

CITY OF COLUMBUS, INDIANA - INFILL SITE PROFILE

site type:

REDEVELOPMENT

location:

**Central Avenue
& 22nd Street**

of parcels:

3

property size(s):

A:
1.10 Acres

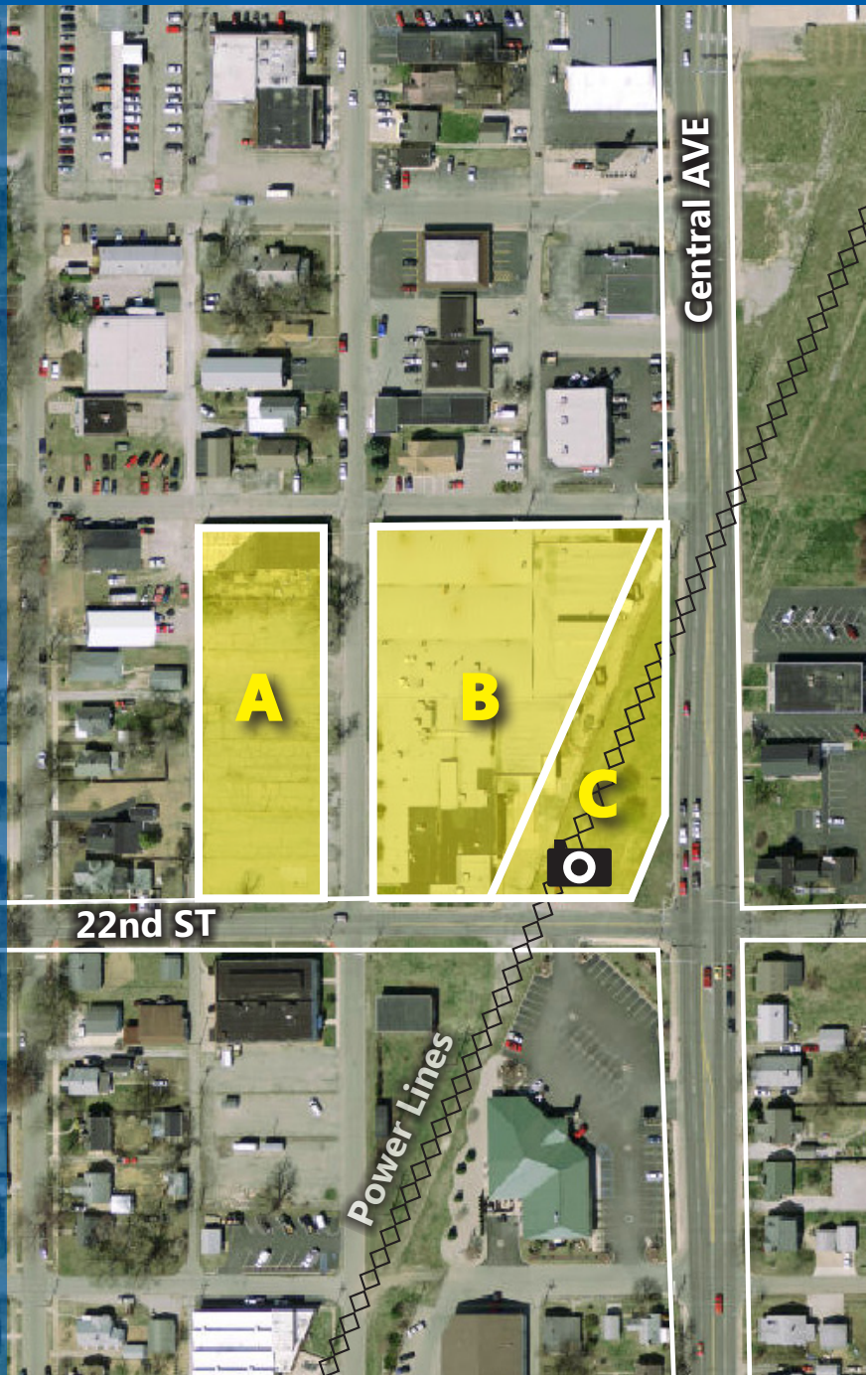
B:
1.71 Acres

C:
0.79 Acres

zoning:

A+B:
I-2
Industrial: General

C:
CC
Commercial:
Community Center



additional details:

A

Property Owner:

OTNA Realty, LLC
304 Flatrock Drive
Columbus, Indiana 47203

B

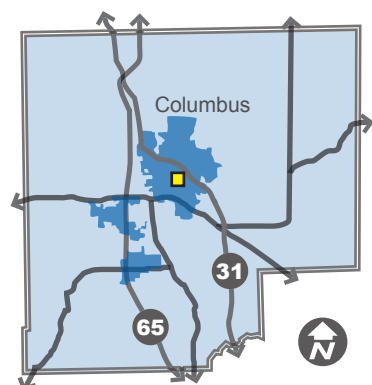
Floodplain:

None

C



vicinity map:



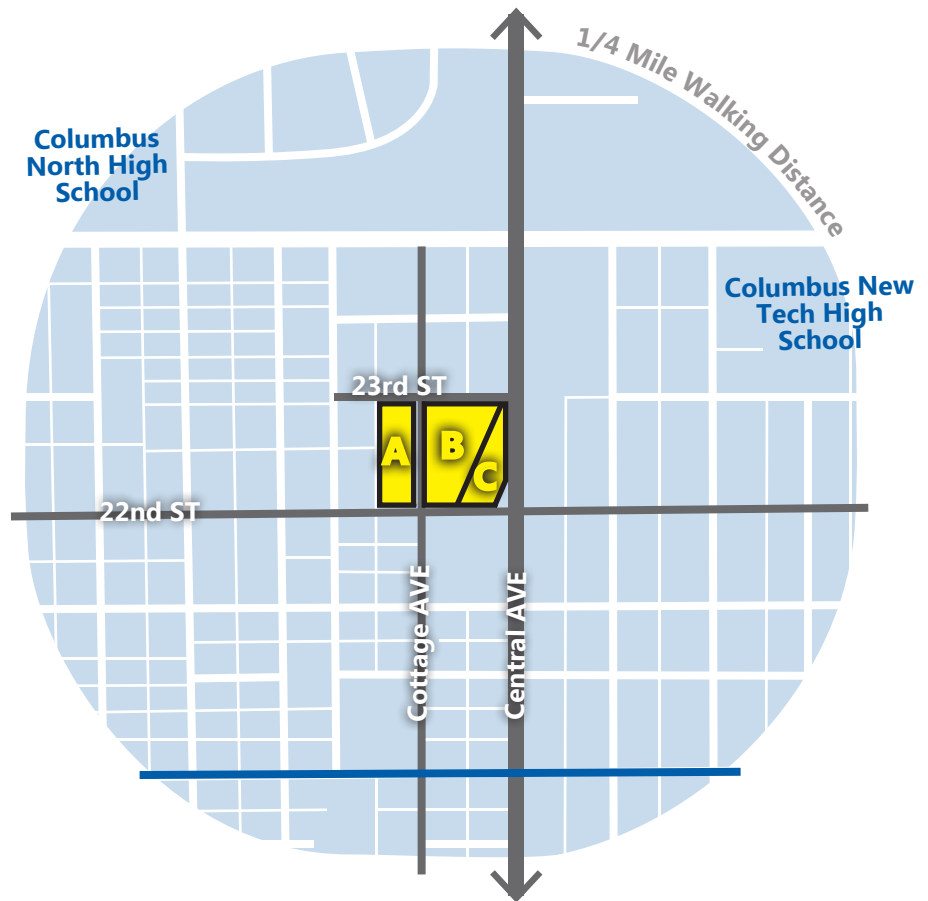
site analysis summary:

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:

Comprehensive Plan Future Land Use(s)	Residential	Access to Bike & Pedestrian Network	Bike Route —
Surrounding Land Uses	57% Commercial 24% Residential (19% Undeveloped)	Road Access	Central AVE Principle Arterial, Residential, Urban Cottage AVE Local, Residential, Urban 22nd ST Local, Residential, Urban 23rd ST Local, Residential, Urban
Access to Public Facilities	Columbus North High School Columbus New Tech High School	Street Connectivity	554 HIGH <u>Intersections</u> 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