



**CITY OF COLUMBUS
BOARD OF ZONING APPEALS
(March 26, 2013 Meeting)**

STAFF REPORT

Docket No. / Project Title: C/CU-13-04 (Calvary Community Fellowship Church of the Nazarene)
Staff: Thom Weintraut
Applicant: Calvary Community Fellowship Church of the Nazarene
Property Size: 2.74 Acres
Zoning: RS2 (Residential: Single-Family 2)
Location: 5400 Rocky Ford Road, in the City of Columbus

Background Summary:

The applicant has indicated that the proposed conditional use will allow the expansion of a worship facility in a RS2 (Residential: Single Family 2) zoning district per Zoning Ordinance Section 3.9(B). The property is located at 5400 Rocky Ford Road, in the City of Columbus.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application: Is there sufficient parking available on the site for the proposed new building?

Preliminary Staff Recommendation: Approved with the following conditions:

1. The existing Buffer Yard Type B along the west property line shall be extended approximately 120 feet north to provide a buffer between the proposed building and the residential dwelling on Lot 11 of Presidential Parks North. The extended buffer will be a minimum of 15 feet in width and will include the plant material required for a Type B buffer as defined in the Zoning Ordinance in effect on March 26, 2013.
2. All standards applicable to the P (Public and Semi-Public) zoning district as specified by the zoning ordinance in effect on March 26, 2013 shall apply to any new lighting that may be installed.
3. The dumpster shall be enclosed to meet the requirements of Section 6.1(C)(2) in effect on March 26, 2012 of the Zoning Ordinance.

Zoning District Intent:

The intent of the RS2 (Residential: Single-Family 2) zoning district is as follows: The RS2 Residential single-family zoning district is intended to provide areas for moderate density single-family residences in areas with compatible infrastructure and services. Development in this zoning district should generally be served by sewer and water utilities. Such development should also provide residents with convenient access to Collector and Arterial streets, parks, and open space, employment, and convenience goods.

Current Property Information:	
Land Use:	Worship facility

Site Features:	Building, parking, landscaping and a sign.
Flood Hazards:	No Flood Hazards
Vehicle Access:	Rocky Ford Road (Minor Arterial, Residential, Suburban)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	RS2 (Residential: Single-Family 2)	Single-family residential (Presidential Parks North Major Subdivision)
South:	RS1 (Residential: Single-Family 1)	Single-family residential (Eastridge Manor Major Subdivision)
East:	RT (Residential: Two-Family)	Undeveloped
West:	RS2 (Residential: Single-Family 2)	Single-family residential (Presidential Parks North Major Subdivision)

Interdepartmental Review:	
City Engineering:	<ol style="list-style-type: none"> 1. Will not impact access 2. Will not impact drainage
City Utilities:	No comments provided

Planning Consideration(s):

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

1. The proposal makes use of an existing site with an existing church building and parking. The applicants have indicated that the new building will be set back from the adjoining properties a minimum of 100 feet and the overall height will be 25 feet
2. The current worship facility has a building footprint of approximately 3534 sq. ft. and contains a basement. The proposed new structure will have a footprint of 4600 sq. ft.
3. The proposed building is to be used as a fellowship hall / gymnasium. The building will have approximately 3600 sq. ft. that can be used for fellowship assembly.
4. The current facility has 120 seats in the largest assembly area. Parking requirements are for 40 spaces as required under Zoning Ordinance Section 7.1(Table 7.2). The site currently contains 57 parking spaces.
5. The proposed fellowship hall will exceed the current worship facility as the largest space for assembly. There are no plans for permanent seating for the new structure, so parking standards would be measured according to Zoning Ordinance Section 7.1(B)(5) which states for every 16 square feet of open floor areas associated with places of assembly shall be counted as 1 seat. The open floor area for the new facility is 3600 sq. ft. which would equate to 225 seats and a parking requirement of 75 parking spaces, 18 more than currently provided.

6. There are currently no sidewalks along the frontage of the Rocky Ford Road. The City has planned improvements for Rocky Ford Road in Calendar Year 2015 that will include sidewalks and therefore any sidewalks provided by the applicants would be replaced as part of the road improvement project.

Comprehensive Plan Consideration(s):

The Comprehensive Plan designates the future land use of properties in this area as Residential.

The Comprehensive Plan includes this property in the East 25th Street Neighborhood character area.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **Policy A-2-3:** Ensure that development takes place in a manner which allows for preservation of farmland, open space, and significant natural features whenever possible and desirable.
1. **Policy F-5-1:** Require new developments to construct sufficient but not excessive parking for their demand.
2. **Policy F-5-2:** Encourage flexibility in meeting parking demand (shared parking, grassed overflow areas for peak demand and similar practices).
3. **Policy S-L-1-1:** Require appropriate landscaping for new or expanded businesses, public facilities, subdivisions, apartment complexes and other similar uses.
4. **Policy S-L-2-4:** Encourage use of landscape buffers to reduce the impacts of noise, including traffic noise.
5. **Policy S-L-4-6:** Encourage use of landscaping to define street edges and separation of uses.

Provisional Findings of Fact/Decision Criteria:

Section 12.4(D) of the Zoning Ordinance permits the Board of Zoning Appeals to allow conditional uses that meet the criteria listed below. The Board may impose reasonable conditions as part of an approval.

1. **The proposal will not be injurious to the public health, safety, and general welfare of the community.**

Provisional Findings: The proposal will not be injurious to the public health safety and general welfare of the community because the proposed building will be in size and scale with the surrounding area and the proposed use, worship facility/fellowship area, will remain the same as the current use. The proposal includes the extension of a landscape buffer between the adjoining developed property on the west and the proposed building site. *This criterion has been met.*

2. **The development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses.**

Provisional Findings: Worship facilities are common to residential areas. The new structure will meet the development standards of the zoning ordinance for the property and will be located a minimum of 100 feet from the adjoining properties. The proposed buffer width will provide a separation of the use from the adjoining property to the west and the new building. *This criterion has been met.*

3. **Granting the conditional use will not be contrary to the general purposes served by the Zoning Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity.**

Provisional Findings: The conditional use request will not be contrary to the general purposes served by the Zoning Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity because it is an expansion of an existing worship facility and the new structure is proposed to be adequately buffered from adjacent residential uses. *This criterion has been met.*

4. The proposed use will be consistent with the character of the zoning district in which it is located and the recommendations of the Comprehensive Plan.

Provisional Findings: The proposed use will be consistent with the character of the zoning district because worship facilities are commonly found in residential areas. The new structure will have a buffer constructed between it and the adjoining residential property to the west. The proposed use addresses several recommendations of the Comprehensive Plan. *This criterion has been met.*

Board of Zoning Appeals Options:

In reviewing a request for conditional use the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Columbus – Bartholomew County Planning Department
Conditional Use Application



Planning Department Use Only:

Jurisdiction: ___ Columbus ___ Bartholomew County

Zoning: RS 2

Docket No.: ~~13-05~~ CCU-13-01

Hearing Procedure: ___ Hearing Officer Board of Zoning Appeals

Conditional Use Application:

Applicant Information:

Name: Rev. Shane Rocker

Address 5400 Rocky Ford Rd. Columbus IN 47203
(number) (street) (city) (state) (zip)

Phone No.: 812-379-2817 Fax No.: _____ E-mail Address: calvarynazarene@sbcglobal.net

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

Name: Calvary Community Fellowship Church of the Nazarene

Address 5400 Rocky Ford Rd. Columbus IN 47203
(number) (street) (city) (state) (zip)

Phone No.: 812-379-2817 Fax No.: _____ E-mail Address: calvarynazarene@sbcglobal.net

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

Name: Ted Darnall - Crowder & Darnall Land Surveying

Address 826 Third St. Columbus IN 47201
(number) (street) (city) (state) (zip)

Phone No.: 376-3391 Fax No.: 376-9190 E-mail Address: ted@crowderanddarnall.com

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

Property Information:

Address 5400 Rocky Ford Rd. Columbus IN 472033.
(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):

Conditional Use Requested:

I am requesting a conditional use as listed by Section 3.9 B of the Zoning Ordinance to allow the following:

The expansion of an existing Worship Facility. The expansion will consist of a new 4,600 square foot building which will be used as a gymnasium/fellowship hall.

Conditional Use Criteria:

The Columbus & Bartholomew County Zoning Ordinance establishes specific criteria that must be met in order for a conditional use to be approved. Describe how the conditional use requested meets each of the following criteria.

The approval of the conditional use will not be injurious to the public health, safety, and general welfare of the community.

The site has been used by the congregation to hold worship services, and other such meetings for over 30 years. Most of the activities planned for the new building are currently taking place in the basement of the current building. There will be no additional traffic generated, or any other activity created by the new building that would put any additional burden on the nearby public infrastructure or facilities.

The development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses.

An addition to the existing parking lot was made in 2010. At that time additional parking spaces were created, and additional landscaping was added to be in compliance with the standards in the zoning ordinance. Additional landscaping will be added in compliance with the ordinance along with the new building project.

Granting the conditional use will not be contrary to the general purposes served by the Zoning Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity.

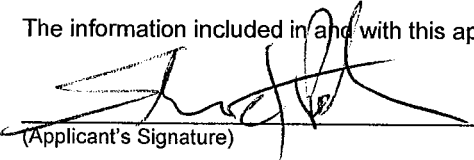
A worship facility is specifically listed as a conditional primary use in section 3.9 (B) of the zoning ordinance. The addition of and continued use of the new building and landscaping will be consistent with the manner in which the property has been used for over 30 years. There will be no site improvements or activities conducted on the site that would be injurious to the adjacent properties.

The conditional use will be consistent with the character of the zoning district in which it is located and the recommendations of the Comprehensive Plan.

The site is located in an RS-2 zoning district. The surrounding properties are predominantly used and zoned residential. The size and function of this church facility could be characterized as a neighborhood church, which is encourage by the Comprehensive plan. This church compliments the surrounding area by providing a service to the residents that is close to their homes.

Applicant's Signature:

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

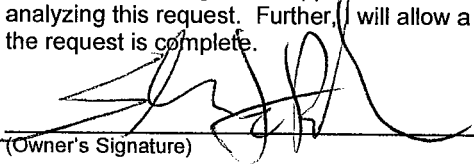


(Applicant's Signature)

2-18-13
(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.

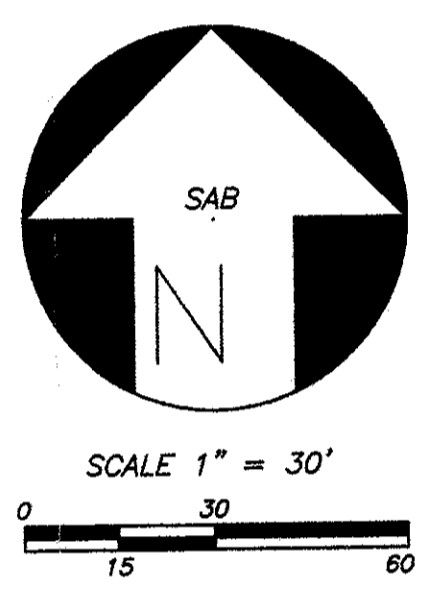
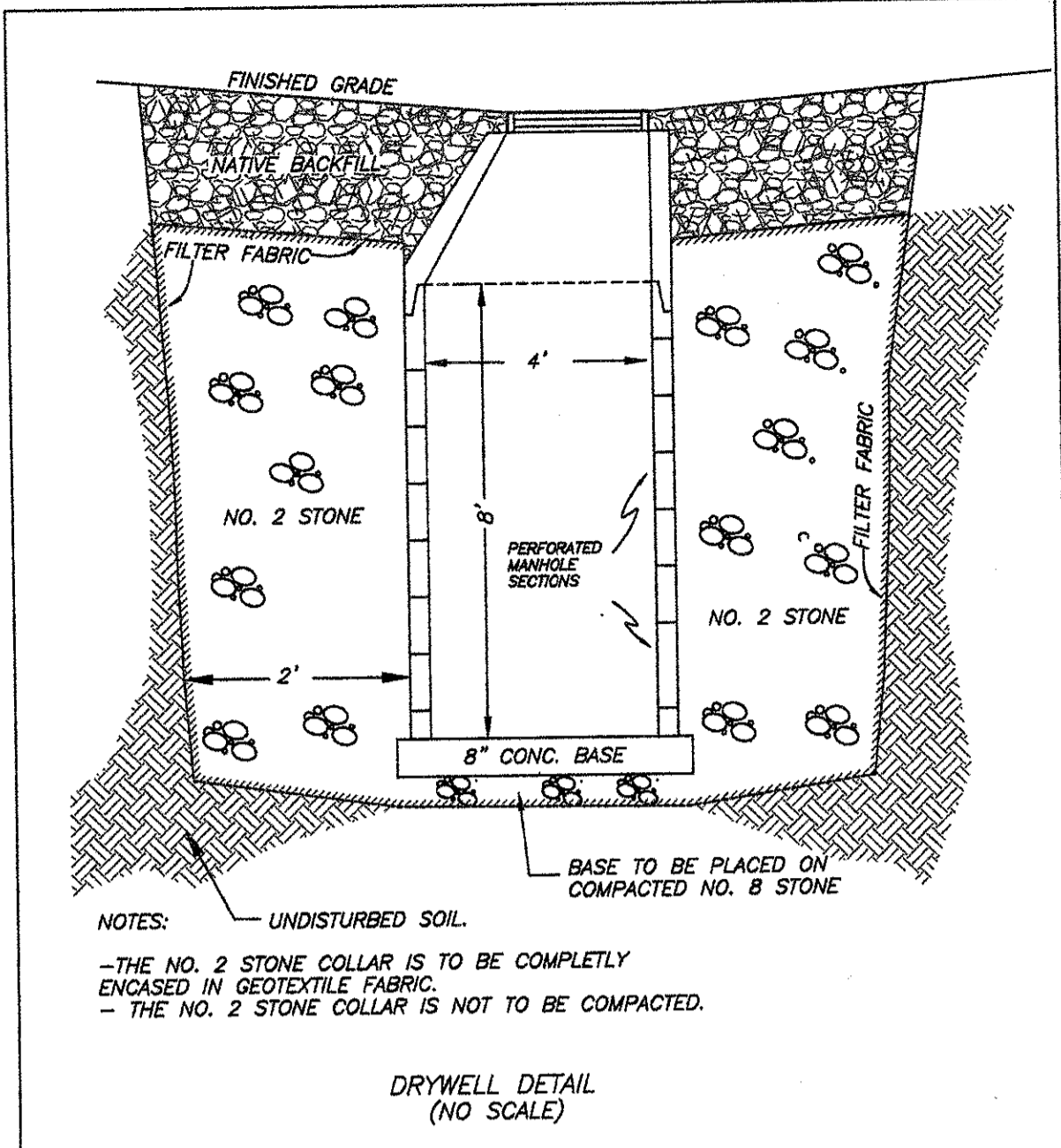
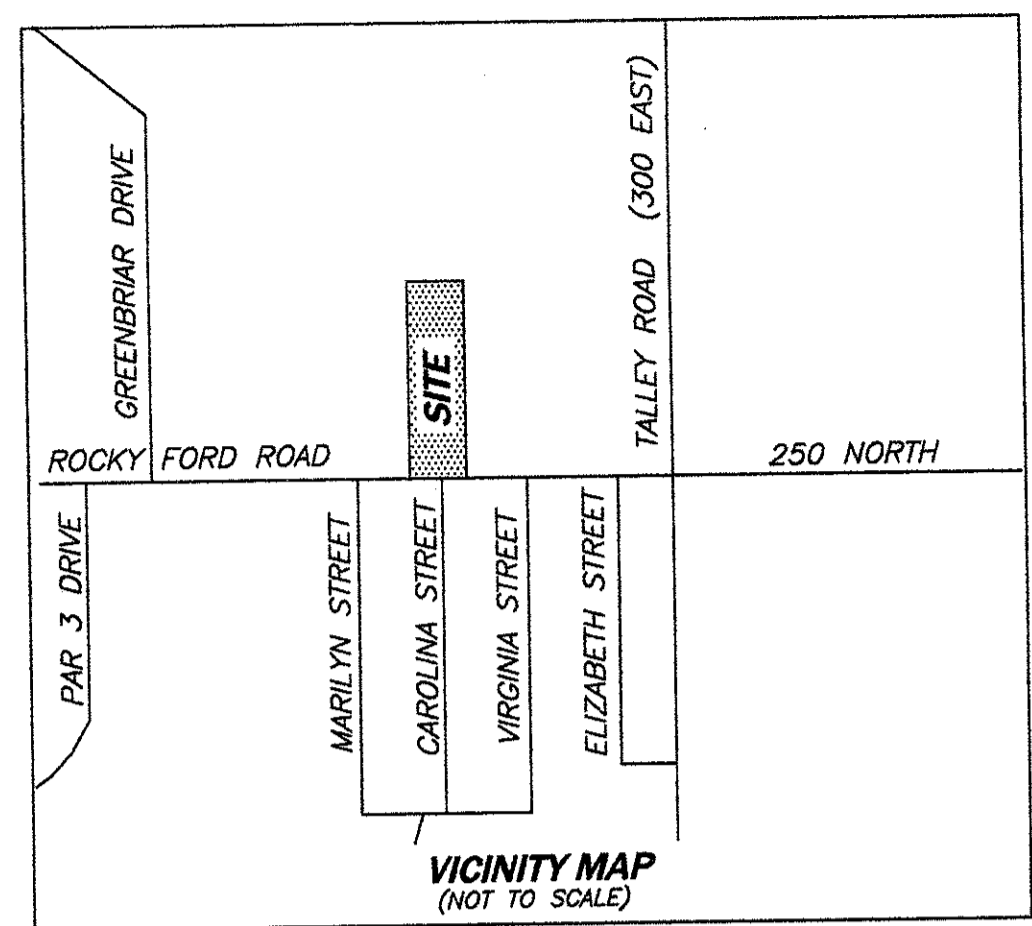
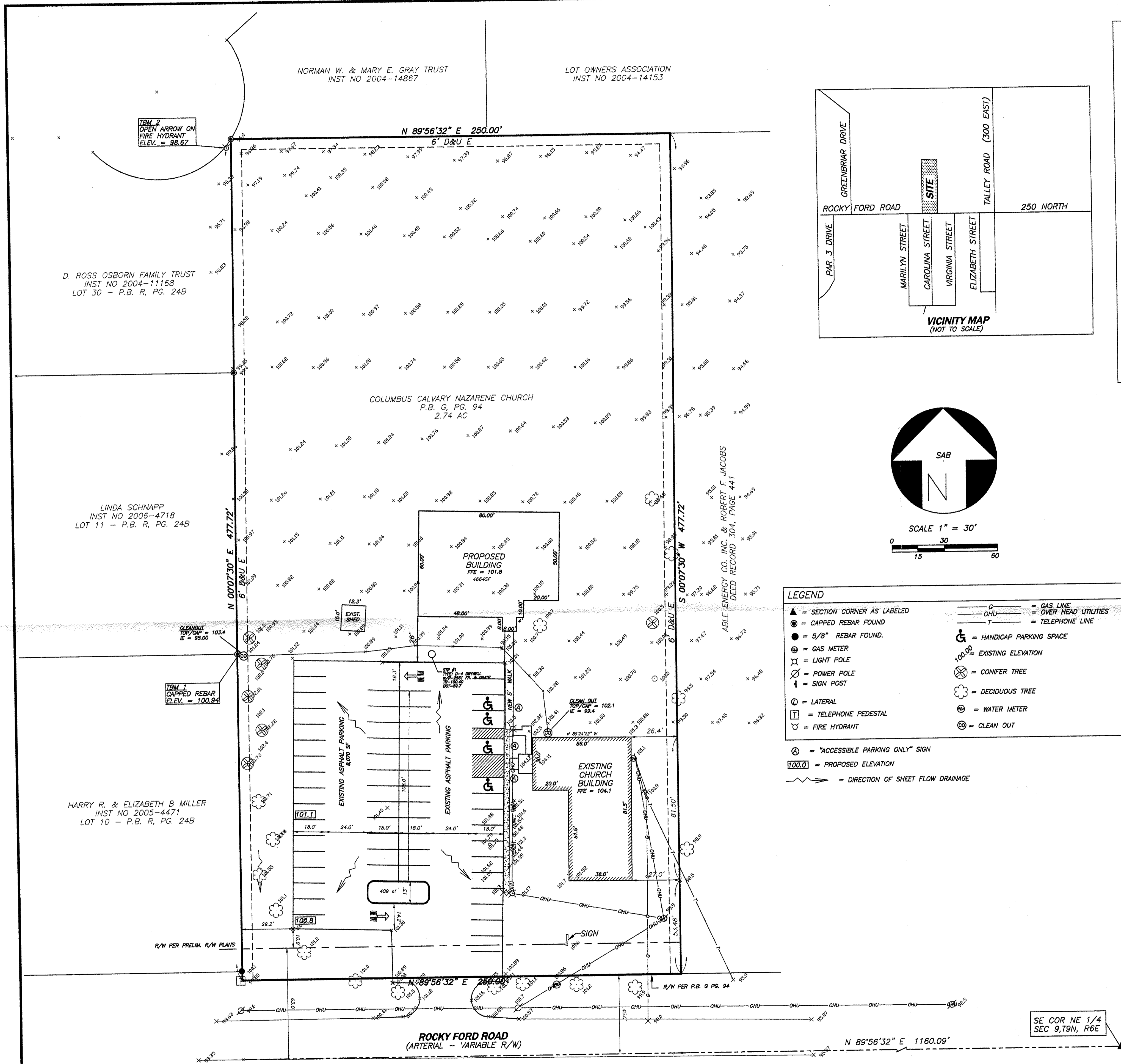


(Owner's Signature)

2-18-13
(Date)

(Owner's Signature)

(Date)



LEGEND

▲ = SECTION CORNER AS LABELED	— G — = GAS LINE
● = CAPPED REBAR FOUND	— OHU — = OVER HEAD UTILITIES
● = 5/8\"/>	

LEGAL DESCRIPTION

THE LOT IN COLUMBUS CALVARY NAZARENE CHURCH SUBDIVISION, RECORDED IN PLAT BOOK G, PAGE 94 IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA. SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S CERTIFICATE

I, TED P. DARNALL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF INDIANA DO HEREBY CERTIFY THAT THE ATTACHED PLAT AND FIELD WORK ON WHICH IT IS BASED WAS PREPARED UNDER MY DIRECT SUPERVISION.

TED P. DARNALL, PLS 9600006
 CERTIFICATION DATE: MARCH 8, 2010

NOTES

- NO RELIANCE SHOULD BE MADE ON FILES IN ELECTRONIC MEDIA FORMAT OF GRAPHICS, DATA, TEXT, OR OTHER TYPES, UNLESS FIRST COMPARED TO THE ORIGINAL SIGNED AND SEALED DOCUMENT. THE AUTHOR OF ANY SUCH FILES MAKES NO WARRANTY AS TO THE COMPLETENESS OR CORRECTNESS THEREOF. ANY CONCLUSIONS, OR INFORMATION OBTAINED FROM SUCH FILES WILL BE AT THE USER'S SOLE RISK.
- THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND MARKING PAINT PROVIDED BY VARIOUS COMPANIES CONTACTED BY INDIANA UNDERGROUND PLANT PROTECTION SERVICES (INDIANA 811) REFERENCE NO. 1002090471. NOT ALL UTILITIES RESPOND TO REQUESTS FOR LOCATES FOR SURVEYS. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY EXIST. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. BEFORE DESIGN OR CONSTRUCTION IS BEGUN, MORE PRECISE LOCATIONS SHOULD BE OBTAINED FROM THE APPROPRIATE AGENCIES.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF OVERHEAD OR UNDERGROUND CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THESE TRACTS.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THERE MAY BE EASEMENTS, RESTRICTIONS, RIGHT-OF-WAYS, OR OTHER ENCUMBRANCES THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON. THIS TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHT-OF-WAYS, OR OTHER ENCUMBRANCES OF RECORD.
- THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PROPERTY DEPICTED.
- THE SUBJECT PROPERTY DOES NOT FALL WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD AREA DEPICTED ON THE FLOOD INSURANCE RATE MAP FOR CITY OF COLUMBUS, INDIANA, COMMUNITY-PANEL NUMBER 180007 0010 D.

DRAINAGE STATEMENT

CURRENTLY THE NORTH HALF OF THE PARKING LOT SHEET DRAINS TO THE LARGE GRASSY AREA NORTH OF THE LOT. THE SOUTH HALF FLOWS SOUTH TO THE GRASSY STRIP BETWEEN THE CURRENT LOT, AND ROCKY FORD ROAD. THE MAJORITY OF THE RUNOFF FROM THE PARKING LOT IS INFILTRATED INTO THE GROUNDWATER THROUGH THE GRASSY STRIPS. THERE IS VERY LITTLE SLOPE IN THE IMMEDIATE VICINITY OF THE LOT, AND NO EVIDENCE OF ANY CONCENTRATED FLOW. THE MAJORITY OF THE PROPERTY SLOPES TO THE EAST, TOWARD SLOAN BRANCH REGULATED DRAIN.

THE PROPOSED ADDITION TO THE PARKING LOT WILL FOLLOW THE SAME NORTH TO SOUTH DRAINAGE PATTERNS, WITH THE MAJORITY OF THE WATER INFILTRATING INTO THE GRASSY AREAS. ANY SHEET FLOW FROM THE SOUTH SIDE THAT DOES NOT INFILTRATE WILL FLOW TOWARD ROCKY FORD ROAD. ANY SHEET FLOW FROM THE NORTH SIDE THAT DOES NOT INFILTRATE WILL EVENTUALLY FLOW EAST TOWARD SLOAN BRANCH.



IT IS AGAINST THE LAW (IC 8-1-26) TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO WORKING DAYS BEFORE COMMENCING WORK.
 DIAL 811
 OR
 1-800-382-5544
 I.U.P.P.S.
 P.O. Box 50392
 Indianapolis, IN 46250

UTILITY CONTACTS

- | | |
|--------------------------|---|
| SEWER & WATER | COLUMBUS CITY UTILITIES
ED BERGSEKER
EDBERGSEKER@COLUMBUSUTILITIES.ORG
111 MCCLURE RD.
COLUMBUS, IN 47201
812.372.8861 |
| GAS | VECTREN ENERGY DELIVERY
CHRIS BALDWIN
CBALDWIN@VECTREN.COM
MIDDLE ROAD
COLUMBUS, IN 47203
812.348.6710 |
| ELECTRIC | DUKE ENERGY
DEREK CARR
2727 CENTRAL AVE.
COLUMBUS, IN 47201
812.376.2004 |
| PHONE | AT&T
TROY BISHOP
TB2932@ATT.COM
420 SEVENTH ST.
COLUMBUS, IN 47201
812.376.2887 |
| CABLE TV | COMCAST
TOM DAVIS
THOMAS_DAVIS@CABLE.COMCAST.COM
1470 JACKSON ST.
COLUMBUS, IN 47201
812.373.2165 EXT. 239 |

REVISIONS

DATE

NO.

CERTIFIED BY:

TED P. DARNALL
 REGISTERED
 NO. 9600006
 STATE OF INDIANA
 LAND SURVEYOR

CROWDER & DARNALL, INC.
 LAND SURVEYING
 856 3RD STREET
 COLUMBUS, INDIANA 47201
 FAX 812-376-0190
 ted@crowderdarnall.com

PREPARED FOR:

CALVARY NAZARENE CHURCH
 5300 ROCKY FORD ROAD
 COLUMBUS, INDIANA 47203

FILE NAME: G:\2010\10011D\10011D SITE PLAN 2012.DWG
 DRAWN BY: MTP
 DATE: 12-04-12

SITE PLAN

JOB NO. 10011D

SHEET: 1

