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Luann G. Welmer, City Clerk

**CITY COUNCIL MEETING
CITY HALL & VIA WEBEX
MONDAY, MAY 6, 2024
6:00 O’CLOCK P.M.**

I. Meeting Called to Order

- A. Invocation
- B. Pledge of Allegiance
- C. Roll Call
- D. Acceptance of Minutes

II. Old Business Requiring Council Action

- A. First Reading of an Ordinance entitled, “ORDINANCE NO._____, 2024, AN ORDINANCE REESTABLISHING CUMULATIVE CAPITAL DEVELOPMENT FUND UNDER INDIANA CODE 36-9-15.5.” Regina McIntyre

III. New Business Requiring Council Action

- A. First Reading of an Ordinance entitled “ORDINANCE NO._____, 2024, AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY TO BE A PART OF THE CITY OF COLUMBUS, INDIANA.” (Snitko Holdings Annexation) Jeff Bergman
- B. First Reading of an Ordinance entitled “ORDINANCE NO._____, 2024, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM AP (AGRICULTURE: PREFERRED) TO RS1 (RESIDENTIAL: SINGLE-FAMILY 1).” (Snitko Holdings Rezoning) Jeff Bergman

IV. Other Business

- A. Standing Committee and Liaison Reports
- B. The next meeting is scheduled for **Tuesday, May 21, 2024, 6:00 p.m.**
- C. Adjournment

ORDINANCE NO. ____, 2024

**AN ORDINANCE REESTABLISHING CUMULATIVE
CAPITAL DEVELOPMENT FUND
Under Indiana Code 36-9-15.5**

WHEREAS, the City of Columbus has previously established a Cumulative Capital Development Fund and a corresponding rate pursuant to Indiana Code 36-9-15.5 at some point previously; and

WHEREAS, the Cumulative Capital Fund Rate has trended below the maximum allowable by state law and the 2024 rate is currently \$0.0465 per \$100 assessed value; and

WHEREAS, the Common Council of the City of Columbus (the “Council”) desires to reestablish the Cumulative Capital Development Fund and its corresponding rate of \$0.05 per \$100 assessed value.

NOW, THEREFORE BE IT ORDERED AND ORDAINED by the Common Council of the City of Columbus of Bartholomew County, Indiana that a need now exists for the reestablishment of a Cumulative Capital Development Fund for the following purposes set forth in Indiana Code 36-9-15.5.

BE IT FURTHER ORDERED AND ORDAINED that this Council will adhere to the provisions of Indiana Code 36-9-15.5.

The proposed fund will not exceed \$0.05 on each \$100 of assessed valuation for taxes payable in 2025 and thereafter, continuing until reduced or rescinded.

BE IT FURTHER ORDERED AND ORDAINED that a certified copy of this ordinance shall be submitted to the Department of Local Government Finance of the State of Indiana as provided by law. The tax rate for this Fund is subject to certification by the Department of Local Government Finance.

ADOPTED by the following vote of the members of said Common Council of the City of Columbus this _____ day of May 2024.

Official Vote		Name	Signature
<u>Aye</u>	<u>Nay</u>		
<input type="checkbox"/>	<input type="checkbox"/>	Frank Miller	
<input type="checkbox"/>	<input type="checkbox"/>	Grace Kestler	
<input type="checkbox"/>	<input type="checkbox"/>	Tom Dell	
<input type="checkbox"/>	<input type="checkbox"/>	Josh Burnett	
<input type="checkbox"/>	<input type="checkbox"/>	Jay Foyst	
<input type="checkbox"/>	<input type="checkbox"/>	Kent Anderson	

<input type="checkbox"/>	<input type="checkbox"/>	Elaine Hilber	
<input type="checkbox"/>	<input type="checkbox"/>	Jerone Wood	
<input type="checkbox"/>	<input type="checkbox"/>	Chris Bartels	

 Presiding Officer

ATTEST:

 Luann Welmer
 Clerk of the City of Columbus, Indiana

Presented by me to the Mayor of the City of Columbus, Indiana, the ____ day of
 May 2024 at ____ o'clock ____ . M.

 Luann Welmer
 Clerk of the City of Columbus, Indiana

Approved by me, Mayor of the City of Columbus, Indiana, this ____ day of May
 2024 at ____ o'clock ____ . M.

 Mary K. Ferdon
 Mayor of the City of Columbus, Indiana



MEMORANDUM

TO: Columbus City Council Members

FROM: Jeff Bergman, AICP
on behalf of the Columbus Plan Commission

DATE: April 29, 2024

RE: Snitko Holdings Annexation & Rezoning
(*Plan Commission Case #ANX-2024-004 & RZ-2024-003*)

At its April 10, 2024 meeting, the Columbus Plan Commission reviewed the above referenced applications and forwarded both to the City Council with favorable recommendations, each by a vote of 10 in favor and 0 opposed.

The applicant, Snitko Holdings, LLC, requests that an area of +/-15 acres be annexed to the City of Columbus and rezoned to RS1 (Residential: Single Family 1) for the purpose of residential development. The property is located on the east side of Talley Road, immediately north of the Prairie Streams neighborhood, and is currently zoned AP (Agriculture: Preferred).

Several members of the public spoke at the Plan Commission's public hearing on the rezoning request. They primarily expressed concerns about drainage and flooding in the area and the possibility that new development would cause drainage issues at their homes.

The following items of information are attached to this memo for your consideration:

1. the proposed ordinance approving the annexation,
2. the resolution certifying the action of the Plan Commission on the annexation,
3. the proposed ordinance approving the rezoning,
4. the resolution certifying the action of the Plan Commission on the rezoning,
5. a copy of the Planning Department staff report prepared for the Plan Commission, and
6. a location map.

Please feel free to contact me if you have any questions regarding this matter.

ORDINANCE NO.: _____, 2024

**AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY
TO BE A PART OF THE CITY OF COLUMBUS, INDIANA**

**To be known as the Snitko Holdings Annexation
Plan Commission Case No. ANX-2024-004**

WHEREAS, a petition has been filed by Snitko Holdings, LLC for the annexation of the property described by Section 1 below; and

WHEREAS, the petitioners represent 100% of the owners of the property subject to the request, which lies outside of, but adequately contiguous to the City of Columbus; and

WHEREAS, the Columbus Plan Commission has, on April 10, 2024, reviewed the request for annexation and forwarded a favorable recommendation to the Common Council; and

WHEREAS, the Common Council of the City of Columbus, Indiana has paid reasonable regard to the requirements of the Indiana Code and the adopted annexation policies of the City of Columbus.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of Columbus, Indiana, as follows:

SECTION 1: Property Annexed

The following described property, including a total of +/- 15 acres, is annexed to and declared to be part of the City of Columbus, Indiana:

Commencing at a point on the West line four hundred ninety-eight (498) feet two (2) inches North of the Southwest corner of the Southwest Quarter of Section Ten (10) Township Nine (9) North Range Six (6) East; thence East and parallel to the South line of said section to the East line of the West one-half of the Southwest Quarter; thence North on said line four hundred ninety-eight (498) feet two (2) inches; thence West and parallel to the South line of said Quarter to the West line of said Quarter; thence South on the West line of said Quarter four hundred ninety-eight (498) feet two (2) inches to the place of beginning.

The annexation area includes the parcel(s) numbered as follows: 03-96-10-000-001.400-001

SECTION 2: Common Council District

Upon the effective date of this ordinance the property described by Section 1 shall be included in the 4th Councilmanic District of the City of Columbus, Indiana. The property may, at some future time, be placed in a different Councilmanic District or Districts in accordance with redistricting completed in accordance with Indiana law.

SECTION 3: Repealer

All ordinances or parts thereof in conflict with this ordinance shall be repealed to the extent of such conflict.

SECTION 4: Severability

If any provision, or the application of any provision, of this ordinance is held unconstitutional or invalid the remainder of the ordinance, or the application of such provision to other circumstances, shall be unaffected.

SECTION 5: Effective Date

This ordinance shall be effective after publication of its adoption as provided in Indiana law.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____ 2024, at _____ o'clock _____.m., by a vote of _____ ayes and _____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk of the City of Columbus, Indiana

Presented by me to the Mayor of the City of Columbus, Indiana, this _____ day of _____, 2024 at _____ o'clock _____.m.

Luann Welmer
Clerk of the City of Columbus, Indiana

Approved by me, Mayor of the City of Columbus, Indiana, this _____ day of _____, 2024 at _____ o'clock _____.m.

Mary K. Ferdon
Mayor of the City of Columbus, Indiana

This document was prepared by Jeff Bergman. I, affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Printed Name: Jeff Bergman

Prepared by the City of Columbus - Bartholomew County Planning Department
Jeffrey R. Bergman, AICP #014602 – Planning Director

RESOLUTION: ANX-2024-004

of the City of Columbus, Indiana Plan Commission

regarding
**Case number ANX-2024-004 (Snitko Holdings, LLC),
a proposal to annex +/-15 acres to the City of Columbus**

WHEREAS, the Plan Commission has received the application referenced above from Snitko Holdings, LLC; and

WHEREAS, the applicant(s) represent 100% of the property owners involved in the annexation request, which meets the requirements of Indiana Code Section 36-4-3-5.1 for voluntary annexation; and

WHEREAS, the Plan Commission did, on April 10, 2024, review the annexation request; and

WHEREAS, the Plan Commission did pay reasonable regard to the requirements of the Indiana Code and the adopted annexation policies of the City of Columbus; and

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

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

The annexation of the property subject to the application (approximately 15 acres located at 3361 North Talley Road, on the east side of Talley Road between the intersections with Pioneer Place, to the south, and Elizabeth Street, to the north), is forwarded to the Common Council with a favorable recommendation.

ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 10th DAY OF APRIL, 2024 BY A VOTE OF 10 IN FAVOR AND 0 OPPOSED.

Michael Kinder, President

ATTEST:

Laura Garrett, Secretary

ORDINANCE NO.: _____, 2024

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY
FROM AP (AGRICULTURE: PREFERRED)
TO RS1 (RESIDENTIAL: SINGLE FAMILY 1)**

**To be known as the: Snitko Holdings Rezoning
Plan Commission Case No.: RZ-2023-004**

WHEREAS, this rezoning was requested by Snitko Holdings, LLC and includes the consent of all owners of the subject property; and

WHEREAS, the Columbus Plan Commission did, on April 10, 2024, hold a legally advertised public hearing on said request and has certified a favorable recommendation to the Common Council; and

WHEREAS, the Common Council of the City of Columbus, Indiana has considered the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of Columbus, Indiana, as follows:

SECTION 1: Official Zoning Map

The zoning classification of the following described real estate, which is in the zoning jurisdiction of the City of Columbus, Indiana, shall be changed from AP (Agriculture: Preferred) to RS1 (Residential: Single Family 1):

Commencing at a point on the West line four hundred ninety-eight (498) feet two (2) inches North of the Southwest corner of the Southwest Quarter of Section Ten (10) Township Nine (9) North Range Six (6) East; thence East and parallel to the South line of said section to the East line of the West one-half of the Southwest Quarter; thence North on said line four hundred ninety-eight (498) feet two (2) inches; thence West and parallel to the South line of said Quarter to the West line of said Quarter; thence South on the West line of said Quarter four hundred ninety-eight (498) feet two (2) inches to the place of beginning.

SECTION 2: Condition(s) and Commitment(s)

No conditions or commitments are attached to this rezoning.

SECTION 3: Repealer

All ordinances or parts thereof in conflict with this ordinance shall be repealed to the extent of such conflict.

SECTION 4: Severability

If any provision, or the application of any provision, of this ordinance is held unconstitutional or invalid the remainder of the ordinance, or the application of such provision to other circumstances, shall be unaffected.

SECTION 5: Effective Date

After its adoption, this ordinance shall be effective upon and after the date and time that companion Ordinance _____, 2024 annexing the subject property to the City of Columbus is filed and recorded, the fulfillment of any condition(s), and the recording of any commitment(s), as provided in Indiana law.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2024 at _____ o'clock _____.m., by a vote of _____ ayes and _____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk of the City of Columbus, Indiana

Presented by me to the Mayor of the City of Columbus, Indiana, this _____ day of _____, 2024 at _____ o'clock _____.m.

Luann Welmer
Clerk of the City of Columbus, Indiana

Approved by me, Mayor of the City of Columbus, Indiana, this _____ day of _____, 2024 at _____ o'clock _____.m.

Mary K. Ferdon
Mayor of the City of Columbus, Indiana

RESOLUTION: RZ-2024-003

of the City of Columbus, Indiana Plan Commission

regarding
**Case number RZ-2024-003
(Snitko Holdings Rezoning),
a proposal to rezone +/-15 acres
from AP (Agriculture: Preferred) to RS1 (Residential: Single Family 1)**

WHEREAS, the Plan Commission has received the application referenced above from Snitko Holdings, LLC; and

WHEREAS, the applicant(s) represent 100% of the property owners involved in the rezoning request, which meets the requirements of Indiana Code Section 36-7-4-602(c); and

WHEREAS, the Plan Commission did, on April 10, 2024, hold a public hearing consistent with the applicable requirements of Indiana law, the Columbus & Bartholomew County Zoning Ordinance, and the Plan Commission Rules of Procedure; and

WHEREAS, the Plan Commission did pay reasonable regard to the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance; and

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

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

- 1) The rezoning of the property subject to the application (approximately 15 acres located at 3361 North Talley Road, on the east side of Talley Road between the intersections with Pioneer Place, to the south, and Elizabeth Street, to the north) is forwarded to the Common Council with a favorable recommendation.
- 2) This resolution shall serve as the certification required for such ordinance amendments (re-zonings) by Indiana Code Section 36-7-4-605.

ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 10th DAY OF APRIL, 2024 BY A VOTE OF 10 IN FAVOR AND 0 OPPOSED.

Michael Kinder, President

ATTEST:

Laura Garrett, Secretary



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (April 10, 2024 Meeting)

Docket No. / Project Title: ANX-2024-004 / RZ-2024-003 (Snitko Holdings)
Staff: Melissa Begley
Applicant: David Smith
Property Size: Annexation: +/-15 Acres
Rezoning: +/-15 Acres
Current Zoning: AP (Agriculture: Preferred)
Proposed Zoning: RS1 (Residential: Single Family 1)
Location: 3361 North Talley Road, in Clay Township.

Background Summary:

The applicant has indicated that the proposed annexation and re-zoning is for the purpose of developing a single family residential subdivision.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of these applications:

Preliminary Staff Recommendation (Annexation):

Favorable recommendation to the City Council. The property is in an area designated for development by the Comprehensive Plan, is adequately contiguous to the current city limits, and can be provided with all city services.

Preliminary Staff Recommendation (Rezoning):

Favorable recommendation to the City Council.

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 50% 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 is consistent with the Comprehensive Plan's policies to encourage orderly growth where city services can be readily provided. 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: This property is located on the edge of developed areas of Columbus and rural areas of Bartholomew County. It is directly north of the Prairie Streams subdivision and east of several residential subdivisions, while the east and north sides of the property are agricultural fields. City Utilities sewer and water service 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 and likely not close enough to those services to support a comparatively dense residential development, such as that found in the RM zoning district.

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

Preliminary Staff Comments: The property values throughout the City of Columbus should not be impacted in a negative way if the zoning request is approved. The site is within an area where single-family residential use is dominant.

Responsible growth and development.

Preliminary Staff Comments: The property is bordered by the City of Columbus to the south and west and is therefore a responsible extension of new development. The site has adequate infrastructure availability, including access to a minor arterial street. The site is not located close enough to goods and services in order to support dense residential development. The largest infrastructure deficiency of this

area is the lack of bicycle and pedestrian facilities, but this will be remedied by Talley Road street improvements planned by the City in 2026.

Current Property Information:	
Existing Land Use:	Single family residential and agriculture
Existing Site Features:	An existing dwelling and accessory structure and an unnamed tributary to the Sloan Branch (of Clifty Creek).
Flood Hazards:	A significant portion of the site is located in the FEMA Zone A (an area of unmapped flood hazards). However, IDNR has determined that no floodway is present and has provided a base flood elevation as a basis for the flood protection of any structures.
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	No special circumstances exist on the property.
Vehicle Access:	Talley Road (Minor Arterial, Residential, Suburban) Meadow Ridge Rd. (Local, Residential, Suburban)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	AP (Agriculture: Preferred)	Agriculture
South:	RS3 (Residential Single Family 3)	Prairie Streams Single Family Residential Subdivision
East:	AP (Agriculture: Preferred)	Agriculture
West:	RS1 (Residential: Single Family 1) RS2 (Residential: Single Family 2)	Eastridge Manor Single Family Residential Subdivision Poplar Woods Single Family Residential Subdivision

Zoning District Summary (Existing / Proposed):		
	Existing Zoning: AP	Proposed Zoning: RS1
Zoning District Intent:	<p>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.</p> <p>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</p>	<p>To provide areas for low density single-family residences in areas with compatible infrastructure and services. Development in this zoning district should generally be served by sewer and water utilities. Such development should also provide residents with convenient access to Collector and Arterial streets, parks and open space, employment, and convenience goods.</p> <p>In the jurisdiction of the City of Columbus this district is intended for use only within the City limits.</p>

Permitted Uses:	<p>Agriculture Uses</p> <ul style="list-style-type: none"> • Farm <p>Residential Uses</p> <ul style="list-style-type: none"> • Dwelling, Single Family <p>Park Uses</p> <ul style="list-style-type: none"> • Nature preserve/conservation area 	<p>Residential Uses</p> <ul style="list-style-type: none"> • Dwelling, Single Family <p>Park Uses</p> <ul style="list-style-type: none"> • Nature preserve/conservation area • Park/playground
Water and Sewer Service:	Not Required	Required
Minimum Lot Area:	<p>Septic System: 1 acre (43,560 sq. ft.), or as required to provide two viable septic system sites, in the opinion of the Bartholomew County Health Department, whichever is greater.</p> <p>Sewer Service: 1 acre (43,560 sq. ft.)</p>	12,000 sq. ft.

<p>Setbacks Required:</p>	<p>Side 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</p> <p>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</p> <p>Front Yard Setback: Arterial Street: 50 feet Collector Street: 25 feet Local Street: 10 feet* *25 feet for any garage with a vehicle entrance facing the Street</p>	<p>Side Yard Setback: Primary Structure: 5 feet Accessory Structure: 5 feet</p> <p>Rear Yard Setback: Primary Structure: 5 feet Accessory Structure: 5 feet</p> <p>Front Yard Setback: Arterial Street: 50 feet Collector Street: 15 feet* Local Street: 10 feet* *25 feet for any garage with a vehicle entrance facing the Street</p>
<p>Height Restrictions:</p>	<p>Primary Structure: 40 feet</p> <p>Accessory Structure: 35 feet</p>	<p>Primary Structure: 40 feet</p> <p>Accessory Structure: 25 feet (or the height of the primary structure on the property, whichever is less)</p>
<p>Floor Area Requirements:</p>	<p>1,000 square feet</p>	<p>1,000 square feet</p>

Interdepartmental Review:	
City Engineering:	No comments provided.
City Utilities:	<p>We have water and sewer available adjacent to the site, and I have no concerns with the proposed rezoning.</p> <p>We will have to upgrade two lift stations that are already over capacity to serve the development. I plan to work with the designer on how much of those upgrades are CCU's responsibility vs. the applicant's responsibility.</p>
Parks Department:	The only comments that the Parks Department has on this development is like all others. We need "recreation area"! I know we are still meeting to discuss how we work in "recreation areas" into these developments. Prairie Streams has no recreation in the neighborhood and the closest park would be McCullough's Run Park.
Police Department:	No comments provided.
Fire Department:	The Columbus Fire Department will have no problems providing emergency services to this proposed subdivision.
Public Works Department:	<p>Although this is a minor site addition and we service the adjoining and surrounding additions, this will have an impact on DPW operations. This would add an additional 45 minutes to an hour for some routes which could cause additional overtime to complete the daily route. Funding for Toters, landfill (fees), and recycling disposal would be affected.</p> <p>With this addition and the recent others, DPW will need to look at additional manpower and equipment in the very near future.</p> <p>The Street and Traffic Departments will see minimal effects as they concentrate on road miles not necessarily homes.</p>
Animal Care Services:	No comments provided.
Human Rights Department:	No comments provided.
City Administration:	No comments provided.

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.
8. **POLICY C-1-3:** Require adequate green space in new developments. When reservation of green space is impractical because of the size of the development or other factors related to the land, provide other methods for the developer to meet this goal. These mechanisms could include payments in lieu of park land dedication or enhancement of and/or connection to existing parks. *Each new subdivision, no matter how small, contributes to the need for more park and open space land. Open space areas should be reserved as the city grows, with each new development making a proportionate contribution to the park and open space program.*
9. **GOAL D-1:** Develop new housing where adequate public services can be provided economically.
10. **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.*
11. **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.*
12. **GOAL D-2:** Encourage development of a sufficient supply of diverse housing types, sizes and price ranges in the community.
13. **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.*
14. **GOAL D-3:** Provide high-quality residential neighborhood environments.
15. **GOAL F-2:** Ensure safe, convenient, pedestrian-friendly neighborhood environments, which are accessible to all citizens. These pedestrian facilities should be provided in a cost-effective manner.

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

1. Agriculture should continue to be the dominant use in this area.
2. All non-farm related development relying on septic systems should be prohibited.
3. 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 and Pedestrian Plan recommends a shared use path that is a minimum of 10 feet wide to accommodate bidirectional traffic to both bicyclists and pedestrians.

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 requesting to annex and rezone the subject property in order to develop a single family residential subdivision. The applicant has indicated they intend to construct approximately 12 lots.
2. The subject property is not served by the ColumBUS Transit System. The nearest bus route stop (Route 2) is located at the corner of 25th Street and Flintwood, approximately 1 mile away.
3. The subject property is also not connected to the Columbus bicycle system or sidewalk network. However, bicycle and pedestrian connections to this area are recommended by the Columbus Bicycle and Pedestrian Plan. Specifically, the Bicycle Pedestrian Plan recommends a shared use path along Talley Road.
4. Talley Road is largely unimproved, with the exception of the area along the Prairie Streams subdivision on the east side of the road, which includes curb and gutter and a sidewalk. The City Engineering Department is currently in the design phase for road improvements to Talley Road that extend from 25th Street to Rocky Ford Road. Improvements will include widening of the street, curb and gutter, a 10 foot sidepath on the east side of the street and a 6 foot sidewalk on the west side of the street. Construction is anticipated to begin in 2026.
5. The nearest convenience goods are located at the corner of 25th Street and Talley Road, approximately ¼ of a mile from the proposed development. The nearest grocery store, the Walmart Supercenter on Whitfield Drive, is located approximately 2.9 miles from the subject property. There are no convenience goods that are walkable from the proposed development.
6. The nearest public park / open space is the Par 3 Golf Course and Richard's Elementary School which are slightly over a mile away to the west of the subject property. McCulloughs Run Park is also just slightly over a mile away, located south of the proposed development. The adjacent Prairie Streams neighborhood includes an 8.72 acre private open space.
7. A large portion of the subject property is located within Flood Zone A, an unmapped area of the floodplain. However, the applicant has worked with the Indiana Department of Natural Resources (IDNR) to determine that no floodway is present and to identify the base flood elevation that will serve as the basis for flood protection. Any structures constructed in this Flood Zone A will be required to meet the standards for the special flood hazard area as provided by Chapter 4.7 of the Zoning Ordinance. These standards include, but are not limited to, constructing the lowest floor of all structures at or above the minimum specified flood protection grade.
8. The proposed RS1 (Residential: Single Family 1) zoning district allows for a minimum lot size of 12,000 square feet. The applicant has indicated they intend to create 12 lots from the 15 acre parcel. Taking into account the infrastructure for public streets and stormwater retention (typically 30% of a site) the remainder of the site could support approximately 38 – 12,000 square foot lots. For context, the property to the south, Prairie Streams, averages approximately 10,890 square feet in size per lot and is zoned RS3 (Residential: Single Family 3). The minimum lot size for RS3 is 7,200 square feet.
9. 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 the proposed subdivision by the Plan Commission.
10. Drainage and stormwater runoff from impervious surfaces (streets, roof tops, driveways) is regulated by the City of Columbus stormwater ordinance. Grading and drainage plans are prepared by the developer/engineer and are reviewed by the Engineering Department staff during the subdivision platting process.

Location & Zoning Context (Case #ANX-2024-004 & RZ-2024-003: Snitko Holdings)

