



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (February 14, 2024 Meeting)

Docket No. / Project Title: CMP-2023-005 (BB Jones Addition Replat)
Staff: Noah Pappas

Applicant: Blackburn Properties, LLC
Property Size: 7,500 Square Feet
Current Zoning: RE (Residential: Established)
Location: 62 South Beatty Street, in the City of Columbus

Request Summary:

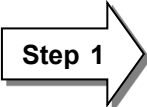
The applicant is requesting approval of a minor subdivision consistent with Subdivision Control Ordinance Chapter 16.12. The proposed subdivision is a replat of the BB Jones Addition, originally platted in 1905. It proposes to divide existing Lot # 72 into two lots of 3,750 square feet each. The applicant is also requesting a waiver from Subdivision Control Ordinance Section 16.40.070(C) to not have the signed consent of 75% of the 76 property owners in the existing subdivision.

Modifications:

The applicant is proposing the following modification(s) from the Subdivision Control Ordinance design or improvement standards that would typically apply to this development: A modification from Section 16.24.010(C)(1)(b) to delay construction of the sidewalk along the New York Avenue frontage of proposed new Lot 85 until after the home is constructed and before occupancy.

Plan Commission Process, Options, & Preliminary Staff Recommendation:

The Columbus Plan Commission has delegated the approval authority for minor subdivisions to the Plat Committee. This application is being considered by the Plan Commission because the Plat Committee found at least one aspect of the proposal to be inconsistent with the Subdivision Control Ordinance or subject to the discretion of the Plan Commission.

 **Modification Request(s):** The initial step in the approval process is for the Plan Commission to determine whether or not any request(s) for modification from the design or improvement standards of the Subdivision Control Ordinance can be supported based on the decision criteria provided. Subdivision Control Ordinance Section 16.32.020 indicates that the Plan Commission may grant a modification of the standards upon the determination that each provided criterion has been met. A separate motion with specific findings is recommended for each requested modification. The Plan Commission may attach conditions to any approved modification that are related to that modification and “will reasonably secure the objectives and requirements” of the Subdivision Control Ordinance (Section 16.32.020(B)).

Requested Modification: The applicant proposes to delay construction of the sidewalk along the New York Avenue frontage of proposed new Lot 85 until after the home is constructed and before occupancy. Section 16.24.010(C)(1)(b) of the Subdivision Control Ordinance states that sidewalks shall be required along the

frontages of all new lots if the Columbus Thoroughfare Plan classifies the development character of the street as “urban or suburban”. Sidewalk width and location within the right-of-way shall be as specified by the Thoroughfare Plan.

Preliminary Staff Recommendation: Approval, all criteria have been met.

Criteria #1: The modification will not be detrimental to the public health, safety, and general welfare.

Preliminary Staff Findings: Delaying the construction of the required sidewalk until after house construction will not be detrimental to the public health or safety as the sidewalk will be installed before occupancy. There is no existing sidewalk in the area and, therefore, this delayed sidewalk installation will not obstruct an existing pedestrian route. This criterion has been met.

Criteria #2: Adjacent property will not be adversely affected.

Preliminary Staff Findings: There is no existing sidewalk in the immediate area around the subject property. Adjacent property owners will not be negatively affected by the delaying of sidewalk installation until after construction since there is no existing sidewalk to connect to and the lack of one does not inhibit access to adjacent properties. This criterion has been met.

Criteria #3: The modification is justified because of exceptional topographic or other physical conditions unique to the property involved, as opposed to mere inconvenience or financial disadvantage.

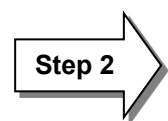
Preliminary Staff Findings: Since the intent is to build a house on the property, requiring a sidewalk prior to house construction would result in construction difficulties and potentially damage the sidewalk. Delaying sidewalk construction until after house construction would allow for the safe completion of both house and sidewalk without additional burden being created. This criterion has been met.

Criteria #4: The modification is consistent with the intent of this (the Subdivision Control Ordinance) and other applicable ordinances and the Comprehensive Plan.

Preliminary Staff Findings: Comprehensive Plan Policy A-2-15 encourages sidewalks in all areas of the community, with the goal of creating a continuous pedestrian system. Subdivision Control Ordinance Section 16.24.010(C)(1)(b) is intended to help further this objective. The applicant is not seeking to be absolved of this obligation and is still going to provide the required sidewalk improvement. This criterion has been met.

Criteria #5: The modification will not conflict with the requirements of the zoning ordinance, including but not limited to lot area, lot frontage, lot width, and setback(s).

Preliminary Staff Findings: These lots previously received development standards approval under Board of Zoning Appeals Case #C/DS-2023-022 to have a reduced lot size. All other development standards will be met for this development. This criterion has been met.



Required Revision(s):

The Plan Commission should identify any needed corrections or additions to the proposed plat that are necessary to meet the requirements of the Subdivision Control Ordinance and for which modifications have not been approved. The Plan Commission should also stipulate any changes necessary for the subdivision to comply with the Commission’s determinations on those design or improvement details that are at its discretion. Any required revisions must enforce the requirements of the Subdivision Control Ordinance. Discretionary features include those specifically indicated as such by the Subdivision Control Ordinance (such as the number of lots to be served by access easement) and those for which ensuring compliance requires the case-by-case application of the requirements by the Commission (such as street names, traffic calming, or supplementary travel lanes).

Preliminary Staff Recommendation: The following required revisions should be included as part of the plat approval: None.



Request Approval, Denial, or Continuance:

In reviewing a request for minor subdivision approval the Plan Commission may (1) approve any modifications and/or proposed discretionary features and the subdivision, (2) deny any modifications and/or proposed discretionary features and the subdivision, or (3) continue the review to the next Plan Commission meeting as provided by the Plan Commission Rules of Procedure and Subdivision Control Ordinance Section 16.40.050. The Plan Commission should make, second, and vote on a motion for the approval, denial, or continuance of the request. Any motion for approval should (1) note any approved modification(s) and (2) incorporate any required revisions.

Preliminary Staff Recommendation: Approval of the proposed subdivision, including the sidewalk installation modification and the requested waiver to not obtain the required 75% consent of the other subdivision property owners.

| Current Property Information (entire subdivision site): | |
|---|--|
| Land Use: | Vacant |
| Site Features: | None |
| Flood Hazards: | None |
| Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.) | None |
| Vehicle Access: | Beatty Street (Local, Urban, Residential) New York Avenue (Local, Urban, Residential) |

| Surrounding Zoning and Land Use (entire subdivision site): | | |
|---|-------------------------------|---------------------------|
| | Zoning: | Land Use: |
| North: | RE (Residential: Established) | Single-Family Residential |
| South: | RE (Residential: Established) | Single-Family Residential |
| East: | RE (Residential: Established) | Single-Family Residential |
| West: | RE (Residential: Established) | Single-Family Residential |

| Interdepartmental Review: | |
|----------------------------------|--------------|
| City Engineering: | No comments. |
| County Auditor: | No comments. |
| County Recorder: | No comments. |

| | |
|-------------------------|--|
| County Surveyor: | No comments. |
| City Utilities: | There will need to be separate water and sewer services installed for each lot once they're developed. |

History of this Location:

The relevant history of this property includes the following:

1. On October 25, 2022 the Board of Zoning Appeals approved this site and the properties to the north, at 42 South Beatty Street, to have a total of 3 triplex buildings for a total of 9 units under C/CU-2022-008. Commitments regarding installation of sidewalk and curbing along Beatty Street and New York Avenue were included, as well as a commitment regarding façade and building design.
2. On September 26, 2023 the Board of Zoning Appeals approved this site to have a reduced minimum lot area of 3,750 square feet to allow the creation of an additional lot (for a total of 2 at that size), each less than the minimum required 7,500 square foot lot area, under C/DS-2023-022. The applicant indicated intent to build a single-family house on each lot, instead of the triplex. The applicant indicated an intent to still build the triplex buildings on the lots to the north on 42 South Beatty Street. Commitments regarding installation of sidewalk and curbing along Beatty Street and New York Avenue were included.

History of this Application:

The relevant history of this application includes the following: The proposed minor subdivision was reviewed by the Columbus Plat Committee at its January 25, 2024 meeting and forwarded to the Plan Commission due to the subdivision property owner consent waiver and sidewalk installation modification requests.

Planning Consideration(s):

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

1. The applicant is proposing 1 new lot for a total of 2 lots over 7,500 square feet. The applicant plans to build a single-family residence on each lot. The western lot will obtain vehicle access off of the alley, and the eastern lot will obtain vehicle access off of either Beatty Street or New York Avenue. The proposed lots, after the approval of C/DS-2023-022, meet the minimum lot size.
2. The BB Jones subdivision was originally platted in 1905 and includes a total of 84 lots with 76 separate owners. Subdivision Control Ordinance Section 16.40.070(C) indicates that, for a replat of a previously approved subdivision that includes the addition of one or more buildable lots, at least 75% of the owners of property in the previously approved subdivision must provide written consent. The Commission may, at its discretion, waive this requirement.
 - o To comply with this requirement the applicant would need to provide signed consent from at least 57 of the 76 property owners of the original subdivision. The applicant has indicated that letters were sent out to these other property owners; of the 76 property owners, only 18 responded, or 23.7 percent.
 - o The Planning Department has provided written notice to these 76 property owners notifying them of the Plan Commission's public hearing on this proposed subdivision.
 - o As with most plats of this era, without looking at the plat, the limits of the original subdivision are visually difficult to determine. There are no clear visual cues around the neighborhood to indicate what area is a part of the subdivision and what is not. The neighborhood's identity is not associated with the original subdivision plat.
3. There is a minimal presence of sidewalks in the area. In the immediate vicinity of the subject property there are no sidewalks that this required sidewalk would connect to.
4. Subdivision Control Ordinance Section 16.24.010(C)(b) requires sidewalks to be installed on new lots at the time of subdivision. The applicant intends to build single family houses at this location. Should

a sidewalk be built immediately upon plat approval any construction on site would have to navigate over and around the sidewalk and it would likely be damaged.

5. Columbus Comprehensive Plan Policy A-2-15 encourages sidewalks in all areas of the community, with the goal of creating a continuous pedestrian system.
6. Separately from the requirements of the Subdivision Control Ordinance, sidewalks and curb replacement are required along the entire frontage along New York Avenue and Beatty Street on Lot 72 (the subject property), Lot 71, and Lot 73 because of commitments attached to Board of Zoning Appeals Cases C/DS-2023-022 & C/CU-2022-008. These sidewalks and curbs are to be installed with home construction and be complete prior to occupancy.

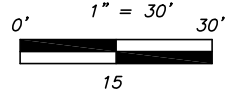
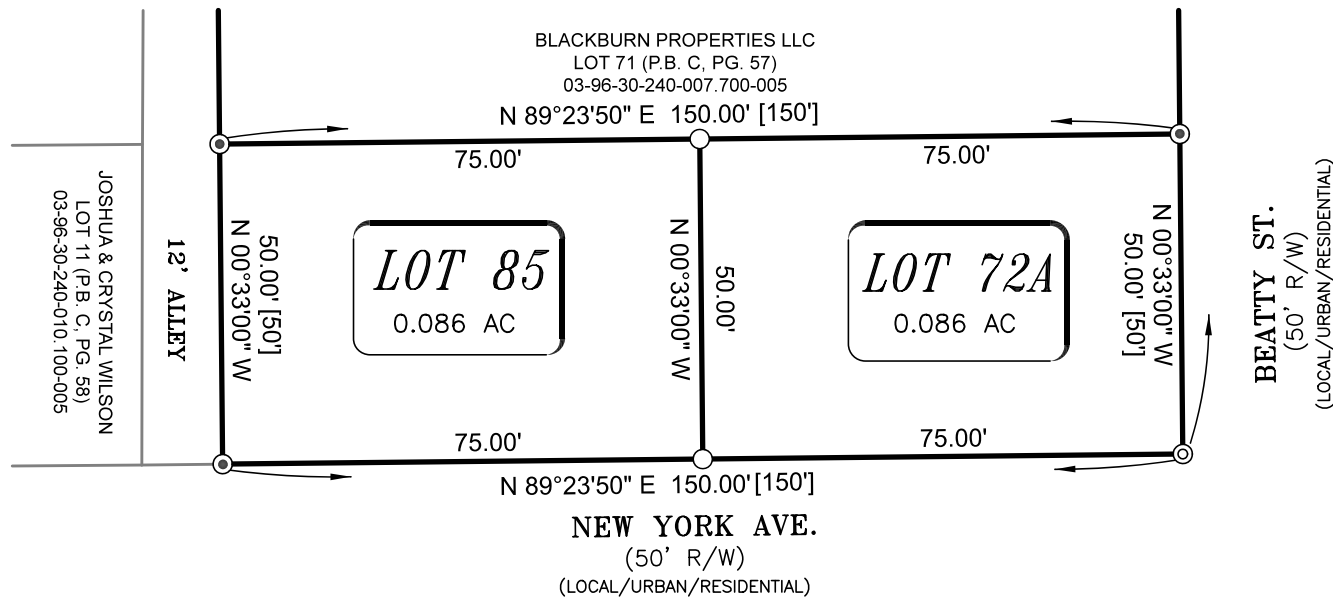
Applicable Subdivision Control Ordinance Requirement(s):

The following provisions of the Subdivision Control Ordinance apply to the consideration of this application:

Section 16.40.070 *Major Subdivisions Plat Substantial Revisions.*

1. (A) *Applicability:* This section shall apply to proposals to resubdivide or otherwise revise a previously approved major subdivision plat in a way that results in (1) any change in street circulation pattern or other public improvement, (2) the addition of one or more buildable lots and/or (3) any change in the amount of land reserved as common area or otherwise for public use.
2. (C) *Property Owner Consent:* The application for a plat revision governed by this section shall include the signed consent of at least 75% of the owners of property in the previously approved subdivision. However, the Commission may, at its discretion, waive this requirement. Any such waiver shall not be considered a modification subject to the criteria and other provisions of Chapter 16.32. Any waiver may only be granted following the notification of interested parties consistent with the Commission's Rules of Procedure and a public hearing.

B.B. JONES ADDITION REPLAT



BASIS OF BEARINGS WAS OBTAINED BY RTK GPS OBSERVATIONS USING THE INDIANA CONTINUOUSLY OPERATING REFERENCE STATION (INCORS) NETWORK, BASED ON THE INDIANA GEOSPATIAL COORDINATE SYSTEM (INGCS) BARTHOLOMEW COUNTY ZONE.

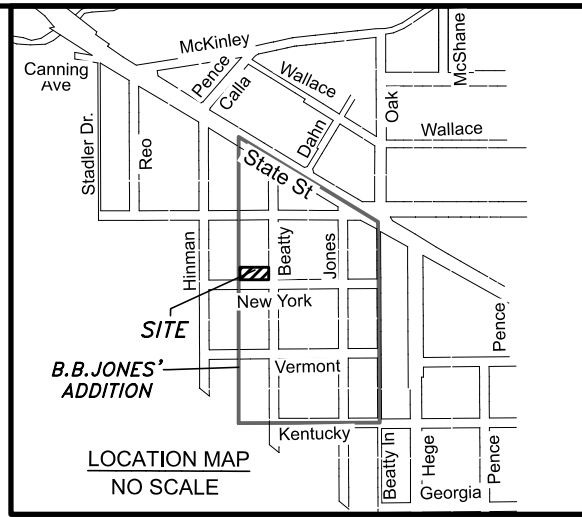
LEGEND

- = 5/8"X30" REBAR AND CAP MARKED 0136 SET THIS SURVEY
- ⊙ = 5/8" REBAR W/CAP FOUND (MDG)
- ⊗ = IRON PIPE FOUND
- [100.00] = RECORD
- 100.00 = MEASURED

OWNER:
BLACKBURN PROPERTIES LLC.

PARCEL#:
03-96-30-240-007.800-005

| ACREAGE TABLE | |
|---------------|-----------------|
| LOT 85: | 0.086 AC |
| LOT 72A: | 0.086 AC |
| TOTAL: | 0.172 AC |



OWNER'S CERTIFICATE

I, THE UNDERSIGNED, DUSTY BLACKBURN - MANAGER OF BLACKBURN PROPERTIES LLC, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

THE SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "B.B. JONES ADDITION REPLAT" CONSISTING OF 2 LOTS, IDENTIFIED AS LOT 72A AND LOT 85, CONTAINING IN ALL 0.172 ACRES.

ALL PUBLIC STREETS AND ALLEYS SHOWN AND DESIGNATED AS SUCH AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. OTHER PUBLIC LANDS SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED FOR PUBLIC USE.

CLEAR TITLE TO THE LAND CONTAINED IN THIS PLAT IS GUARANTEED. SOURCE OF TITLE IS BASED ON A DEED RECORDED IN INSTRUMENT 2022-5783. ANY ENCUMBRANCES AND SPECIAL ASSESSMENTS ARE EXPLAINED AS FOLLOWS:
AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, OR OTHER ENCUMBRANCES OF RECORD.

THE BUILDING SETBACKS SHALL BE DETERMINED BY THE APPLICABLE ZONING REGULATIONS OF CURRENT ADOPTION, AS PERIODICALLY AMENDED.

LOT 72 IN B.B JONES ADDITION, RECORDED IN PLAT BOOK C, PAGE 57 IS HEREBY VACATED BY THIS PLAT.

A VARIANCE WAS GRANTED TO ALLOW LOT SIZES TO BE LESS THAN REQUIRED BY THE ORDINANCE BY THE CITY OF COLUMBUS BOARD OF ZONING APPEALS / HEARING OFFICER PER CASE NO. C/DS-2023-022.

WITNESS OUR HANDS AND SEALS THIS _____, DAY OF _____, 2024.

DUSTY BLACKBURN
MANAGER OF BLACKBURN PROPERTIES LLC.

STATE OF INDIANA
SS:
COUNTY OF BARTHOLOMEW

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED DUSTY BLACKBURN - MANAGER OF BLACKBURN PROPERTIES LLC WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS _____, DAY OF _____, 2024.

, NOTARY PUBLIC

COUNTY OF RESIDENCE: _____.

MY COMMISSION EXPIRES: _____.

PROPERTY DESCRIPTION

LOT 72 OF B.B JONES ADDITION TO THE CITY OF COLUMBUS RECORDED IN PLAT BOOK C, PAGE 57 IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA.

SURVEYOR'S CERTIFICATE

I, TED P. DARNALL, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME, OR UNDER MY SUPERVISION, ON DECEMBER 20, 2023 IN ACCORDANCE WITH THE REQUIREMENTS OF THE INDIANA SURVEY STANDARDS AS DEFINED IN TITLE 865, ARTICLE 1, RULE 12 OF THE INDIANA ADMINISTRATIVE CODE; THAT ANY CHANGES FROM THE DESCRIPTION APPEARING ON THE LAST RECORD TRANSFER OF THE LAND CONTAINED IN THE FINAL PLAT ARE SO INDICATED; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR WILL BE INSTALLED.

Ted P. Darnall
TED P. DARNALL PS #29600006
CERTIFICATION DATE: 01-31-2024



FOR SURVEYOR'S REPORT AND BOUNDARY SURVEY MEETING THE REQUIREMENTS OF IAC TITLE 865, ART. 1, RULE 12 SEE INSTRUMENT NUMBER: 2024000291

| 1 | 2-1-24 | MISC EDIT PER PLAT COMM | HED |
|---------|--------|-------------------------|-----|
| REV.NO. | DATE | DESCRIPTION | BY: |



1428 Lafayette Avenue, Columbus, IN 47201
812.372.7398 www.milestonedesign.org

B.B. JONES ADDITION REPLAT

| | | |
|---|---------------|------------------|
| JOB NO: 22619 | SHEET: 1 OF 2 | DATE: 01-31-2024 |
| FILE NAME: E:\PROJECTS\22000\22619\22619SUB.DWG | | |

B.B. JONES ADDITION REPLAT

AUDITOR'S CERTIFICATE

THE REAL PROPERTY HAS BEEN DULY ENTERED FOR TAXATION AND TRANSFERRED ON THE RECORDS OF THE AUDITOR OF BARTHOLOMEW COUNTY THIS _____ DAY OF _____, 2024.

AUDITOR, BARTHOLOMEW COUNTY: PIA O'CONNOR

RECORDER'S CERTIFICATE

RECORDED IN PLAT BOOK S, PAGE NUMBER _____, THIS _____ DAY OF _____, 2024, AT _____ O'CLOCK _____.
INSTRUMENT NO. _____ FEE PAID \$ _____.

BARTHOLOMEW COUNTY RECORDER: TAMI L. HINES

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. TED P. DARNALL

A NOTATION HAS BEEN MADE ON B.B. JONES ADDITION TO THE CITY OF COLUMBUS, RECORDED IN PLAT BOOK C, PAGE 57.

PRIMARY APPROVAL

UNDER AUTHORITY PROVIDED BY IC 36-7-4-700, SUBDIVISION CONTROL, AND ANY AMENDMENTS THERETO, THIS PLAT WAS GIVEN PRIMARY APPROVAL BY THE CITY OF COLUMBUS, INDIANA AS FOLLOWS:

APPROVAL BY THE PLAN COMMISSION AT A MEETING HELD _____, 2024.

_____, PRESIDENT _____, SECRETARY

VOID UNLESS SECONDARY APPROVAL IS RECEIVED BY _____.


SECONDARY APPROVAL

ALL CONDITIONS OF PRIMARY APPROVAL HAVE BEEN MET AND THIS PLAT IS GRANTED SECONDARY APPROVAL.

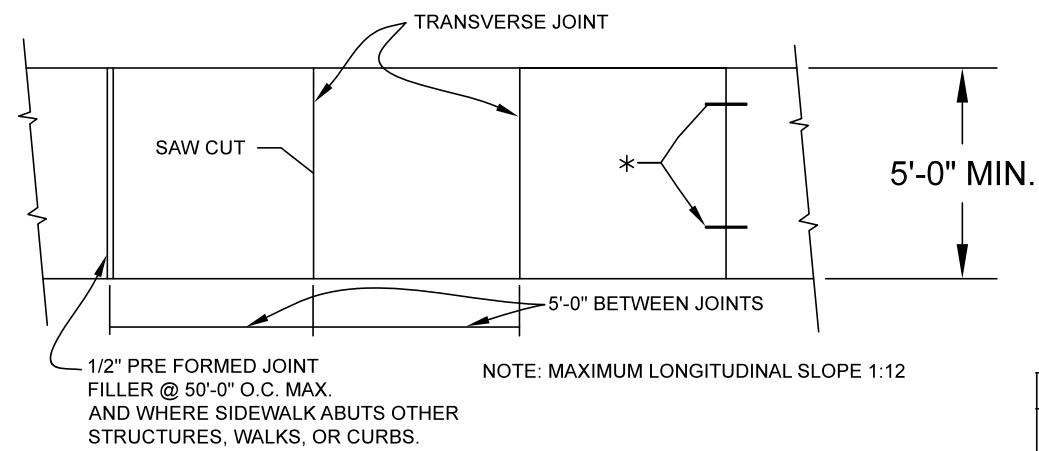
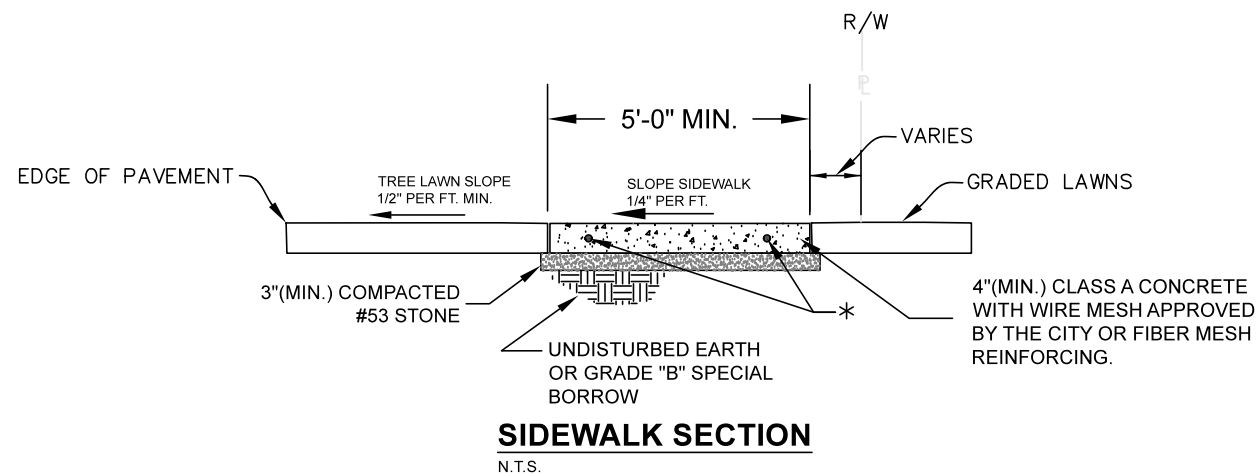
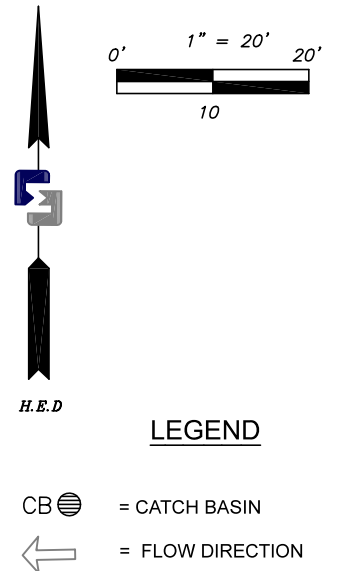
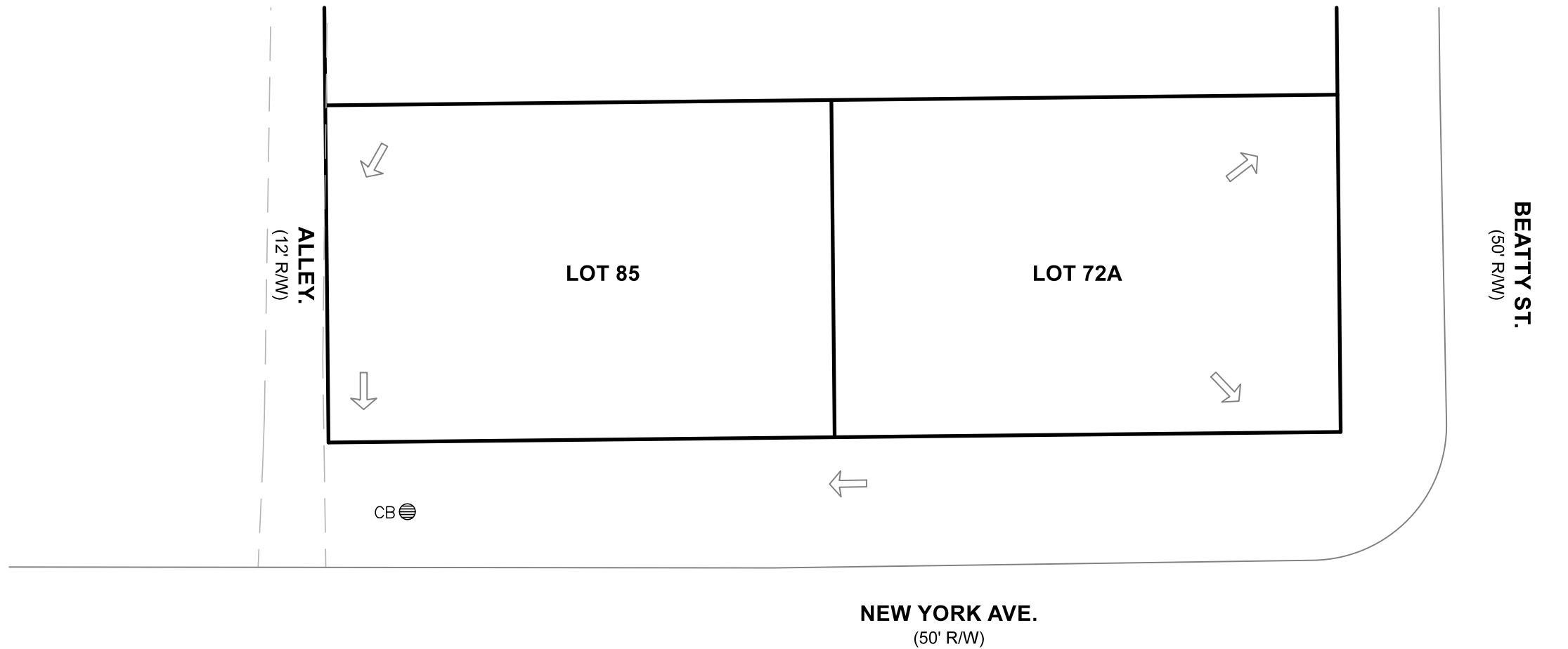
APPROVED BY THE PLANNING DIRECTOR THIS _____ DAY OF _____, 2024.

PLANNING DIRECTOR: JEFFREY R. BERGMAN, AICP

VOID UNLESS RECORDED BY _____.

| 1 | 2-1-24 | MISC EDIT PER PLAT COMM | HED |
|--|--------|-------------------------|------------------|
| REV.NO. | DATE | DESCRIPTION | BY: |
|  <p>1428 Lafayette Avenue, Columbus, IN 47201 812.372.7398 www.milestonedesign.org</p> <p>B.B. JONES ADDITION REPLAT</p> | | | |
| JOB NO: 22619 | | SHEET: 2 OF 2 | DATE: 01-31-2024 |
| FILE NAME: E:\PROJECTS\22000\22619\22619SUB.DWG | | | |

B.B. JONES ADDITION REPLAT –
EXISTING FEATURES



* 1/2" DOWEL BAR INSTALLED AT ALL EXISTING WALK AND CURBS

| REV.NO. | DATE | DESCRIPTION | BY: |
|--|---------------|------------------|-----|
|  1428 Lafayette Avenue, Columbus, IN 47201 812.372.7398 www.milestonedesign.org | | | |
| B.B. JONES ADDITION REPLAT EXISTING FEATURES | | | |
| JOB NO: 22619 | SHEET: 1 OF 1 | DATE: 01-31-2024 | |
| FILE NAME: E:\PROJECTS\22000\22619\22619SUB.DWG | | | |

**City of Columbus - Bartholomew County Planning Department
Subdivision Application**

Submit applications and materials by e-mail to planning@columbus.in.gov. If questions, please call: 812.376.2550.
Submittal instructions available at <https://www.columbus.in.gov/planning/applications-forms/>.

To be Completed by the Planning Department

Major Subdivision Pre-submittal Meeting on (date): _____ by (initials): _____

Application Received on (date): 12/20/23 by (initials): JAM

Jurisdiction: Columbus Bartholomew County Joint District

Docket No.: CMP-2023-005

Property Owner Name (from GIS): Blackburn Properties LLC

To be Completed by the Applicants

STOP! All Major Subdivision applicants must complete a pre-submittal meeting with a Planning Department staff member before completing this application. Please contact the Department at 812.376.2550 when the major subdivision primary plat drawings are approximately 75% complete and at least 2 weeks prior to the applicable Plan Commission application deadline to schedule the meeting. The Department cannot guarantee a timely meeting if contacted less than 2 weeks prior to the deadline and is not responsible for any missed deadline that may result.

All Minor Subdivision applications must include the required existing features information and septic site verifications. Applications lacking this information on the application deadline will be considered incomplete and will not be docketed for Plat Committee consideration.

Subdivision Type: Major (Primary Approval) Minor Agriculture Administrative

Proposed Subdivision Name: B.B. Jones Addition Replat

Representative / Notification Information:

The contractor, surveyor, attorney, or other person authorized to act on behalf of the project owner (or the project owner if no other representative will be used) and to whom all correspondence regarding this application should be directed.

Representative Person's Name: Ted Darnall

Representative's Company Name: Milestone Design Group Inc

Mailing Address: 1428 Lafayette Ave Columbus IN 47201
(number) (street) (city) (state) (zip)

Phone No.: 812-372-7398 E-mail Address: tdarnall@milestonedesign.org

All correspondance will be by e-mail unless another method has been agreed upon by the Planning Department.

Professional Land Surveyor Information:

The professional land surveyor primarily responsible for the subdivision design and drawings. If the land surveyor is also the representative listed above, please indicate "same as above" in the "Name" line below.

Surveyor's Name: Same as above

Company Name: _____

Mailing Address: _____
(number) (street) (city) (state) (zip)

Phone No.: _____ E-mail Address: _____

Project Information:

The property owner, land developer, business, institution, etc. that is proposing the subdivision – NOT the contractor, surveyor, or other representative (see above).

Property Owner, Land Developer, Etc. Name: Blackburn Properties LLC

Property Owner, Land Developer, Etc. Contact Person Name: Cody Blackburn

Mailing Address: 6500 Pink Willow Ct Columbus IN 47201
(number) (street) (city) (state) (zip)

Phone No.: 812-374-8684 E-mail Address: blackburnc28@yahoo.com

Total Number of Parcels: Existing: 1 Proposed: 2 **Total Land Area:** 0.172 Acres

Please include all lots, tracts, blocks, etc. in both the total number of parcels and total land area above.

Are any modifications from the Subdivision Control Ordinance proposed? Yes No

If "Yes", a completed worksheet for each requested modification must also be provided.

Property / Location Information:

Property Address: 62 S Beatty St Columbus
(number) (street) (city)

or Other Description (if no address is assigned, provide the parcel number(s), distance from the nearest street/road intersection, etc.):

03-96-30-240-007.800-005

Representative's Signature / Acknowledgement:

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

Ted Darnall
(Representative's Signature) (Printed Name) (Date)

Property Owner Signature:

The owner DOES NOT include a tenant or contract buyer. Applications submitted without the property owner signature(s) will not be processed. If those signing as property owner below are not specifically listed as such in the records of Bartholomew County, please indicate their relationship to that officially listed person, role in that corporation or entity, etc. where "Title" is requested below.

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. I understand that a public notice sign may be placed and remain on the property until the processing of the request is complete.

Cody Blackburn Cody Blackburn Owner 12/13/23
(Property Owner #1 Signature) (Printed Name) (Title, if Needed) (Date)

(Property Owner #2 Signature) (Printed Name) (Title, if Needed) (Date)

(Property Owner #3 Signature) (Printed Name) (Title, if Needed) (Date)

(Property Owner #4 Signature) (Printed Name) (Title, if Needed) (Date)

City of Columbus – Bartholomew County Planning Department
City of Columbus
Subdivision Control Ordinance Modification Worksheet
(Attach a separate worksheet for each requested modification.)

Modification Requested:

I am requesting a modification from Section _____ of the Columbus Subdivision Control Ordinance to allow:

Modification Request Justification:

The Columbus Subdivision Control Ordinance (Section 16.32.020) establishes specific criteria that must be met in order for a modification from the design or improvement standards to be approved. Please describe how the requested modification meets each of the following criteria. All criteria must be met if the modification is to be approved. Attach additional sheets if necessary.

1. The modification will not be detrimental to the public health, safety, and general welfare.

2. Adjacent property will not be adversely affected.

3. The modification is justified because of exceptional topographic or other physical conditions unique to the property involved, as opposed to mere inconvenience or financial disadvantage.

4. The modification is consistent with the intent of this (the Subdivision Control Ordinance) and other applicable ordinances and the Comprehensive Plan.

5. The modification will not conflict with the requirements of the zoning ordinance, including but not limited to lot area, lot frontage, lot width, and setback(s).
