



## MEMORANDUM

**TO:** Columbus Plan Commission Members  
**FROM:** Jessie Boshell  
**DATE:** February 5, 2024  
**RE:** Front Door Overlay

From time to time, the Plan Commission has had Final PUD Plan applications for properties located within the Columbus Crossing PUD, located on the east side of I-65, south of State Road 46. Properties within the Columbus Crossing PUD require case-by-case Plan Commission approval for site development and architectural treatment. However, the properties that are directly north of Columbus Crossing and elsewhere at the I-65/ State Road 46 intersection do not require Plan Commission approval, as they are zoned CR and this has caused some confusion and inequity in regards to how these properties are regulated.

Attached is a proposed ordinance to create the Columbus Front Door Overlay District. The intent of the proposed ordinance is to create an overlay district that provides basic architectural standards that each development within the overlay district would be required to meet. Providing a solution to the inequities that exist, and providing development oversight to the Plan Commission for properties located within the overlay district, regardless of underlying zoning with hopes of creating cohesive development throughout the area that acts as the front door into the City of Columbus. These possible zoning ordinance additions are included on the February 14 Commission meeting as a discussion item.

# Potential Columbus Front Door Overlay (CFD-OL)



**City of Columbus – Bartholomew County Planning Department**  
City of Columbus Bartholomew County Edinburgh/Bartholomew/Columbus Joint District

**Proposed Amendments**  
**City of Columbus-Bartholomew County Zoning Ordinance**  
**For the Jurisdiction of the City of Columbus**

Prepared By: City of Columbus-Bartholomew County Planning Department

Draft Date: January 16, 2024

**4.6 Columbus Front Door (CFD-OL)**

**District Intent:** *In the jurisdiction of Columbus, the CFD-OL, Columbus Front Door Overlay Zoning District is a Site Development Plan District consistent with the IC 36-7-4-1400 series and Chapter 12.8 of this Ordinance.*

*The CFD-OL is intended to provide for a variety of businesses and uses that are located at a primary entrance to the community. This Overlay is intended to enhance the architectural character of the area, ensuring that well thought out and designed buildings are constructed at the vital gateways into the city.*

*In the Bartholomew County and the Edinburgh/Bartholomew/ Columbus Joint District Plan Commission jurisdiction this district does not apply.*

- A. **Boundaries & Exemptions:** The Columbus Front Door Overlay District shall apply to all properties as identified on the Official Zoning Map.
- B. **Uses:** All land uses shall be permitted, prohibited or conditional as consistent with the provisions of the underlying zoning district.
- C. **Development Standards:** All development standards shall be as specified for the underlying zoning district.
- D. **Design Guidelines:** The following design guidelines shall apply to all property in the Columbus Front Door Overlay District. They shall be interpreted and applied as describing the conditions necessary for a site development plan to comply with the criteria provided by Section 12.8 (E ) (2)(c, d, and e) of this Ordinance.
  - 1. **Building Façade Materials:** Building facades, including the front, side, and rear facades, should be composed of a mix of high-quality building materials, such as brick; stone; an exterior insulation finishing system (EIFS); architectural metal paneling systems; split-faced, glazed, or polished concrete masonry units (CMU); wood-look architectural panels, and glass. A variety of textures and colors should be incorporated to visually break up the façade and complement the primary building material. *This guideline is intended to encourage high-quality investment in the Columbus Front Door area that will add long term value and maintain visual appeal.*
  - 2. **Building Façade Features:** Buildings façades should have “four sided” architecture, characterized by equal architectural treatment of all sides of the building and incorporating a combination of the listed features below.
    - a. **Defined Entrance:** A primary entrance defined by an awning, archway, or similar architectural feature.
    - b. **Cap & Cornice:** A horizontal element that caps or crowns the top of walls.

- c. Pillars: Slender upright structures, generally consisting of a cylindrical shaft, a base, and a capital serving as a supporting or ornamental element.
  - d. Decorative Shutters or Awnings: Architectural projections that provide weather protection, identity or decoration.
  - e. Projections and/or Undulations: Building features that extend from the surface of the building wall or façade, such as balconies, to create a rhythm of architectural features and materials on the building.
  - f. Material Change: Different but complimentary façade materials included for an aesthetic affect.
  - g. Architectural Tiebacks: Decorative or structural components used as an attachment between an awning or other similar extending component and the building wall.
  - h. Banding/Wainscoting: Horizontal subdivisions of a column or wall using a change in profile or change in material found at the lower part of a wall.
  - i. Recesses: Portions of a wall that are setback further than the main wall plane.
  - j. Archways: Curved structures forming a passage or entrance.
  - k. Curtain Wall: An exterior outer wall of a building, typically glass that is non-structural, instead serving to protect the interior of the building from the elements and provide aesthetic appeal.
  - l. Windows: Visual openings that enhance the visibility into the building to create an inviting environment. Faux windows or spandrel/shadow box windows can be utilized on the façade for internal areas of storage or service to minimize bare exterior walls.
3. Building Entrance Orientation: The architectural and functional front of the building, which includes its primary entrance and excludes service doors, utility equipment, roof access, ladders, and similar features, should face towards an adjacent public street. *This guideline is intended to ensure a consistent streetscape aesthetic along public roads and support building access by both motorists and pedestrians.*
  4. Downspouts: To limit visibility, all downspouts should be internal, the same color as the primary or an accent color of the structure, or located out of public view. *This guideline is intended to minimize the visibility of downspouts and exposed building drainage systems from public view, to enhance the aesthetics of the building façade.*
  5. Screening of Cargo/Car Bays: Cargo bays/car bays should be shielded from the public streets. To limit visibility, cargo/car bays should be located at the rear of the building. Screening should include a Type B landscape buffer described in Section 8.2.(E)(1, 2, 3, 4) or a screen wall that utilizes primary façade building materials, or a combination of both landscape materials and screen wall. *This guideline is intended to minimize visibility of cargo/car bays that are typically used for service oriented tasks, and freight movement.*
  6. Rooftop Mechanical Equipment: Rooftop mechanical equipment should be fully screened from view of adjacent streets and properties. The screening should be a part of the building composition and fully integrated architecturally through a parapet wall or other similar feature. *This guideline is intended to minimize or*

*eliminate views of rooftop mechanical equipment, which, if visible, could detract from the character of the surrounding area.*

7. Signs: All permanent signs should be designed with appearance in mind and be consistent and compatible with the overall design characteristics of the structure(s) on each lot. Permanent freestanding signs should make use of supports and other design elements that are of consistent materials with those used on the structure(s) on the same lot on which they are located. *This guideline is intended to encourage high-quality signage that is consistent with the architectural character of the primary structure.*
8. Accessory & Incidental Structures: Accessory and incidental structures, such as cart corrals, ATM machines, and similar structures should be constructed of durable material consistent or complementary to that used on the primary structure(s). *This guideline is intended to enhance on-site features that are accessory or incidental to a primary structure to promote quality design and function that does not detract from the overall development.*