



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (June 10, 2026 Meeting)

Docket No. / Project Title: SDP-26-22 (Cummins Parking Garage)
Staff: Desiree Aldrich

Applicant: Cummins
Property Size: 1.45 Acres
Current Zoning: CD (Commercial: Downtown)
Location: 601 Jackson Street, in the City of Columbus

Request Summary:

The applicant is requesting approval of a site development plan major modification consistent with Zoning Ordinance Chapter 12.8. The applicant has indicated that the proposed site development plan major modification is for the purpose of modifying the existing street entrances and exits of the Cummins Parking Garage, to add two additional access points. The applicant is proposing dedicated parking with separate entrances/exits for residents of the adjacent Taylor Uptown development within the Cummins Parking Garage.

Plan Commission Decision Criteria:

The Columbus Zoning Ordinance requires that the Plan Commission consider (1) compliance with the applicable development standards established by the Zoning Ordinance and (2) the general standards listed below in the review of site development plans (Section 12.8(E)).

1. The proposed development will be consistent with the comprehensive plan.
2. The proposed development will not be detrimental to or endanger the public health, safety, convenience, or general welfare.
3. The proposed development will not be injurious to the use and enjoyment of the surrounding property.
4. The proposed development will not impede the efficient, orderly, and normal development of the surrounding property.
5. The proposed development provides adequate access, utilities, landscaping, buffering, and other improvements.
6. The proposed development provides pedestrian and vehicle ingress, egress, and circulation in a manner that maintains adequate public safety and efficient movement.

The Plan Commission may waive development requirements of the Zoning Ordinance based on findings by the Commission that the altered requirements will better serve (a) the intent of that development requirement, (b) the intent of the zoning district, and/or (c) the general standards listed above.

Plan Commission Process, Options & Preliminary Staff Recommendation:

Step 1 - Development Standards Waivers:

The initial step in the approval process is for the Plan Commission to determine if any requested development standards waivers can be supported based on the decision criteria provided by the Zoning Ordinance. The waiver may be approved if one or more of the criteria have been met. A separate motion with specific findings is recommended for each requested waiver. No waivers are requested.

Step 2 - Conditions:

The Plan Commission should determine through discussion if any conditions of approval are appropriate for this request. Conditions are situations that need to be resolved through the action of the applicant prior to, or as part of, the proposed development. Any conditions should be clearly based on the Plan Commission Decision Criteria listed above.

Preliminary Staff Recommendation: The staff is preliminarily recommending the following conditions of approval:

1. The drawings provided shall be labeled as the "Cummins Parking Garage Site Development Plan Major Modification".
2. Separation distances for the new drives shall be shown from the nearest adjacent drive and/or street intersection in each direction and measured from the centerlines of the drives and intersections as specified by Zoning Ordinance Section 7.3(Part 1)(C)(3).
3. The dimensions for all re-stripped spaces shall be provided and all shall comply with the requirements of Zoning Ordinance Section 7.2(Part 1)(A)(3) and Table 7.6.
4. The proposed new drives shall be widened from 12-feet to 14-feet to comply with Zoning Ordinance Section 7.2(Part 4)(B)(4)(a).
5. Where the proposed new exit drive is to be installed along 6th Street, the resulting excess existing driveway pavement in the right-of-way shall be removed, and a curb and tree lawn will be established.

Step 3 - Commitments:

The Plan Commission should determine through discussion if any commitments of the applicant are appropriate and/or needed for this request. Commitments are long-term agreements that, together with the Zoning Ordinance, govern the use of the property. Any commitments should be clearly based on the Plan Commission Decision Criteria listed above.

Preliminary Staff Recommendation: The staff is preliminarily recommending the following commitments: None

Step 4 - Approval, Denial or Continuance:

In reviewing a request for site development plan approval the Plan Commission may (1) approve the application, (2) deny the application, or (3) continue the review to a future Plan Commission meeting. The Plan Commission should make, second, and vote on a motion for the approval, denial, or continuance of the request. Any motion should include reasons supporting that motion that directly reference the Plan Commission Decision Criteria listed above. Any motion for approval should (1) note any approved waivers and/or modifications and (2) specifically list any conditions and/or commitments being made as part of the approval and the reasons for those conditions or commitments based on the Plan Commission Decision Criteria listed above.

Preliminary Staff Recommendation: Approval, including the referenced conditions.

Current Property Information:	
Land Use:	Parking Garage
Site Features:	Parking Garage
Flood Hazards:	No flood hazards exist on the subject property

Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	N/A
Vehicle Access:	6 th Street (Local, Commercial, Urban) 7 th Street (Collector, Commercial, Urban)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	CD (Commercial: Downtown)	Commercial Office Building (Breedon Realty)
South:	CD (Commercial: Downtown)	Commercial Retail Building (View Point Books) Residential on the Second Floor
East:	CD (Commercial: Downtown)	Commercial Retail Building (Hoosier Sporting Goods, LaMode, Strand, etc.) Residential and Office on the Second Floor
West:	CD (Commercial: Downtown)	Commercial Office Building (Cummins)

Interdepartmental Review:	
City Engineering:	The Engineering Department has concerns with drive separation, distance to the nearby intersections, and removing on-street parking as proposed.
City Utilities:	No concerns.
Fire Department:	No comments received.
Bartholomew County Code Enforcement:	No comments received.

History of this Location:

The relevant history of this property includes the following:

1. On December 14, 2011, the Columbus Plan Commission approved the initial Site Development Plan (DP-11-07) for the Cummins Parking Garage. A unique design feature of the garage was the planting of vines on all levels intended to cover the north, south, and west facades. At the time of site development plan approval, the applicant agreed to return to the Plan Commission if the proposed vines fail to provide opacity on the north and south sides of the garage.
2. On October 8, 2014, the Columbus Plan Commission approved a subsequent Site Development Plan (DP-14-23). This site development plan was necessary because the previously installed vines had died. The applicant agreed to plant different vines, English Ivy, in the ground on the 6th, 7th, and Washington Street garage frontages with a trellis system by June 1, 2015.

Comprehensive Plan Consideration(s):

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

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

1. **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.*
2. **POLICY A-2-16:** Promote simple, objective design standards (not an architectural review committee) for commercial, industrial, and institutional development. *Because the appearance of the community is important, the city needs to promote design standards that will lead to attractive development. These standards might include such things as variations in roof lines or building facades, requirements for windows, or standards for the placement of buildings on their lots.*
3. **POLICY E-1-1:** Maintain the downtown as the heart of the city, retaining its function as the government, institutional, and financial center of the community. *The downtown is important to the community; healthy communities have strong downtowns. Traditional downtown functions include government, institutional uses (such as churches and schools) and finance, and those should be retained in downtown Columbus.*
4. **POLICY E-1-3:** Encourage development of additional parking that is consistent with the character of downtown. *People will not go downtown if there is no place to park, and the city needs to encourage sufficient downtown parking. This parking, however, should complement the character of downtown. For example, removing buildings and replacing them with surface parking lots damages the fabric of downtown and creates blank spaces which do not attract pedestrian activity.*

This property is located in the Downtown Columbus character area. The following Planning Principle(s) apply to this application:

1. As uses change or expand, the city should ensure that smooth traffic flow will be maintained and that convenient parking is available.
2. Retain the urban character by locating buildings close to the street.

This property is located in the study area for Envision Columbus, the Downtown Strategic Development Plan. The following general development policies apply: Support the thoughtful management and coordination of downtown parking. Recognize the underutilization of valuable land and the threat to vibrancy that result from surface parking lots, especially those dedicated to a single user. Envision Columbus, Page 49: *"A lack of mid-density housing adjacent to the downtown and extensive surface parking create challenges for accommodating density levels that inform a greater vibrancy."*

Planning Consideration(s):

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

1. The applicant is proposing modifications to the existing street entrances/exits of the Cummins Parking Garage located between Jackson/Washington Streets and 6th/7th Streets in downtown Columbus. The purpose of the modifications is to provide dedicated parking for the new retail/apartment development that is proposed to the east along Washington Street. The dedicated area for parking the new development resident's vehicles would be located on the first floor of the garage directly adjacent to the development.
2. The proposal would prevent the mixing of Cummins employees and development residents' vehicles by separating entrances and exits for the two.
3. The entrance and exit modifications would require the addition of two curb cuts, one on 6th Street and one on 7th Street.
 - a. The curb cut on 6th Street would be to add a garage vehicular exit for Cummins employees. The current Cummins combined entrance/exit at 6th Street would be converted to an exit only for the development residents.
 - b. The curb cut on 7th Street would be to add a garage vehicular entrance for the development residents. The current Cummins combined entrance/exit at 7th Street would not be altered.

4. The proposed new exit along 6th Street would require the removal of one street tree and two on-street public parking spaces.
5. The proposed new entry along 7th Street would require the removal of one street tree.
6. In their presentation at the December 14, 2011 Plan Commission meeting, Cummins indicated that the garage, at that time, was designed to accommodate parking for an adjacent residential development.
7. Zoning Ordinance Section 7.3 (Part 1)(C)(3)(c) states: No two entrances from a public street or road to a property shall be permitted within the distances specified below. Properties located within any CD, Downtown Commercial zoning district shall be exempt from this requirement but shall comply with any applicable standards established by the City or County Engineer of jurisdiction.
 - a. Arterial Street or Road: 400 feet.
 - b. Collector Street or Road: 200 feet.
 - c. Local Street or Road: 100 feet.
8. The proposed separation distances from the new access points are approximately 65 feet from the proposed driveways off 6th Street and 52 feet from the proposed driveways off 7th Street.
9. The English Ivy that the applicant agreed to plant on the 6th, 7th, and Washington Street garage frontages has only grown up to the second floor of the building and has not fully covered the building as represented during the Plan Commission's approval of DP-14-23.
10. On October 8, 2025, the Plan Commission approved DP-2025-006: Taylor Uptown, for a mixed-use development (52 multi-family units and commercial space). This development is what is adjacent to the Cummins Parking Garage and proposed to share parking within the subject garage.
11. In the CD (Downtown Commercial) zoning district there are no minimum parking requirements. The applicant is proposing 75 dedicated parking spaces for the new retail/apartment development.



Project Overview

Project: Cummins 6th/7th Street Parking Garage
TLF Project No: 2026-048
Date: May 8, 2026
Scope Proposal: Entrance/Exit Modifications

Project Overview:

This project proposes modifications to the existing street entrances/exits of the Cummins Parking Garage located between Jackson/Washington Streets and 6th/7th Streets in Downtown Columbus.

A new retail/apartment development complex is proposed on the empty adjacent property to the east along Washington Street. Due to the limited footprint available on the development property and nearby street frontage for required parking demands, dedicated parking for the development residents within the Cummins Parking Garage is proposed.

Due to the garage layout configuration for vehicle access and garage operations, security, and maintenance of the garage, modifications to the vehicular entrance and exits at 6th and 7th Streets are requested. These modifications would facilitate incorporation of a dedicated area for parking of development residents vehicles on the first floor of the garage directly adjacent to the development. Mixing of Cummins employees and development residents vehicles would be prevented; however, the vehicular partitioning means would not prevent or alter the permitted flow of persons through/egressing out of the garage.



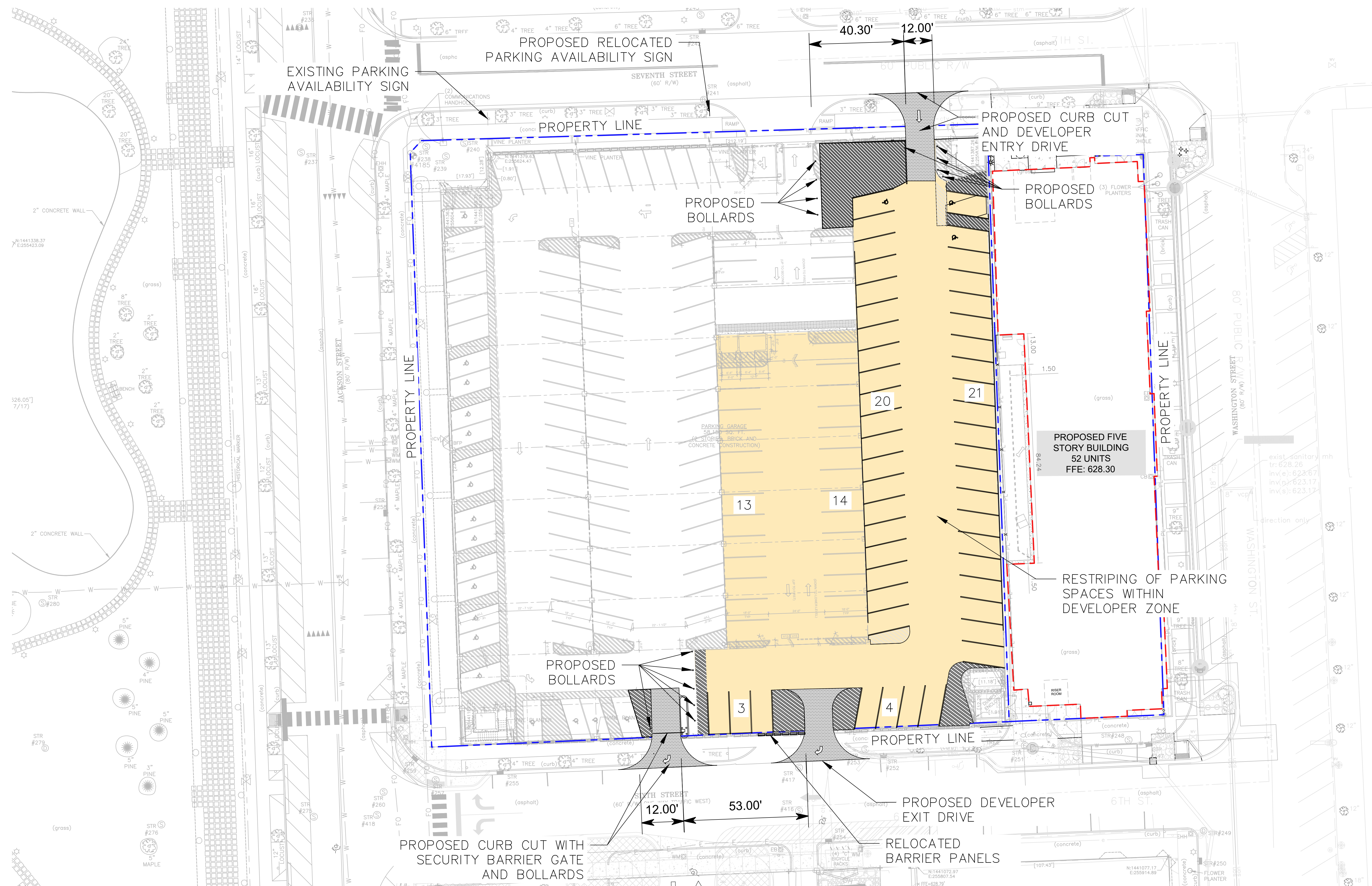
Project Overview

The entrance and exit modifications would require the addition of two curb cuts—one on 6th Street and one on 7th Street.

- 6th Street
 - The curb cut on 6th Street would be to add a garage vehicular exit for Cummins employees.
 - The current Cummins combined entrance/exit at 6th Street would be converted to an exit only for the development residents.
- 7th Street:
 - The curb cut on 7th Street would be to add a garage vehicular entrance for the development residents.
 - The current Cummins combined entrance/exit at 7th Street would not be altered.

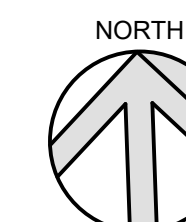
Additional resulting alterations within the right-of-way include displacement of trees and signage.

- 6th Street:
 - The proposed new exit would require removal of one street tree, removal of two on-street public parking spaces, relocation of a “3 HR Parking” City street sign, and removal of the Cummins digital garage parking count sign.
- 7th Street:
 - This entry driveway would require the removal of one street tree, relocation of a “No Parking Any Time” City street sign, and relocation of a Cummins digital garage parking count sign. The digital parking count sign is proposed to be relocated west of the Cummins’ entry/exit on 7th Street.

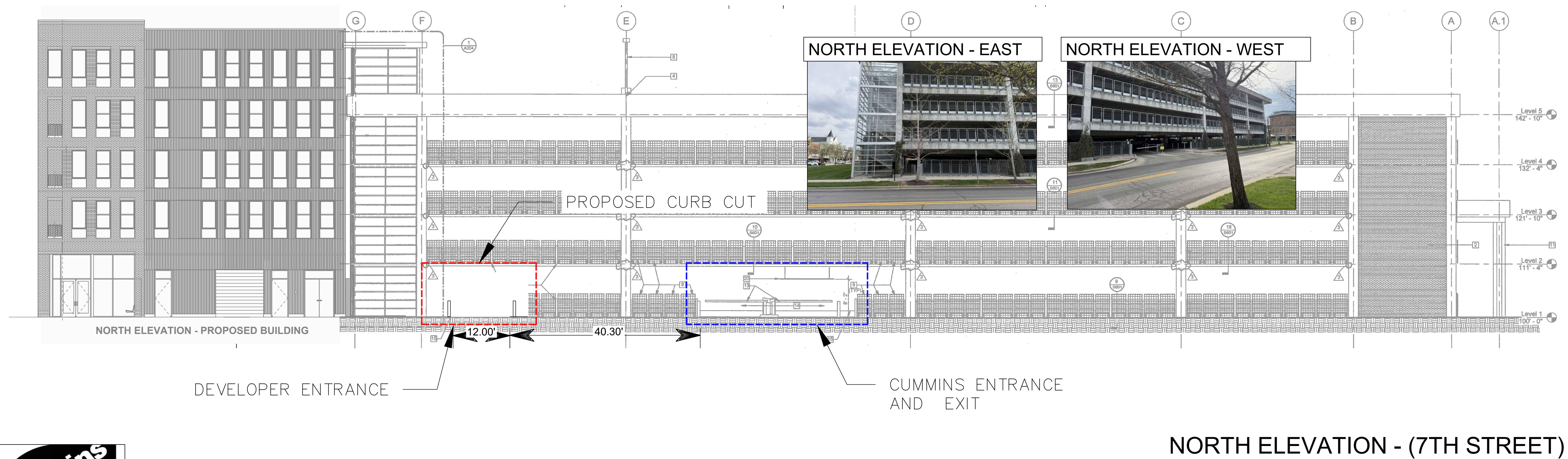
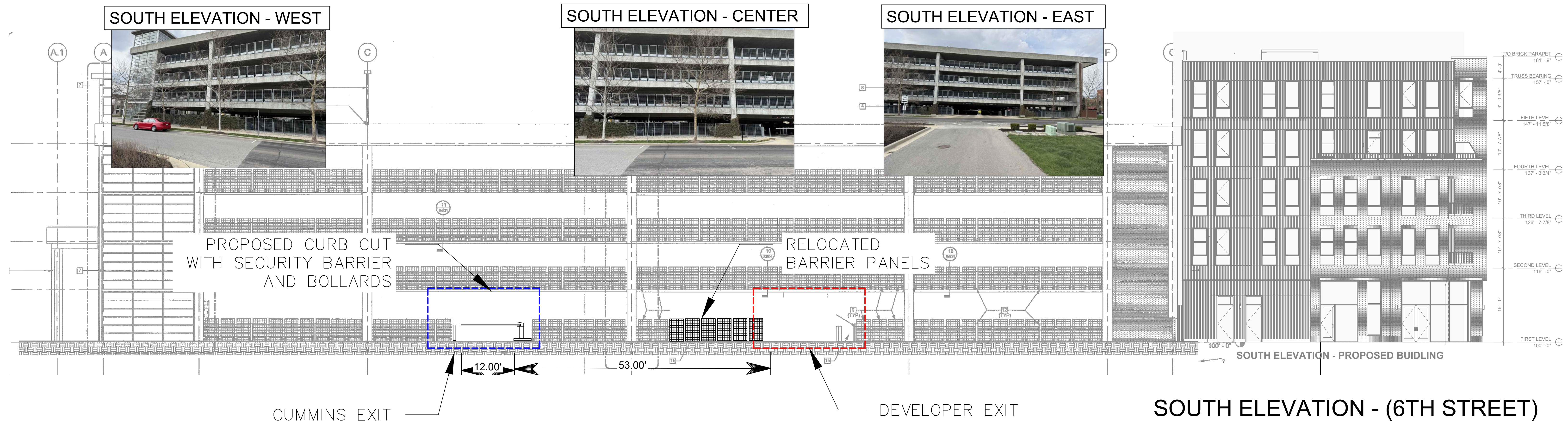


SITE PLAN

CUMMINS PARKING GARAGE EXHIBIT



May 8th, 2026

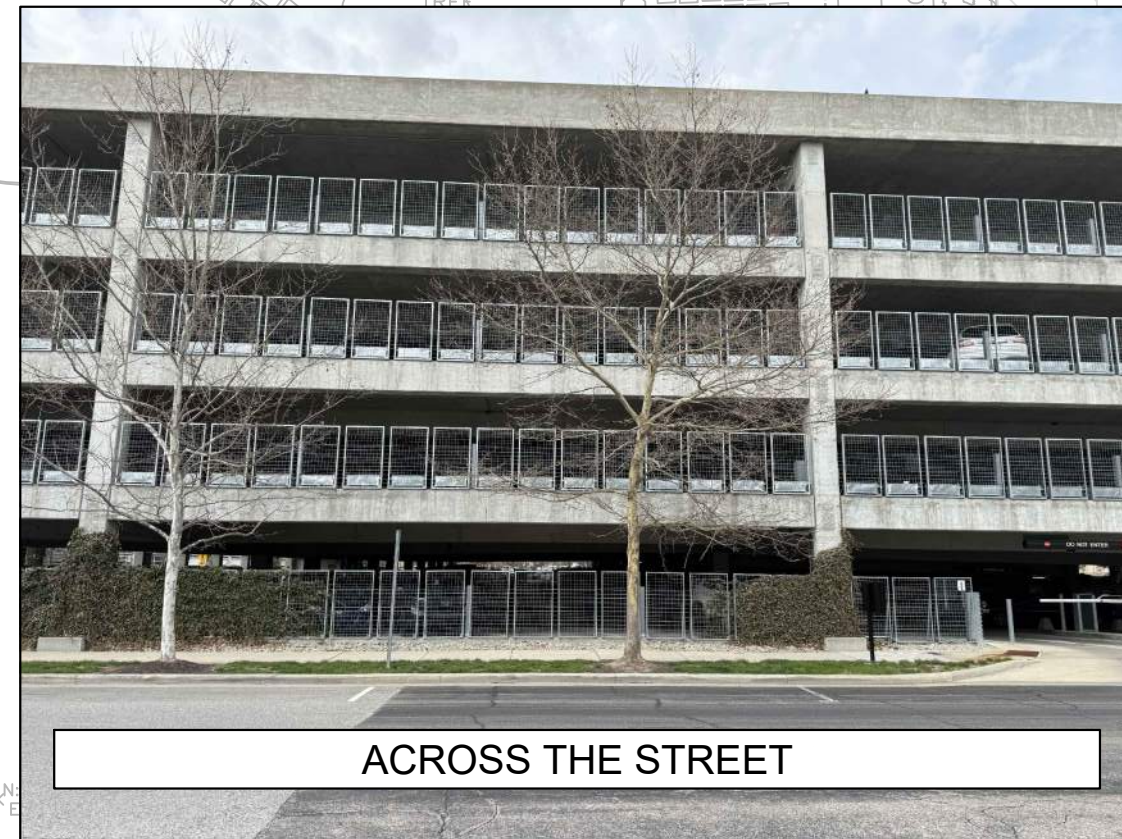


6TH AND 7TH STREET ELEVATIONS CUMMINS PARKING GARAGE EXHIBIT

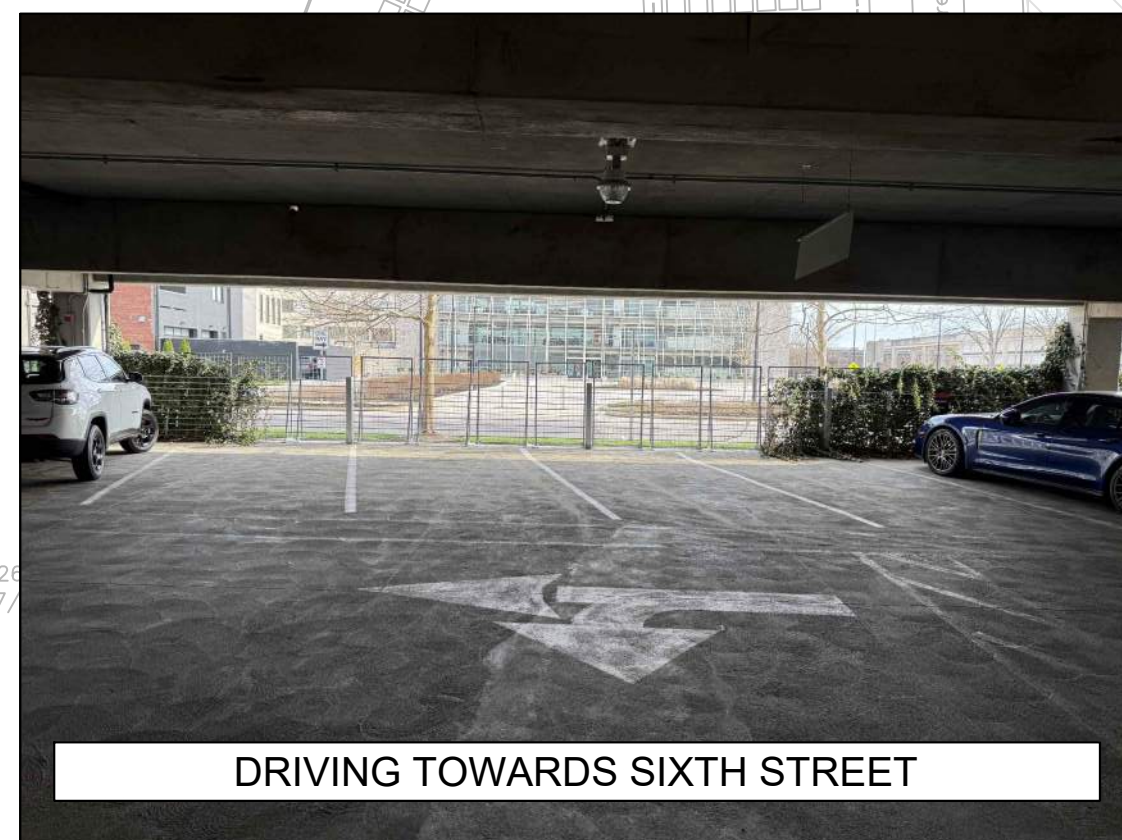
May 8th, 2026



SIXTH STREET EXISTING IMAGES



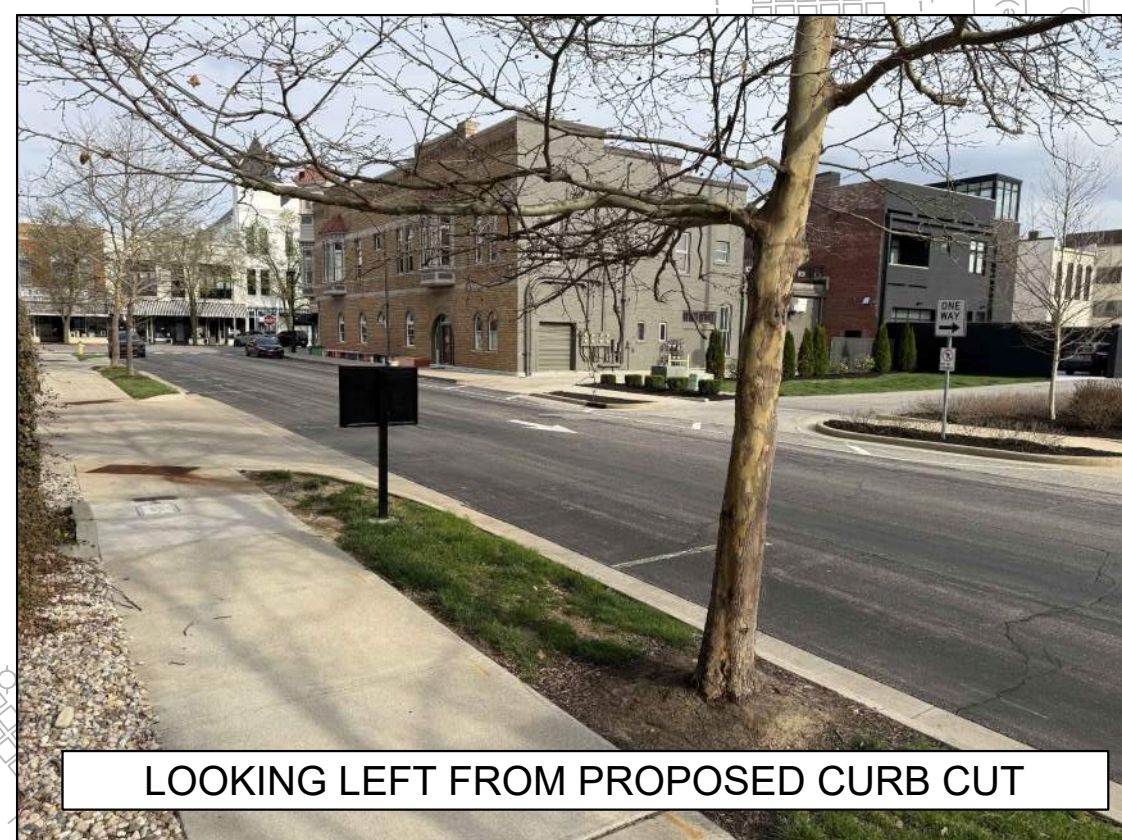
ACROSS THE STREET



DRIVING TOWARDS SIXTH STREET



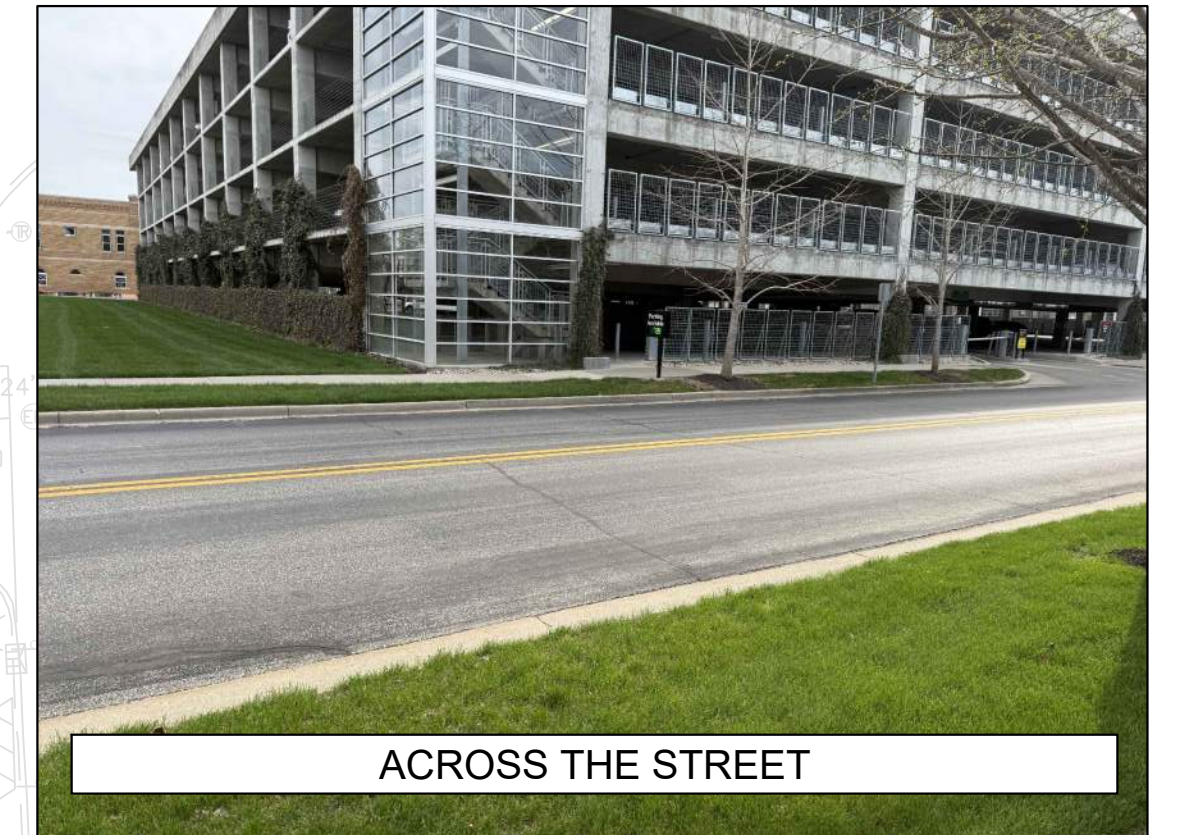
LOOKING RIGHT FROM PROPOSED CURB CUT



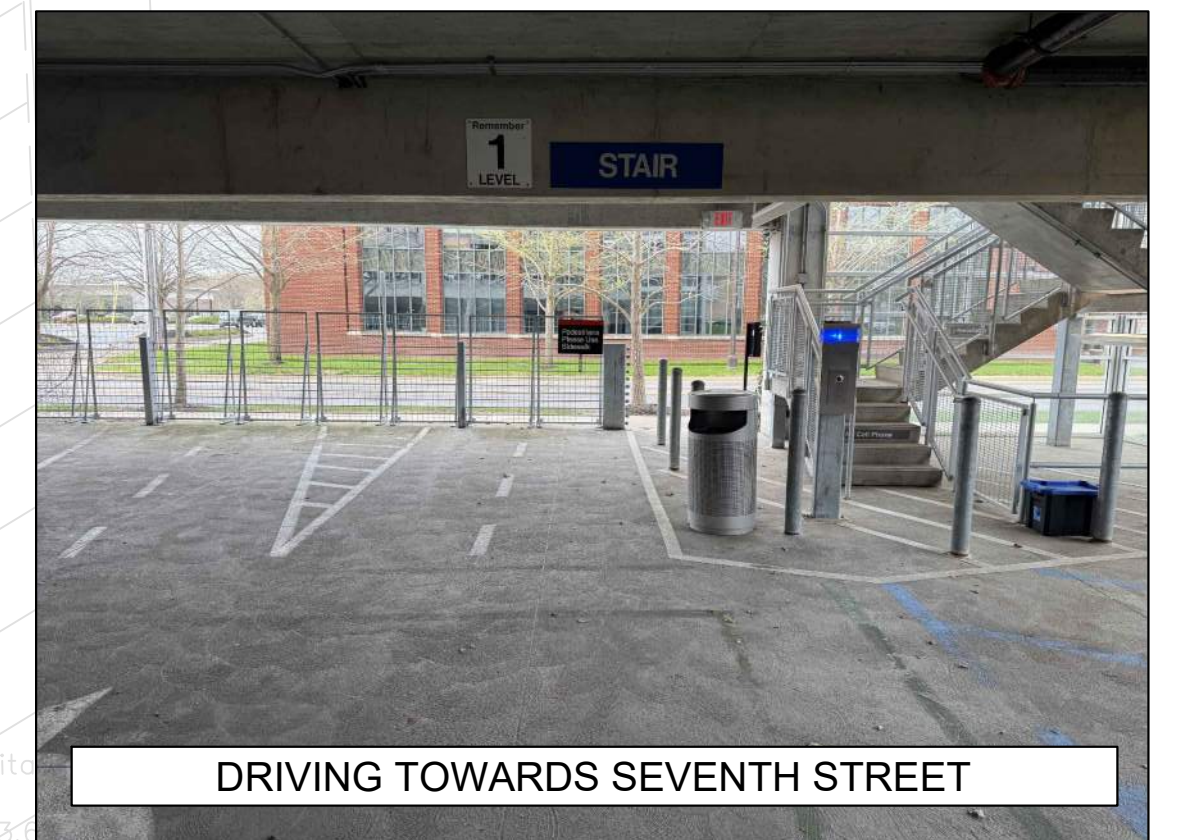
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SEVENTH STREET EXISTING IMAGES



ACROSS THE STREET



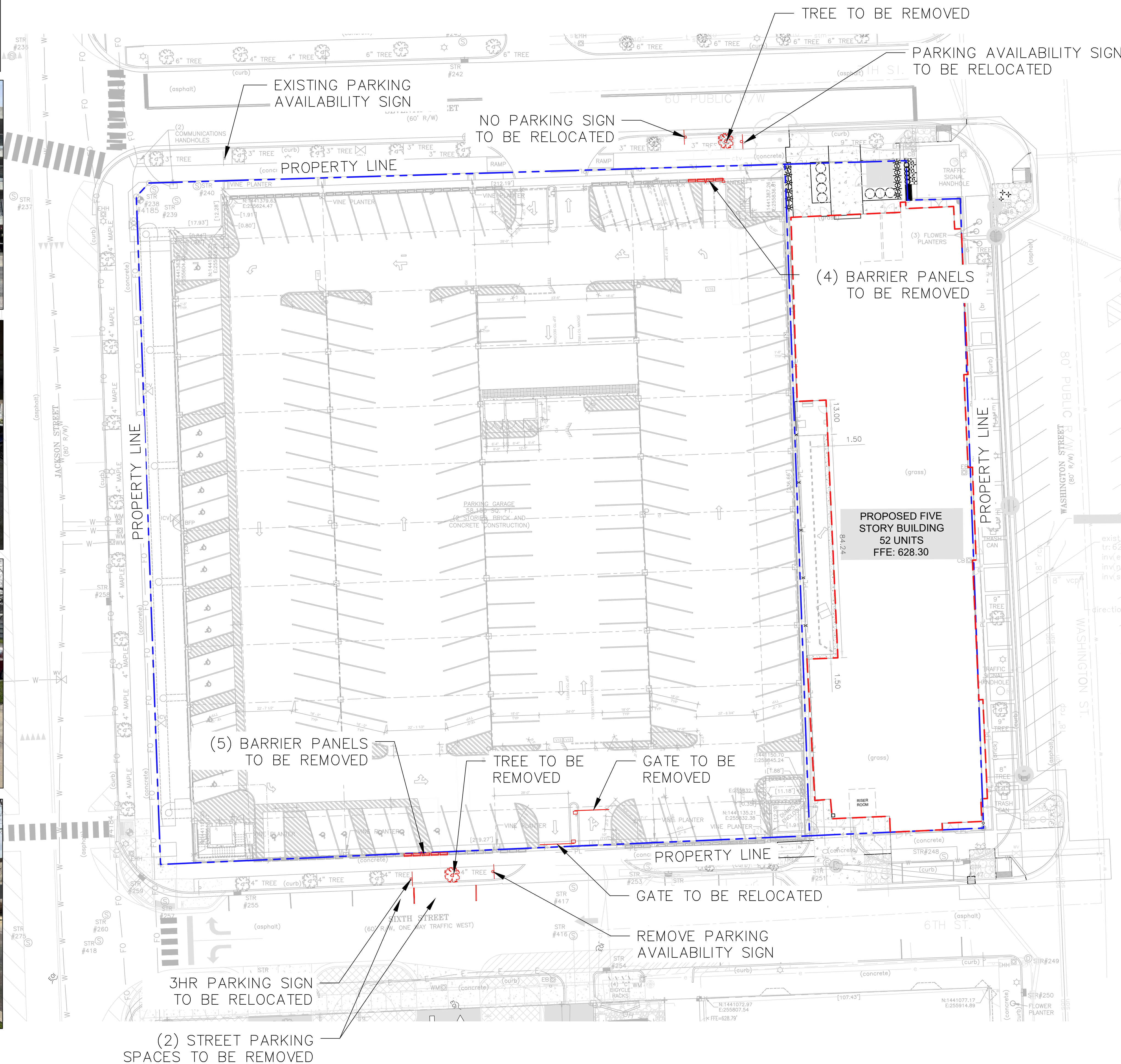
DRIVING TOWARDS SEVENTH STREET



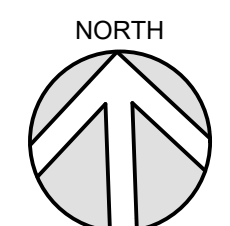
LOOKING RIGHT FROM PROPOSED CURB CUT



LOOKING LEFT FROM PROPOSED CURB CUT



EXISTING CONDITIONS CUMMINS PARKING GARAGE EXHIBIT



May 8th, 2026

