



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (February 12, 2025 Meeting)

Docket No. / Project Title: ANX-2024-011 (Darrell & Melanie Nichols)
Staff: Melissa Begley
Applicant: Darrell & Melanie Nichols
Property Size: 1.15 Acres
Current Zoning: RS2 (Residential Single Family 2)
Location: On the south side of 200 South, 105 feet east of Shadow Creek Boulevard, in Columbus Township.

Background Summary:

The applicant has indicated that the proposed annexation is for the purpose of building a single family residence that is connected to City water and sewer.

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.

Plan Commission Options:

In reviewing a request for annexation 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 request to the City Council with no recommendation, or (4) continue the review to the next Plan Commission meeting. The City Council makes all final decisions regarding annexation 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 percent 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.

Current Property Information:	
Existing Land Use:	Vacant
Existing Site Features:	Open grass area
Flood Hazards:	No flood hazards exist on the property.
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	The property is located in the Wellfield Protection Area
Vehicle Access:	200 South (Minor Arterial, Residential, Suburban)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	RS2 (Residential Single Family 2)	Single-Family Residential
South:	PUD (Shadow Creek Farms Planned Unit Development)	Shadow Creek Farms Single-Family Residential Subdivision
East:	PUD (Shadow Creek Farms Planned Unit Development)	Shadow Creek Farms Single-Family Residential Subdivision
	RS2 (Residential Single Family 2)	Single-Family Residential
West:	PUD (Shadow Creek Farms Planned Unit Development)	Shadow Creek Farms Single-Family Residential Subdivision

Interdepartmental Review:	
City Engineering:	No comments received.
City Utilities:	We have sewer and water mains along 200 South, so no extensions will be needed to serve the property. They will be subject to our normal connection fees.

Parks Department:	No comments received.
Police Department:	CPD would be able to provide police protection without any increase in resources.
Fire Department:	<ol style="list-style-type: none"> 1. The Columbus Fire Department <u>can</u> provide services to the proposed annexation. 2. <u>No</u> – infrastructure improvements to serve the proposed annexation. 3. The Columbus Fire Department would <u>not</u> incur other costs to serve the proposed annexation. 4. <u>No</u> - additional concerns.
Public Works Department:	This annexation should be a minimal effect for DPW at this time.
Animal Care Services:	No comments received.
Human Rights Department:	No comments received.
City Administration:	No comments received.

Comprehensive Plan Consideration(s):

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

1. **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.*
2. **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.*
3. **POLICY A-4-6:** Encourage wise use of infrastructure dollars. *There are limited public resources for construction or improvement of streets, sewer systems, water systems, drainage systems, and other similar facilities. These expenditures are affected by the pattern of development and costs should be considered in conjunction with development proposals.*
4. **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.*
5. **POLICY B-1-3:** Discourage new development utilizing private wells and septic systems or other privately owned and operated sewage treatment systems. *Septic system failures are common throughout the community. In general the useful life of a septic system is 15 years, much shorter than the life of a building. Failing systems pollute ground and surface waters and present health hazards.*
6. **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.*
7. **POLICY H-2-4:** Require nonfarm uses within the city limits to connect to the city sanitary sewer system wherever it is available. *A sanitary sewer system is a safer means of waste disposal than is an individual on-site disposal system, such as a septic tank and filter field. Individual systems can*

contaminate the ground water, and filter fields can clog up and fail. Within the city, uses which have sanitary sewers available should be connected to this system

8. **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.*

This property is located in the Western Hills character area. The following Planning Principle(s) apply to this application:

1. Encourage all development to be linked to bicycle and pedestrian systems.
2. Prohibit further non-farm development using septic systems.

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's 37,461 square foot property is located on the south side of County Road 200 South and bounded by Shadow Creek Farms subdivision along the south and west property lines. An additional 13,068 square feet of road right-of-way will also be annexed with this application, as required by Indiana law for a total of 50,528 square feet or 1.15 acres. The annexation area is 50% contiguous to the City limits.
2. The property is currently zoned RS2 (Residential: Single Family 2) and the property is currently vacant. The applicant would like to construct a single family residence on the property.
3. There is an existing sidewalk along the 200 South frontage that was constructed by the City and provides a connection to the Shadow Creek Farms subdivision and to Southside Elementary School.
4. The site would be permitted one access point from 200 South.

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