



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (May 8, 2024 Meeting)

Docket No. / Project Title: RZ-2024-004 (Housing Partnerships Rezoning)
Staff: Melissa Begley

Applicant: Housing Partnerships, Inc.
Property Size: 7.6 Acres
Current Zoning: P (Public / Semi-Public Facilities)
Proposed Zoning: RM (Residential: Multi-Family)
Location: 2100 Midway Street, in the City of Columbus

Background Summary:

The applicant has indicated that the proposed rezoning is for the purpose of redeveloping the property as affordable multi-family housing for seniors and families.

Preliminary Staff Recommendation:

A favorable recommendation to the City Council, including a commitment that, upon the site's redevelopment or change of use and prior to that new use or development's occupancy, additional right-of-way and a sidewalk shall be provided the property's Midway Street frontage. The right-of-way and sidewalk shall meet the recommendations of the Thoroughfare Plan.

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 identifies the future land use of this property as residential. The Comprehensive Plan also encourages infill development which fits within the neighborhood context and the Comprehensive Plan further states that a variety of housing types need to be provided within the City of Columbus.

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

Preliminary Staff Comments: There is a mix of uses in the area, including existing residential homes to the north and south and Two-Worlds condominiums, a multi-family development, is located directly to the east of the subject property. The Columbus Regional Hospital main campus is located to the west of the subject property. Just beyond the immediate area is a wide variety of commercial uses.

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

Preliminary Staff Comments: Multi-family residential is a desirable infill use for this area, as there are other residential areas within close proximity and the property is also in close proximity to a variety of service and retail uses.

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

Preliminary Staff Comments: The subject property is located adjacent to single family residential and multi-family residential. New development which is designed to fit within an existing residential area and is pedestrian friendly within a walkable area can enhance the values of the surrounding neighborhood.

Responsible growth and development.

Preliminary Staff Comments: With the close proximity to surrounding residential neighborhoods, commercial services and high volume streets, this area would be appropriate for multi-family residential.

Current Property Information:	
Land Use:	A vacant nursing home
Site Features:	A large, single story building with associated parking
Flood Hazards:	Portions of the site are located in the 100 and 500 year FEMA floodplain.
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	The wellfield protection district is located on two-thirds of the property.
Vehicle Access:	Midway Street (Local, Residential, Suburban)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	RS4 (Residential: Single Family 4) CO (Commercial: Office)	Single Family Residential CRH Treatment & Support Center
South:	RS4 (Residential: Single Family 4)	Single Family Residential
East:	RM (Residential: Multi-Family)	Two Worlds Condominiums
West:	P (Public / Semi-Public Facilities)	Columbus Regional Hospital (Main Campus)

Zoning District Summary (Existing / Proposed):		
	Existing Zoning: P	Proposed Zoning: RM
Zoning District Intent:	To provide locations for large-scale public facilities, worship facilities, and concentrations of other public institutions. This district should be applied in those locations where a single facility or combination of facilities forms an institutional center. This district is further intended to provide a set of setbacks and other requirements that respond to the unique scale and other considerations common to these types of uses. This district should be applied to reduce land use conflicts and ensure that public and semi-public facilities are appropriately integrated into the community.	To provide areas for a variety of multi-family uses, such as two-family dwellings, apartment homes and complexes, and condominiums in areas with compatible infrastructure and services. Development in this zoning district should be served by sewer and water utilities. This district should be used in limited locations with highly developed infrastructure, immediate access to Arterial or Collector roads, and direct connections to public open space and convenience goods. This district may be used to provide a transition from regional commercial areas to moderate density single-family residences. In the jurisdiction of the City of Columbus this district is intended for use only within the City limits.

Permitted Uses:	<p>Residential Uses</p> <ul style="list-style-type: none"> nursing home / assisted living facility retirement facility <p>Communications / Utilities Uses*</p> <ul style="list-style-type: none"> communications service exchange <p>Public / Semi-Public Uses</p> <ul style="list-style-type: none"> airport (public) cemetery clinic community center community garden day care center (adult or child) government office hospital institution for the developmentally disabled / mentally ill library private club museum parking lot / garage (as a primary use) 	<p>Residential Uses</p> <ul style="list-style-type: none"> dwellings, multi-family dwelling, two-family nursing home / assisted living facility retirement facility <p>Park Uses</p> <ul style="list-style-type: none"> nature preserve / conservation area park / playground
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	<ul style="list-style-type: none"> • police, fire, or rescue station • post office • school (grades pre-school through 12) • trade or business school • university or college • worship facility <p>Park Uses</p> <ul style="list-style-type: none"> • golf course • nature preserve / conservation area • park / playground <p>Commercial Uses</p> <ul style="list-style-type: none"> • conference center • health spa • instructional center • retreat center 	
Water and Sewer Service:	Required	Required
Lot and/or Density Requirements:	20,000 square foot minimum lot area	25 dwelling units per acre maximum density / 1,500 square feet per unit minimum lot area
Setbacks Required:	<p>Side Yard Setback:</p> <ul style="list-style-type: none"> • Primary Structure: 10 feet • Accessory Structure: 10 feet <p>Rear Yard Setback:</p> <ul style="list-style-type: none"> • Primary Structure: 10 feet • Accessory Structure: 10 feet <p>Front Yard Setback:</p> <ul style="list-style-type: none"> • Arterial Street: 10 feet* • Collector Street: 10 feet* • Local Street: 10 feet* <p>* 25 feet for any auto service bay, auto fuel pump canopy, or other similar vehicle access points to structures</p>	<p>Side Yard Setback:</p> <ul style="list-style-type: none"> • Two-Family Structure: 5 feet • Multi-Family Structure: 10 feet • Non-residential Structure: 10 feet • Accessory Structure: 5 feet <p>Rear Yard Setback:</p> <ul style="list-style-type: none"> • Primary Structure: 10 feet • Non-residential Structure: 10 feet • Accessory Structure: 5 feet <p>Front Yard Setback:</p> <ul style="list-style-type: none"> • Arterial Street: 10 feet* • Collector Street: 10 feet* • Local Street: 10 feet* <p>* 25 feet for any auto service bay, auto fuel pump canopy, or other similar vehicle access points to structures</p>

Height Restrictions:	Primary Structure: 45 feet Accessory Structure: 25 feet	Primary Structure: 50 feet Accessory Structure: 25 feet
Floor Area Requirements:	NA	NA

Interdepartmental Review:	
City Engineering:	Additional right of way will need to be dedicated to facilitate the construction of a sidewalk along the property. This sidewalk should be installed even if the existing buildings remain and are repurposed.
City Utilities:	No concerns.
Fire Department:	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:

- 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.
- 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.
- 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.
- 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.
- GOAL D-2:** Encourage development of 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.

8. **POLICY D-2-2:** Allow for various housing types.
A diverse population needs diverse housing. The city should encourage
9. **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.
10. **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.
11. **GOAL D-3:** Provide high-quality residential neighborhood environments.
12. **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 Columbus Central Neighborhood character area. The following Planning Principle(s) apply to this application:

1. Infill development that complements existing neighborhoods should be encouraged.
2. The city should develop a strategy for encouraging reuse or replacement of empty buildings.

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 in order to develop multi-family housing.
2. There are single family residential neighborhoods to the north and south of the subject property. They are predominately single story ranch style homes that were built in the 1950's and 60's. The subject property is located directly across from Two Worlds condominiums and the hospital property is located to the west of the subject property.
3. The subject property is served by the ColumBUS Transit System. There is a bus stop and shelter located on the property, served by bus route 3. Route 3 travels along Midway Street and is an established route to downtown Columbus and also extends to neighborhoods north of 25th Street and west of Taylor Road.
4. The subject property is not directly connected to the Columbus bicycle system or sidewalk network. The nearest sidewalk and bicycle connection is 17th Street, .18 miles to the south. The Columbus People Trail is nearby, on the west side of Haw Creek, but cannot be accessed from the subject property.
5. Midway Street is not constructed to the present street construction standards. There are portions of the street that have curb and gutter, but north of the subject property curb and gutter is not present. There is a small section of sidewalk along a Columbus Regional Health parking lot to the south, otherwise there is no sidewalk present along Midway Street. The Midway Street pavement width between 17th and 25th Streets varies from 19 feet in width to 27 feet in width (with additional pavement provided for on-street parking along the Two-Worlds frontage).
6. The Thoroughfare Plan, for this Local Residential Suburban street, recommends two 8.5 foot wide travel lanes, 2-foot curb and gutter (for a total street width of 21 feet before on-street parking is considered), minimum 5-foot wide tree lawns, and 5-foot sidewalks in a total right-of-way of 50 feet. The subject property's Midway Street frontage, measured from the street centerline, includes the appropriate pavement and curb and gutter, but no sidewalk and only 15 feet of right-of-way (rather than the recommended 25 feet).

7. The nearest convenience goods are located on National Road; Target is under half of a mile from the proposed development. The nearest grocery store, Aldi, is located .83 miles away and Kroger is located just under a mile away.
8. The nearest public park / open space is the Lincoln Park – Hamilton Park Center which is slightly under half of a mile away, although the route to reach the park is not a direct route and requires a traveler to proceed north to 25th Street or south to 17th Street to access the park property.
9. Portions of the subject property are located within the 100 and 500 year floodplain. Any structures constructed in the 100 or 500 year floodplain 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.
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 future review of a site plan for any redevelopment project.
11. If the site is rezoned and redeveloped, buffering will be required adjacent to the single-family residentially zoned properties to the north and south. A Type B Buffer yard will be required, which is 15 feet in width, plus an additional 10 feet for the building setback, for 25 feet total. The Type B buffer plantings are based on a point system, where 65 landscape points are required per 50 linear feet. This gives some flexibility on the types of plants to be installed. For example, the applicant could plant 3 canopy trees or they could plant 9 shrubs in that space, or a combination of both. A Type B buffer provides a moderate level of screening between uses. The applicants could also install a fence, however the fence cannot be provided in-lieu of the landscaping.

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

Rec. 3/26/24
JAM

Planning Department Use Only:

Jurisdiction: Columbus Bartholomew County Joint District

Docket No.: CRZ-2024-004

Rezoning Application:

Current Zoning: P Requested Zoning: RM

Applicant Information:

Name: Housing Partnerships, Inc.
Address: 1531 13th Street, Suite G900 Columbus, Indiana, 47201
(number) (street) (city) (state) (zip)
Phone No.: 812-376-9458 E-mail Address: kjohnson@thrive-alliance.org

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

Name: Housing Partnerships, Inc.
Address: 1531 13th Street, Suite G900, Columbus, Indiana, 47201
(number) (street) (city) (state) (zip)
Phone No.: 812-350-8089 E-mail Address: kjohnson@thrive-alliance.org

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

Name: Kevin Johnson
Address: 1531 13th Street, Suite G900 Columbus, Indiana, 47201
(number) (street) (city) (state) (zip)
Phone No.: 812-350-8089 E-mail Address: kjohnson@thrive-alliance.org

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

Property Information:

Property Size: 7.6 acres *or* _____ square feet
Address: 2100 Midway Street Columbus, Indiana, 47201
(number) (street) (city) (state) (zip)

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

Commencing at the SW corner of Section 17, T9N, R6E; thence Nerly 909ft.; thence Early 250ft.; to the P.O.B.; thence Early 657ft.; thence Nerly 523ft.; thence Werly 655ft.; thence Serly 522ft. to the P.O.B.; EXCEPT: 15' off the East side

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.

This proposed rezoning to RM will provide the following characteristics outlined in the comprehensive plan. Housing, Economic vitality/diversity, accesibility, and Small-city atmosphere.

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

The current condition of the structures on the property are very large one level, antiquated buildings that previously provided housing and nursing care for seniors.

The proposed rezoning to RM will provide affordable housing in multi level buildings for seniors and families, while also providing services.

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

The most desirable use in this district is housing, which the proposed rezoning to RM will provide the most optimal use of this property.

The conservation of property values throughout the jurisdiction.

Our proposed use will eliminate deteriorating buildings that are currently a blighting influence for the area and provide much needed housing for the community.

Responsible growth and development.

This proposed use will provide economic vitality by providing affordable housing for seniors and families. Creating a diverse neighborhood where children can interact with seniors, provididing a positive influence in their lives, and seniors gain enjoyment from the youthfulness provided by children and young families.

Rezoning Purpose:

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

Proposing affordable housing project for seniors and families with services.

Applicant's Signature:

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

Kevin Johnson Director of Housing
(Applicant's Signature)

03-26-2024
(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.

Kevin Johnson Director of Housing
(Owner's Signature)

03-26-2024
(Date)

Kevin Johnson
(Owner's Signature)

03-26-2024
(Date)

RZ-2024-004 (Housing Partnerships)

