



## STAFF REPORT

### CITY OF COLUMBUS PLAN COMMISSION (September 14, 2016 Meeting)

**Docket No. / Project Title:** DP-16-18 (Columbus Pump House)  
**Staff:** Ashley Klingler

**Applicant:** Moravec Realty LLC  
**Property Size:** 1.94 Acres  
**Current Zoning:** CDc (Commercial: Downtown with Commitments)  
**Location:** 148 Lindsey Street, in the City of Columbus

#### Background Summary:

The applicant has indicated that the proposed site development plan major modification is for the purpose of allowing alterations to the parking lot and landscaping, including a modification for Area #2 Parking Lot Interior landscaping and to waive curbing along a required landscape area.

The applicant is proposing the following waiver(s) and/or modification(s) from the zoning ordinance development standards that would typically apply to this development:

1. Modification #1: Modification from Section 8.1 (C)(2) of the Zoning Ordinance to not meet the required amount of plantings in the Area #2 Parking Lot Interior landscaping area.
2. Modification #2: Modification from Section 7.2 (Part 4)(A)(5)(b) of the Zoning Ordinance to waive the requirement to have curbing around a parking lot peninsula.

#### Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application:

1. Do the requested modifications meet the criteria established by the Zoning Ordinance?
2. Does the removal of the ends of the parking lot island have a negative affect?
3. Does the removal of the shrubs along the eastern fence near the railroad have a negative affect?

#### Plan Commission Decision Criteria:

The Columbus Zoning Ordinance requires that the Plan Commission consider (1) compliance with the applicable development standards established by the Zoning Ordinance and (2) the general standards listed below in the review of site development plans (Section 12.8(E)).

1. The proposed development will be consistent with the comprehensive plan.
2. The proposed development will not be detrimental to or endanger the public health, safety, convenience, or general welfare.
3. The proposed development will not be injurious to the use and enjoyment of the surrounding property.
4. The proposed development will not impede the efficient, orderly, and normal development of the surrounding property.
5. The proposed development provides adequate access, utilities, landscaping, buffering, and other improvements.

- 6. The proposed development provides pedestrian and vehicle ingress, egress, and circulation in a manner that maintains adequate public safety and efficient movement.

The Plan Commission may waive or modify development requirements of the Zoning Ordinance based on findings by the Commission that the altered requirements will better serve (a) the intent of that development requirement, (b) the intent of the zoning district, and/or (c) the general standards listed above.

**Plan Commission Process, Options & Preliminary Staff Recommendation:**



**Development Standards Waivers & Modifications:**

The initial step in the approval process is for the Plan Commission to determine if any requested development standards waivers and/or modifications can be supported based on the decision criteria provided by the Zoning Ordinance. The waiver or modification may be approved if one or more of the criteria have been met. A separate motion with specific findings is recommended for each requested waiver and/or modification.

**Waiver / Modification (#1):** Modification from Section 8.1 (C)(2) of the Zoning Ordinance to not meet the required amount of plantings in the Area #2 Parking Lot Interior landscaping area. The parking lot interior landscape area requires 3 trees. The applicant is requesting to waive this requirement and put in 0 trees.

Preliminary Staff Recommendation: Denial, no criteria has been met.

Criteria #1: The requested waiver or modification will better serve the intent of that development requirement. The Zoning Ordinance indicates the intent of the landscaping standards as follows: to protect the character of the surrounding area, stabilize soils, control wind-blown dust and debris, provide a variety of living plant material around buildings, shield adjacent properties and streets from light and glare, break up large expanses of paved areas, and to reduce energy consumption by using plant material for shade and windbreaks.

*Preliminary Staff Findings:* The parking lot island areas are intended to visually break up the parking lot, stabilize soils, and reduce impervious surfaces. The trees are intended for shade and windbreaks. Not having trees in this area makes the parking lot sparse and provides no shade. Not having trees will conflict with the intent of the landscaping standards. *This criterion has not been met.*

*User Notes:* \_\_\_\_\_  
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Criteria #2: The requested waiver or modification will better serve the intent of the zoning district in which the property is located. The Zoning Ordinance indicates the intent of the CD (Commercial: Downtown) zoning district is as follows: to serve as the primary commercial and activity center, where a complete range of goods, services, and entertainment is located. This district is further intended to support the continued use of historic structures, to ensure a pedestrian-focused character, and to enable continued investment.

*Preliminary Staff Findings:* Placing trees in the parking lot landscape area will not reduce the use of the historic building or harm this property’s role in the downtown Columbus activity center. Not having trees will not better serve the intent of the CD (Commercial: Downtown) zoning district. *This criterion has not been met.*

*User Notes:* \_\_\_\_\_

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Criteria #3: The requested waiver or modification will better serve the general standards listed by Zoning Ordinance Section 12.8(E)(2) and above.

*Preliminary Staff Findings:* Not having trees in the parking lot will make the parking lot look sparse. This contradicts the goals of the comprehensive plan of having the highway corridors be visually appealing as visitors drive through. Having no trees in the parking lot will not affect the use, enjoyment, or development of the neighboring properties. However, not having trees will not better serve the neighborhood, the comprehensive plan, or the public health and safety. *This criterion has not been met.*

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**Waiver / Modification (#2):** Modification from Section 7.2 (Part 4)(A)(5)(b) of the Zoning Ordinance to waive the requirement to have curbing around a parking lot peninsula. The new parking lot peninsula on the south-west corner of the parking lot is required by the Zoning Ordinance to be curbed. The applicant is requesting to waive this curbing requirement.

Preliminary Staff Recommendation: Denial, no criteria has been met.

Criteria #1: The requested waiver or modification will better serve the intent of that development requirement. The Zoning Ordinance indicates the intent of the parking and circulation standards are as follows: to provide minimum requirements for parking space and parking lot design, to prevent congestion and hazards to the traveling public, and to provide for safe traffic movements within parking areas.

*Preliminary Staff Findings:* The intent of the curbing is to protect the required landscaping from the vehicles in the parking lot. This area of the parking lot is “grandfathered” with a drive aisle of 15 feet (5 feet less than required) for two-way traffic and no parking. The applicant has already placed concrete blocks around the edge of the peninsula to help prevent vehicles from driving in this area. Curbing is a more permanent solution to help protect the landscaped area. Not having curbing will conflict with the intent of the parking standards. *This criterion has not been met.*

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Criteria #2: The requested waiver or modification will better serve the intent of the zoning district in which the property is located. The Zoning Ordinance indicates the intent of the CD (Commercial: Downtown) zoning district is as follows: to serve as the primary commercial and activity center, where a complete range of goods, services, and entertainment is located. This district is further intended to support the continued use of historic structures, to ensure a pedestrian-focused character, and to enable continued investment.

*Preliminary Staff Findings:* Curbing the new parking lot peninsula protects the landscaping area. Curbing this area will not negatively affect the historic building or alter the commercial nature of the property. Not having curbing will not better serve the intent of the CD (Commercial: Downtown) zoning district. *This criterion has not been met.*

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**Criteria #3:** The requested waiver or modification will better serve the general standards listed by Zoning Ordinance Section 12.8(E)(2) and above.

*Preliminary Staff Findings:* There are no other curbed areas in the Pump House parking lot. However, this landscaped area is new, and therefore requires curbing. The other parking lots in the vicinity have curbed islands and peninsulas. Not placing curb in this area will not impede efficient development of the neighboring properties; however, it will not better serve the development of the neighboring properties, the comprehensive plan, or the public health and safety. *This criterion has not been met.*

*User Notes:* \_\_\_\_\_  
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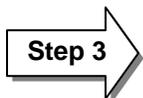


**Conditions:**

The Plan Commission should determine through discussion if any conditions of approval are appropriate for this request. Conditions are situations that need to be resolved through the action of the applicant prior to, or as part of, the proposed development. Any conditions should be clearly based on the Plan Commission Decision Criteria listed above.

Preliminary Staff Recommendation: The staff is preliminarily recommending the following conditions of approval: The applicant shall provide an updated landscaping plan, with a correct scale, to be reviewed by the Planning Department, for verification that it complies with all Plan Commission Approvals.

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**Commitments:**

The Plan Commission should determine through discussion if any commitments of the applicant are appropriate and/or needed for this request. Commitments are long-term agreements that, together with the Zoning Ordinance, govern the use of the property. Any commitments should be clearly based on the Plan Commission Decision Criteria listed above.

Preliminary Staff Recommendation: The staff is preliminarily recommending the following commitments: None.

*User Notes:* \_\_\_\_\_



**Approval, Denial or Continuance:**

In reviewing a request for site development plan approval the Plan Commission may (1) approve the application, (2) deny the application, or (3) continue the review to a future Plan Commission meeting. The Plan Commission should make, second, and vote on a motion for the approval, denial, or continuance of the request. Any motion should include reasons supporting that motion that directly reference the Plan Commission Decision Criteria listed above. Any motion for approval should (1) note any approved waivers and/or modifications and (2) specifically list any conditions and/or commitments being made as part of the approval and the reasons for those conditions or commitments based on the Plan Commission Decision Criteria listed above.

Preliminary Staff Recommendation: Approval of the site development plan modifications as detailed below. Approval does not include the two requested waivers.

- *Alterations to the Parking Lot Island:* Allow the ends of the parking lot island to be removed. Removing these areas allows more space for traffic flow around the site. With the removal of these ends, there is still enough Parking Lot landscape area with the addition of the new peninsula.
- *Removal of the Shrubs along the Eastern Fence by the Railroad:* Allow the removal of these shrubs. This area is too thin for the shrubs to mature without being damaged by overhanging vehicles.

User Notes: \_\_\_\_\_

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<b>Current Property Information:</b>	
<b>Land Use:</b>	Restaurant
<b>Site Features:</b>	Building and Associated Parking Lot
<b>Flood Hazards:</b>	Floodway along western property line, and 100-year Floodway Fringe along north-west portion of property.
<b>Special Circumstances:</b> (Airport Hazard Area, Wellfield Protection Area, etc.)	No special circumstance areas are present on the subject property.
<b>Vehicle Access:</b>	This property gains access from Lindsey Street (Local, Commercial, Urban) and has frontage on State Road 46 (Principle Arterial, Commercial, Urban).

<b>Surrounding Zoning and Land Use:</b>		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	P (Public/Semi-Public Facilities) CD (Commercial: Downtown)	Mill Race Park First Financial Bank
<b>South:</b>	AP (Agriculture: Preferred)	East Fork of the White River

<b>East:</b>	P (Public/Semi-Public Facilities) CD (Commercial: Downtown)	Railroad St. Francis Medical Offices
<b>West:</b>	AP (Agriculture: Preferred)	East Fork of White River

<b>Interdepartmental Review:</b>	
<b>City Engineering:</b>	Engineering supports the removal of the ends of the middle island. Before removal, the driveway widths were narrow. This made it difficult for a large vehicle to maneuver through the parking lot. With the ends removed there is now ample space for a vehicle to make the turns.
<b>City Utilities:</b>	No comments.
<b>Code Enforcement:</b>	No comments.
<b>Fire Department:</b>	No comments.
<b>Floodplain Administrator:</b>	No comments.
<b>Redevelopment Commission:</b>	No comments.

### History of this Location:

The relevant history of this property includes the following:

1. The existing building was constructed in 1901 as a water plant for the City of Columbus and in 1965 the building was converted into the Bartholomew County Senior Center.
2. Prior to the Zoning Ordinance revisions in 2008, the property was zoned Special Use (SU-11). The SU-11 zoning district was for public buildings and uses. Once the new Zoning Ordinance took effect, the property was zoned P (Public/Semi-Public Facilities). In November of 2011, the Columbus City Council approved rezoning the subject property from the P (Public/Semi-Public Facilities) to the CD (Commercial: Downtown) zoning district with case number RZ-11-04. Then in 2014, the property was rezoned from CD (Commercial: Downtown) to CDc (Commercial: Downtown with Commitments). The commitments are essentially a shortened list of permitted uses.
3. In January and February of 2016 there were multiple requests filed for this site. The site received change of use approval from a "Community Center" to a "Restaurant" with case number DP-MM-16-06. A 1350 sq.ft. deck expansion was approved with case number DP-MM-16-02. The site development plan was approved by the Plan Commission on March 9, 2016 with case number DP-16-04. This site plan included parking and landscaping alterations with modifications for fence height and location, and dumpster location. The signage was approved by the Plan Commission on July 13, 2016 with case number DP-16-13.

### Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as Floodway/Sensitive Area. The property is also adjacent to the mixed-use downtown area.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **POLICY A-4-2:** Encourage infill development, and/or use of vacant parcels for projects such as parks or other amenities which complement the neighborhoods in which they are located. *Vacant parcels*

*represent lost opportunities, and they can become neighborhood nuisances. These parcels should be used, either for development, or for other neighborhood assets such as parks or community gardens. It is less expensive to develop these parcels than to create new subdivisions.*

2. **POLICY B-1-1:** Protect floodway areas from development to prevent runoff which could pollute streams and rivers. *Soil disturbing activity in floodway areas destroys the natural vegetation and causes siltation of our waterways. In addition, stormwater runoff from parking areas, streets, and lawns contains pollutants which will decrease the water quality.*
3. **POLICY E-1-2:** Encourage retail, entertainment, restaurant, and similar uses which add to the vitality of the downtown, with emphasis on after-hours and weekend activities. *There is no greater asset to a downtown than people. Successful downtowns are “destination” places: places people seek out for activities and shopping, rather than places people pass by or visit en route to some other destination. The city should encourage a land use mix which will attract people to the downtown.*
4. **POLICY E-1-4:** Encourage signs and landscaping which enhance the attractiveness of downtown and which contribute to the economic vitality of downtown businesses. *Appropriate signs and landscaping contribute to the attractiveness and character of downtown. For example, trees add to the beauty of downtown, but they should not hide buildings or create hazards for pedestrians. Similarly, signs which complement the downtown architecture should be encouraged, along with signs which are pedestrian-oriented.*
5. **POLICY E-2-6:** Protect the floodway areas from development, but allow existing buildings to be enlarged if the expansion can be done in a manner which does not increase flood heights nor endanger life or property. *Development in floodway areas increases flood heights and therefore increases property damage from flooding. Downstream areas also can be damaged from chemicals and debris carried in the floodwaters. While individual construction projects may not significantly increase flood heights, there is a cumulative effect from such projects; therefore, the best practice is to prevent new construction in the floodway. There are many existing buildings located in the floodway in Columbus. In some cases, these can be expanded without causing any increase in flood height, because the existing building creates an obstruction which will not be made larger by a downstream addition. In these cases, expansion should be allowed.*
6. **POLICY E-2-10:** Encourage businesses along these corridors [designated highway corridors] to add landscaping. *Landscaping adds greatly to the appearance of the community, and it offers environmental, economic, and psychological benefits. Highway corridors are the most visible areas to visitors and local residents alike; therefore, landscaping is particularly important in these areas.*
7. **POLICY E-4-2:** Encourage landscaping to be designed in a manner which promotes safety. *Landscaping greatly enhances the appearance of commercial areas, and it has economic, environmental, and psychological benefits. At the same time, landscaping should be designed with safety in mind. Vegetation should not interfere with sight distance for drivers, nor should it encourage illegal activity by providing screening of public areas.*
8. **POLICY F-5-5:** Require internal landscaping in all large parking lots. *Uninterrupted expanses of asphalt are unattractive, and they increase stormwater runoff and create “heat islands.” Landscaping can mitigate all of these effects.*
9. **POLICY S-L-1-1:** Require appropriate landscaping for new or expanded businesses, public facilities, subdivisions, apartment complexes, and other similar uses.
10. **POLICY S-L-1-2:** Ensure that landscape requirements are fair and equitable and do not discourage desirable business development.
11. **POLICY S-L-2-1:** Require landscaping where appropriate to reduce soil erosion and lessen the adverse effects of flooding and improve drainage.
12. **POLICY S-L-2-2:** Encourage effective use of landscaping, such as medians, traffic islands, and parking lot landscaping, to reduce the adverse effects of impervious surfaces.
13. **GOAL S-L-4.** Enhance the appearance of the community.
14. **POLICY S-L-4-1:** Make extensive use of street trees throughout the community, requiring them in new development.
15. **POLICY S-L-4-2:** Encourage use of landscaping to improve the appearance of parking areas, requiring it in new large parking areas.
16. **POLICY S-L-2-2:** Encourage effective use of landscaping, such as medians, traffic islands, and parking lot landscaping, to reduce the adverse effects of impervious surfaces.

This property is located in the Downtown Columbus character area. The following Planning Principle(s) apply to this application:

1. New development or redevelopment should enhance the positive qualities of downtown. A healthy land-use mix should be retained, including a variety of retail, office, financial, professional, and institutional uses. Suburban-type uses such as big-box retail stores should not be permitted.
2. Retail and restaurant uses should be encouraged in the downtown but not to the exclusion of existing office, professional, financial, and institutional uses.

The Downtown Columbus Strategic Plan identifies this property as being located in the downtown support Green Belt district; however this property is also immediately adjacent to the Civic and Entertainment district. The following Downtown Columbus Strategic Development Plan goals apply to this application: Pursue “vibrant urbanity” by converging markets (live, work, play, and shop) to shape downtown into an engaging streetscape experience that encourages repeat visits by residents and visitors.

- Establish an interactive 24/7 multi-use arts, entertainment, and dining district.
- Activate the western and southern zones of Downtown.

The Columbus Bicycle and Pedestrian Plan indicates a future People Trail connection in the area of this property between the Haw Creek Trail at State Street and Mill Race Park. This connection is called out as the “Downtown Trail Connection”. This multi-use path will provide a trail connection around the south side of the downtown area (south of 2nd Street).

**Planning Consideration(s):**

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The applicant is requesting to alter some of the landscaping from the previous approval of DP-16-04 (approved by Plan Commission in March of 2016). The CD (Commercial: Downtown) zoning district is a site development plan zoning district which requires any significant site feature changes to be reviewed and approved by the Plan Commission. The original landscaping (when the property was used as a senior center) on-site is legal-non-conforming. The originally proposed site plan did not require any new landscaping, but also could not reduce the amount of landscaping in required areas onsite.
2. The Interior Parking Lot landscaping was grandfathered at 2470 sq.ft. with 3 trees and 0 shrubs. The chart below compares the alterations to the site plan since then.

Landscaping Area		Senior Center Conditions	DP-16-04: Approved March 9, 2016	DP-16-18: Under Review September 14, 2016	Required if New
Parking Lot Interior	Area	~2470 sq.ft. (Island)	~2470 sq.ft. (Island)	1810 sq.ft (New Peninsula) + 345 sq.ft. (Reduced Island with Stone)	1675.9 sq.ft
	Trees	3 Trees	2 Trees	0 Trees	6 Trees
	Shrubs	0 Shrubs	0 Shrubs	22 Shrubs	36 Shrubs

3. The interior parking lot island has been reduced to 345 sq.ft. by taking of the curved ends and making the island thinner. Also, this island is now stone and has decorative grasses instead of the legal nonconforming grass and trees. This is an alteration from the previously approved plan, so Plan Commission must determine if this change is appropriate. The stone island cannot count toward the square footage requirement because Section 8.1(D)(2)(a) of the Zoning Ordinance does not allow required landscaped areas to be stone
4. The applicant is proposing a new area of Parking Lot Interior landscaping at the south-east corner of the parking lot. This new landscape peninsula (1810 sq.ft.) allows the applicant to meet the minimum square footage required (1675.9 sq.ft.).

5. This new landscape area is required to be curbed per Section 7.2(Part 4)(A)(5)(b) of the Zoning Ordinance. The applicant is requesting a waiver to not curb this area. The Zoning Ordinance requires this area to be curbed to help protect the landscaping from vehicles.
6. The new parking lot interior landscape area meets the square footage requirements, but not the number of required plants. The original condition of the parking lot included 3 trees and no shrubs which is legal non-conforming. The current Zoning Ordinance requirement is 6 trees and 36 shrubs. The proposed plan reduces the number of trees to 0 and increases the number of shrubs to 22. Increasing the number of shrubs reduces a non-conformity. Decreasing the number of trees, however, is a violation of the Zoning Ordinance and requires a modification request. The applicant is requesting a waiver to have no trees in the parking lot interior landscaping area. For comparison, the original Pump House site development plan approval (DP-16-04) included 2 trees in the parking lot.
7. Lot Interior landscaping is calculated separately from the Parking Lot Interior and is based on the linear feet of the building perimeter. The following chart compares the Lot Interior landscaping requirements and changes.

Landscaping Area		Senior Center Conditions	DP-16-04: Approved March 9, 2016	DP-16-18: Under Review September 14, 2016	Required if New
Lot Interior	Within 15 Feet of Building	Grass	Perennials and Ground Cover	255 pts. (33 shrubs and 1 ornamental tree)	26 pts.
	Along Fence	7 Trees	40 Shrubs	No Plants	None
	Other	19 Trees Along the River	19 Trees Along the River	285 pts. From other plantings + 19 Trees Along the River	78.25 pts.

8. The plants along the fence are a part of the Lot Interior landscaping area. However, during the site development plan (DP-16-04) the fence waiver, to allow a tall fence in the front yard, was approved with the condition that "shrubs and/or other low-scale landscaping be provided along the eastern fence by the railroad (instead of the trees) to provide better visibility to and from the railroad." The 40 shrubs were allowed instead of the 7 original trees to allow better visibility for the railroad. The proposed updated plan shows no plants in this area.



**Notification Information (list the person to whom all correspondence regarding this application should be directed):**

Name: Jeff Logston

Address 1600 Brian Drive Columbus IN 47201  
(number) (street) (city) (state) (zip)

Phone No.: (812) 378-1864 Fax No.: \_\_\_\_\_ E-mail Address: jlogston@blairex.com

How would you prefer to receive information (please check one):  Email  Phone  Fax  Mail

**Property Information:**

Zoning: CD

Address 148 Lindsey Street Columbus IN 47201  
(number) (street) (city) (state) (zip)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, etc):

**Use & Structure Information (if applicable):**

Proposed Building Area: \_\_\_\_\_ square feet

Current Use: \_\_\_\_\_ Proposed Use (if different): \_\_\_\_\_

For multiple buildings, please indicate the square footage of each use (attach an additional sheet if necessary):

- Use: \_\_\_\_\_ square feet: \_\_\_\_\_

**Supporting Information (please note the following which must be provided with the application):**

- 5 initial copies of a site development plan (required based on the type of ZCC requested – see attached checklist). The site development plan must also show the location of any types of freestanding signs proposed (including the sign location, the proposed sign setback from all rights-of-way, the landscaping at the base of the proposed sign, and all sight visibility triangles).
- A completed worksheet for any proposed waiver or modification of the development standards mandated by the Zoning Ordinance (see attached form).
- A completed sign worksheet for each sign proposed (see attached form).
- A dimensional drawing showing the size of each face and indicating each sign's proposed location (either on the face of a structure, or elsewhere on the property).

**Columbus – Bartholomew County Planning Department**  
**Site Development Plan**  
**Development Standards Waiver / Modification Worksheet**  
(Attach a separate worksheet for each requested waiver and/or modification.)

**Waiver or Modification Requested:**

I am requesting a waiver or modification from Section 8.1(C)(2) of the Zoning Ordinance to allow the following:

Altering the interior parking lot landscaping to not have the required number of trees and have any interior landscaped areas count toward the total lot requirement.

**Waiver or Modification Request Justification:**

The Columbus & Bartholomew County Zoning Ordinance [Section 12.8(E)] establishes specific criteria that must be met in order for a waiver or modification to be approved with a site development plan. The requested waiver or modification must meet one of the following criteria. Please describe how the waiver or modification request meets each of the following criteria.

**The requested waiver or modification will better serve the intent of the development requirement.**

**The requested waiver or modification will better serve the intent of the zoning district in which the property is located.**

The requested waiver will better serve the intent of the zoning district in that there are many unique challenges to potentially operating any public use facility at this site. The district is intended to be the "the most intensely developed area in the community." Intense development requires modifications to be flexible with the challenges of the site (the layout and composition of the parking lot). In addition, the property owner has added plantings in many other areas of the property and continues to focus on the beauty of the property.

**The requested waiver or modification will better serve the general standards listed by Zoning Ordinance Section 12.8(E)(2) and repeated as follows:** The proposed development (1) will be consistent with the comprehensive plan; (2) will not be detrimental to or endanger the public health, safety, convenience, or general welfare; (3) will not be injurious to the use and enjoyment of the surrounding property; (4) will not impede the efficient, orderly, and normal development of the surrounding property; (5) provides adequate access, utilities, landscaping, buffering, and other improvements; (6) provides pedestrian and vehicle ingress, egress, and circulation in a manner that maintains adequate public safety and efficient movement.

Modification to the requirements in regards to the number of trees on site and the stone material in the island has no negative impact on public safety, development or access. We have attempted to plant trees and shrubbery in the center island location only to see it quickly die. Due to the layout of the parking lot, depth of the islands, drainage issues, and attempting to establish new landscape areas, strict adherence to the number of total required trees is not feasible and would be injurious to the normal development on this property as it would only be a waste of additional time and resources.

**Columbus – Bartholomew County Planning Department**  
**Site Development Plan**  
**Development Standards Waiver / Modification Worksheet**  
(Attach a separate worksheet for each requested waiver and/or modification.)

**Waiver or Modification Requested:**

I am requesting a waiver or modification from Section 7.2(Part 4)(A)(5)(b) of the Zoning Ordinance to allow the following:

Altering the interior parking lot requirement by waiving the requirement for curbing around the newly created parking peninsula.

**Waiver or Modification Request Justification:**

The Columbus & Bartholomew County Zoning Ordinance [Section 12.8(E)] establishes specific criteria that must be met in order for a waiver or modification to be approved with a site development plan. The requested waiver or modification must meet one of the following criteria. Please describe how the waiver or modification request meets each of the following criteria.

**The requested waiver or modification will better serve the intent of the development requirement.**

**The requested waiver or modification will better serve the intent of the zoning district in which the property is located.**

The requested waiver will better serve the intent of the zoning district in that there are many unique challenges to potentially operating any public use facility at this site. The district is intended to be the "the most intensely developed area in the community." Intense development requires modifications to be flexible with the challenges of the site (the layout and composition of the parking lot). In addition, the property owner is trying to address drainage issues in this area, is trying to establish this area with plantings, and is continuing to focus on the beauty of the property.

**The requested waiver or modification will better serve the general standards listed by Zoning Ordinance Section 12.8(E)(2) and repeated as follows:** The proposed development (1) will be consistent with the comprehensive plan; (2) will not be detrimental to or endanger the public health, safety, convenience, or general welfare; (3) will not be injurious to the use and enjoyment of the surrounding property; (4) will not impede the efficient, orderly, and normal development of the surrounding property; (5) provides adequate access, utilities, landscaping, buffering, and other improvements; (6) provides pedestrian and vehicle ingress, egress, and circulation in a manner that maintains adequate public safety and efficient movement.

Modification to the requirements in regards to waiving the requirement for curbing in this area has no negative impact on public safety, development or access. In fact, strict adherence would be detrimental to the development. The property owner is attempting to establish this area, is addressing drainage challenges, the City's Parks and Recreation Foundation has approached the property owner about placing a Bike Share station at this location, and the City is continuing to address a potential riverwalk and/or access. Requiring investment and placement of a curb would be injurious to development as it could just be a waste of time and resources.



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September 1, 2016

City of Columbus - Bartholomew County Planning Department  
City Hall  
123 Washington Street  
Columbus, IN 47201

**Re: Site Development Plan (DP-16-18)**

Dear Planning Department:

Please allow this letter clarify a couple of items in regards to Moravec Realty's application for landscaping changes at the Pump House, 148 Lindsey Street.

First, let me address the number of trees in the parking lot as a whole. As you know, we created the new peninsula area as a result of losing some greenspace at the ends of the parking island. We believe that both areas should be viewed together for any necessary landscaping calculations.

Secondly, this site has been a challenge from many different perspectives including landscaping. We tried to leave the parking lot in the same layout as it originally was which has created drainage challenges. All of the drainage runs to the southwest corner of the property which is where the new peninsula was added. At present, we are trying to establish this area and keeping it from washing away while evaluating drainage. We are not ruling out planting trees in this location in the future or even adding curbing, but we feel that planting trees and adding curbing in this area at this point is premature based upon the following: 1) we are trying to initially establish grass and plantings in this area; 2) we are currently addressing drainage issues in this area; 3) we have been approached by the City's Parks and Recreation Foundation about placing a Bike Share station around and in this area; and 4) finally, we are unsure as to what the plans are for the City's people trail and/or river access that can impact this area.

Finally, we originally intended to place shrubs along the fence that was required by the Louisville and Indiana Railroad. At the time of that discussion, the Louisville and Indiana Railroad (the "Railroad") had made assertions to us that were comfortable with the fence being placed eight (8) to ten (10) feet from the center of the tracks. This fence placement would have given ample room to plant shrubbery. However, we attempted to work towards an agreement with the Railroad for the fence placement but were not able to agree on final terms. Therefore, we had no other choice but to place the fence off of Railroad property and on our side of the property line which according to the latest survey was fifteen (15) feet from center of the tracks. This final fence location does not give us enough space to plant and maintain shrubbery between the fence and the



1600 Brian Drive  
Columbus, IN  
47201

812-378-1864  
Fax 812-378-1033

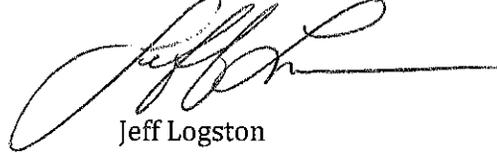
[www.moravecrealty.com](http://www.moravecrealty.com)

parking lot as we are only left with two (2) feet of space instead of our planned seven (7) to nine (9) feet.

We have attempted to do everything possible for the beautification of this property in regards to the building and in regards to the landscaping. As you're very well aware, this site was not a design to build but instead, a one hundred plus year old property that has had and will continue to have many challenges. We would respectfully request that the unique situation of this site and its challenges and how the property owner has addressed them as a whole be taken into account as our final modification requests are reviewed.

As always, if you have any questions or need anything further, please let us know.

Sincerely,



Jeff Logston

**Applicant's Signature / Acknowledgement:**

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

I understand that 20 copies of a revised Site Development Plan will be required for distribution to the Plan Commission.

  
\_\_\_\_\_  
(Applicant's Signature)

8/15/16  
\_\_\_\_\_  
(Date)

**Owner's Signature (the "owner" does not include tenants or contract buyers):**

I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

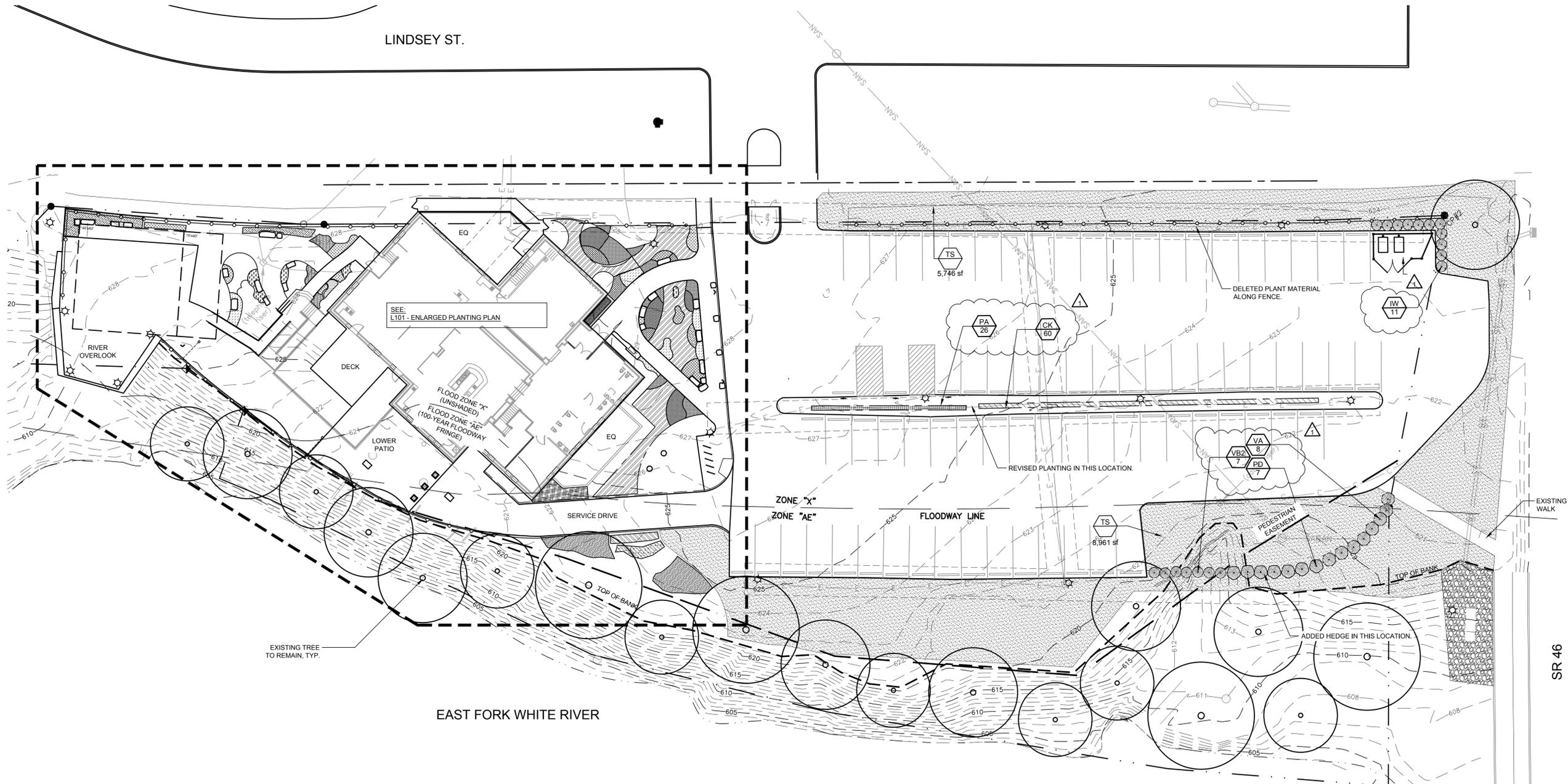
  
\_\_\_\_\_  
(Owner's Signature)

8/15/16  
\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Date)

LINDSEY ST.



**1 SITE PLAN / PARKING LAYOUT & PLANTING**  
 SCALE: 1"=10'-0"

ZONE "X"  
 ZONE "AE"

SR 46

NOTE:  
 THIS PLANTING PLAN REFLECTS THE  
 "AS-BUILT" CONDITION OF THE PROJECT  
 BASED ON FIELD NOTES PROVIDED BY THE  
 LANDSCAPE CONTRACTOR.



**Columbus Pumphouse**  
 148 Lindsey St.  
 Columbus, IN 47201

REVISIONS

No.	Revision/Issue	Date
1.	Revised per as-built conditions.	08.17.16

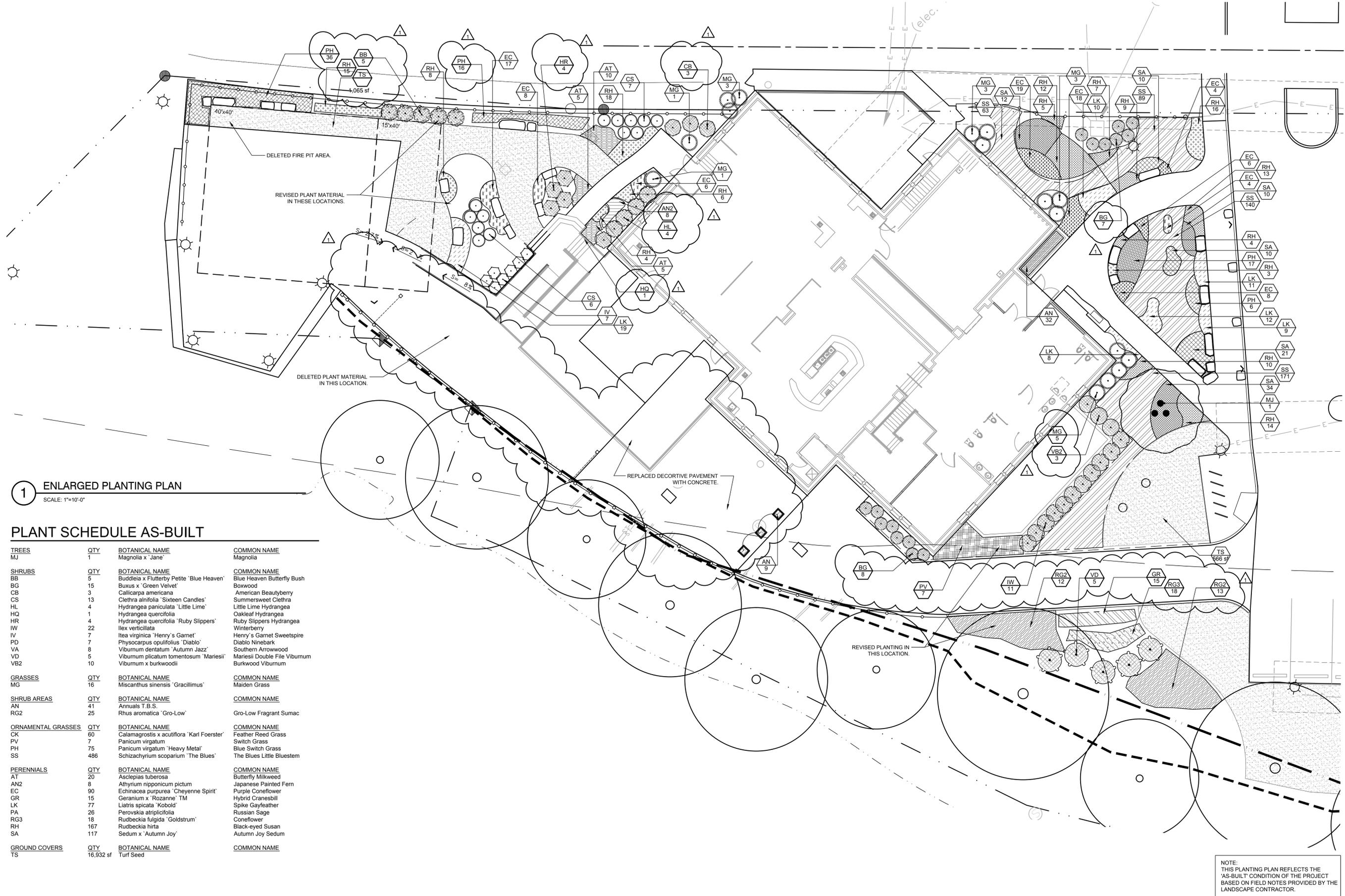
Project #:	3532
Issue Date:	04/22/16
Drawn By:	CM
Checked By:	RR



Phase:  
**As-Built**

Parking Lot  
 Planting Plan

**L100**



**1 ENLARGED PLANTING PLAN**  
 SCALE: 1"=10'-0"

**PLANT SCHEDULE AS-BUILT**

TREES	QTY	BOTANICAL NAME	COMMON NAME
MJ	1	Magnolia x 'Jane'	Magnolia
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME
BB	5	Buddleia x 'Flutterby Petite' 'Blue Heaven'	Blue Heaven Butterfly Bush
BG	15	Buxus x 'Green Velvet'	Boxwood
CB	3	Callicarpa americana	American Beautyberry
CS	13	Clethra alnifolia 'Sixteen Candles'	Summersweet Clethra
HL	4	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea
HQ	1	Hydrangea quercifolia	Oakleaf Hydrangea
HR	4	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Hydrangea
IW	22	Ilex verticillata	Winterberry
IV	7	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire
PD	7	Physocarpus opulifolius 'Diablo'	Diablo Ninebark
VA	8	Viburnum dentatum 'Autumn Jazz'	Southern Arrowwood
VD	5	Viburnum plicatum tomentosum 'Mariesii'	Mariesii Double File Viburnum
VB2	10	Viburnum x burkwoodii	Burkwood Viburnum
GRASSES	QTY	BOTANICAL NAME	COMMON NAME
MG	16	Miscanthus sinensis 'Gracillimus'	Maiden Grass
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME
AN	41	Annuals T.B.S.	
RG2	25	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME
CK	60	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass
PV	7	Panicum virgatum	Switch Grass
PH	75	Panicum virgatum 'Heavy Metal'	Blue Switch Grass
SS	486	Schizachyrium scoparium 'The Blues'	The Blues Little Bluestem
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME
AT	20	Asclepias tuberosa	Butterfly Milkweed
AN2	8	Athyrium nipponicum pictum	Japanese Painted Fern
EC	90	Echinacea purpurea 'Cheyenne Spirit'	Purple Coneflower
GR	15	Geranium x 'Rozanne' TM	Hybrid Cranesbill
LK	77	Liatris spicata 'Kobold'	Spike Gayfeather
PA	26	Perovskia atriplicifolia	Russian Sage
RG3	18	Rudbeckia fulgida 'Goldstrum'	Coneflower
RH	167	Rudbeckia hirta	Black-eyed Susan
SA	117	Sedum x 'Autumn Joy'	Autumn Joy Sedum
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME
TS	16,932 sf	Turf Seed	

NOTE:  
 THIS PLANTING PLAN REFLECTS THE  
 'AS-BUILT' CONDITION OF THE PROJECT  
 BASED ON FIELD NOTES PROVIDED BY THE  
 LANDSCAPE CONTRACTOR.

