



MEMORANDUM

TO: City of Columbus Plan Commission

FROM: Audrey Lewis

DATE: June 30, 2025

RE: Proposed 17th & Cottage Area Zoning Map Amendment
(Plan Commission Case #CRZ-2025-006)

The Planning Department is proposing the rezoning of 4.65 acres (29 lots) currently designated Industrial or Commercial to a Residential zoning classification. The properties are generally located at the intersection of 17th Street and Cottage Avenue. This proposed change aims to better align the zoning of these properties with their current uses and historical patterns of development.

Over time, many properties within the affected area have been developed or used for residential purposes rather than industrial or commercial. The current I2 (Industrial: General), CN (Commercial: Neighborhood) and CC (Commercial: Community) zoning does not accurately reflect these uses, creating potential conflicts with zoning regulations and limiting the ability of property owners to make improvements that are consistent with a residential neighborhood. This request supports the Comprehensive Plan's intent to align zoning classifications with actual and intended uses of property, reducing nonconformities and improving neighborhood cohesion.

The proposed zoning changes are as follows (please also see the attached maps):

1. 7 lots (at the northwest corner of 17th and Cottage) from I2 to RS4 (Residential: Single-Family 4)
2. 2 lots (at the northeast corner of 17th and Cottage) from CC to RS4
3. 14 lots (south of 17th Street along Cottage Avenue and the east side of Orinoco Avenue) from I2 to RE (Residential: Established)
4. 6 lots (along the west side of Orinoco Avenue) from CN to RE

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:

1. The Comprehensive Plan
2. The current conditions and the character of current structures and uses in each district
3. The most desirable use for which the land in each district is adapted
4. The conservation of property values throughout the jurisdiction of the City of Columbus
5. Responsible growth and development

The Comprehensive Plan's Future Land Use Map identifies this area as Residential

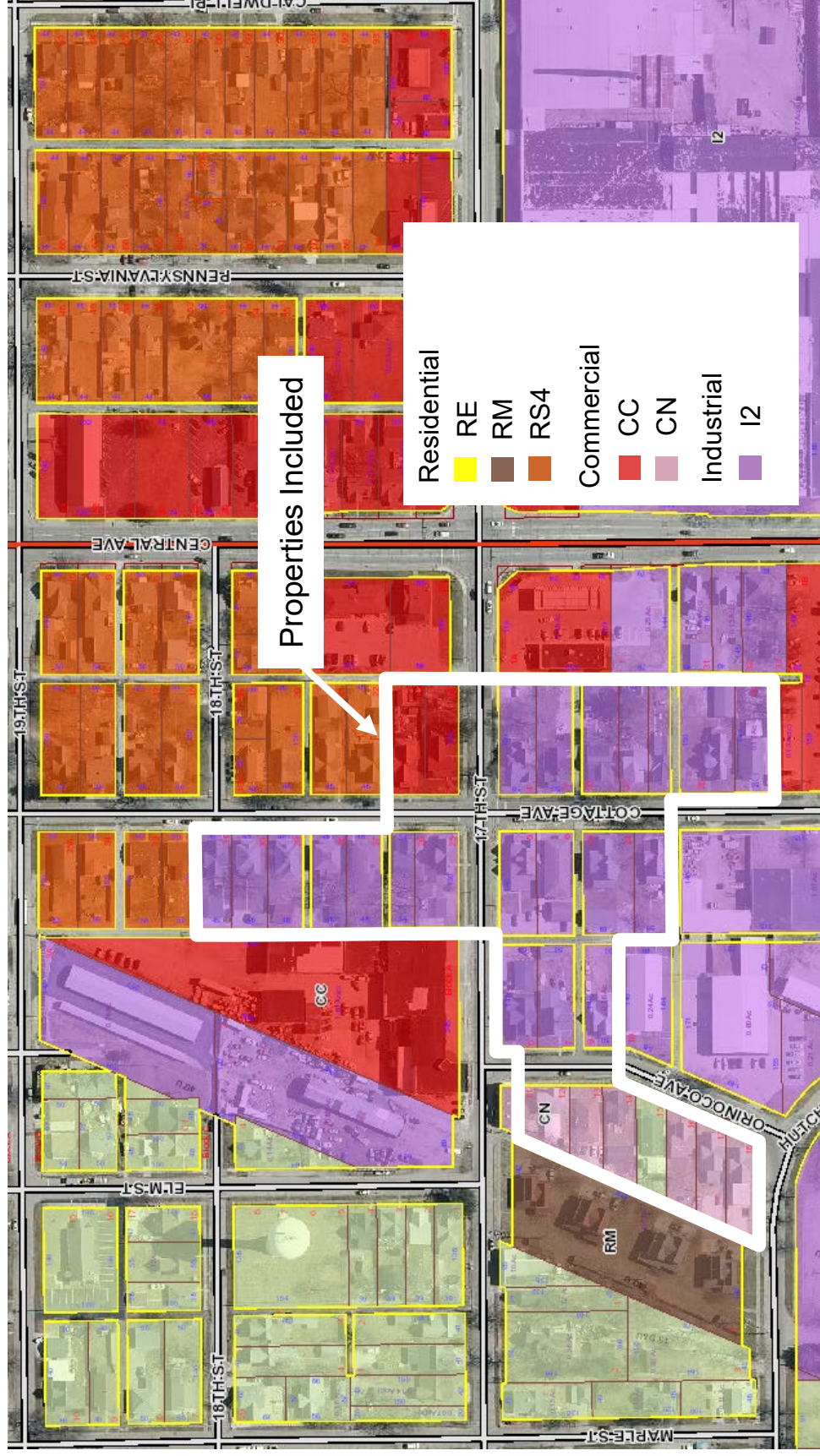
The following Comprehensive Plan goal(s) and/or policy(ies) apply to this proposed rezoning:

1. **POLICY A-2-9:** Preserve and enhance the character of neighborhoods.
Older neighborhoods have distinctive characteristics which should be retained. These vary from one neighborhood to another, but they include such things as smaller lots, lesser setbacks, service alleys, and a distinctive architectural style.
2. **POLICY A-2-11:** Encourage all new development to be in scale (height, area, mass, setback, etc.) with its surroundings, determined on a neighborhood-by-neighborhood basis.
New development should be designed in a manner that is sensitive to the surroundings

3. **POLICY A-4-4:** Encourage residential clustering and other development types that conserve open space and natural resources and reduce infrastructure costs.
Regulations should encourage development which saves trees, wetlands, flood plains, natural topography, and other natural features and development which includes open space. The city's ordinances need to provide flexibility and incentives for developers to use creative subdivision layouts.
4. **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.
5. **POLICY E-1-8:** Allow rezoning of residential lots and structures to business use only when these changes are consistent with an overall plan for the neighborhood; prevent the conversion of individual residential structures to incompatible business use.
These business areas can enhance the vitality and convenience of their neighborhoods, but the residential character can be damaged by encroachment of incompatible businesses into the residential portions of neighborhoods. The city should prepare neighborhood plans which will encourage appropriate neighborhood business areas.
6. **POLICY J-2-3:** Encourage industrial development to be integrated with its surroundings, providing smooth transitions between differing land uses.
Columbus economic success has been tied to successful local industry. In years past, industries located in the downtown and other neighborhood areas, close to the work force and to public facilities and services. Different types of industries are appropriate in different types of surroundings. The city should take steps to ensure that industries are good neighbors and that appropriate measures are employed to ensure compatibility of adjacent uses.
7. **POLICY J-2-4:** Prevent location of new industrial development in dense residential areas.
Dense neighborhoods are incompatible with new industrial growth. Industries generate volumes and types of traffic which are disruptive to neighborhoods.

In addition to the notice provided for the public hearing at the upcoming Plan Commission meeting, the Planning Department has previously sent direct mail letters to the affected property owners. Those letters explained the possible rezoning and sought their input. None of the affected property owners have contacted the Planning Department.

Current Zoning



Proposed Rezoning

