



STAFF REPORT

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

Docket No. / Project Title: PP-2024-001 (Drive-In Commercial Park Major Subdivision Preliminary Plat Revision)

Staff: Ashley Beckort

Applicant: Vision Housing LLC

Property Size: 20.48 Acres

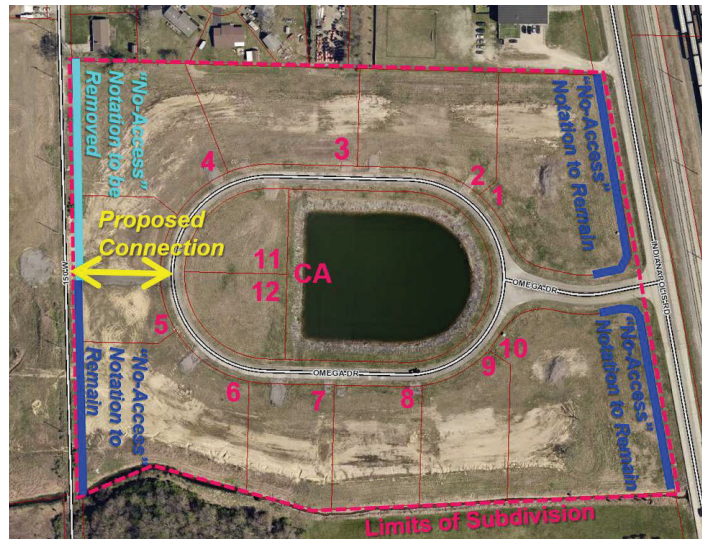
Current Zoning: I2c (Industrial General w/ Commitments)

Proposed Zoning: I2c (Industrial General w/ Commitments) & RM (Residential: Multi-Family)

Location: On the west side of Indianapolis Road, generally between Arcadia and Paula Drives, in the City of Columbus

Request Summary:

The applicant is requesting approval of a major subdivision preliminary plat revision consistent with Subdivision Control Ordinance Chapter 16.16. The proposed subdivision includes 12 lots and 1 common area (for a drainage pond) totaling 20.48 acres. The proposed revision is for a traffic circulation change, specifically to connect Omega Drive with 150 West, and to remove a “no-access” notation along 150 West.



Modifications:

The applicant is proposing the following modification(s) from the subdivision control ordinance design or improvement standards that would typically apply to this development: Section 16.24.030(C) Subdivision Control Ordinance requires improvements along existing right-of-way like 150 West. The applicant proposes to improve 150 West north of the new Omega Drive connection, but requests to waive the requirement to improve 150 West south of Omega Drive.

Plan Commission Process, Options, & Preliminary Staff Recommendation:

Step 1 - Modification Request(s):

The initial step in the approval process is for the Plan Commission to determine whether or not any requests for modification from the design or improvement standards of the Subdivision Control Ordinance can be supported based on the decision criteria provided. Subdivision Control Ordinance Section 16.32.020 indicates that the Plan Commission may grant a modification of the standards upon the determination that each provided criterion has been met. A separate motion with specific findings is recommended for each requested modification. The Plan Commission may attach conditions to any approved modification that are related to that modification and “will reasonably secure the objectives and requirements” of the Subdivision Control Ordinance (Section 16.32.030(B)).

Requested Modification: Section 16.24.030(C) of the Subdivision Control Ordinance states that the frontage of all existing streets (like 150 West) shall be improved in all respects including right-of-way dedication, widening, street trees, sidewalks, etc. It shall be the responsibility of the subdivider to design, construct and pay for said improvements. Improvements to 150 West appear to not have been required with the original subdivision plat because it was not used for access. 150 West is a dedicated right-of-way but unimproved south of Tudor Addition and dead-ends along the Abbey Place Common Area, south of the subject property. With the proposed new connection to 150 West, improvements along 150 West are required. The applicant proposes to improve 150 West north of the new Omega Drive connection (as required by the Subdivision Control Ordinance), but requests to waive the requirement to improve 150 West south of the new Omega Drive connection.

Preliminary Staff Recommendation: Approval, all criteria have been met.

Criteria #1: The modification will not be detrimental to the public health, safety, and general welfare.

Preliminary Staff Findings: The developer is proposing to improve 150 West north of the proposed Omega Drive connection, which would provide an alternate access point improving safety and circulation. There are no properties south of the subject property that require access through 150 West. The developer is requesting to waive the improvements south of the proposed Omega Drive connection, rather than seeking the vacation of that right-of-way to allow flexibility for a potential future pedestrian connection through a city-lead project. This criterion has been met.

Criteria #2: Adjacent property will not be adversely affected.

Preliminary Staff Findings: There are no properties south of the subject property that require access through 150 West. The developer is not seeking the vacation of the 150 West right-of-way to allow flexibility for a potential future pedestrian connection through a city-lead project. Not improving 150 West south of the proposed Omega Drive connection, will not adversely affect neighboring properties. This criterion has been met.

Criteria #3: The modification is justified because of exceptional topographic or other physical conditions unique to the property involved, as opposed to mere inconvenience or financial disadvantage.

Preliminary Staff Findings: 150 West is a dedicated right-of-way but unimproved south of Tudor Addition and dead-ends along the Abbey Place Common Area, south of the subject property. The developer is proposing to improve 150 West north of the proposed Omega Drive connection, to provide an alternate access point. There are no properties south of the subject property that require access through 150 West. The developer is requesting to waive the improvements south of the proposed Omega Drive connection and retain the right-of-way as-is which will allow flexibility for a potential future pedestrian connection through a city-lead project. This criterion has been met.

Criteria #4: The modification is consistent with the intent of this (the Subdivision Control Ordinance) and other applicable ordinances and the Comprehensive Plan.

Preliminary Staff Findings: The portion of 150 West that would be used by the applicant and neighboring property owners would be improved, but the portion that is unimproved and unused will not be improved. This criterion has been met.

Criteria #5: The modification will not conflict with the requirements of the zoning ordinance, including but not limited to lot area, lot frontage, lot width, and setback(s).

Preliminary Staff Findings: There are no properties south of the subject property that require access through 150 West. Not doing improvements along 150 West (south of the Omega Drive connection) will not conflict with any zoning ordinance standards. This criterion has been met.

Step 2 - Required Revision(s):

The Plan Commission should identify any needed corrections or additions to the proposed plat that are necessary to meet the requirements of the Subdivision Control Ordinance and for which modifications have not been approved. The Plan Commission should also stipulate any changes necessary for the subdivision to comply with the Commission’s determinations on those design or improvement details that are at its discretion. Any required revisions must enforce the requirements of the Subdivision Control Ordinance. Discretionary features include those specifically indicated as such by the Subdivision Control Ordinance (such as the number of lots to be served by access easement) and those for which ensuring compliance requires the case-by-case application of the requirements by the Commission (such as street names, traffic calming, or supplementary travel lanes).

Preliminary Staff Recommendation: The following required revisions should be included as part of the plat approval:

1. The “no parking” signs shall be revised to meet all requirements of the City Engineer.
2. The street, curbing, and sidewalks along 150 West shall be extended north to align with the northern property line.
3. The preliminary plat shall include lot numbers only, with the appropriate lettering to be completed during the final plat stage. Remove “A” from Lot 4 and 5.
4. The removal of the “no-access” easement along 150 West, north of Omega Drive shall be labeled, rather than omitting it from the plat drawings.
5. The “no-access” easement shall be shown as removed along Lot 4 and the Omega Drive connection, but remain along Lots 5 and 6.
6. The additional right-of-way dedication along the west side of 150 West shall be shown to match the associated commitments (per RZ-2024-006: Vision Housing LLC-West).
7. The plat shall show improvements to the west half of 150 West as may be required through the rezoning of that adjacent property per RZ-2024-005 (Vision Housing LLC – Omega Drive) and/or RZ-2024-006 (Vision Housing LLC – West).

Step 3 - Request Approval, Denial, or Continuance:

In reviewing a request for major subdivision approval, the Plan Commission shall (1) approve the request if the proposal meets the minimum standards of the Subdivision Control Ordinance, (2) deny the request if the minimum standards of the ordinance are not met and appropriate modifications are not obtained, or (3) continue the request to gather further information or otherwise as provided by the Plan Commission Rules of Procedure and Subdivision Control Ordinance Section 16.40.050. The Plan Commission should make, second, and vote on a motion for the approval, denial, or continuance of the request. Any motion for approval should (1) note any approved modification(s) and (2) incorporate any required revisions.

Preliminary Staff Recommendation: Approval of the proposed preliminary plat revision with required revisions (as listed above) and with the associated modification request (as noted above). Approval should be contingent on the successful completion of the rezoning of the subject and adjacent property as proposed by cases RZ-2024-005 (Vision Housing LLC-Omega Dr.) and RZ-2024-006 (Vision Housing LLC-West).

Current Property Information (entire subdivision site):	
Land Use:	Vacant
Site Features:	Omega Drive and Retention Pond

Flood Hazards:	Zone AE (100-year floodway fringe) along the north, east, and south property lines. Zone X (500-year floodway fringe) along the middle of the property.
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	None.
Vehicle Access:	Indianapolis Road (Minor Arterial, Industrial, Suburban) Omega Drive (Local, Industrial, Suburban) 150 West (Local, Industrial, Suburban)

Surrounding Zoning and Land Use (entire subdivision site):		
	Zoning:	Land Use:
North:	CC (Commercial Community) RS2 (Residential: Single-Family 2)	Dog Kennel (Guardian K-9) Tudor Addition
South:	I3 (Industrial Heavy)	Industrial (PMG and CAPCO)
East:	I2 (Industrial General)	Industrial (PCA)
West:	I1 (Industrial Light) RS3 (Residential: Single-Family 3)	Vacant Industrial Abbey Place Subdivision and Open Space

Interdepartmental Review:	
City Engineering:	<ul style="list-style-type: none"> Our original Subdivision Review Committee comments have been addressed. We do have a new comment that the no parking signage should be standard 12x18" "No Parking" Signs. The Engineering Department supports the modification request to end the improvements on CR 150 West at the new street connection. There is little chance that 150 West will connect to another street south of this location, and will only add additional maintenance requirements to the City. The right-of-way should remain in place to protect existing utility infrastructure and preserve a route for a possible future pedestrian connection.
City Utilities:	No concerns.
Fire Department:	The plat revision poses no safety concerns in regards to an emergency response from the Columbus Fire Department. The connector road from Omega to 150 West will provide improved access to the Paula Drive area.

Drainage Board:	The original Subdivision Review Committee comments have been addressed and I have no concerns with the proposed modification.
City Parks:	If there are areas of flooding concern, then Parks would recommend “recreation area/open space”.

History of this Location:

The relevant history of this property includes the following:

1. This site was originally developed as a drive-in movie theater.
2. **PP-94-005:** In May of 1994, Plan Commission approved a Preliminary Plat with 12 lots and 1 common are over 20.48 acres. At this time, the property was zoned B-4 (Highway Business).
3. **FP-96-008:** In 1996, the final plat was submitted creating the 12 lots and street network, with the public infrastructure (Omega Drive) being accepted by the City of Columbus on November 19, 1996.
4. **RZ-2007-015:** Heard by the Plan Commission on January 2, 2008, and approved by the City Council on February 19, 2008, this rezoning changed the zoning from B-4 (Highway Business) to I-2 (Medium Industrial).
5. **RZ-2018-008:** City Council voted to approve a rezoning for portions of the subject property to CC (Commercial: Community Center). However, the rezoning was not completed after the applicant chose not to record the associated commitments. The subject property is still zoned industrial.
6. **VAC-2018-002:** A vacation request was submitted in March of 2018 to vacate 150 West south of the Tudor Addition. This request went through the Subdivision Review Committee for comments and passed first reading at City Council with the condition that a utility easement be provided in place of the right-of-way. The vacation was not completed after the applicant chose to not fulfill the final step of the vacation process, which is to complete a plat. The 150 West right-of-way is still present.

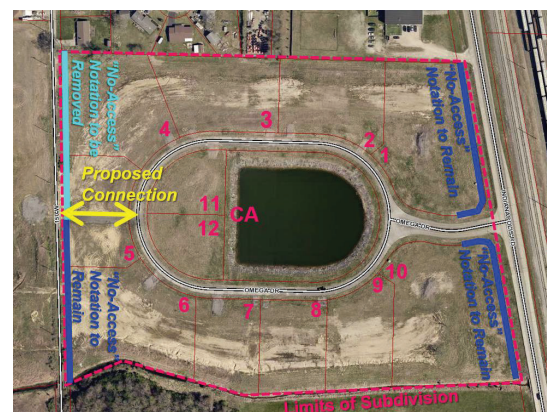
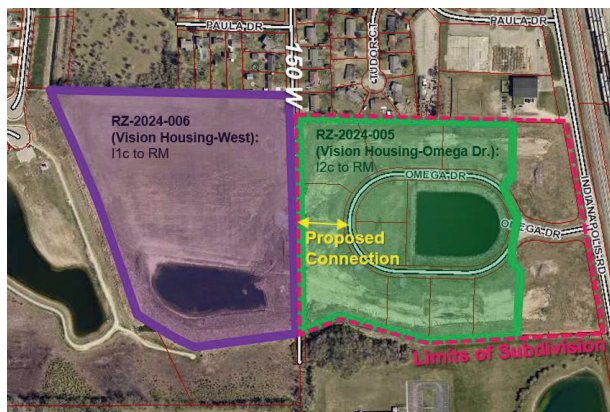
History of this Application:

The relevant history of this application includes the following: The proposed preliminary plat was reviewed by the Columbus Subdivision Review Committee at its April 18, 2024 meeting and forwarded to the Plan Commission.

Planning Consideration(s):

The following general site considerations, community planning concepts, and other facts should be considered in the review of this application:

1. **Zoning:** The subject property is currently zoned I2c (Industrial General with Commitments). There are accompanying rezoning requests to rezone a portion of the subject property, as well as the property west of 150 West to RM (Residential: Multi-Family). The proposed circulation change would provide an alternate access to the subdivision and provide a connection between these two proposed-to-be residential properties.



2. **Current Layout:** The subject property is made up of 12 lots and 1 common area (for a drainage pond). The lots are designed to gain access from the internal street (Omega Drive) and do not have direct access to 150 West (to the west) nor Indianapolis Road (to the east) as there is a platted “no-access” notation. Omega Drive accesses from Indianapolis Road and loops in a circle with the pond and 2 lots inside.
3. **Proposed Revision:** The applicant is proposing a circulation change of a new street connection between Omega Drive and 150 West and to remove a portion of the “no-access” notation along 150 West. Per Section 16.40.070 of the Subdivision Control Ordinance, the proposed street circulation change requires Plan Commission review. Further, this proposed change requires consent of 75% of the owners of the subdivision. In this case, the subdivision is in one ownership and they have signed-off on the proposed change.
4. **Street Cross-Sections:** The existing Omega Drive meets the minimum street pavement width standards of the Subdivision Control Ordinance, but does not have curb and gutter or street trees. Sidewalks have not been installed yet, but are required by the Zoning Ordinance when each lot is to develop. The new street connection assumes the completion of the associated rezoning and meets the standard in the Subdivision Control Ordinance for a Local, Residential, Suburban Street with no on-street parking, with 17 feet of pavement, curb and gutter, tree lawn, street trees, and 5-foot sidewalk.
5. **150 West:** The Drive-In Commercial Park Major Subdivision has 885 feet of frontage along 150 West. The right-of-way along 150 West is about 39 feet wide (25 feet platted and 14 feet prescriptive). 150 West is not improved south of the Tudor Addition and functions like a field entrance. From the Tudor Addition to the proposed street connection is approximately 378 feet.
 - There is a platted “no access” notation along 150 West. With the proposed circulation change, Plan Commission must decide if direct access should be granted from 150 West from the new street connection and along the “back” sides of the adjacent lots.
 - Improvements to 150 West appear to not have been required with the original subdivision plat because it was not used for access. With the proposed new connection to 150 West, its improvement is required.
 - If the associated rezonings are completed, 150 West would be classified as a Local, Residential, Suburban Street and would typically require (if no on-street parking is allowed) 17 feet of pavement, curb and gutter, tree lawn, street trees, and 5-foot sidewalk.
 - The developer is proposing to build 150 West north of the new Omega Drive connection meeting the requirements for a Local, Residential, Suburban Street. The eastern half of the street being required by the Subdivision Control Ordinance through the proposed preliminary plat revision and the western half of the street being a likely commitment associated with one or both rezoning requests. The applicant is showing the full improvements on the plat for context.
 - The developer is requesting a modification to not install any improvements along 150 West south of the proposed Omega Drive connection. They are showing the existing right-of-way to remain for a potential future pedestrian connection through a city-lead project.

Applicable Subdivision Control Ordinance Requirement(s):

The following provisions of the Subdivision Control Ordinance apply to the consideration of this application:

Section 16.40.070: Major Subdivision Plat Substantial Revisions

- (A) **Applicability:** This section shall apply to proposals to resubdivide or otherwise revise a previously approved major subdivision plat in a way that results in (1) any change in street circulation pattern or other public improvement, (2) the addition of one or more buildable lots, and/or (3) any change in the amount of land reserved as common area or otherwise for public use.
- (B) **Procedure:** The procedure for these revisions shall be based on the date of approval of the plat in relation to the adoption of this ordinance as follows: If the major subdivision being revised received preliminary plat approval on or after the December 7, 1982 effective date of this ordinance, the revision must take the form of a revision to that subdivision’s preliminary plat and follow the major subdivision process.
- (C) **Property Owner Consent:** The application for a plat revision governed by this section shall include the signed consent of at least 75% of the owners of property in the previously approved subdivision.

Section 16.24.030(C): Improvement of Existing Streets: The frontage of all existing streets bordering or adjacent to a parcel of land which is being subdivided shall be improved in all respects (including right-of-way dedication, widening, street trees, sidewalks, etc.) based on the street classification established by the Thoroughfare Plan for that street. It shall be the responsibility of the subdivider to design, construct and pay for said improvements.

1. Frontage Defined: For the purpose of this requirement, "frontage" shall include all components of the street beginning at the centerline of that street's existing pavement and extending to the property being subdivided for the entire extent of the subdivision.
2. Local and Collector Streets: The required design elements and corresponding right-of-way for local and collector streets shall be as specified by this Ordinance. The right-of-way dedication and design elements shall either (1) be consistent with the remainder of the street if that street meets the requirements of this Ordinance or (2) provide the typical design elements and minimum right-of-way unless, in either case, bicycle facilities are recommended by the Bicycle and Pedestrian Plan.

City of Columbus – Bartholomew County Planning Department
City of Columbus
Subdivision Control Ordinance Modification Worksheet
(Attach a separate worksheet for each requested modification.)

Modification Requested:

I am requesting a modification from Section 16.24.030(C) of the Columbus Subdivision Control Ordinance to allow:
No improvements to 150W south of the proposed Omega Drive connection.

Modification Request Justification:

The Columbus Subdivision Control Ordinance (Section 16.32.020) establishes specific criteria that must be met in order for a modification from the design or improvement standards to be approved. Please describe how the requested modification meets each of the following criteria. All criteria must be met if the modification is to be approved. Attach additional sheets if necessary.

- 1. The modification will not be detrimental to the public health, safety, and general welfare.**
No public health, safety or general welfare concerns will arise from omitting the improvements
from this section of roadway. Required access for vehicles and pedestrians will be provided with the
improvements proposed to the northern section of roadway.

- 2. Adjacent property will not be adversely affected.**
Adjacent properties will not be adversely affected as all surrounding parcels have access
provided currently. The only two parcels impacted by the roadway extension are party to
the request.

- 3. The modification is justified because of exceptional topographic or other physical conditions unique to the property involved, as opposed to mere inconvenience or financial disadvantage.**
A barrier exists to the south (Joseph Anthony regulated drain) that provides an obstacle for
future roadway extension. In addition, existing right-of-way does not exist south of the subject
site therefore future extension south is unlikely.

- 4. The modification is consistent with the intent of this (the Subdivision Control Ordinance) and other applicable ordinances and the Comprehensive Plan.**
Extension of the roadway south of Omega Drive is not a good use of resources (land or capital)
and does not promote more efficient movement of people or vehicles. Parcels to the south
are developed with their own access points.

5. **The modification will not conflict with the requirements of the zoning ordinance, including but not limited to lot area, lot frontage, lot width, and setback(s).**

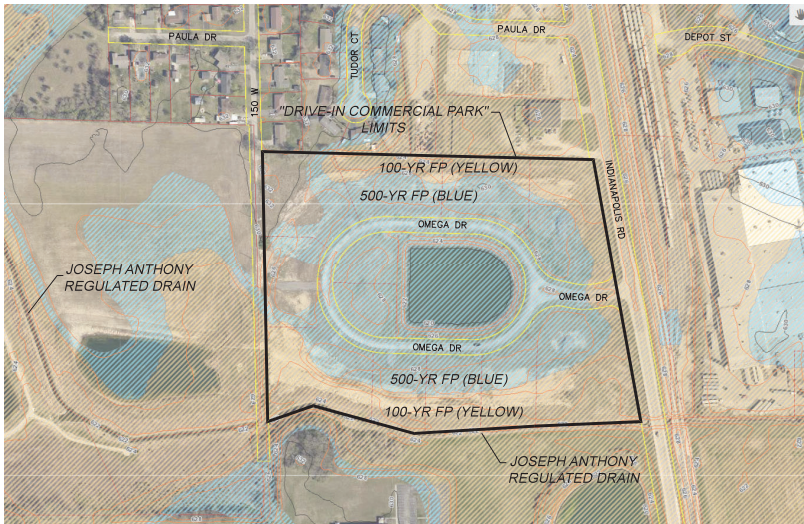
Lots are in compliance with all applicable zoning ordinance requirements with the portion of 150W proposed for improvement therefore extension of the roadway is not needed in order to ensure lots comply with said ordinance requirements.

DRIVE-IN COMMERCIAL PARK

MAJOR SUBDIVISION PRELIMINARY PLAT REVISION

OMEGA DRIVE COLUMBUS, IN 47201

DRIVE-IN COMMERCIAL PARK (Q/203A)
BARTHOLOMEW COUNTY, IN



LOCATION MAP
NO SCALE

- C1. COVER SHEET
- C2. EXISTING CONDITIONS
- C3. LOT LAYOUT
- C4. ROADWAY, SIDEWALK & STREET SIGNAGE PLAN
- C5. ROADWAY TYPICAL SECTIONS
- C6. UTILITY PLAN

PRIMARY APPROVAL

UNDER AUTHORITY PROVIDED BY IC 36-7-4-700, SUBDIVISION CONTROL, AND ANY AMENDMENTS THERETO, THIS PLAT WAS GIVEN PRIMARY APPROVAL BY THE CITY OF COLUMBUS, INDIANA AS FOLLOWS:

APPROVAL BY THE PLAN COMMISSION AT A MEETING HELD _____, 2024.

MICHAEL KINDER, PRESIDENT

LAURA GARRETT, SECRETARY

OWNER:
BARBARA A. PUCKETT REVOCABLE
LIVING TRUST
6550 RIVER ROAD
COLUMBUS, IN 47203

DEVELOPER:
VISION HOUSING, LLC
920 REPP DRIVE
COLUMBUS, IN 47201

PARCEL NUMBERS:
03-95-11-420-000.202-005
03-95-11-420-000.203-005
03-95-11-420-000.204-005
03-95-11-420-000.205-005
03-95-11-420-000.206-005
03-95-11-420-000.207-005
03-95-11-420-000.208-005
03-95-11-420-000.209-005
03-95-11-420-000.211-005
03-95-11-420-000.212-005

ENGINEER & SURVEYOR:



1428 Lafayette Avenue Columbus, IN 47201
812.372.7398 www.milestonedesign.org



SURVEYORS CERTIFICATE

I, TED P. DARNALL, HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION.

Ted P. Darnall
TED P. DARNALL, PS #29600006



IT IS AGAINST THE LAW (IC 8-1-1-15) TO LOCATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO WORKING DAYS BEFORE COMMENCING WORK.
DIAL 811
OR
1-800-382-5844
I.U.P.P.S.
P.O. Box 50392
Indianapolis, IN 46250

NO.	DATE	REVISION
1	4/25/24	PLANNING COMMENTS
2		
3		
4		
5		
6		
7		
8		
9		
10		

INSTRUMENT NUMBER:
2018-10143

NOTES

1) NO RELIANCE SHOULD BE MADE ON FILES IN ELECTRONIC MEDIA FORMAT OF GRAPHICS, DATA, TEXT, OR OTHER TYPES, UNLESS FIRST COMPARED TO THE ORIGINAL SIGNED AND SEALED DOCUMENT. THE AUTHOR OF ANY SUCH FILES MAKES NO WARRANTY AS TO THE COMPLETENESS OR CORRECTNESS THEREOF. ANY CONCLUSIONS OR INFORMATION OBTAINED FROM SUCH FILES WILL BE AT THE USER'S SOLE RISK.

2) THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON OR THROUGHOUT THIS PLAN SET ARE BASED ON ABOVE GROUND STRUCTURES AND INFORMATION PROVIDED BY EMAIL FROM COLUMBUS CITY UTILITIES (ASHLEY GETZ, PE) OR THE CITY OF COLUMBUS ENGINEERING DEPARTMENT (ANDREW BECKORT, PE). ADDITIONAL BURIED UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. BEFORE DESIGN OR CONSTRUCTION IS BEGUN, MORE PRECISE LOCATIONS SHOULD BE OBTAINED FROM THE APPROPRIATE AGENCIES.

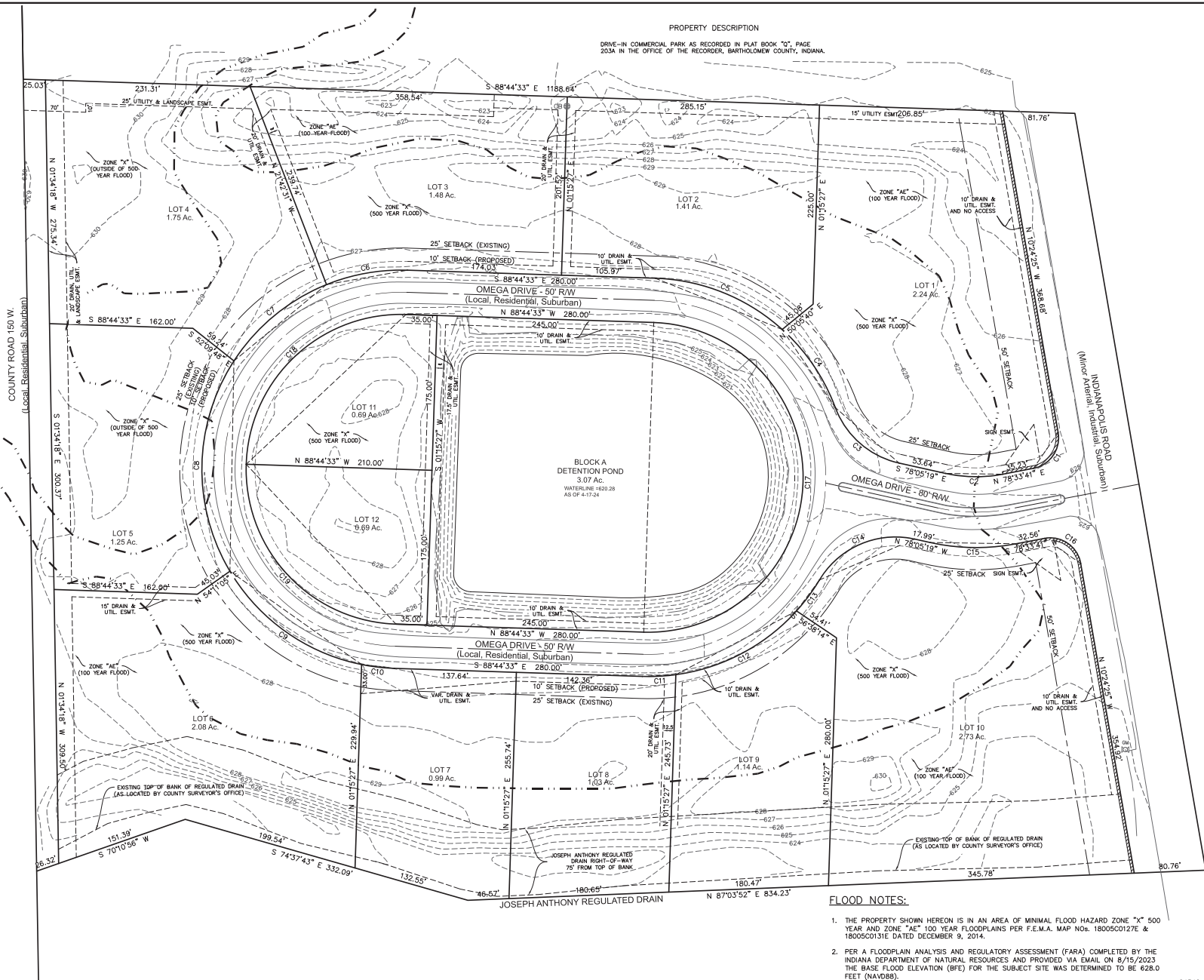
3) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF OVERHEAD OR UNDERGROUND CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THESE TRACTS.

4) THE COORDINATE DATA REPRESENTED ON THIS DRAWING WAS GATHERED BY MEANS OF TRIGONOMETRIC LEVELING METHODS (TOTAL STATION) AND RTK GPS OBSERVATIONS. THE GPS OBSERVATIONS WERE MADE USING THE INDIANA CONTINUOUSLY OPERATING REFERENCE STATION (INCRS) NETWORK BASED ON THE INDIANA GEOSPATIAL COORDINATE SYSTEM (INGCS) BARTHOLOMEW COUNTY ZONE. SAID ZONE IS A LOW DISTORTION PROJECTION DEFINED BY A SPECIFIC COMBINED SCALE FACTOR AND FALSE NORTHING AND EASTING VALUES. THE COORDINATE VALUES CREATED IN SAID ZONE ARE TRANSLATED FROM THE GRID TO THE GROUND. THEREFORE NO ADJUSTMENT IS NEEDED TO OBTAIN GROUND SURFACE DATA.

5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THERE MAY BE EASEMENTS, RESTRICTIONS, RIGHT-OF-WAYS, OR OTHER ENCUMBRANCES THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON. THIS TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHT-OF-WAYS, OR OTHER ENCUMBRANCES OF RECORD.

6) THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PROPERTY DEPICTED. IT IS BASED ON A FINAL PLAT WHICH MEETS THE REQUIREMENTS OF THE INDIANA ADMINISTRATIVE CODE, TITLE 865, ARTICLE 1, RULE 12. BY COLUMBUS SURVEYING & ENGINEERING, P.C., RECORDED IN PLAT BOOK "O", PAGE "203A" IN THE OFFICE OF THE BARTHOLOMEW COUNTY RECORDER.

PROPERTY DESCRIPTION
DRIVE-IN COMMERCIAL PARK AS RECORDED IN PLAT BOOK "O", PAGE 203A IN THE OFFICE OF THE RECORDER, BARTHOLOMEW COUNTY, INDIANA.



1428 Lafayette Avenue, Columbus, IN 47201
812.372.7598 www.milestonedesign.org

**DRIVE-IN COMMERCIAL PARK
PRELIMINARY PLAT REVISION**

DATE: 04/08/24
DRAWN BY: Z.A.M.
CHECKED BY: I.D.T.
SCALE: 1"=50' (HORZ)
SCALE: N/A (VERT)

REVISIONS	
▲	4/25/24 PLANNING REV
▲	
▲	
▲	
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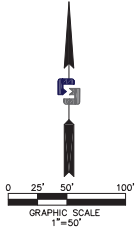
EXISTING CONDITIONS

JOB NUMBER
24542

C2

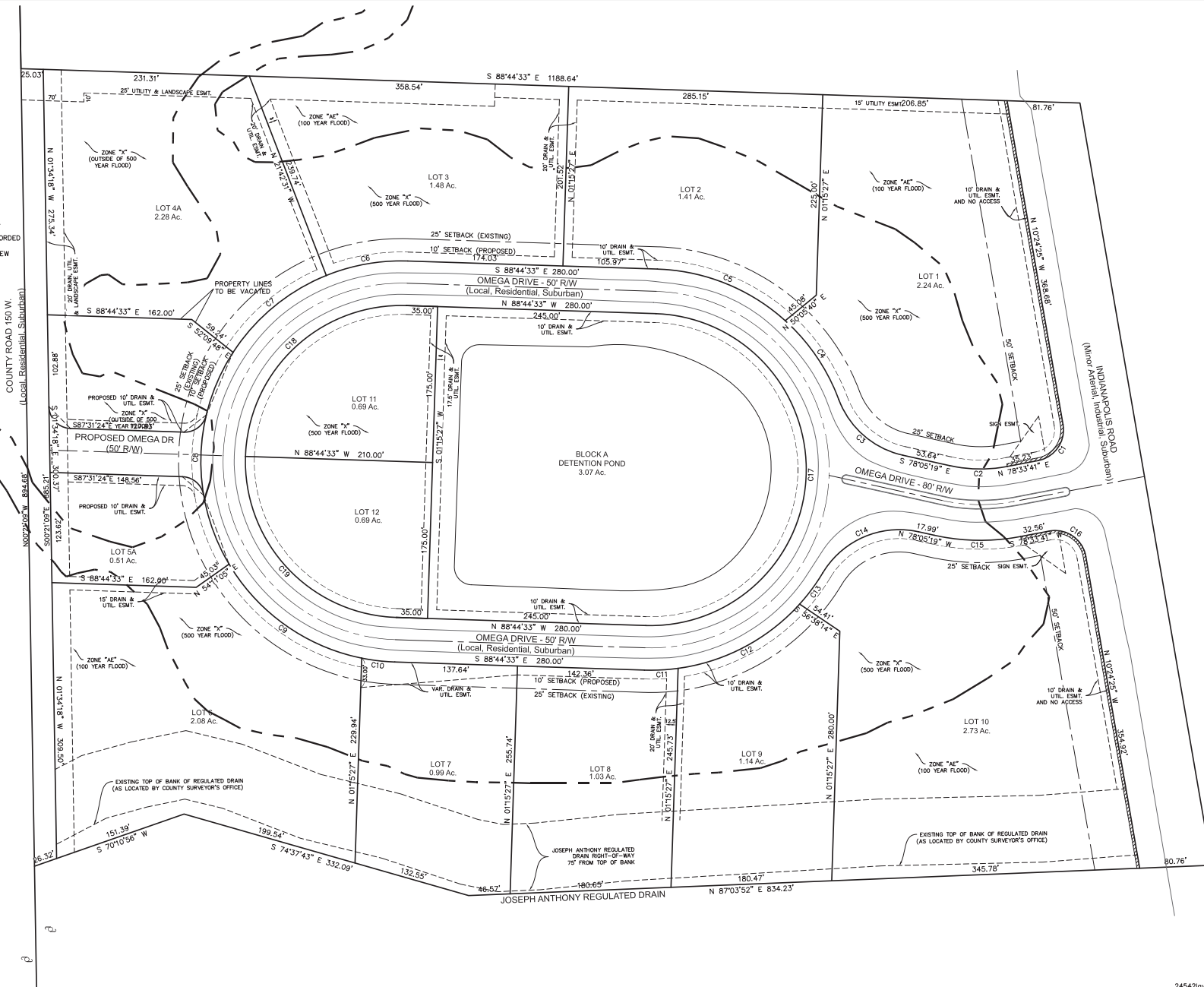
FLOOD NOTES:

1. THE PROPERTY SHOWN HEREON IS IN AN AREA OF MINIMAL FLOOD HAZARD ZONE "X" 500 YEAR AND ZONE "AE" 100 YEAR FLOODPLAINS PER F.E.M.A. MAP NOS. 18005C0127E & 18005C0131E DATED DECEMBER 9, 2014.
2. PER A FLOODPLAIN ANALYSIS AND REGULATORY ASSESSMENT (FARA) COMPLETED BY THE INDIANA DEPARTMENT OF NATURAL RESOURCES AND PROVIDED VIA EMAIL ON 8/15/2023 THE BASE FLOOD ELEVATION (BFE) FOR THE SUBJECT SITE WAS DETERMINED TO BE 628.0 FEET (NAVODS).



PROPERTY DESCRIPTION

"DRIVE-IN COMMERCIAL PARK" AS RECORDED IN PLAT BOOK "Q", PAGE 203A IN THE OFFICE OF THE RECORDER, BARTHOLOMEW COUNTY, INDIANA.



1428 Lafayette Avenue, Columbus, IN 47201
812.372.7398 www.milestonedesign.org

**DRIVE-IN COMMERCIAL PARK
PRELIMINARY PLAT REVISION**

DATE: 04/08/24
DRAWN BY: Z.A.M.
CHECKED BY: T.D.T.
SCALE: 1"=50' (HORZ)
SCALE: N/A (VERT)

REVISIONS	
▲	4/25/24 PLANNING REV
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LOT LAYOUT

JOB NUMBER
24542

C3

**DRIVE-IN COMMERCIAL PARK
PRELIMINARY PLAT REVISION**

DATE: 04/08/24
DRAWN BY: Z.A.M.
CHECKED BY: I.D.T.
SCALE: 1"=50' (HORIZ)
SCALE: (VERT)

REVISIONS	
▲	4/25/24 PLANNING REV
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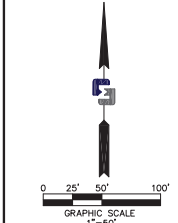
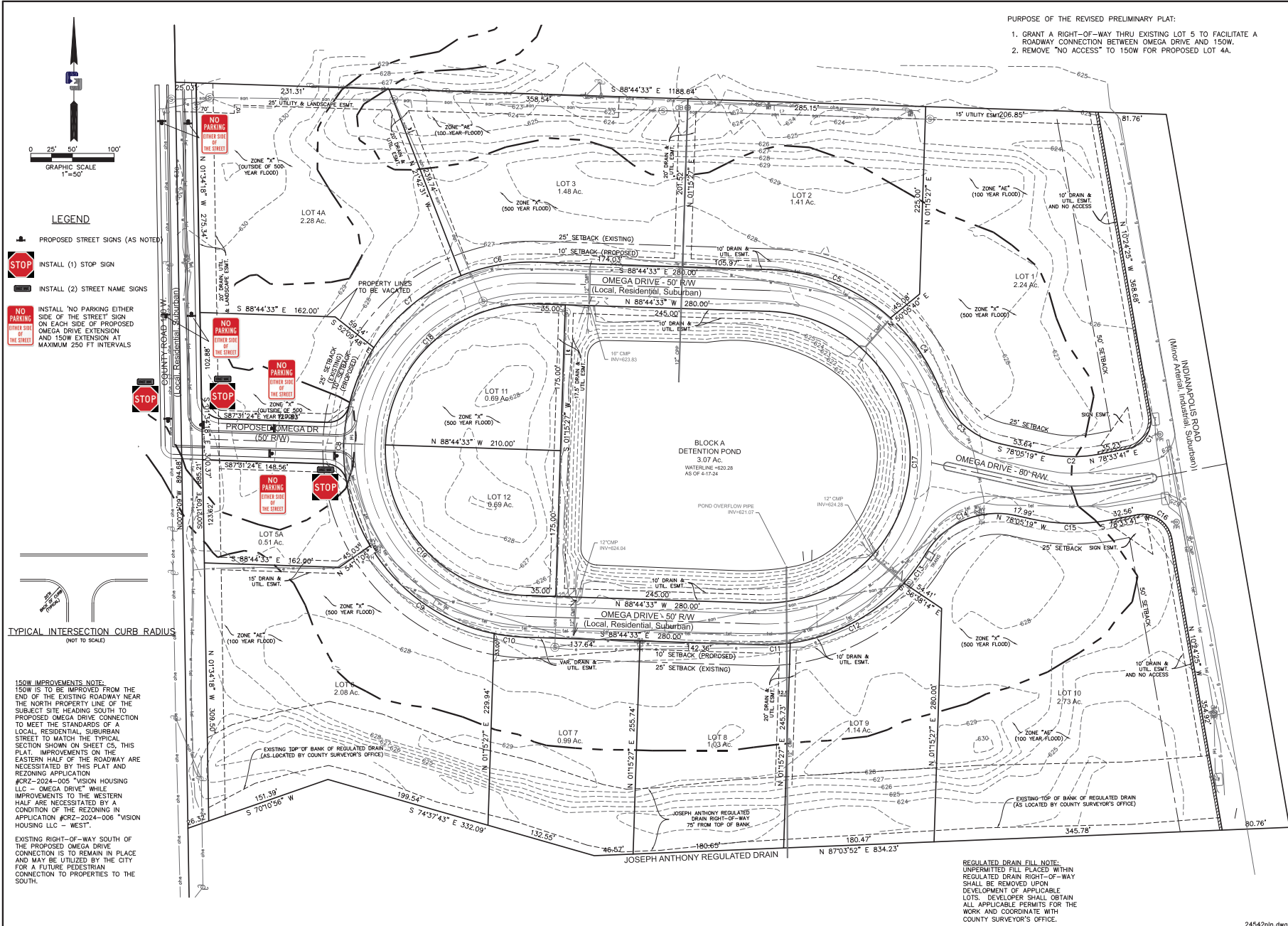
ROADWAY,
SIDEWALK & STREET
SIGNAGE PLAN

JOB NUMBER
24542

C4

PURPOSE OF THE REVISED PRELIMINARY PLAT:

1. GRANT A RIGHT-OF-WAY THRU EXISTING LOT 5 TO FACILITATE A ROADWAY CONNECTION BETWEEN OMEGA DRIVE AND 150W.
2. REMOVE "NO ACCESS" TO 150W FOR PROPOSED LOT 4A.



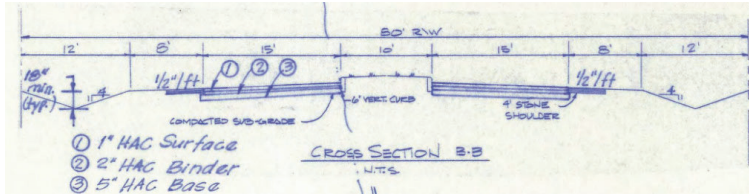
LEGEND

- PROPOSED STREET SIGNS (AS NOTED)
- INSTALL (1) STOP SIGN
- INSTALL (2) STREET NAME SIGNS
- INSTALL 'NO PARKING EITHER SIDE OF THE STREET' SIGN ON EACH SIDE OF PROPOSED OMEGA DRIVE EXTENSION AND 150W EXTENSION AT MAXIMUM 250 FT INTERVALS

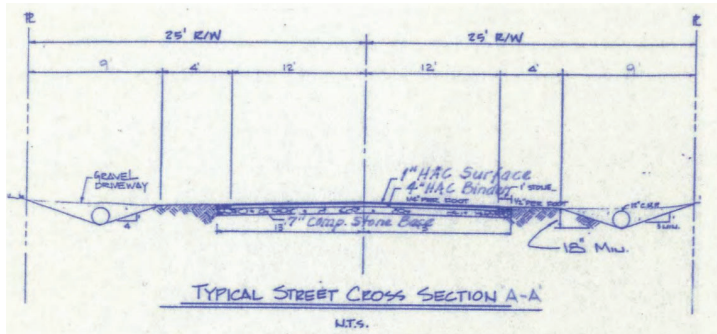
TYPICAL INTERSECTION CURB RADIUS
(NOT TO SCALE)

150W IMPROVEMENTS NOTE:
150W IS TO BE IMPROVED FROM THE END OF THE EXISTING ROADWAY NEAR THE NORTH PROPERTY LINE OF THE SUBJECT SITE HEADING SOUTH TO PROPOSED OMEGA DRIVE CONNECTION TO MEET THE STANDARDS OF A LOCAL RESIDENTIAL SUBURBAN STREET TO MATCH THE TYPICAL SECTION SHOWN ON SHEET CS. THIS PLAT. IMPROVEMENTS ON THE EASTERN HALF OF THE ROADWAY ARE NECESSITATED BY THIS PLAT AND ZONING APPLICATION #02Z-2024-005 "VISION HOUSING LLC - OMEGA DRIVE" WHILE IMPROVEMENTS TO THE WESTERN HALF ARE NECESSITATED BY A CONDITION OF THE ZONING IN APPLICATION #02Z-2024-006 "VISION HOUSING LLC - WEST".
EXISTING RIGHT-OF-WAY SOUTH OF THE PROPOSED OMEGA DRIVE CONNECTION IS TO REMAIN IN PLACE AND MAY BE UTILIZED BY THE CITY FOR A FUTURE PEDESTRIAN CONNECTION TO PROPERTIES TO THE SOUTH.

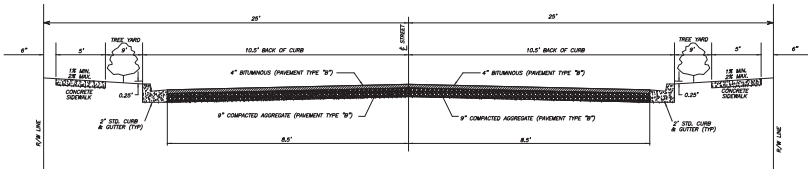
REGULATED DRAIN FILL NOTE:
UNPERMITTED FILL PLACED WITHIN REGULATED DRAIN RIGHT-OF-WAY SHALL BE REMOVED UPON DEVELOPMENT OF APPLICABLE LOTS. DEVELOPER SHALL OBTAIN ALL APPLICABLE PERMITS FOR THE WORK AND COORDINATE WITH COUNTY SURVEYOR'S OFFICE.



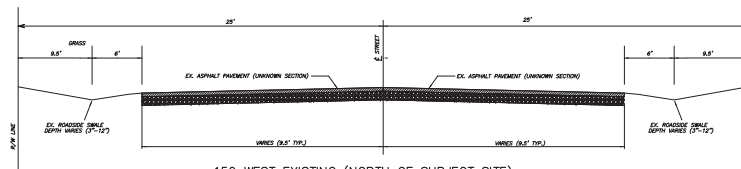
EXISTING (AND PROPOSED) OMEGA DRIVE ENTRANCE SECTION AT INDIANAPOLIS ROAD
 TAKEN FROM ORIGINAL CONSTRUCTION PLANS PREPARED BY COLUMBUS SURVEYING & ENGINEERING
 TYPICAL STREET SECTION (80' R/W)
 (NOT TO SCALE)



EXISTING (AND PROPOSED) OMEGA DRIVE (INTERNAL STREET NETWORK)
 TAKEN FROM ORIGINAL CONSTRUCTION PLANS PREPARED BY COLUMBUS SURVEYING & ENGINEERING
 TYPICAL STREET SECTION (80' R/W)
 (NOT TO SCALE)



PROPOSED ROADWAY - OMEGA DRIVE EXTENSION AND 150W EXTENSION
 TYPICAL STREET SECTION (50' R/W)
 (NOT TO SCALE)



150 WEST EXISTING (NORTH OF SUBJECT SITE)
 TYPICAL STREET SECTION (50' R/W)
 (NOT TO SCALE)

DATE: 04/08/24
 DRAWN BY: Z.A.M.
 CHECKED BY: T.D.T.
 SCALE: n/a (HORIZ)
 SCALE: (VERT)

REVISIONS	
▲	4/25/24 PLANNING REV
▲	
▲	
▲	
▲	
▲	

ROADWAY TYPICAL SECTIONS

JOB NUMBER
 24542

C5



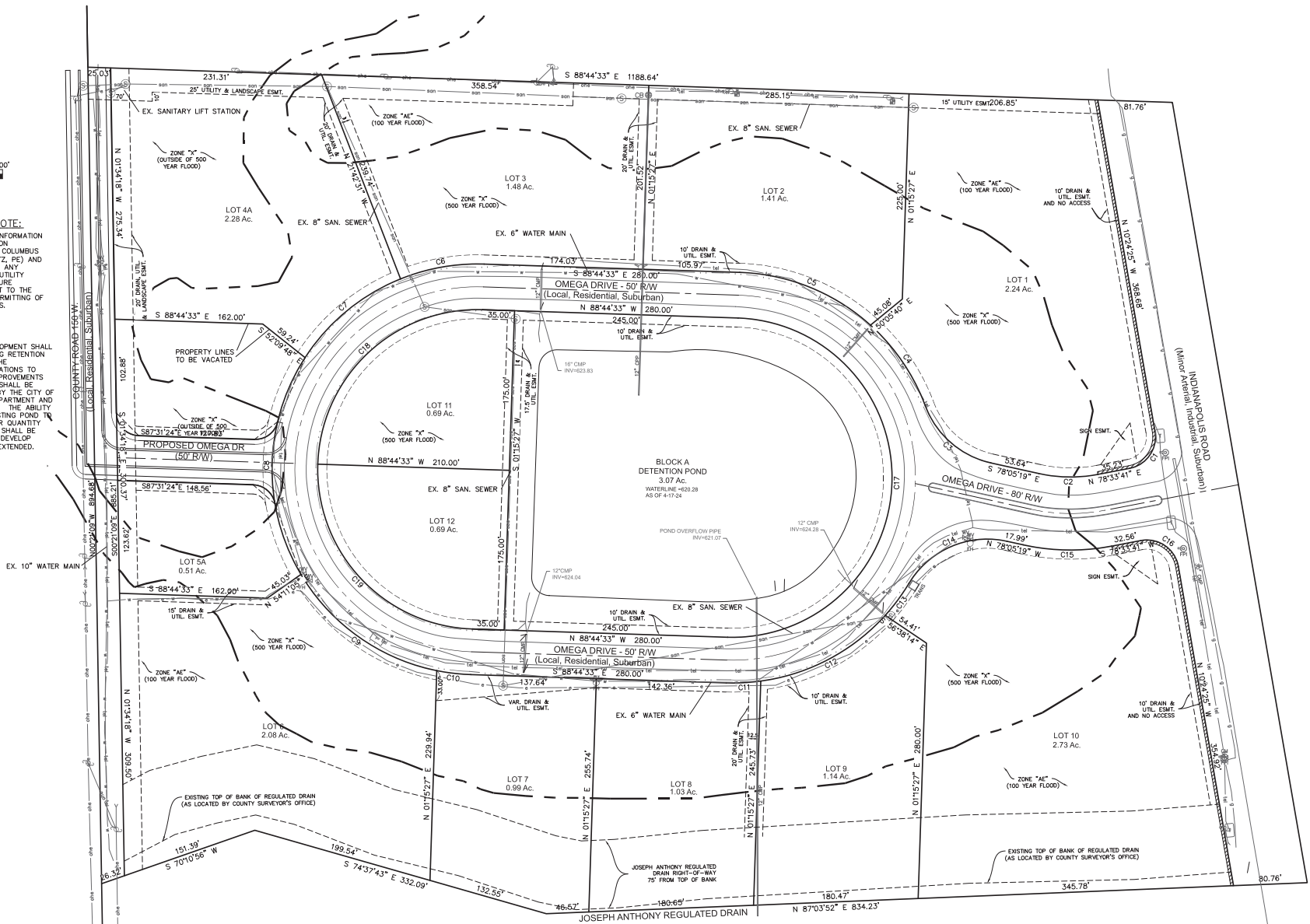
0 25' 50' 100'
GRAPHIC SCALE
1"=50'

UTILITY ROUTING NOTE:

EXISTING UTILITY ROUTING INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY COLUMBUS CITY UTILITIES (ASHLEY GETZ, PE) AND HAS BEEN FIELD VERIFIED. ANY REMOVAL, RELOCATION OR UTILITY EXTENSIONS TO SERVE FUTURE DEVELOPMENT ARE SUBJECT TO THE REVIEW, APPROVAL AND PERMITTING OF THE APPROPRIATE AGENCIES.

DRAINAGE NOTE:

DRAINAGE FROM THE DEVELOPMENT SHALL BE ROUTED TO THE EXISTING RETENTION POND IN THE CENTER OF THE DEVELOPMENT. ANY ALTERATIONS TO DRAINAGE PATTERNS OR IMPROVEMENTS TO THE DRAINAGE SYSTEM SHALL BE REVIEWED AND APPROVED BY THE CITY OF COLUMBUS ENGINEERING DEPARTMENT AND STORMWATER COORDINATOR. THE ABILITY AND CAPACITY OF THE EXISTING POND TO MEET CURRENT STORMWATER QUANTITY AND QUALITY REGULATIONS SHALL BE ASSESSED WHEN THE LOTS DEVELOP AND/OR THE ROADWAY IS EXTENDED.



**DRIVE-IN COMMERCIAL PARK
PRELIMINARY PLAT REVISION**

DATE: 04/08/24
DRAWN BY: Z.A.M.
CHECKED BY: T.D.T.
SCALE: 1"=50' (HORIZ)
SCALE: (VERT)

REVISIONS	
▲	4/25/24 PLANNING REV
▲	
▲	
▲	
▲	

UTILITY PLAN

JOB NUMBER
24542

C6