



MEMORANDUM

TO: Columbus Plan Commission Members

FROM: Melissa Begley

DATE: June 18, 2026

RE: Communication Service Exchange Zoning Ordinance Revision

Attached is a proposed resolution to change a “communication service exchange” from a permitted use to a conditional use. The communication service exchange use has been found to have changed over time with regard to their scope, scale, characteristics, and compatibility with other uses. Per the zoning ordinance, these facilities are currently listed as a permitted use in the CO (Commercial: Office), CC (Commercial: Community), CR (Commercial: Regional), P (Public / Semi-Public Facilities), I1 (Industrial: Light), I2 (Industrial: General), and I3 (Industrial: Heavy) zoning districts. As a conditional use, they require case-by-case approval by the Board of Zoning Appeals.

GENERAL RESOLUTION: 2026-01

of the City of Columbus, Indiana Plan Commission

regarding the revision of the Columbus & Bartholomew County Zoning Ordinance for the jurisdiction of the City of Columbus

WHEREAS, on March 18, 2008 the Columbus Common Council passed Ordinance No. 13, 2008 adopting a replacement zoning ordinance, including zoning maps, for the jurisdiction of the City of Columbus; and

WHEREAS, since that ordinance's effective date of April 3, 2008, its effectiveness has been monitored, reviewed, and evaluated by the Columbus Plan Commission and its professional staff; and

WHEREAS, this on-going review of the zoning ordinance was both an expected and planned component of its long-term maintenance, and periodic revisions to ensure its relevance and appropriateness have been anticipated; and

WHEREAS, the Plan Commission, acting through its professional staff, has prepared a revision of the zoning ordinance that is intended to address changes over time in the scope, scale, characteristics, and compatibility with other uses of a communications service exchange; and

WHEREAS, the proposed zoning ordinance revisions were prepared for the purposes described by Indiana Code Section 36-7-4-601(c) including (1) the securing of adequate light, air, convenience of access, and safety from fire, flood, and other danger; (2) lessening or avoiding congestion in public ways; and (3) promoting the public health, safety, comfort, morals, convenience, and general welfare; and

WHEREAS, the City of Columbus Comprehensive Plan, adopted in a series of elements from 1999 through 2023, provides the policy guidance appropriate for the creation and periodic revision of the zoning ordinance; and

WHEREAS, the Plan Commission did, on July 8, 2026, hold a public hearing consistent with the applicable requirements of Indiana law and the Plan Commission Rules of Procedure; and

WHEREAS, the Plan Commission did pay reasonable regard to the criteria listed by Indiana Code Section 36-7-4-603; including (1) the Comprehensive Plan, (2) the current conditions in each district, (3) the most desirable use for land in each district, (4) the conservation of property values, and (5) responsible growth and development; and

WHEREAS, the Plan Commission recognizes that this resolution represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on this matter.

NOW THEREFORE BE IT RESOLVED, by the Plan Commission of the City of Columbus, Indiana, as follows:

1. The proposed revision to the Columbus & Bartholomew County Zoning Ordinance changing a communications service exchange from a permitted use to a conditional use in the CO (Commercial: Office), CC (Commercial: Community), CR (Commercial: Regional), P (Public / Semi-Public Facilities), I1 (Industrial: Light), I2 (Industrial: General), and I3 (Industrial: Heavy) zoning districts, is forwarded to the Common Council with a favorable recommendation.
2. This resolution shall serve as the certification required for the adoption of zoning ordinance revisions (per Indiana Code Section 36-7-4-605).

**ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 8th DAY OF JULY, 2026
BY A VOTE OF ____ IN FAVOR AND ____ OPPOSED.**

Michael Kinder, President

ATTEST:

Laura Garrett, Secretary