



**CITY OF COLUMBUS  
BOARD OF ZONING APPEALS  
(February 27, 2024 Meeting)**

**STAFF REPORT**

**Docket No. / Project Title:** CUV-2024-002 (MAC Property Group INC)  
**Staff:** Kyra Behrman  
**Applicant:** Fred Cusak / MAC Property Group  
**Property Size:** 0.45 Acres (or 19,650 square feet)  
**Current Zoning:** RS2 (Residential: Single-Family 2)  
**Location:** 3325 Riverside Drive (Part of Lot #29 – Rost’s Third Addition), in the City of Columbus

**Background Summary:**

The applicant has indicated that the proposed use variance is for the purpose of allowing a duplex / two-family dwelling in the RS2 (Residential: Single-Family 2) zoning district.

**Preliminary Staff Recommendation:**

Denial; criterion #3 has not been met.

**Zoning Ordinance Considerations:**

**District Intent:** The intent of the RS2 (Residential: Single-Family 2) zoning district is as follows: to provide areas for moderate density single-family residences in areas with compatible infrastructure and services. Development in this zoning district should generally be served by sewer and water utilities. Such development should also provide residents with convenient access to Collector and Arterial streets, parks and open space, employment, and convenience goods.

**Permitted Uses:** The following uses are permitted in the RS2 (Residential: Single-Family 2) zoning district.

1. Single-family dwelling
2. Nature preserve / Conservation area
3. Park / playground

**Permitted Locations:** The proposed use is permitted in the following zoning districts: RT (Residential: Two-family) and RM (Residential: Multi-family). It is a conditional use in the following zoning districts: RE (Residential: Established), CD (Commercial: Downtown), and CDS (Commercial: Downtown Support).

<b>Current Property Information:</b>	
<b>Land Use:</b>	Residential
<b>Site Features:</b>	Single-family dwelling,

<b>Flood Hazards:</b>	The southernmost boundary of the site does contain 500-year Floodplain.
<b>Vehicle Access:</b>	Riverside Drive, a local, residential, suburban street

<b>Surrounding Zoning and Land Use:</b>		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	RS2 (Residential: Single-Family 2)	Single-Family Residential
<b>South:</b>	AP (Agriculture: Preferred) RS3 (Residential: Single-Family 3)	Agriculture Single-Family Residential Two-Family Residential
<b>East:</b>	RS2 (Residential: Single-Family 2)	Single-Family Residential
<b>West:</b>	RS2 (Residential: Single-Family 2) AP (Agriculture: Preferred)	Single-Family Residential Agriculture

<b>Interdepartmental Review:</b>	
<b>City Engineering:</b>	We have no comments at this time.
<b>Code Enforcement:</b>	Code Enforcement does not have an issue with the proposal. Will need a building permit if approved.
<b>Fire Department:</b>	The Columbus Fire Department does not have any issues with MAC Duplex 1 or Duplex 2.
<b>City Utilities:</b>	We have no concerns

**Comprehensive Plan Consideration(s):**

The Future Land Use Map indicates the future use of this property as Floodway / Sensitive Area and Residential.

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

- POLICY A-1-1:** Encourage mixing of housing prices in all geographic areas of the city. *This policy is intended to provide choice of housing locations; it does not mean that houses of greatly differing price will be mixed in the same neighborhood.*
- POLICY A-2-9:** Preserve and enhance the character of neighborhoods. *Older neighborhoods have distinctive characteristics which should be retained. These vary from one neighborhood to another, but they include such things as smaller lots, lesser setbacks, service alleys, and a distinctive architectural style.*

3. **POLICY A-2-11:** Encourage all new development to be in scale (height, area, mass, setback, etc.) with its surroundings, determined on a neighborhood-by-neighborhood basis. *New development should be designed in a manner that is sensitive to the surroundings.*
4. **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*
5. **POLICY B-1-9:** Encourage new development to be designed in a manner which preserves natural topography and other natural features, including but not limited to trees, woodlands, wetlands, streams, ponds, drainage ways. *Natural features and topography are a community resource which should not be destroyed due to inflexible subdivision regulation. New development should take place in a manner which preserves these features to the maximum extent possible.*
6. **GOAL D-1:** Develop new housing where adequate public services can be provided economically.
7. **GOAL D-2:** Encourage development of a sufficient supply of diverse housing types, sizes, and price ranges in the community.
8. **POLICY D-2-2:** Allow for various housing types. *A diverse population needs diverse housing. The city should encourage a variety of housing types, including single-family detached houses, townhouses, and apartments.*
9. **POLICY D-2-6:** Encourage development of a sufficient supply of housing in all price ranges so that all citizens of the community can enjoy decent, safe, and sanitary housing in desirable neighborhood settings. *A diversity of housing prices and types accommodates a diverse population and differing preferences.*
10. **POLICY D-3-2:** Encourage renovation or removal of deteriorated housing. *Housing which has deteriorated detracts from neighborhood quality, discourages investment, and is a nuisance, attracting vermin and vandalism. Such housing should be rehabilitated or removed.*

This property is located in the Western Rocky Ford Neighborhoods character area. The following Planning Principle(s) apply to this application:

1. Single-family housing should continue to be the dominant land use in the area.
2. Multifamily housing should be considered where the street system is adequate to accommodate the traffic without lowering the level of service.

### **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's overall project is to demolish an existing house that sits across the property line on the two lots: Lots 27 and part of Lot 29 in Rost's Third Addition. The applicant proposes to construct a duplex on each lot (Part of Lot 29, the subject of this use variance request, and CUV-2024-001 Lot 27, a second use variance request).
2. According to Table 7.1 in the Zoning Ordinance, two-family dwellings are required to have 2 parking spaces per dwelling unit; thereby requiring 4 on-site parking spaces for the proposed structure. The submitted site plan shows 4 parking spaces; 2 within the enclosed garage being accessed from the alley and 2 located in a "T" parking space off of the driveway.
3. The proposed structure will be 59 feet x 62 feet (3,658 square feet) and will contain 2 dwelling units. Each unit will have 3 bedrooms, 2 baths and enclosed 1-car garage.
4. The proposed location of the duplex meets all development standards regarding all setbacks and on-site parking. The structure will not be located within any floodplain or floodway.
5. The duplex would be accessed from Riverside Drive, a local, residential suburban street.
6. Approximately 35 feet of the proposed driveway would be within the 500-year Floodplain.
7. The subject lot is located within Rost's Third Addition subdivision; three duplexes currently exist within 500 feet to the south in this same subdivision.
8. The immediate area does not offer any sidewalks, parks or pedestrian paths for recreation. A Shared Use Path is recommended by the Comprehensive Plan's Bicycle & Pedestrian Plan Element to be constructed nearby, on Washington Street. The nearest public parks, Mead Village and Blackwell Park, are approximately one mile to the west.

9. Access to routes for ColumBus transit are located one-half mile to the south at 27<sup>th</sup> and Washington and approximately 0.75 miles west at National Road and Westenedge Drive. .
10. The nearest grocery store is located approximately 1.25 miles south on US 31 (Kroger). Smaller convenience stores are located approximately 0.25 miles south at the intersection of Washington St. / US 31 (Village Pantry).

### **Provisional Findings of Fact / Decision Criteria**

The Board may approve a variance of use from the provisions of the zoning ordinance upon finding that each of the following is true.

**1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community:**

*Provisional Findings:* The two-family / duplex structure as proposed meets all required setbacks. Interdepartmental review of this request produced no concerns. *This criterion has been met.*

**2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:**

*Provisional Findings:* The lots adjoining the subject site to the east and west contain single-family dwellings. The adjoining lot to the north contained a single-family dwelling, but is also a request before the Board to allow a two-family dwelling (CUV-2024-001). Other two-family dwellings exist within 500 feet of the subject site. Allowing this vacant parcel to be developed for a two-family dwelling would not appear to negatively affect the use of the adjoining properties. The parking required for the two-family residential use can be accommodated on the site and parking, therefore, would also not affect neighboring properties in an adverse manner. *This criterion has been met.*

**3. The need for the variance arises from some condition peculiar to the property involved:**

*Provisional Findings:* While other two-family uses exist in this established neighborhood, they were established prior to the adoption of the current zoning ordinance and are therefore legal nonconforming ("grandfathered"). The applicant has not identified any unique features or conditions on this property that would prevent it from being used as a single-family residence. *This criterion has not been met.*

**4. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought:**

*Provisional Findings:* The property could be developed with a single-family dwelling. However, the property could also accommodate more intense development, such as the proposed duplex. The redevelopment of the property represents an opportunity to provide the diverse and various housing types that the Comprehensive Plan envisions. Therefore, the strict application of the Zoning Ordinance would create an unnecessary hardship. *This criterion has been met.*

**5. The approval does not interfere substantially with the comprehensive plan:**

*Provisional Findings:* The Goals and Policies Element of the Comprehensive Plan encourages new housing where adequate public services can be provided economically, encourages development of a sufficient supply of diverse housing types, sizes and price ranges in the community, and encourages infill development. The property is also located within the Western Rocky Ford Neighborhoods character area where Single-family housing is encouraged to continue to be the dominant land use in the area, and Multifamily housing should be considered where the street system is adequate to accommodate the traffic without lowering the level of service. *This criterion has been met.*

### **Board of Zoning Appeals Options:**

In reviewing a request for a use variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

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**City of Columbus - Bartholomew County Planning Department  
Use Variance Application**

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

<b>To be Completed by the Planning Department</b>			
Pre-submittal Meeting on (date):	<u>1/11/24</u>	by (initials):	<u>JB&amp; KB</u>
Application Received on (date):	<u>1/23/24</u>	by (initials):	<u>MSB</u>
Jurisdiction:	<input checked="" type="checkbox"/> Columbus	<input type="checkbox"/> Bartholomew County	<input type="checkbox"/> Joint District
Hearing Procedure:	<input checked="" type="checkbox"/> Board of Zoning Appeals	<input type="checkbox"/> Hearing Officer (see IC 36-7-923(a)(3) for use variance eligibility)	
Docket No.:	<u>C/VV-2024-002</u>	Zoning District:	<del>XXXX</del> <u>RS2</u>
Property Owner Name (from GIS):	<u>MARGARET STEVENS</u>		

**To be Completed by the Applicants**

**STOP! All variance applicants must meet with a Planning Department staff member before completing this application**  
Please contact the Department at 812.376.2550 at least 1 week prior to the applicable Board of Zoning Appeals application deadline to schedule a review meeting. The Department cannot guarantee a timely review meeting if contacted less than 1 week prior to the deadline and is not responsible for any missed deadline that may result.

**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: Fred Cusack

Representative's Company Name: MAC Property Group, INC

Mailing Address: 8700 W Georgetown Rd Columbus IN 47201  
(number) (street) (city) (state) (zip)

Phone No.: 812-350-4355 E-mail Address: fred@macpropertygroup.com

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

**Project Information:**

*The home owner, business, institution, etc. that is requesting the variance – NOT the contractor, surveyor, or other representative (see above). If the project owner will be representing themselves, their information should be entered above and "same as above" may be entered below.*

Home Owner, Business, Institution, Etc. Name: ~~XXXXXXXXXXXX~~ MAC Property Group INC

Business, Institution, Etc. Contact Person Name: same

Mailing Address: 3325 Riverside Dr Columbus, In 47203  
(number) (street) (city) (state) (zip)

Phone No.: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

**Property / Location Information:**

Property Address: 3325 Riverside Dr Columbus, In 47203 ( South Parcel)  
(number) (street) (city)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, etc):  
03-95-12-310-001.001-005 PT. LOT 29



## Variance Requested:

I am requesting a variance from Section 3.9 (a) of the Zoning Ordinance to allow the property to be used for the following (as defined by the zoning ordinance):

Duplex

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Please describe the proposed use further:

Build new duplex home.

## Variance Request Justification:

The Indiana Code and the Columbus & Bartholomew County Zoning Ordinance establish specific criteria that each must be met in order for a use variance to be approved. Describe how the variance request meets each of the following criteria.

1. **The approval will not be injurious to the public health, safety, morals, and general welfare of the community.** For example: What harm could come from approving the variance? Would it create any public safety issues? Why or why not?

The applied for approval for variance in the attached application is consistent with the the City of Columbus policy, in fact providing safeguards in compliance with all city code compliance and comprehensive plan goals protecting against any adverse effects to public health, safety, morals, and general welfare of the community.

2. **The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.** For example: What impacts can the neighbors realistically expect to the use of their property and to their property values? Will approval of the variance cause any negative impacts to the neighbors? Why or why not?

The approval of this variance; consistent with the goals and policies of the adopted policy of "Housing Section D " ; Will in fact impact the existing neighborhood, in a positive way, providing attractive quality affordable housing consistent with City goals and objectives increasing property values in the immediate neighborhood

3. **The need for the variance arises from some condition peculiar to the property involved.** For example: Is there some unique problem with the site that limits how it can be used? If so, what is that problem (size or configuration of the site, layout, topography, availability or location of utilities, etc.)?

The need for variance provides for the highest and best use of the existing property, removing a blighted property , violating lot configuration limiting the highest and best use of the property applicable to attractive affordable housing consistent with Goals and Policy's of the City Of Columbus Comprehensive 20 year plan under section D Housing.

4. **The strict application of the terms of the Zoning Ordinance will constitute an unnecessary hardship as they are applied to the property for which the variance is sought.** For example: the property is zoned \_\_\_\_\_ . What are the reasons the property cannot be used as it is currently zoned? What would prohibit the property from being the location of any of the permitted or conditional uses (existing structure is not usable for permitted uses, size or configuration of the lot, etc.)?

The existing age old zoning for the applied property variance prohibits the two lots from it's conditional permitted use because of existing blighted uninhabitable structure that violates the configuration of the 2 lots. Approval of the attached is consistent with the Spirit and Intent of the 20 year Comprehensive Plan As adopted by the City Of Columbus

Continued on next page.



5. **The granting of the variance does not interfere substantially with the Comprehensive Plan.** If the property is located in the jurisdiction of the City of Columbus visit <https://www.columbus.in.gov/planning/comprehensive-plans/>. If the property is in the jurisdiction of Bartholomew County visit <https://www.columbus.in.gov/planning/comprehensive-plans/comprehensive-county-plans/>. Include statements or concepts that support the request.

The 20 Year Comprehensive plan as adopted By the City of Columbus under Section D Housing identifies the intent and spirit of the attached application consistent with other approved variance's, to further the Goals and Policies for comprehensive land use allowing removing a blighted property causing unusable configuration of the existing two lots

**Application Fee Refund Information:**

The adopted Planning Department Schedule of Application Fees provides for the refunding of the application fee for this request if it is approved by the Board of Zoning Appeals. The refund will be provided by mail in the form of a check. It may take several weeks after the Board of Zoning Appeals approval to process the refund and issue the check. Please indicate to whom any refund should be provided:

Name: Frederick Cusack

Address: 8700 W Georgetown Rd Columbus, IN 47201  
(number) (street) (city) (state) (zip)

**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.

*Frederick Cusack*

1-23-24

(Representative's Signature)

(Date)

Frederick Cusack

(Representative's Printed Name)

**Property Owner's Signature:**

The owner DOES NOT include a tenant or contract buyer. Applications submitted without the property owner's signature will not be processed.

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.

*Margaret V Stevens* dotloop verified 01/23/24 9:03 AM MST 78R4-XIJ6-ETIC-CZAL

(Property Owner's Signature)

(Date)

Margaret Stevens

(Property Owner's Printed Name)

**Signer's Ownership Role or Representation:**

If the person signing as the property owner is 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. below.

(Signer's Ownership Role or Representation)





















Existing Driveway

Proposed New Driveway.

Columbus

pt 29

pt 29

RIVERSIDE-DR

WASHINGTON ST

-85.923263

28

9

27

10

100

125

115

11

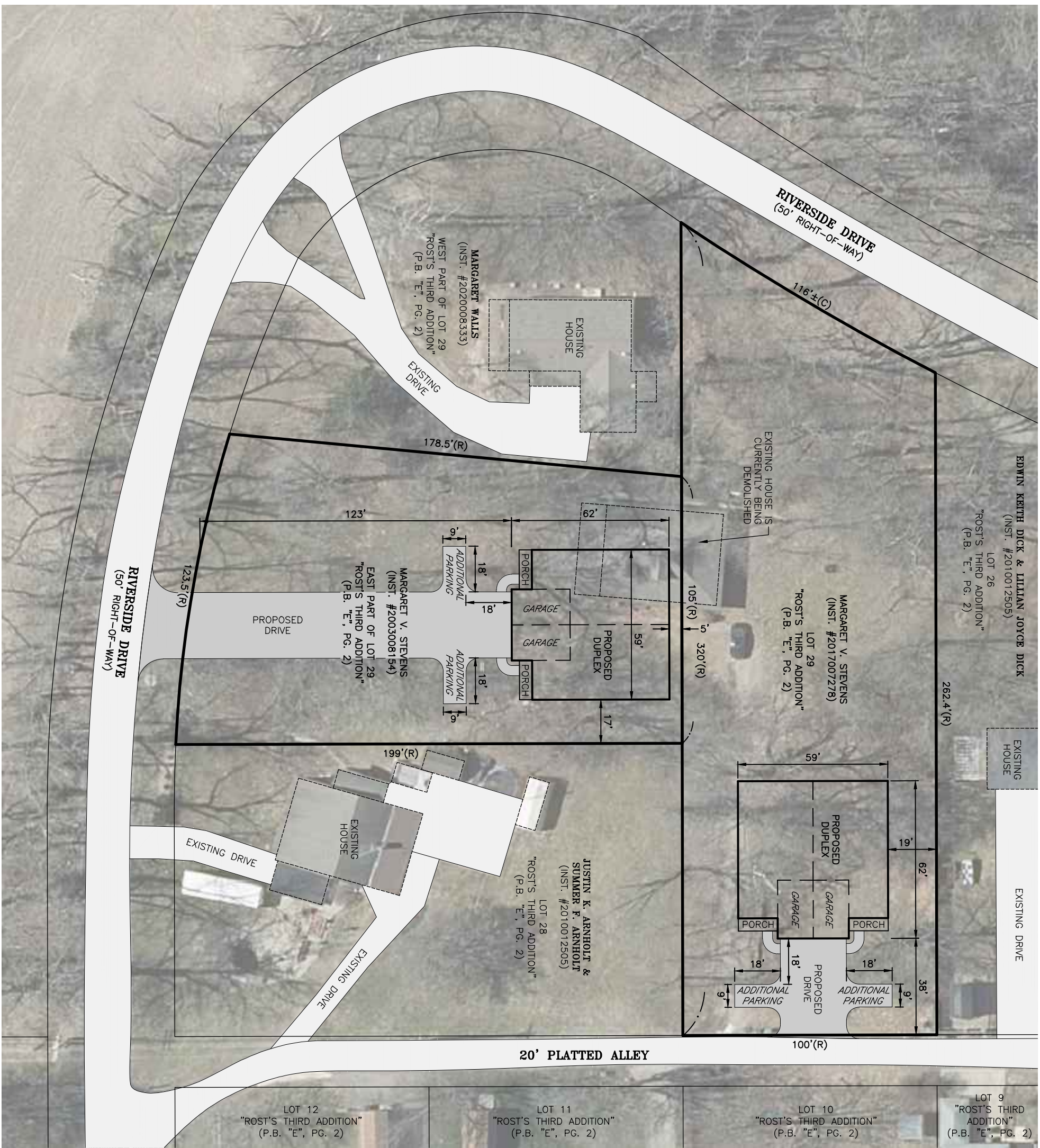
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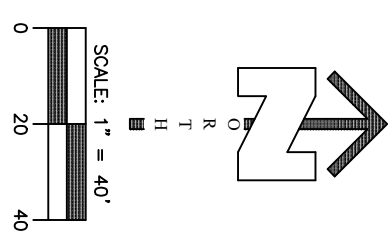
12

28





**LAND DESCRIPTION:**  
 LOT 27 AND THE EAST PART OF LOT 29 IN "ROST'S THIRD ADDITION" AS RECORDED IN PLAT BOOK "E", PAGE 2, AND AS DESCRIBED AND RECORDED IN INSTRUMENT #2003008154 AND INSTRUMENT #2017007278A, IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA, AND SUBJECT TO ALL LEGAL RIGHTS OF WAY AND EASEMENTS.



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.  
 JONATHAN M. ISAACS

**CONCEPT FOR**  
**LOT 27 & LOT 29 IN**  
**"ROST'S THIRD ADDITION"**  
 CITY OF COLUMBUS  
 BARTHOLOMEW COUNTY, INDIANA

SHEET: 1 OF 1	JOB NUMBER: 24312
SCALE: 1"=40'	DWG REVISION DATES
DRAWN BY: B.STRINGER	
DWG DATE: 2/9/24	
DWG NAME: 24312.dwg	

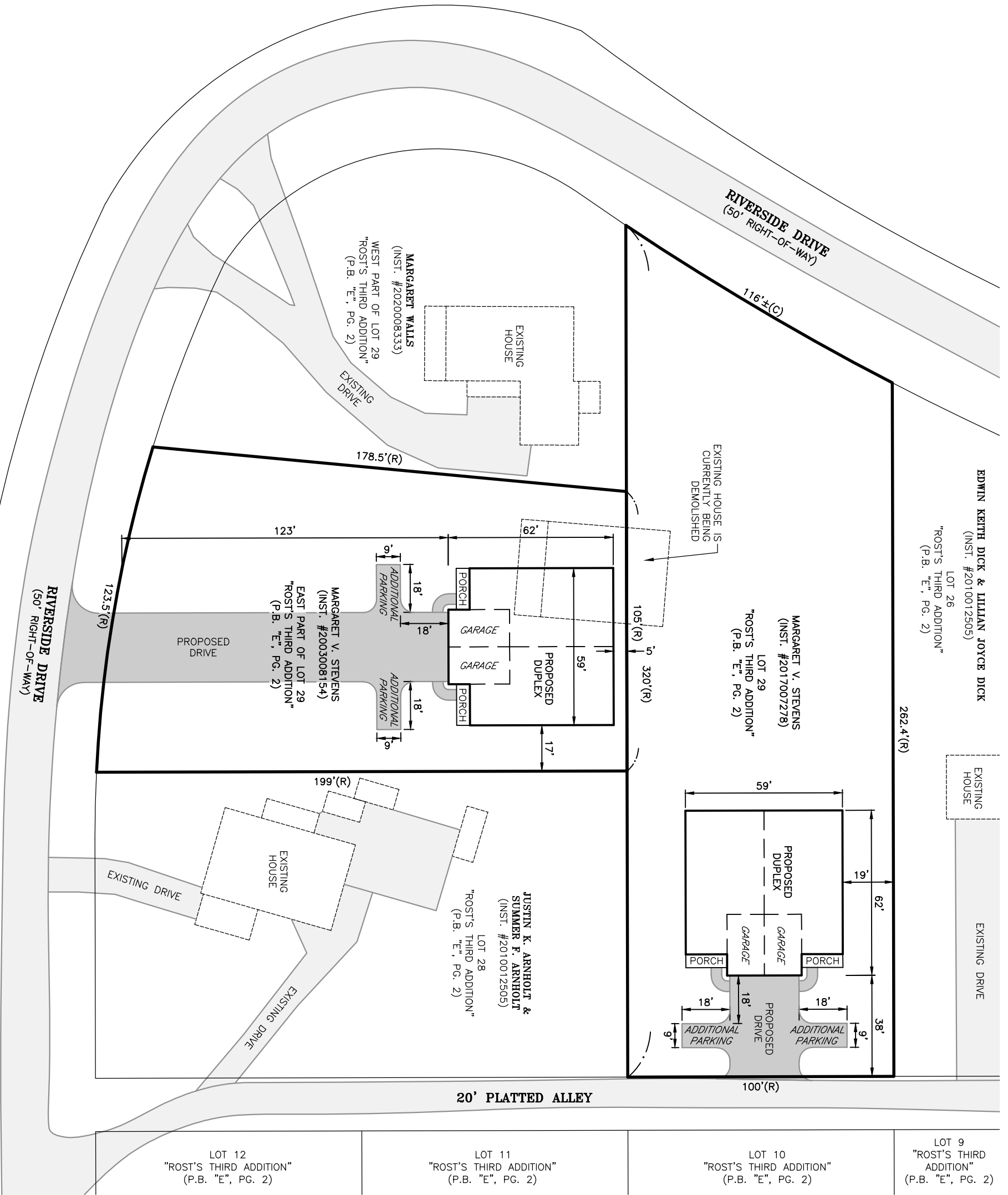
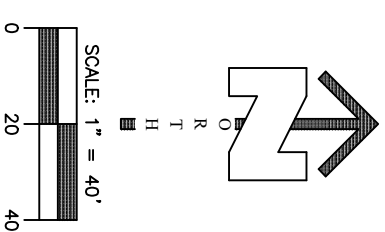
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**Land**  
**Surveying**  
 www.ilsurveying.com

414 South Main Street  
 Brownstown, Indiana 47220  
 Phone: 812-358-2882  
 Fax: 812-358-2803

3200 Sycamore Ct., Ste 2A  
 Columbus, Indiana 47203  
 Phone: 812-372-0996  
 Fax: 812-602-0484



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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.  
 JONATHAN M. ISAACS

**CONCEPT FOR**  
**LOT 27 & LOT 29 IN**  
**"ROST'S THIRD ADDITION"**  
**CITY OF COLUMBUS**  
**BARTHOLOMEW COUNTY, INDIANA**

**I**ndependent  
**S**urveying  
 www.isurveying.com

SHEET: 1 OF 1  
 SCALE: 1"=40'  
 DRAWN BY: B. STRINGER  
 DWG DATE: 2/9/24  
 DWG NAME: 24312.dwg

414 South Main Street  
 Brownstown, Indiana 47220  
 Phone: 812-538-2852  
 Fax: 812-358-2603  
 3200 Sycamore Ct., Ste 2A  
 Columbus, Indiana 47203  
 Phone: 812-572-0996  
 Fax: 812-602-0484

# Plan 430-315



2496 sq/ft, 6 beds, 4 baths, 59' wide, 62' deep



## Pricing

### Plan Set

PDF Set	\$1345.00
5 Copy and PDF Set	\$1595.00
PDF Unlimited Build	\$2045.00
Five Copy and PDF Set Unlimited Build	\$2295.00
CAD and PDF Set Unlimited Build	\$2445.00

### Foundation

Crawlspace	+\$0.00
Slab	+\$0.00

### Framing

Wood 2x4	\$0.00
Wood 2x6	\$325.00

### Additional Construction Sets

Each Additional Set	+\$100.00/each
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### Additional Use License

Each	\$495.00
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### Audio Video Design

Each	\$150.00
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### Construction Guide

Each	\$39.00
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### Material List

Each	+\$250.00
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## House Features

Main Floor Bedrooms	Storage Area
Main Floor Master Bedroom	Front Entry Garage
Split Bedrooms	Covered Front Porch
Walk In Pantry Cabinet Pantry	Covered Rear Porch
Great Room Living Room	Economical To Build
Main Floor Laundry	Wheelchair Adaptable

## Styles Classifications

Traditional	Country
Farmhouse	

## Specifications

Garage	644 sq/ft
Main Floor	2496 sq/ft
Porch	390 sq/ft
Storage	78 sq/ft

Depth	62'
Height	19'
Width	59'

Primary Pitch	4:12
Roof Type	stick
Secondary Pitch	7:12

Garage Ceiling	8' 4"
Main Ceiling	8'



# Floor Plan - Main Floor



*There are several recreational providers in our community. The residents will be best served if these providers cooperate and collaborate on programming and facilities. A cooperative approach will avoid duplication of facilities and provide a greater variety of recreational opportunities. The parks department should be a leader in establishing this cooperation.*

**POLICY C-2-2:** Encourage existing and new public recreational facilities to function as multigenerational community centers, and provide programming to meet the needs of special populations.

*The community should offer recreational opportunities for all age groups and abilities. In addition, there should be opportunities for intergenerational activities which bring older people and children together for the benefit of both groups. Recreational programs also should be available for special populations, such as the physically or mentally challenged.*

**POLICY C-2-3:** Provide sufficient resources to properly maintain new parks and new park facilities. After park and recreation areas are acquired and developed, they must be properly maintained for maximum benefit from these important resources.

## **D. Housing**

### **GOAL D-1: Develop new housing where adequate public services can be provided economically.**

**POLICY D-1-1:** Promote orderly housing expansion in locations where the city's infrastructure and services have the capacity to accommodate the growth.

*New neighborhoods should have adequate infrastructure and services. Road networks should be safe, there should be adequate sewage disposal and a safe drinking water supply, there should be adequate police and fire protection and trash pick-up. The city should guide new development to areas where these services will be available at reasonable cost.*

**POLICY D-1-2:** Use road and utility expansion to control direction growth.

*Development tends to follow infrastructure such as streets and utilities. The city should use its investments in this infrastructure to direct growth in accordance with an overall plan.*

**POLICY D-1-3:** Encourage development adjacent to already developed areas.

*Compact development contiguous to already developed areas is the most economical and convenient urban form, and the city should encourage that type of development.*

**POLICY D-1-4:** Encourage city/county cooperation in development issues.

*The city and county do not exist in isolation; what one does affects the other. The citizens of the community will be best served if the city and county can cooperate and develop complementary development policies.*

### **GOAL D-2: Encourage development of a sufficient supply of diverse housing types, sizes, and price ranges in the community.**

**POLICY D-2-1:** Encourage housing which is affordable to those whose incomes are below the median, particularly those significantly below the median.

*A thriving community needs socio-economic diversity which in turn requires a range of housing prices. The city should encourage the development of housing in a variety of price ranges so that all citizens will have decent, safe, and sanitary housing at prices they can afford.*

**POLICY D-2-2:** Allow for various housing types.

*A diverse population needs diverse housing. The city should encourage a variety of housing types, including single-family detached houses, townhouses, and apartments.*

**POLICY D-2-3:** Explore options for providing incentives for housing rehabilitation.

*Existing housing is a resource which should be preserved. When older houses begin to deteriorate, they detract from their neighborhoods. The city should develop incentives to encourage rehabilitation of deteriorating housing. Keeping these houses in good condition also reduces the need for new development to meet housing needs.*

**POLICY D-2-4:** Explore options for providing incentives for development of affordable housing which is consistent with these policies and conforms to an overall plan for community growth.

*The private market produces a housing supply sufficient for those in middle- and upper-income categories, but land and development costs make it difficult for private entrepreneurs to produce houses that can be purchased by those in the lower income brackets. These incentives might include tax abatements and low-interest loans. The incentives would not include lower standards for houses or neighborhoods.*

**POLICY D-2-5:** Encourage neighborhoods which contain a diverse socioeconomic mix.

*Socioeconomic diversity is beneficial to the community. The city should encourage developments which contain a variety of housing types and prices. The diversity of neighborhoods affects the diversity in public schools, particularly elementary schools. Traditional development, such as in the downtown area, contains a socioeconomic mix. Among newer developments, Tipton Lakes is consistent with this policy in that it contains a mix of housing types (apartments, single-family houses, duplexes, townhouses) in different price ranges.*

**POLICY D-2-6:** Encourage development of a sufficient supply of housing in all price ranges so that all citizens of the community can enjoy decent, safe, and sanitary housing in desirable neighborhood settings.

*A diversity of housing prices and types accommodates a diverse population and differing preferences.*

### **GOAL D-3: Provide high-quality residential neighborhood environments.**

**POLICY D-3-1:** Encourage projects which improve and revitalize neighborhoods.

*Strong neighborhoods are the building blocks of strong communities. Projects which enhance neighborhood cohesiveness strengthen the community. Examples include neighborhood watch programs, neighborhood associations, clean-up projects, block parties, and recreation programs.*

**POLICY D-3-2:** Encourage renovation or removal of deteriorated housing.

*Housing which has deteriorated detracts from neighborhood quality, discourages investment, and is a nuisance, attracting vermin and vandalism. Such housing should be rehabilitated or removed.*

**POLICY D-3-3:** Require proper construction standards for new and rehabilitated housing.

*Houses which are properly constructed will need less maintenance and will retain their value better than those which do not comply with accepted construction practices. The city should ensure that standards are adopted and enforced.*

## **E. Commercial Development**

### **GOAL E-1: Maintain and enhance the attractiveness and vitality of the city's neighborhood business areas.**

**Downtown Columbus:** (Washington & Franklin Streets, between 2<sup>nd</sup> and 8<sup>th</sup> Streets) This area is characterized by tree-lined streets, cleanliness, attractive buildings, well-maintained sidewalks, buildings of a consistent scale, low-key signs, pedestrian orientation, attractive window displays, buildings close to the street, parking in community lots or behind buildings.

**POLICY E-1-1:** Maintain the downtown as the heart of the city, retaining its function as the government, institutional, and financial center of the community.