



Luann G. Welmer, City Clerk

City Council Members

All terms are January 01, 2024-December 31, 2027

Frank Miller, District 4 – President

Dr. Christopher Bartels, District 1

Elaine Hilber, District 2

Jerone Wood, District 3

Kent Anderson, District 5

Jay Foyst, District 6

Josh Bumett, At-Large

Tom Dell, At-Large

Grace Kestler, At-Large

Information provided in compliance with I.C. 5-14-9

City Council Meeting Agenda Council Chambers Tuesday, September 2, 2025 6:00 P.M.

I. Meeting Called to Order

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

II. Old Business

- A. Second reading of an Ordinance entitled "ORDINANCE NO.____, 2025, AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, CREATING SECTION 2.11.040 OF THE COLUMBUS MUNICIPAL CODE TO ESTABLISH THE POSITION OF DEPUTY CONTROLLER." Regina McIntyre

III. New Business

- A. First reading of an Ordinance entitled "ORDINANCE NO.____, 2025, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM CN (COMMERCIAL: NEIGHBORHOOD) TO RM (RESIDENTIAL: MULTI-FAMILY)." (Dover Development Rezoning) Jeff Bergman

IV. Other Business

- A. Standing Committee and Liaison Reports
- B. The next meeting is scheduled for **Tuesday, September 16, 2025, 6:00 p.m.**
- C. Adjournment

Meetings of the Columbus City Council are open to the public and can be watched live on the City of Columbus website:
<https://www.columbus.in.gov/video/live-streaming/>

Columbus City Council Meetings are accessible to people of all abilities. The City of Columbus works to comply with the Americans with Disabilities Act (ADA). If you require an accommodation to attend a meeting, please contact Jody Coffman at (812) 376-2302 at least 48 hours prior to the start of the meeting.

A Public Comment session for non-agenda items is provided at the end of the Council meeting as an opportunity for residents to address the City Council Members about matters pertaining to the City. Participation is encouraged, however, to respect others who wish to speak, public comment is not intended to be a public conversation. Before speaking, a person must provide their name and address for public record. Each speaker is given a reasonable amount of time to speak (determined by the City Council President). Any speaker that engages in personal attacks and/or acts in an uncivil manner will be stopped and may be prohibited from future opportunities to publicly address the Council. All requests to speak must be submitted in writing prior to the meeting either online at <https://www.columbus.in.gov/addressing-city-council-sign-up-form/> or by filling out a paper form located on the Tech Table in Council Chambers.

ORDINANCE NO. ____, 2025

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, CREATING SECTION 2.11.040 OF THE COLUMBUS MUNICIPAL CODE TO ESTABLISH THE POSITION OF DEPUTY CONTROLLER

WHEREAS, Indiana Code § 36-1-3 et. seq. confers upon units of government within the State of Indiana such powers as necessary or desirable to conduct the affairs of local government; and

WHEREAS, Indiana Code § 36-4-6-18 authorizes the Common Council of the City of Columbus, Indiana to pass such ordinances, orders, resolutions and motions as may be necessary and proper for the governmental unit to fulfill and satisfy the responsibilities and duties of said governmental unit; and

WHEREAS, Indiana Code § 36-4-10-5(b) sets forth the statutory duties of a city controller in a second class city; and

WHEREAS, Indiana Code § 36-4-11-5 authorizes the Common Council to enact an ordinance permitting the City controller to appoint a deputy controller, who may perform official acts on the controller's behalf and for whose actions the controller remains responsible; and

WHEREAS, the Common Council of the City of Columbus, Indiana desires to establish the position of deputy controller within the Columbus Municipal Code and formally authorize the deputy controller to perform the statutory duties of the controller when delegated by the controller or in the controller's absence.

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

Section 1. Chapter 2.11 of the Columbus Municipal Code is hereby amended to add a new Section 2.11.040 titled "Deputy Controller," which shall read as follows:

2.11.040 – Deputy Controller

- A. There is hereby established the position of deputy controller within the City Department of Finance.
- B. The deputy controller shall be appointed by the controller and shall serve at the pleasure of the controller.
- C. The deputy controller is authorized to perform the statutory duties of the controller as set forth in Indiana Code § 36-4-10-5(b), as it may be amended from time to time. The controller shall remain legally responsible for the official acts of the deputy controller pursuant to Indiana Code § 36-4-11-5.
- D. The deputy controller shall have authority to act on behalf of the controller in the controller's absence or when such authority is expressly delegated by the controller, provided such actions are consistent with Indiana Code and the Columbus Municipal Code.
- E. Nothing in this section shall be construed to limit or diminish the statutory authority or responsibilities of the Controller under Indiana law.

Section 2. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor as required by law.

ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA, on this 2nd day of September 2025.

Frank Miller, President
City of Columbus Common Council

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 2nd day of September 2025, by the following vote:

	AYE	NAY	ABSTAIN	ABSENT
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 2nd day of September 2025, is presented by me this ____ day of September 2025, at _____ o'clock _____.M, to the Mayor of the City of Columbus, Indiana.

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 2nd day of September 2025, is approved by me this ____ day of September 2025, at _____ o'clock _____.M.

Mary K. Ferdon, Mayor
City of Columbus



MEMORANDUM

TO: Columbus City Council Members

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

DATE: August 21, 2025

RE: Dover Development Rezoning
(*Plan Commission Case #RZ-2025-007*)

At its August 13, 2025 meeting, the Columbus Plan Commission reviewed the above referenced application and forwarded it to the City Council with a favorable recommendation by a vote of 8 in favor and 2 opposed.

Dover Development proposes to rezone the 8.48 acres at the southeast corner of Middle and Rocky Ford Roads from CN (Commercial: Neighborhood) to RM (Residential: Multi-Family). The applicants have indicated their intent to develop the property as an assisted living facility.

Several members of the public spoke during the Plan Commission's public hearing on this request. They generally offered questions about the potential assisted living facility, expressed concerns about the condition of Trestle Drive (providing access to the east side of the property), and discouraged commercial development on the property.

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

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

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

ORDINANCE NO.: _____, 2025

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY
FROM CN (COMMERCIAL: NEIGHBORHOOD)
TO RM (RESIDENTIAL: MULTI-FAMILY)**

**To be known as the: Dover Development Rezoning
Plan Commission Case No.: RZ-2025-007**

WHEREAS, this rezoning was requested by Dover Development and includes the consent of all owners of the subject property; and

WHEREAS, the Columbus Plan Commission did, on August 13, 2025, hold a legally advertised public hearing on said request and has certified a favorable recommendation to the Common Council; and

WHEREAS, the Common Council has considered the criteria contained in Section 12.6(G) of the City of 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 following described real estate, which is in the zoning jurisdiction of the City of Columbus, Indiana, shall be changed from CN (Commercial: Neighborhood) to RM (Residential: Multi-Family):

PART OF THE SOUTHEAST QUARTER OF SECTION 7 AND PART OF THE SOUTHWEST QUARTER OF SECTION 8, ALL IN TOWNSHIP 9 NORTH, RANGE 6 EAST IN COLUMBUS TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING MONUMENT MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 7, THENCE SOUTH 88-36-37 WEST, AN ASSUMED BEARING, ALONG THE NORTH LINE OF SAID QUARTER 45.78 FEET TO A POINT; THENCE SOUTH 01-23-23 EAST A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE PROPOSED SOUTH R/W LINE OF ROCKY FORD ROAD FOR THE NEXT THREE CALLS, NORTH 88-36-37 EAST A DISTANCE OF 45.48 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID QUARTER; THENCE NORTH 88-36-58 EAST A DISTANCE OF 96.78 FEET TO A POINT; THENCE NORTH 86-14-26 EAST A DISTANCE OF 529.07 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF TRESTLE DRIVE AND A NON-RADIAL CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET AN ARC LENGTH OF 18.48 FEET TO THE PT THEREOF, SAID PT BEARS SOUTH 30-51-46 EAST A CHORD DISTANCE OF 18.06 FEET FROM THE LAST SAID POINT; THENCE SOUTH 09-41-35 EAST A DISTANCE OF 18.24 FEET TO A POINT; THENCE SOUTH 02-34-05 EAST A DISTANCE OF 415.00 FEET TO A POINT OF THE NORTH LINE OF CEDAR RIDGE, SECTION ONE, AS RECORDED IN PLAT BOOK "J", PAGE 73 AND CEDAR RIDGE, SECTION TWO, AS RECORDED IN PLAT BOOK "P", PAGE 156B IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY; THENCE SOUTH 87-26-06 WEST ALONG THE NORTH LINE OF SAID CEDAR RIDGE SUBDIVISION A DISTANCE OF 936.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MIDDLE ROAD; THENCE NORTH 22-17-10 EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 224.24 FEET TO THE PC OF A CURVE TO THE LEFT; THENCE NORTHEASTERLY 193.37 FEET ALONG SAID CURVE HAVING A RADIUS OF 2,899.93 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 20-22-58 EAST AND A LENGTH OF 193.33 FEET TO THE PT OF SAID CURVE; THENCE NORTH 26-52-40 EAST A DISTANCE OF 46.70 FEET TO A POINT; THENCE NORTH 47-25-28 EAST A DISTANCE OF 21.26 FEET TO A POINT; THENCE NORTH 81-00-56 EAST A DISTANCE OF 45.40 FEET TO THE POINT OF BEGINNING, CONTAINING 8.48 ACRES MORE OR LESS.

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

No conditions or commitments are attached to this rezoning.

SECTION 3: Repealer

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

SECTION 4: Severability

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

SECTION 5: Effective Date

This ordinance shall be effective upon and after the date and time of its adoption, 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 16th day of September 2025, by the following vote:

	AYE	NAY	ABSTAIN	ABSENT
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 16th day of September 2025, is presented by me this 17th day of September 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 Ordinance passed by the Common Council of the City of Columbus, Indiana, on the 16th day of September 2025, is approved by me this ____ day of September 2025, at _____ o'clock _____.M.

Mary K. Ferdon, Mayor

RESOLUTION: RZ-2025-007

of the City of Columbus, Indiana Plan Commission

regarding
**Case number RZ-2025-007
(Dover Development Rezoning),
a proposal to rezone +/-8.48 acres
from CN (Commercial: Neighborhood) to RM (Residential: Multi-Family)**

WHEREAS, the Plan Commission has received the application referenced above from Dover Development; 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 August 13, 2025, hold a public hearing consistent with the applicable requirements of Indiana law, the City of 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 Zoning Ordinance; and

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

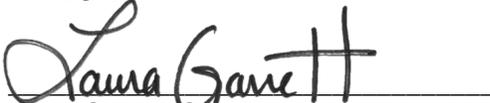
NOW THEREFORE BE IT RESOLVED, by the Plan Commission of the City of Columbus, Indiana, as follows:

- 1) The rezoning of the property subject to the application (approximately 8.48 acres located at the southeast corner of the intersection of Middle Road and Rocky Ford Road) is forwarded to the Common Council with a favorable recommendation.
- 2) This resolution shall serve as the certification required for such ordinance amendments (re-zonings) by Indiana Code Section 36-7-4-605.

ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 13th DAY OF AUGUST, 2025 BY A VOTE OF 8 IN FAVOR AND 2 OPPOSED.


Michael Kinder, President

ATTEST:


Laura Garrett, Secretary



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (August 13, 2025 Meeting)

Docket No. / Project Title: RZ-2025-007 (Dover Development)
Staff: Melissa Begley

Applicant: Dover Development, LLC
Property Size: 8.48 Acres
Current Zoning: CN (Commercial: Neighborhood)
Proposed Zoning: RM (Residential: Multi-Family)
Location: On the south side of Rocky Ford Road between Middle Road and Trestle Drive (2601 Rocky Ford Road), in the City of Columbus

Background Summary:

The applicant has indicated that the proposed rezoning is for the purpose of developing an assisted living and memory care facility.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application: Should the existing CN zoning and the possibility for future neighborhood-serving commercial uses be preserved on this property?

Preliminary Staff Recommendation:

Unfavorable recommendation to the City Council, the proposed rezoning does not represent responsible growth and development, and does not represent the most desirable use for this property, both of which are better serviced if the property retains its CN zoning.

Plan Commission Options:

In reviewing a request for rezoning the Plan Commission may (1) forward a favorable recommendation to the City Council, (2) forward an unfavorable recommendation to the City Council, (3) forward the application 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 rezoning applications.

Decision Criteria:

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 advocates “allowing various housing types” and “developing new housing where adequate public services can be provided economically”. It also identifies the need to maintain and enhance neighborhood-scale business areas, with special attention to the unique character of each area, further stating that neighborhoods can be enhanced by convenient shopping areas, provided that these are of a type, size and design consistent with their surroundings.

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

Preliminary Staff Comments: The area is a mix of residential uses of varying densities with high-density apartments and mobile / manufactured home communities to the north and large single family residential neighborhoods to the south, west and northwest. There is a large lot residential home, a former farm, at the northwest corner of Middle Road and Rocky Ford Road and a fitness center (Columbus Fit and Royalty Athletics) to the east. Farther to the east there are open farm fields which are predominantly located in the floodway and 100-year floodplain. The area, however, lacks convenient, walkable access for residents to commercial goods and services.

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

Preliminary Staff Comments: Housing is a desirable use. Neighborhood scale commercial uses, which are designed to fit within an existing residential area and are pedestrian friendly within a walkable area, are also desirable. The property has the access to public utilities and high-volume streets that could accommodate either use. However, the area lacks convenient access to commercial goods and this property is one of few available, CN-zoned locations that could serve the surrounding concentration of residential neighborhoods with those convenient, walkable commercial goods and services.

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 request to rezone to RM (Residential: Multi-Family) is approved. The potential RM zoning district uses are consistent with others in the area.

Responsible growth and development.

Preliminary Staff Comments: With the close proximity to surrounding residential neighborhoods and high volume streets, this area would be appropriate for multi-family residential. However, the area is lacking convenient access to commercial goods and services and this site, currently zoned CN, provides the opportunity to introduce these neighborhood-serving commercial uses. Rezoning the site to RM would both introduce additional residents into an underserved area and permanently remove the opportunity to provide the needed goods and services.

Current Property Information:	
Land Use:	Single-Family Residential, Agricultural Farm Field
Site Features:	Single-Family Dwelling
Flood Hazards:	500-year floodway fringe (on the eastern portion of the property)
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	Airport Hazard Area Horizontal Zone
Vehicle Access:	Rocky Ford Road (Minor Arterial, Residential, Suburban) Middle Road (Collector, Residential, Suburban)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	RM (Residential: Multi-Family) RMH (Residential: Manufactured Home Park)	Embarq Apartments Candlelight Village Mobile Home Park
South:	RT (Residential: Two-Family)	Cedar Ridge Single-Family Residential Subdivision
East:	CN (Commercial: Neighborhood)	Columbus Fit/Royalty Athletics
West:	RS3 (Residential: Single Family 3)	Heathfield Single-Family Residential Subdivision

Zoning District Summary (Existing / Proposed):		
	Existing Zoning: CN	Proposed Zoning: RM
Zoning District Intent:	To provide convenience goods, services, and amenities within close proximity to residential areas. This district is also intended to enable the development of small-scale, mixed-use neighborhood centers. The commercial centers are generally to be located at major intersections, should be pedestrian oriented in the City of Columbus jurisdiction, and should provide ample buffering from adjacent residential uses. Further, this district should be protected from non-neighborhood serving land uses and businesses.	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 serviced 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. This district may be used to provide a transition from regional commercial areas to moderate density single-family residences.

Permitted Uses:	<p>Residential Uses</p> <ul style="list-style-type: none"> • Dwellings, secondary (on upper floors of other uses). <p>Park Uses</p> <ul style="list-style-type: none"> • Nature preserve / Conservation area <p>Commercial Uses</p> <ul style="list-style-type: none"> • Personal service uses • Restaurant 	<p>Residential Uses</p> <ul style="list-style-type: none"> • Multi-family dwelling • Two-family dwelling • Nursing home / Assisted living facility • Retirement facility <p>Park Uses</p> <ul style="list-style-type: none"> • Nature Preserve / Conservation Area
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	<ul style="list-style-type: none"> Retail uses (small scale) 	<ul style="list-style-type: none"> Park / Playground
Water and Sewer Service:	Required	Required
Lot and/or Density Requirements:	<p>Minimum Lot Area: 5,000 sq. ft.</p> <p>Maximum Lot Area: 5 acres (217,800 sq. ft.)</p> <p>Maximum Lot Coverage: 75%</p>	<p>Maximum Gross Density: 25 dwelling units per acre</p> <p>Minimum Lot Area:</p> <p>Non-residential Use: 5,000 square feet</p> <p>Residential Use: 1,500 square feet per dwelling unit (with a minimum of 6,000 square feet if fewer than 4 units)</p> <p>Maximum Lot Coverage: 65%</p>
Setbacks Required:	<p>Side Yard Setback: Primary Structure: 5 feet Accessory Structure: 5 feet</p> <p>Rear Yard Setback: Primary Structure: 5 feet Accessory Structure: 5 feet</p> <p>Maximum Front Yard Setback: Arterial Street or Road: 10 feet*</p> <p><i>*The maximum front setback shall not apply to primary structures on properties which include outdoor dining, assembly, or similar space which conforms to the maximum 10 foot setback when that outdoor space is immediately adjacent to the primary structure</i></p>	<p>Side Yard Setback: Two-family Structure: 5 feet Multi-family Structure: 10 feet Non-residential Structure: 10 feet Accessory Structure: 5 feet</p> <p>Rear Yard Setback: Primary Structure: 10 feet Non-residential Structure: 10 feet Accessory Structure: 5 feet</p> <p>Front Yard Setback: Arterial Street: 10 feet Collector Street: 10 feet* Local Street: 10 feet*</p> <p><i>*25 feet for any auto service bay, auto fuel canopy, or other similar vehicle access points to structures.</i></p>
Height Restrictions:	<p>Primary Structure: 35 feet</p> <p>Accessory Structure: 25 feet</p>	<p>Primary Structure: 50 feet</p> <p>Accessory Structure: 25 feet</p>

Floor Area Requirements:	Minimum Ground Floor Living Area: Not applicable Minimum Living Area / Dwelling: 500 square feet	Minimum Ground Floor Living Area: Not applicable Minimum Living Area / Dwelling: Two-Family: 1,000 square feet Multi-Family: 500 square feet
Primary Permanent Signs:	Wall Signs: 2 permitted, up to 8% of the street-facing wall area or 200 square feet, whichever is less. Freestanding Signs: 1 per public street frontage, up to 6 feet in height, up to 50 square feet.	Freestanding Signs: 2 permitted for each vehicle entrance to the property from a public street or road, up 6 feet in height and to 32 square feet in area.

Interdepartmental Review:	
City Engineering:	No comments received.
City Utilities:	No concerns.
Fire Department:	No comments.

Comprehensive Plan Consideration(s):

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

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

1. **POLICY A-2-11:** Encourage all new development to be in scale (height, area, mass, setback, etc.) with its surroundings, determined on a neighborhood-by-neighborhood basis.
New development should be designed in a manner that is sensitive to the surroundings.
2. **POLICY A-2-18:** Maintain and enhance neighborhood-scale business areas, with special attention to the unique character of each area.
Neighborhoods can be enhanced by convenient shopping areas, provided that these are of a type, size and design consistent with their surroundings.
3. **GOAL D-1: Develop new housing where adequate public services can be provided economically.**
4. **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.
5. **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.
6. **GOAL D-2: Encourage development of a sufficient supply of diverse housing types, sizes, and price ranges in the community.**
7. **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.

8. **POLICY E-3-1:** Allow the free market and private investment decisions to govern the quantity of each type of business and the variety of goods and services available, within the framework of an overall land use plan.

The city should not make decisions about the number of certain businesses that are needed. The market, not the government, should decide whether another restaurant, another filling station, or another clothing store is needed. These businesses, however, must be located in areas where the plan indicates that they are appropriate and compatible with surrounding land uses.

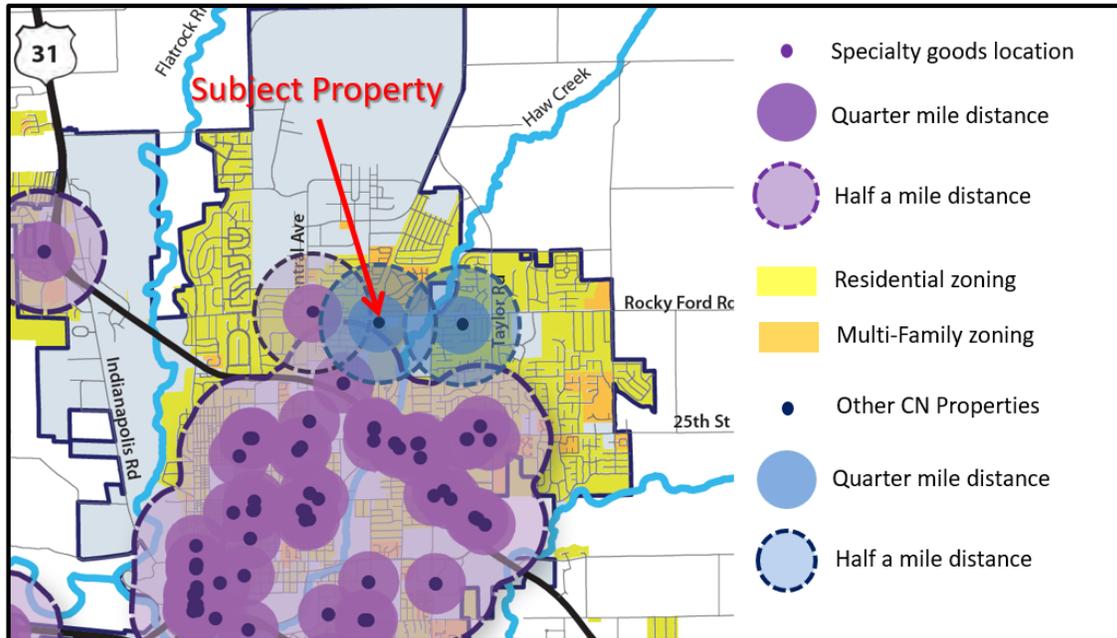
This property is located in the Western Rocky Ford Neighborhood character area. The following Planning Principle(s) apply to this application:

1. Multifamily housing should be considered where the street system is adequate to accommodate the traffic without lowering the level of service.
2. Commercial development should be restricted to arterial streets.
3. Future commercial development should be in suburban business centers or neighborhood business centers, not individual commercial parcels in strips along roadways.
4. On streets other than National Road and Central Avenue, commercial development should be primarily neighborhood-type uses, to serve residents of the area rather than the community as a whole.

Planning Consideration(s):

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

1. The applicant is proposing to rezone the subject property from CN (Commercial: Neighborhood) to RM (Residential: Multi-family) for the purposes of developing an assisted living and memory care facility.
2. In 2017, the Planning Department completed a "Neighborhood Commercial Access & Design Study". The purpose of the study was to explore the benefits of neighborhood commercial uses and to identify how these benefits can be offered to Columbus residents while minimizing the disadvantages often associated with living near commercial uses. As part of the study, existing locations of necessity goods (grocery stores and pharmacies), personal service uses (hair/nail salons, massage, or tanning salon services), restaurants, and small scale specialty goods (meat markets, bakeries, book stores, and flower shops) were mapped with a quarter-mile and half-mile radius identified around each site. A quarter mile is considered a 5-minute walking distance and a half-mile is considered a 10-minute walking distance. One of the conclusions of this study was that the neighborhoods in the northeast quadrant of the City are underserved. The subject property is one of few available, CN-zoned locations that could serve these neighborhoods with convenient, walkable commercial uses.
3. Based on the Neighborhood Commercial Study, the map below indicates the areas that have access to specialty goods within a quarter mile and a half a mile



4. There is a significant concentration of housing in this immediate area with a high-density apartment complex and two mobile / manufactured home communities to the north and large single family residential neighborhoods to the south, west and northwest.
5. The subject property was identified on the Infill Sites Profile document that was created in 2012 and updated in 2022. The document highlights vacant properties throughout the City and provides a summary and site analysis for each property as an aid for potential developers. The site analysis summary concluded that this site would offer the potential for neighborhood commercial development due to its proximity to the intersection of Rocky Ford Road and Middle Road.
6. The nearest existing commercial area is .5 miles to the west of this neighborhood at the intersection of Rocky Ford Road and Central Avenue. This area is zoned CN and current businesses include Kovenor's Korner Ice Cream Store, Culligan Water Treatment Systems, Columbus Family Medicine, and Kindercare Child Daycare Center. The nearest concentration of convenience goods are approximately .75 miles south at the intersection of US 31 and Middle Road, which includes fast food restaurants, Rural King, the Kroger Marketplace, etc.
7. The area is provided with access to the city-wide bicycle & pedestrian network through a shared use path along Middle Road and a shared use path and bicycle lanes along Rocky Ford Road. The Bicycle & Pedestrian Plan also recommends a shared-use path along Trestle Drive (which would connect through a new, future neighborhood to the Everroad Park neighborhood).
8. The area is served by the ColumBUS Transit System. Route 1 runs along Middle Road and Rocky Ford Road.
9. The nearest public parks to the area include Blackwell Park (.87 miles), Hamilton Center/Lincoln Park (1.1 miles), Par 3 Golf Course (1.23 miles).
10. A portion of the property is located within the Flood Zone X (500-year floodway fringe). Any future development will be required to meet the standards for development in a special flood hazard area, as described in Section 4.7 of the Zoning Ordinance. These standards include, but are not limited to, constructing the lowest floor of all structures at or above the flood protection grade.
11. Section 8.2 (Table 8.3) of the Zoning Ordinance requires that a Buffer Yard Type C be installed when development of a property zoned RM (Residential Multi-family) is adjacent to RT (Residential: Two-Family) as would be the case along the south property line if this parcel is rezoned. A Buffer Yard Type C (Section 8.2(E)) includes a minimum width of 15 feet in addition to the minimum 10-foot setback otherwise required by the ordinance (for a total buffer width of 25 feet), and also requires 50 landscaping points per 50 linear feet of buffer yard frontage (this equates to two large trees or 7 shrubs every 50 feet).

Location & Zoning Context (Case #RZ-2025-007: Dover Development)

