CITY OF COLUMBUS, INDIANA - INFILL SITE PROFILE

site type:
UNDEVELOPED

location:
Rocky Ford Road

# of parcels:
3

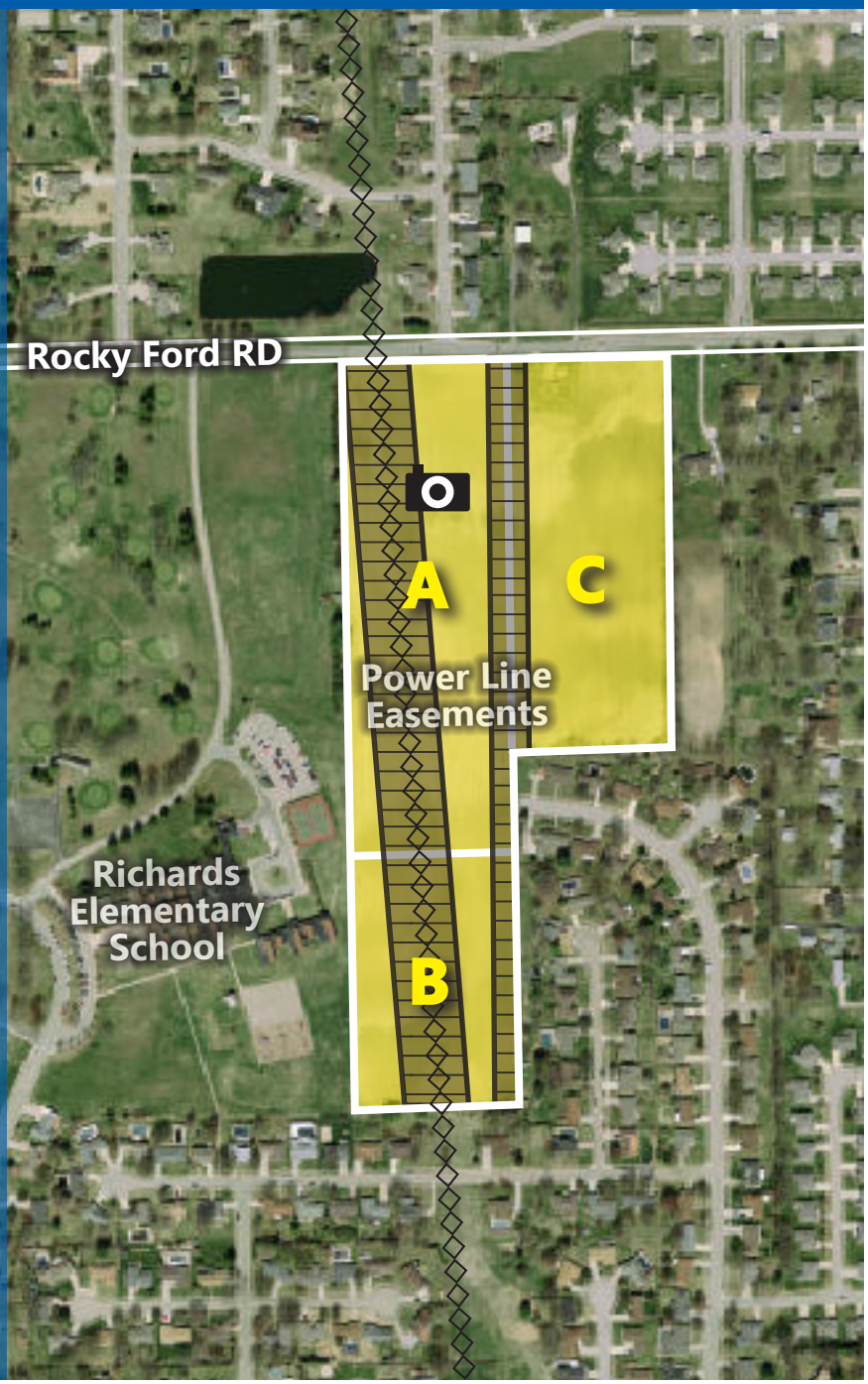
property size(s):

A:
13.05 Acres

B:
6.73 Acres

C:
10.02 Acres

zoning:
RS2
Residential: Single-Family 2



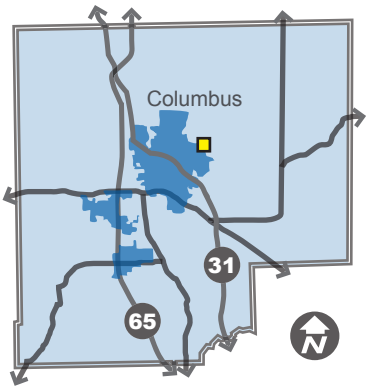
additional details:

A **Property Owner:**
Talkwhit, LLC
PO Box 1143
Columbus, Indiana 47202

B **Floodplain:**
None

C

vicinity map:



site analysis summary:

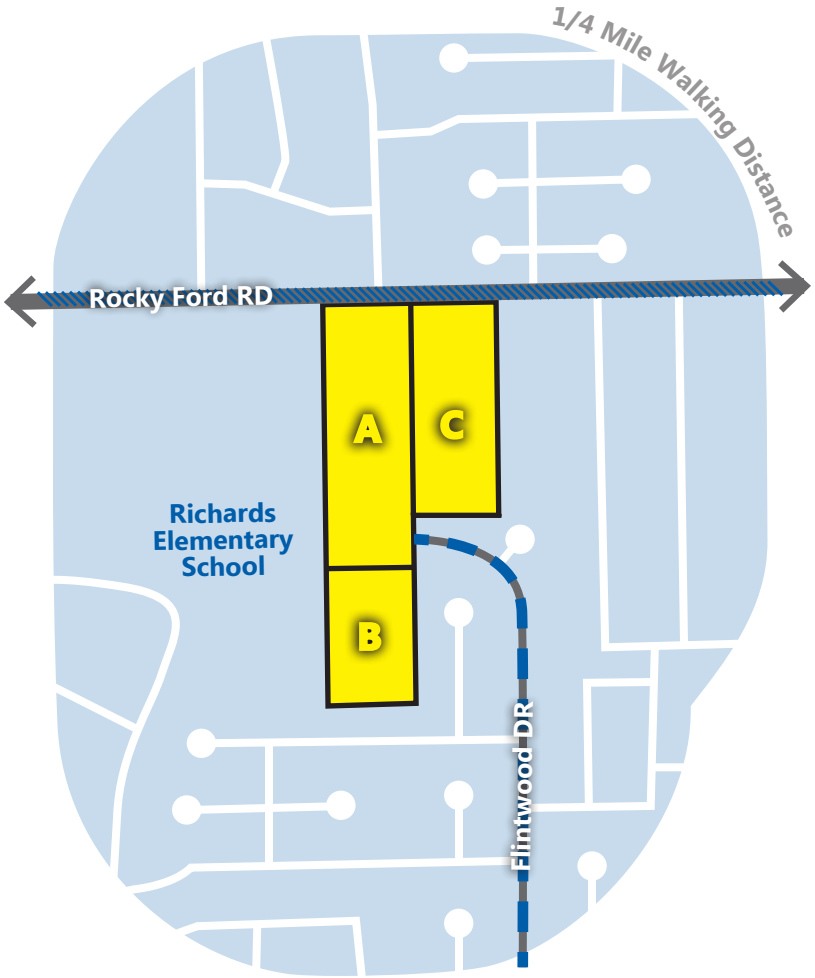
The site is located on the northeastern neighborhoods in Columbus along Rocky Ford Road. According to the Comprehensive Plan, in the East 25th Street Neighborhoods character area:

Retain residential as the primary land use.

The site is surrounded predominately by single-family residential. Future single-family residential development would continue to fit within this location. The area would also be suitable for a public facilities expansion considering the neighboring public golf course and elementary school.

The site does features several constraints including several power line easements across the subject properties. The Thoroughfare Plan has also identified an extension of Flintwood Drive through ***Property (A)***. Any future development should take into consideration these constraints and shape the design around them.

Infrastructure improvements to the area should also include pedestrian improvements including sidewalks which connect to the surrounding subdivisions and public facilities east of the site.



site analysis details:

Comprehensive Plan Future Land Use(s)	**Residential**	**Access to Bike & Pedestrian Network**	**Bike Route (Future)** **Bike Lanes (Future)**
Surrounding Land Uses	**65% Residential** **35% Public Facilities**	**Road Access**	**Flintwood DR** Collector, Residential, Suburban **Rocky Ford RD** Minor Arterial, Residential, Suburban
Access to Public Facilities	**Richards Elementary School**	**Street Connectivity**	**68 LOW** 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