



MEMORANDUM

TO: City of Columbus Plan Commission
FROM: Audrey Lewis
DATE: April 8, 2026
RE: Proposed 10th & Lafayette Zoning Map Amendment
(Plan Commission Case #PC-26-4)

The Planning Department is proposing the rezoning of 1.16 acres (11 lots) currently designated CN (Commercial; Neighborhood) to a RE (Residential: Established) zoning classification. The properties are generally located along Lafayette Avenue, between 10th and 11th Streets, and along 10th Street between Lafayette Avenue and Pearl Street, in the City of Columbus. 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 commercial. The current CN (Commercial: Neighborhood) 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.

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 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.

4. **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.

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. There were no property owners that reached out to us regarding the letter or potential change.

Current Zoning



Proposed Rezoning

 RE

