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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 Burnett, 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, January 6, 2026 6:00 P.M.

I. Meeting Called to Order

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

II. Election of City Council President and Vice-President Slate for 2026

III. City Council Slate of Appointments to Boards, Commissions, and Committees for 2026

IV. Old Business

- A. Second reading of an Ordinance entitled "ORDINANCE NO.____, 202_, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM RM (RESIDENTIAL: MULTI-FAMILY) TO CO (COMMERCIAL: PROFFESIONAL OFFICE)." (National Road Professional Plaza Rezoning) Jeff Bergman

V. New Business

- A. None

VI. Other Business

- A. Standing Committee and Liaison Reports
- B. The next meeting is scheduled for **Tuesday, January 20, 2026, 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.



MEMORANDUM

TO: Columbus City Council Members

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

DATE: November 20, 2025

RE: National Road Professional Plaza Rezoning
(*Plan Commission Case #RZ-2025-011*)

At its November 12, 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 7 in favor and 0 opposed.

The National Road Professional Plaza includes two parcels - one of 1.5 acres at the immediate northwest corner of National Road and Sycamore Court that contains the office buildings, and one of 0.28 acres further north along Sycamore Court than contains a small parking lot. The larger lot is zoned CO (Commercial: Professional Office), the smaller lot is zoned RM (Residential: Multi-Family). The National Road Professional Plaza Owners Association proposes to rezone the smaller lot to CO, to match the zoning of their other parcel. The Association may combine the two parcels in the future.

No members of the public spoke at the Plan Commission's public hearing on this request.

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.: _____, 202__

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

**To be known as the: National Road Professional Plaza Rezoning
Plan Commission Case No.: RZ-2025-011**

WHEREAS, this rezoning was requested by the National Road Professional Plaza Owners Association, Inc.; and includes the consent of all owners of the subject property; and

WHEREAS, the Columbus Plan Commission did, on November 12, 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 of the City of Columbus, Indiana has considered the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance.

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

SECTION 1: Official Zoning Map

The zoning classification of the following described real estate, which is in the zoning jurisdiction of the City of Columbus, Indiana, shall be changed from RM (Residential: Multi-Family) to CO (Commercial: Professional Office):

Replatted Lot 5 of "A Replat of Lots 5 & 6 in Forest Park West" as recorded in Plat Book "I", Page 66 in the Office of the Recorder of Bartholomew County, Indiana.

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 _____, 202__ 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 ___ day of _____ 202_, 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 ___ day of _____ 202_, is presented by me this ___ day of _____ 202_, 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 ___ day of _____ 202_, is approved by me this ___ day of _____ 202_, at _____ o'clock _____ .M.

Mary K. Ferdon, Mayor

RESOLUTION: RZ-2025-011

of the City of Columbus, Indiana Plan Commission

regarding

Case number RZ-2025-011

(National Road Professional Plaza Rezoning),

a proposal to rezone +/-0.28 acres

from RM (Residential: Multi-Family) to CO (Commercial: Professional Office)

WHEREAS, the Plan Commission has received the application referenced above from the National Road Professional Plaza Owners Association, Inc.; 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 November 12, 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 0.28 acres located on the west side of Sycamore Court, north of its intersection with Sycamore Drive) 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 12th DAY OF NOVEMBER, 2025 BY A VOTE OF 7 IN FAVOR AND 0 OPPOSED.



Michael Kinder, President

ATTEST:



Laura Garrett, Secretary



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (November 12, 2025 Meeting)

Docket No. / Project Title: RZ-2025-011 (National Road Professional Plaza)
Staff: Melissa Begley

Applicant: National Road Professional Plaza Owners Association, Inc
Property Size: 12,346 square feet
Current Zoning: RM (Residential: Multi-Family)
Proposed Zoning: CO (Commercial: Professional Office)
Location: On the west side of Sycamore Court, 325 feet north of National Road, in the City of Columbus

Background Summary:

The applicant has indicated that the proposed rezoning is for the purpose of rezoning the property from RM (Residential: Multi-Family) to CO (Commercial: Professional Office), in order to match the zoning and combine the lot with property immediately to the south. The subject property is a parking lot that has historically been used in combination with the adjacent commercial offices.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application: None

Preliminary Staff Recommendation:

Favorable recommendation to the City Council.

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 Future Land Use Map shows a commercial corridor along this area of National Road, with residential beyond.

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

Preliminary Staff Comments: This property is already a part of the adjacent commercial center, due to its existing legal non-conforming parking lot use. The character of Sycamore Court is mixed-use with offices and variety of multi-family housing types.

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

Preliminary Staff Comments: The intent of the CO zoning district is to be used to transition from residential to other, more intense, business or industrial zoning districts, which would apply in this instance. The maximum height in the CO zoning district is less than the maximum height in the RM zoning district and the permitted uses in the CO district are limited. A commercial use on this property when combined with the adjacent commercial property is the most desirable use for which the land is adapted.

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

Preliminary Staff Comments: Property values will not be impacted in a negative way if the rezoning request is approved. If zoned commercial, this property could either remain a parking lot or be redeveloped for CO uses. The intent of the CO zoning district is to be used to transition from residential to other, more intense, business or industrial zoning districts, which would apply in this instance. For example, the maximum height in the CO zoning district is less than the maximum height in the RM zoning district. Additionally, the permitted uses in the CO district are limited. A commercial use on this property would not affect the value of adjacent multi-family residential properties or have a city-wide property value affect.

Responsible growth and development.

Preliminary Staff Comments: The property was developed as a parking lot and has been historically used in conjunction with the adjacent commercial property. A commercial use at this property would be acceptable as the intent of the CO zoning district is to be used to transition from residential to other, more intense, business or industrial zoning districts, which would apply in this instance. This site is in close proximity to National Road, is already in a mixed use area, and Sycamore Court is designed to handle commercial traffic. Rezoning the property to CO (Commercial: Professional Office) represents responsible growth and development.

| Current Property Information: | |
|---|--|
| Land Use: | A parking lot |
| Site Features: | A parking lot |
| Flood Hazards: | No flood hazards exist on the subject property. |
| Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.) | There are no special circumstances on this site. |
| Vehicle Access: | Sycamore Court (Local, Residential, Suburban) |

| Surrounding Zoning and Land Use: | | |
|---|--------------------------------------|--|
| | Zoning: | Land Use: |
| North: | RM (Residential: Multi-Family) | A multi-family apartment building |
| South: | CO (Commercial: Professional Office) | National Road Professional Plaza (Independent Land Surveying, Orthotic & Prosthetic Designs, Indiana Farm Bureau Insurance, Family Care Clinic, Dee Family Dental) |

| | | |
|--------------|--------------------------------------|----------------------------------|
| East: | RM (Residential: Multi-Family) | Multi-family apartment buildings |
| West: | CO (Commercial: Professional Office) | An undeveloped commercial lot |

| Zoning District Summary (Existing / Proposed): | | |
|---|---|---|
| | Existing Zoning: RM | Proposed Zoning: CO |
| Zoning District Intent: | <p>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. This district may be used to provide a transition from regional commercial areas to moderate density single-family residences.</p> | <p>To establish appropriate locations for professional office centers. Such centers may include both professional offices and complimentary retail uses and support facilities. This district may be used to transition from residential to other, more intense, business or industrial zoning districts.</p> |

| | | |
|------------------------|---|---|
| Permitted Uses: | <p>Residential Uses</p> <ul style="list-style-type: none"> • Dwellings, multi-family • Dwelling, two-family • Nursing home / assisted living facility • Retirement facility <p>Park Uses</p> <ul style="list-style-type: none"> • Nature preserve / conservation area • Park / playground | <p>Communication / Utilities Uses</p> <ul style="list-style-type: none"> • Communication service exchange <p>Public / Semi-Public Uses</p> <ul style="list-style-type: none"> • Clinic • Daycare center (adult or child) • Parking lot / Garage (as a primary use) • Police, fire, or rescue station <p>Park Uses</p> <ul style="list-style-type: none"> • Nature preserve / conservation area • Park / playground <p>Commercial Uses</p> <ul style="list-style-type: none"> • Data processing / call center • Office uses |
|------------------------|---|---|

| | | |
|---|--|--|
| Water and Sewer Service: | Required | Required |
| Lot and/or Density Requirements: | Maximum Gross Density: 25 Dwelling units per acre | Minimum Lot Size: 10,000 square feet |
| Setbacks Required: | <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>Side Yard Setback: Primary Structure: 10 feet Accessory Structure: 5 feet</p> <p>Rear Yard Setback: Primary 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> |
| Height Restrictions: | <p>Primary Structure: 50 feet</p> <p>Accessory Structure: 25 feet</p> | <p>Primary Structure: 40 feet</p> <p>Accessory Structure: 25 feet</p> |
| Floor Area Requirements: | Two-Family: 1,000 square feet Multi-Family: 500 square feet | NA |
| Primary Permanent Signs: | 2 freestanding 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. | <p>Wall: Signs: 3 wall signs per public street frontage per use, up to 250 square feet or 15% of the street facing wall square footage, whichever is less.</p> <p>Freestanding Signs (single use lot): 1 freestanding sign per public street frontage, up to 8 feet tall and 75 square feet in area.</p> |

| | |
|----------------------------------|-----------------------|
| Interdepartmental Review: | |
| City Engineering: | No comments received. |
| City Utilities: | No comments received. |
| Fire Department: | No comments received. |
| Code Enforcement: | No comments received. |

Comprehensive Plan Consideration(s):

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

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application: None

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

1. Commercial development should be restricted to arterial streets.
2. Future commercial development should be in suburban business centers or neighborhood business centers, not individual commercial parcels in strips along roadways.
3. On National Road and on Central Avenue commercial development serving the community as a whole is appropriate, as these streets carry a significant amount of through traffic.
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 site contains 13 parking spaces and shares a drive with the adjacent property which is the National Road Professional Plaza. It has historically been used as parking for the commercial development.
2. According to the property record card, the parking lot was created in 1978. The adjoining commercial buildings were constructed in 1976. It is not known why these are on two separate properties.
3. Sycamore Court is designated as Local, Residential, Suburban street. According to the Columbus Thoroughfare Plan, a Local, Residential, Suburban street would be required to be 17 feet in width and a Local, Commercial, Suburban street would be required to be 22 feet in width. Sycamore Court is approximately 26 feet wide and could support commercial traffic.
4. If this lot were to be redeveloped a Type B landscape buffer that is 15 feet wide (plus the building setback distance) would be required along the north property line, where it abuts the RM (Residential: Multi-Family) zoning district.

Location & Zoning Context (Case #RZ-2025-011: National Road Professional Plaza)

