

# CITY OF COLUMBUS, INDIANA - INFILL SITE PROFILE

site type:

## REDEVELOPMENT

location:

### Chestnut Street & 2nd Street

# of parcels:

# 1

property size(s):

## A: 1.38 Acres

zoning:

## CC

### Commercial: Community Center

3rd ST (SR 46)

Chestnut ST

# A



2nd ST (SR 46)

Haw Creek  
Flood Flow  
Conveyance  
Path



## additional details:

# A

### Property Owner:

Breeden Investment Group Inc.  
700 Washington Street  
Columbus, Indiana 47201

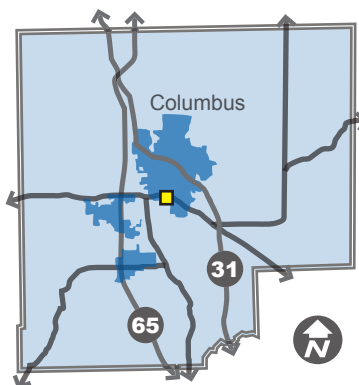
### Floodplain:

None

\*Area subject to both FEMA and supplemental Haw Creek Floodplain Regulations. Contact the Planning Department for details.



## vicinity map:



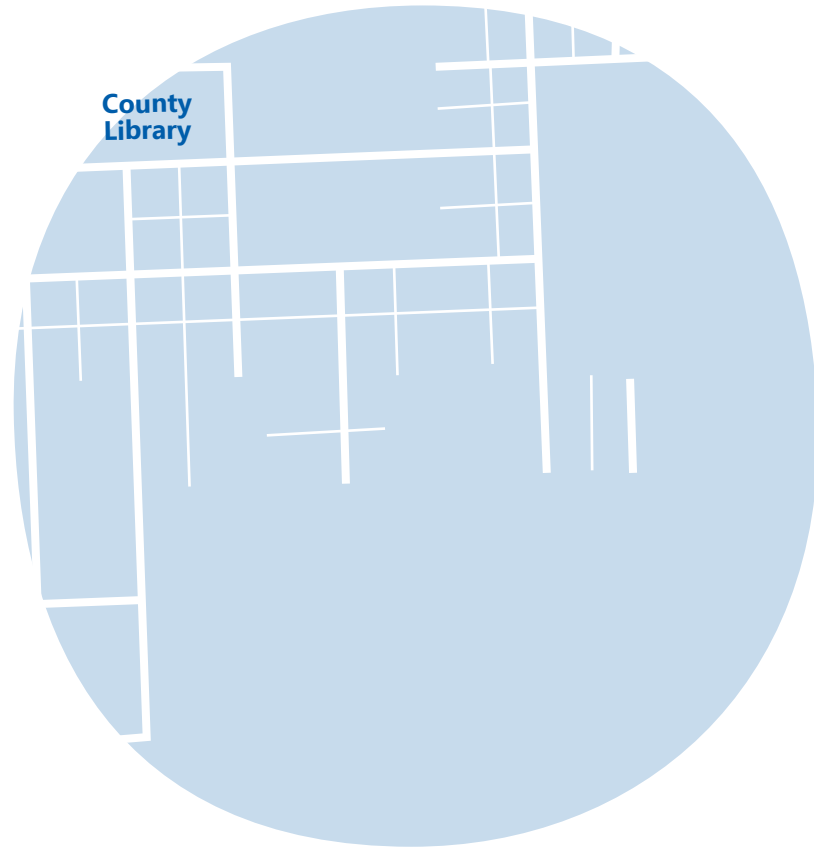
## site analysis summary:

The subject property is located between 2nd Street and 3rd Street east of downtown Columbus. According to the Comprehensive Plan, in the Downtown Columbus area:

**The city should encourage downtown-oriented businesses such as retail, restaurant, and office on 3rd Street.**

While this area is near the downtown, it is located between two arterial streets. New development could provide commercial support to downtown Columbus including uses which are more suburban / auto oriented. These uses should however try to retain some urban character considering the sites proximity to the downtown.

New development should also enhance and provide pedestrian amenities which link to nearby public facilities.



## site analysis details:

<b>Comprehensive Plan Future Land Use(s)</b>	<b>Commercial</b>	<b>Access to Bike &amp; Pedestrian Network</b>	<b>Multi-Use Path</b> ◇◇◇◇ <b>Bike Route</b> — Multi-Use Path (Future) ●●●
<b>Surrounding Land Uses</b>	<b>85% Commercial</b> <b>15% Residential</b>	<b>Road Access</b>	2nd ST (SR 46) Principle Arterial, Commercial, Urban 3rd ST (SR 46) Principle Arterial, Commercial, Urban Chestnut ST Local, Commercial, Urban
<b>Access to Public Facilities</b>	County Library Central Middle School Lincoln Elementary School St. Peters School	<b>Street Connectivity</b>	<b>317 HIGH</b> <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](http://www.columbus.in.gov/planning/infill)

### most suitable land uses:



Single-Family Residential



Multi-Family Residential



Neighborhood Commercial



General Commercial



Public Facilities