





Property Owner: OTNA Realty, LLC

304 Flatrock Drive







vicinity map:



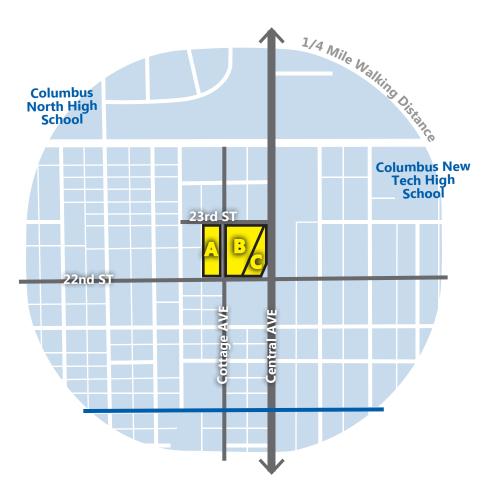
site analysis summary:

The site is located at the intersection of 22nd Street and Central Avenue. The subject properties are part of the Central Avenue Corridor Plan and according to this document:

Promote an attractive "street wall" in all new infill development and redevelopments by **encouraging buildings** to be located near the street with primary entries oriented both to the street and to parking at the sides or rear of the building.

Property (A) is featured in close proximity to the surrounding residential neighborhood. This area would be more appropriate for less intense uses such as single-family and multi-family residential and neighborhood commercial.

Properties (B) & (C) are featured near Central Avenue, which would be a more appropriate location for higher intensity uses such as multi-family residential, general commercial, and public facilities.



site analysis details:

Access to Bike Comprehensive Residential **Plan Future** & Pedestrian **Bike Route -**Land Use(s) **Network** Central AVE Principle Arterial, Residential, Urban **57%** Commercial **Surrounding Road Access** Cottage AVE **Land Uses** Local, Residential, Urban **4%** Residential 22nd ST Local, Residential, Urban 23rd ST Local, Residential, Urban (19% Undeveloped) Access Street **Columbus North High School** Intersections to Public **Connectivity Columbus New Tech High School Facilities** 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**