



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (July 8, 2026 Meeting)

Docket No. / Project Title: PC-26-7/PC-26-8 (Abundant Home Solutions)
Staff: Jessie Boshell

Applicant: Abundant Home Solutions, LLC
Annexation Area Size: 80 Acres
Rezoning Property Size: 80 Acres
Current Zoning: AP (Agriculture: Preferred)
Proposed Zoning: RT (Residential: Two- Family)
Location: North side of Sawin Drive, +/-1,300 feet West of Talley Road in Columbus Township.

Background Summary:

Abundant Home Solutions is proposing to annex one property consisting of 80 acres into the City of Columbus corporate limits for the purpose of developing the 80 acres into a residential subdivision. The proposed RT: Residential Two-Family is intended to enable higher density housing.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of these applications:
Can future residents have adequate access to goods, services, and transportation options

Preliminary Staff Recommendation (Annexation):

Favorable recommendation to the City Council. The property is 16% contiguous to the City of Columbus and therefore meets the minimum requirement of 12.5% contiguity. Columbus City Utilities as well as the Police Department, Fire Department, and Department of Public Works have verified that they can serve the area. No departments have indicated they cannot serve the area. The annexation is further supported by the Comprehensive Plan which encourages development of a sufficient supply of diverse housing types, sizes and price ranges in the community.

Preliminary Staff Recommendation (Rezoning):

Favorable recommendation to City Council, contingent upon the annexation of the property.

Plan Commission Options:

Annexation and re-zoning are two separate requests and should be decided separately. In reviewing requests for annexation & rezoning the Plan Commission may (1) forward a favorable recommendation on both or either to the City Council, (2) forward an unfavorable recommendation on both or either to the City Council, (3) forward both or either to City Council 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 City Council makes all final decisions regarding annexation & rezoning applications.

Considerations / Decision Criteria (Annexation):

Indiana law requires that, to be eligible for annexation, the external boundary of the area must be at least 12.5% contiguous with the boundary of the City (the property involved in this annexation is 16% contiguous with the boundary of the City). In 1990 the City Council adopted the following policies for annexation:

1. Subdivisions which are contiguous to the City should be a part of the City.
2. Land contiguous to the City zoned for commercial or industrial purposes should be annexed to the City before it is developed.
3. Land contiguous to the City used for commercial or industrial purposes should be a part of the City.
4. Undeveloped land required to complement the annexation of developed land and which helps provided the ability to manage growth should be a part of the City.
5. Neighborhoods which are socially, culturally, and economically tied to the City should be a part of the City.
6. The pattern of City boundaries should promote efficient provision of services by the City, the County, and other agencies.
7. Contiguous lands needed for orderly growth and implementation of the City's Comprehensive Plan should be a part of the City.
8. Contiguous lands which are likely to be developed in the relatively near future should be a part of the City.
9. Contiguous lands having the potential for health or safety problems or environmental degradation should be a part of the City and provided with City services.
10. Contiguous properties which, if annexed, would serve to equalize the tax burden for City residents should be a part of the City.

Decision Criteria (Rezoning):

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:

The Comprehensive Plan.

Preliminary Staff Comments: The Comprehensive Plan identifies the future land use for this area as residential and it's development is consistent with the Comprehensive Plan's policies to encourage orderly growth where city services can be readily available. The Comprehensive Plan also encourages development adjacent to already developed areas. Further, the Plan encourages a diversity of housing types, prices, and sizes.

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

Preliminary Staff Comments: The site is located on the north side of Sawin Drive, directly north of the Villas of Stonecrest, East of Taylor Road, and West of Talley Road; which is near several different residential zoning districts including RS1, RS2, RS3, RS4, RT, RM and PUD. Within these zoning districts there is a range of different single family lot sizes and densities, and the PUD to the south offering attached patio homes. City sewer and water are available to this property.

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

Preliminary Staff Comments: The Comprehensive Plan identifies residential for the use of the property and surrounding area. The property is located within a moderate drive from goods and services but likely not close enough to those services to support a comparatively dense residential development, such as that found in the RM (Residential: Multi-Family) zoning district. The subject property is in good proximity to water and sewer services.

The conservation of property values throughout the jurisdiction of the City of Columbus.

Preliminary Staff Comments: Property values throughout the City of Columbus should not be impacted in a negative way if the zoning request is approved. As the proposed use of the property is consistent with the surrounding properties to the south and southeast.

Responsible growth and development.

Preliminary Staff Comments: The parcel is bordered by the City of Columbus to the south and is eligible for annexation. The site has adequate infrastructure. The site is not located close enough to goods and services to support dense residential development, therefore moderate density single or two-family is more appropriate at this location.

Current Property Information:	
Existing Land Use:	Agriculture
Existing Site Features:	No structures present on site, land utilized for row crops.
Flood Hazards:	No flood hazards exist.
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	Airport Hazard Area
Vehicle Access:	Sawin Drive (Collector, Residential, Suburban)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	AP (Agriculture: Preferred)	Agriculture
South:	PUD (Planned Unit Development) RS1 (Residential: Single-Family 1) RS2 (Residential: Single-Family 2) RS3 (Residential: Single-Family 3) AP: (Agriculture: Preferred) RT: (Residential: Two-Family)	Single-Family residential, Attached residential
East:	AP (Agriculture: Preferred)	Agriculture, Residential
West:	AP (Agriculture: Preferred)	Agriculture

Zoning District Summary (Existing / Proposed):		
	Existing Zoning: AP	Proposed Zoning: RT

Zoning District Summary (Existing / Proposed):		
Zoning District Intent:	The "AP", Agriculture, Preferred zoning district is intended to provide an area suitable for agriculture and agriculture-related uses. This district is further intended to preserve the viability of agricultural operations, and limit non-agricultural development in areas with minimal, incompatible infrastructure. Residential development in this zoning district is intended to be limited. In no instance shall this zoning district be considered a large-lot residential zone. This district is further intended to protect the use and value of both agricultural and non-agricultural property within the community.	The "RT", Residential, Two-Family zoning district is intended to provide areas for moderate density single, two, and multi-family residences in areas with compatible infrastructure and services. These residences are most likely arranged as multiple attached units on a single lot or multiple attached units separated by lot lines at a common wall. Development in this zoning district should be served by sewer and water utilities. Such development should also provide residents with convenient access to Collector and Arterial roads, parks and open space, employment, and convenience goods. In the jurisdiction of the City of Columbus this district is intended for use only within the City limits.

Permitted Uses:	Agriculture Uses • Farm Residential Uses • Dwelling, single-family Park Uses • Nature preserve/conservation area	Residential Uses • Dwelling, single-family • Dwelling, two-family Park Uses • Nature preserve/ conservation area • Park/playground
Water and Sewer Service:	Not Required	Required

Lot and/or Density Requirements:	Minimum Lot Area: Septic System: 1 Acre (43, 560 sq. ft.), or as required to provide two viable septic sites, in the opinion of the Bartholomew County Health Department, whichever is greater. However, subdivision parent tract remainders over 5 acres shall not be required to demonstrate septic system suitability. Sewer Service: 1 acre (43,560 sq. ft.)	Minimum Lot Area: Non-Residential Use: 5,000 sq. ft. Residential Use: 3,000 sq. ft. per dwelling unit
Setbacks Required:	Side & Rear Yard Setback: Agricultural Structure: 30 feet Primary Structure: 30 feet* Accessory Structure: 15 feet* *5 feet on lots of 2 acres or less where the applicable side or rear lot line adjoins a property of 2 acres or less Front Yard Setback: Arterial Street or Road: 50 feet Collector Road: 30 feet Collector Street: 25 feet Local Road: 25 feet Local Street: 10 feet (25 feet for any garage with a vehicle entrance facing the Street)	Side Yard Setback: Single-Family Structure: 0 feet minimum per side, 10 feet aggregate* Two-Family Structure: 5 feet Multi-Family Structure: 10 feet Non-Residential Structure: 10 feet Accessory Structure: 5 feet *The aggregate side setback for single-family may be reduced to 0 feet for the center units in multiple attached unit designs. Rear Yard Setback: Residential Structure: 5 feet Non-Residential Structure: 10 feet Accessory Structure: 5 feet Front Yard Setback: Arterial Street or Road: 50 feet Collector Road: 30 feet Collector Street: 15 feet* Local Road: 25 feet Local Street: 10 feet* *25 feet for any garage with a vehicle entrance facing the street

Height Restrictions:	Primary Structure: 40 feet Accessory Structure: 35 feet	Primary Structure: 50 feet Accessory Structure: 25 feet (or the height of the primary structure on the property, whichever is less)
Minimum Living Area Per Dwelling:	1,000 sf	Single-Family Structure: 1,000 sf Two-Family Structure: 1,000 sf Mult-Family Structure: 500 sf
Floor Area Requirements:	40%	40%

Interdepartmental Review:	
City Engineering:	No Comments.
City Utilities:	CCU has a 16-inch water main along Sawin Drive that can be tapped for the new development. CCU has a 10-inch sewer main at Boca Grande Boulevard and Sawin Drive which can be used as a sewer connection point for the new development. The developer is responsible for extending mains to serve the development from these connection points. The mains will then get donated to CCU for ownership and maintenance once construction is complete. There are no concerns with providing water and sewer service to this area.
Parks Department:	No Comments.
Police Department:	No Comments.
Fire Department:	The Columbus Fire Department will be able to provide emergency services to this proposed annexation without adding additional costs to our current operating budget.
Public Works Department:	No Comments.
Animal Care Services:	No Comments.
Human Rights Department:	No Comments.

City Administration:	No Comments.
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Comprehensive Plan Consideration(s):

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

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

1. **POLICY A-2-3:** Ensure that development takes place in a manner which allows for preservation of farmland, open space, and significant natural features whenever possible and desirable.
This policy is intended to encourage creative subdivision design which protects natural features, proper buffering, and orderly development. It is not an anti-growth policy, nor does it mean that all farmland will be retained.
2. **POLICY A-2-5:** Ensure that the city considers the impacts on agriculture when new development is proposed or infrastructure extended.
New roads and utilities can disrupt farming activities and increase development pressures in rural areas. Factories can cause air pollution and noise that adversely affect plants and livestock. Agricultural land should be viewed as land in active economic use, not as inexpensive vacant land.
3. **POLICY A-2-6:** The City Council should consider annexation proposals on a case-by-case basis within the laws of the State of Indiana and the city's adopted annexation policies.
Annexation increases taxes and increases the pressure for development. Because of requirements of Indiana Law, it is sometimes necessary for the city to annex farmland in order to provide for orderly growth, but the city's annexation policies should discourage annexation of farmland except when necessary.
4. **POLICY A-2-13:** Encourage growth to take place at a rate that enables the city to maintain the high quality of public services.
Growth that is too rapid would outpace the city's ability to provide services such as police, fire, and trash pick-up, and it would strain facilities such as schools and parks.
5. **POLICY A-4-3:** Prevent urban sprawl.
Sprawling development patterns waste land and cost tax dollars. Development should be compact and orderly.
6. **POLICY A-4-7:** Require new development to take place in an orderly fashion to facilitate efficient provision of services at reasonable cost.
Public services, such as police and fire protection, school busing, trash pick-up, road maintenance, and snow removal all cost more when development is scattered rather than compact.
7. **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 its surroundings.
8. **GOAL D-1:** Develop new housing where adequate public services can be provided economically.
9. **POLICY D-1-1:** Promote orderly housing expansion in locations where the city's infrastructure and services have the capacity to accommodate the growth.
New neighborhoods should have adequate infrastructure and services. Road networks should be safe, there should be adequate sewage disposal and a safe drinking water supply, and there should be adequate police and fire protection and trash pick-up. The city should guide new development to areas where these services will be available at reasonable cost.
10. **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.
10. **GOAL D-2:** Encourage development of a sufficient supply of diverse housing types, sizes and price ranges in the community.
11. **POLICY D-2-2:** Allow for various housing types.
A diverse population needs diverse housing. The city should encourage a variety of housing types, including single-family detached houses, townhouses, and apartments.
12. **GOAL D-3:** Provide high-quality residential neighborhood environments.

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

- Agriculture should continue to be the dominant use in this area.
- All non-farm related development relying on septic systems should be prohibited.
- Residential development should be permitted only in areas contiguous to existing developed areas and should be annexed to the City of Columbus wherever possible. Strip residential development should be prohibited.

The Bicycle & Pedestrian Comprehensive Plan Element recommends providing a shared use path along Sawin Drive. The standard width for a shared use path is 10 feet, with 12 feet being necessary in areas with high volumes of pedestrians.

The Thoroughfare Plan recommends a future collector road extension of Sawin Drive East of Talley Road and also recommends a north/south residential collector road extension to the west of the subject property extending High View Way to the north to make a connection with 350 North.

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 property is not currently served by the ColumBus Transit System fixed routes. The nearest fixed route is the Green Loop, which can be accessed at the intersection of Rocky Ford and Taylor Roads, approximately 1 mile from the subject property. However, ColumBus Call-a-Bus service would be available to the property once annexed.
2. The subject property is not currently connected to the Columbus bicycle or sidewalk network. However, bicycle and pedestrian connections to this area are recommended by the Columbus Bicycle and Pedestrian Plan. The nearest existing sidewalk that connects to the broader city network is approximately 800 feet to the west of the subject property at Highview Way. There is insufficient dedicated right-of-way currently along Sawin Drive off-site from the subject property to accommodate a connection to this nearest sidewalk.
3. There are no convenience goods or grocery stores within walking distance of the proposed development. The closest convenience and shopping goods are 2 miles away at 25th Street and Talley Road, and 25th Street and Taylor Road. Larger consumer good providers such as Target and Kroger, and others, are around 3 miles away.
4. Sawin Drive, between Taylor and Talley Roads, is approximately 20 feet in pavement width (10 feet for each of its two lanes). Wider pavement and other improvements are present near the intersection with Taylor Road and along the frontage of the Villas of Stonecrest neighborhood. The Sawin Drive typical right-of-way varies from as little as 30 feet to up to 50 feet in areas where development on one side of the road or the other has dedicated the additional right-of-way. There is insufficient right-of-way currently along Sawin Drive as a whole for significant road widening or other comprehensive improvements.
5. Developers will be required to make any improvements along the property's 1,300 feet of road frontage on Sawin Drive in accordance with the City of Columbus Subdivision Control Ordinance, including the dedication of public right-of-way. As Sawin Drive is classified as a suburban, residential, collector street, lane width must be a minimum of 10 feet plus curb & gutter with a 5-foot tree lawn, including street trees. Right-of-way required at this location is 65 feet or 37.5 feet half right-of-way required to be dedicated from the center line. In addition to the tree lawn, the developer shall install required bicycle and pedestrian facilities.
6. Sawin Drive from Taylor Road to Talley Road is slated as a project in the current MTP to include road widening, installation of a shared use path, and while in the current MTP it is an illustrative project, Sawin Drive has been moved to a priority A project in the Draft MTP that will go for approval in July.
7. If the subject property is successfully annexed and rezoned, the petitioners' next step will be to submit a subdivision preliminary plat application to the Planning Department for a detailed review of any proposed subdivision by the Plan Commission.
8. Drainage and stormwater runoff from any new streets and other impervious surfaces is regulated by the City of Columbus stormwater ordinance. Grading and drainage plans are prepared by the

developer and are reviewed by the City's Engineering Department during the subdivision preliminary platting process.

9. The subject parcel is located within the Airport Hazard overlay area, with part of the southwest corner of the property also falling within the approach zone, and the entire property located within the 10,000-foot horizontal zone. As such, multi-family dwellings, nursing home/assisted living facility, and retirement center residential uses are prohibited within the approach zone. Additional approach zone prohibited uses are community centers, day care centers, hospitals, private club, schools, worship facilities, athletic complexes, and hotel/motels. Additional standards regarding structure height, bird attraction, and other topics intended to protect the operation of the Columbus Municipal Airport and the traveling public apply to the entire property.



Record No: PC-26-7

Annexation or Rezoning Application

Status: Active

Submitted On: 4/15/2026

Primary Location

O NO STREET
, 00000

Owner

COOPER LARRY D & SUSAN LEE
ANTRIM GLEN DR 374 HOSCHTON, GA 30548

Additional Application Information

What is your Company/Business/Institution Name? 

Utah Land Solutions, LLC

Are you the owner of the property? 

No

Are you filing this application on behalf of someone
else or a client?*

Yes

Application Information

Request Type* 

Annexation

Are you also requesting rezoning?

Yes

Number of acres being annexed?*

78.6

Please describe the purpose of the request*

We are requesting annexation and rezoning of the property to facilitate
residential development.

This is a petition for annexation into the City of Columbus, Indiana.

Columbus Property Tax Rate Exemption: Indiana Code Section 36-4-3-4.1 allows the City to exempt from its additional tax rate after annexation any property that is assessed as agricultural land at the time of annexation for so long as it retains that agricultural assessment.

Are you requesting a property tax exemption for an agricultural property?

No



Record No: PC-26-8

Annexation or Rezoning Application

Status: Active

Submitted On: 4/23/2026

Primary Location

O NO STREET
, 00000

Owner

COOPER LARRY D & SUSAN LEE
ANTRIM GLEN DR 374 HOSCHTON, GA 30548

Additional Application Information

What is your Company/Business/Institution Name? 

Utah Land Solutions, LLC

Are you the owner of the property? 

No

Are you filing this application on behalf of someone
else or a client?*

Yes

Application Information

Request Type* 

Rezoning

Requested Zoning*

RT (Residential: Two-Family)

Requested Zoning (if more than 1)

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Number of acres being rezoned?*

79

Are you also requesting annexation?

Yes

Please describe the purpose of the request*

We are requesting rezoning of the property to allow for a single-family detached residential development.

Rezoning Criteria

The Comprehensive Plan?*

The Comprehensive Plan

The proposed rezoning is consistent with the City of Columbus Comprehensive Plan and Future Land Use Map.

The subject property is designated for Residential use on the Future Land Use Map, which guides long-term development. While currently agricultural, the Plan recognizes this map as a flexible guide rather than a zoning map, intended to direct the transition of land over time.

This request implements the Comprehensive Plan by aligning the zoning with the planned residential use.

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).*

The property is currently agricultural, but the surrounding area reflects a transitional pattern, including adjacent residential development and proximity to the city limits.

The Comprehensive Plan identifies these areas as appropriate for the conversion of farmland to urban uses as growth occurs.

As such, the existing agricultural use is an interim condition, and the area's character is evolving toward residential.

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

Residential development is the most appropriate use of the property.

The site is adjacent to existing residential neighborhoods, accessible via Sawin Drive, and located in an area planned for residential growth.

This aligns with the Plan's intent for residential development served by urban infrastructure and integrated into existing neighborhoods.

The conservation of property values throughout the jurisdiction.*

The rezoning will support property values by ensuring development is consistent with the adopted land use plan.

Aligning zoning with the residential designation reinforces compatibility with surrounding uses, promotes predictable and orderly development, and reduces uncertainty regarding future land use.

These outcomes are consistent with Comprehensive Plan policies supporting stable and cohesive neighborhoods.

Responsible growth and development.*

The proposal represents responsible growth by implementing the City's planned development pattern.

The rezoning converts land already designated for residential use, extends existing development in a contiguous manner, and supports annexation and efficient service delivery.

This approach is consistent with the Plan's emphasis on orderly, coordinated, and efficient growth.

PC-26-8 (Abundant Home Solutions, LLC)

