



STAFF REPORT

EDINBURGH / BARTHOLOMEW / COLUMBUS JOINT DISTRICT PLAN COMMISSION (July 16, 2025 Meeting)

Docket No. / Project Title: EBC/RZ-2025-001 (J Enterprises)
Staff: Melissa Begley
Applicant: J Enterprises, Inc.
Property Size: 27,007 square feet (0.62 Acres)
Current Zoning: I2c (Industrial: General with commitments)
Proposed Zoning: CR (Commercial: Regional)
Location: On the south side of Presidential Way, 355 feet west of the intersection of Presidential Way and Executive Drive, in German Township

Background Summary:

The applicant has indicated that the proposed rezoning is for the purpose of combining the property with the adjacent lot (currently zoned CR) and preparing it for future commercial uses.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application: None

Preliminary Staff Recommendation:

Approval, contingent upon the completion of a subdivision that separates the rezoning area from the remainder of Lot 16A so as to prevent multiple zoning districts from existing on that single lot.

Plan Commission Options:

In reviewing a request for rezoning the Plan Commission may (1) approve the request, (2) deny the request, or (3) continue the review to the next Plan Commission meeting. Any Plan Commission approval is subject to review and approval of the Joint District Council.

Decision Criteria:

Indiana law requires that the Plan Commission and Joint District Council pay reasonable regard to the following when considering a rezoning:

The Comprehensive Plan.

Preliminary Staff Comments: The Comprehensive Plan states that as long as water and sewer are available, this is an appropriate location for growth. This proposed rezoning is consistent with the Comprehensive Plan.

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

Preliminary Staff Comments: There is a mixture of commercial and industrial uses in the area, as well as vacant commercial and industrial lots. The subject property has frontage along

Presidential Way, which is a local street.

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

Preliminary Staff Comments: The most desirable use for this property is either industrial or commercial. Both zoning districts and uses are present in the area. This site has access to Edinburgh utilities and has good road access.

The conservation of property values throughout the Joint District.

Preliminary Staff Comments: The rezoning would not be expected to have a negative impact on property values throughout the jurisdiction. This area was intended for future industrial development due to the location of adjacent utilities, but could also easily accommodate a higher intensity commercial use for the same reason.

Responsible growth and development.

Preliminary Staff Comments: Commercial development in this area would be an appropriate progression between the industrial to the east and commercial to the west. The site has good access to local streets with a nearby high capacity road (US 31).

Current Property Information:	
Land Use:	Vacant
Site Features:	Grass
Flood Hazards:	No flood hazards exist on the property.
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	No special circumstances exist on the property.
Vehicle Access:	Presidential Way

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	I2 (Industrial: General) CR (Commercial: Regional)	Vacant industrial buildings (former Indiana Western Express) Antique Mall
South:	I2 (Industrial: General) CR (Commercial: Regional)	Vacant land Holiday Inn Express Hotel, Commercial Strip Center, Mann's Harley Davidson
East:	I2 (Industrial: General)	Vacant industrial land, Tsune, Peer Foods
West:	CR (Commercial: Regional)	Vacant commercial land, First Financial Bank, Diverse Staffing

Zoning District Summary (Existing / Proposed):		
	Existing Zoning: I2	Proposed Zoning: CR
Zoning District Intent:	To provide locations for general production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate most modern industrial production facilities and should be considered as appropriate for most general industrial developments and uses.	To establish appropriate locations for a variety of businesses that either (1) serve a regional market or (2) require convenient access to high-volume transportation routes. This district should be limited to locations with access and infrastructure which is compatible with the needs of regional-serving businesses and facilities. This district should be focused at key intersections, rather than extended along corridors.

Permitted Uses:	<p>Agriculture Uses</p> <ul style="list-style-type: none"> • farm <p>Communications / Utilities Uses*</p> <ul style="list-style-type: none"> • communication service exchange • sewage treatment plant • utility substation • water tower <p>Public / Semi-Public Uses</p> <ul style="list-style-type: none"> • government facility (non-office) • parking lot / garage (as a primary use) • police, fire, or rescue station <p>Park Uses</p> <ul style="list-style-type: none"> • nature preserve / conservation area <p>Commercial Uses</p> <ul style="list-style-type: none"> • auto-oriented uses (medium scale) • builder's supply store • conference center • data processing / call center <p>Industrial Uses</p> <ul style="list-style-type: none"> • contractor's office / workshop • dry cleaners (commercial) • food & beverage production • general industrial production • light industrial assembly & 	<p>Communications / Utilities Uses*</p> <ul style="list-style-type: none"> • communication service exchange • utility substation • water tower <p>Public / Semi-Public Uses</p> <ul style="list-style-type: none"> • clinic • community center • day-care center (adult or child) • government office • hospital • museum • parking lot / garage (as a primary use) • police, fire, or rescue station • post office • trade or business school • worship facility <p>Park Uses</p> <ul style="list-style-type: none"> • nature preserve / conservation area • park / playground <p>Commercial Uses</p> <ul style="list-style-type: none"> • auto-oriented uses (small scale) • auto-oriented uses (medium scale) • auto-oriented uses (large scale) • auto rental (includes truck, RV, etc.) • builder's supply store
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	<ul style="list-style-type: none"> distribution • light industrial processing & distribution • mini-warehouse self-storage facility • research & development facility • truck freight terminal • warehouse & distribution facility 	<ul style="list-style-type: none"> • data processing / call center • equipment rental • farm equipment sales & service • health spa • hotel / motel • instructional center • liquor store • microbrewery / artisan distillery • office uses • personal service uses • recreation uses (small scale) • recreation uses (medium scale) • restaurant • retail uses (small scale) • retail uses (medium scale) • retail uses (large scale) <p>Industrial Uses</p> <ul style="list-style-type: none"> • wholesale facility
Water and Sewer Service:	Required	Required
Lot and/or Density Requirements:	1 acre	15,000 sq. ft.
Setbacks Required:	<p>Side Yard Setback:</p> <ul style="list-style-type: none"> • Primary Structure: 20 feet • Accessory Structure: 20 feet <p>Rear Yard Setback:</p> <ul style="list-style-type: none"> • Primary Structure: 20 feet • Accessory Structure: 20 feet <p>Front Yard Setback:</p> <ul style="list-style-type: none"> • Arterial Street or Road: 50 feet • Collector Street or Road: 35 feet • Local Street or Road: 25 feet 	<p>Side Yard Setback:</p> <ul style="list-style-type: none"> • Primary Structure: 10 feet • Accessory Structure: 10 feet <p>Rear Yard Setback:</p> <ul style="list-style-type: none"> • Primary Structure: 10 feet • Accessory Structure: 10 feet <p>Front Yard Setback:</p> <ul style="list-style-type: none"> • Arterial Street: 10 feet • Collector Street: 10 feet • Local Street: 10 feet
Height Restrictions:	<p>Primary Structure:</p> <p>50 feet</p> <p>Accessory Structure:</p> <p>40 feet</p>	<p>Primary Structure:</p> <p>No maximum</p> <p>Accessory Structure:</p> <p>25 feet</p>
Floor Area Requirements:	NA	NA

Primary Permanent Signs:	2 wall signs per street frontage up to 15% of the front wall area or 350 square feet maximum allowance 1 freestanding sign per street frontage up to 75 square feet in area and 10 feet in height	3 wall signs per street frontage up to 15% of the front wall area or 350 square feet maximum allowance 1 freestanding sign per street frontage up to 150 square feet in area and 25 feet in height
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Interdepartmental Review:	
County Highway:	County Highway has no objections.
County Fire:	No comments received.
Eastern Bartholomew Water:	No comments received.
Driftwood Utilities	No comments received.
Town of Edinburgh:	No comments received.

Comprehensive Plan Consideration(s):

The following Comprehensive Plan goal(s) apply to this application:

1. Encourage the compact, orderly and compatible use of land in providing for the projected needs of residential, industrial and commercial developments.
2. Encourage the growth of a diversified economic base for the community.
3. Ensure that commercial and industrial developments are served by major roads and utilities.

Planning Consideration(s):

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

1. The applicants are proposing to subdivide 27,007 square feet from the current lot (Market Place Industrial Park Lot 16A) and intend to combine it with the 1.3 acre parcel to the west (Lot 11A).
2. The property gains access from Presidential Way, which is a local road, but the site is in close proximity to a high capacity road (US 31).
3. In 2016, the 14.33 acre parcel (for which the subject property is a part) was rezoned from C3 (Shopping Center District) to I2 (Industrial District) for a potential expansion of the existing Columbus Container facility. That expansion has not happened at this time. There were commitments that were included as part of the approval and include the following:
 - a. A Type A landscape buffer consistent with Section 8.2(D) of the Columbus & Bartholomew County Zoning Ordinance of current adoption shall be provided along that portion of the subject property's west property line shared with Lots 11A and 10B of the Market Place Industrial Park Section 12 (current undeveloped and occupied by the Holiday Inn Express). Further, a Type B landscape buffer consistent with Section 8.2(E) of the Columbus & Bartholomew County Zoning Ordinance of current adoption shall be provided along the remaining portion of the subject property's west and south property lines, except for that area adjacent to the existing detention pond so long as it remains. The buffers shall be installed at the time the subject property is developed.

- b. There shall be no access, other than emergency access, to the subject property from Market Place Drive.
 - c. At the time the property is developed and/or subsequently redeveloped, further developed etc. the developer shall provide monitoring wells meeting the specifications and subject to the approval of the Eastern Bartholomew Water Corporation.
4. The subject property is located in a developed area, just north of the I-65 interchange. A majority of the properties to the north of the site are currently industrial, whereas the majority of the properties to the south and west of the site are commercial uses.

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

Submit applications and materials by e-mail to 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): 6/4/25 by (initials): JAM
Jurisdiction: Columbus Bartholomew County Joint District
Case Reference No.: EBCRZ-2025-001
Property Owner Name(s) (from GIS): RW HADDAD SR LLC

To be Completed by the Applicant

Current Zoning District: I2 Requested Zoning District: CR

Rezoning Purpose:

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

J Enterprises, Inc. is requesting that the rezone area as depicted and described on the attached exhibit be rezoned from I2 to CR to make the zoning of the rezone area consistent with the zoning of Lot 11A to the west (owned by Sprague Rentals LLC). This will allow for the rezone area to be removed, by an administrative replat, from Lot 16A (owned by RW Haddad SR LLC) and attached to Lot 11A.

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: Janeen M. Sprague - President of J Enterprises, Inc.

Representative's Company Name: J Enterprises, Inc.

Mailing Address: 430 2nd Street, Columbus, IN 47201
(number) (street) (city) (state) (zip)

Phone No.: 812-379-2173 E-mail Address: janeen@spragueco.net

All correspondance 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: J Enterprises, Inc.

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

Applicant Contact Person Name: Janeen M. Sprague - President of J Enterprises, Inc.

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

Mailing Address: 430 2nd Street, Columbus, IN 47201
(number) (street) (city) (state) (zip)

Phone No.: 812-379-2173 E-mail Address: janeen@spragueco.net

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

Property / Location Information:

Total Number of Parcels Included: 1

Total Rezoning Area Size: 0.62 acres or _____ square feet (if less than 1 acre)

Property Address (if an address has been assigned): none assigned
(number) (street) (city)

or Parcel Number(s): 03-05-15-000-000.224-009

or General Location: a part of Lot 16A - Market Place Industrial Park, Section 13 (S/46B)
(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/>.

Rezoning subject from I2 to CR is consistent with the desired industrial use as shown on the Land Use Plan Element of the Comprehensive Plan for the area containing subject land. Also, this rezone is consistent with the community values, goals, and policies as outlined in the Goals and Policies Element of the Comprehensive Plan.

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

There are no structures on subject land at this time. The structure and use of the adjacent property to the west is consistent with CR zoning. Rezoning subject land to CR will allow subject land to be replatted and combined with Lot 11A to the west.

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

Rezoning subject land to CR will allow both properties to be combined and will allow the zoning to continued to match the most desirable use of Lot 11A.

4. The conservation of property values throughout the jurisdiction.

Rezoning subject land to CR will ensure that the property values in the area remain the same.


5. Responsible growth and development.

Rezoning subject land to CR will allow subject land to be combined with Lot 11A to the west, which will in turn allow the most desirable growth and development of that lot.

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.

	<u>6-3-2025</u>
(Representative or Applicant Signature)	(Date)
Janeen M. Sprague - J Enterprises, Inc.	President
(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.

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.

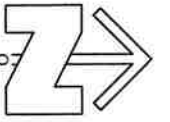
<hr/>	(Printed Name)	(Date)
(Property Owner #1 Signature)		
<hr/>	(Printed Name)	(Date)
(Property Owner #2 Signature)		
<hr/>	(Printed Name)	(Date)
(Property Owner #3 Signature)		
<hr/>	(Printed Name)	(Date)
(Property Owner #4 Signature)		

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.

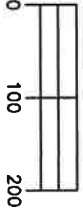
Description of Signer's Ownership Role or Representation: Manager of RW Haddad SR LLC

	Tammy L. Burton	6-3-25
(Signature)	(Printed Name)	(Date)



R
T
H
U

SCALE: 1" = 200'



(ASSUMED BASIS OF BEARINGS)

LEGEND

XX ZONING LABEL

PROPOSED LAND TO BE REZONED FROM "12" TO "CR"

..... PROPOSED LOT LINE TO BE VACATED

(R) RECORD PLAT DIMENSION

POINT OF BEGINNING
REZONE AREA DESCRIPTION
NORTHWEST CORNER
LOT 16A
"MARKET PLACE INDUSTRIAL
PARK, SECTION 13"
(PLAT BOOK "S", PAGE 46D)

AUDITOR'S PARCEL
#03-05-15-210-000.800-009

EXISTING ZONING: CR
SPRAGUE RENTALS LLC
(INST. #2010016775)
10.50 ACRES

LOT 11A
"MARKET PLACE
INDUSTRIAL PARK
SECTION TWELVE REPLAT"
(P.R. "R", PG. 236D)

REZONE AREA
0.62 ACRES
(TO BE REMOVED FROM LOT
16A OF "MARKET PLACE
INDUSTRIAL PARK, SECTION 13"
AND ATTACHED TO LOT 11A OF
"MARKET PLACE INDUSTRIAL
PARK SECTION TWELVE REPLAT")

EXISTING ZONING: 12
PROPOSED ZONING: CR

EXISTING ZONING: CR
PROPOSED ZONING: CR

EXISTING ZONING: 12
RW HADDAD SR LLC
(INST. #2019010418)

LOT 16A
"MARKET PLACE
INDUSTRIAL PARK,
SECTION 13"
(P.R. "S", PG. 46D)

AUDITOR'S PARCEL
#03-05-15-000-000.224-009

NOTE:
THE BOUNDARY LINES AND DIMENSIONS
SHOWN HEREON ARE BASED ON THE
RECORDED PLATS NOTED HEREON.

REZONE EXHIBIT
FOR A PROPOSED REPLAT
OF LOT 11A AND LOT 16A
IN "MARKET PLACE
INDUSTRIAL PARK"
BARTHOLOMEW COUNTY, INDIANA

SHEET: 1 OF 1	JOB NUMBER: 25071
SCALE: 1"=200'	DWG REVISION DATES
DRAWN BY: B.STRINGER	
DWG DATE: 5/30/25	
DWG NAME: 25071 Rezone.dwg	

Independent
Land
Surveying
www.ilsurveying.com

414 South Main Street
Brownsstown, Indiana 47220
Phone: 812-358-2882
Fax: 812-358-2805
3200 Sycamore Ct., Ste 2A
Columbus, Indiana 47203
Phone: 812-372-0996
Fax: 812-602-0484

REZONE AREA DESCRIPTION:
A PART OF LOT 16A OF "MARKET PLACE INDUSTRIAL PARK,
SECTION 13" AS RECORDED IN PLAT BOOK "S", PAGE 46B
IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW
COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 16A;
THENCE NORTH 69°15'41" EAST ALONG THE NORTH LINE OF
LOT 16A A DISTANCE OF 115.00 FEET; THENCE SOUTH
20°44'19" EAST A DISTANCE OF 235.00 FEET; THENCE
SOUTH 69°15'41" WEST A DISTANCE OF 115.00 FEET TO
THE WEST LINE OF LOT 16A; THENCE NORTH 20°44'19"
WEST ALONG SAID WEST LINE A DISTANCE OF 235.00 FEET
TO THE POINT OF BEGINNING, CONTAINING 0.62 ACRES,
MORE OR LESS, AND SUBJECT TO ALL LEGAL RIGHTS OF
WAY AND EASEMENTS.

