CITY OF COLUMBUS, INDIANA - INFILL SITE PROFILE

site type:

REDEVELOPMENT

location:

McClure Road & 17th Street

# of parcels:

1

property size(s):

A:

0.38 Acres

zoning:

CN

Commercial: Neighborhood Center

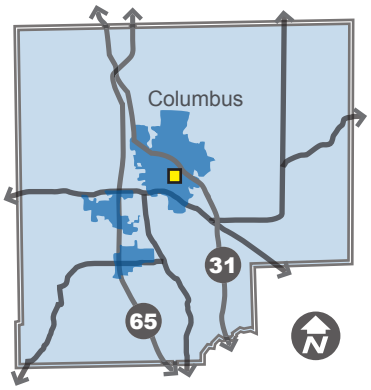
additional details:

A

Property Owner:
Connections Unlimited, LLC
1637 North National Road
Columbus, Indiana 47201

Floodplain:
None

vicinity map:



site analysis summary:

The property is located in Columbus' central neighborhoods along 10th Street. According to the Comprehensive Plan in the Columbus Central Neighborhood character area:

Neighborhood commercial uses should be of a scale and design compatible with the residential areas.

The site which is a former gas station is predominately surrounded by single-family dwellings. While commercial may be logistically possible at this location because of its location at two collector streets, future development should be conscious of its residential neighbors. If the property were to be developed, appropriate buffering will need to be added to ensure potential negative impacts resulting from the new development would be minimized such as noise and lighting.

The small site does pose some restraint on potential larger development. The potential acquisition of neighboring residential properties for a larger commercial development may not be appropriate.

site analysis details:

Comprehensive Plan Future Land Use(s)	**Residential**	**Access to Bike & Pedestrian Network**	**Bike Lanes**
Surrounding Land Uses	**100% Residential**	**Road Access**	**17th ST** Collector, Residential, Suburban **McClure RD** Collector, Residential, Suburban
Access to Public Facilities	**Columbus Regional Hospital**	**Street Connectivity**	**159 MED** Intersections / Square Mile

questions:

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

www.columbus.in.gov/planning/infill

most suitable land uses:

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