



STAFF REPORT

BARTHOLOMEW COUNTY PLAN COMMISSION (May 13, 2026 Meeting)

Docket No. / Project Title: PC-26-6 (Force Holdings, LLC)
Staff: Desiree Aldrich

Applicant: Jonathan Isaacs
Property Size: 68.25 Acres (Rezoning 1.11 acres)
Current Zoning: I2 (Industrial: General)
Proposed Zoning: CR (Commercial: Regional)
Location: On the north side of 650 North approximately 0.2 miles west of its intersection with US 31, in German Township

Background Summary:

The applicant has indicated that the proposed rezoning is for the purpose of rezoning 1.11 acres of the subject property from I2 (Industrial: General) to CR (Commercial: Regional) to match the existing zoning of the land to the east. This is being proposed so the 1.11 acres can be platted with the adjoining land to the east.

Preliminary Staff Recommendation:

Favorable recommendation to County Commissioners

Plan Commission Options:

In reviewing a request for rezoning the Plan Commission may (1) forward a favorable recommendation to the County Commissioners, (2) forward an unfavorable recommendation to the County Commissioners, (3) forward the application to the County Commissioners 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 County Commissioners make all final decisions regarding rezoning applications.

Decision Criteria:

Indiana law and the Bartholomew County Zoning Ordinance require that the Plan Commission and County Commissioners pay reasonable regard to the following when considering a rezoning:

The Comprehensive Plan.

Preliminary Staff Comments: The future land use map identifies this area as a “Development District”. Development within the Development District is appropriate if public sewer and water connections are available and when development occurs in and around existing developed areas. The subject property can be served by public utilities. The Northern Gateway Plan, a component of the Comprehensive Plan, recommends this area as commercial, residential and industrial and notes that it contains many large undeveloped agricultural parcels that make it prime for new development for any of those uses.

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

Preliminary Staff Comments: This general area contains a mix of uses. The properties located to the

east of the subject area are zoned and developed for commercial uses; the properties to the south are single-family residential and west is a mobile home community, but separated from this site by I-65. Properties farther to the north and east are zoned industrial, but are separated from this site by I-65 and US 31. The intent of the I2 (Industrial: General) zoning district is to provide locations for general production, assembly, warehousing, research & development facilities, and similar land uses. The intent of the CR (Commercial: Regional) zoning district is 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.

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

Preliminary Staff Comments: The Comprehensive Plan identifies this area as a Development District because of the availability of sewer and water, as well as the proximity of two primary arterial roads, US 31 and Interstate 65.

The conservation of property values throughout the jurisdiction of Bartholomew County.

Preliminary Staff Comments: The proposed Commercial: Regional zoning district will not negatively affect the industrial properties to the west and will likely provide an additional customer base to the already zoned Commercial: Regional to the north and east of the subject site.

Responsible growth and development.

Preliminary Staff Comments: The Comprehensive Plan identifies this area as a Development District and the property is located in one of the more densely developed unincorporated areas of Bartholomew County. The property can be served by public sewer and water utilities. Further, it is in close proximity and has access to US 31 and I-65.

Current Property Information:	
Land Use:	Agricultural, vacant
Site Features:	Tillable land, woods, vacant land
Flood Hazards:	No flood hazards exist on this site
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	No overlay districts on the site
Vehicle Access:	US 31 (State Road, Arterial) 650 North / Tannehill Road (County Road, Collector)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	I1 (Industrial: Light) I2 (Industrial: General) CR (Commercial: Regional)	Interstate 65 / US 31 exit Large and medium-scale auto-oriented uses

South:	CR (Commercial: Regional) AG (Agriculture: General)	7K Farms (wholesale distribution) Single-family residential
East:	CR (Commercial: Regional)	Hoosier Air Transport (auto-oriented use) Red Roof Inn (hotel) Riviera Maya (commercial restaurant)
West:	RHM (Residential: Mobile Home)	Interstate 65 Residential (Tannehill Mobile Home Park)

Zoning District Summary (Existing / Proposed):		
	Existing Zoning: I2	Proposed Zoning: CR
Zoning District Intent:	Intended 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.	Intended 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>*see also Section 1.2(B)(5) for exemptions</p> <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>Communications / Utilities Uses*</p> <ul style="list-style-type: none"> • communication service exchange • utility substation • water tower <p>*see also Section 1.2(B)(5) for exemptions</p> <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)
------------------------	---	---

	<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 & 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"> • 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 • 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 minimum lot size	15,000 square feet

Setbacks Required:	Side Yard Setback: 20 Feet Rear Yard Setback: 20 Feet Front Yard Setback: Collector – 35 Feet	Side Yard Setback: 10 Feet Rear Yard Setback: 10 Feet Front Yard Setback: Arterial – 50 Feet Collector – 35 Feet
Height Restrictions:	Primary Structure: 50 Feet Accessory Structure: 40 Feet	Primary Structure: No maximum Accessory Structure: 25 Feet
Floor Area Requirements:	Not Applicable	Not Applicable
Primary Permanent Signs:	Wall Signs: 2 per frontage with a maximum area up to 15% of all front walls or 350 square feet, whichever is less. Freestanding Sign: 1 per frontage with a maximum height of 10 feet and a maximum area of 75 square feet.	Wall Signs (ground floor): 3 per frontage with a maximum area up to 15% of all front walls or 350 square feet, whichever is less. Wall Signs (upper floor): 2 per frontage with a maximum area up to 15% of all front walls or 350 square feet, whichever is less. Freestanding Sign: 1 per frontage with a maximum height of 25 feet and a maximum area of 150 square feet.

Interdepartmental Review:	
County Highway Department:	No comments received
County Health Department:	All lots in this proposed development would be required to connect the sanitary collection network if it will handle the additional volume.
Indiana Department of Transportation:	INDOT has no objection to the rezoning application.
Bartholomew County Fire Department:	No issues as submitted.

Eastern Bartholomew Water:	Eastern Bartholomew Water Corporation has an 8-inch PVC Water Main laying in the proposed rezone area running North/South on the Eastern portion. The rezone request should not have any effect on the water main.
-----------------------------------	---

History of this Location:

The relevant history of this property includes the following:

1. The Plan Commission approved the rezoning of this property (BRZ-2024-001) from AG (Agriculture: General) to I2c (Industrial: General) with commitments, listed here;
 - o Prior to the issuance of any approvals for any development on the subject property, right-of-way along the property’s entire Tannehill Road / 650 North frontage meeting the width specified by the Thoroughfare Plan shall be dedicated.
 - o The development of the property shall include the following buffers: (1) along the I-65 frontage of the property, a minimum combined buffer and setback width of 50-feet shall be provided with that buffer / setback including landscaping meeting the Zoning Ordinance’s specifications for a Type B Buffer (which could include existing persevered trees) and (2) along the Tannehill Road / 650 North frontage where across that road from the residences at 3401 through 3691 West 650 North, a minimum combined buffer and setback width of 50 feet shall be provided with that buffer / setback including undisturbed preserved woods and/or landscaping meeting the Zoning Ordinance’s specifications for a Type A Buffer (which could include existing reserved trees). The 50-foot setback buffer along Tannehill Road shall be outside of and in addition to the right-of-way dedication required by the additional commitment above. The required buffers shall be complete prior to occupancy of any development on the property.
2. The Plan Commission approved the NorthPointe Major Subdivision Preliminary Plat request (SUB-26-18) to create 28 new lots measuring over +/- 86 acres. This project also includes 3 modifications to (1) allow a 50-foot access easement to serve Lot 1, (2) allow a cul-de-sac to extend beyond the maximum permitted length of 1,000 feet – during construction the temporary length will be +/- 2,600 feet from the nearest intersection, and at final build-out it will be +/- 1,300 feet, and (3) to allow the internal street cross sections to exclude street parking that are required on streets with curb and gutter. The subdivision is proposed to be a commercial/industrial subdivision.

Comprehensive Plan Consideration(s):

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

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

1. **Policy 1-C:** Require the Plan Commission and County Commissioners to consider the additional costs of providing public services for the land being considered for rezoning from agricultural use.
2. **Policy 1-H:** Use incentives to encourage development in areas where growth is desired.
3. **Goal 2:** Protect open space such as woodlands, flood plains, and wetlands for environmental, recreational, scenic, and life-style benefits.
4. **Policy 7-J:** Require a geotechnical investigation and analysis of general soil conditions and, if problems are indicated, require a detailed analysis to ensure that soil conditions and topography are suitable for planned construction.
5. **Policy 7-K:** Require an environmental assessment before development plans are submitted for approval.
6. **Goal 8:** Prevent Drainage Problems.
7. **Policy 8-A:** Require an adequate drainage system whenever there is a land use change.
8. **Policy 8-C:** Adopt standards to minimize adverse drainage impacts, both downstream and upstream, from land use changes.
9. **Policy 8-M:** Require developers to install a storm water management system that will release water off the developed areas in a non-intrusive manner.
10. **Policy 13-F:** Require appropriate landscape buffer area around large industrial, excavation, or mining operations so that they do not significantly detract from the beauty of the surrounding area.

11. **Goal 17:** Ensure the safe, efficient movement of traffic.
12. **Policy 18-A:** Require industrial centers and other similar uses to be built in areas with suitable transportation, utilities, water and sewage, and other needed infrastructure, or where there is an implementable plan to provide them.
13. **Policy 18-B:** Encourage industrial and commercial land uses to be consolidated in similar use areas.
14. **Policy 18-K:** Reduce points of traffic conflict on public streets through driveway and intersection separation requirements.

The subject site is also located in Section 3 of the study area of the Northern Gateway Plan, which is an element of the Bartholomew County Comprehensive Plan. The Plan recommends future commercial or industrial use for this property. Critical issues for this area are as follows:

1. **CI.2: Visibility** - The focus area serves as a representation of Bartholomew County, City of Columbus and the Town of Edinburgh. This area is very visible because of the two thoroughfares, I-65 and US 31 that carry large volumes of traffic. Consideration should be given to this area as future development occurs. As this area develops, the coordination, organization, and the physical state of the development will be representative of the area.
2. **CI.9: Nearby Residential** - The southern portion of Section 3 is adjacent to a manufactured home park and is west of the town of Taylorsville. The surrounding context may play a role in future development in order to maintain the quality of life for area residents. Buffer yards may need to be used in order to ensure residential areas are not negatively affected by noise, lighting, air quality and traffic
3. **CI.10: Wooded Corridor** - The wooded area along the east side of I-65 is part of a scenic corridor south of the interchange. The area is part of a large undeveloped tract of ground located within Section 3. New development could result in the loss of the wooded corridor. While preserving the entire width of the corridor could result in development constraints, the portion of the corridor adjacent to I-65 could be retained to provide a buffer between the interstate and any development of the property as well as maintaining the scenic drive for motorists.
4. **CI.21: Access to Tannehill Road** - Properties north and south of Tannehill Road in Section 3, are candidates for future development. Regardless of the future uses for these properties, the access to US 31 will be limited to either the Bear Lane (CI.22) intersection or to Tannehill Road. Access will need to meet current separation requirements, however a coordinated effort should be made to provide a common intersection for properties on the north and south sides of Tannehill Road.
5. **CI.22: US 31 & Bear Lane Intersection (West)** - The road on the west side of US 31 at Bear Lane is the old roadbed of US 31. This road provides secondary access for the properties west of US 31. The undeveloped portion of Section 3 does not have a direct access to US 31. The existing intersection of Bear Lane and US 31 could form a 4-way intersection and provide the undeveloped portion of Section 3 access to US 31.

The Northern Gateway Plan also provides the following policies applicable to this property:

1. **Land Use Policy 10** is to discourage heavy industrial uses. The policy states this portion of Section 3, north of Tannehill Road, is highly visible throughout the focus area. Because of the area's visibility and potential for quick, easy access to US 31 and I-65, the northern portion of Section 3 has opportunities for commercial and industrial development. Heavy industrial uses that involve hazardous waste production, power generation, waste disposal, trucking related businesses (truck sales, repair, freight terminals and warehousing), should be discouraged because of the proximity to residential uses south of Tannehill Road and the town of Taylorsville.
2. **Land Use Policy 11** is to maintain the wooded corridor. It specifically states for this area that the wooded area along the east side of I-65 covers a large portion of Section 3. A 50 foot wide strip of the wooded corridor along I-65 should be preserved. The preservation of this area would maintain the scenic nature of the corridor and provide a buffer between I-65 and any new development in this Section.
3. **Transportation Policy 5** states that as development occurs on undeveloped and/or underutilized properties, overall access should be limited on Tannehill Road. New roads to serve development on the north and south side of Tannehill Road should be coordinated to one or two intersections to protect the function of Tannehill Road as a Collector Road. Any new US 31 road connections in

Section 3 should be limited to the US31 and Bear Lane intersection north of Tannehill Road and to the Larae Avenue and US 31 intersection south of Tannehill Road.

Planning Consideration(s):

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

1. The subject parcel contains 68.25 acres. Approximately 38 acres are wooded and approximately 29 acres are used agriculturally, with tillable land. The new request is to rezone 1.11 acres of the 68.25 acres from I2 (Industrial: General) to CR (Commercial: Regional) to match the existing zoning of the land to the east. This is being done so it can be platted with said adjoining land.
2. The parcel to the east that the 1.11 acres is proposed to be platted with is 9.73 acres and is currently a vacant lot north of Riviera Maya.
3. The newly proposed platted CR (Commercial: Regional) parcel with the 1.11 acres has frontage along US 31, but will be accessed from an internal street and also from a right in only access point off of US 31.
4. The subject site was approved by the Plan Commission for the NorthPointe Major Subdivision Preliminary Plat request (SUB-26-18) to create 28 new lots measuring over +/- 86 acres.



Record No: PC-26-6

Annexation or Rezoning Application

Status: Active

Submitted On: 4/13/2026

Primary Location

O NO STREET
, 00000

Owner

Force Holdings LLC
N National Rd 990 Columbus, IN 47201

Application Information

Request Type* 

Rezoning

Requested Zoning*

CR (Commercial: Regional Center)

Requested Zoning (if more than 1)

—

Number of acres being rezoned?*

1.11

Are you also requesting annexation?

No

Please describe the purpose of the request*

This 1.11 acres is being rezoned so it matches the existing zoning of the land to the east. This is being done so it can be platted with said adjoining land.

Rezoning Criteria

The Comprehensive Plan?*

Rezoning subject land from I2 to CR is consistent with the desired commercial 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.

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/>.

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 use of the adjacent property to the east is consistent with CR zoning. Rezoning subject land to CR will allow it to be replatted and combined with the adjoining land to the east.

The most desirable use(s) for which the land in each district is adapted.*

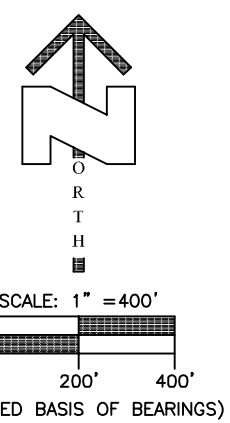
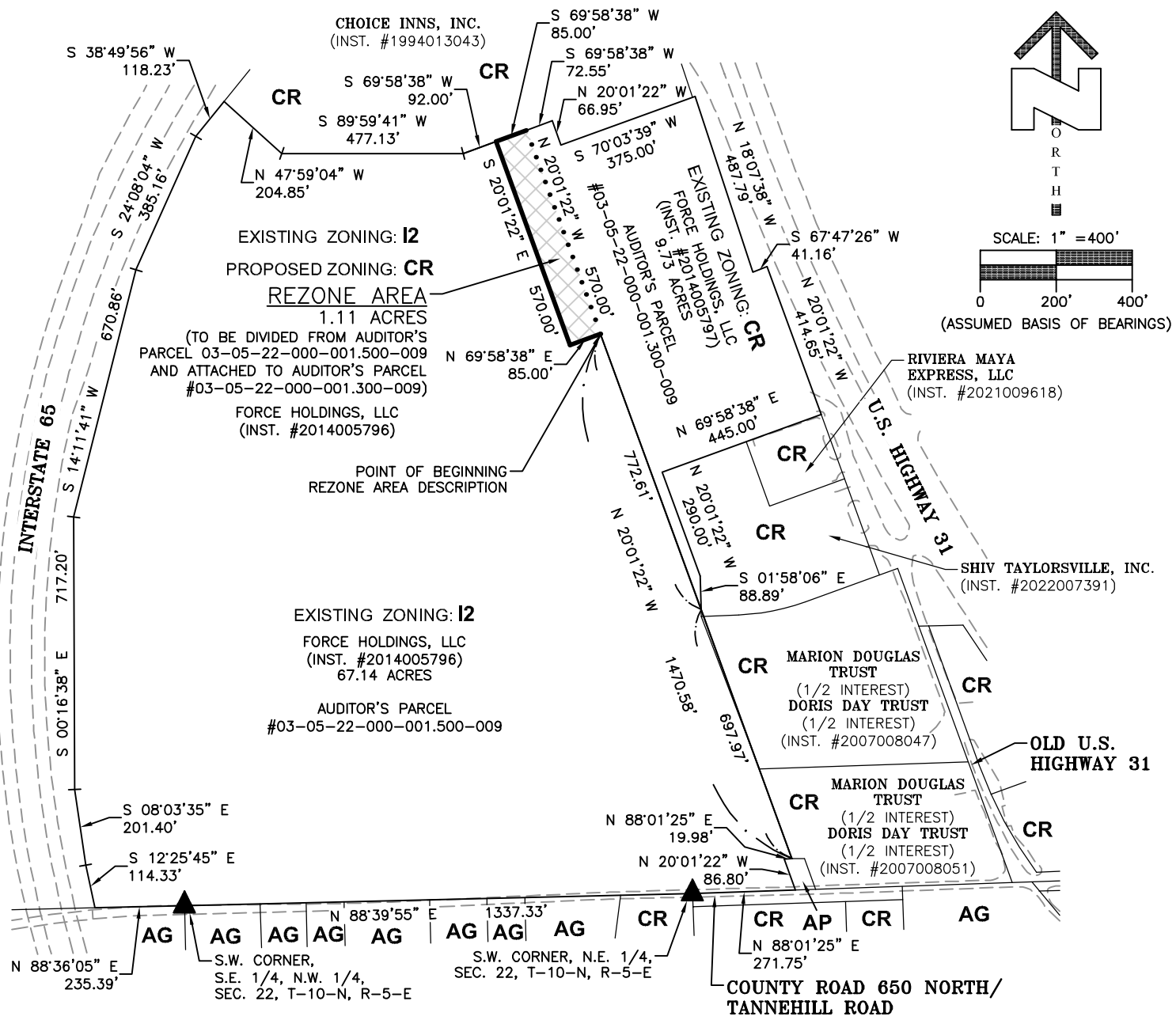
Rezoning subject land to CR will allow it to be replatted and combined with the adjoining land to the east and will allow the zoning to continued to match the most desirable use of said adjoining land.

The conservation of property values throughout the jurisdiction.*

Rezoning subject land to CR will allow it to be developed in a suitable manner for the neighborhood and will ensure that the property values in the area will remain the same.

Responsible growth and development.*

Rezoning the subject land to CR will allow it to be replatted and combined with the adjoining land to the east, which will in turn allow the most desirable growth and development of that lot.



NOTE:
 THE BOUNDARY LINES, DIMENSIONS, AND REZONE DESCRIPTIONS SHOWN HEREON ARE BASED ON A RETRACEMENT SURVEY TITLED "FORCE HOLDINGS, LLC - RETRACEMENT SURVEY", PERFORMED BY INDEPENDENT LAND SURVEYING, INC. (JOB #22231), AND CERTIFIED BY JONATHAN M. ISAACS, PLS, ON JANUARY 3, 2023.

REZONE AREA DESCRIPTION:
 (LAND TO BE REZONED FROM "I2" TO "CR")

A PART OF SECTION 22, TOWNSHIP 10 NORTH, RANGE 5 EAST; PREPARED FROM A SURVEY TITLED "FORCE HOLDINGS, LLC - RETRACEMENT SURVEY", PERFORMED BY INDEPENDENT LAND SURVEYING, INC. (JOB #22231), CERTIFIED BY JONATHAN M. ISAACS, PLS (LS-20200015) ON JANUARY 3, 2023; INTENDED TO BE THAT LAND AS DESCRIBED AND RECORDED IN INSTRUMENT #2014005796 IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA; AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 22 IN COUNTY ROAD 650 NORTH/TANNEHILL ROAD; THENCE NORTH 88°01'25" EAST (AN ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID QUARTER SECTION A DISTANCE OF 271.75 FEET; THENCE NORTH 20°01'22" WEST A DISTANCE OF 86.80 FEET; THENCE NORTH 88°01'25" EAST A DISTANCE OF 19.98 FEET; THENCE NORTH 20°01'22" WEST A DISTANCE OF 1470.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 20°01'22" WEST A DISTANCE OF 570.00 FEET; THENCE SOUTH 69°58'38" WEST A DISTANCE OF 85.00 FEET; THENCE SOUTH 20°01'22" EAST A DISTANCE OF 570.00 FEET; THENCE NORTH 69°58'38" EAST A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.11 ACRES, MORE OR LESS, AND SUBJECT TO ALL LEGAL RIGHTS OF WAY AND EASEMENTS.

LEGEND

▲	SECTION CORNER
XX	ZONING LABEL
▨	PROPOSED LAND TO BE REZONED FROM "I2" TO "CR"
.....	PROPOSED DEED LINE TO BE VACATED
---	EDGE OF PAVEMENT

FORCE HOLDINGS, LLC REZONE EXHIBIT SEC. 22, T-10-N, R-5-E BARTHOLOMEW COUNTY, INDIANA		 www.ilsurveying.com
SHEET: 1 OF 1 SCALE: 1"=400' DRAWN BY: B.STRINGER DWG DATE: 3/18/26 DWG NAME: 26019 Rezone.dwg	JOB NUMBER: 26019 DWG REVISION DATES: 414 South Main Street Brownstown, Indiana 47220 Phone: 812-358-2882 Fax: 812-358-2605 3200 Sycamore Ct., Ste 2A Columbus, Indiana 47203 Phone: 812-372-0996 Fax: 812-602-0484	