Street corridor to develop a long range plan. The State Street corridor has been a topic of discussion for a greater part of the past decade.
2. The property is located in an area where there is a mixture of land uses: residential, industrial, an elementary school, and commercial uses. The applicant is requesting the change in the access and pedestrian-oriented building placement in order to construct a convenience store and fuel station on the site. The site plan submitted with this request shows the building and parking located to north and center portion of the lot with the fuel canopy to the west toward Gladstone Avenue. Pedestrian traffic would have to cross the traffic, fuel service, and parking area to reach the building. The applicant has not provided justification as to why the building could not be placed in a more pedestrian friendly manner.
3. The area north of State Street can be described as more urban in character with smaller lot sizes, more density, and buildings placed closer to the street. Urban areas also reflect a stronger relationship of pedestrian traffic and therefore, again safe and convenient access to buildings for pedestrians should be considered.
4. There are two manufacturing facilities located south of State Street in both sides of Gladstone Avenue with large numbers of employees and there is a likelihood that many of the workers will walk to this location for lunch (this can be seen at the gas station on the south east corner of State Street and Gladstone Avenue).
5. The pedestrian-oriented site design required by the rezoning condition is not uncommon for gas stations. Staff has research and found comparable site layouts in the following locations, two of which are Casey Stores:
    1) Kroger Turkey Market, 1221 South Rangeline Road, Carmel, Indiana

2) Mobile Station, 622 Genesee Street, Delafield, Wisconsin
3) Mobile Station, 11209 Cedarburg Road, Mequon, Wisconsin
4) Casey's General Store, 42nd Avenue, Amana, Iowa
5) Casey's General Store, 6630 Mills Civic Parkway, West Des Moines, Iowa

6. The site plan the applicant presented shows a joint access location with the property located to the east where the Columbus Carpet and Linoleum store is located. On Monday, February 4, 2012, the owner of that property met with staff and stated they did not believe it was in their best interest to allow a common access point for both properties. They cited traffic circulation and safety on their property as a concern.
7. Section 7.3 (Part 1)(C)(3)(c) of the Zoning Ordinance states that entrances should be located at a minimum of 400 feet apart along arterial streets such as State Street. The property only has 200 feet of frontage along State Street. The current driveway location is approximately 150 feet from the intersection of State Street and Gladstone Avenue and less than 100 feet from the entrance of the adjoining property. Having minimum driveway separation distances helps to reduce traffic conflicts and congestion and increase vehicle safety at street intersections.

Site Location & Surrounding Zoning



columbusindiana
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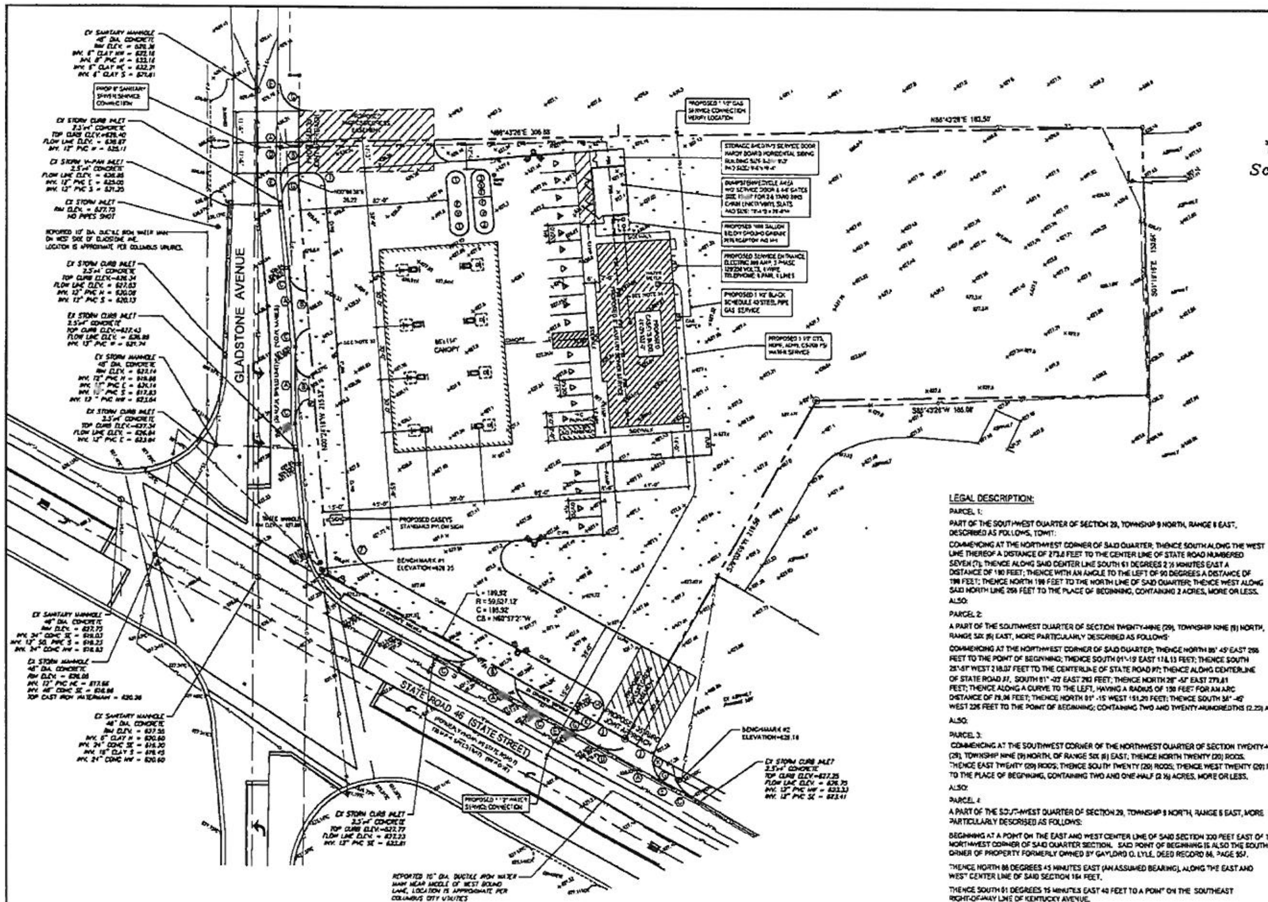
City of Columbus – Bartholomew County Planning Department

City of Columbus Bartholomew County Edinburgh/Bartholomew/Columbus Joint District Town of Hartsville



N
W E
S

Scale: 1" = 30'

CONSTRUCTION NOTES:

1.) 2 - 20,000 GALLON CONTAINMENT SOLUTION TANKS
TANK 1-20,000 GAL, TANK 2-20,000 GAL (SPLIT-12,000 GAL & 8,000 GAL)
TANK 1 - (87 E - Unleaded)-20,000 Gallon (10'-6"x36'-3")
TANK 2 - (89 E - SUPER UNLEADED)-12,000 Gallon (10'-6"x23'-8")
TANK 3 - (Diesel)-8,000 Gallon (10'-6"x14'-6")
2.) TANK SETTING DETAILS SHEET OF-301
3.) FILL PIPE AND MANHOLE DETAIL SHEET OF-301
4.) CIRCUIT BREAKER PANEL SHEET E-501
5.) REFRIGERATION WIRING SHEETS OR-601, OR-602 & OR-603
6.) GILBARCO WIRING SHEET OF-601
7.) ISLAND SIZE - 8 @ 3'x5' W/DUAL GUARD PIPE.
8.) 8 - GILBARCO 500 S DISPENSERS
4 @ 3+0 WITH 2 NOZZLES, 4 METERS EACH
4 @ 3+1 WITH 4 NOZZLES, 6 METERS EACH
9.) ISLAND DETAILS SHEET AL-501
10.) ISLAND CONDUIT DETAIL SHEET E-502
11.) DO NOT PLACE PRODUCT PIPING UNDER ISLAND
12.) 18" MIN. FROM TANK PIPING TO FINISH SURFACE
13.) SIGN BASE DETAILS SHEET AL-601
14.) SIGN DETAILS SHEET AL-601
15.) DRIVEWAY JOINTS TO BE PACKED & CAULKED
16.) CONCRETE DRIVE TROWELED WITH LIGHT BROOM FINISH
17.) CONTROL JOINTS - MIN. 100 sq. ft. - MAX. 125 sq. ft. - 25% DEEP
18.) CONSTRUCTION JOINTS - PINNED 4' O.C. 12" EACH WAY WITH 1/2" REBAR #4
19.) APPROACHES TO BE 7" NONREINFORCED OR AS PER STATE/CITY SPEC.
20.) SLOPE RAMP FOR BUILDING SIDEWALK 1:20, H.C. PARKING 1:50 ALL DIRECTIONS.
ACCESS ISLE STRIPING AT 45 DEGREE ANGLE BEING MAX. 4' SEPERATION.
21.) RUN VENT LINES UP SEPERATE CANOPY COLUMNS, VERIFY
22.) VERIFY ALL UTILITY LOCATIONS & DIMENSIONS
23.) CANOPY FOOTING: SIZE 6'-3" LENGTH x 6'-3" WIDTH x 3'-0" DEPTH, CONCRETE:
MINIMUM COMPRESSIVE STRENGTH OF FC-300 p.s.i. @ 28 DAYS (1.50 p.c.i.) 4" SLUMP (MAX)
CONCRETE REINFORCING: ASTM A-615 GRADE 60.
REBAR CAGE: (8) #6 HORIZONTAL TIES LENGTH WISE TOP & BOTTOM 12" MAX. SPACING.
24.) PARKING SPACES - 1 SPACE PER 250 SF OF USABLE FLOOR AREA)
PROPOSED UFA OF BUILDING @ 2,265 SQ. FT. = 10 REQUIRED.
PROVIDED: 19 MARKED STALLS & 16 UNMARKED AT GAS ISLANDS = 35 TOTAL
25.) EXISTING ELEVATIONS ______________ + 627.07
26.) PROPOSED TOP OF PAVEMENT ELEVATIONS (SUBJECT TO CHANGE) 629.00 — PROPOSED DRAINAGE FLOW
FINAL ELEVATIONS BY OTHERS
27.) INTERCOM SYSTEM AT EACH ISLAND OF-101
28.) CONCRETE — 29.) SOD AREA — 30.) AREA LIGHTS 3 SHOWN
31.) 4 FUEL DISPENSERS FALL WITHIN A 100 FOOT RADIUS OF THE EMERGENCY SHUT-OFF SWITCH LOCATED AT FRONT COUNTER
32.) 4 FUEL DISPENSERS FALL WITHIN A 100 FOOT RADIUS OF THE EMERGENCY SHUT-OFF SWITCH LOCATED ON A POST AT THE CURB

U.G.S.T. NOTES: DOUBLEWALL FLEX PRODUCT PIPING REQUIRED

(F) FILL CATCH BASIN W/OVERSPILL PROTECTION (TYP.)
(1)(2)(3) TURBINE ENCLOSURE TYP. CONTAINS: SUB-PUMP W/LINE DETECTION, TANK PROBE FOR FUEL MONITORING, INCLUDING THE INTERSTITIAL SENSOR AND TANK SUMP SENSOR
(V) VENT EXTRACTOR W/BALL FLOAT FOR OVERFILL PROTECTION
NOTICE: INSTALL SUMP SENSORS AT EACH DISPENSER

LEGAL DESCRIPTION:

PARCEL 1:

PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 6 EAST, DESCRIBED AS FOLLOWS, TOWIT:

COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER; THENCE SOUTH ALONG THE WEST LINE THEREOF A DISTANCE OF 273.8 FEET TO THE CENTER LINE OF STATE ROAD NUMBERED SEVEN (7); THENCE ALONG SAID CENTER LINE SOUTH 61 DEGREES 2 ½ MINUTES EAST A DISTANCE OF 190 FEET; THENCE WITH AN ANGLE TO THE LEFT OF 90 DEGREES A DISTANCE OF 190 FEET; THENCE NORTH 190 FEET TO THE NORTH LINE OF SAID QUARTER; THENCE WEST ALONG SAID NORTH LINE 258 FEET TO THE PLACE OF BEGINNING, CONTAINING 2 ACRES, MORE OR LESS.

ALSO:

PARCEL 2:

A PART OF THE SOUTHWEST QUARTER OF SECTION TWENTY-NINE (29), TOWNSHIP NINE (9) NORTH, RANGE SIX (6) EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER; THENCE NORTH 88° 45' EAST 258 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°-19' EAST 178.13 FEET; THENCE SOUTH 28°-57' WEST 218.07 FEET TO THE CENTERLINE OF STATE ROAD #7; THENCE ALONG CENTERLINE OF STATE ROAD #7, SOUTH 61° -03' EAST 210 FEET; THENCE NORTH 28° -57' EAST 279.81 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 150 FEET FOR AN ARC DISTANCE OF 79.06 FEET; THENCE NORTH 01° -15' WEST 151.20 FEET; THENCE SOUTH 38° -45' WEST 226 FEET TO THE POINT OF BEGINNING; CONTAINING TWO AND TWENTY-HUNDREDTHS (2.20) ACRES.

ALSO:

PARCEL 3:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION TWENTY-NINE (29), TOWNSHIP NINE (9) NORTH, OF RANGE SIX (6) EAST; THENCE NORTH TWENTY (20) RODS. THENCE EAST TWENTY (20) RODS; THENCE SOUTH TWENTY (20) RODS; THENCE WEST TWENTY (20) RODS, TO THE PLACE OF BEGINNING, CONTAINING TWO AND ONE-HALF (2 ½) ACRES, MORE OR LESS.

ALSO:

PARCEL 4:

A PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 6 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST AND WEST CENTER LINE OF SAID SECTION 300 FEET EAST OF THE NORTHWEST CORNER OF SAID QUARTER SECTION. SAID POINT OF BEGINNING IS ALSO THE SOUTHEAST CORNER OF PROPERTY FORMERLY OWNED BY GAYLORD O. LYLE, DEED RECORD 86, PAGE 557.

THENCE NORTH 88 DEGREES 45 MINUTES EAST (AN ASSUMED BEARING), ALONG THE EAST AND WEST CENTER LINE OF SAID SECTION 184 FEET.

THENCE SOUTH 01 DEGREES 15 MINUTES EAST 40 FEET TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY LINE OF KENTUCKY AVENUE.

THENCE SOUTH 88 DEGREES 45 MINUTES WEST PARALLEL TO THE EAST AND WEST CENTER LINE OF SAID SECTION 184 FEET.

THENCE NORTH 01 DEGREES 15 MINUTES WEST 40 FEET TO THE PLACE OF BEGINNING CONTAINING 0.153 ACRES.

EXISTING LEGEND

⊗	SET IRON ROD WITH ALUMINUM CAP "WESLEY J. MEYERS LS 29400004"	—12"ST—	STORM SEWER / SIZE
○	IRON PIPE (EXISTING)	—24"SA—	SANITARY SEWER / SIZE
■	RIGHT-OF-WAY MARKER	—W—	WATER LINE
	BENCHMARK	—G—	GAS LINE
	STORM INLET	—OT—	OVERHEAD COMMUNICATION LINE
	STORM CURB INLET	—OTV—	OVERHEAD CABLE TV LINE
	STORM MANHOLE	—T—	UNDERGROUND COMMUNICATION LINE
	CLEANOUT	—OE—	OVERHEAD ELECTRIC LINE
	SANITARY MANHOLE	—OU—	OVERHEAD UTILITY LINE
	FIRE HYDRANT	—x—	FENCE
	WATER VALVE		BOUNDARY OF SURVEY
	WATER METER		PARCEL LINE
	GAS LOCATION POST		BUILDING
	GAS VALVE		SIGN
	ELECTRIC METER		HVAC UNIT
	ELECTRIC PEDESTAL		LIGHT POLE
	UTILITY POLE		TV ANTENNA
	GUY WIRE		CLOTHES LINE
	TELEPHONE PEDESTAL	881.43	SPOT ELEVATION

NOTE:

SYMBOL INDICATES EXISTING UTILITY TO EXISTING STRUCTURE TO BE REMOVED OR DISCONNECTED BY APPROPRIATE CONTRACTOR. VERIFY WITH UTILITY COMPANY REPRESENTATIVE.

NOTICE: ALL WORK IN THE R.O.W. AREA IS SUBJECT TO CITY OF COLUMBUS AND THE IN.DOT APPROVAL AND SPECIFICATIONS.	
(A)	SAW CUT AND REMOVE EXISTING CURB & GUTTER.
(B)	REMOVE EXISTING APPROACH
(C)	PROPOSED NEW CURB AND GUTTER.
(D)	PROPOSED NEW DEPRESSED CURB AND GUTTER.
(E)	TIE INTO AND MATCH EXISTING CURB HEIGHT AND GUTTER FLOW LINE.
(F)	PROPOSED NEW 20 FT. CURBED RADIUS.
(G)	PROPOSED NEW 15 FT. CURBED RADIUS.
(H)	PROPOSED NEW 10 FT. CURBED RADIUS.
(I)	PROPOSED NEW 8 FT. CURBED RADIUS.
(J)	MAINTAIN 2% CROSS SLOPE ON SIDEWALK THRU APPROACH
(K)	TAPER CURB TO SIDEWALK TYP. RAMP SIDEWALK AS REQUIRED. INSTALL H.C. DETECTABLE WARNING MAT. VERIFY WITH CITY

SURVEY NOTES:

1. THE TOTAL AREA FOR THE PROPERTY SURVEYED AND TO BE CONVEYED IS 164,280 SQUARE FEET OR 3.39 ACRE, MORE OR LESS.
2. THE STREET ADDRESS FOR THE PROPERTY SURVEYED IS 437 S. GLADSTONE AVE., COLUMBUS, INDIANA 47201.
3. THE PROPERTY SURVEYED HAS EXISTING PUBLIC ROADWAY FRONTAGE ALONG THE SOUTH FROM STATE STREET (INDIANA SR 46) AND ALONG THE WEST FROM GLADSTONE AVE. A DEAD END STUB OF KENTUCKY AVE. ALSO CONTACTS THE WEST LINE OF THE PROPERTY NEAR THE NORTHWEST CORNER. STATE STREET (INDIANA SR 46) IS REGULATED BY THE INDIANA DEPARTMENT OF TRANSPORTATION SEYMOUR DISTRICT. GLADSTONE AVE. AND KENTUCKY STREET ARE REGULATED BY THE CITY OF COLUMBUS, IN.
4. THE PROPERTY SURVEYED LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 180007 0020 D, FOR THE CITY OF COLUMBUS, BARTHOLOMEW COUNTY, INDIANA, WITH REVISED DATE OF FEBRUARY 19, 1997.
5. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS ESTABLISHED FROM GPS VRS OBSERVATION. TWO BENCHMARKS HAVE BEEN SET FOR USE ON THIS SITE.

BM NO. 1: NORTH BOLT ON STRAIN POLE AT NORTHEAST CORNER OF GLADSTONE AVE. AND STATE STREET, ELEVATION 626.25 FEET.

BM NO. 2: SET RAILROAD SPIKE IN UTILITY POLE ON NORTH SIDE OF STATE STREET AND THIRD POLE EAST OF GLADSTONE AVE., ELEVATION: 628.16 FEET.

6. ALL UNDERGROUND UTILITY ROUTINGS ARE NOT NECESSARILY KNOWN OR SHOWN.

UTILITIES AND CONTACTS:

PLANNING:
123 WASHINGTON STREET
COLUMBUS, IN 47201
PH. 812-376-2550

ENGINEERING:
123 WASHINGTON STREET
COLUMBUS, IN 47201
PH. 812-376-2540

WATER AND SEWER:
COLUMBUS CITY UTILITIES
1111 McCLURE ROAD
COLUMBUS, IN 47202
PH. 812-372-8861

STREETS:
CITY GARAGE
2250 KREUTZER
COLUMBUS, IN 47201
PH. 812-376-2058

INDIANA DEPARTMENT OF TRANSPORTATION
SEYMOUR DISTRICT:
185 AGRICO LANE
SEYMOUR, INDIANA 47274
PH. 877-305-7611

GAS & ELECTRIC:
VECTREN
CUSTOMER SERVICE
PH. 800-227-1376

TELEPHONE:
AT&T DISTRIBUTION
2615 CENTRAL AVE.
COLUMBUS, IN 47201
PH. 812-372-1133

TV:
COMCAST
1470 JACKSON STREET
COLUMBUS, IN 47201
PH. 888-266-2278

EXISTING ZONING:

COMMERCIAL COMMUNITY DISTRICT (CC) - THIS SITE HAS CONDITIONS ATTACHED TO IT FROM A 2006 RE-ZONING APPLICATION. SEE DOCUMENT FOR FURTHER DETAILS.

LOT WIDTH FRONTAGE (MIN)	50 FEET
LOT AREA (MIN)	10,000 SQ. FT.
MAXIMUM LOT COVERAGE	85%
SETBACK FRONT YARD	50 FEET (BUILDING) 25 FEET (FUEL CANOPY)
SETBACK FROM SIDE YARD	10 FEET
SETBACK FROM REAR YARD	10 FEET
BUILDING HEIGHT (MAX)	40 FEET

THOM WEINTRAUT, SENIOR PLANNER
PLANNING DEPARTMENT
123 WASHINGTON STREET
CITY OF COLUMBUS, IN 47201
812.376.2550

FINAL ELEVATIONS & DRAINAGE DESIGN TO BE DONE BY:
FARNSWORTH GROUP
1819 S. NEIL STREET, SUITE F
CHAMPAIGN, ILLINOIS 61820
(217) 352-7408

STEEL REAR WALL/BRICK & EIFS SIDE WALLS

CASEY'S General Store

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd. P.O. Box 3001, Ankeny, Ia 50021 515-965-6100

COLUMBUS, INDIANA	01-04-13	SITE PLAN
"O-2" - STYLE STORE		
CONSTRUCTION DIVISION		AL-101
R. FIDLER		

City of Columbus – Bartholomew County
Planning Department

123 Washington Street
Columbus, Indiana 47201
Phone: (812) 376-2550
Fax: (812) 376-2643

MEMORANDUM

TO: Columbus City Council Members

FROM: Jeff Bergman, AICP
on behalf of the Columbus Plan Commission

DATE: February 26, 2013

RE: *RZ-13-02 (Monarch Crossing Rezoning)*

At its February 13, 2013 meeting, the Columbus Plan Commission reviewed the above referenced application and forwarded it to the City Council with a favorable recommendation by a vote of 9 in favor and 0 opposed.

Prestwick Square of Columbus Associate, LP, the owners of the Monarch Crossing apartments at the northwest corner of Marr Road and McKinley Avenue are proposing to rezone an adjacent property to multi-family residential (RM) and incorporate it into their existing apartment complex. The subject property is currently zoned single-family residential (RS4) and currently features a single home. It has frontage on Marr Road and is surrounded on the other 3 sides by the Monarch Crossing apartments. The applicants have indicated that they will tear down the home and other buildings and construct apartments on the site.

The Plan Commission's favorable recommendation on this rezoning includes 3 commitments regarding its future use and development. The first two commitments address incorporating access to this property with the internal Monarch Crossing drives and the removal of the Marr Road frontage road used to access the existing single family home. The final commitment calls on the developer to install some minor sidewalk extensions at the corner of Marr Road and McKinley Avenue. The applicant agreed to all of these commitments at the Plan Commission meeting. They are detailed in the attached rezoning ordinance.

No neighbors spoke either for or against this request at the Plan Commission public hearing.

The following items of information are attached to this memo for your consideration:

1. the proposed ordinance approving the rezoning,
2. the resolution certifying the action of the Plan Commission,
3. a copy of the Plan Commission staff report,
4. a location map, and
5. supporting material provided by the applicant.

Please feel free to contact me if you have any questions regarding this matter.

ORDINANCE NO.: _____, 2013

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM "RS4" (RESIDENTIAL: SINGLE-FAMILY) TO "RMc" (RESIDENTIAL: MULTI-FAMILY WITH COMMITMENTS)

To be known as the: Monarch Crossing Rezoning
Plan Commission Case No.: RZ-13-02

WHEREAS, this rezoning was requested by Prestwick Square of Columbus Associates, LP and includes the consent of all owners of the subject property; and

WHEREAS, the Columbus Plan Commission did, on February 13, 2013, hold a legally advertised public hearing on said request and has certified a favorable recommendation to the Common Council; and

WHEREAS, the Common Council of the City of Columbus, Indiana has considered the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of Columbus, Indiana, as follows:

SECTION 1: Official Zoning Map

The zoning classification of the following described real estate, which is in the zoning jurisdiction of the City of Columbus, Indiana, shall be changed from "RS4" (Residential: Single-family) to "RMc" (Residential: Multi-family with commitments):

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 degrees 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 degrees 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 degrees 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 degrees 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 degrees 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.

SECTION 2: Commitment(s)

The use and development of the subject property shall be subject to the following commitments:

a) Any new development on the subject property shall receive vehicle access from the Monarch Crossing internal drives, and not through a new access point on Marr Road.

b) The existing frontage street providing vehicle access to the subject property shall be closed and physically removed at the time the property is re-developed.

c) At the time the subject property is re-developed, that developer shall also extend the sidewalks at the northwest corner of Marr Road and McKinley Avenue to the intersection. This construction shall meet all applicable design and construction standards of the Columbus City Engineer.

SECTION 3: Repealer

All ordinances or parts thereof in conflict with this Ordinance shall be repealed to the extent of such conflict.

SECTION 4: Severability

If any provision, or the application of any provision, of this ordinance is held unconstitutional or invalid the remainder of the ordinance, or the application of such provision to other circumstances, shall be unaffected.

SECTION 5: Effective Date

This ordinance shall be effective upon and after the date and time of its adoption, as provided in Indiana law.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2013 at _____ o'clock ____.m., by a vote of _____ ayes and _____nays.

_____
Presiding Officer

ATTEST:

_____
Luann Welmer
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the _____ day of _____, 2013 at _____ o'clock ____.m.

_____
Kristen S. Brown
Mayor of the City of Columbus, Indiana

RESOLUTION: RZ-13-02

of the City of Columbus, Indiana Plan Commission

regarding
Case number RZ-13-02
(Monarch Crossing Rezoning),
a proposal to rezone +/-0.94 acres from
RS4 (Residential: Single-family) to RM (Residential: Multi-family)

WHEREAS, the Plan Commission has received the application referenced above from Prestwick Square of Columbus Associates, LP; and

WHEREAS, the applicant(s) represent 100% of the property owners involved in the rezoning request, which meets the requirements of IC 36-7-4-602(c); and

WHEREAS, the Plan Commission did, on February 13, 2013, hold a public hearing consistent with the applicable requirements of Indiana law, the Columbus & Bartholomew County Zoning Ordinance, and the Plan Commission Rules of Procedure; and

WHEREAS, the Plan Commission did pay reasonable regard to the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance; and

WHEREAS, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

NOW THEREFORE BE IT RESOLVED, by the Plan Commission of the City of Columbus, Indiana, as follows:

1) The rezoning of the property subject to the application (approximately 0.94 acres located on the west side of Marr Road, north of McKinley Avenue) is forwarded to the Common Council with a favorable recommendation. That recommendation includes the following commitments:

   a) Any new development on the subject property shall receive vehicle access from the Monarch Crossing internal drives, and not through a new access point on Marr Road.

   b) The existing frontage street providing vehicle access to the subject property shall be closed and physically removed at the time the property is re-developed.

   c) At the time the subject property is re-developed, that developer shall also extend the sidewalks at the northwest corner of Marr Road and McKinley Avenue to the intersection. This construction shall meet all applicable design and construction standards of the Columbus City Engineer.

2) This resolution shall serve as the certification required for such ordinance amendments (re-zonings) by IC 36-7-4-605.

ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 13th DAY OF, FEBRUARY 2013 BY A VOTE OF 9 IN FAVOR AND 0 OPPOSED.

_____
Roger Lang, President

ATTEST:

_____

David L. Hayward, Secretary

City of Columbus – Bartholomew County
Planning Department

123 Washington Street
Columbus, Indiana 47201
Phone: (812) 376-2550
Fax: (812) 376-2643

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:	• Single-Family Dwellings • Nature Preserve / Conservation Area	• 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:	**Side Yard Setback:** 5 feet **Rear Yard Setback:** 5 feet **Front Yard Setback:** Arterial Street: 50 feet Collector Street: 30 feet Local Street: 10 feet	**Side Yard Setback:** 5 feet for a two-family dwelling 10 feet for a multi-family dwelling **Rear Yard Setback:** 10 feet **Front Yard Setback:** 10 feet
Height Restrictions:	**Primary Structure:** 40 feet **Accessory Structure:** 25 feet	**Primary Structure:** 50 feet **Accessory Structure:** 25 feet

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:	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. 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. 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.
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.

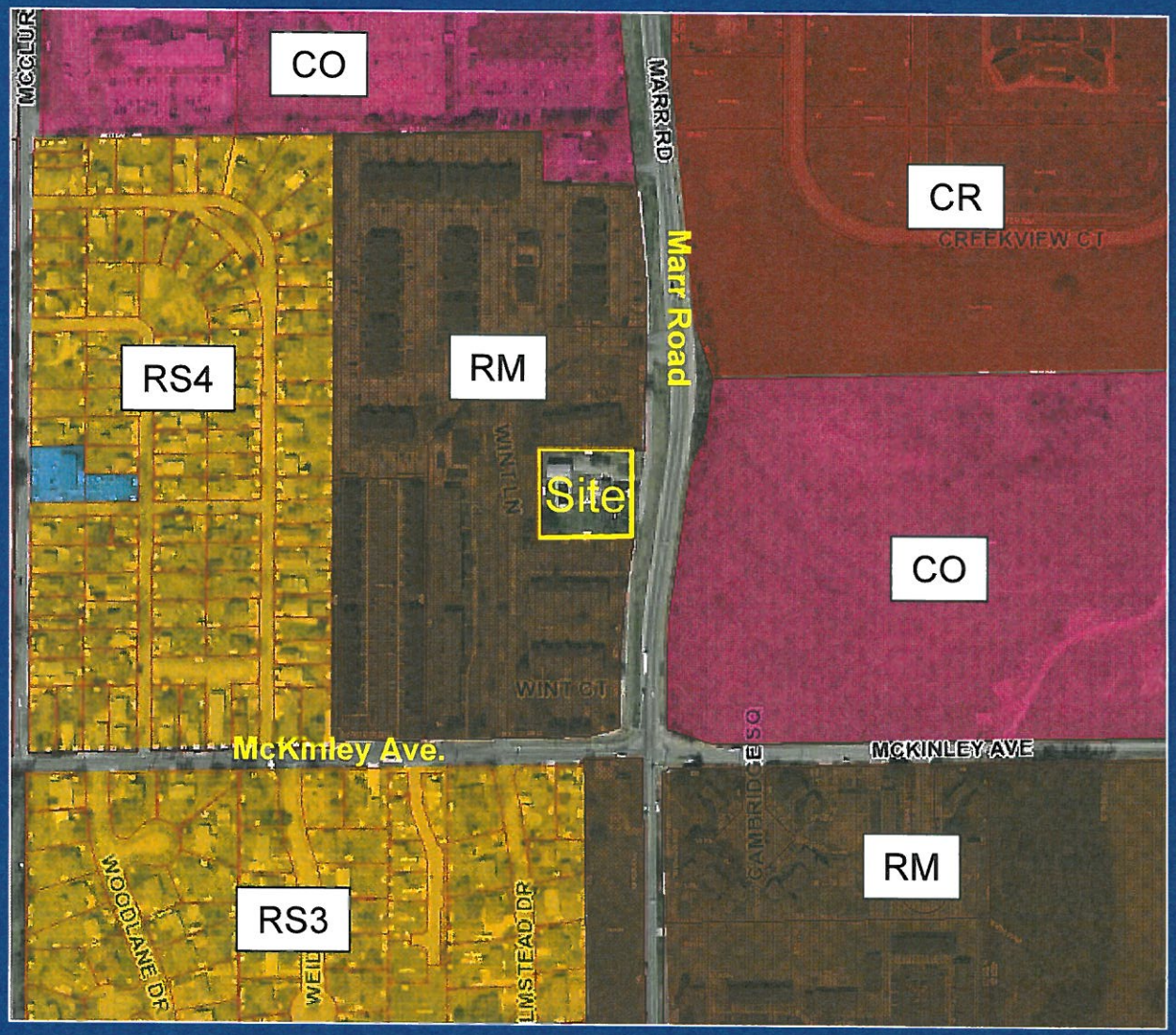
Planning Consideration(s):

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

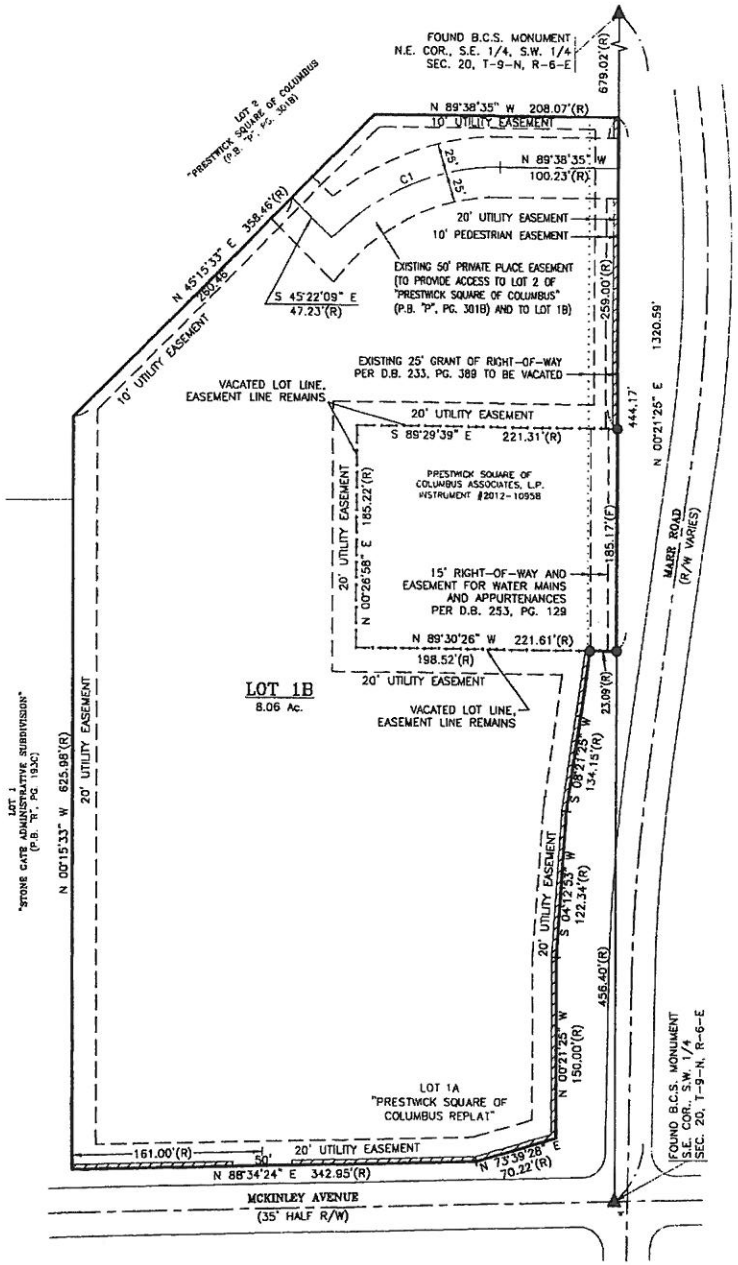
1. The applicant has indicated the subject property will be integrated into the Monarch Crossing Apartment Complex and new apartment buildings will be added to the site.
2. The subject property is currently surrounded on three sides by the Monarch Crossing Apartment Complex. Monarch Crossing, formerly 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.

Location & Surrounding Zoning



PRESTWICK SQUARE OF COLUMBUS 2ND REPLAT



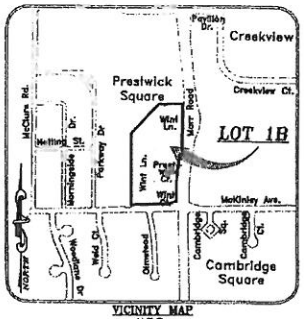
PROPERTY DESCRIPTION

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.



VICINITY MAP
N.T.S.

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 #2012000009604 IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA.

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

TIM M. ALLEN
REGISTERED
NO.
LS20700102
STATE OF
INDIANA
LAND SURVEYOR

JOB #12145

PRESTWICK SQUARE OF COLUMBUS 2ND REPLAT SEC. 20, T-9-N, R-6-E COLUMBUS, BARTHOLOMEW COUNTY, IN		Independent Land Surveying www.ilsurveying.com
SHEET: 1/2	SCALE: 1"= 100' DWG REVISION DATES	414 South Main Street Bremetown, Indiana 47220 Phone: 812-358-2892 Fax: 812-358-2505
DRAWN BY: TMA	- -	3640 Commerce Drive Columbus, Indiana 47201 Phone: 812-372-9998 Fax: 812-372-6160
DWG DATE: 9/27/12	- -	
DWG NAME: 12145 FREEMAN - ADMIN.dwg		

DEVELOPMENT SUMMARY

MONARCH CROSSING (MC I) EXISTING
EXISTING 2 BR UNITS 40
EXISTING 3 BR UNITS 28

MONARCH CROSSING (MC I) PHASE I DOUBLES
2 BEDROOM UNITS 12
1 BEDROOM UNITS 6

MONARCH CROSSING (MC I) PHASE II DOUBLES
2 BEDROOM DOUBLES 4

MONARCH CROSSING (MC I) PHASE II MULTI FAMILY
2 BEDROOM UNITS 38
1 BEDROOM UNITS 24

MONARCH CROSSING (MC I) PHASE II MULTI FAMILY - 2 AC SW CORNER
2 BEDROOM UNITS 18
1 BEDROOM UNITS 12

TOTAL MC I UNITS 182

MONARCH CROSSING (MCII) EXISTING
EXISTING 2 BR UNITS 28
EXISTING 1 BR UNITS 24

SELF-STORAGE UNITS 42

MONARCH CROSSING I + II GRAND TOTALS

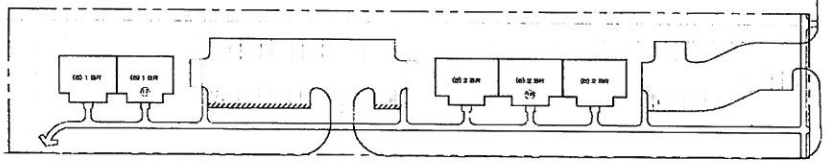
3 BR 28
2 BR 124
1 BR 60

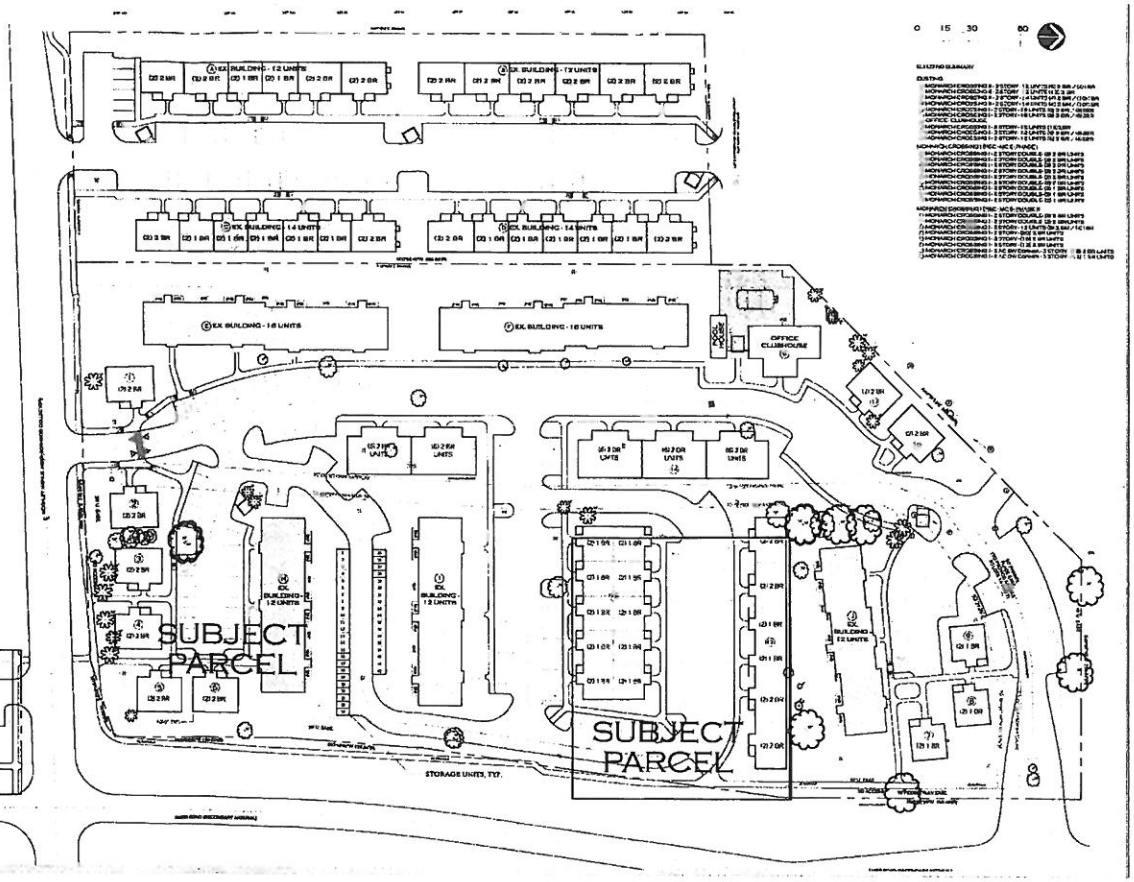
2 BR DOUBLES 16
1 BR DOUBLES 6

MONARCH CROSSING
TOTAL DENSITY- 234 UNITS

BREAKDOWN BY BR'S

3 BR	28	12%
2 BR	140	60%
1 BR	66	28%





FDC
FREEMAN DEVELOPMENT CORP.

Monarch Crossing
Prestwick Square of Columbus (PSC - MC I)
PVAC II (MC II)

City of Columbus – Bartholomew County
Planning Department

123 Washington Street
Columbus, Indiana 47201
Phone: (812) 376-2550
Fax: (812) 376-2643

MEMORANDUM

TO: Columbus City Council Members

FROM: Jeff Bergman

DATE: February 26, 2013

RE: VAC-12-03: Prestwick Square Right-of-way Vacation

Prestwick Square of Columbus Associates is proposing that the City vacate previously granted right-of-way along the Marr Road frontage of their property. Prestwick Square is the owner of the Monarch Crossing apartments located at the northwest corner of Marr Road and McKinley Avenue. At the time the apartments were originally developed the site wrapped around a home along Marr Road. A frontage road along Marr serves as a driveway for that home. Prestwick Square recently purchased the home and intends to demolish it and expand the apartment complex onto the site. Access will be provided from a drive internal to the apartments and the frontage road will no longer be needed. Prestwick Square is seeking the vacation of right-of-way along their frontage of Marr Road so that this area can be incorporated as part of their project. This right-of-way currently contains a sidewalk and some utilities and appears related to the frontage road that will no longer be needed. Prestwick Square has proposed to remove the frontage road and will provide an easement for the sidewalk and utilities in the area of the right-of-way vacation.

This request was reviewed by the members of the Columbus Plat Committee (including local utilities and the City Engineer's Office). As long as the utility and pedestrian easements remained, no Committee member indicated any objections to the right-of-way vacation. It is recommended that the City Council vacate the excess right-of-way, subject to the following specifications:

1. The right-of-way that remains for Marr Road shall at no point be less than 100 feet in width.
2. An appropriate easement shall be provided for the use and maintenance of the sidewalk in the to-be-vacated right-of-way.
3. A utility easement will be provided in the to-be-vacated right-of-way area.

Attached to this memorandum for your reference are: (1) an ordinance vacating the right-of-way and (2) an exhibit showing the right-of-way to be vacated and its context.

ORDINANCE NO.: _____, 2013

AN ORDINANCE VACATING PUBLIC RIGHT-OF-WAY

To be known as the: Prestwick Square of Columbus Vacation
Plan Commission Case No.: VAC-12-03

WHEREAS, the Common Council of the City of Columbus, Indiana, has received a petition to vacate existing right-of-way in the City of Columbus, Indiana, pursuant to IC 36-7-3-12, and;

WHEREAS, the Common Council has held a public hearing on said petition as required by IC 36-7-3-12, and has found that the requested vacation should be granted.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Columbus, Indiana, as follows:

SECTION 1: Right-of-way Vacated

The following described right-of-way shall be vacated:

A part of the southeast quarter of the southwest quarter of section twenty (20), township nine (9), north range six (6) east, describe as follows:

Commencing at an existing B.C.S. monument found marking the southeast corner of said quarter-quarter, thence north 00°21'25" east along the east line of said quarter-quarter a distance of 456.40 feet to the southeast corner of the land described in instrument #2012-10958 and the true point of beginning; thence continuing north 00°21'25" east along the east line of said quarter-quarter a distance of 444.17 feet to the northeast corner of Lot 1A in Prestwick Square of Columbus Replat as recorded in plat book "R", page 205A; thence north 89°38'35" west along the north line of said lot a distance of 25.00 feet; thence south 00°21'25" west a distance of 457.75 feet to a point on the east line of said lot 1A; thence north 08°21'25" east along the east line of said lot a distance of 13.77 feet to the south line of the land described in instrument #2012-10958; thence south 89°30'26" east a distance of 23.09 feet to the point of beginning. Containing 0.26 acres, more or less.

SECTION 2: Effective Date

This ordinance shall take effect upon the recording of documents required by the City of Columbus Subdivision Control Ordinance (a plat providing for the allocation of the vacated right-of-way among adjoining properties).

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2013, at _____ o'clock ____.m., by a vote of _____ ayes and _____nays.

_____
Presiding Officer

ATTEST:

_____
Luann Welmer
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the _____ day of _____, 2013, at _____ o'clock ____.m.

_____
Kristen S. Brown
Mayor of the City of Columbus, Indiana

VAC-12-03 Prestwick Square