



STAFF REPORT

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

Docket No. / Project Title: CRZ-2024-002 (HMGO Real Estate)
Staff: Andres M. Nieto

Applicant: HMGO Real Estate
Property Size: +/- 15,795 square feet
Current Zoning: RS2 (Residential: Single-family 2)
Proposed Zoning: RT (Residential: Two-family)
Location: 3983 North 150 West, in the City of Columbus.

Background Summary:

The applicant has indicated that the proposed rezoning is for the purpose of developing two-family dwellings (duplexes) on the subject property.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application: None

Preliminary Staff Recommendation:

Favorable recommendation to the City Council, subject to the following commitment: At the time any portion of the property is developed, a shared-use path meeting the recommendations of the Bicycle & Pedestrian Plan, as determined by the City Engineer and Planning Director, shall be installed along its Paula Drive frontage. The path shall be complete prior to occupancy of that development.

Plan Commission Options:

In reviewing a request for rezoning the Plan Commission may (1) forward a favorable recommendation to the City Council, (2) forward an unfavorable recommendation to the City Council, (3) forward the application to City Council with no recommendation, or (4) continue the review to the next Plan Commission meeting. The Plan Commission may recommend that conditions or commitments be attached to the rezoning request. The City Council makes all final decisions regarding rezoning applications.

Decision Criteria:

Indiana law and the Columbus Zoning Ordinance require that the Plan Commission and City Council pay reasonable regard to the following when considering a rezoning:

The Comprehensive Plan.

Preliminary Staff Comments: The Comprehensive Plan Future Land Use Map designates this area as residential. Further, the plan includes policies that promote orderly and diverse housing expansion where the city's infrastructure and services can accommodate growth and encourage infill development. This is an excellent infill site to encourage development of various housing types. The RT zoning district allows for increased flexibility in future housing development.

The current conditions and the character of current structures and uses in each district.

Preliminary Staff Comments: The subject property is located in an area surrounded mostly by residential uses: multi-family to the north and single-family to the west, south, and east (Tutor Addition & Tutor Second Addition). Further, property to the immediate west is included in an RT zoning district, with its development for duplex structures anticipated in the near-term. Directly to the north of the site is industrially-zoned property used as a contractor’s office and Green’s Truck /Auto Service.

The most desirable use for which the land in each district is adapted.

Preliminary Staff Comments: The Comprehensive Plan identifies the use of the property and surrounding areas as residential. The Comprehensive Plan also allows for various housing types and encourages the mixing of housing prices in all geographic areas of the city. The current zoning district allows for single-family residential uses at a moderate density. The proposed zoning district also allows for moderate density single- and two-family residences in areas with compatible infrastructure and services. This site has easy access to a Principle Arterial street (Indianapolis Road) and the infrastructure in the area is capable of supporting a moderately dense development.

The conservation of property values throughout the jurisdiction of the City of Columbus.

Preliminary Staff Comments: Property values throughout the City of Columbus should not be impacted in a negative way if this rezoning is approved. The proposed zoning district will permit the single-family residential uses permitted in the current zoning district, but provides additional options for two-family dwellings.

Responsible growth and development.

Preliminary Staff Comments: This rezoning request represents an opportunity for responsible growth. The property is located within the City of Columbus and had been left as an under-utilized lot in an existing subdivision. The site has adequate infrastructure available, including access to streets that can manage the added vehicle traffic. The future expansion of the shared use path along the Paula Drive frontage of this property will eventually provide additional mobility/transportation options to and from goods and services in the area. This site is considered infill development, which is deemed responsible growth, preventing sprawl.

Current Property Information:	
Land Use:	Vacant lot
Site Features:	N/A
Flood Hazards:	N/A
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	N/A
Vehicle Access:	150 West (Local, Residential, Suburban) Paula Drive (Local, Residential, Suburban)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	I2 (Industrial: General)	Contractors office, Green's Truck/Auto Service
South:	RS2 (Residential: Single-family 2)	Single-family residences
East:	RS2 (Residential: Single-family 2)	Single-family residences
West:	RS2 (Residential: Single-family 2) RT (Residential: Two-family)	Single-family residences, Two-family residences (Vision Village) – Proposed

Zoning District Summary (Existing / Proposed):		
	Existing Zoning: RS2	Proposed Zoning: RT
Zoning District Intent:	<p>The "RS2", Residential, Single-Family zoning district is intended 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.</p>	<p>The "RT", Residential: Two-Family zoning district is intended to provide areas for moderate density single, two, and multi-family residences in areas with compatible infrastructure and services. These residences are most likely arranged as multiple attached units on a single lot or multiple attached units separated by lot lines at a common wall. Development in this zoning district should be served by sewer and water utilities. Such development should also provide residents with convenient access to Collector and Arterial roads, parks and open space, employment, and convenience goods.</p>

Permitted Uses:	<p>Residential Uses</p> <ul style="list-style-type: none"> • Dwelling, single-family <p>Park Uses</p> <ul style="list-style-type: none"> • Nature preserve / Conservation area • Park / Playground 	<p>Residential Uses</p> <ul style="list-style-type: none"> • Dwelling, single-family • Dwelling, two-family <p>Park Uses</p> <ul style="list-style-type: none"> • Nature preserve / Conservation area • Park / Playground
Water and Sewer Service:	Required	Required

Lot and/or Density Requirements:	Minimum Lot Area 10,000 sq. ft.	Minimum Lot Area 3,000 sq. ft. per dwelling unit
Setbacks Required:	<p>Side Yard Setback:</p> <ul style="list-style-type: none"> • Primary Structure: 5 feet • Accessory Structure: 5 feet <p>Rear Yard Setback:</p> <ul style="list-style-type: none"> • Primary Structure: 5 feet • Accessory Structure: 5 feet <p>Front Yard Setback:</p> <ul style="list-style-type: none"> • Local Street: 10 feet* <p>*25 feet for any garage with a vehicle entrance facing the Street.</p>	<p>Side Yard Setback:</p> <ul style="list-style-type: none"> • Single-family structure: 0 feet minimum per side, 10 feet aggregate* • Two-family structure: 5 feet <p>*the aggregate side setback for single family may be reduced to 0 feet for the center units in multiple attached unit designs.</p> <p>Rear Yard Setback:</p> <ul style="list-style-type: none"> • Residential Structure: 5 feet • Accessory Structure: 5 feet <p>Front Yard Setback:</p> <ul style="list-style-type: none"> • Local Street: 10 feet <p>*25 feet for any garage with a vehicle entrance facing the Street.</p>
Height Restrictions:	<p>Primary Structure:</p> <ul style="list-style-type: none"> • Primary Structure: 40 feet <p>Accessory Structure:</p> <ul style="list-style-type: none"> • Accessory Structure: 25 feet (or the height of the primary structure on the property, whichever is less). 	<p>Primary Structure:</p> <ul style="list-style-type: none"> • Primary Structure: 50 feet <p>Accessory Structure:</p> <ul style="list-style-type: none"> • Accessory Structure: 25 feet (or the height of the primary structure on the property, whichever is less).
Living Area Requirements:	<ul style="list-style-type: none"> • Single-family structure: 1,000 sq. ft. 	<ul style="list-style-type: none"> • Single-family structure: 1,000 sq. ft. • Two-family structure: 1,000 sq. ft.
Signs:	N/A	N/A

Interdepartmental Review:	
City Engineering:	Will sidewalk be required when the property is developed? With Vision Village installing a side path up to this property on the west side of CR150W, it would be good to have that continued along this parcel.
City Utilities:	No concerns.
Fire Inspector:	No concerns.
Code Enforcement:	No concerns.

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as Residential.

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

1. **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.*
2. **POLICY A-2-9:** Preserve & 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-2-10:** Keep residential neighborhoods at “human scale”, preventing high-rise or massive buildings. *The character of a neighborhood can be destroyed by introducing a building that doesn’t fit, such as a five-story apartment building in a neighborhood of one-story, single-family houses.*
4. **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.*
5. **POLICY A-2-13:** Encourage growth to take place at a rate that enables the city to maintain the high quality of public services. *Growth that is too rapid would outpace the city’s ability to provide services such as police, fire, and trash pick-up, and it would strain facilities such as schools and parks.*
6. **POLICY A-2-15:** Encourage sidewalks in all areas of the community, requiring them or a pedestrian system in new developments. Sidewalks should be designed with a landscape strip between the sidewalk and the street or curb. Landscape strips are preferred, and all sidewalks should meet accessibility standards. *Use of sidewalks and trails has increased dramatically in recent years. These sidewalks and paths should be installed as land is subdivided and developed, eventually leading to a continuous pedestrian system throughout the city. Sidewalks separated from the curb by a landscape strip not only are more attractive, they are safer, because pedestrians are separated from vehicular traffic.*
7. **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.*
8. **POLICY A-4-3:** Prevent urban sprawl. *Sprawling development patterns waste land and cost tax dollars. Development should be compact and orderly.*
9. **GOAL D-1:** Develop new housing where adequate public services can be provided economically.
10. **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 and 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.

11. **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.*
12. **GOAL D-2:** Encourage development of a sufficient supply of diverse housing types, sizes, and price ranges in the community.
13. **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.*
14. **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.*
15. **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.*
16. **GOAL F-2:** Ensure safe, convenient, pedestrian-friendly neighborhood environments, which are accessible to all citizens. These pedestrian facilities should be provided in a cost-effective manner.

This property is located in the US 31/Indianapolis Road Area character area. The following Planning Principle(s) apply to this application: Residential subdivisions should be encouraged where public water and sewer are available and where proper drainage can be provided. These new developments should be within the City of Columbus whenever possible. New septic systems should not be permitted for any non-farm development.

The Bicycle and Pedestrian Plan identifies this area as a Tier 2 Focus Area (High Priority) for bicycle and pedestrian system improvements. A Shared-Use Path is recommended in this area along 150 West, Paula Drive, and Indianapolis Road. Goal 1-05 of the Bicycle and Pedestrian Plan states, "as new development occurs both within the City and along the City's periphery, the City will provide for the extension of the bicycle and pedestrian facility network to serve these areas. The City will consider the context, future development potential of the area, existing bicycle and pedestrian facilities in close proximity, the target design user, and the bicycle and pedestrian facility maps when determining the most appropriate bicycle and pedestrian facilities to be installed with new development."

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 rezone the subject property from RS2 (Residential: Single-family 2) to RT (Residential: Two-family) in order to subdivide this lot into two buildable lots to build two duplexes (one duplex on each lot, for a total of 4 dwelling units on the rezoning site).
2. The subject property is a platted lot in Tudor Second Addition. There are 22 lots in the Tutor Second Addition, approximately 13,000 square feet in area each, with one-story single-family dwellings built on them. The subject property is the only completely vacant lot in the subdivision.
3. The site is accessed by 150 West and Paula Drive, both Local, Residential, Suburban streets. Within approximately one-half mile, the site has access to a Principle Arterial (Indianapolis Road). Lowell Road, a Minor Arterial, is located approximately .4 miles to the north, along with US 31, another Principle Arterial.
4. The Thoroughfare Plan describes standard right-of-way and pavement widths for 150 West and Paula Drive – the recommended right-of-way width is 50 feet and the recommended pavement width is 21 feet (measured from the back of the curbs). The Thoroughfare Plan also recommends curbs, sidewalks, and street trees for these streets. Paula Drive has a 50-foot right-of-way and 20-foot

pavement width, but no curbs, sidewalks, or street trees. 150 West has a pavement width of approximately 18 feet and a right-of-way width that varies from +/- 37-47 feet wide. It also has no curbs, sidewalks, or street trees.

5. The nearest convenience goods are approximately 1.5 miles east at the intersection of US 31 and Washington Street, which include gas station / convenience store, dentist, barber shop, etc. The nearest grocery stores and larger shopping area is located approximately 2.75 miles to the east at the Kroger Marketplace. There are no convenience goods that are walkable to the property.
6. The nearest public parks include Noblitt Park (1.7 miles), Mill Race Park (2.25 miles) and Blackwell Park (3 miles). There are no public parks that are walkable to the property.
7. The nearby property to the east was recently rezoned (August 2023) from RS2 (Residential: Single-family 2) to RTc (Residential: Two-family with commitments) and platted as a new subdivision to be known as "Vision Village". This project has 16 duplexes planned (32 total dwelling units). This development includes a 2.75-acre open space, portions of which are occupied by a storm water retention pond and included in a mapped floodplain.
8. The nearest access to the city-wide bicycle & pedestrian network is the People Trail from Noblitt to Mill Race Park. The Bicycle & Pedestrian Plan recommends a shared use path in this area along Indianapolis Road, Paula Drive, 150 West, and Lowell Road. A portion of that shared use path is being completed in conjunction with the Lowell Road improvement project, expected to begin construction in 2024. A portion of that shared use path also exists along 150 West at the apartment complex to the north of the subject property and was required to be extended with the Vision Village project. The Vision Village shared use path extension would include a curb ramp at the corner of 150 West and Paula Drive, across 150 West from the property subject to the current rezoning application. While not connected to the larger city-wide system, a localized bicycle & pedestrian network is being established with new development in this area. With the completion of Vision Village and a likely city-initiated project to complete a path gap on 150 West, approximately 2 miles of shared use path will connect this area, Princeton Park, Abbey Place, and the soon to be developed Sutter Place.
9. Zoning Ordinance Chapter 7.3(Part 2) requires sidewalks, or paths where recommended by the Bicycle & Pedestrian Plan, to be completed along adjacent street frontages at the time existing lots in Multi-Family, Commercial, Public, and Industrial zoning districts are developed. This requirement would not apply to the proposed RT zoning district at this location.
10. The subject property is not served by the ColumBUS Transit system.

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Columbus – Bartholomew County Planning Department Rezoning Application (Zoning Map Amendment)

Planning Department Use Only:

Jurisdiction: Columbus Bartholomew County Joint District

Docket No.: _____

Rezoning Application:

Current Zoning: _____ Requested Zoning: _____

Applicant Information:

Name: _____

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

Phone No.: _____ E-mail Address: _____

Property Owner Information (the "owner" does not include tenants or contract buyers):

Name: _____

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

Phone No.: _____ E-mail Address: _____

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

Name: _____

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

Phone No.: _____ E-mail Address: _____

How would you prefer to receive information (please check one): E-mail Phone Mail

Property Information:

Property Size: _____ acres *or* _____ square feet

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

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

A legal description is attached (a legal description is required for the processing of all rezoning requests).

Rezoning Criteria:

The Indiana Code and the Columbus & Bartholomew County Zoning Ordinance establish specific criteria to which both the Plan Commission and legislative body (City Council, County Commissioners, Joint District Council) must “pay reasonable regard” when considering a rezoning request. Those criteria are listed below. Explain how this request addresses each criterion.

The Comprehensive Plan.

The current conditions and the character of current structures and uses in each district (existing & proposed).

The most desirable use for which the land in each district is adapted.

The conservation of property values throughout the jurisdiction.

Responsible growth and development.

Rezoning Purpose:

Explain the reason(s) why the applicant has proposed this zoning change.

Applicant's Signature:

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




(Applicant's Signature)

1.15.24

(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)

1.15.24

(Date)

(Owner's Signature)

(Date)

CRZ-2024-002 (HMGO Real Estate)

