



## STAFF REPORT

### CITY OF COLUMBUS PLAN COMMISSION (Updated - May 14, 2025 Meeting)

**Docket No. / Project Title:** ANX-2025-003 & RZ-2025-003 (Chase Point)

**Staff:** Kyra Behrman

**Applicant:** Chase Point Capital LLC

**Annexation Area Size:** 107.27 Acres

**Rezoning Property Size:** +/-106.70 Acres

**Current Zoning:** AP (Agriculture: Preferred)

**Proposed Zoning:** RS4 (Residential: Single-Family 4) - 97.96 acres  
RM (Residential: Multi-Family) – 8.74 acres

**Location:** Generally, at the northeast corner of State Road 46 West and County Road 500 West, in Harrison Township

#### Background Summary:

The applicant has indicated that the proposed annexation and rezoning is for the purpose of developing the property. Approximately 98 acres are proposed for single-family residential use and approximately 9 acres are proposed for multi-family residential use. The annexation and rezoning area has frontage on 500 West, State Road 46, and a future street right-of-way at Belmont Drive.

The annexation and rezoning include all of 4 parcels and a portion of a 5 parcel. For that 5<sup>th</sup> parcel, located at 303 North 500 West, the agricultural eastern portion is proposed for annexation and rezoning to RM, while area of the home on the property and its 500 West frontage are excluded from both requests.

Updates from the April staff report are underlined.

#### Key Issue Summary:

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

1. Is the density made possible by the proposed RS4 and RM zoning districts appropriate at this location? Can future residents have adequate access to goods, services, transportation options, and open space?
2. Should buffering be provided to benefit the existing homes, zoned AP, to the south and west of the proposed area of RM zoning?

#### Preliminary Staff Recommendation (Annexation):

Favorable recommendation to the City Council. The property is 25% contiguous to the City of Columbus and therefore meets the minimum requirement of being 12.5% contiguity. Columbus City Utilities as well as the Police Department, Fire Department, and Department of Public Works have verified that they can serve the area. The annexation is further supported by the Comprehensive Plan which encourages development of a sufficient supply of diverse housing types, sizes and price ranges in the community.

### **Preliminary Staff Recommendation (Rezoning):**

Favorable recommendation to the City Council, subject to the following commitments and condition:

1. As a rezoning condition, a subdivision plat shall be completed adjusting the subject property lines to result in no parcel with more than one zoning district.
2. As commitments:
  - a. The development of the RM area resulting from this rezoning shall include a Type B buffer, as specified by the zoning ordinance, where that area adjoins the homes at 233 through 401 North 500 West and/or 7220 through 7510 West State Road 46. The buffer shall be installed prior to occupancy of any development on the subject property.
  - b. Prior to any development of the subject property, the developer / subdivider shall provide an update to the previously completed Belmont project traffic study that incorporates the development of the subject property as well as the development of the planned new Bartholomew Consolidated School Corporation elementary school to the south of State Road 46. The primary intent of the traffic study is to document evolving development and traffic conditions and provide data suitable for evaluating and justifying, if warranted, a traffic light at the intersection of Belmont Drive, State Road 46, and Tipton Lakes Boulevard. The traffic study shall meet all requirements of the City Engineer and the Indiana Department of Transportation and be found acceptable by both.
  - c. At the time that any development of the subject property includes vehicle access to 500 West, that development shall include any improvements to the intersection of 500 West and State Road 46, on the north side of State Road 46 and within existing right-of-way, specified by the City Engineer in coordination with the Indiana Department of Transportation. Such improvements may include, but are not limited to, the clearing of vegetation and grading to improve sight distance, restriping of lanes and/or stop bar locations, and other similar improvements. The specified improvements shall be complete prior to occupancy of that development.

### **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 25% 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 promotes orderly housing expansion in locations where the city's infrastructure and services have the capability to accommodate the growth. The Plan also encourages development adjacent to already developed areas. The leading edge of city growth in this area is to the east and south of this site and includes a church and nursing home / assisted living facility. The Comprehensive Plan also supports various housing types.

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

*Preliminary Staff Comments:* Adjoining the site to the east is a nursing home / assisted living facility that continues to develop, zoned RM (Residential: Multi-family). Property to the north and west are large lot single family homes zoned AP (Agriculture: Preferred), agricultural fields and woods. Single-family residential uses on smaller lots abut the site on the south. Southeast of the site, and located within the City limits, are denser developments, including single-family homes on RT (Residential: Two-Family) zoned lots, as well as a church and school forming a cluster of institutional uses.

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

*Preliminary Staff Comments:* The Zoning Ordinance states both RS4 (Residential: Single-Family) and RM (Residential: Multi-Family) zoning districts should be served by sewer and water utilities and have immediate access to Arterial or Collector roads. City Utilities has indicated they can serve this site with water and sewer service and the site has access to a Collector and two Arterial roads. The zoning ordinance also states that the site should have direct connections to public open space and convenience goods. The nearest location of convenience goods is approximately 1.6 miles to the east and the subdivision control ordinance will likely require open space to be provided in this development (assuming it includes 50 or more residential lots).

#### **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, provided adequate buffering of lower-density uses is provided. Further, while the RS4 (Residential: Single-Family) and RM (Residential: Multi-Family) development would increase traffic volumes in this area, there is access to two Arterial and a Collector road, both intended to carry larger volumes of traffic.

#### **Responsible growth and development.**

*Preliminary Staff Comments:* The property provides for the logical growth of the city and is consistent and compatible with the recent residential, church, and nursing home / assisted living development in the area, as well as the planned new elementary school. The property can be served with adequate services including police and fire protection, sewer and water utilities, and public works, as well as high-volume roads.

Current Property Information:	
<b>Existing Land Use:</b>	Single-Family Residential (Large Lot), Agriculture, Woods
<b>Existing Site Features:</b>	Single-Family Dwelling, Woods
<b>Flood Hazards:</b>	The area contains property that is within the floodway, 100-year floodway fringe, and 500-year floodway fringe.
<b>Special Circumstances:</b> (Airport Hazard Area, Wellfield Protection Area, etc.)	No special circumstances exist on the property.
<b>Vehicle Access:</b>	State Road 46 (Primary Arterial, Residential, Rural) 500 West (Minor Arterial, Residential, Rural) <u>Belmont Drive (Collector, Residential, Suburban)</u>

Surrounding Zoning and Land Use:		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	AP (Agriculture: Preferred)	Agriculture / Woods Single-Family Residential (Large Lot)
<b>South:</b>	AP (Agriculture: Preferred) RM (Residential: Multi-Family) RS2 (Residential: Single-Family 2)	Agriculture Worship Facility Single-Family Residential
<b>East:</b>	AP (Agriculture: Preferred) RM (Residential: Multi-Family)	Agriculture / Woods Nursing Home / Assisted Living Facility (The Belmont Senior Living)
<b>West:</b>	AP (Agriculture: Preferred)	Agriculture / Woods Single-Family Residential (Large Lot)

<b>Zoning District Summary (Existing / Proposed):</b>			
	<b>Existing Zoning: AP</b>	<b>Proposed Zoning: RS4</b>	<b>Proposed Zoning: RM</b>
<b>Zoning District Intent:</b>	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.	To provide areas for high density single-family residences in areas with compatible infrastructure and services. 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.	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.

<b>Permitted Uses:</b>	<b>Agriculture Uses</b> <ul style="list-style-type: none"> <li>• farm</li> </ul> <b>Residential Uses</b> <ul style="list-style-type: none"> <li>• dwelling, single-family</li> </ul> <b>Park Uses</b> <ul style="list-style-type: none"> <li>• nature preserve / conservation area</li> </ul>	<b>Residential Uses</b> <ul style="list-style-type: none"> <li>• dwelling, single-family</li> </ul> <b>Park Uses</b> <ul style="list-style-type: none"> <li>• nature preserve / conservation area</li> <li>• park / playground</li> </ul>	<b>Residential Uses</b> <ul style="list-style-type: none"> <li>• dwellings, multi-family</li> <li>• dwellings, two-family</li> <li>• nursing home / assisted living facility</li> <li>• retirement facility</li> </ul> <b>Park Uses</b> <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	Required
<b>Lot and/or Density Requirements:</b>	<b>Minimum Lot Area:</b> 1 acre or as needed to provide 2 viable septic sites, whichever is greater.	<b>Minimum Lot Area:</b> 5,500 square feet	<b>Maximum Gross Density:</b> 25 Dwelling Units / Acre

<b>Setbacks Required:</b>	<b>Side &amp; Rear Yard Setback:</b> <ul style="list-style-type: none"> <li>• Agricultural Structure: 20 feet</li> <li>• Primary Structure: 20 feet</li> <li>• Accessory Structure: 15 feet*</li> </ul> <p>* 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> <b>Front Yard Setback:</b> <ul style="list-style-type: none"> <li>• Arterial Road: 50 feet</li> <li>• Arterial Street: 50 feet</li> <li>• Collector Road: 30 feet</li> <li>• Collector Street: 25 feet</li> <li>• Local Road: 25 feet</li> <li>• Local Street: 10 feet*</li> </ul> <p>* 25 feet for any garage with a vehicle entrance facing the street.</p>	<b>Side &amp; Rear Yard Setback:</b> <ul style="list-style-type: none"> <li>• Primary Structure: 5 feet</li> <li>• Accessory Structure: 5 feet</li> </ul> <b>Front Yard Setback:</b> <ul style="list-style-type: none"> <li>• Arterial Road: 50 feet</li> <li>• Arterial Street: 50 feet</li> <li>• Collector Road: 30 feet</li> <li>• Collector Street: 15 feet*</li> <li>• Local Road: 25 feet</li> <li>• Local Street: 10 feet*</li> </ul> <p>* 25 feet for any garage with a vehicle entrance facing the street.</p>	<b>Side Yard Setback:</b> <ul style="list-style-type: none"> <li>• Two-Family Structure: 5 feet</li> <li>• Multi-Family Structure: 10 feet</li> <li>• Non-residential Structure: 10 feet</li> <li>• Accessory Structure: 5 feet</li> </ul> <b>Rear Yard Setback:</b> <ul style="list-style-type: none"> <li>• Primary Structure: 10 feet</li> <li>• Non-residential Structure: 10 feet</li> <li>• Accessory Structure: 5 feet</li> </ul> <b>Front Yard Setback:</b> <ul style="list-style-type: none"> <li>• Arterial Road: 50 feet</li> <li>• Arterial Street: 10 feet*</li> <li>• Collector Road: 35 feet</li> <li>• Collector Street: 10 feet*</li> <li>• Local Road: 25 feet</li> <li>• Local Street: 10 feet*</li> </ul> <p>* 25 feet for any auto service bay, auto fuel pump canopy, or other similar vehicle access points to structures</p>
<b>Height Restrictions:</b>	<b>Primary Structure:</b> 40 feet  <b>Accessory Structure:</b> 35 feet	<b>Primary Structure:</b> 40 feet  <b>Accessory Structure:</b> 25 feet, or height of primary structure on the property, whichever is less.	<b>Primary Structure:</b> 50 feet  <b>Accessory Structure:</b> 25 feet
<b>Floor Area Requirements:</b>	<b>Minimum Living Area:</b> 1,000 square feet.	<b>Minimum Living Area:</b> 1,000 square feet.	<b>Minimum Living Area:</b> <ul style="list-style-type: none"> <li>• Two-Family: 1,000 square feet</li> <li>• Multi-family: 500 square feet</li> </ul>

<b>Primary Permanent Signs:</b>	<b>Freestanding Sign:</b> 1 free-standing sign not to exceed 32 square feet in area or 10 feet in height.	<b>Permanent Signs:</b> None.	<b>Freestanding Sign:</b> 2 free-standing signs for each vehicle entrance to the property from a public street or road. Each sign shall be limited to a maximum of 32 square feet in area and a maximum of 6 feet in height.
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<b>Interdepartmental Review:</b>	
<b>City Engineering:</b>	<p>Regarding Annexation: Engineering has no issues with the proposed annexation. The addition of new roadway segments into the City will require future maintenance and capital expenses.</p> <p><u>Regarding Rezoning, below are updated comments from the City Engineer:</u></p> <ul style="list-style-type: none"> <li>• <u>New access to SR 46 should be limited</u></li> <li>• <u>A revision to the 2022 Belmont Traffic Study should be completed to analyze if a traffic signal is warranted at SR 46 and Belmont Drive. This can be completed after rezoning and prior to preliminary plat approval</u></li> </ul>
<b>City Utilities:</b>	We have water and sewer utilities along Belmont Drive. These can be extended to the annexation area. The developer is responsible for the cost of the main extensions to and throughout the development. Our water and sewer infrastructure has capacity for this development.
<b>Parks Department:</b>	No comments received.
<b>Police Department:</b>	CPD would be able to provide police protection without any increase in resources.
<b>Fire Department:</b>	I do not see any issues with this annexation. The Columbus Fire Department will be able to provide fire protection to this (area).
<b>Public Works Department:</b>	<p>The Chase Point annexation will effect DPW collections and will eventually have an effect on the Street Dept. Currently we are pushing the limit with Sanitation collections but would be able to provide service on the onset but will require additional resources once the residential units are constructed. With this annexation and previous annexations around the City we will need to look at adding 1-2 additional employees and an additional sanitation route to properly serve residents. Funding for Landfill / Recycling fees and additional toters would require an increase in the budget. If annexation is approved, we will continue to service residents with quality service but it may require overtime to complete the (added) area.</p> <p>Adding additional streets will eventually require maintenance – road surface repair, signage, storm sewer, snow removal, right-of-way maintenance, street trees, etc.</p>

<b>Animal Care Services:</b>	No comments received.
<b>Human Rights Department:</b>	No comments received.
<b>City Administration:</b>	No comments received.
<b>County Highway Department:</b>	No comments received.

### **History of this Application:**

The relevant history of this application includes the following: At the April 9, 2025, Columbus Plan Commission meeting, the Commission voted to continue, at the request of the applicant, both the annexation and rezoning requests to the May 14, 2025 meeting. Plan Commission members wanted more information regarding the potential right-of-way on 500 West along the frontage of the Wolfcreek Farm parcel and, more generally, the possibility of 500 West improvements. The Plan Commission also discussed the location of the potential entrance to the subdivision from the frontage on 500 West as it related to flood hazard areas, and the Belmont Drive entrance from State Road 46.

### **Comprehensive Plan Consideration(s):**

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

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 B-1-9:** Encourage new development to be designed in a manner which preserves natural topography and other natural features, including but not limited to trees, woodlands, wetlands, streams, ponds, drainage ways. *Natural features and topography are a community resource which*

*should not be destroyed due to inflexible subdivision regulation. New development should take place in a manner which preserves these features to the maximum extent possible.*

8. **GOAL D-1:** Develop new housing where adequate public services can be provided economically.
9. **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.*
10. **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.*
11. **GOAL D-2:** Encourage development of a sufficient supply of diverse housing types, sizes, and price ranges in the community.
12. **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.*
13. **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.*

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

1. Ensure that new development takes place in a manner that preserves natural features such as topography and wooded areas. Clustering should be encouraged.
2. Encourage all new developments to be linked to bicycle and pedestrian systems.
3. Encourage a better mix of housing prices.

The Bicycle & Pedestrian Plan Comprehensive Plan Element recommends a future shared use path along State Road 46 and on Tipton Lakes Boulevard, south of the Tipton Lakes Boulevard / Belmont Drive / State Road 46 intersection.

### **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 proposes an annexation and rezoning area of approximately 107 acres, with approximately 9 acres nearest State Road 46 proposed for RM (Residential: Multi-Family) zoning and the remaining 98 acres proposed for RS4 (Residential: Single-Family 4) zoning.
2. The area proposed for RM zoning adjoins a group of approximately 11 homes along State Road 46 and 500 West that are in an AP (Agriculture: Preferred) zoning district. As such, no buffer would be required between them and the RM development. Were these homes located in a single-family residential zoning district (RS1 through RS4), a Type B buffer would be required. A Type B buffer would include an additional 15-foot setback as well as plantings to partially screen the single-family homes from the RM development.
3. Type B buffers will be required by the zoning ordinance both (1) where the proposed RS4 and RM zoning districts meet and (2) on this subject property where its proposed RS4 area is adjacent to the RM zoning to the east (where the Belmont Senior Living facility is located).
4. The RS4 zoning proposed is the densest single-family residential district provided by the zoning ordinance, with a minimum lot size of 5,500 square feet. By comparison, the minimum lot size for RS3 is 7,200 square feet, for RS2 is 10,000 square feet, and for RS1 is 12,000 square feet.

5. The subject property includes a pond and the floodway of Wolf Creek, which would have no development potential and total approximately 13 acres. In addition, the topography varies significantly across the site, with elevations ranging from 630 feet near Wolf Creek to 680+ feet on the eastern and southern portions of the property. Also, significant portions of the site are heavily wooded.
6. The subject site has frontage on State Road 46 and 500 West. The site can also be accessed through a future street right-of-way extending to the west from nearby Belmont Drive, which intersects with State Road 46.
  - a. State Road 46 is a Principle Arterial road and is under the jurisdiction of the Indiana Department of Transportation (INDOT). Principle arterial roads are intended to provide a high degree of mobility and generally serve longer vehicle trips to, from, and within the community. The subject property's limited frontage on State Road 46 in combination with the numerous driveways in this same area result in new street intersections and/or driveways being largely unable to meet the applicable minimum separation distances specified by the zoning and subdivision control ordinances (400 feet between driveways and 600 feet between street intersections). Access from this subject property to State Road 46 will, therefore, most likely be via 500 West and Belmont Drive.
  - b. The Belmont-platted future street right-of-way is 50-feet in width and would allow for the construction of a typical Local, Residential, Suburban street. Belmont Drive was constructed as a Collector, Residential, Suburban Street, with 10-foot travel lanes, adequate pavement width for future bicycle lanes, curb and gutter, tree lawns with street trees, and sidewalks in a 65-foot wide right-of-way. At the intersection with State Road 46, Belmont Drive widens to include one entrance lane and two exit lanes (one of which is dedicated to right turns onto State Road 46 westbound). The intersection also includes dedicated right and left turn lanes in both directions on State Road 46 and acceleration lanes.
  - c. Following the development of this property, 500 West would be best considered as a Minor Arterial, Residential, Suburban street. Improvements along the property's 500 West frontage will be required as part of the future subdivision of the proposed RS4 portion of the property and will be at the discretion of the Plan Commission. 500 West has a pavement width of 19-20 feet and a half right-of-way width along the east side of 15 feet. The west side half right-of-way varies as a result of right-of-way dedication during past minor subdivisions along that west side. For approximately 145 feet north of the intersection with State Road 46, the right-of-way widens to a total of 80 feet, again a product of past subdivisions on either side of the road. By comparison, the Thoroughfare Plan recommends that a Minor Arterial, Residential, Suburban street have a pavement width of 24 feet, plus curb and gutter in a total right-of-way width of 90 feet (a 45-foot half right-of-way).
  - d. While 500 West does close due to flooding from Wolf Creek (which is the north property line of the subject property), according to the Columbus Flood Risk Management Plan, that flooding occurs to the north of Wolf Creek. The 500 West frontage of the subject property remains flood free through a 500-year flood event and, therefore, access from the subject property south to State Road 46 would remain unobstructed.
7. The RM (Residential: Multi-Family) zoning district allows for a density of up to 25 units per acre. The proposed rezoning area contains 8.74 acres; therefore, the site could be developed at a maximum of 218 total dwelling units.
8. The RS4 (Residential-Single-Family) zoning district allows for a minimum lot area of 5,500 square feet. The area that is proposed to be rezoned for single-family homes contains approximately 85 developable acres. However, significant portions of the property would be needed for streets, storm water facilities, and required open space. For example, the recently development Windstar Woods neighborhood, also zoned RS4, devoted 30% of its land area to this infrastructure and open space. The woods and topography on this subject property would likely create further development inefficiencies and reduce the practically achievable density and intensity of development.
9. The applicant has indicated that the proposed RS4 zoning will provide needed flexibility to develop the property in consideration of its topography and other natural features as well as provide a diversity of lot sizes.
10. The intent of the zoning districts states that properties zoned RS4 and RM should have direct connections to convenience goods. The Westhill Shopping Center is located approximately 1.6 miles

east of the subject property. This shopping center provides a range of goods and services. According to the Planning Department's Neighborhood Commercial Access to Design Study, residents living within up to a half-mile distance of a commercial good were determined to have convenient access to those goods, which is generally considered within walking distance. Beyond that distance most individuals will instead choose to drive.

11. ColumBus transit does not service this area. 350 West is the farthest west the ColumBus travels, which is approximately 1.6 miles from the subject property.
12. Oakbrook Park is the nearest park to the subject property, located at the corner of Goeller Boulevard and Oakbrook Drive, and is approximately located 1.2 miles away from the subject property. It is not likely that the residents of the subject property would be able to walk to this park. It is a 9-acre park with basketball courts, a playground and picnic tables. However, the subdivision control ordinance will require the inclusion of open space if 50 or more lots are proposed on the subject property.
13. In the coming years, the Bartholomew Consolidated School Corporation (BCSC) plans to construct a new elementary school south of this subject property, on the south side of State Road 46 along Tipton Lakes Boulevard.

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Dear Chair and Members of the Plan Commission:

Thank you for the many thoughtful conversations we've had with the Planning Department to find the best path forward for our proposed rezoning to RS-4 and RM. We're grateful for this second opportunity to present to you, and we deeply appreciate the Commission's time, the residents' feedback, and the many City Council members who have already voiced their support.

### **Our Connection to Columbus**

Our family's roots in Columbus run generations deep. My mother, grandmother, and great-grandmother were all born and raised here. My great-great-grandfather incorporated the Cummins Engine Company; my grandfather worked for Arvin Industries; and today, we still have extended family living and working in Bartholomew County. Childhood summers were spent exploring Brown County State Park and fishing in Clifty Creek—memories that shaped my love for this community. We share this not to boast, but to underscore our commitment to Columbus.

### **Answering Columbus's Call for Housing**

As highlighted in the City's recent comprehensive housing study, Columbus faces a critical shortage of homes across all price points. Our plan—a thoughtfully designed mix of single-family and multifamily homes—directly addresses this demand. From conversations with City staff, Council members, and Bartholomew County School Corporation (BCSC) leadership, it's clear this parcel is primed for development:

- SR 46 and Belmont Drive have been recently upgraded/constructed.
- A stub road is already in place off Belmont Drive to serve this site.
- Utilities have been upsized and terminate at our site's boundary.
- Our landowner partner is fully cooperative and eager to move forward.

Importantly, a new elementary school—scheduled to open Fall 2027—will be directly across from our site, reinforcing that this area is on the cusp of, and positioned for, growth. In every discussion, we've heard one refrain: "When, not if." Given our connection to Columbus, we feel uniquely positioned to deliver much needed housing that meets the community's needs while preserving its character.

### **Responding to Concerns from the April 9<sup>th</sup> Commission Hearing**

Since our initial Plan Commission hearing, we've met twice in person with the Planning Department and maintained regular follow-up by phone and email.

In September 2023, Wolfcreek LLC (Brett Ferry) entered into an owner-financed sale agreement with the Rileys for a portion of parcel #03-95-29-000-002.500-011—long before our first conversation with Mr. Ferry and well ahead of our January 22, 2025 Purchase and Sale Agreement. We also confirmed that existing right-of-way at the CR 500/SR 46 intersection and along CR 500's western edge can accommodate a degree of future road improvements. Following Andrew Beckort's guidance, we will complete our CR 500 frontage improvements to City Engineer standards and donate right-of-way from the property under contract to accommodate those enhancements.

We also engaged INDOT regarding CR 500 and SR 46, secured the latest available traffic study, and—demonstrating our commitment to safety—will fund an updated traffic analysis to reflect current and future conditions. This study will establish when a traffic signal at SR 46 and Belmont Drive/Tipton Lakes Boulevard is warranted, benefitting many neighbors, BCSC, and the broader community. Recognizing that signal funding is not currently programmed by INDOT or the City, we are committed to contributing financially to the signalization project to help ensure it advances in a timelier manner. In consultation with Planning, Milestone Design Group, and INDOT, we all agree that future signalization represents the safest and most effective long-term solution—not just for SR 46 and Belmont Drive/Tipton Lakes Boulevard, but also for improving access and safety at the CR 500 intersection.

### **In Summary**

- We are Columbus. Generations of our family have built businesses, led civic initiatives, and called this place home.
- Our proposal aligns precisely with the City’s housing study goals and will deliver much-needed homes at scale.
- This parcel is destined for development—utilities, roads, and more all point to its readiness.
- We’ve proactively addressed traffic and safety concerns by committing to frontage improvements, right-of-way dedication, a new traffic study, and exploring funding options for future signalization.

Thank you again for your time, thoughtful questions, and continued partnership. We are confident that, together, we can bring this vision to life to benefit future residents and bolster Columbus’s economic vitality for generations to come. We look forward to furthering the discussion during the May 14<sup>th</sup> Plan Commission hearing.

Respectfully,

Jack Laskey

Tom Laskey

**City of Columbus - Bartholomew County Planning Department**  
**Zoning Map Amendment (Rezoning) Application**

Submit applications and materials by e-mail to [planning@columbus.in.gov](mailto:planning@columbus.in.gov). If questions, please call: 812.376.2550.  
Submittal instructions available at <https://www.columbus.in.gov/planning/applications-forms/>.

**To be Completed by the Planning Department**

Application Received on (date): \_\_\_\_\_ by (initials): \_\_\_\_\_

Jurisdiction: ☐ Columbus ☐ Bartholomew County ☐ Joint District

Case Reference No.: \_\_\_\_\_

Property Owner Name(s) (from GIS): \_\_\_\_\_

**To be Completed by the Applicant**

Current Zoning District: \_\_\_\_\_ AP \_\_\_\_\_ Requested Zoning District: \_\_\_\_\_ RS4 and RM \_\_\_\_\_

**Rezoning Purpose:**

*Please describe the reason(s) for the proposed rezoning.*

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**Representative Information (if other than the applicant):**

*Complete this section if a surveyor, attorney, or other person will act on behalf of the applicant and all correspondence regarding the application should be directed to them (if not, please indicate "none" for the Representative Person's Name below).*

Representative Person's Name: \_\_\_\_\_

Representative's Company Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
(number) (street) (city) (state) (zip)

Phone No.: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

**All correspondence will be by e-mail unless another method has been agreed upon by the Planning Department.**

**Applicant Information:**

*Please identify the property owner, land development company, institution, business, or other entity seeking the rezoning and intending to use the property involved for their purposes if rezoned. Do NOT list here a surveyor, attorney, or other representative (see Representative Information section above).*

Applicant Name: \_\_\_\_\_

Applicant Type: ☐ Individual(s) ☐ Partnership ☐ Corporation ☐ LLC ☐ Estate ☐ Trust ☐ Other

Applicant Contact Person Name: \_\_\_\_\_

*Please include a contact person name if the applicant is a land development company, institution, business, or other type of entity.*

Mailing Address: \_\_\_\_\_  
(number) (street) (city) (state) (zip)

Phone No.: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

**All correspondence will be by e-mail unless another method has been agreed upon by the Planning Department.**

Property / Location Information:

Total Number of Parcels Included: \_\_\_\_\_

Total Rezoning Area Size: \_\_\_\_\_ acres or \_\_\_\_\_ square feet (if less than 1 acre)

Property Address (if an address has been assigned): \_\_\_\_\_  
(number) (street) (city)

or Parcel Number(s): \_\_\_\_\_

or General Location: \_\_\_\_\_  
(a street corner, subdivision lot number(s), etc.)

☐ Copy of Deeds Attached  
*A legal description is required for all rezoning requests; please attach a deed for every property to be included in the rezoning area.*

Rezoning Criteria:

Indiana law establishes the following criteria for local communities when considering a rezoning request. Explain how this request addresses each criterion. Please feel free to attach a separate page with further responses if necessary.

1. The Comprehensive Plan.

*For the City of Columbus Plan visit <https://www.columbus.in.gov/planning/comprehensive-plans/>.*

*For the Bartholomew County Plan visit <https://www.columbus.in.gov/planning/comprehensive-plans/comprehensive-county-plans/>.*

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_
2. The current conditions and the character of current structures and uses in each district (both the existing & proposed zoning districts).

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_
4. The conservation of property values throughout the jurisdiction.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_
5. Responsible growth and development.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Representative or Applicant Signature / Acknowledgement:**

If a representative has been designated on page 1, that representative must sign below. If no representative is designated, the applicant, as indicated on page 1, must sign below. Acceptable signatures include traditional "wet" by hand signatures, electronically verified signatures, or digital signatures using a script font or signature stamp.

The undersigned acknowledges that the information included in and with this application is completely true and correct to the best of his/her knowledge and belief.

  
\_\_\_\_\_  
(Representative or Applicant Signature)

Timothy E. Ochs  
\_\_\_\_\_  
(Representative or Applicant Printed Name)

March 10, 2025  
\_\_\_\_\_  
(Date)

Attorney  
\_\_\_\_\_  
(Title / Position, if Applicable)

**Property Owner Signature(s):**

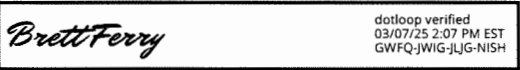
Applications submitted without all property owner(s) or their legally authorized representative(s) signatures will NOT be processed. Acceptable signatures include traditional "wet" by hand signatures, electronically verified signatures, or digital signatures using a script font or signature stamp. The property owner does NOT include a tenant or contract buyer.

The Planning Department is NOT responsible for verifying the authenticity of signatures, confirming the signer's authority, or for any misrepresentation by those signing.

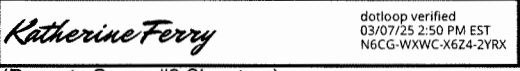
Those who have signed below acknowledge that the information included in and with this application is completely true and correct to the best of his/her knowledge and belief. The undersigned authorizes the filing of this application and allows the Planning Department staff to enter this property to analyze this request. Further, the undersigned understand that a public notice sign may be placed and remain on the property until the processing of the request is complete.

For Property Owned by an Individual or Individuals:

If the property is titled/owned individually or jointly held by multiple individuals (such as a married couple, tenants-in-common, or jointly with rights of survivorship, for example), each living individual must sign below. Those signing below due to power of attorney for an owner must attach documentation of that power of attorney.

  
(Property Owner #1 Signature)

Brett Ferry  
\_\_\_\_\_  
(Printed Name) (Date)

  
(Property Owner #2 Signature)

Katherine Ferry  
\_\_\_\_\_  
(Printed Name) (Date)

\_\_\_\_\_  
(Property Owner #3 Signature) (Printed Name) (Date)

\_\_\_\_\_  
(Property Owner #4 Signature) (Printed Name) (Date)

For Property Owned by a Partnership, Corporation, LLC, Estate, Trust, or other Entity:

If the property is titled/owned by a trust, corporation, estate, institution, business, or other entity, an appropriate representative of that entity must sign below and indicate his/her title, position, role, or other legally authorized capacity in which they are signing on behalf of that entity.

Description of Signer's Ownership Role or Representation: \_\_\_\_\_

\_\_\_\_\_  
(Signature) (Printed Name) (Date)

**Representative or Applicant Signature / Acknowledgement:**

If a representative has been designated on page 1, that representative must sign below. If no representative is designated, the applicant, as indicated on page 1, must sign below. Acceptable signatures include traditional “wet” by hand signatures, electronically verified signatures, or digital signatures using a script font or signature stamp.

The undersigned acknowledges that the information included in and with this application is completely true and correct to the best of his/her knowledge and belief.

\_\_\_\_\_  
(Representative or Applicant Signature)

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

\_\_\_\_\_  
(Representative or Applicant Printed Name)

\_\_\_\_\_  
(Title / Position, if Applicable)

**Property Owner Signature(s):**

Applications submitted without all property owner(s) or their legally authorized representative(s) signatures will NOT be processed. Acceptable signatures include traditional “wet” by hand signatures, electronically verified signatures, or digital signatures using a script font or signature stamp. The property owner does NOT include a tenant or contract buyer.

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\_\_\_\_\_  
(Property Owner #1 Signature) (Printed Name) (Date)

\_\_\_\_\_  
(Property Owner #2 Signature) (Printed Name) (Date)


\_\_\_\_\_  
(Property Owner #3 Signature) (Printed Name) (Date)

\_\_\_\_\_  
(Property Owner #4 Signature) (Printed Name) (Date)

For Property Owned by a Partnership, Corporation, LLC, Estate, Trust, or other Entity:

If the property is titled/owned by a trust, corporation, estate, institution, business, or other entity, an appropriate representative of that entity must sign below and indicate his/her title, position, role, or other legally authorized capacity in which they are signing on behalf of that entity.

Description of Signer’s Ownership Role or Representation: Owner, Wolfcreek Farm LLC

  
(Signature)

Brett Ferry  
(Printed Name) (Date)

**City of Columbus - Bartholomew County Planning Department**  
**Zoning Map Amendment (Rezoning) Application**  
**Supplemental Property Owner Signature**

This application supplement provides the required signature of a property owner who is unable, due to distance, technology limitations, or other factors, to include their signature on the primary application form.

**To be Completed by the Planning Department**

This Supplement Received on (date): \_\_\_\_\_ by (initials): \_\_\_\_\_

Case Reference No.: \_\_\_\_\_

**To be Completed by the Applicant**

Rezoning Applicant Name Chase Point Capital, LLC

Current Zoning District: AP Requested Zoning District: RS4 and RM

**Supplemental Property Owner Signature:**

*Acceptable signatures include traditional "wet" by hand signatures, electronically verified signatures, or digital signatures using a script font or signature stamp. The property owner does NOT include a tenant or contract buyer. Those signing below due to power of attorney for an owner must attach documentation of that power of attorney.*

*The Planning Department is NOT responsible for verifying the authenticity of signatures, confirming the signer's authority, or for any misrepresentation by those signing.*

The undersigned acknowledges that the information included in and with the application referenced above is completely true and correct to the best of his/her knowledge and belief. The undersigned authorizes the filing of this application and allows the Planning Department staff to enter this property to analyze this request. Further, the undersigned understands that a public notice sign may be placed and remain on the property until the processing of the request is complete.

  
(Property Owner Signature)

BRADLEY SPANN  
(Printed Name)

3-26-25  
(Date)

## 1. The Comprehensive Plan.

This rezoning request would allow for the development of a residential community to include single family homes, multifamily apartments, and common open space. It addresses both the Goals and Policies element and the Land Use element of the Columbus Comprehensive Plan as described below.

The proposal complies with many of the city policies set forth in the Goals and Policies document, for example:

Policy	Proposal
POLICY A-1-1: Encourage mixing of housing prices in all geographic areas of the city.	The request for RS4 zoning will allow for single family homes on different sized lots and with different but compatible price ranges. The request for RM zoning will allow for multifamily homes, serving an additional price range.
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.	The property includes a significant amount of sensitive lands including wetlands, flood plain, and topography. Much of this will be preserved and protected, resulting in ample green space in the project for both passive open space and recreational use.
POLICY A-4-4: Encourage residential clustering and other development types that conserve open space and natural resources and reduce infrastructure costs.	The site design uses clustering, with the residential development taking up only about 2/3 of the overall land, while the remaining 1/3 is left for open space and recreation.
POLICY B-1-9: Encourage new development to be designed in a manner which preserves natural topography and other natural features, including but not limited to trees, woodlands, wetlands, streams, ponds, drainage ways.	The site is designed to preserve open space around the floodway and elsewhere and to respond to other natural conditions such as the rolling topography and trees.
POLICY D-1-1: Promote orderly housing expansion in locations where the city's infrastructure and services have the capacity to accommodate the growth.	There is existing Columbus development with utilities directly east of this site, which is zoned RM. There is also existing residential development, Tipton Lakes, to the southeast. The development of this site is a natural progression from those areas.
POLICY D-1-3: Encourage development adjacent to already developed areas.	As stated above, there is existing Columbus development with utilities directly east of this site. The site is also well served by Highway 46.
POLICY D-2-2: Allow for various housing types.	The request for RS4 zoning will allow for single family homes on different sized lots with different lot sizes leading to different housing styles. The request for RM zoning will allow for multifamily homes which is an additional housing style.

The proposal is also consistent with the development anticipated for this area in the Comprehensive Plan's Land Use Plan Element, which designated this part of the Columbus planning area as the "Western Hills Character Area." It noted that while Agriculture continues to be an important activity in the area, the area is primarily residential in character (even by 2002 when this was written.) Further, because of its proximity to downtown Columbus, shopping, employment, and Interstate 65, it was believed likely that there will be continued pressure to convert farmland to residential and other uses.

One concern expressed about the area is that "some residential development has been in the form of strips of houses along county roads, resulting in houses with no neighborhood setting for which provision of public services is inefficient." This proposal is for a planned community with public services.

Two of the Land Use Planning Principles recommended for the Western Hills Character Area are particularly applicable:

- Ensure that new development takes place in a manner that preserves natural features such as topography and wooded areas. Clustering should be encouraged.
- Encourage a better mix of housing prices. Plan for new parks and open space areas to accommodate a growing population.

Finally, while the official Land Use Plan map shows the area as “Agriculture,” it is adjacent to areas designated for “Estate/Cluster Residential,” such as this proposal. We believe that in this case the exact location is of less importance than the overall intent.

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

The area proposed for rezoning can be described as a row of older single-family homes along Highway 46, behind which are three large parcels including a combination of fields, woodlands and waterways. It currently sits just outside the Columbus city limits and is proposed to be annexed to the city under a concurrent petition. The Columbus parcels just to its east are zoned RM and are owned by Magnolia Health Systems and operated as the Belmont Health & Rehabilitation center. To the south and east is the Tipton Lakes residential community. To the west and southwest are a mixture of single-family homes, fields and woodlands.

Upon annexation and rezoning, the area would consist of a residential community with single-family homes, multifamily homes, and a large amount of common open space and recreation. This seems to be an appropriate transition from the adjacent RM zoning and nearby Tipton Lakes development, while preserving sensitive land as open space.

In addition, this new community is uniquely positioned to support—and be supported by—a state-of-the-art elementary school planned directly across SR 46. The proximity of new homes will provide an immediate base of families, helping justify and strengthen the community's investment in educational infrastructure. In turn, the school will serve as a cornerstone for community life, enhancing the appeal of the neighborhood for young families.

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

Housing production is a critical need in today's environment of high prices driven by undersupply and outdated housing stock. The Columbus Housing Study (September 2024) found that an average of 288 housing units per year would need to be constructed every year from 2025 to 2035 to support Columbus's population growth.

The location proposed for this residential community is well-suited for housing development since it is located just off Highway 46, which provides easy access to Columbus, I-65 and nearby communities for the residents' employment and shopping needs.

The proximity of the planned school location also makes this location more desirable for residential use.

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

Columbus is a desirable place to live, and a lack of available housing can be a detriment to people who would otherwise want to live here. By providing housing options, Columbus can help capture new residents who might otherwise move elsewhere.

The site plan anticipates single family homes of more than one price point to best serve the needs of the local housing market.

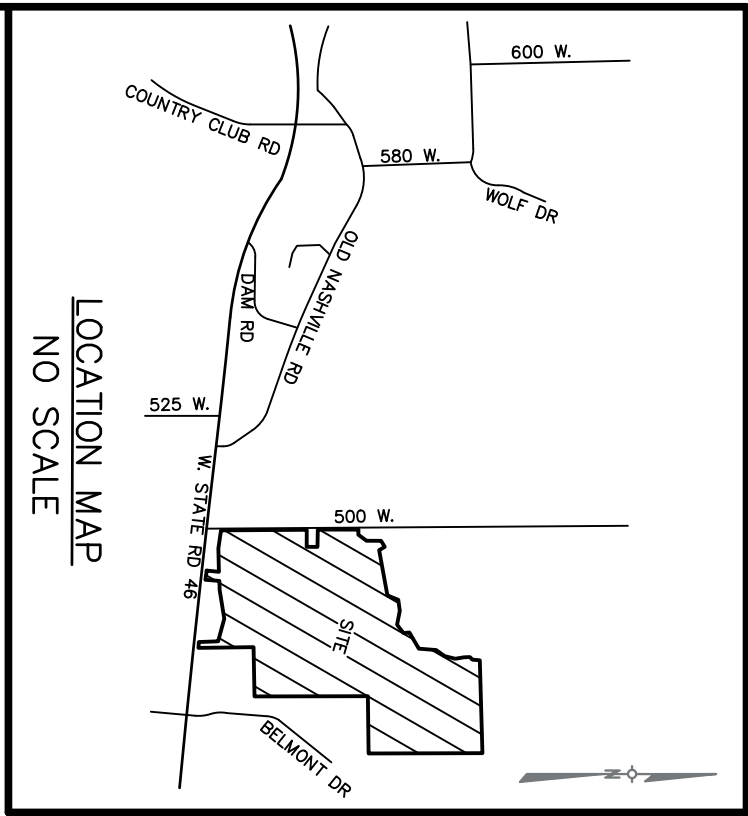
The inclusion of multifamily housing in the proposal should not have a negative impact on property values. Apartments are not comparable in an appraisal to single-family homes. Also, many renters make the choice to rent based on life stage or lifestyle reasons versus cost.

#### **5. Responsible growth and development.**

This proposal represents responsible growth and development because it will be annexed to the City of Columbus and use city utilities, and the number and price of homes and apartments will help to pay for the cost of those utilities, particularly when considering the multiplier effect from new residents who will work and shop at local businesses.

It is also environmentally responsible since sensitive lands will be preserved for open space and recreation.

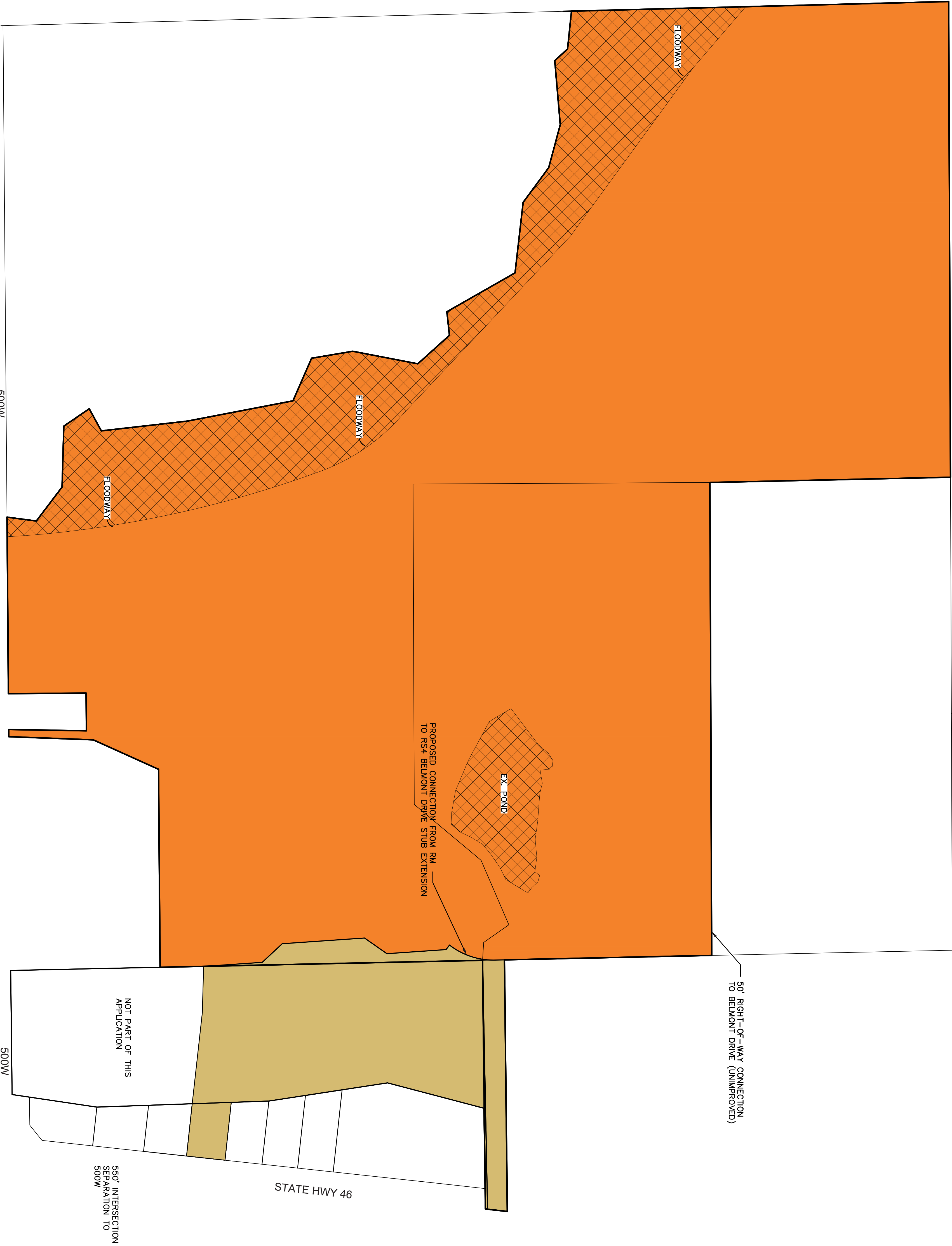
Finally, the location of a new elementary school across Highway 46 also makes this responsible growth and development. The development will provide an immediate base of families to help justify and strengthen the community's investment in the school. The proximity of the school and the neighborhood will result in shorter vehicle trips leading to less traffic and less air pollution.



PROPOSED ZONING LEGEND

- RS4 – SINGLE FAMILY RESIDENTIAL  
AREA: 97.958 ACRES
- RM – MULTI-FAMILY RESIDENTIAL  
AREA: 8.739 ACRES
- RESTRICTED DEVELOPMENT AREA  
INCLUDES FLOODWAY AND EXISTING POND  
AREA: 13 ACRES +/-

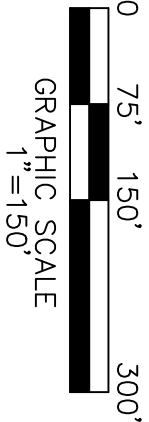
TOTAL AREA TO BE REZONED – 106.7 AC. +/-



REZONING EXHIBIT DISCLAIMER:

NO FIELD SURVEYING WAS PERFORMED IN ORDER TO DEVELOP THIS REZONING EXHIBIT. THE BOUNDARY SHOWN HEREON IS BASED ON A DEED PLOT OF THE RECORD DRAWINGS OF THE SUBJECT PARCELS AND IS SUBJECT TO VERIFICATION BY A LICENSED SURVEYOR PRIOR TO PLAN FINALIZATION.

THE PARCELS IN QUESTION MAY/ARE IMPACTED BY NATURAL FEATURES SUCH AS THE FLOODPLAIN, AND SO-LEAK, FLOODWAY, ETC. THE LIMITS OF THESE AND OTHER IMPACTS SHALL BE DETERMINED BY A LICENSED SURVEYOR OR ENGINEER PRIOR TO PLAN FINALIZATION.



laskerj-concept1.dwg

