



## STAFF REPORT

### CITY OF COLUMBUS PLAN COMMISSION (April 10, 2024 Meeting)

**Docket No. / Project Title:** ANX-2024-003 / RX-2024-004 (Snitco Holdings)  
**Staff:** Melissa Begley  
**Applicant:** David Smith  
**Property Size:** Annexation: +/-15 Acres  
Rezoning: +/-15 Acres  
**Current Zoning:** AP (Agriculture: Preferred)  
**Proposed Zoning:** RS1 (Residential: Single Family 1)  
**Location:** 3361 North Talley Road, in Clay Township.

#### Background Summary:

The applicant has indicated that the proposed annexation and re-zoning is for the purpose of developing a single family residential subdivision.

#### Key Issue Summary:

The following key issue(s) should be resolved through the consideration of these applications:

#### Preliminary Staff Recommendation (Annexation):

Favorable recommendation to the City Council. The property is in an area designated for development by the Comprehensive Plan, is adequately contiguous to the current city limits, and can be provided with all city services.

#### Preliminary Staff Recommendation (Rezoning):

Favorable recommendation to the City Council.

#### Plan Commission Options:

Annexation and re-zoning are two separate requests and should be decided separately. In reviewing requests for annexation & rezoning the Plan Commission may (1) forward a favorable recommendation on both or either to the City Council, (2) forward an unfavorable recommendation on both or either to the City Council, (3) forward both or either 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 annexation & rezoning applications.

#### Considerations / Decision Criteria (Annexation):

Indiana law requires that, to be eligible for annexation, the external boundary of the area must be at least 12.5% contiguous with the boundary of the City (the property involved in this annexation is 50% contiguous with the boundary of the City). In 1990 the City Council adopted the following policies for annexation:

1. Subdivisions which are contiguous to the City should be a part of the City.

2. Land contiguous to the City zoned for commercial or industrial purposes should be annexed to the City before it is developed.
3. Land contiguous to the City used for commercial or industrial purposes should be a part of the City.
4. Undeveloped land required to complement the annexation of developed land and which helps provided the ability to manage growth should be a part of the City.
5. Neighborhoods which are socially, culturally, and economically tied to the City should be a part of the City.
6. The pattern of City boundaries should promote efficient provision of services by the City, the County, and other agencies.
7. Contiguous lands needed for orderly growth and implementation of the City's Comprehensive Plan should be a part of the City.
8. Contiguous lands which are likely to be developed in the relatively near future should be a part of the City.
9. Contiguous lands having the potential for health or safety problems or environmental degradation should be a part of the City and provided with City services.
10. Contiguous properties which, if annexed, would serve to equalize the tax burden for City residents should be a part of the City.

**Decision Criteria (Rezoning):**

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 identifies the future land use for this area as residential and it is consistent with the Comprehensive Plan's policies to encourage orderly growth where city services can be readily provided. The Comprehensive Plan also encourages development adjacent to already developed areas. Further, the Plan encourages a diversity of housing types, prices, and sizes.

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

*Preliminary Staff Comments:* This property is located on the edge of developed areas of Columbus and rural areas of Bartholomew County. It is directly north of the Prairie Streams subdivision and east of several residential subdivisions, while the east and north sides of the property are agricultural fields. City Utilities sewer and water service are available to this property.

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

*Preliminary Staff Comments:* The Comprehensive Plan identifies residential for the use of the property and surrounding area. The property is located within a moderate drive from goods and services and likely not close enough to those services to support a comparatively dense residential development, such as that found in the RM zoning district.

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

*Preliminary Staff Comments:* The property values throughout the City of Columbus should not be impacted in a negative way if the zoning request is approved. The site is within an area where single-family residential use is dominant.

**Responsible growth and development.**

*Preliminary Staff Comments:* The property is bordered by the City of Columbus to the south and west and is therefore a responsible extension of new development. The site has adequate infrastructure availability, including access to a minor arterial street. The site is not located close enough to goods and services in order to support dense residential development. The largest infrastructure deficiency of this

area is the lack of bicycle and pedestrian facilities, but this will be remedied by Talley Road street improvements planned by the City in 2026.

<b>Current Property Information:</b>	
<b>Existing Land Use:</b>	Single family residential and agriculture
<b>Existing Site Features:</b>	An existing dwelling and accessory structure and an unnamed tributary to the Sloan Branch (of Clifty Creek).
<b>Flood Hazards:</b>	A significant portion of the site is located in the FEMA Zone A (an area of unmapped flood hazards). However, IDNR has determined that no floodway is present and has provided a base flood elevation as a basis for the flood protection of any structures.
<b>Special Circumstances:</b> (Airport Hazard Area, Wellfield Protection Area, etc.)	No special circumstances exist on the property.
<b>Vehicle Access:</b>	Talley Road (Minor Arterial, Residential, Suburban) Meadow Ridge Rd. (Local, Residential, Suburban)

<b>Surrounding Zoning and Land Use:</b>		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	AP (Agriculture: Preferred)	Agriculture
<b>South:</b>	RS3 (Residential Single Family 3)	Prairie Streams Single Family Residential Subdivision
<b>East:</b>	AP (Agriculture: Preferred)	Agriculture
<b>West:</b>	RS1 (Residential: Single Family 1) RS2 (Residential: Single Family 2)	Eastridge Manor Single Family Residential Subdivision Poplar Woods Single Family Residential Subdivision

<b>Zoning District Summary (Existing / Proposed):</b>		
	<b>Existing Zoning: AP</b>	<b>Proposed Zoning: RS1</b>
<b>Zoning District Intent:</b>	<p>To provide an area suitable for agriculture and agriculture-related uses. This district is further intended to preserve the viability of agricultural operations, and limit non-agricultural development in areas with minimal, incompatible infrastructure.</p> <p>Residential development in this zoning district is intended to be limited. In no instance shall this zoning district be considered a large-lot residential zone. This district is further intended to protect the use and value of both agricultural and non-agricultural property within the community</p>	<p>To provide areas for low 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>In the jurisdiction of the City of Columbus this district is intended for use only within the City limits.</p>

<b>Permitted Uses:</b>	<p><b>Agriculture Uses</b></p> <ul style="list-style-type: none"> <li>• Farm</li> </ul> <p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li>• Dwelling, Single Family</li> </ul> <p><b>Park Uses</b></p> <ul style="list-style-type: none"> <li>• Nature preserve/conservation area</li> </ul>	<p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li>• Dwelling, Single Family</li> </ul> <p><b>Park Uses</b></p> <ul style="list-style-type: none"> <li>• Nature preserve/conservation area</li> <li>• Park/playground</li> </ul>
<b>Water and Sewer Service:</b>	Not Required	Required
<b>Minimum Lot Area:</b>	<p>Septic System: 1 acre (43,560 sq. ft.), or as required to provide two viable septic system sites, in the opinion of the Bartholomew County Health Department, whichever is greater.</p> <p>Sewer Service: 1 acre (43,560 sq. ft.)</p>	12,000 sq. ft.

<p><b>Setbacks Required:</b></p>	<p><b>Side Yard Setback:</b>  Agricultural Structure: 30 feet  Primary Structure: 30 feet*  Accessory Structure: 15 feet*  * 5 feet on lots of 2 acres or less where the applicable side or rear lot line adjoins a property of 2 acres or less</p> <p><b>Rear Yard Setback:</b>  Agricultural Structure: 30 feet  Primary Structure: 30 feet*  Accessory Structure: 15 feet*  * 5 feet on lots of 2 acres or less where the applicable side or rear lot line adjoins a property of 2 acres or less</p> <p><b>Front Yard Setback:</b>  Arterial Street: 50 feet  Collector Street: 25 feet  Local Street: 10 feet*  *25 feet for any garage with a vehicle entrance facing the Street</p>	<p><b>Side Yard Setback:</b>  Primary Structure: 5 feet  Accessory Structure: 5 feet</p> <p><b>Rear Yard Setback:</b>  Primary Structure: 5 feet  Accessory Structure: 5 feet</p> <p><b>Front Yard Setback:</b>  Arterial Street: 50 feet  Collector Street: 15 feet*  Local Street: 10 feet*  *25 feet for any garage with a vehicle entrance facing the Street</p>
<p><b>Height Restrictions:</b></p>	<p><b>Primary Structure:</b>  40 feet</p> <p><b>Accessory Structure:</b>  35 feet</p>	<p><b>Primary Structure:</b>  40 feet</p> <p><b>Accessory Structure:</b>  25 feet (or the height of the primary structure on the property, whichever is less)</p>
<p><b>Floor Area Requirements:</b></p>	<p>1,000 square feet</p>	<p>1,000 square feet</p>

<p><b>Interdepartmental Review:</b></p>	
<p><b>City Engineering:</b></p>	<p>No comments provided.</p>

<b>City Utilities:</b>	<p>We have water and sewer available adjacent to the site, and I have no concerns with the proposed rezoning.</p> <p>We will have to upgrade two lift stations that are already over capacity to serve the development. I plan to work with the designer on how much of those upgrades are CCU's responsibility vs. the applicant's responsibility.</p>
<b>Parks Department:</b>	<p>The only comments that the Parks Department has on this development is like all others. We need "recreation area"! I know we are still meeting to discuss how we work in "recreation areas" into these developments. Prairie Streams has no recreation in the neighborhood and the closest park would be McCullough's Run Park.</p>
<b>Police Department:</b>	<p>No comments provided.</p>
<b>Fire Department:</b>	<p>The Columbus Fire Department will have no problems providing emergency services to this proposed subdivision.</p>
<b>Public Works Department:</b>	<p>Although this is a minor site addition and we service the adjoining and surrounding additions, this will have an impact on DPW operations. This would add an additional 45 minutes to an hour for some routes which could cause additional overtime to complete the daily route. Funding for Toters, landfill (fees), and recycling disposal would be affected.</p> <p>With this addition and the recent others, DPW will need to look at additional manpower and equipment in the very near future.</p> <p>The Street and Traffic Departments will see minimal effects as they concentrate on road miles not necessarily homes.</p>
<b>Animal Care Services:</b>	<p>No comments provided.</p>
<b>Human Rights Department:</b>	<p>No comments provided.</p>
<b>City Administration:</b>	<p>No comments provided.</p>

**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-2-3:** Ensure that development takes place in a manner which allows for preservation of farmland, open space, and significant natural features whenever possible and desirable. *This policy is intended to encourage creative subdivision design which protects natural features, proper buffering, and orderly development. It is not an anti-growth policy, nor does it mean that all farmland will be retained.*
2. **POLICY A-2-5:** Ensure that the city considers the impacts on agriculture when new development is proposed or infrastructure extended. *New roads and utilities can disrupt farming activities and increase development pressures in rural areas. Factories can cause air pollution and noise that*

*adversely affect plants and livestock. Agricultural land should be viewed as land in active economic use, not as inexpensive vacant land.*

3. **POLICY A-2-6:** The City Council should consider annexation proposals on a case-by-case basis within the laws of the State of Indiana and the city's adopted annexation policies. *Annexation increases taxes and increases the pressure for development. Because of requirements of Indiana Law, it is sometimes necessary for the city to annex farmland in order to provide for orderly growth, but the city's annexation policies should discourage annexation of farmland except when necessary.*
4. **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.*
5. **POLICY A-4-3:** Prevent urban sprawl. *Sprawling development patterns waste land and cost tax dollars. Development should be compact and orderly.*
6. **POLICY A-4-7:** Require new development to take place in an orderly fashion to facilitate efficient provision of services at reasonable cost. *Public services, such as police and fire protection, school busing, trash pick-up, road maintenance, and snow removal all cost more when development is scattered rather than compact.*
7. **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.
8. **POLICY C-1-3:** Require adequate green space in new developments. When reservation of green space is impractical because of the size of the development or other factors related to the land, provide other methods for the developer to meet this goal. These mechanisms could include payments in lieu of park land dedication or enhancement of and/or connection to existing parks. *Each new subdivision, no matter how small, contributes to the need for more park and open space land. Open space areas should be reserved as the city grows, with each new development making a proportionate contribution to the park and open space program.*
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-2-2:** 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.*
14. **GOAL D-3:** Provide high-quality residential neighborhood environments.
15. **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 Eastern Rural character area. The following Planning Principle(s) apply to this application:

1. Agriculture should continue to be the dominant use in this area.
2. All non-farm related development relying on septic systems should be prohibited.
3. Residential development should be permitted only in areas contiguous to existing developed areas and should be annexed to the City of Columbus wherever possible. Strip residential development should be prohibited.

The Bicycle and Pedestrian Plan recommends a shared use path that is a minimum of 10 feet wide to accommodate bidirectional traffic to both bicyclists and pedestrians.

### **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 annex and rezone the subject property in order to develop a single family residential subdivision. The applicant has indicated they intend to construct approximately 12 lots.
2. The subject property is not served by the ColumBUS Transit System. The nearest bus route stop (Route 2) is located at the corner of 25<sup>th</sup> Street and Flintwood, approximately 1 mile away.
3. The subject property is also not connected to the Columbus bicycle system or sidewalk network. However, bicycle and pedestrian connections to this area are recommended by the Columbus Bicycle and Pedestrian Plan. Specifically, the Bicycle Pedestrian Plan recommends a shared use path along Talley Road.
4. Talley Road is largely unimproved, with the exception of the area along the Prairie Streams subdivision on the east side of the road, which includes curb and gutter and a sidewalk. The City Engineering Department is currently in the design phase for road improvements to Talley Road that extend from 25<sup>th</sup> Street to Rocky Ford Road. Improvements will include widening of the street, curb and gutter, a 10 foot sidepath on the east side of the street and a 6 foot sidewalk on the west side of the street. Construction is anticipated to begin in 2026.
5. The nearest convenience goods are located at the corner of 25<sup>th</sup> Street and Talley Road, approximately  $\frac{3}{4}$  of a mile from the proposed development. The nearest grocery store, the Walmart Supercenter on Whitfield Drive, is located approximately 2.9 miles from the subject property. There are no convenience goods that are walkable from the proposed development.
6. The nearest public park / open space is the Par 3 Golf Course and Richard's Elementary School which are slightly over a mile away to the west of the subject property. McCulloughs Run Park is also just slightly over a mile away, located south of the proposed development. The adjacent Prairie Streams neighborhood includes an 8.72 acre private open space.
7. A large portion of the subject property is located within Flood Zone A, an unmapped area of the floodplain. However, the applicant has worked with the Indiana Department of Natural Resources (IDNR) to determine that no floodway is present and to identify the base flood elevation that will serve as the basis for flood protection. Any structures constructed in this Flood Zone A will be required to meet the standards for the special flood hazard area as provided by Chapter 4.7 of the Zoning Ordinance. These standards include, but are not limited to, constructing the lowest floor of all structures at or above the minimum specified flood protection grade.
8. The proposed RS1 (Residential: Single Family 1) zoning district allows for a minimum lot size of 12,000 square feet. The applicant has indicated they intend to create 12 lots from the 15 acre parcel. Taking into account the infrastructure for public streets and stormwater retention (typically 30% of a site) the remainder of the site could support approximately 38 – 12,000 square foot lots. For context, the property to the south, Prairie Streams, averages approximately 10,890 square feet in size per lot and is zoned RS3 (Residential: Single Family 3). The minimum lot size for RS3 is 7,200 square feet.
9. If the subject property is successfully annexed and rezoned, the petitioners' next step will be to submit a subdivision preliminary plat application to the Planning Department for a detailed review of the proposed subdivision by the Plan Commission.
10. Drainage and stormwater runoff from impervious surfaces (streets, roof tops, driveways) is regulated by the City of Columbus stormwater ordinance. Grading and drainage plans are prepared by the developer/engineer and are reviewed by the Engineering Department staff during the subdivision platting process.



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

Rec. 3/11/24  
JAM

**Planning Department Use Only:**

Jurisdiction:  Columbus  Bartholomew County  Joint District

Docket No.: CRZ-2024-003

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**Rezoning Application:**

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Current Zoning: AP Requested Zoning: RS1

**Applicant Information:**

Name: Snitko Holdings LLC (Daniel G. Smith)  
Address: 13100 East Enon Road Hope IN 47246  
(number) (street) (city) (state) (zip)  
Phone No.: 812-344-0574 E-mail Address: ichthus153@yahoo.com

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

Name: Daniel G. Smith  
Address: 13100 East Enon Road Hope IN 47246  
(number) (street) (city) (state) (zip)  
Phone No.: 812-344-0574 E-mail Address: ichthus153@yahoo.com

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

Name: David N. Smith  
Address: 3831 Shoshonee Drive Columbus IN 47203  
(number) (street) (city) (state) (zip)  
Phone No.: 812.565.8290 E-mail Address: david@davidsmithproperties.com

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

**Property Information:**

Property Size: 15 acres *or* \_\_\_\_\_ square feet  
Address: 3361 N Talley Road Columbus IN 47203  
(number) (street) (city) (state) (zip)

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

Legal Description: SW Section 10-T9N-R6E

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.**

In Columbus master plan already for residential development. To enhance the neighborhood with esthetically desirable neighborhood and improve development on north east side of Columbus. To encourage revitalization and improvement of housing in the surrounding area. Housing to be developed to latest construction standards and promote architectural legacy of Columbus.

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

One house and pole barn are currently on property and about 13 acres of land that is being farmed. Pole barn to be removed and turned into grass area.

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

Columbus master plan shows development for residential. Neighborhood development would increase attractiveness and housing expansion within city plan.

**The conservation of property values throughout the jurisdiction.**

Surrounding neighborhood would benefit from increased locational housing desirability.

**Responsible growth and development.**

Utilities are available. Fire dept. wants to see stub roads into adjoining fields for future growth. Housing trends are showing demand for residences with larger yards to promote outdoor living activities.

**Rezoning Purpose:**

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

To develop a RS1 neighborhood that coincides with Columbus master plan. About 12 houses to be  
site with public roads and infrastructure that match master plan. Greenspace and water retention  
to be developed to current standards. To complement Columbus development of Sloan branch,  
Talley road widening, and walking path.

**Applicant's Signature:**

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

DocuSigned by:  
Daniel G. Smith  
(Applicant's Signature)

March 07, 2024  
(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.

DocuSigned by:  
Daniel G. Smith  
(Owner's Signature)

March 07, 2024  
(Date)

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

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