City of Columbus – Bartholomew County
Planning Department

123 Washington Street
Columbus, Indiana 47201
Phone: (812) 376-2550
Fax: (812) 376-2643

CITY OF COLUMBUS
BOARD OF ZONING APPEALS
(May 26, 2026 Meeting)

STAFF REPORT

Docket No. / Project Title: BZA-26-35 (Dominoes)

Staff: Melissa Begley

Applicant: K&E Realty - Dominoes

Property Size: 15,246 square feet

Current Zoning: CR (Commercial: Regional)

Location: 4148 West Jonathan Moore Pike, in the City of Columbus

Background Summary:
The applicant has indicated that the proposed variance is for the purpose of reducing the required number of stacking spaces to a drive thru for a new restaurant.

Preliminary Staff Recommendation:
Approval, all criteria have been met.

Zoning Ordinance Considerations:
District Intent: The intent of the CR (Commercial: Regional) zoning district is as follows: To establish appropriate locations for a variety of businesses that either (1) serve a regional market or (2) require convenient access to high volume transport 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.

Development Standards:
Section 7.1(D) Stacking Space Requirements: The minimum number of stacking spaces required for each facility shall be as specified in the Stacking Space Standards Table. The stacking spaces required for each facility shall be measured from the location listed in the Stacking Space Standards Table. The space used for remote ordering or communicating with the employees within the use may be one of the required stacking spaces. Restaurant Drive-up Window: 10 stacking spaces from the service window

Current Property Information:	
Land Use:	Vacant commercial property
Site Features:	Grass
Flood Hazards:	A very small area along the north edge of the property is located in the 100 year floodplain.

Vehicle Access:	Carlos Folger Rd. (Local, Commercial, Rural)

Surrounding Zoning and Land Use:		
	Zoning:	**Land Use:**
North:	AP (Agriculture: Preferred)	Agricultural fields
South:	CR (Commercial: Regional)	First Financial Bank
East:	CR (Commercial: Regional)	JCB Bank
West:	CR (Commercial: Regional)	Westhill Shopping Center

Interdepartmental Review:	
City Engineering:	Engineering does not see any issue with this request. The applicant appears to provide adequate parking across the site, and the request does not create a traffic or safety hazard.

Planning Consideration(s):

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

1. The site is currently vacant and the applicant is requesting to develop the site for a new restaurant with a drive thru. As part of this request, the applicant is requesting to provide 5 stacking spaces from the drive-up window, 5 less than the required 10 stacking spaces for a restaurant drive-up window.
2. The site will be accessed from a mutual drive easement between the subject property and the JCB Bank to the east. The mutual drive connects to the West Hill Shopping Center internal drive and onto Jonathan Moore Pike. If cars were to queue greater than 5 vehicles, they would most likely stack internally and would block parking spaces. The ordinance states that stacking spaces cannot block required parking spaces. If the stacking of vehicles extended to the east entrance, the vehicles would back into a shared easement, but would back into a public right-of-way.
3. The subject property drops 26 feet in elevation from the internal drive down to Carlos Folger Road. There is not a flat or level building pad currently on the site. Additional soil will need to be added to create a level building pad.
4. The applicant has indicated the restaurant will be a drive thru restaurant only with no internal seating. According to the applicant, fast food and beverage operators function on a model where orders (at a speaker), preparation and final delivery (at the service window) all occur while a customer is on site. This inherently leads to a need to provide more stacking spaces as the transaction doesn't begin until the customer is on site and occupying a stacking space. Chain pizza with no dine-in option is an entirely different model. Orders are placed online or over the phone before the customer gets to the site. The customer is advised of the time the order will be ready and they generally arrive to the site at or near that time. Operators are able to utilize this "order ahead" model to effectively stagger delivery timelines and manage customer traffic. This leads to more effective management of customer arrival and delivery logistics. Further, if the order is not ready when the customer arrives at the drive thru, they are directed to park in a parking space to wait until the order is ready. The applicant has provided 22 parking spaces on-site.
5. The surrounding property includes 2 banks, both with drive thru services to the south and east and a multi-tenant commercial building to the west (West Hill Shopping Center).

Provisional Findings of Fact/Decision Criteria:

The Board of Zoning Appeals may approve or deny variances from the development standards of the City of Columbus Zoning Ordinance. The Board may impose reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

1. **The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

   Provisional Findings: If the drive-thru were to exceed 5 waiting cars, the additional cars would not back up into any street right-of-way. Based on the business model for a pizza restaurant, customers order prior to arriving at the site and are going through the drive thru to pick up their order and stacking spaces are not required for food preparation time. Parking spaces have been provided for customers that have arrived early for orders that are not ready. Further, the City Engineering Department did not report any concerns with the proposed reduced stacking spaces and therefore approval will not be injurious to public health and safety. *This criterion has been met.*

2. **The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

   Provisional Findings: The adjoining properties will not be negatively impacted by a reduction of stacking spaces on this property. If the drive-thru were to exceed 5 cars, the additional cars would not back up into the nearby streets. *This criterion has been met.*

3. **The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.**

   Provisional Findings: The sloping topography on the site reduces the area that can be developed. Additional soil will need to be brought in to create a level building pad and parking area. The reduction of the 5 stacking spaces helps to keep that site footprint as small as practical. Further, the ordering ahead business model for the pizza restaurant reduces the reliance on stacking spaces for food preparation time and all the above considered creates a practical difficulty in the use of the property. *This criterion has been met.*

Board of Zoning Appeals Options:

In reviewing a request for *development standards variance* the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Record No: BZA-26-35

Board of Zoning Appeals (BZA) Application

Status: Active

Submitted On: 4/21/2026

Primary Location

4148 W JONATHAN MOORE PIKE
COLUMBUS, IN 47201

Owner

K & E REALTY LLC
GLENMORE DR 2004 COLUMBUS, IN 47201

Client Information

Client Contact (First and Last Name)*

Kelli Schlickenmeyer

Client Business Name (if applicable)

K & E REALTY LLC

Entity Type

LLC

Mailing Address*

2004 GLENMORE DR

Mailing City*

Columbus

Mailing State*

IN

Mailing Zip*

47201

Client Phone Number*

502-525-3425

Client Email*

kelli.maxpsi@gmail.com

Application Information

Application Type*

Development Standards Variance

Property Type*

Non-Residential

You may enter multiple requests for the same application type. If you are also requesting a different application type, you will need to submit a separate application.

Development Standards Variance Request

I am requesting a variance from the Zoning Ordinance Section (insert the ordinance section number below):*

Table 7.5

Please provide the details of the variance request:*

Provide 5 stacking spaces for a chain pizza location pickup window rather than the 10 spaces required per Table 7.5

The approval will not be injurious to the public health, safety, morals, and general welfare of the community. For example: What harm could come from approving the variance? Would it create any public safety issues? Why or why not.*

Approval of the variance would not be injurious to the public health, safety, morals or general welfare of the community. The proposed design provides 22 parking spaces on site. No dine-in seating is provided therefore technically no traditional parking spaces are required by the zoning ordinance to accommodate customers or employees. Two spaces behind the building are reserved EV spaces for overnight charging of corporate delivery vehicles. The largest shift is comprised of 8 employees therefore there should be 12 traditional parking spaces and 5 drive thru stacking spaces available for customers. Given the surplus of traditional parking provided on site, staff members can easily direct customers to a parking space if they arrive before their order is ready. As such, we do not anticipate any public safety issues should the variance be approved.

The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner. For example: What impacts can the neighbors realistically expect to the use of their property and to their property values? Will approval of the variance cause any negative impacts to the neighbors? Why or why not?*

Granting the variance request would not be detrimental to the use and value of adjacent properties. Free use and enjoyment of neighboring properties would continue if the required stacking spaces was reduced to 5 rather than the required 10. As noted previously, given the surplus of traditional parking provided on site, staff members can easily direct customers to a parking space if they arrive before their order is ready. The site design provides sufficient parking for employees and customers for this specific use.

The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed; nor be based on a perceived reduction of, or restriction on, economic gain. For example: Is there a reason the property cannot be used without the variance? If so, what is that reason (does a stream, existing building, well, or septic system limit options for new construction)? Explain the reason.*

The strict application of the terms of the Zoning Ordinance results in practical difficulties for this site and operator. The drive thru requirements of a chain pizza location are significantly and substantially different than those of a fast food or beverage restaurant. Our current zoning ordinance does not make a distinction, however.

Fast food and beverage operators function on a model where orders (at a speaker), preparation and final delivery (at the service window) all occur while a customer is on site. This inherently leads to a need to provide more stacking spaces as the transaction doesn't begin until the customer is on site and occupying a stacking space. Chain pizza with no dine-in option is an entirely different model. Orders are placed online or over the phone before the customer gets to the site. The customer is advised of the time the order will be ready and they generally arrive to the site at or near that time. Operators are able to utilize this "order ahead" model to effectively stagger delivery timelines and manage customer traffic. This leads to more effective management of customer arrival and delivery logistics. Simply put, this development should not be held to the same requirements as a Starbucks but according to the Zoning Ordinance they are one in the same in terms of stacking requirements.

Additionally there are topographic constraints on the property. The site slopes substantially from the south to the north. Any increase in the parking and maneuvering area negatively impacts the overall site design due to the site grades.

The City of Columbus Comprehensive Plan can be found at:
https://www.columbus.in.gov/planning/comprehensive-plans/.

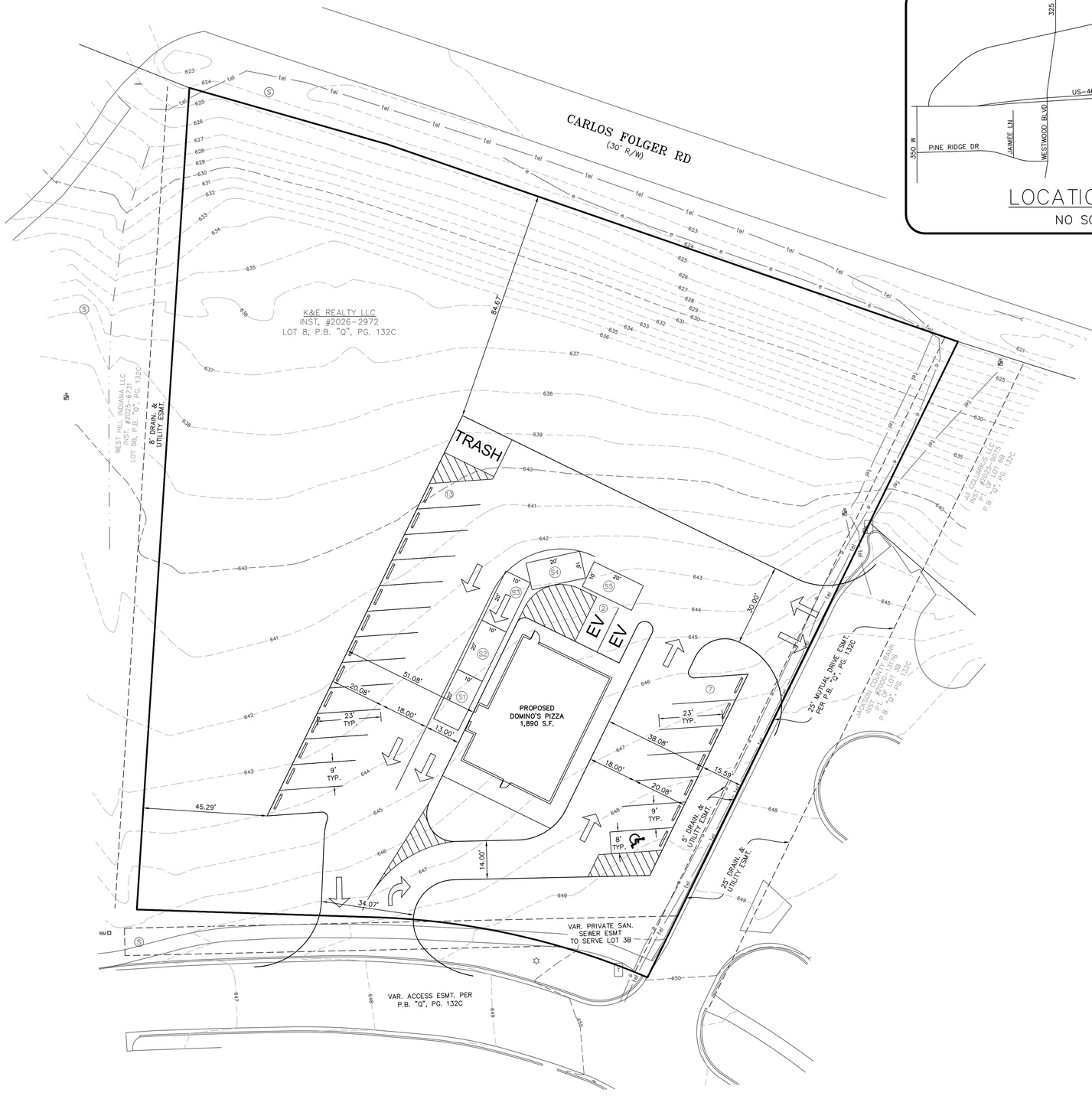
The Bartholomew County Comprehensive Plan can be found at: https://www.columbus.in.gov/planning/comprehensive-plans/comprehensive-county-plans/.

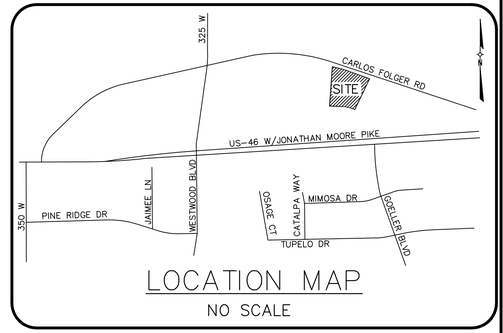
PROJECT SUMMARY

EXISTING ZONING:	COMMERICAL
EXISTING USE:	VACANT
PROPOSED USE:	RESTAURANT (CHAIN PIZZA)
EXISTING SITE ACREAGE:	1.50 AC.
PROPOSED TOTAL BUILDING FOOTPRINT S.F.:	1,890 S.F.
PROPOSED MAXIMUM BUILDING HEIGHT	22 FT

PARKING SUMMARY

PARKING REQUIRED	1 SPACE PER 4 SEATS
NUMBER OF SPACES REQUIRED (0 SEATS)	0 SPACES
PARKING PROVIDED	19 STANDARD SPACES 1 ADA SPACE 2 ELECTRIC VEHICLE SPACES 22 TOTAL PARKING SPACES
STACKING SPACES REQUIRED	10 STACKING SPACES
STACKING SPACES PROVIDED	5 STACKING SPACES





LOCATION MAP
NO SCALE

0 10' 20' 40'
GRAPHIC SCALE
1"=20'

UTILITY PROTECTION NOTE

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "INDIANA 811" 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATERLINES). WHEN CONTACTING THE "INDIANA 811" CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS, TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Milestone design group
1428 Lafayette Avenue Columbus, IN 47201
812.372.7398 www.milestonedesign.org

DOMINO'S PIZZA

OWNER/DEVELOPER
K & E REALTY LLC
2004 GLENMORE DRIVE
COLUMBUS, IN 47201

DATE: 04/14/26
DRAWN BY: Z.A.M.
CHECKED BY: T.D.T.
SCALE: 1"=20' (HORZ)
SCALE: N/A (VERT)

REVISIONS

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VARIANCE EXHIBIT

JOB NUMBER
26523

V1

26523variance.dwg