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Luann G. Welmer, City Clerk

**CITY COUNCIL MEETING  
CITY HALL  
TUESDAY, JULY 1, 2025  
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. Reading of a Resolution entitled “RESOLUTION NO.\_\_\_\_, 2025, A RESOLUTION ADOPTING A FISCAL PLAN FOR PROPERTY TO BE ANNEXED TO THE CITY OF COUMBUS, INDIANA.” (Chase Point Annexation) Jeff Bergman
- B. Second reading of an Ordinance entitled “ORDINANCE NO.\_\_\_\_, 2025, AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY TO BE A PART OF THE CITY OF COLUMBUS, INDIANA.” (Chase Point Annexation) Jeff Bergman
- C. Second reading of an Ordinance entitled “ORDINANCE NO.\_\_\_\_, 2025, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM AP (AGRICULTURE: PREFERRED) TO RS4c (RESIDENTIAL: SINGLE-FAMILY 4 WITH COMMITMENTS) AND RMc (RESIDENTIAL: MULTI-FAMILY WITH COMMITMENTS).” (Chase Point Rezoning) Jeff Bergman

**III. New Business Requiring Council Action**

- A. First reading of an Ordinance entitled “ORDINANCE NO.\_\_\_\_, 2025, AN ORDINANCE TO AMEND ORDINANCE NO. 30, 2024 CREATING A DESIGNATED OUTDOOR REFRESHMENT AREA (DORA) KNOWN AS THE DOWNTOWN COLUMBUS SOCIAL DISTRICT.” Eric Frey

**IV. Other Business**

- A. Standing Committee and Liaison Reports
- B. The next meeting is scheduled for **Tuesday, July 15, 2025, 6:00 p.m.**
- C. Adjournment



## **MEMORANDUM**

**TO:** Columbus City Council Members

**FROM:** Jeff Bergman

**DATE:** June 18, 2025

**RE:** Chase Point Annexation & Rezoning  
*(Plan Commission Case #ANX-2025-003 and #RZ-2025-003)*

Attached is the fiscal plan resolution for the Chase Point Annexation. Please recall that Indiana law requires that the City Council adopt a fiscal plan by resolution in association with, and prior to, any annexation. This resolution will appear on the agenda for the July 1, 2025 Council meeting for adoption prior to the corresponding annexation ordinance.

Please feel free to contact me with any questions you may have.

**RESOLUTION NO.: \_\_\_\_\_, 2025**

**A RESOLUTION ADOPTING A FISCAL PLAN  
FOR PROPERTY TO BE ANNEXED TO THE CITY OF COLUMBUS, INDIANA**

**To be known as the Chase Point Annexation  
Plan Commission Case No. ANX-2025-003**

**WHEREAS**, a petition has been filed by Chase Point Capital, LLC with the involvement of property owners Brett & Katherine Ferry, Wolfcreek Farm, LLC, and Urchin Sea, LLC for the annexation of certain property to the City of Columbus; 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 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; and

**WHEREAS**, the City of Columbus has carefully and thoroughly considered the extension of capital and noncapital services to the area proposed for annexation; and

**WHEREAS**, the City is able to provide the area proposed for annexation with municipal services in a timely and complete manner as required by the Indiana Code.

**NOW THEREFORE BE IT RESOLVED** by the Common Council of the City of Columbus, Indiana that the fiscal plan for the Chase Point Annexation attached to and made a part of this resolution is approved and adopted.

**ADOPTED**, by the Common Council of the City of Columbus, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, at \_\_\_\_\_ o'clock \_\_\_\_\_.m., by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer

**ATTEST:**

\_\_\_\_\_  
Luann Welmer  
Clerk of the City of Columbus, Indiana

The Common Council's vote record sheet also documenting the presentation to and approval of this resolution by the Mayor is attached to and made a part of this resolution.

ATTEST:

I hereby certify that the foregoing within and attached Resolution was duly passed by the Common Council of the City of Columbus, Indiana, at a meeting thereof held on the 1<sup>st</sup> day of July 2025, by the following vote:

	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Chris Bartels (District 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elaine Hilber (District 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jerone Wood (District 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frank Miller (District 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kent Anderson (District 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jay Foyst (District 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Josh Burnett (Councilor at Large)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Dell (Councilor at Large)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grace Kestler (Councilor at Large)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The foregoing within and attached Resolution passed by the Common Council of the City of Columbus, Indiana, on the 1<sup>st</sup> day of July 2025, is presented by me this 2<sup>nd</sup> day of July 2025, at 10:00 o'clock A.M, to the Mayor of the City of Columbus, Indiana.

\_\_\_\_\_  
Luann Welmer  
Clerk of the Common Council

The foregoing within and attached Resolution passed by the Common Council of the City of Columbus, Indiana, on the 1<sup>st</sup> day of July 2025, is approved by me this \_\_\_\_\_ day of July 2025, at \_\_\_\_\_ o'clock \_\_\_\_\_M.

\_\_\_\_\_  
Mary K. Ferdon, Mayor

CITY OF COLUMBUS, INDIANA  
**ANNEXATION FISCAL PLAN**

**For the Chase Point Annexation  
(City of Columbus Plan Commission Case No.: ANX-2025-003)**

Prepared by the City of Columbus – Bartholomew County Planning Department  
June 18, 2025

**Introduction:**

This annexation fiscal plan is provided as required by Indiana Code Section 36-4-3-3.1 and is based on the specifications of Indiana Code Section 36-4-3-13(d). It is intended to provide basic data regarding the annexation area, describe the manner in which City of Columbus services will be extended to the area upon annexation, and identify any impacts on municipal finances and taxpayers.

**Parcel Information:**

The annexation area includes five parcels, described as follows:

**Parcel 1**

Parcel Number: 03-95-20-000-001.300-011

Parcel Owner: Brett & Katherine Ferry

Assessed Value: \$357,200.00

Assessment Date: May 20, 2025

Annexation Remonstrance Waived: No

**Parcel 2**

Parcel Number: 03-95-20-000-001.301-011

Parcel Owner: Brett & Katherine Ferry

Assessed Value: \$11,600.00

Assessment Date: May 20, 2025

Annexation Remonstrance Waived: No

**Parcel 3**

Parcel Number: 03-95-29-000-001.500-011

Parcel Owner: Brett & Katherine Ferry

Assessed Value: \$600.00

Assessment Date: May 20, 2025

Annexation Remonstrance Waived: No

**Parcel 4**

Parcel Number: 03-95-29-000-002.101-011

Parcel Owner: Urchin Sea, LLC

Assessed Value: \$18,500.00

Assessment Date: May 20, 2025

Annexation Remonstrance Waived: No

**Parcel 5**

Parcel Number: 03-95-29-000-002.500-011

(Partial, as specified by the annexation petition and ordinance.)

Parcel Owner: Wolfcreek Farm, LLC

Assessed Value: \$51,800.00

(The above figure represents the value of the land in this parcel, the improvements and a portion of the land are excluded from the annexation petition and ordinance.)

Assessment Date: May 20, 2025

Annexation Remonstrance Waived: No

The annexation area also includes portions of the public right-of-way of State Road 46 and 500 West.

## **General Information:**

The annexation area is further described as follows:

Location: Generally on the north side of State Road 46, between 500 West on the west, Wolf Creek on the north, and Belmont Drive on the east.

Size: +/-107.27 Acres (0.17 square miles)

Current Zoning District: AP (Agriculture: Preferred)

Current Land Use: Primarily agriculture but also including woods, a pond, and a single-family dwelling.

## **Contiguity, Property Owner Participation, & Columbus Annexation Policy:**

Indiana Code Section 36-4-3-1.5 requires that, to be eligible for annexation, the external boundary of the area must be at least 1/8 (12.5%) contiguous with the boundary of the City. This annexation is 25% contiguous with the boundary of the City.

Indiana Code further establishes the procedure for annexation based on property owner participation in the annexation petition. This annexation petition was signed by 100% of the property owners in the annexation area and is therefore guided by Indiana Code Section 36-4-3-5.1.

In 1990 the Columbus 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 provide 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.

## **Municipal Services for the Annexation Area:**

Municipal services will be provided to the annexation area as described below. All services, capital and noncapital, shall be provided in a manner that is equivalent in standard and scope as they are provided within the current City of Columbus boundaries. Those services shall be consistent with all federal, state, and local laws, adopted City of Columbus polices, and applicable land use planning and development regulations. The description of services below is based on the current use of the area.

Noncapital Services: Noncapital services including, but not limited to, police protection, fire protection, street maintenance, refuse collection, and animal care and control will be provided to the annexation area immediately upon annexation. The municipal departments providing these services anticipate no measurable costs. Any immeasurable costs, such as incremental and deminimis use of employee time

and/or basic supplies and equipment will be funded through the regular, annual City of Columbus budget process and the further application of existing funding sources.

The specific services to be provided are as follows:

Police Protection:

Estimated Cost - \$0      Financing Method – Not Applicable  
Beginning Service Date - Provided as of the annexation effective date.

Fire Protection:

Estimated Cost - \$0      Financing Method – Not Applicable  
Beginning Service Date - Provided as of the annexation effective date.

Sanitary Sewer Service:

Estimated Cost - \$0      Financing Method – Not Applicable  
Beginning Service Date - Available as of the annexation effective date.

Water Service:

Estimated Cost - \$0      Financing Method – Not Applicable  
Beginning Service Date - Available as of the annexation effective date.

Trash, Recycling, and Yard Waste Collection:

Estimated Cost - \$0      Financing Method – Not Applicable  
Beginning Service Date - Provided as of the annexation effective date.

Street Maintenance & Snow Removal:

Estimated Cost - \$0      Financing Method – Not Applicable  
Beginning Service Date - Provided as of the annexation effective date.

Animal Care and Control:

Estimated Cost - \$0      Financing Method – Not Applicable  
Beginning Service Date - Provided as of the annexation effective date.

Human Rights Protection & Advocacy:

Estimated Cost - \$0      Financing Method – Not Applicable  
Beginning Service Date - Provided as of the annexation effective date.

Transit:

Estimated Cost - \$0      Financing Method – Not Applicable  
Beginning Service Date - Available as of the annexation effective date.

Parks & Recreation Programing:

Estimated Cost - \$0      Financing Method – Not Applicable  
Beginning Service Date - Available as of the annexation effective date.

Capital Services: No capital improvements, which would include those to streets, street lighting, sewer facilities, water facilities, and/or storm drainage facilities, are needed in the annexation area. All existing capital infrastructure does and will continue to meet the needs of the annexation area as follows:

Streets / Roads, Street Lighting, and Storm Drainage Facilities:

Estimated Cost - \$0      Financing Method - Not Applicable

Beginning Service Date - Not Applicable (see below)

Approximately 500 feet of 500 West will be transferred from Bartholomew County to the City of Columbus immediately upon annexation. This includes any lighting and storm drainage facilities associated with this street. They will not require any improvements resulting from the annexation. Should an included property be developed in the future and changed from agricultural use, the property developer will provide all needed street, street lighting, and storm drainage facility improvements and subsequently dedicate those improvements to the City of Columbus, as appropriate.

The annexation area also includes approximately 100 feet of State Road 46 that will be included in the City of Columbus upon annexation. Improvements and maintenance of State Road 46 will, however, continue to be the responsibility of the Indiana Department of Transportation (INDOT). Any improvements needed to accommodate future development will be subject to the policies and programs of INDOT.

Water Facilities:

Estimated Cost - \$0      Financing Method - Not Applicable

Beginning Service Date - Not Applicable (see below)

The water system in the annexation area will be under the jurisdiction of Columbus City Utilities and will not require any improvements resulting from the annexation. Water service extension to the existing home in the annexation area will be available subject to the policies and programs of Columbus City Utilities. Any improvements needed to accommodate any future development will also be subject to the policies and programs of Columbus City Utilities.

Sewer Facilities:

Estimated Cost - \$0      Financing Method - Not Applicable

Beginning Service Date - Not Applicable (see below)

The sewer system in the annexation area will be under the jurisdiction of Columbus City Utilities and will not require any improvements resulting from the annexation. Sewer service extension to the existing home in the annexation area will be available subject to the policies and programs of Columbus City Utilities. Any improvements needed to accommodate any future development will also be subject to the policies and programs of Columbus City Utilities.

**Financial and Taxpayer Impacts:**

The anticipated financial and taxpayer impacts of the annexation are described below.

The annexation area has development potential. Prerequisites to any development would include a zoning map amendment, subdivision preliminary plat and construction plan creation and review, as well as development financing, the construction and dedication of public improvements, and construction of new structures. As such, broader, long-term taxpayer impact and higher tax revenues are expected for both Columbus and other units of local government. However, these affects are indirectly related to the annexation, may occur beyond the 4-year time frame of this annexation fiscal plan specified by Indiana Code Sections 36-4-3-13(d)(6), (7), and (8), and are incalculable due to significant unknowns related to development type and density. Additional discussion of future development is provided on subsequent pages.

Annexation Property Owner Impact:

*Brett & Katherine Ferry* - Upon annexation this owner's included parcels would be subject to the additional City of Columbus property tax rate (\$1.0573 / \$100 of Assessed Value in 2025). Based on the current \$369,400.00 gross assessed value of the property, the property taxes due could increase annually by approximately \$3,900.00 as a result of the annexation.

*Urchin Sea, LLC* - Upon annexation this owner's included parcel would be subject to the additional City of Columbus property tax rate (\$1.0573 / \$100 of Assessed Value in 2025). Based on the current \$18,500.00 gross assessed value of the property, the property taxes due could increase annually by approximately \$195.00 as a result of the annexation.

*Wolfcreek Farm, LLC* - Upon annexation this owner's included property would be subject to the additional City of Columbus property tax rate (\$1.0573 / \$100 of Assessed Value in 2025). Based on the current \$51,800.00 gross assessed value of the land in the entire parcel, the property taxes due could increase annually by approximately \$550.00 as a result of the annexation.

4-Year Columbus Taxpayer Impact: The annexation would have no short-term expected impact on Columbus taxpayers, tax rate, tax levy, expenditures, services levels, or annual debt service payments given (1) the de minimis cost of extending services and (2) minimal additional property tax receipts expected.

4-Year Columbus Tax Revenues: The annexation would have no short-term expected impact on Columbus tax revenues given the minimal additional property tax receipts expected.

4-Year Impacts on Other Units of Local Government and their Taxpayers: The annexation would have no expected short-term impact on other units of local government and/or their taxpayers. Property taxes payable to Bartholomew County, Harrison Township, the Bartholomew Consolidated School Corporation, and the Bartholomew County Public Library are expected to remain unchanged.

4-Year County-wide Impacts: The annexation would have no expected impact on other units of local government and/or their taxpayers that are not associated with the annexation area.

**Future Development:**

Residential development of yet unknown and potentially variable density is most likely for the annexation area. This development would be expected to result in additional assessed value and a broadened property tax base for all applicable units of local government, with property tax receipts variable based on the number and assessed value of the homes, tenure of the residential occupants (and applicable Indiana property tax caps), and applicable property tax levies. With regard to servicing future development, the City of Columbus Department of Public Works offered the comments below. These comments are included in this annexation fiscal plan for information purposes and the benefit of the City of Columbus in anticipating future budget needs.

*The Chase Point Annexation (and future development) will effect DPW sanitation collections and will eventually have an effect on the street department. Currently we are pushing the limit with sanitation collections and would be able to provide service on the onset (of development) but will require additional resources once the residential units are constructed. With (development in) this annexation and previous annexations around the City we will need to look at adding 1-2 additional employees and an additional sanitation route to properly serve residents. Funding for landfill / recycling fees and additional collection totes would require an increase in the budget. If annexation (and development) is approved, we will continue to service residents with quality service but it may require overtime to complete the proposed area. Adding additional streets will eventually require maintenance – road surface repair, signage, storm sewer, snow removal, right-of-way maintenance, street trees, etc.*



## MEMORANDUM

**TO:** Columbus City Council Members

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

**DATE:** June 4, 2025

**RE:** Chase Point Annexation & Rezoning  
(*Plan Commission Case #ANX-2025-003 and #RZ-2025-003*)

At its May 14, 2025 meeting, the Columbus Plan Commission reviewed the above referenced applications and forwarded each to the City Council with a favorable recommendation, by votes of 11 in favor and 0 opposed for the annexation and 9 in favor and 2 opposed for the rezoning.

The applicant, Chase Point Capital, LLC, requests that an area of +/-107.27 acres be annexed to the City of Columbus. They also request that area to be rezoned to RS4 (Residential: Single-Family 4) – 97.96 acres, and RM (Residential: Multi-Family) – 8.74 acres. The entire area is currently zoned AP (Agriculture: Preferred). The property subject to these requests includes 3 current owners, all of whom are participants in the applications, and 5 total parcels. The property is generally located on the north side of State Road 46, between 500 West and Belmont Drive. While the property has some State Road 46 frontage, it is largely separated from that road by other, residential lots. The applicants have indicated their intent to develop the property for residential use, with a variety of lot sizes, types, and densities, corresponding to the requested zoning districts. Access for any future development will most likely be from 500 West and Belmont Drive.

Several adjoining property owners spoke at the Plan Commission's public hearings on the rezoning. Those neighbors expressed concerns about traffic congestion and safety as well as a loss of animal habitat and rural character resulting from the development of the property.

The Plan Commission's favorable recommendation includes 5 rezoning commitments that (1) set a maximum of 300 homes in the proposed RS4 area, (2) require a buffer between existing homes and the RM area, (3) require the developer to update the current traffic study for the area demonstrating how their development and the new Maple Grove Elementary School may contribute to the need for a traffic light on State Road 46, (4) require two access points for any RM development, and (5) require improvements to the 500 West / State Road 46 intersection.

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

1. a proposed ordinance approving the annexation, and
2. the resolution certifying the action of the Plan Commission on the annexation.

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

**ORDINANCE NO.:** \_\_\_\_\_, 2025

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

**To be known as the Chase Point Annexation  
Plan Commission Case No. ANX-2025-003**

**WHEREAS**, a petition has been filed by Chase Point Capital, LLC with the involvement of property owners Brett & Katherine Ferry, Wolfcreek Farm, LLC, and Urchin Sea, LLC for the annexation of the property described by Section 1 below; and

**WHEREAS**, the property subject to the request lies outside of, but is adequately contiguous to, the City of Columbus; and

**WHEREAS**, the Columbus Plan Commission has, on April 9 and May 14, 2025, reviewed the request for annexation and forwarded a favorable recommendation to the Common Council; and

**WHEREAS**, the Common Council 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 +/- 107.27 acres, is annexed to and declared to be part of the City of Columbus, Indiana:

***Brett & Katherine Ferry***

*THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 5 EAST, CONTAINING ONE HUNDRED SIXTY (160) ACRES, MORE OR LESS. EXCEPT A PARCEL OF LAND 18 SQUARE FEET OUT OF THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER, ALSO EXCEPT COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE EAST ALONG SOUTH LINE OF SAID QUARTER 417.44 FEET; THENCE NORTH PARALLEL TO WEST LINE OF SAID QUARTER 552.75 FEET; THENCE IN A NORTHWESTERLY DIRECTION 200 FEET TO A POINT WHICH IS 643.75 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER; THENCE NORTHWESTERLY 236 FEET TO WEST LINE OF SAID QUARTER; THENCE SOUTH ON SAID WEST LINE 652.75 FEET TO PLACE OF BEGINNING, CONTAINING SIX (6) ACRES, MORE OR LESS, ALSO EXCEPT COMMENCING AT NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH ALONG WEST LINE OF SAID QUARTER 270 FEET; THENCE EAST AND PARALLEL TO NORTH LINE OF SAID QUARTER 965 FEET; THENCE NORTH PARALLEL TO WEST LINE OF SAID QUARTER 270 FEET, TO NORTH LINE OF SAID QUARTER; THENCE WEST ON SAID NORTH LINE 965 FEET TO PLACE OF BEGINNING, CONTAINING 6 ACRES, MORE OR LESS.*

*ALSO, COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 5 EAST; THENCE SOUTH ON THE WEST LINE OF SAID HALF QUARTER SECTION TO THE BLOOMINGTON ROAD AS NOW LOCATED; THENCE EAST ALONG SAID ROAD FAR ENOUGH TO ENCLOSE 1 ACRE BY RUNNING FROM THENCE DUE NORTH TO THE NORTH LINE OF SAID SECTION; AND FROM THENCE WEST ON SAID SECTION LINE TO THE PLACE OF BEGINNING, CONTAINING 1 ACRE.*

*EXCEPT, COMMENCING AT AN IRON PIPE MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE N. 00° 52' 38" W. ALONG THE CENTERLINE OF MAUCKSFERRY ROAD (500 W.), WHICH IS COMMON TO THE WEST LINE OF SECTION 20, A DISTANCE OF 652.75 FEET TO A RAILROAD SPIKE; THENCE CONTINUE N. 00° 52' 38" W. 20.01 FEET TO A RAILROAD SPIKE FOR THE TRUE POINT OF BEGINNING; THENCE N. 00° 52' 38" W. 100.00 FEET TO A RAILROAD SPIKE; THENCE N. 89° 07' 22" E. 217.00 FEET TO AN IRON PIPE; THENCE S. 00° 52' 38" E. 105.30 FEET TO AN IRON PIPE; THENCE N. 89° 28' 45" W. 217.06 FEET TO A RAILROAD SPIKE*

MARKING THE TRUE POINT OF BEGINNING, CONTAINING 051 ACRES, MORE OR LESS.

EXCEPT, A PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HARRISON TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 00 MINUTES WEST (ASSUMED BEARING) ON AND ALONG THE WEST LINE THEREOF 270.00 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIBED TRACT; THENCE NORTH 89 DEGREES 07 MINUTES EAST 965.00 FEET; THENCE NORTH 00 DEGREE 00 MINUTES EAST 270.00 FEET TO A POINT ON THE NORTH LINE OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 07 MINUTES EAST ON AND ALONG LAST SAID NORTH LINE 599.95 FEET TO A POINT IN WOLF CREEK; THENCE SOUTH 05 DEGREES 53 MINUTES WEST ALONG SAID CREEK 89.48 FEET; THENCE SOUTH 47 DEGREES 23 MINUTES 31 SECONDS WEST ALONG SAID CREEK 48.61 FEET; THENCE SOUTH 04 DEGREES 56 MINUTES EAST ALONG SAID CREEK 179.12 FEET; THENCE SOUTH 15 DEGREES 02 MINUTES 33 SECONDS WEST ALONG SAID CREEK 124.33 FEET; THENCE SOUTH 36 DEGREES 22 MINUTES 38 SECONDS WEST ALONG SAID CREEK 120.47 FEET; THENCE SOUTH 06 DEGREES 32 MINUTES 38 SECONDS WEST ALONG SAID CREEK 198.14 FEET; THENCE SOUTH 60 DEGREES 19 MINUTES 27 SECONDS WEST ALONG SAID CREEK 219.07 FEET; THENCE SOUTH 06 DEGREES 10 MINUTES 08 SECONDS EAST ALONG SAID CREEK 66.22 FEET; THENCE SOUTH 47 DEGREES 58 MINUTES WEST ALONG SAID CREEK 118.82 FEET; THENCE NORTH 79 DEGREES 06 MINUTES WEST ALONG SAID CREEK 185.08 FEET; THENCE SOUTH 80 DEGREES 24 MINUTES WEST ALONG SAID CREEK 116.54 FEET; THENCE SOUTH 23 DEGREES 37 MINUTES 47 SECONDS WEST ALONG SAID CREEK 129.81 FEET; THENCE SOUTH 79 DEGREES 07 MINUTES 45 SECONDS WEST ALONG SAID CREEK 300.47 FEET; THENCE SOUTH 83 DEGREES 32 MINUTES 04 SECONDS WEST ALONG SAID CREEK 241.64 FEET; THENCE NORTH 28 DEGREES 44 MINUTES WEST ALONG SAID CREEK 70.37 FEET; THENCE SOUTH 55 DEGREES 37 MINUTES WEST ALONG SAID CREEK 85.97 FEET; THENCE SOUTH 01 DEGREES 38 MINUTES WEST ALONG SAID CREEK 69.99 FEET; THENCE SOUTH 37 DEGREES 07 MINUTES 12 SECONDS WEST ALONG SAID CREEK 119.04 FEET; THENCE NORTH 82 DEGREES 29 MINUTES 16 SECONDS WEST ALONG SAID CREEK 82.70 FEET TO A POINT ON THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 00 MINUTES EAST ON AND ALONG LAST SAID WEST LINE 1102.35 FEET TO THE PLACE OF BEGINNING, CONTAINING 28.90 ACRES, MORE OR LESS.

EXCEPT A PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 5 EAST, BARTHOLOMEW COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER; THENCE NORTH ALONG THE EAST LINE OF SAID QUARTER 1320 FEET TO A POINT; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID QUARTER A DISTANCE OF 672 FEET TO A POINT; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID QUARTER 1320 FEET TO THE SOUTH LINE OF SAID QUARTER; THENCE EAST ALONG SAID SOUTH LINE 672 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, A PARCEL OF LAND 18 SQUARE FEET OUT OF THE SOUTHEAST CORNER THEREOF, SUCH PARCEL CONTAINING 20.40 ACRES, MORE OR LESS.

CONTAINING IN THE AGGREGATE 98 ACRES, MORE OR LESS. ALL SITUATED IN HARRISON TOWNSHIP, BARTHOLOMEW COUNTY, STATE OF INDIANA.

(WHICH INCLUDES LOT 1 OF MATHIS ACRES SUBDIVISION, AS DESCRIBED IN THE PLAT RECORDED ON OR ABOUT MARCH 31, 2009 IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA AS INSTRUMENT NUMBER 2009-4250.)

And,

**Wolfcreek Farm, LLC**

A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 5 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SECTION 29-9-5, BEING MARKED BY A BARTHOLOMEW COUNTY SURVEYORS MONUMENT; THENCE ALONG THE NORTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 29, NORTH 88 DEGREES 39 MINUTES 28 SECONDS EAST, 538.88 TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 88 DEGREES 39 MINUTES 28 SECONDS EAST, 779.28

FEET TO A 5/8 INCH REBAR WITH CAP STAMPED "MRI" AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 15 MINUTES 37 SECONDS EAST, 643.87 FEET TO A 5/8 INCH REBAR WITH CAP STAMPED "JI" ON THE NORTH RIGHT OF WAY OF STATE ROAD 46; THENCE ALONG SAID RIGHT OF WAY NORTH 81 DEGREES 46 MINUTES 40 SECONDS WEST, 5.54 FEET TO A 1/2 INCH REBAR AT THE SOUTHEAST CORNER OF LOT NUMBER 1 IN GOLDEN RAY ADDITION, RECORDED IN PLAT BOOK F, PAGE 55; THENCE ALONG THE EAST LINE OF SAID LOT 1, NORTH 01 DEGREES 07 MINUTES 02 SECONDS WEST, 230.30 FEET TO A 5/8 INCH REBAR AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID GOLDEN RAY ADDITION FOR THE NEXT THREE COURSES; (1) THENCE NORTH 75 DEGREES 23 MINUTES 32 SECONDS WEST, 277.87 FEET; (2) THENCE SOUTH 81 DEGREES 11 MINUTES 21 SECONDS WEST, 335.32 FEET TO A 1/2 INCH REBAR AT THE NORTHEAST CORNER OF LOT 6 IN SAID ADDITION; (3) THENCE SOUTH 87 DEGREES 51 MINUTES 27 SECONDS WEST, 214.48 FEET TO A 1-1/4 INCH IRON PIPE AT THE NORTHWEST CORNER OF LOT 7 OF SAID ADDITION; THENCE NORTH 06 DEGREES 17 MINUTES 43 SECONDS EAST, 256.79 FEET; THENCE NORTH 01 DEGREES 24 MINUTES 43 SECONDS EAST, 128.51 FEET TO THE POINT OF BEGINNING, CONTAINING 6.775 ACRES

And,

**Urchin Sea, LLC**

LOT NUMBERED SEVEN (7) IN GOLDEN RAY SUBDIVISION, SECTION ONE, BARTHOLOMEW COUNTY, STATE OF INDIANA, AS RECORDED OCTOBER 1, 1964, IN PLAT BOOK "F", PAGE 55, IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA.

And,

**Adjacent Right-of-Way**

ALL ROAD RIGHT-OF-WAY THAT ADJOINS THE ROAD FRONTAGES OF THE INCLUDED PARCELS DESCRIBED ABOVE, INCLUDING THAT OF STATE ROAD 46 AND 500 WEST.

The annexation area includes the parcel(s) numbered as follows:

1. 03-95-20-000-001.300-011 (Brett & Katherine Ferry)
2. 03-95-20-000-001.301-011 (Brett & Katherine Ferry)
3. 03-95-29-000-001.500-011 (Brett & Katherine Ferry)
4. 03-95-29-000-002.101-011 (Urchin Sea, LLC)
5. 03-95-29-000-002.500-011 (Wolfcreek Farm, LLC) partial, per the above legal description.

**SECTION 2: Common Council District**

Upon the effective date of this ordinance, the property described by Section 1 shall be included in the 2<sup>nd</sup> 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 \_\_\_\_\_ 2025, at \_\_\_\_\_ o'clock \_\_\_\_\_.m., by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer

**ATTEST:**

\_\_\_\_\_  
Luann Welmer  
Clerk of the City of Columbus, Indiana

The Common Council's vote record sheet also documenting the presentation to and approval of this ordinance by the Mayor is attached to and made a part of this ordinance.

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.

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

ATTEST:

I hereby certify that the foregoing within and attached Ordinance was duly passed by the Common Council of the City of Columbus, Indiana, at a meeting thereof held on the 1<sup>st</sup> day of July 2025, by the following vote:

	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Chris Bartels (District 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elaine Hilber (District 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jerone Wood (District 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frank Miller (District 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kent Anderson (District 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jay Foyst (District 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Josh Burnett (Councilor at Large)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Dell (Councilor at Large)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grace Kestler (Councilor at Large)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The foregoing within and attached Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 1<sup>st</sup> day of July 2025, is presented by me this 2<sup>nd</sup> day of July 2025, at 10:00 o'clock A.M, to the Mayor of the City of Columbus, Indiana.

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Luann Welmer  
Clerk of the Common Council

The foregoing within and attached Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 1<sup>st</sup> day of July 2025, is approved by me this \_\_\_\_ day of July 2025, at o'clock \_\_\_\_M.

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Mary K. Ferdon, Mayor

**RESOLUTION: ANX-2025-003**

**of the City of Columbus, Indiana Plan Commission**

regarding

**Case number ANX-2025-003 (Chase Point Annexation),  
a proposal to annex +/-107.27 acres to the City of Columbus**

**WHEREAS**, the Plan Commission has received the petition referenced above from Chase Point Capital, LLC with the involvement of property owners Brett & Katherine Ferry, Wolfcreek Farm, LLC, and Urchin Sea, 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 9 and May 14, 2025, 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, 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 107.27 acres located generally on the north side of State Road 46 between 500 West and Belmont Drive) is forwarded to the Common Council with a favorable recommendation.

**ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 14<sup>th</sup> DAY OF MAY, 2025 BY A VOTE OF 11 IN FAVOR AND 0 OPPOSED.**

  
\_\_\_\_\_  
Michael Kinder, President

**ATTEST:**

  
\_\_\_\_\_  
Laura Garrett, Secretary



**MEMORANDUM**

**TO:** Columbus City Council Members

**FROM:** Jeff Bergman

**DATE:** June 18, 2025

**RE:** Chase Point Annexation & Rezoning  
*(Plan Commission Case #ANX-2025-003 and #RZ-2025-003)*

Attached is an updated rezoning ordinance, which reflects the amendment adding a sixth commitment approved at the June 17 Council meeting.

Please feel free to contact me with any questions you may have.

**ORDINANCE NO.: \_\_\_\_\_, 2025**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP  
OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY  
FROM AP (AGRICULTURE: PREFERRED)  
TO RS4c (RESIDENTIAL: SINGLE-FAMILY 4 WITH COMMITMENTS)  
AND RMc (RESIDENTIAL: MULTI-FAMILY WITH COMMITMENTS)**

**To be known as the: Chase Point Rezoning  
Plan Commission Case No.: RZ-2025-003**

**WHEREAS**, this rezoning was requested by Chase Point Capital, LLC and includes the consent of all owners of the subject property; and

**WHEREAS**, the Columbus Plan Commission did, on April 9 and May 14, 2025, hold legally advertised public hearings 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 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 property subject to the request, which is in the zoning jurisdiction of the City of Columbus, Indiana, shall be changed as follows:

- A. The zoning classification of the following described real estate shall be changed from AP (Agriculture: Preferred) to RS4c (Residential: Single-Family 4 with commitments):

*A PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 5 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS;*

*COMMENCING AT THE SOUTHWEST CORNER OF SECTION 20-9-5, BEING MARKED BY A BARTHOLOMEW COUNTY SURVEYORS MONUMENT; THENCE ALONG THE SOUTH LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 20, NORTH 88 DEGREES 39 MINUTES 28 SECONDS EAST, 1318.16 FEET TO THE SOUTHEAST CORNER OF THE BLOMENBERG PROPERTY DESCRIBED IN INSTRUMENT NO. 2016-3448, MARKED BY A 5/8 REBAR WITH CAP STAMPED "JI 20200015", HEREINAFTER CALLED A JI REBAR; THENCE ALONG THE BOUNDARIES OF SAID BLOMENBERG THE FOLLOWING 3 COURSES (1) THENCE NORTH 00 DEGREES 34 MINUTES 54 SECONDS WEST, 552.79 FEET TO A JI REBAR; (2) THENCE NORTH 65 DEGREES 50 MINUTES 34 SECONDS WEST, 200.00 FEET TO A JI REBAR; (3) THENCE NORTH 87 DEGREES 58 MINUTES 37 SECONDS WEST, 235.98 FEET TO THE WEST LINE OF SAID QUARTER SECTION; THENCE ALONG SAID LINE, NORTH 00 DEGREES 34 MINUTES 49 SECONDS WEST, 20.01 FEET TO THE SOUTHWEST CORNER OF THE MITCHELL PROPERTY AS DESCRIBED IN INSTRUMENT NO. 2021-14602; THENCE ALONG THE SOUTH LINE OF SAID MITCHELL, SOUTH 89 DEGREES 10 MINUTES 57 SECONDS EAST, 217.05 FEET TO A 1 INCH IRON PIPE AT THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00 DEGREES 34 MINUTES 54 SECONDS WEST, 105.30 FEET TO A JI REBAR AT THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 25 MINUTES 06 SECONDS WEST, 216.98 FEET TO THE NORTHWEST CORNER THEREOF AND THE WEST LINE OF SAID QUARTER SECTION; THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 34 MINUTES 49 SECONDS WEST, 492.47 FEET TO THE CENTER OF WOLF CREEK; THENCE ALONG THE CENTER OF WOLF CREEK THE FOLLOWING 19 COURSES; (1) THENCE SOUTH 83 DEGREES 10 MINUTES 37 SECONDS EAST, 75.40 FEET; (2) THENCE NORTH 36 DEGREES 25 MINUTES 51 SECONDS EAST, 119.04 FEET; (3) THENCE NORTH 00 DEGREES 56 MINUTES 39 SECONDS EAST, 169.99*

FEET; (4) THENCE NORTH 54 DEGREES 55 MINUTES 39 SECONDS EAST, 85.97 FEET; (5) THENCE SOUTH 29 DEGREES 25 MINUTES 21 SECONDS EAST, 70.37 FEET; (6) THENCE NORTH 82 DEGREES 50 MINUTES 43 SECONDS EAST, 241.64 FEET; (7) THENCE NORTH 78 DEGREES 26 MINUTES 24 SECONDS EAST, 300.47 FEET; (8) THENCE NORTH 22 DEGREES 56 MINUTES 26 SECONDS EAST, 129.81 FEET; (9) THENCE NORTH 79 DEGREES 42 MINUTES 39 SECONDS EAST, 116.54 FEET; (10) THENCE SOUTH 79 DEGREES 47 MINUTES 21 SECONDS EAST, 185.08 FEET; (11) THENCE NORTH 47 DEGREES 16 MINUTES 39 SECONDS EAST, 118.82 FEET; (12) THENCE NORTH 06 DEGREES 51 MINUTES 29 SECONDS WEST, 66.22 FEET; (13) THENCE NORTH 59 DEGREES 38 MINUTES 06 SECONDS EAST, 219.07 FEET; (14) THENCE NORTH 05 DEGREES 51 MINUTES 17 SECONDS EAST, 198.14 FEET; (15) THENCE NORTH 35 DEGREES 40 MINUTES 39 SECONDS EAST, 120.47 FEET; (16) THENCE NORTH 14 DEGREES 21 MINUTES 12 SECONDS EAST, 124.33 FEET; (17) THENCE NORTH 05 DEGREES 37 MINUTES 21 SECONDS WEST, 179.12 FEET; (18) THENCE NORTH 46 DEGREES 42 MINUTES 10 SECONDS EAST, 48.61 FEET; (19) THENCE NORTH 05 DEGREES 11 MINUTES 39 SECONDS EAST, 89.48 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID NORTH LINE, NORTH 88 DEGREES 25 MINUTES 39 SECONDS EAST, 1082.73 FEET TO A ½ REBAR AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE EAST LINE OF SAID QUARTER SECTION, SOUTH 00 DEGREES 20 MINUTES 29 SECONDS EAST, 1328.24 FEET TO A 5/8 INCH REBAR WITH CAP STAMPED "ERG S0516" AT THE NORTHEAST CORNER OF LOT 2 IN THE BELMONT AT TIPTON LAKES FINAL PLAT, RECORDED IN PLAT BOOK S, PAGE 69A; THENCE ALONG THE NORTH LINE OF SAID LOT 2, SOUTH 88 DEGREES 37 MINUTES 29 SECONDS WEST, 671.91 FEET TO A 5/8 INCH REBAR WITH CAP STAMPED "ERG S0516" AT THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES 20 MINUTES 12 SECONDS EAST, 1320.03 FEET TO THE SOUTH LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID LINE, SOUTH 88 DEGREES 36 MINUTES 52 SECONDS WEST, 611.75 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 136.19 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CHORD BEARING OF NORTH 71 DEGREES 50 MINUTES 02 SECONDS WEST AND A CHORD LENGTH OF 133.58 FEET; THENCE SOUTH 37 DEGREES 40 MINUTES 28 SECONDS WEST, 15.98 FEET; THENCE SOUTH 85 DEGREES 54 MINUTES 58 SECONDS WEST, 165.52 FEET; THENCE NORTH 55 DEGREES 06 MINUTES 04 SECONDS WEST, 76.30 FEET; THENCE SOUTH 85 DEGREES 54 MINUTES 58 SECONDS WEST, 230.35 THENCE SOUTH 46 DEGREES 55 MINUTES 59 SECONDS WEST, 76.30 FEET; THENCE SOUTH 85 DEGREES 59 MINUTES 54 SECONDS WEST, 164.14 FEET TO A POINT OF THE SOUTH LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID LINE, SOUTH 88 DEGREES 39 MINUTES 28 SECONDS WEST, 121.44 FEET TO THE POINT OF BEGINNING, CONTAINING 97.958 ACRES

- B. The zoning classification of the following described real estate shall be changed from AP (Agriculture: Preferred) to RMc (Residential: Multi-Family with commitments):

A PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 5 EAST, ALSO A PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 5 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 20-9-5, BEING MARKED BY A BARTHOLOMEW COUNTY SURVEYORS MONUMENT; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, NORTH 88 DEGREES 39 MINUTES 28 SECONDS EAST, 538.88 TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE NORTH 85 DEGREES 59 MINUTES 54 SECONDS EAST, 164.14 FEET; THENCE NORTH 46 DEGREES 55 MINUTES 59 SECONDS EAST, 76.30 FEET; THENCE NORTH 85 DEGREES 54 MINUTES 58 SECONDS EAST, 230.35 FEET; THENCE SOUTH 55 DEGREES 06 MINUTES 04 SECONDS EAST, 76.30 FEET; THENCE NORTH 85 DEGREES 54 MINUTES 58 SECONDS EAST, 165.52 FEET; THENCE NORTH 37 DEGREES 40 MINUTES 28 SECONDS EAST, 15.98 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 136.19 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CHORD BEARING OF SOUTH 71 DEGREES 50 MINUTES 02 SECONDS EAST AND A CHORD LENGTH OF 133.58 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 52 SECONDS EAST, 32.84 FEET TO A 5/8 INCH REBAR WITH CAP STAMPED "ERG S0516" MARKING THE CORNER OF LOT 1 IN MATHIS ACRES, RECORDED IN PLAT BOOK R, PAGE 200C; THENCE ALONG THE EASTERLY LINE OF SAID LOT 1, SOUTH 00 DEGREES 46 MINUTES 57 SECONDS EAST, 652.56 FEET TO A CONCRETE RIGHT OF WAY MARKER ON THE NORTH RIGHT OF WAY OF STATE ROAD 46; THENCE ALONG SAID RIGHT OF WAY; THENCE NORTH 83 DEGREES 17 MINUTES 32 SECONDS WEST, 68.06 FEET TO A ½ INCH REBAR AT THE SOUTHEAST CORNER OF LOT NUMBER 1 IN STATEWAY ADDITION, RECORDED IN PLAT BOOK F, PAGE 55; THENCE ALONG THE EAST LINE OF SAID LOT 1, NORTH 01 DEGREES 07 MINUTES

02 SECONDS WEST, 230.30 FEET TO A 5/8 INCH REBAR AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID STATE WAY ADDITION FOR THE NEXT THREE COURSES; (1) THENCE NORTH 75 DEGREES 23 MINUTES 32 SECONDS WEST, 277.87 FEET; (2) THENCE SOUTH 81 DEGREES 11 MINUTES 21 SECONDS WEST, 335.32 FEET TO A 1/2 INCH REBAR AT THE NORTHEAST CORNER OF LOT 6 IN SAID ADDITION; (3) THENCE SOUTH 87 DEGREES 51 MINUTES 27 SECONDS WEST, 105.03 FEET TO A 1-3/4 INCH IRON PIPE AT THE NORTHEAST CORNER OF LOT 7 OF SAID ADDITION; THENCE SOUTH 06 DEGREES 36 MINUTES 36 SECONDS WEST, 163.39 FEET TO A 1-1/4 INCH IRON PIPE AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 83 DEGREES 28 MINUTES 11 SECONDS WEST, 107.55 FEET; TO A 1-3/4 INCH IRON PIPE AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 06 DEGREES 21 MINUTES 57 SECONDS EAST, 146.89 FEET TO A 1-1/4 INCH IRON PIPE AT THE NORTHWEST CORNER OF SAID LOT 7; THENCE NORTH 06 DEGREES 17 MINUTES 43 SECONDS EAST, 256.79 FEET; THENCE NORTH 01 DEGREES 24 MINUTES 43 SECONDS EAST, 128.51 FEET TO THE POINT OF BEGINNING, CONTAINING 8.739 ACRES.

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

The conditions and commitments of the rezoning shall be as follows:

- A. The rezoning shall be subject to the following condition: A subdivision plat shall be completed adjusting the subject property lines to result in no parcel with more than one zoning district.
- B. The following commitments shall apply to the use and development of the subject property:
  1. The RS4-zoned portion of the subject property shall be limited to a maximum of 300 single-family residential lots.
  2. The development of the RM area resulting from this rezoning shall include a Type B buffer, as specified by the zoning ordinance, where that area adjoins the homes at 233 through 401 North 500 West and/or 7220 through 7510 West State Road 46. The buffer shall be installed prior to occupancy of any development on the subject property.
  3. Prior to any development of the subject property, the developer / subdivider shall provide an update to the previously completed Belmont project traffic study that incorporates the development of the subject property as well as the development of the planned new Bartholomew Consolidated School Corporation elementary school to the south of State Road 46. The primary intent of the traffic study is to document evolving development and traffic conditions and provide data suitable for evaluating and justifying, if warranted, a traffic light at the intersection of Belmont Drive, State Road 46, and Tipton Lakes Boulevard. The traffic study shall meet all requirements of the City Engineer and the Indiana Department of Transportation and be found acceptable by both.
  4. No development of the RM-zoned portion of the subject property shall occur without that development having vehicle access to both Belmont Drive and 500 West. This access may be constructed with the RM property development, but must be complete prior to occupancy of that development.
  5. At the time that any development of the subject property includes vehicle access to 500 West, that development shall include any improvements to the intersection of 500 West and State Road 46, on the north side of State Road 46 and within existing right-of-way, specified by the City Engineer in coordination with the Indiana Department of Transportation. Such improvements may include, but are not limited to, the clearing of vegetation and grading to improve sight distance, restriping of lanes and/or stop bar locations, and other similar improvements. The specified improvements shall be complete prior to occupancy of that development.
  6. No multi-unit building on the property, those containing more than a single dwelling unit, shall exceed a maximum of 2 stories in height.

## **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 \_\_\_\_\_, 2025 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 \_\_\_\_\_, 2025 at \_\_\_\_\_ o'clock \_\_\_\_\_.m., by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer

**ATTEST:**

\_\_\_\_\_  
Luann Welmer  
Clerk of the City of Columbus, Indiana

The Common Council's vote record sheet also documenting the presentation to and approval of this ordinance by the Mayor is attached to and made a part of this ordinance.

ATTEST:

I hereby certify that the foregoing within and attached Ordinance was duly passed by the Common Council of the City of Columbus, Indiana, at a meeting thereof held on the 1<sup>st</sup> day of July 2025, by the following vote:

	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Chris Bartels (District 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elaine Hilber (District 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jerone Wood (District 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frank Miller (District 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kent Anderson (District 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jay Foyst (District 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Josh Burnett (Councilor at Large)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Dell (Councilor at Large)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grace Kestler (Councilor at Large)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The foregoing within and attached Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 1<sup>st</sup> day of July 2025, is presented by me this 2<sup>nd</sup> day of July 2025, at 10:00 o'clock A.M, to the Mayor of the City of Columbus, Indiana.

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Luann Welmer  
Clerk of the Common Council

The foregoing within and attached Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 1<sup>st</sup> day of July 2025, is approved by me this \_\_\_\_ day of July 2025, at o'clock \_\_\_\_M.

---

Mary K. Ferdon, Mayor

**RESOLUTION: RZ-2025-003**

**of the City of Columbus, Indiana Plan Commission**

regarding  
**Case number RZ-2025-003  
(Chase Point Rezoning),  
a proposal to rezone +/-97.96 acres  
from AP (Agriculture: Preferred) to RS4 (Residential: Single-Family 4)  
and +/-8.74 acres from  
AP (Agriculture: Preferred) to RM (Residential: Multi-Family)**

**WHEREAS**, the Plan Commission has received the application referenced above from Chase Point Capital, 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 9 and May 14, 2025, hold public hearings consistent with the applicable requirements of Indiana law, the Columbus 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 Zoning Ordinance; and

**WHEREAS**, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council, 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 106.7 acres total located generally on the north side of State Road 46 between 500 West and Belmont Drive) is forwarded to the Common Council with a favorable recommendation.
2. The favorable recommendation includes the following condition: A subdivision plat shall be completed adjusting the subject property lines to result in no parcel with more than one zoning district.
3. The favorable recommendation also includes the following commitments:
  - a. The RS4-zoned portion of the subject property shall be limited to a maximum of 300 single-family residential lots.
  - b. The development of the RM area resulting from this rezoning shall include a Type B buffer, as specified by the zoning ordinance, where that area adjoins the homes at 233 through 401 North 500 West and/or 7220 through 7510 West State Road 46. The buffer shall be installed prior to occupancy of any development on the subject property.
  - c. Prior to any development of the subject property, the developer / subdivider shall provide an update to the previously completed Belmont project traffic study that incorporates the development of the subject property as well as the development of the planned new Bartholomew Consolidated School Corporation elementary school to the south of State Road 46. The primary intent of the traffic study is to document evolving development and traffic conditions and provide data suitable for evaluating and justifying, if warranted, a traffic light at the intersection of Belmont Drive, State Road 46, and Tipton Lakes

Boulevard. The traffic study shall meet all requirements of the City Engineer and the Indiana Department of Transportation and be found acceptable by both.

- d. No development of the RM-zoned portion of the subject property shall occur without that development having vehicle access to both Belmont Drive and 500 West. This access may be constructed with the RM property development, but must be complete prior to occupancy of that development.
  - e. At the time that any development of the subject property includes vehicle access to 500 West, that development shall include any improvements to the intersection of 500 West and State Road 46, on the north side of State Road 46 and within existing right-of-way, specified by the City Engineer in coordination with the Indiana Department of Transportation. Such improvements may include, but are not limited to, the clearing of vegetation and grading to improve sight distance, restriping of lanes and/or stop bar locations, and other similar improvements. The specified improvements shall be complete prior to occupancy of that development.
4. 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 14<sup>th</sup> DAY OF MAY, 2025 BY A VOTE OF 9 IN FAVOR AND 2 OPPOSED.**

  
\_\_\_\_\_  
Michael Kinder, President

**ATTEST:**

  
\_\_\_\_\_  
Laura Garrett, Secretary



## STAFF REPORT

### CITY OF COLUMBUS PLAN COMMISSION (Updated - May 14, 2025 Meeting)

**Docket No. / Project Title:** ANX-2025-003 & RZ-2025-003 (Chase Point)  
**Staff:** Kyra Behrman

**Applicant:** Chase Point Capital LLC  
**Annexation Area Size:** 107.27 Acres  
**Rezoning Property Size:** +/-106.70 Acres  
**Current Zoning:** AP (Agriculture: Preferred)  
**Proposed Zoning:** RS4 (Residential: Single-Family 4) - 97.96 acres  
RM (Residential: Multi-Family) – 8.74 acres

**Location:** Generally, at the northeast corner of State Road 46 West and County Road 500 West, in Harrison Township

#### Background Summary:

The applicant has indicated that the proposed annexation and rezoning is for the purpose of developing the property. Approximately 98 acres are proposed for single-family residential use and approximately 9 acres are proposed for multi-family residential use. The annexation and rezoning area has frontage on 500 West, State Road 46, and a future street right-of-way at Belmont Drive.

The annexation and rezoning include all of 4 parcels and a portion of a 5 parcel. For that 5<sup>th</sup> parcel, located at 303 North 500 West, the agricultural eastern portion is proposed for annexation and rezoning to RM, while area of the home on the property and its 500 West frontage are excluded from both requests.

Updates from the April staff report are underlined.

#### Key Issue Summary:

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

1. Is the density made possible by the proposed RS4 and RM zoning districts appropriate at this location? Can future residents have adequate access to goods, services, transportation options, and open space?
2. Should buffering be provided to benefit the existing homes, zoned AP, to the south and west of the proposed area of RM zoning?

#### Preliminary Staff Recommendation (Annexation):

Favorable recommendation to the City Council. The property is 25% contiguous to the City of Columbus and therefore meets the minimum requirement of being 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. 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 the City Council, subject to the following commitments and condition:

1. As a rezoning condition, a subdivision plat shall be completed adjusting the subject property lines to result in no parcel with more than one zoning district.
2. As commitments:
  - a. The development of the RM area resulting from this rezoning shall include a Type B buffer, as specified by the zoning ordinance, where that area adjoins the homes at 233 through 401 North 500 West and/or 7220 through 7510 West State Road 46. The buffer shall be installed prior to occupancy of any development on the subject property.
  - b. Prior to any development of the subject property, the developer / subdivider shall provide an update to the previously completed Belmont project traffic study that incorporates the development of the subject property as well as the development of the planned new Bartholomew Consolidated School Corporation elementary school to the south of State Road 46. The primary intent of the traffic study is to document evolving development and traffic conditions and provide data suitable for evaluating and justifying, if warranted, a traffic light at the intersection of Belmont Drive, State Road 46, and Tipton Lakes Boulevard. The traffic study shall meet all requirements of the City Engineer and the Indiana Department of Transportation and be found acceptable by both.
  - c. At the time that any development of the subject property includes vehicle access to 500 West, that development shall include any improvements to the intersection of 500 West and State Road 46, on the north side of State Road 46 and within existing right-of-way, specified by the City Engineer in coordination with the Indiana Department of Transportation. Such improvements may include, but are not limited to, the clearing of vegetation and grading to improve sight distance, restriping of lanes and/or stop bar locations, and other similar improvements. The specified improvements shall be complete prior to occupancy of that development.

### **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 25% 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 promotes orderly housing expansion in locations where the city's infrastructure and services have the capability to accommodate the growth. The Plan also encourages development adjacent to already developed areas. The leading edge of city growth in this area is to the east and south of this site and includes a church and nursing home / assisted living facility. The Comprehensive Plan also supports various housing types.

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

*Preliminary Staff Comments:* Adjoining the site to the east is a nursing home / assisted living facility that continues to develop, zoned RM (Residential: Multi-family). Property to the north and west are large lot single family homes zoned AP (Agriculture: Preferred), agricultural fields and woods. Single-family residential uses on smaller lots abut the site on the south. Southeast of the site, and located within the City limits, are denser developments, including single-family homes on RT (Residential: Two-Family) zoned lots, as well as a church and school forming a cluster of institutional uses.

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

*Preliminary Staff Comments:* The Zoning Ordinance states both RS4 (Residential: Single-Family) and RM (Residential: Multi-Family) zoning districts should be served by sewer and water utilities and have immediate access to Arterial or Collector roads. City Utilities has indicated they can serve this site with water and sewer service and the site has access to a Collector and two Arterial roads. The zoning ordinance also states that the site should have direct connections to public open space and convenience goods. The nearest location of convenience goods is approximately 1.6 miles to the east and the subdivision control ordinance will likely require open space to be provided in this development (assuming it includes 50 or more residential lots).

#### **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, provided adequate buffering of lower-density uses is provided. Further, while the RS4 (Residential: Single-Family) and RM (Residential: Multi-Family) development would increase traffic volumes in this area, there is access to two Arterial and a Collector road, both intended to carry larger volumes of traffic.

#### **Responsible growth and development.**

*Preliminary Staff Comments:* The property provides for the logical growth of the city and is consistent and compatible with the recent residential, church, and nursing home / assisted living development in the area, as well as the planned new elementary school. The property can be served with adequate services including police and fire protection, sewer and water utilities, and public works, as well as high-volume roads.

<b>Current Property Information:</b>	
<b>Existing Land Use:</b>	Single-Family Residential (Large Lot), Agriculture, Woods
<b>Existing Site Features:</b>	Single-Family Dwelling, Woods
<b>Flood Hazards:</b>	The area contains property that is within the floodway, 100-year floodway fringe, and 500-year floodway fringe.
<b>Special Circumstances:</b> (Airport Hazard Area, Wellfield Protection Area, etc.)	No special circumstances exist on the property.
<b>Vehicle Access:</b>	State Road 46 (Primary Arterial, Residential, Rural) 500 West (Minor Arterial, Residential, Rural) <u>Belmont Drive (Collector, Residential, Suburban)</u>

<b>Surrounding Zoning and Land Use:</b>		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	AP (Agriculture: Preferred)	Agriculture / Woods Single-Family Residential (Large Lot)
<b>South:</b>	AP (Agriculture: Preferred) RM (Residential: Multi-Family) RS2 (Residential: Single-Family 2)	Agriculture Worship Facility Single-Family Residential
<b>East:</b>	AP (Agriculture: Preferred) RM (Residential: Multi-Family)	Agriculture / Woods Nursing Home / Assisted Living Facility (The Belmont Senior Living)
<b>West:</b>	AP (Agriculture: Preferred)	Agriculture / Woods Single-Family Residential (Large Lot)

<b>Zoning District Summary (Existing / Proposed):</b>			
	<b>Existing Zoning: AP</b>	<b>Proposed Zoning: RS4</b>	<b>Proposed Zoning: RM</b>
<b>Zoning District Intent:</b>	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.	To provide areas for high density single-family residences in areas with compatible infrastructure and services. 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.	To provide areas for a variety of multi-family uses, such as two-family dwellings, apartment homes and complexes, and condominiums in areas with compatible infrastructure and services. Development in this zoning district should be served by sewer and water utilities. This district should be used in limited locations with highly developed infrastructure, immediate access to Arterial or Collector roads, and direct connections to public open space and convenience goods.

<b>Permitted Uses:</b>	<p><b>Agriculture Uses</b></p> <ul style="list-style-type: none"> <li>• farm</li> </ul> <p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li>• dwelling, single-family</li> </ul> <p><b>Park Uses</b></p> <ul style="list-style-type: none"> <li>• nature preserve / conservation area</li> </ul>	<p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li>• dwelling, single-family</li> </ul> <p><b>Park Uses</b></p> <ul style="list-style-type: none"> <li>• nature preserve / conservation area</li> <li>• park / playground</li> </ul>	<p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li>• dwellings, multi-family</li> <li>• dwellings, two-family</li> <li>• nursing home / assisted living facility</li> <li>• retirement facility</li> </ul> <p><b>Park Uses</b></p> <ul style="list-style-type: none"> <li>• nature preserve / conservation area</li> <li>• park / playground</li> </ul>
<b>Water and Sewer Service:</b>	Not Required	Required	Required
<b>Lot and/or Density Requirements:</b>	<b>Minimum Lot Area:</b> 1 acre or as needed to provide 2 viable septic sites, whichever is greater.	<b>Minimum Lot Area:</b> 5,500 square feet	<b>Maximum Gross Density:</b> 25 Dwelling Units / Acre

<p><b>Setbacks Required:</b></p>	<p><b>Side &amp; Rear Yard Setback:</b></p> <ul style="list-style-type: none"> <li>• Agricultural Structure: 20 feet</li> <li>• Primary Structure: 20 feet</li> <li>• Accessory Structure: 15 feet*</li> </ul> <p>* 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><b>Front Yard Setback:</b></p> <ul style="list-style-type: none"> <li>• Arterial Road: 50 feet</li> <li>• Arterial Street: 50 feet</li> <li>• Collector Road: 30 feet</li> <li>• Collector Street: 25 feet</li> <li>• Local Road: 25 feet</li> <li>• Local Street: 10 feet*</li> </ul> <p>* 25 feet for any garage with a vehicle entrance facing the street.</p>	<p><b>Side &amp; Rear Yard Setback:</b></p> <ul style="list-style-type: none"> <li>• Primary Structure: 5 feet</li> <li>• Accessory Structure: 5 feet</li> </ul> <p><b>Front Yard Setback:</b></p> <ul style="list-style-type: none"> <li>• Arterial Road: 50 feet</li> <li>• Arterial Street: 50 feet</li> <li>• Collector Road: 30 feet</li> <li>• Collector Street: 15 feet*</li> <li>• Local Road: 25 feet</li> <li>• Local Street: 10 feet*</li> </ul> <p>* 25 feet for any garage with a vehicle entrance facing the street.</p>	<p><b>Side Yard Setback:</b></p> <ul style="list-style-type: none"> <li>• Two-Family Structure: 5 feet</li> <li>• Multi-Family Structure: 10 feet</li> <li>• Non-residential Structure: 10 feet</li> <li>• Accessory Structure: 5 feet</li> </ul> <p><b>Rear Yard Setback:</b></p> <ul style="list-style-type: none"> <li>• Primary Structure: 10 feet</li> <li>• Non-residential Structure: 10 feet</li> <li>• Accessory Structure: 5 feet</li> </ul> <p><b>Front Yard Setback:</b></p> <ul style="list-style-type: none"> <li>• Arterial Road: 50 feet</li> <li>• Arterial Street: 10 feet*</li> <li>• Collector Road: 35 feet</li> <li>• Collector Street: 10 feet*</li> <li>• Local Road: 25 feet</li> <li>• Local Street: 10 feet*</li> </ul> <p>* 25 feet for any auto service bay, auto fuel pump canopy, or other similar vehicle access points to structures</p>
<p><b>Height Restrictions:</b></p>	<p><b>Primary Structure:</b> 40 feet</p> <p><b>Accessory Structure:</b> 35 feet</p>	<p><b>Primary Structure:</b> 40 feet</p> <p><b>Accessory Structure:</b> 25 feet, or height of primary structure on the property, whichever is less.</p>	<p><b>Primary Structure:</b> 50 feet</p> <p><b>Accessory Structure:</b> 25 feet</p>
<p><b>Floor Area Requirements:</b></p>	<p><b>Minimum Living Area:</b> 1,000 square feet.</p>	<p><b>Minimum Living Area:</b> 1,000 square feet.</p>	<p><b>Minimum Living Area:</b></p> <ul style="list-style-type: none"> <li>• Two-Family: 1,000 square feet</li> <li>• Multi-family: 500 square feet</li> </ul>

<b>Primary Permanent Signs:</b>	<b>Freestanding Sign:</b> 1 free-standing sign not to exceed 32 square feet in area or 10 feet in height.	<b>Permanent Signs:</b> None.	<b>Freestanding Sign:</b> 2 free-standing signs for each vehicle entrance to the property from a public street or road. Each sign shall be limited to a maximum of 32 square feet in area and a maximum of 6 feet in height.
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<b>Interdepartmental Review:</b>	
<b>City Engineering:</b>	<p>Regarding Annexation: Engineering has no issues with the proposed annexation. The addition of new roadway segments into the City will require future maintenance and capital expenses.</p> <p><u>Regarding Rezoning, below are updated comments from the City Engineer:</u></p> <ul style="list-style-type: none"> <li>• <u>New access to SR 46 should be limited</u></li> <li>• <u>A revision to the 2022 Belmont Traffic Study should be completed to analyze if a traffic signal is warranted at SR 46 and Belmont Drive. This can be completed after rezoning and prior to preliminary plat approval</u></li> </ul>
<b>City Utilities:</b>	We have water and sewer utilities along Belmont Drive. These can be extended to the annexation area. The developer is responsible for the cost of the main extensions to and throughout the development. Our water and sewer infrastructure has capacity for this development.
<b>Parks Department:</b>	No comments received.
<b>Police Department:</b>	CPD would be able to provide police protection without any increase in resources.
<b>Fire Department:</b>	I do not see any issues with this annexation. The Columbus Fire Department will be able to provide fire protection to this (area).
<b>Public Works Department:</b>	<p>The Chase Point annexation will effect DPW collections and will eventually have an effect on the Street Dept. Currently we are pushing the limit with Sanitation collections but would be able to provide service on the onset but will require additional resources once the residential units are constructed. With this annexation and previous annexations around the City we will need to look at adding 1-2 additional employees and an additional sanitation route to properly serve residents. Funding for Landfill / Recycling fees and additional totes would require an increase in the budget. If annexation is approved, we will continue to service residents with quality service but it may require overtime to complete the (added) area.</p> <p>Adding additional streets will eventually require maintenance – road surface repair, signage, storm sewer, snow removal, right-of-way maintenance, street trees, etc.</p>

<b>Animal Care Services:</b>	No comments received.
<b>Human Rights Department:</b>	No comments received.
<b>City Administration:</b>	No comments received.
<b>County Highway Department:</b>	No comments received.

**History of this Application:**

The relevant history of this application includes the following: At the April 9, 2025, Columbus Plan Commission meeting, the Commission voted to continue, at the request of the applicant, both the annexation and rezoning requests to the May 14, 2025 meeting. Plan Commission members wanted more information regarding the potential right-of-way on 500 West along the frontage of the Wolfcreek Farm parcel and, more generally, the possibility of 500 West improvements. The Plan Commission also discussed the location of the potential entrance to the subdivision from the frontage on 500 West as it related to flood hazard areas, and the Belmont Drive entrance from State Road 46.

**Comprehensive Plan Consideration(s):**

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

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 B-1-9:** Encourage new development to be designed in a manner which preserves natural topography and other natural features, including but not limited to trees, woodlands, wetlands, streams, ponds, drainage ways. *Natural features and topography are a community resource which*

*should not be destroyed due to inflexible subdivision regulation. New development should take place in a manner which preserves these features to the maximum extent possible.*

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, 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.*
11. **GOAL D-2:** Encourage development of a sufficient supply of diverse housing types, sizes, and price ranges in the community.
12. **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.*
13. **POLICY D-2-5:** Encourage neighborhoods which contain a diverse socioeconomic mix. *Socioeconomic diversity is beneficial to the community. The city should encourage developments which contain a variety of housing types and prices. The diversity of neighborhoods affects the diversity in public schools, particularly elementary schools. Traditional development, such as in the downtown area, contains a socioeconomic mix. Among newer developments, Tipton Lakes is consistent with this policy in that it contains a mix of housing types (apartments, single-family houses, duplexes, townhouses) in different price ranges.*

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

1. Ensure that new development takes place in a manner that preserves natural features such as topography and wooded areas. Clustering should be encouraged.
2. Encourage all new developments to be linked to bicycle and pedestrian systems.
3. Encourage a better mix of housing prices.

The Bicycle & Pedestrian Plan Comprehensive Plan Element recommends a future shared use path along State Road 46 and on Tipton Lakes Boulevard, south of the Tipton Lakes Boulevard / Belmont Drive / State Road 46 intersection.

### **Planning Consideration(s):**

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

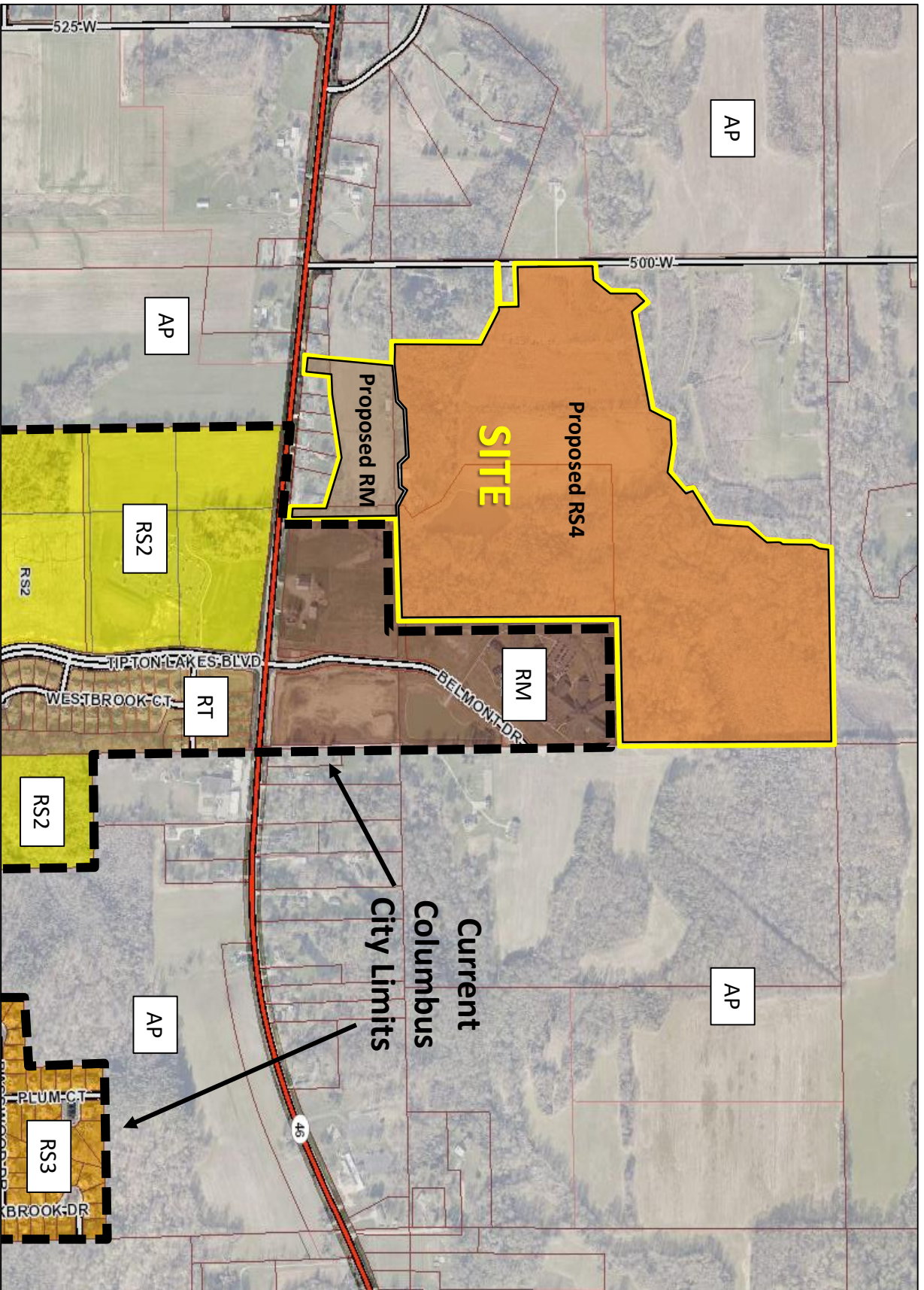
1. The applicant proposes an annexation and rezoning area of approximately 107 acres, with approximately 9 acres nearest State Road 46 proposed for RM (Residential: Multi-Family) zoning and the remaining 98 acres proposed for RS4 (Residential: Single-Family 4) zoning.
2. The area proposed for RM zoning adjoins a group of approximately 11 homes along State Road 46 and 500 West that are in an AP (Agriculture: Preferred) zoning district. As such, no buffer would be required between them and the RM development. Were these homes located in a single-family residential zoning district (RS1 through RS4), a Type B buffer would be required. A Type B buffer would include an additional 15-foot setback as well as plantings to partially screen the single-family homes from the RM development.
3. Type B buffers will be required by the zoning ordinance both (1) where the proposed RS4 and RM zoning districts meet and (2) on this subject property where its proposed RS4 area is adjacent to the RM zoning to the east (where the Belmont Senior Living facility is located).
4. The RS4 zoning proposed is the densest single-family residential district provided by the zoning ordinance, with a minimum lot size of 5,500 square feet. By comparison, the minimum lot size for RS3 is 7,200 square feet, for RS2 is 10,000 square feet, and for RS1 is 12,000 square feet.

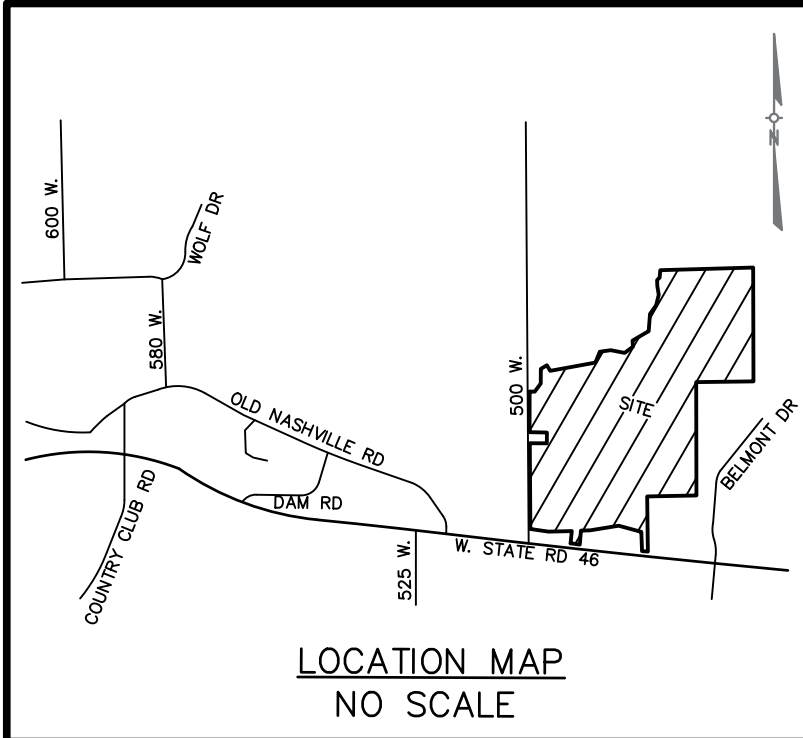
5. The subject property includes a pond and the floodway of Wolf Creek, which would have no development potential and total approximately 13 acres. In addition, the topography varies significantly across the site, with elevations ranging from 630 feet near Wolf Creek to 680+ feet on the eastern and southern portions of the property. Also, significant portions of the site are heavily wooded.
6. The subject site has frontage on State Road 46 and 500 West. The site can also be accessed through a future street right-of-way extending to the west from nearby Belmont Drive, which intersects with State Road 46.
  - a. State Road 46 is a Principle Arterial road and is under the jurisdiction of the Indiana Department of Transportation (INDOT). Principle arterial roads are intended to provide a high degree of mobility and generally serve longer vehicle trips to, from, and within the community. The subject property's limited frontage on State Road 46 in combination with the numerous driveways in this same area result in new street intersections and/or driveways being largely unable to meet the applicable minimum separation distances specified by the zoning and subdivision control ordinances (400 feet between driveways and 600 feet between street intersections). Access from this subject property to State Road 46 will, therefore, most likely be via 500 West and Belmont Drive.
  - b. The Belmont-platted future street right-of-way is 50-foot in width and would allow for the construction of a typical Local, Residential, Suburban street. Belmont Drive was constructed as a Collector, Residential, Suburban Street, with 10-foot travel lanes, adequate pavement width for future bicycle lanes, curb and gutter, tree lawns with street trees, and sidewalks in a 65-foot wide right-of-way. At the intersection with State Road 46, Belmont Drive widens to include one entrance lane and two exit lanes (one of which is dedicated to right turns onto State Road 46 westbound). The intersection also includes dedicated right and left turn lanes in both directions on State Road 46 and acceleration lanes.
  - c. Following the development of this property, 500 West would be best considered as a Minor Arterial, Residential, Suburban street. Improvements along the property's 500 West frontage will be required as part of the future subdivision of the proposed RS4 portion of the property and will be at the discretion of the Plan Commission. 500 West has a pavement width of 19-20 feet and a half right-of-way width along the east side of 15 feet. The west side half right-of-way varies as a result of right-of-way dedication during past minor subdivisions along that west side. For approximately 145 feet north of the intersection with State Road 46, the right-of-way widens to a total of 80 feet, again a product of past subdivisions on either side of the road. By comparison, the Thoroughfare Plan recommends that a Minor Arterial, Residential, Suburban street have a pavement width of 24 feet, plus curb and gutter in a total right-of-way width of 90 feet (a 45-foot half right-of-way).
  - d. While 500 West does close due to flooding from Wolf Creek (which is the north property line of the subject property), according to the Columbus Flood Risk Management Plan, that flooding occurs to the north of Wolf Creek. The 500 West frontage of the subject property remains flood free through a 500-year flood event and, therefore, access from the subject property south to State Road 46 would remain unobstructed.
7. The RM (Residential: Multi-Family) zoning district allows for a density of up to 25 units per acre. The proposed rezoning area contains 8.74 acres; therefore, the site could be developed at a maximum of 218 total dwelling units.
8. The RS4 (Residential-Single-Family) zoning district allows for a minimum lot area of 5,500 square feet. The area that is proposed to be rezoned for single-family homes contains approximately 85 developable acres. However, significant portions of the property would be needed for streets, storm water facilities, and required open space. For example, the recently development Windstar Woods neighborhood, also zoned RS4, devoted 30% of its land area to this infrastructure and open space. The woods and topography on this subject property would likely create further development inefficiencies and reduce the practically achievable density and intensity of development.
9. The applicant has indicated that the proposed RS4 zoning will provide needed flexibility to develop the property in consideration of its topography and other natural features as well as provide a diversity of lot sizes.
10. The intent of the zoning districts states that properties zoned RS4 and RM should have direct connections to convenience goods. The Westhill Shopping Center is located approximately 1.6 miles

east of the subject property. This shopping center provides a range of goods and services. According to the Planning Department's Neighborhood Commercial Access to Design Study, residents living within up to a half-mile distance of a commercial good were determined to have convenient access to those goods, which is generally considered within walking distance. Beyond that distance most individuals will instead choose to drive.

11. ColumBus transit does not service this area. 350 West is the farthest west the ColumBus travels, which is approximately 1.6 miles from the subject property.
12. Oakbrook Park is the nearest park to the subject property, located at the corner of Goeller Boulevard and Oakbrook Drive, and is approximately located 1.2 miles away from the subject property. It is not likely that the residents of the subject property would be able to walk to this park. It is a 9-acre park with basketball courts, a playground and picnic tables. However, the subdivision control ordinance will require the inclusion of open space if 50 or more lots are proposed on the subject property.
13. In the coming years, the Bartholomew Consolidated School Corporation (BCSC) plans to construct a new elementary school south of this subject property, on the south side of State Road 46 along Tipton Lakes Boulevard.

# Location & Zoning Context (Case #ANX-2025-003 & RZ-2025-003: Chase Point, LLC)

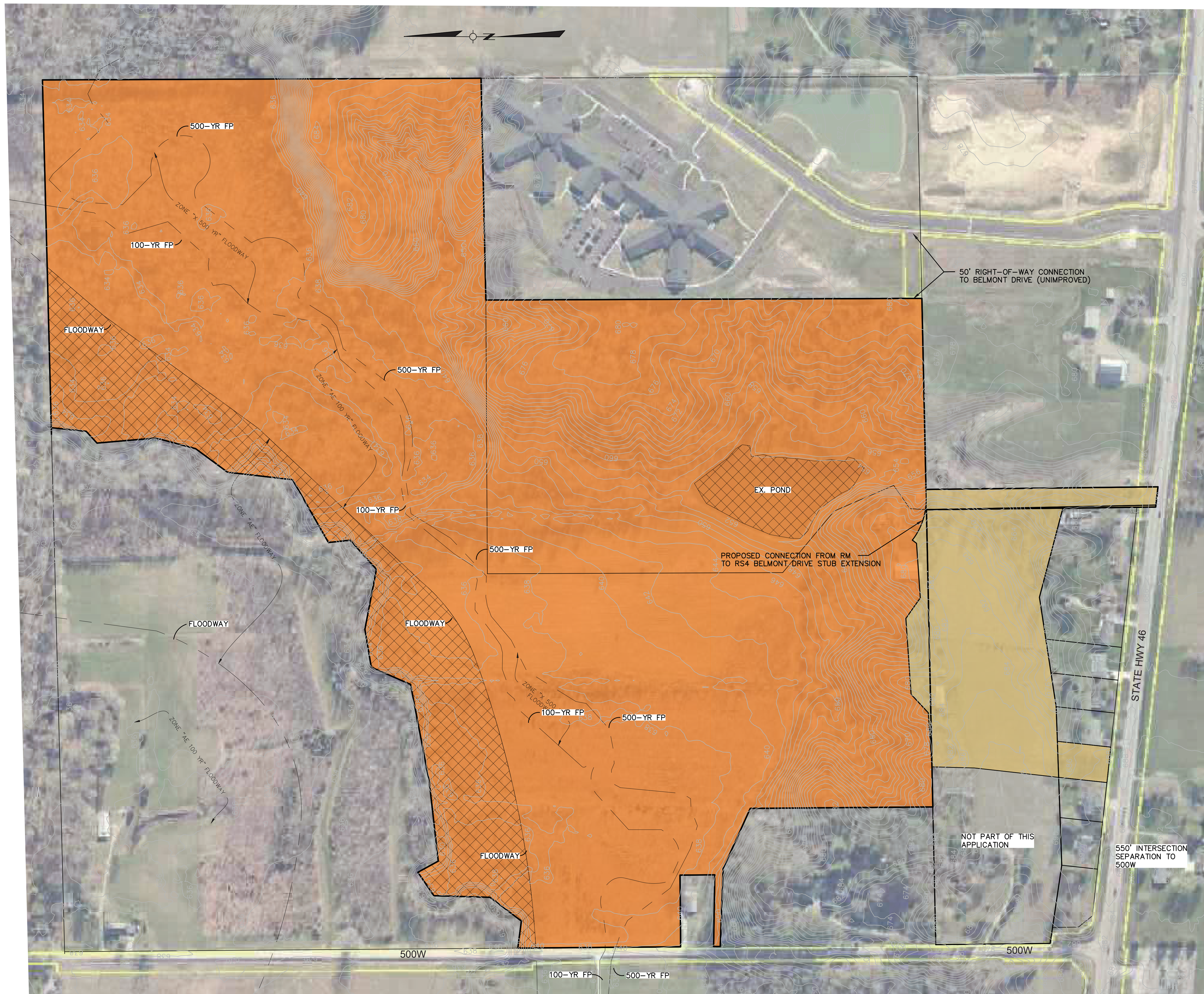




**PROPOSED ZONING LEGEND**

- RS4 - SINGLE FAMILY RESIDENTIAL  
AREA: 97.958 ACRES
- RM - MULTI-FAMILY RESIDENTIAL  
AREA: 8.739 ACRES
- RESTRICTED DEVELOPMENT AREA  
INCLUDES FLOODWAY AND EXISTING POND  
AREA: 13 ACRES +/-

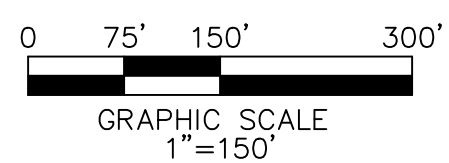
TOTAL AREA TO BE REZONED - 106.7 AC. +/-



**REZONING EXHIBIT DISCLAIMER:**

NO FIELD SURVEYING WAS PERFORMED IN ORDER TO DEVELOP THIS REZONING EXHIBIT. THE BOUNDARY SHOWN HEREON IS BASED ON A DEED PLOT OF THE RECORD DRAWINGS OF THE SUBJECT PARCELS AND IS SUBJECT TO VERIFICATION BY A LICENSED SURVEYOR PRIOR TO PLAN FINALIZATION.

THE PARCELS IN QUESTION MAY/ARE IMPACTED BY NATURAL FEATURES SUCH AS THE FLOODPLAIN (100- AND 500-YEAR), FLOODWAY, ETC. THE LIMITS OF THESE AND OTHER IMPACTS SHALL BE DETERMINED BY A LICENSED SURVEYOR OR ENGINEER PRIOR TO PLAN FINALIZATION.



1428 Lafayette Avenue  
Columbus, IN 47201  
502.527.7073 www.milestonedesign.org



CHASE POINT CAPITAL, LLC  
7162 W. STATE ROAD 46/303 N. 500 W.  
COLUMBUS, IN 47201  
PARCEL NOS.  
03-95-20-000-001.300-011  
03-95-20-000-001.301-011  
03-95-29-000-002.500-011  
03-95-29-000-002.101-011  
03-95-29-000-001.500-011

DATE: 02/18/25  
DRAWN BY: Z.A.M.  
CHECKED BY: T.D.T.  
SCALE: 1"=150' (HORZ)  
SCALE: N/A (VERT)

REVISIONS	
3/26/25	Revised Limits

**PRO-FORMA  
PENDING CLIENT  
& AGENCY REVIEW**

CONCEPT  
RESIDENTIAL  
MASTER PLAN

JOB NUMBER  
**25513**

**C1**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO AMEND ORDINANCE NO. 30, 2024 CREATING A DESIGNATED OUTDOOR REFRESHMENT AREA (DORA) KNOWN AS THE DOWNTOWN COLUMBUS SOCIAL DISTRICT**

**WHEREAS**, the Common Council of the City of Columbus, Indiana, previously adopted Ordinance No. 30, 2024 establishing a Designated Outdoor Refreshment Area (“DORA”) known as the Downtown Columbus Social District, pursuant to Indiana Code § 7.1-3-31; and

**WHEREAS**, the Council finds it in the best interest of the City to expand the list of Designated Retailer Permittees and modify the available Temporary Vendor Locations to better accommodate the needs of the public and participating businesses; and

**WHEREAS**, the following establishments have applied for and received approval from the Board of Public Works and Safety on April 8, 2025, pursuant to Resolution No. 7, 2025, to be designated as Designated Retailer Permittees authorized to participate in the Downtown Columbus Social District:

- Luciana’s Mexican Restaurant & Cantina – Columbus, located at 310 Washington Street;
- Hotel Indigo, located at 400 Brown Street; and
- Butcher Shop 410 LLC, located at 410 Washington Street;

and said establishments shall be incorporated into the ordinance accordingly; and

**WHEREAS**, the Temporary Vendor Map and Location Key for the Downtown Columbus Social District shall be updated to reflect the revised and expanded vendor locations; and

**WHEREAS**, it is in the interest of the City to support expanded participation by local establishments to enhance the vibrancy and success of the Social District;

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

**SECTION 1: Amendment to 5.30.070 – Designated Retailer Permittees**

That Section 5.30.070 of the Columbus Municipal Code is hereby amended to read as follows:

5.30.070 Designated Retailer Permittees.

A. The following retailer permittees have submitted a completed application to the City to participate in the Downtown Columbus Social District as a “Designated Permittee”:

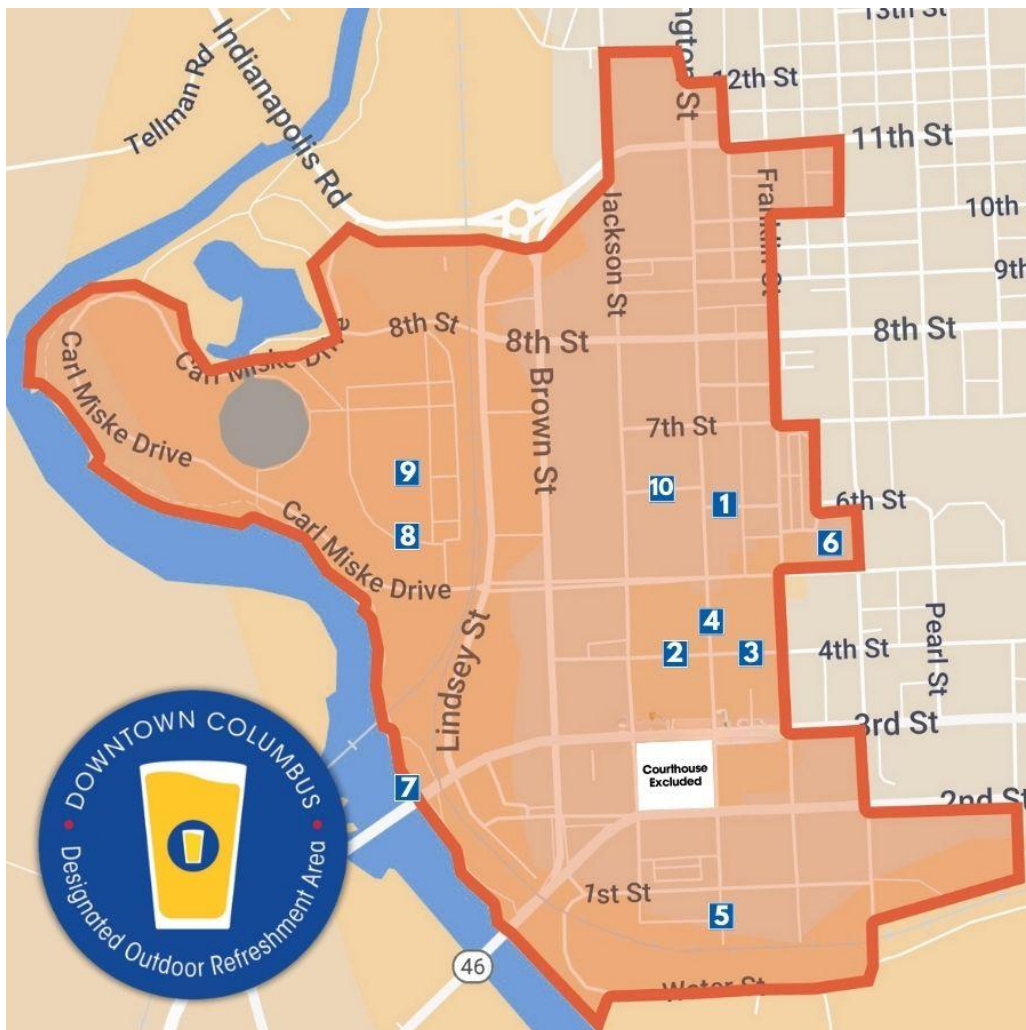
1. ZwanzigZ Pizza, located at 1038 Lafayette Avenue
2. Thai Connection, located at 527 Washington Street
3. Henry Social Club, located at 423 Washington Street
4. Swine & Dine, located at 412 Washington Street
5. 4th Street Bar & Grill, located at 433 4<sup>th</sup> Street

6. Black Sheep Pizza, located at 318 Washington Street
7. The Columbus Bar, located at 322 4<sup>th</sup> Street
8. Taku Japanese Steakhouse, located at 305 4<sup>th</sup> Street
9. The Garage Pub, located at 308 4<sup>th</sup> Street
10. Upland Pumphouse, located at 148 Lindsey Street
11. ZwanzigZ Production Brewery, located at 315 12<sup>th</sup> Street
12. Luciana's Mexican Restaurant & Cantina – Columbus, located at 310 Washington Street
13. Hotel Indigo, located at 400 Brown Street
14. Butcher Shop 410 LLC, located at 410 Washington Street

**SECTION 2: Amendment to Temporary Vendor Map and Location Key**

That the Temporary Vendor Map and Temporary Vendor Location Key in Section 5.30.080 of the Columbus Municipal Code are hereby amended to be displayed and read as follows:

**TEMPORARY VENDOR MAP**



**Temporary Vendor Location Key:**

1. 6<sup>th</sup> Street Arts Alley
2. 4th Street – Jackson to Washington Street
3. 4th Street – Washington to Franklin Street
4. Washington Street – 3<sup>rd</sup> to 5<sup>th</sup> Street
5. Washington Street – Between the Railroad and 1st Street
6. 5<sup>th</sup> Street Library Plaza
7. Plaza on People Trail Connection
8. Millrace Park – Near Amphitheater
9. Millrace Park – West of Parking Lot
10. 6<sup>th</sup> Street – Jackson Street to Washington Street

**SECTION 3: Severability**

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

**SECTION 4: Incorporation into Code**

This amendment shall be codified as part of Chapter 5.30 of the Columbus Municipal Code and shall become effective upon passage, approval by the Mayor, approval by the Indiana Alcohol and Tobacco Commission, and any other legal requirements.

**CITY OF COLUMBUS, INDIANA**

\_\_\_\_\_  
\_\_\_\_\_, Presiding Officer

**ATTEST:**

I hereby certify that the foregoing ordinance amendment was duly passed by the Common Council of the City of Columbus, Indiana, at a meeting thereof held on the \_\_\_\_ day of \_\_\_\_\_, 2025 by the following vote:

	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
<b>Chris Bartels (District 1)</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Elaine Hilber (District 2)</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Jerone Wood (District 3)</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Frank Miller (District 4)</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Kent Anderson (District 5)</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Jay Foyst (District 6)</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Josh Burnett (Councilor at Large)</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Tom Dell (Councilor at Large)</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Grace Kestler (Councilor at Large)</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The foregoing ordinance amendment passed by the Common Council of the City of Columbus, Indiana, on the \_\_\_\_ day of \_\_\_\_\_ 2025, is presented by me this \_\_\_\_ day of \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ .M., to the Mayor of the City of Columbus, Indiana.

\_\_\_\_\_  
Luann Welmer  
Clerk of the Common Council

The foregoing ordinance amendment passed by the Common Council of the City of Columbus, Indiana, on the \_\_\_\_ day of \_\_\_\_\_ 2025, is approved by me this \_\_\_\_ day of \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ .M.

\_\_\_\_\_  
Mary K. Ferdon, Mayor