



columbusindiana
unexpected.unforgettable.

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, March 17, 2026 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.____, 2026, AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, AMENDING ORDINANCE NO. 49, 2024, ADOPTED ON NOVEMBER 6, 2024." (Amended CCU Bonds) Roger Kelso and Stan Gamso
- B. Second reading of an Ordinance entitled "ORDINANCE NO.____, 2026, AN ORDINANCE APPROVING A MODIFICATION TO THE COLUMBUS AIRPARK FINAL PLANNED UNIT DEVELOPMENT PLAN." (Columbus AirPark PUD) Jeff Bergman

III. New Business

- A. First reading of an Ordinance entitled "ORDINANCE NO.____, 2026, AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY TO BE A

PART OF THE CITY OF COLUMBUS, INDIANA.” (Arbor Homes/Timberland Springs Annexation) Jeff Bergman

- B. First reading of an Ordinance entitled “ORDINANCE NO.____, 2026, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM AP (AGRICULTURE: PREFERRED) TO RT (RESIDENTIAL: TWO-FAMILY).” (Arbor Homes/Timberland Springs Rezoning) Jeff Bergman
- C. First reading of an Ordinance entitled “ORDINANCE NO.____, 2026, AN ORDINANCE SETTING SALARIES AND WAGES OF EMPLOYEES AND APPOINTED OFFICERS OF THE CITY OF COLUMBUS, INDIANA FOR THE 2026 PAYROLL CALENDAR YEAR AS REQUIRED BY INDIANA CODE §36-4-7-3 AND CONTINUING THEREAFTER UNTIL DULY CHANGED.” Jake Sipe
- D. First reading of an Ordinance entitled “ORDINANCE NO.____, 2026, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FROM THE REDEVELOPMENT GENERAL FUND FOR THE BUDGET YEAR 2026.” Jake Sipe

IV. Other Business

- A. Transit Department update and presentation
- B. Standing Committee and Liaison Reports
- C. The next meeting is scheduled for **Tuesday, April 7, 2026, 6:00 p.m.**
- D. 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. _____

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, AMENDING ORDINANCE NO. 49, 2024, ADOPTED ON NOVEMBER 6, 2024

WHEREAS, the City of Columbus, Indiana (the “City”), has heretofore established, constructed and financed a municipal sewage works system for the purpose of providing for the collection and treatment of wastewater from the City residents and users (the “System”) pursuant to IC 36-9-23, as in effect on the issue date of the bond anticipation notes or the bonds, as applicable, which are authorized herein (the “Act”); and

WHEREAS, the Common Council of the City (the “Council”) adopted Ordinance No. 49, 2024, on November 6, 2024 (the “Original Bond Ordinance”), authorizing the issuance of sewage works revenue bonds, in one more series, in an amount not to exceed Sixty-One Million Dollars (\$61,000,000) (the “Authorized Bonds”), and sewage works bond anticipation notes, in one or more series, in an amount not to exceed Eleven Million Dollars (\$11,000,000) (the “Authorized BANs”); and

WHEREAS, pursuant to the the Original Bond Ordinance, the City issued its Sewage Works Bond Anticipation Notes, Series 2024 (the “2024 Notes”), in the original aggregate principal amount of \$7,894,000, dated December 19, 2024; and

WHEREAS, the City fully redeemed the 2024 Notes on December 18, 2025, and the 2024 Notes are no longer outstanding; and

WHEREAS, pursuant to the the Original Bond Ordinance, the City issued its Sewage Works Revenue Bonds, Series 2025 (the “2025 Bonds”), in the original aggregate principal amount of \$14,920,000, dated December 18, 2025; and

WHEREAS, in order to finance the remaining costs of the Project (as defined in the Original Bond Ordinance) it is necessary to increase the maximum authorized principal amount of Authorized Bonds to Seventy-One Million Dollars (\$71,000,000) and Authorized BANs to Fifteen Million Two Hundred Thousand Dollars (\$15,200,000);

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, THAT:

SECTION 1. Unless otherwise defined herein, capitalized terms used in this Ordinance shall have the meanings ascribed to such terms in the Original Bond Ordinance.

SECTION 2. The Original Bond Ordinance is hereby amended to increase the maximum authorized principal amount of the Authorized Bonds to Seventy-One Million Dollars (\$71,000,000).

SECTION 3. The Original Bond Ordinance is hereby amended to increase the maximum authorized principal amount of the Authorized BANs to Fifteen Million Two Hundred Thousand Dollars (\$15,200,000).

SECTION 4. Except as otherwise provided herein, the Original Bond Ordinance shall remain in full force and effect.

SECTION 5. The Council hereby determines that the amendment to the Original Bond Ordinance does not adversely affect the rights of the holders of the 2025 Bonds.

SECTION 6. This Ordinance shall be in full force and effect from and after its passage and signing by the Executive, subject to the written consent of the Indiana Finance Authority.

DULY PASSED on this _____ day of _____, 2026, by the Common Council of the City of Columbus, Indiana, by a vote of _____ ayes and _____ nays.

COMMON COUNCIL
CITY OF COLUMBUS, INDIANA

Presiding Officer

ATTEST:

Luann Welmer, Clerk

Presented by me to the Mayor of the City of Columbus for her approval or veto this _____ day of _____, 2026 at _____ o'clock a.m./p.m.

Luann Welmer, Clerk

This Ordinance having been passed by the legislative body and presented to me is approved by me and duly adopted this _____ day of _____, 2026 at _____ o'clock a.m./p.m.

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

Attest:

Luann Welmer, Clerk

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 17th day of March 2026, 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 17th day of March 2026, is presented by me this 18th day of March 2026, 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 17th day of March 2026, is approved by me this 18th day of March 2026, at _____ o'clock _____ .M.

Mary K. Ferdon, Mayor

**RESOLUTION NO. 6-2026
UTILITY SERVICE BOARD
OF THE CITY OF COLUMBUS, INDIANA**

**A RESOLUTION AMENDING RESOLUTION NO. 10-2024, ADOPTED ON AUGUST
20, 2024**

WHEREAS, the City of Columbus, Indiana (the “City”), has previously established and constructed and now owns and operates, through its Utility Service Board (the “Board”), a sewage works utility system for the City and its inhabitants (the “Sewage Works”), in accordance with the provisions of Indiana Code 36-9-23, as amended (the “Act”), through the City of Columbus Utilities Department; and

WHEREAS, the Board adopted Resolution No. 10-2024, on August 20, 2024 (the “Original Resolution”), requesting the Common Council of the City (the “Common Council”) to authorize the issuance of sewage works revenue bonds, in one or more series, in an amount not to exceed \$61,000,000 (the “Authorized Bonds”), and sewage works bond anticipation notes, in one or more series, in an amount not to exceed \$11,000,000 (the “Authorized BANs”); and

WHEREAS, the Common Council adopted Ordinance No. 49, 2024, on November 6, 2024 (the “Bond Ordinance”), authorizing the Authorized Bonds and the Authorized BANs; and

WHEREAS, in order to finance the remaining costs of the Project (as defined in the Original Resolution) it is necessary to increase the maximum authorized principal amount of Authorized Bonds to \$71,000,000 and Authorized BANs to \$15,200,000; and

WHEREAS, therefore, the Board recommends that the Common Council adopt an ordinance amending the Bond Ordinance to increase the maximum authorized principal amount of the Authorized Bonds to \$71,000,000 and Authorized BANs to \$15,200,000;

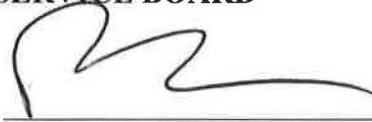
NOW, THEREFORE, BE IT RESOLVED BY THE UTILITY SERVICE BOARD OF THE CITY OF COLUMBUS, INDIANA, AS FOLLOWS:

1. Unless otherwise defined herein, capitalized terms used in this Resolution shall have the meanings ascribed to such terms in the Original Resolution.
2. The Original Resolution is hereby amended to increase the maximum authorized principal amount of the Authorized Bonds to \$71,000,000 and Authorized BANs to \$15,200,000.
3. The Board hereby recommends and requests that the Common Council adopt an ordinance amending the Bond Ordinance to increase the maximum authorized principal amount of the Authorized Bonds to \$71,000,000 and Authorized BANs to \$15,200,000, in order to finance the remaining costs of the Project.

4. The Secretary of the Board is hereby authorized and directed to present a copy of this Resolution to the Clerk of the City for presentation to the Common Council as soon as may be done.
5. Except as otherwise provided herein, the Original Resolution shall remain in full force and effect.
6. This Resolution shall be in full force and effect after its adoption by the Board.

PASSED AND ADOPTED THIS 19th DAY OF FEBRUARY, 2026.

**CITY OF COLUMBUS, INDIANA, UTILITY
SERVICE BOARD**



Patrick Andrews, Chairman



Cheryl McAvoy, Secretary



MEMORANDUM

TO: Columbus City Council Members

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

DATE: February 19, 2026

RE: Columbus AirPark Final PUD Plan Modifications
(Plan Commission Case #PC-26-1)

At its February 11, 2026 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 9 in favor and 0 opposed.

The Columbus Municipal Airport proposes to modify the custom set of zoning regulations – the Columbus AirPark Planned Unit Development (PUD) – that regulates land use on its non-aviation properties. The AirPark PUD was initially adopted in 2008 and provides a specific set of regulations suited to the area's unique development goals and circumstances. The PUD has been modified in the years since to reflect an evolving development strategy on the part of the airport, most recently in 2014.

The now-proposed modifications include the following:

1. The addition of an "Animal Shelter" as a permitted use in the AirPlex Commerce Center portion of the AirPark (on its east side).
2. An expansion of the allowed use of Open Space #2 (Bakalar Green) to include event spaces and play areas.
3. Allowing commercial uses more broadly throughout the area, rather than only at specific intersections, such as at Central Avenue and Poshard Drive.
4. Grouping all properties along Middle Road into the Ray Boll Commerce Center portion of the AirPark, rather than dividing those lots between the Ray Boll Commerce Center and the Education / Life Sciences Center.
5. Expanding the area designated for the community garden.
6. Omitting a bicycle and pedestrian side path from a required buffer area along the south and east sides of the AirPark.

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 PUD modification,
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.: _____, 2026

**AN ORDINANCE APPROVING A MODIFICATION TO THE
COLUMBUS AIRPARK FINAL PLANNED UNIT DEVELOPMENT PLAN**

**To be known as the: Columbus AirPark Final PUD Plan 2026 Modification
Plan Commission Case No.: PC-26-1**

WHEREAS, on December 2, 2008 the Columbus Common Council passed Ordinance #44, 2008 approving the Final PUD Plan and Rezoning for the Columbus AirPark; and

WHEREAS, that Final PUD Plan has been subject to periodic review and revision since its initial adoption to reflect changes in local conditions and development trends; and

WHEREAS, the primary property owner, the Columbus Board of Aviation Commissioners, now requests further modification of the previously approved Columbus AirPark Final PUD Plan; and

WHEREAS, the Columbus Board of Aviation Commissioners represents more than 50% of the land involved in the request, which is consistent with the requirements of Indiana Code Section 36-7-4-602(c)(1)(B); and

WHEREAS, the Columbus Plan Commission did, on February 11, 2026, 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 5.4(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: Columbus AirPark Final PUD Plan Modified

The modifications to the Columbus Airpark Final PUD Plan shown on the "Modification Adoption Draft" attached to and made a part of this ordinance are approved subject to the conditions recommended by the Plan Commission as follows:

1. The revision note on the cover page shall refer to PC-26-1, rather than a PUDF designation.
2. The note on Table 2: Schedule of Uses regarding sidewalks for commercial uses shall refer to a "5-foot" sidewalk.
3. The Development Plan on page 26 shall have a proper title, an appropriate legend title, and otherwise include all information on the current Development Plan. Currently missing information includes, but is not limited to, the label for Open Space 1, future sidewalk extensions and their notation in the Info. Tech Park, and the existing trail on Central Avenue. Graphic adjustments shall also be made to clarify the representation of the proposed trail along Open Space 3, the area designated for the Outdoor Sports, and the route of the proposed side path along Arnold Street.
4. The Street System Plan on page 27 shall have a proper title and otherwise include all information on the current Street System Plan. Currently missing information includes, but is not limited to, the label for Open Space 1, future sidewalk extensions and their notation in the Info. Tech Park, and the existing trail and sidewalk on Central Avenue. Graphic adjustments shall also be made to clarify the representation of the proposed trail along Open Space 3, the route of the proposed side path along Arnold Street, and the buffer along River Road.
5. Development Standards Sections (B)7(a)(iii) and 7("c") – should be (b) - shall be deleted.

6. The reference to the Development Plan map “on page 51” on page 37 in the discussion of the 50-foot Greenway Buffer shall be deleted.

SECTION 2: Repealer

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

SECTION 3: 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 4: Effective Date

This ordinance shall be effective upon and after the date and time of its adoption, as provided in Indiana law.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2026 at _____ o'clock _____.m., by a vote of _____ ayes and _____ nays.

Presiding Officer

The Clerk’s page attesting to the passage of this ordinance, documenting the vote of the Common Council, and verifying approval 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 17th day of March 2026, 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 17th day of March 2026, is presented by me this 18th day of March 2026, 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 17th day of March 2026, is approved by me this 18th day of March 2026, at _____ o'clock _____ .M.

Mary K. Ferdon, Mayor

Modification Adoption Draft

Columbus Municipal Airport

Columbus AirPark PUD District

Approved Final PUD Plan

Approved: December 2, 2008 (Ord. #44, 2008)

Revised: March 1, 2011 (PUDF-10-05 / Ord. #5, 2011)

Revised: June 4, 2013 (PUDF-13-01 / Ord. #11, 2013)

Revised: December 16, 2014 (PUDF-14-10 / Ord. #52, 2014)

Revised: March 17, 2026 (PUDF-__-__ / Ord. #__ , 2026)

Columbus Municipal Airport **Columbus AirPark Planned Unit Development**

Green = Old version

Yellow = Updated version

Plan Commission Certificate(s)

This Final PUD Plan was granted a favorable recommendation by the Columbus Plan Commission at a public hearing held on November 5, 2008 and was subsequently approved by the Columbus City Council through Ordinance #44, 2008 on December 2, 2008.

The revision of this Final PUD Plan was granted a favorable recommendation by the Columbus Plan Commission at a public hearing held on January 12, 2011 and was subsequently approved by the Columbus City Council through Ordinance #5, 2011 on March 1, 2011.

The revision of this Final PUD Plan was granted a favorable recommendation by the Columbus Plan Commission at a public hearing held on May 8, 2013 and was subsequently approved by the Columbus City Council through Ordinance #11, 2013 on June 4, 2013.

The revision of this Final PUD Plan was granted a favorable recommendation by the Columbus Plan Commission at a public hearing held on November 12, 2014 and was subsequently approved by the Columbus City Council through Ordinance #52, 2014 on December 16, 2014.

The revision of this Final PUD Plan was granted a favorable recommendation by the Columbus Plan Commission at a public hearing held on February 11, 2026 and was subsequently approved by the Columbus City Council through Ordinance #__, 2026 on March 17, 2026.

This document was prepared by Jeffrey R. 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.

Jeffrey R. Bergman

Columbus Municipal AirPark Planned Unit Development

Table of Contents

Section | Page

I. Site Description | 4

II. Common Holdings Map | 5

III. Sewerage Verification | 6

IV. Existing Site Conditions | 7

V. Development Standards | 16

VI. Supplemental Information | 45

I. Site Description

The following is a description of the property and petitioners involved.

Applicant

Columbus Board of Aviation Commissioners
c/o: Rod Blasdel, Airport Director
4470 Ray Boll Boulevard
Columbus, IN 47203
(812) 376-2519
rblasdel@columbus.in.gov

Other Professionals

HNTB Corporation
c/o: Brooke Moore, AICP, Lead Project Planner
111 Monument Circle, Suite 1200
Indianapolis, IN 46204
(317) 639-4682
bkmoore@hntb.com

Legal Description

A part of the West Half of Section 5 and a part of Section 6, all in Township 9 North, Range 6 East, Bartholomew County, Indiana, described as follows: Beginning at the southwest corner of said Section 6; thence East 4,318 feet, more or less, along the south line of said Section 6 to southeast corner of Columbus Municipal Airport AirPark; thence North 426.51 feet along the east line of said AirPark to the south line of said AirPark; thence East 690.57 feet, more or less, along said south line to a point on the east line of said Section 6, which point is 424.21 feet North of the southwest corner of said Section 5 and is the northwest corner of Lot 4 in Doup-Homestead Replat; thence East 1,180.62 feet along the north line of said Lot 4 to the west line of said Lot 4; thence Northeasterly 1,677.04 feet along said west line to the northeast corner of Columbus Municipal Airport, an Addition to Section One; thence Northwesterly 101.65 feet, more or less, along the northeastern line of said Columbus Municipal Airport to the centerline of Poshard Drive; thence Northeasterly 1,170 feet, more or less, along the centerline of said Poshard Drive to the centerline of Arnold Street; thence Westerly and Southerly 5,240 feet, more or less, along the centerline of said Arnold Street to the centerline of Cunningham Drive; thence Westerly along the centerline of said Cunningham Drive to the centerline of North Warren Drive; thence Northerly along the centerline of said North Warren Drive to the north line of said Section 6; thence West 1,150 feet, more or less, along said north line to the northwest corner of said Section 6; thence South 5,280 feet, more or less, along the west line of said Section 6 to the point of beginning, and containing 473 acres, more or less.

Name of Development

Columbus Municipal AirPark: Planned Unit Development for the Non-Aviation Land of the Columbus Municipal Airport.

II. Common Holdings Map

Figure 1, Common Holdings Map, illustrates the property owned, operated and maintained by the Columbus Municipal Airport. The corporate limits for the City of Columbus and the boundary of the Columbus Municipal AirPark PUD are included for reference.

Figure 1: Common Holdings Map



III. Sewerage Verification

The following is a letter from Columbus City Utilities verifying that the Columbus Municipal AirPark PUD will be served with proper waste disposal.



COLUMBUS CITY UTILITIES

1111 McClure Road
P.O. Box 1987
Columbus, IN 47202-1987

812-372-8861
812-376-2427 FAX
www.columbusutilities.org

Instrument PG 9 OF 44
201500000596

September 25, 2008

Columbus City Planning Commission
123 Washington Street
Columbus, IN 47201

The Columbus City Utilities currently provides water and sewer service to all properties within the Columbus Municipal Airport. The CCU has sufficient capacity to provide water and treat wastewater generated by the improvements presented in the current planned unit development under consideration and will work with the Columbus Airport Board in the development of any future needed infrastructure.

Sincerely

A handwritten signature in black ink, appearing to read "Keith Reeves".

Keith Reeves
Director

Cc: Brooke Moore - HNTB

IV. Existing Site Conditions

The following is a description of all of the known existing conditions within the boundary of the Columbus Municipal AirPark PUD.

A. Built Features

The following is a description of all known existing built features.

1. Streets

There are numerous streets spanning four separate road classifications within the Columbus Municipal AirPark PUD: primary arterial, secondary arterial, collector, and local streets.

The existing primary arterial street serving the PUD is Central Avenue south of Poshard.

Existing secondary arterial streets serving the PUD include:

- Central Avenue between Poshard and Cunningham
- Poshard Drive
- Cunningham Drive
- River Road

Existing collector streets serving the PUD include:

- Central Avenue north of Cunningham
- Arnold Street
- Middle Road

All other existing roads and streets are considered local.

2. Established Open Spaces

Open Space 1: Approach Zone

Open Space 1 is an approach zone for the Columbus Municipal Airport. The purpose and intent of the approach zone is to safeguard the public safety and welfare and properties in, adjacent to, and surrounding aircraft landing fields by placing height restrictions and other regulations thereon. While roads, access drives, and similar improvements may be constructed, no permanent structures may be located within this space, per Federal Aviation Administration (FAA) regulations.

Open Space 2: Common Area

Open Space 2 is the common area used by the Columbus Municipal Airport and containing walking paths, flag poles, and monuments.

Open Space 2 serves as the vibrant central common area for the Columbus Municipal Airport, featuring scenic walking paths, flag poles, and commemorative monuments. It may also be developed as an inviting park facility, incorporating dynamic performance spaces for events and gatherings, interactive fountains, and inclusive play areas tailored for youth, adults, and families to foster community engagement and recreation.

Open Space 3: Park Facilities

Open Space 3 consists of park facilities, such as soccer fields and concessions, as well as tree cover.

3. Structures

There are numerous existing structures located throughout the PUD.

There are **seven** **eleven** existing structures within the Info Tech Park Area. Primary structures in this area range from 4,800 to 33,800 square feet in size. There is only one accessory structure and it is approximately 3,100 square feet in size.

There are **ten** **eleven** existing structures located within the Educational/Life Sciences Area. Primary structures in this area range in size from 12,000 to 100,000 square feet while accessory structures range from 1,175 to 4,800 square feet.

There are **seventeen** **nineteen** existing structures in the Ray Boll Commerce Center Area. Primary structures in this area range in size from 3,200 to 19,000 square feet. There is only one accessory structure in the Ray Boll Commerce Center Area and it is approximately 1,500 square feet in size.

Lastly, there are twenty eight existing structures in the Air Plex Commerce Center Area. Primary structures in this area range in size from 500 to 80,000 square feet, while accessory structures range from 150 to 3,000 square feet. Note that in the Air Plex Commerce Center there is often more than one primary structure per parcel. In one instance, there appear to be three primary structures located on one parcel.

Table 1, Existing lot dimensions and structure size, is divided into the four sub-areas of the PUD and further illustrates the range and median calculation for all of the existing lot dimensions. All calculations are rough estimates and are therefore not intended to be totaled or interpreted or substituted for measurements which would otherwise be recorded or used by a professional surveyor licensed by the State of Indiana.

Table 1: Existing Lot Dimensions and Structure Size

Standard	Area					
	InfoTech Park			Educational / Life Sciences		
	Range		Median	Range		Median
Lot Area (square feet)	56200	1188600	207700	77500	671700	390900
Lot Width (feet)	250	1180	460	325	1325	750
Lot Depth (feet)	200	1350	353	230	750	600
Lot Coverage (percent of total)	0%	16%	3%	6%	21%	13%
Front Setback (feet)						
Adjacent to an Arterial Road or Street	75	90	83	30	215	140
Adjacent to a Collector Road or Street				75	75	75
Adjacent to a Local Road or Street	30	100	80	115	115	115
Side Yard Setback (feet)						
Primary Structure	0	120	83	0	395	70
Accessory Structure	280	280	280	60	105	83
Rear Yard Setback (feet)						
Primary Structure	10	425	73	20	300	180
Accessory Structure	480	480	480	105	160	133
Primary Structures per Lot*	0	1	1	1	1	1
Building Size (square feet)	4800	33800	6350	12000	100000	50600
Primary Structure	4800	33800	10125	12000	100000	50600
Accessory Structure	3098	3098	3098	1175	4800	2250

Standard	Area					
	Ray Boll Commerce Center			Air Plex Commerce Center		
	Range		Median	Range		Median
Lot Area (square feet)	18400	186400	49150	53700	833200	131950
Lot Width (feet)	125	450	235	265	900	423
Lot Depth (feet)	150	575	283	200	950	303
Lot Coverage (percent of total)	6%	25%	22%	1%	44%	12%
Front Setback (feet)						
Adjacent to an Arterial Road or Street	40	100	40	40	60	50
Adjacent to a Collector Road or Street	25	130	85	0	95	35
Adjacent to a Local Road or Street	20	265	50	0	200	35
Side Yard Setback (feet)						
Primary Structure	9	130	43	0	215	40
Accessory Structure	5	5	5	0	190	18
Rear Yard Setback (feet)						
Primary Structure	85	140	100	17	60	39
Accessory Structure						
Primary Structures per Lot*	1	1	1	1	3	2
Building Size (square feet)	3200	19000	10700	650	180000	15240
Primary Structure	3200	19000	10500	500	180000	14125
Accessory Structure	1500	1500	1500	150	3000	1115

*Medical centers, office complexes and other such developments with coordinated parking areas and pedestrian circulation systems may have unlimited primary structures on any one lot

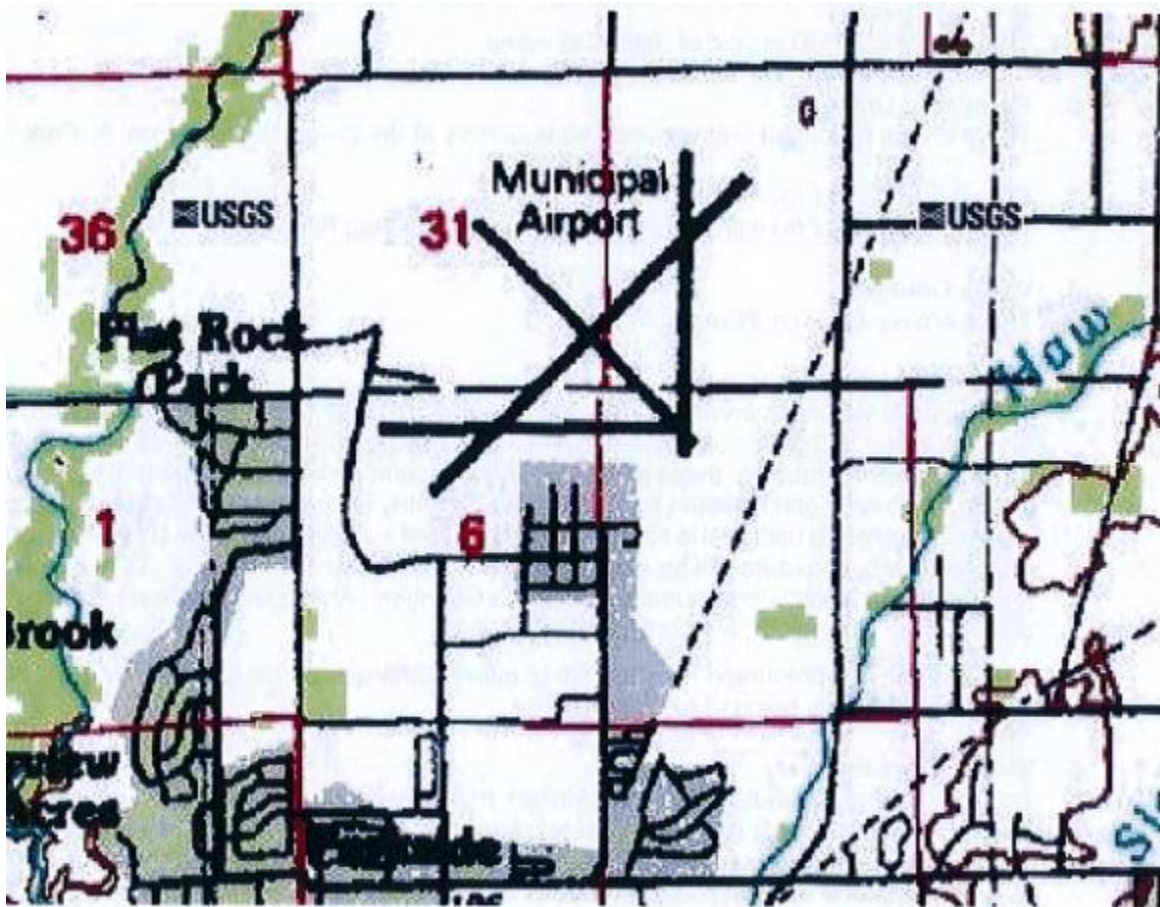
B. Easements

With the exception of the existing roads and utilities described herein, there have been no additional easements identified within the Columbus Municipal AirPark PUD.

C. Topography

Figure 2 is a portion of the topographic survey map, extrapolated from USGS data, for the area of, and immediately around the PUD.

Figure 2: USGS Topographic Survey Map



D. Natural Features

There are no significant natural features of added value within the Columbus Municipal AirPark PUD. The following is a break down of what is and what is not currently present within the PUD boundary.

1. Natural Streams

The land of the PUD is void of natural streams.

2. Regulated Drains

There are no regulated drains within the boundary of the Columbus Municipal AirPark PUD.

3. Floodplains and Floodways

The PUD does not fall within either a 100-year or 500-year floodplain.

4. Water Courses

There are no water courses within the PUD.

5. Wetlands

The National Wetlands Inventory (NWI) reveals that, in 1992, there were two wetland features along both sides of Poshard, just east of Middle Road and adjacent to existing development. Combined, these areas are less than one acre in size. The largest feature appears to have been bisected by Poshard Dr. A study is currently being conducted by Ducks Unlimited to update the NWI. Once completed and verified by the U.S. Fish and Wildlife Service, the data will be incorporated into the official NWI dataset. Ducks Unlimited has created draft data for a number of Indiana Counties. At this time however, there is no draft data for Bartholomew County, Indiana.

A recent site visit presented no evidence of either wetland area depicted by the 1992 National Wetlands Inventory, being in existence today.

6. Wooded Areas

The area for the Columbus Municipal AirPark PUD is void of wooded areas. While neither is substantial in size or scope, there exist two separate areas of tree cover along the western boundary of the Columbus Municipal AirPark PUD. These areas of trees are likely to remain as they are until such time as the Board of Aviation Commissioners deems it necessary to trim or remove them. This is especially true for the northernmost area of trees as this particular area of tree cover is within an area which is subject to height restrictions imposed by the Federal Aviation Regulation Part 77 (FAR Part 77). These areas appear on the Existing Conditions Map.

7. Isolated Trees

Like the airport proper, the non-aviation land of the Columbus Municipal Airport is relatively absent of isolated trees that might otherwise be considered for preservation.

E. Utilities

The water and sewer maps on the following pages illustrate the known location of existing utilities within the PUD.

F. Cemeteries

According to the Bartholomew County Public Access Geographic Information System, there are no cemeteries located within the Columbus Municipal AirPark PUD. There is one cemetery, Liberty Cemetery, located along the northern edge of the airport property off of 500 N. This cemetery is approximately 2.31 acres in size.

G. Historic Features

With the exception of the Memorial Chapel, which is located on the northwest corner of the intersection of Middle Road and Grissom Street, there are no historic features located within the Columbus Municipal AirPark PUD.

H. Other Features

The PUD is void of any other significant features that would influence the design of the future development of the non-aviation land of the Columbus Municipal Airport.





Legend

 PUD Boundary	sanLateral
 SanForceMain In Service	 New
 SanForceMain Proposed	 No
 SanForceMain Unknown	 Yes
 SanForceMain Other	SanLiftStation
 SanGravityMain In Service	 In Service
 SanGravityMain Abandoned	 Abandoned
 SanGravityMain Proposed	 Proposed
 SanGravityMain Unknown	 Unknown
 SanGravityMain Other	SanManhole
	 In Service
	 Abandoned
	 Unknown
	 Proposed



Existing Conditions

V. Development Standards

In no instance shall a development standard of this PUD District Ordinance or the future development, redevelopment, or improvement of the non-aviation land of the Columbus Municipal Airport impede the operations of the airport proper. In no instance shall a requirement of the PUD District create an unsafe environment for the Columbus Municipal Airport. This is in conformance with the Airport's grant from the Federal Aviation Administration which stipulates that any decision, including the decision to develop the non-aviation land of the Columbus Municipal Airport, must benefit aviation first.

The Columbus AirPark PUD is governed by the following development standards, the City's stormwater management ordinance, Columbus Subdivision Control Ordinance, and the following specific topic areas as they may be addressed by the Columbus Zoning Ordinance, as amended from time to time.

- District Standards
 - Minor essential services (Current Zoning Ordinance **Section 3.2.C.**)
 - Airport Hazard Area Overlay District (AH-OL) standards, in their entirety (Current Zoning Ordinance **Section 4.2**)

- Use Standards
 - Accessory Use/Structure Standards, specifically: Trash & Recycling Containers, and Park & Recreation Facility Accessory Uses & Structures (Current Zoning Ordinance **Sections 6.1.C.2 and 6.1.G.**)
 - Temporary Use/Structure Standards (Current Zoning Ordinance **Section 6.2**, with the exception of standards governing residential garage/yard sales and temporary home sales which are expressly prohibited by this Ordinance.)
 - Industrial Standards, in their entirety (Current Zoning Ordinance **Section 6.4**)

- Parking Standards (Revised 3.1.11 - Ord. #5, 2011)
 - General Parking Standards, as they apply generally to all parking areas and specifically to non-residential zoning districts (Current Zoning Ordinance **Section 7.1**).

Provided, however, that the number of required and provided parking spaces for higher education uses located at the Ivy Tech Community College / IUPUC / Columbus Learning Center / Advanced Manufacturing Center of Excellence campus may be calculated using a "shared campus" as a whole, rather than each individual lot. This allows for the use of parking that is technically off-site to meet the minimum requirements without the otherwise required approval of a conditional use.

This provision specifically excludes uses that are not directly related to higher education. For the purpose of this provision the "shared campus" is defined as an area of interdependent and inter-related higher education offices, classrooms, study facilities, and research and development facilities. Further, to be considered as a part of a "shared campus" and therefore be eligible to participate in this off-site parking provision each of the following must apply:

1. the structure(s) and parking area(s) on each lot must be clearly and conveniently linked to the other structures and parking areas within the shared campus by sidewalks and/or other year-round pedestrian paths;
2. the owners, lessees, and operators of the structure(s) and/or parking area(s) must enter into an off-site parking agreement meeting the specifications for such agreements provided by the Columbus Zoning Ordinance (which are currently found at Zoning Ordinance Section 7.1(Part 2)(A)(5));
3. the total number of parking spaces shall not be less than the sum of the spaces required separately for each participating lot; and
4. the parking areas at each facility must be available for use by the students, faculty, staff, and visitors of the other facilities. This should not be interpreted as prohibiting the designation of specific visitor, staff, or faculty parking for each facility at that facility in an amount proportional to its need.

This provision is intended to apply to a shared campus that expands over time and is not limited to the presently known campus area.

- Design Standards, as they apply generally to all parking areas and specifically to non-residential zoning districts (Current Zoning Ordinance **Section 7.2**)
- Circulation Standards, as they apply generally to all parking areas and specifically to non-residential zoning districts (Current Zoning Ordinance **Section 7.3**)
- Landscaping Standards (Revised 12.16.14 - Ord. #52, 2014)
 - Landscaping Standards (Current Zoning Ordinance **Chapter 8.1**) except for the alternate prohibited plant material list and landscaping arrangement and location standards provided by Section E of this Final PUD Plan. Also, distinctions made between commercial and industrial districts in the Zoning Ordinance shall be applied to commercial and industrial uses in the PUD.
- Nonconforming Situations
 - Nonconformities, in their entirety (Current Zoning Ordinance **Article 11**)
- Conditional Uses and Variances (Revised 12.16.14 - Ord. #52, 2014)
 - Conditional Uses and development standards variances may be applied for and approved within the PUD and shall be processed consistent with the provisions of current Zoning Ordinance **Chapters 2.4, 12.3, and 12.4** and the applicable provisions of Indiana law. However, the approval of use variances shall be prohibited within the PUD.

The following is a detailed description of the additional development standards for the Columbus Municipal AirPark PUD.

A. Street Systems

The following is a detailed description of the layout and design of the street system for the Columbus Municipal AirPark PUD.

1. Vehicular Traffic Circulation

The PUD does not include the creation of new roads or thoroughfares, nor is it proposing the expansion of or improvements to existing roads. Rather, the existing street system, which is currently operated and maintained by the City of Columbus, will continue to serve the existing uses. In most instances, the existing street system is adequate for serving future uses. However, in some instances a new street may be necessary. This is due to the fact that the Planned Unit Development includes relatively large tracts of undeveloped land which may require road improvements in order to adequately serve future use(s). All future thoroughfares will conform to the requirements of the Thoroughfare Plan and Subdivision Control Ordinance in effect at the time that a new street or subdivision is proposed.

2. Curb & Gutter Requirements

Roll-back curbs are expressly prohibited within the Columbus Municipal AirPark PUD. The installation of chair-back curbs and gutters shall be required whenever a) a new street is installed, and b) where existing streets are improved. For the purposes of administering and enforcing this standard, the term "improved" shall not include repaving, or simply repairing a portion of said existing street, or any other similar road maintenance activity.

All curb cuts and curb installations shall be in conformance with city standards, as amended from time to time. Inspections may be made by the City Engineering Department before and after construction to determine if repairs to a curb are necessary.

3. On-street parking prohibited

On-street parking shall be prohibited within the Columbus Municipal AirPark PUD.

4. Off-street parking

All off-street parking, including off-site and shared parking, shall be governed by the non-residential off-street parking requirements of the Columbus Zoning Ordinance, as amended from time to time.

5. Sidewalks

Refer to Section D, Pedestrian Route System.

6. Street Trees

Refer to Section E, Landscaping Requirements.

B. Land Uses (Revised 12.16.14 - Ord. #52, 2014) (Revised 03.17.26 - Ord. # __, 2026)

The specific land uses for the Columbus Municipal AirPark PUD are as follows.

1. Permitted & Conditional Uses

Below are descriptions of the various permitted and conditional uses for the Columbus Municipal AirPark PUD as prescribed by the Schedule of Uses.

- a. Accessory Structure: A structure that is subordinate to and located on the same lot as the primary structure, and which does not change or alter the character of the premises and which is not used for human occupancy. Accessory structures include such items as satellite dishes, garages, decks and fences.
- b. Accessory Use: A use that is subordinate in area, extent and purpose to the primary use; contributes to the comfort, convenience, or necessity of the primary use; and is located on the same lot or parcel.
- c. Agriculture, crop production: The use of land for agricultural purposes including any agriculturally related buildings and structures.
- d. Animal Shelter: A facility to protect and enhance the safety, health, and welfare of animals in the community. Activities at a facility include sheltering and medical care of animals, enforcement of city animal ordinances, and responding to area animal rescues. The shelter facility also handles pet adoptions and fostering, pet food distribution operations, and neutering as well as hosting periodic public education and open house events.
- e. Athletic Complex: An indoor or outdoor facility for the playing of team games such as baseball, basketball, football, and/or soccer. An athletic complex typically includes spectator areas, concessions, equipment storage, and other related facilities. An athletic complex may also include athletic training, sports medicine, or other similar athletics-related services.
- f. Book Store: A retail establishment that, as its primary business, engages in the sale, rental, or other charge-for-use of books, magazines, newspapers, greeting cards, postcards, videotapes, computer software, or any other printed or electronically conveyed information or media, excluding any "adult bookstore", "adult theater", "theater", or "studio".
- g. Child Care Center: A business operated by a person, society, agency, corporation, institution, or any other group for the purpose of providing care, protection, and guidance for children during only part of a 24-hour day. This term includes nursery schools, preschools, and other similar facilities including educational facilities.

- h. Coffee Shop: A coffee shop is an informal restaurant primarily offering coffee, tea, and other beverages, where light refreshments and limited menu meals may also be sold.
- i. Community Garden: A location where a government agency, neighborhood association, church group, or other entity offers seasonal garden plots or a common garden area for use by the public to grow fruits and vegetables for their individual or household and/or community use. The term community garden includes associated parking areas, tool sheds, and water supplies, but not the sale or distribution of the items grown on site. (Revised 6.4.13 - Ord. #11, 2013)
- j. Conference Center: A facility used for service organizations, business and professional conferences, and seminars.
- k. Convalescent Care or Rest Home: A health services facility that provides housing, meals and continuing nursing care for its residents.
- l. Convenience Market: A neighborhood store offering limited amounts of consumer goods in which automotive fuel is not offered for sale. This use includes neighborhood grocery stores and drugstores whose purpose is to serve the immediate neighborhood, as distinguished from stores selling to a regional market.
- m. Dental Clinic or Medical Clinic: A health services facility for the examination and treatment of ill and afflicted human outpatients by their regular doctor(s).
- n. Drive-In: A restaurant establishment that delivers prepared food and/or beverages to customers in parked motor vehicles, regardless of whether or not it also serves prepared food and/or beverages to customers who are not in motor vehicles, for consumption either on or off-premises.
- o. Emergency/Immediate Care Medical Facility: A health services facility for the examination and outpatient treatment of "walk-in" human patients, which may be open 24 hours per day.
- p. Emergency Response Facility: A building or other area set aside for storage of emergency response apparatus (e.g. fire engines, ambulances and related vehicles) and other emergency response equipment. It may also include dormitory living and cooking facilities and work areas such as meeting rooms, workshop, or laundry.
- q. Fabrication: An industrial term generally applied to the building of metal machines and structures. The term is also used for semiconductor device fabrication and non-metal manufacturing.

- r. Foreign Trade Zone: An area where imported goods can be stored or processed without being subject to import duty under federal law.
- s. Freight Consolidation/Forwarders: A business which consolidates partial or small shipments into full truck or container loads for the purpose of saving on transportation costs.
- t. Gas Station: A building, structure, or area of land used for the retail sale of automobile fuels, oils, and accessories, without any repair services.
- u. Health Club: A health services facility where members or nonmembers use equipment or space for the purpose of physical exercise.
- v. Health Services Facility: The term health services facility includes the following: a convalescent care or rest home; a nursing home; a dental or medical lab or clinic; an emergency or immediate care medical facility; a public health center; or a health club.
- w. Helipad: A facility without the logistical support provided by a heliport where helicopters take off and land. Helipads do not include facilities for maintenance, repair, fueling, or storage of helicopters.
- x. Heliport: An area of land which provides for the following: the takeoff and landing of helicopters; for fueling (whether fixed or mobile) helicopters; parking; and maintenance and repair of helicopters.
- y. Hotel: A building in which lodging is provided and offered to the public for compensation, and in which egress and ingress from all rooms is made through an inside office or lobby.
- z. Learning Center: A learning center is a public facility where members of a community can gather for lifelong learning activities which are designed for all ages and education levels.
- aa. Library: A structure housing a collection of literary documents or records kept for reference or borrowing.
- bb. Mail/Shipping Service Facility: A retail establishment that provides duplicating services using photocopy, blueprint, and offset printing equipment, including publishing, binding, collating of booklets and reports and engraving, and then the shipment of those documents or packages.

- cc. Manufacturing, Light: The creation (predominantly from previously prepared materials) of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales and distribution of such products, but excluding the manufacture or compounding process of raw or extracted materials. This includes all actions which have the objective of retaining or restoring an aviation-related item in or to a state in which it can perform its required function.
- dd. Manufacturing Supplies: A facility that supplies materials, such as coolants, lubricants, hydraulic fluids and cleaning agents which are often used in industrial production processes.
- ee. Mental Health Facility: A health services facility or institution for diagnosing, treating, caring for, or counseling people requiring mental health services in confinement. The term Mental Health Facility also includes the term Psychiatric Hospital.
- ff. Medical or Dental Lab: A health services facility for scientific laboratory analysis of medical or dental specimens. The scientific analysis is generally performed for an outside customer. This category includes medical or veterinary laboratories for the analysis of blood, tissue, or other human or animal products. Forensic laboratories for analysis of evidence in support of law enforcement agencies are also included in this category.
- gg. Nursing Home: A health services home, licensed by the state, for the aged or chronically or incurably ill persons in which five or more unrelated persons are provided with food and shelter or care for compensation, but not including hospitals, clinics or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured.
- hh. Office: A structure primarily used for the conduct of business, such as administration, clerical services, and consultation with clients and associates. This includes a room or group of rooms used for conducting the affairs of a business, profession, service, industry, government, or like activity. Institutional offices of a charitable, philanthropic, religious or educational nature are also included in this classification. Also, an office used by member of a recognized profession, including but not limited to dentists, engineers, lawyers, architects, artists, musicians, physicians, surgeons or pharmacists, and real estate or insurance agents and brokers.
- ii. Office Supply Store: Office supply stores are establishments offering for sale those materials used by conventional business offices for the preparation of their services and products.
- jj. Outdoor Recreation: An area for outdoor enjoyment or physical training such as a BMX bicycle track, skateboard park, outdoor fitness course, ropes course, bike pump track, rock climbing, challenge sports course, Frisbee golf, lacrosse, cross-country track, or cricket.

- kk. Paint Shop: A shop for the storage, mixing and sale of a full line of retail paint supplies; or an automotive shop with a primary purpose of repairing and painting the exterior surfaces of automobiles, small trucks, and vans.
- ll. Pedestrian Route: Any route for travel on foot or by bicycle.
- mm. Programming: The designing, writing, testing, debugging, and documentation of computer software.
- nn. Public Health Center: A health services facility primarily utilized by a health unit for providing public health services including related facilities such as laboratories, clinics and administrative offices operated in connection with the center.
- oo. Public Safety Training Facility: Any school, college, university, academy, or local training program which offers fire or police service training.
- pp. Recreation Use, Small Scale: Recreational uses used that tend to serve a local area and include establishments such as billiard rooms, arcades, and brewpubs.
- qq. Research and Development: A business that engages in research and/or development of innovative ideas, particularly in technology-intensive fields. Examples include, but are not limited to laboratories; scientific; medical; chemical; applied physics; mechanical; electronic; biological; genetic; or other similar experimental research, product development or testing facilities. Development, construction, and testing of prototypes may be associated with this use.
- rr. Restaurant: A structure in which the principal use is the preparation and sale of food and beverages.
- ss. Resource Information Center: A clearinghouse which provides access to information from journals and reports related to education and medicine.
- tt. Retail Uses, Small Scale: Retail uses that tend to serve a local area and include establishments such as video stores, delicatessens, bakeries, gift shops, cream shops, bookstores, coffee shops, dry cleaners (retail), tanning salon, mail/shipping service facility, beauty shop, or office supply store.

- uu. Student Housing: Multi-tenant, shared common space housing that is transient in nature via short-term (less than 1 year) leases. The student housing shall be limited to (1) students enrolled at IUPUC, Ivy Tech – Columbus, or some other institution of higher education located primarily at the Columbus Airpark and/or (2) students enrolled at other institutions of higher learning and participating in internships or other work study programs with an employer located in the City of Columbus. Student housing may include common resident meeting space, a student welcome space, recreation and fitness facilities, laundry facilities, entertainment lounges and rooms, computer and study labs, and other similar support facilities for the exclusive use of student housing residents. (Revised 6.4.13 – Ord. #11, 2013)

- vv. University/College Classrooms: A room or rooms in which classes are taught by an instructor qualified by an educational institution for the purpose of educating.

- ww. University/College Research Facility: An approved, accredited, or licensed public or nonprofit institution, faculty, entity, or organization conducting educational programs, including research for any such programs.

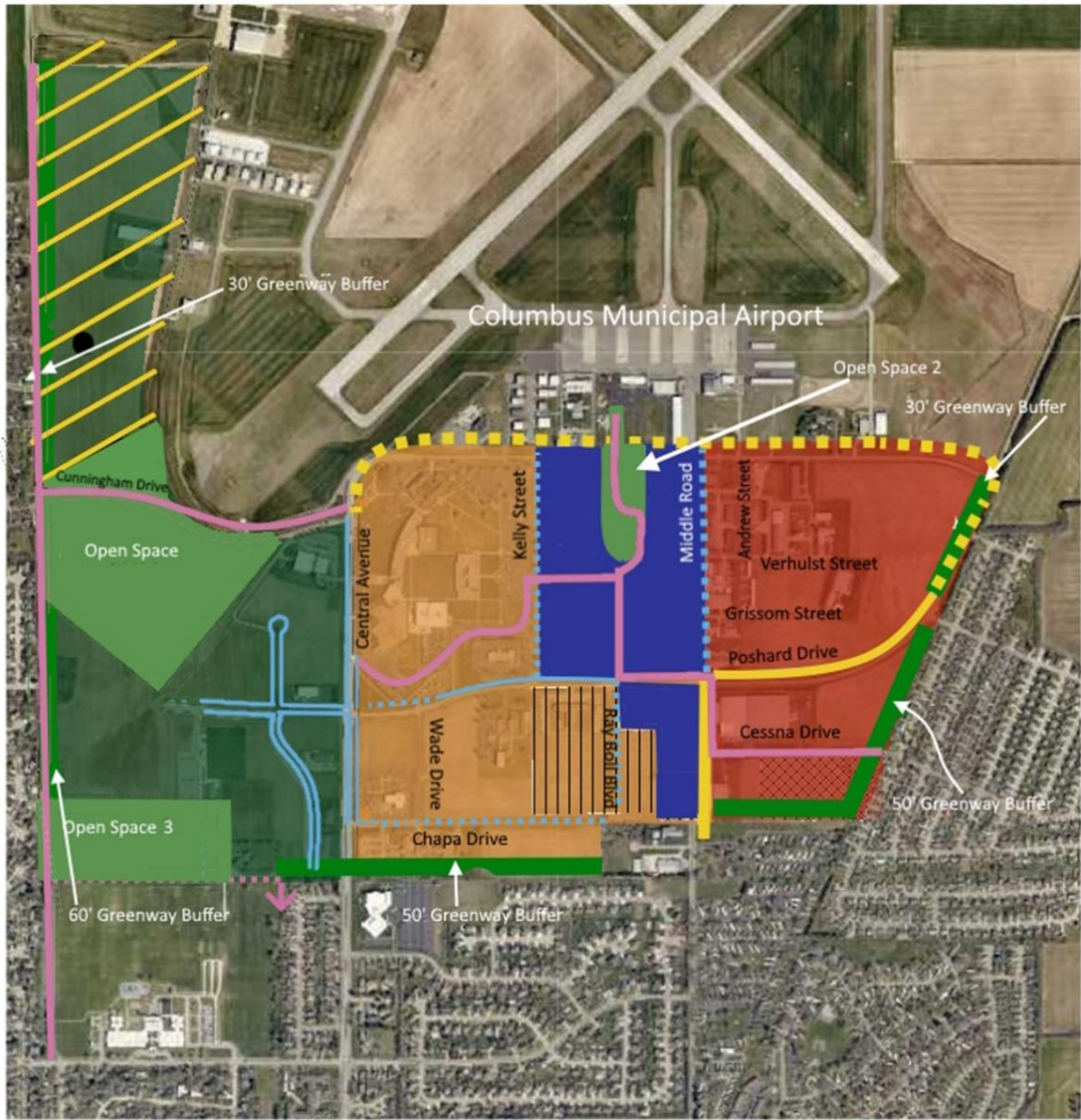
- xx. Warehouse: A commercial building for storage of goods. Warehouses are used by manufacturers, importers, exporters, wholesalers, transport businesses, customs, etc. They are usually large buildings. They are often equipped with loading docks to load and unload trucks. In some instances they are loaded directly from railways or airports. Warehousing is often associated with distribution in which the goods are stored temporarily until they are loaded on to trucks, trains, or planes for shipping.

The following table is the Schedule of Uses for the Columbus Municipal AirPark PUD. A "P" represents uses which would be permitted by right. A "C" represents uses which may be permitted as a conditional use. The permitted and conditional uses for the Columbus Municipal AirPark PUD are in addition to any minor essential service permitted within the jurisdiction of the Columbus Plan Commission as prescribed by the Columbus Zoning Ordinance, as amended from time to time.

Any use not listed as a permitted use or conditional use is considered prohibited. The Planning Director may determine into which category any questionable use is placed if it is not specifically listed but is similar to another use that is a permitted or conditional use. This determination may be appealed to the Board of Zoning Appeals consistent with the provisions of the Zoning Ordinance for appeals of administrative decisions (current Zoning Ordinance Section 12.5).

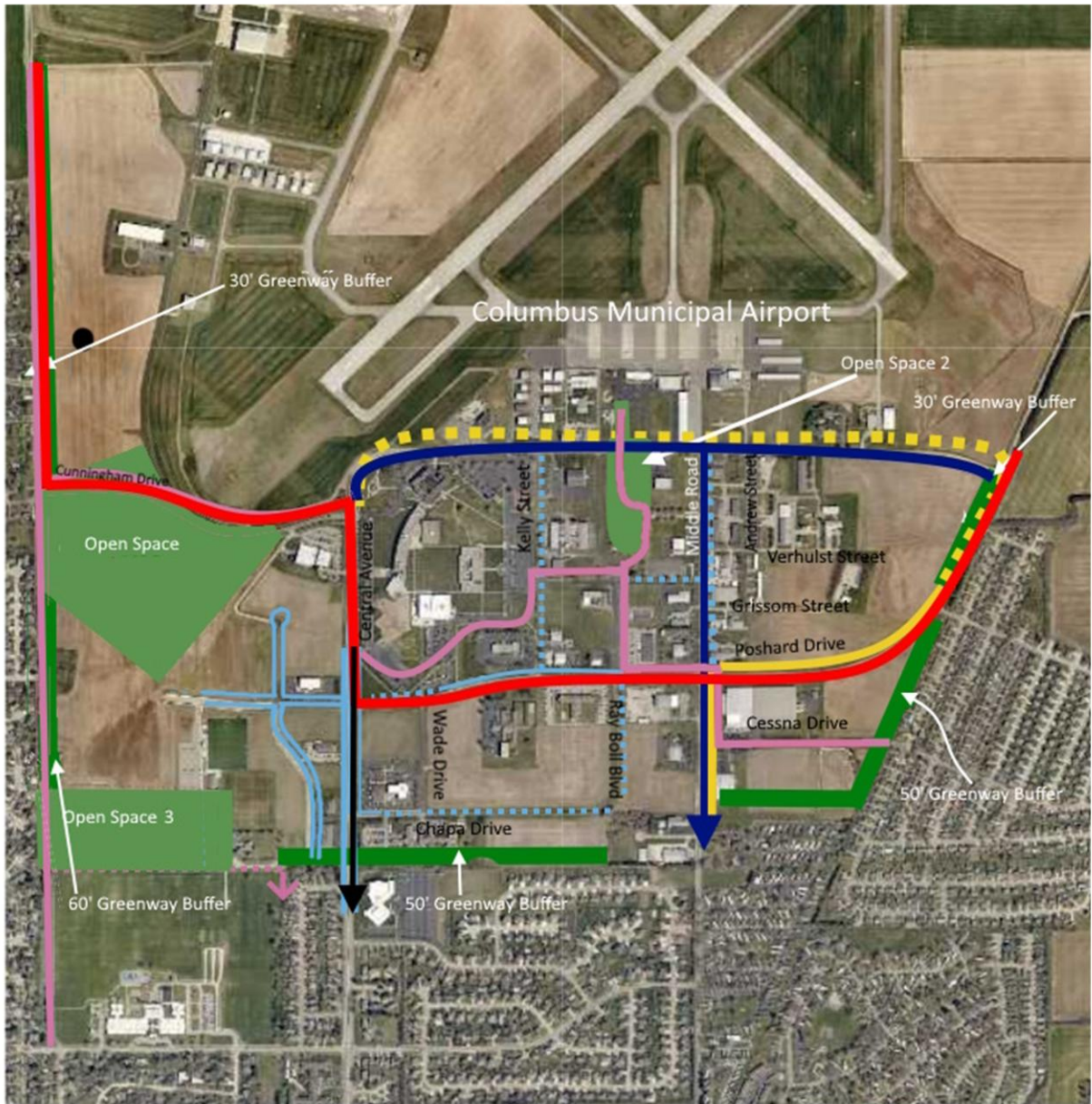
Table 2: Columbus AirPark: Schedule of Uses (Revised 12.16.14 - Ord. #52, 2014) (Revised 03.17.2026 - Ord # __, 2026)

Use	Info Tech Park	Education / Life Sciences Center	Ray Boll Commerce Center	Airplex Commerce Center
Technology				
Research and Development	P	P	P	P
Programming Facility	P			
Technical Support Facilities				
Office	P	C	P	C
Resource Information Center	P	P		
Educational				
University/College Classrooms	C	P	C	C
University/College Research Facility	C	P	C	C
Learning Center		P		
Library	C	P		
Student Housing		P*		
Government/Public				
Office Building			P	P
Emergency Response Facility				P
Public Safety Training Facility				P
Animal Shelter				P
Light Industrial				
Contacting Office			C	P
Manufacturing, Light			C	P
Fabrication			C	P
Manufacturing Supplies				P
Warehousing			C	P
Distribution Facility				P
Freight Consolidation/Forwarders				P
Foreign Trade Zone				P
Paint Shop				C
Commercial				
Athletic Complex	P	C	C	
Child Care Center	P	P	P	
Conference Center	P	P	P	
Convenience Market**	P	P	P	
Gas Station**	C	C		
Health Services Facility	P	P	P	
Hotel**	P	P		
Recreation Use, Small Sale**	P	P	C	
Restaurant**	P	P	P	
Retail Uses, Small Scale**	P	P	P	
Other				
Helipad		C		
Parking Lot	P	P	P	
Agriculture, Crop Production	P	P	P	P
Community Garden				p*
Outdoor Recreation	C*			
P = Permitted Use	C = Conditional Use			
* = Where specifically indicated on the Development Plan. See also any supplemental development standards for specific uses provided by Section V (B)(7)				
** = Will be located where, at a minimum, a sidewalk is present connecting them to the student housing area and higher education campus, or that sidewalk will be provided with their development.				



SCHEDULE OF USES LEGEND

PUD Boundary		Existing Trail		Student Housing	
Info Tech Park		Proposed Trail		Community Garden	
Edu/Life Sciences Center		Existing Side Path		Outdoor Sports	
Ray Boll Commerce Center		Proposed Side Path			
AirPlex Commerce Center		Existing Sidewalk			
Open Space		Proposed Sidewalk			
Greenway Buffer					



STREET SYSTEM PLAN LEGEND:

PUD Boundary	---
Primary Arterial Street	—
Secondary Arterial Street	—
Collector Street	—
Open Space	■
Greenway Buffer	■

Existing Trail	—
Proposed Trail	⋯
Existing Side Path	—
Proposed Side Path	⋯
Existing Sidewalk	—
Proposed Sidewalk	⋯

2. Prohibited Uses

In addition to residential uses, which are expressly prohibited from locating within the Columbus Municipal AirPark PUD, the following uses are also expressly prohibited from being located within said PUD due to their character, or hazardous/harmful nature:

- a. Manufacturing, manipulation, storage or transportation of any hazardous material, specifically Class-A explosives;
- b. Uses that release into the air any substance which would impair visibility or otherwise interfere with the operation of aircraft;
- c. Uses that produce light emissions, either direct or indirect (reflective) which would interfere with the operation of aircraft;
- d. Uses that produce electrical, magnetic or other emissions which would interfere with the operation of aircraft, aircraft communication or aircraft guidance systems; or
- e. Uses that attract birds, waterfowl, or wildlife, in a manner that creates a hazard to aviation.

3. Accessory Uses & Structures

In addition to the Accessory Use/Structure Standards of the Columbus Zoning Ordinance (specifically standards for trash and recycling containers and park and accessory uses and structures for recreation facilities), as amended from time to time, the following standards shall also apply for accessory uses and structures within the Columbus Municipal AirPark PUD.

- a. Encroachment prohibited
No accessory structure shall be placed so as to encroach on a required yard setback or greenway buffer area. No accessory structure shall be permitted in a drainage easement without express written permission from the City of Columbus Engineering Department.
- b. Outside Storage or Sales
The permanent outside (unenclosed) storage of vehicles, merchandise, or equipment is prohibited throughout the entire Columbus Municipal AirPark PUD. Any staging area intended for the temporary loading or unloading of materials shall be clearly marked on the pavement wherein the use of the staging area is restricted to unloading/loading and may not be used for storage or display. For the purposes of administering and enforcing land uses within this District, the term "temporary loading or unloading" shall mean a period of thirty (30) days or less. The permanent outside (unenclosed) sale of vehicles, merchandise, or equipment is also prohibited throughout the entire Columbus AirPark.

4. Temporary Uses & Structures

In addition to the Temporary Use/Structure Standards of the Columbus Zoning Ordinance, as amended from time to time, the following standard shall also apply to temporary uses and structures within the Columbus Municipal AirPark PUD. Residential garage/yard sales and temporary homes sales facilities are hereby expressly prohibited from being located within the Columbus Municipal AirPark PUD.

5. Nonconforming Uses, Lots, Structures, & Site Features

Refer to the standards governing all nonconformities in the Columbus Zoning Ordinance, as amended from time to time.

6. Open Spaces

a. Open Space 1: Approach Zone

Open Space 1 is an approach zone for the Columbus Municipal Airport. The purpose and intent of the approach zone is to safeguard the public safety and welfare and properties in, adjacent to, and surrounding aircraft landing fields by placing height restrictions and other regulations thereon. While roads, access drives, and similar improvements may be constructed, no permanent structures shall be located within this space, per Federal Aviation Administration (FAA) regulations.

b. Open Space 2: Common Area

Open Space 2 is the common area used by the Columbus Municipal Airport and containing walking paths, flag poles, and monuments. It is intended to remain and be used as it currently is. Open Space 2 serves as the vibrant central common area for the Columbus Municipal Airport, featuring scenic walking paths, flag poles, and commemorative monuments. It may also be developed as an inviting park facility, incorporating dynamic performance spaces for events and gatherings, interactive fountains, and inclusive play areas tailored for youth, adults, and families to foster community engagement and recreation.

c. Open Space 3: Park Facilities

Open Space 3 consists of park facilities, such as soccer fields and concessions, as well as tree cover. It is intended to remain and be used as it currently is.

7. Supplemental Standards for Specific Uses (Revised 6.4.13 - Ord. #11, 2013)

In addition to the development standards provided for all uses by this Columbus Airpark PUD, the following supplemental standards shall apply to the development and operation of specific uses as listed below:

a. Student Housing:

- i. On-site parking shall be provided at a minimum of 1 bed.

- ii. An 8 foot wide paved side path shall connect any student housing with other area paths and the higher education campus via (1) the existing side path at the northeast corner of the intersection of Ray Boll Boulevard and Poshard Drive, (2) the existing side path on the west side of Kelly Street (via Poshard Drive and Kelly Street), and (3) the existing side path located between Ivy Tech's Poling Hall and Harrison College (via Poshard Drive). Such side paths shall be separated from all adjacent street pavement (including shoulders) by a "tree lawn" area that is a minimum of 5 feet in width wherever possible. All street crossings shall meet the specifications of the City Engineer and be subject to approval by the Columbus Board of Public Works and Safety. The side path network shall be installed in its entirety in conjunction with any student housing development and shall be 100% complete prior to occupancy of any student housing.
 - iii. An 8 foot wide paved side path shall connect any student housing with any existing retail uses. Such side paths shall be separated from all adjacent street pavement (including shoulders) by a "tree lawn" area that is of 5 feet in width. All street crossings shall meet the specifications of the City Engineer and be subject to approval by the Columbus Board of Public Works and Safety. The side path network shall be installed in its entirety in conjunction with any student housing development and shall be 100% complete prior to occupancy of any student housing.
 - iv. A buffer yard of 25 feet in width, in addition to the required setback, shall be provided between any student housing facilities and the lots in the Ray Boll Commerce Center. The buffer shall be provided in its entirety on the lot containing the student housing and shall consist of a minimum 6-foot tall fence or wall and landscaping that is designed, installed, and maintained consistent with that of other required Airpark buffers. The buffer yard shall be installed in its entirety on a lot by lot basis as student housing is completed on each lot and shall be 100% complete prior to occupancy of the student housing.
- c. Limited Retail:
- An 8 foot wide paved side path shall connect any limited retail uses to both the higher education campus and all existing student housing facilities. Such side paths shall be separated from all adjacent street pavement (including shoulders) by a "tree lawn" area that is a minimum of 5 feet in width wherever possible. All street crossings shall meet the specifications of the City Engineer and be subject to approval by the Columbus Board of Public Works and Safety. The side path network shall be installed in its entirety in conjunction with any limited retail developments and shall be 100% complete prior to occupancy of any limited retail uses.

C. Performance Requirements

In addition to the Industrial Standards of the Columbus Zoning Ordinance, as amended from time to time, the following performance standards shall also apply to uses within the Columbus Municipal AirPark PUD.

1. *Airport Operations, general*

No use shall impede the day-to-day operations of the Columbus Municipal Airport. No land use shall endanger the landing, taking-off, or maneuvering of aircraft.

2. *Interference with Aircraft*

No land use shall create electrical interference with radio communication between airport and aircraft or create interference with navigational aids employed by aircraft. All applicable regulations of the Federal Aviation Administration (FAA) shall apply to all operations that may adversely affect the navigation or control of aircraft.

3. *Lights*

No lights shall employ the use of lights that make it difficult for pilots to distinguish between airport lights and other lights.

4. *Glare*

No land use shall result in glare in the eyes of pilots using the airport. No use on a property shall produce any glare or heat that is detectable without the aid of instruments at the property lines of the lot on which the use is located.

5. *Waste Materials*

No use on a property shall be maintained in such a manner as to inadvertently attract wildlife. No waste disposal site, solid waste transfer station, or any other use which is known to attract wildlife shall be located within the Columbus Municipal AirPark PUD.

6. *Pollution*

No land use shall create pollution or other condition that would impair a pilot's visibility either at the airport or in the vicinity of the airport.

7. *Health and Safety Requirements*

All uses shall be in conformance with any and all applicable requirements of the state and federal governments, including the requirements of the Occupational Safety and Health Administration (OSHA), and the Federal Aviation Administration (FAA).

D. Pedestrian Route System

The PUD includes a pedestrian route system made up of trails, side paths, and sidewalks, as illustrated by the Development Plan map. Future segments of the pedestrian route system shall be integrated as follows.

1. Trails

The Columbus People Trail Master Plan (or its succeeding plan), as amended from time to time, shall serve as the official plan in determining the location of future segments of the Columbus People Trail.

a. Location

While the actual alignment is intended to be determined by the City of Columbus Parks and Recreation Department, future segments of the Columbus People Trail should generally be located as indicated by the Development Plan map.

b. Installation

Trail segments which have not been already installed by the Columbus Parks and Recreation Department prior to development of a given site shall be installed at the time of development.

2. Side paths

a. Location

Future side path segments are intended to connect existing and proposed segments of the Columbus People Trail within the Columbus Municipal AirPark PUD. Refer to the Development Plan map.

b. Installation

- i. Where a future side path is planned to be located within a required greenway buffer area, said segment of side path shall be installed as each lot develops.
- ii. Where a future side path is planned to be located along a road (i.e. Arnold St), said segment of side path shall be installed when the subject parcel is developed or redeveloped. For the purposes of administering and enforcing this ordinance, the term "redevelopment" shall mean the redesign or rehabilitation of existing properties, excluding a change of use, as determined by the Planning Director.

3. Sidewalks

All sidewalks installed within the Columbus Municipal AirPark PUD shall be in compliance with all applicable standards adopted by the Board of Public Works and Safety and the Americans with Disabilities Act.

a. Location

i. Existing Streets

A public sidewalk shall be required to be installed in the locations depicted by the Development Plan map.

ii. New Streets

A public sidewalk shall be installed along all new streets.

b. Installation

i. Existing Streets

A public sidewalk shall be required to be installed along an existing street as each lot develops.

ii. New Streets

A public sidewalk shall be required to be installed during the construction/installation of a new street per the City of Columbus Subdivision Control Ordinance, as amended from time to time.

4. Other Routes

In the event that an internal pedestrian circulation network (i.e. pedestrian route) is proposed by a developer or tenant, said internal network should be connected to the pedestrian route system of the Columbus Municipal AirPark PUD.

E. Supplemental Landscaping Requirements (Revised 12.16.14 - Ord. #52, 2014)

The Supplemental Landscaping Standards of this Section are in addition to the landscaping requirements of Section F, Greenway Buffer Requirements, and the provisions of the Columbus Zoning Ordinance incorporated by reference in Section V of this PUD

1. Prohibited materials

Use of plants that have nuts and seeds which are known to attract wildlife (e.g. flocking starlings) is prohibited. Vegetation that is densely planted is prohibited. Table 3, Prohibited Planting Materials illustrates those planting materials which are prohibited from being planted or allowed to grow within the Columbus Municipal AirPark PUD.

2. Arrangement and Location of Plantings

All portions of every lot within the Columbus Municipal AirPark PUD not occupied by structures, parking areas, or other unpaved surfaces will need to be designed, constructed and maintained in a cultivated landscape condition. Plantings shall be staggered so that there is no overlap in tree canopies at full maturity. All linear plantings shall provide a break every twenty (20) feet for a distance of at least eight (8) feet in order to prevent the creation of wildlife corridors (refer to Figure 3). All landscaping materials shall be placed to avoid interference with traffic control signs and devices and lighting as the landscaping matures. In no instance shall vegetation impede the natural flow of stormwater runoff within a drainage easement unless approved by the City of Columbus Engineering Department.

Figure 3:
Location of Linear
Plantings

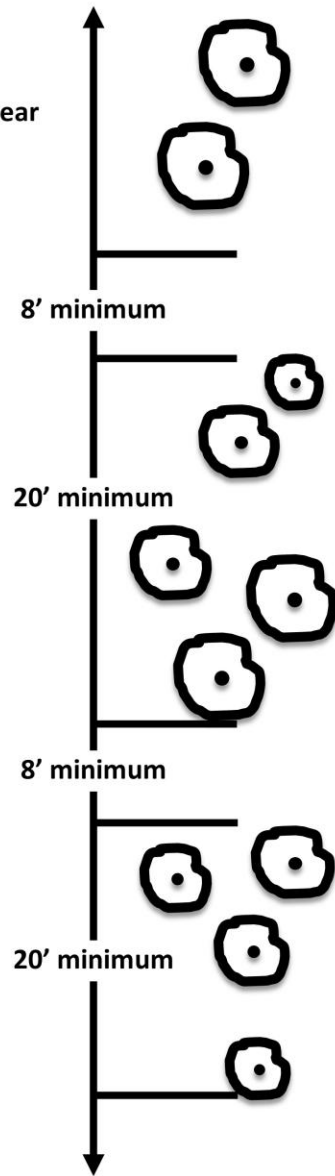


Table 3: Prohibited Plant Materials

Prohibited Planting Materials		
Common name	Scientific Name	Negative Characteristic(s)
Trees		
American Elm*	Ulmus Americana	Insects, disease
Ash	Fraxinus	Insects
Austrian (Black) Pine	Pinus Nigra	Disease prone
Autumn Olive	Elaeagnus Umbellate	Poor form, disease prone, invasive
Beech	Fagus	Fruit bearing, nuts/seeds, wildlife attractant
Black and Choke Cherries	Prunus serotina and virginiana	Fruit bearing, nuts/seeds, wildlife attractant
Black Locust	Robinia pseudoacacia	Invasive
Boxelder	Acer negundo	Aggressive, shallow roots, weak wood
Bradford Pear	Pyrus calleryana "Bradford"	Weak branching, low branches
Burr Oak	Quercus macrocarpa	Fruit bearing, wildlife attractant
Cottonwood	Populus deltoides	Weak wood, shallow roots, seeds
Crabapple	Malus species	Fruit bearing, wildlife attractant
Dogwood	Cornus Species	Fruit bearing, wildlife attractant
European White Birch	Betula Pendula	Insect prone
Ginkgo (Female)	Ginkgo biloba - female	Fruits, odors
Hackberry	Celtis	Fruit bearing, nuts/seeds, wildlife attractant
Hawthorn	Crataegus species	Fruit bearing, wildlife attractant
Lombardy Poplar	Populus nigra "Italica"	Insects, disease, short-lived
Mimosa	Albizia julibrissin	Invasive
Mulberry	Morus species	Fruits, shallow roots, invasive
Norway Maple	Acer platanoides	Invasive
Oak	Quercus	Fruit bearing, nuts/seeds, wildlife attractant
Princess Tree	Paulownia tomentosa	Invasive
Russian Olive	Elaeagnus angustifolia	Poor form, disease prone, invasive
Serviceberry	Amelanchier	Fruit bearing, nuts/seeds, wildlife attractant
Siberian Elm	Ulmus pumila	Weak wood, seeds, shallow roots
Silver Maple	Acer saccharinum	Aggressive, shallow roots, weak wood
Sycamore	Platanus	Fruit, size and scale, pests, disease prone
Tree of Heaven	Ailanthus altissima	Seeds, suckers, weak wood, invasive
White Poplar	Populus alba	Suckers, shallow roots, weak wood, invasive
Willow	Salix species	Weak wood, shallow roots
Shrubs		
Bicolor Lespedeza	Lespedeza bicolor	Invasive
Black Alder	Alnus glutinosa	Invasive
Buckthorn	Rhamnus cathartica, R. frangula	Invasive
Bush Honeysuckles (Amur, Marrow, Tartarian)	Lonicera maackii, L. tatarica, L. morrowii	Invasive
Privet	Lingustrum	Invasive
Cotoneaster	Cotoneaster species	Fruit bearing, wildlife attractant
Multiflora Rose	Rosa multiflora	Invasive
Winged Burning Bush	Euonymus alatus	Invasive
Viburnum	Viburnum species	Fruit bearing, wildlife attractant
Groundcovers and Vines		
Creeping Charlie	Glechoma hederacea	Invasive
Creeping Jenny	Lysimachia nummularia	Invasive
Crown Vetch	Coronilla varia	Invasive
Japanese Honeysuckle	Lonicera japonica	Invasive
Japanese Hops	Humulus japonicus	Invasive
Kudzu	Pueraria lobata	Invasive
Oriental Bittersweet	Celastrus orbiculatus	Invasive
Periwinkle	Vinca minor	Invasive
Purple Winter Creeper	Euonymus fortunei	Invasive
Flowers & Herbs		
Canada Thistle	Cirsium arvense	Invasive
Dame's Rocket	Hesperis natronalis	Invasive
Garlic Mustard	Alliaria petiolata	Invasive
Japanese Knotweed	Polygonum cuspidatum	Invasive
Purple Loosestrife	Lythrum salicaria	Invasive, prohibited by Indiana Law
Sericea Lespedeza	Lespedeza cuneata	Invasive
Star of Bethlehem	Ornithogalum umbellatum	Invasive
Sweet Clover	Melilotus alba, M. officinalis	Invasive
Grasses		
Common Reed or Phragmites	Phragmites australis	Invasive
Japanese Stilt Grass	Microtegium vimineum	Invasive
Maiden Grass	Miscanthus sinensis	Invasive
Reed Canary Grass	Phalaris arundinacea	Invasive
Smooth Brome	Bromus inermis	Invasive
Tall Fescue	Festuca elatior	Invasive
* Disease resistant varieties of American Elm are acceptable		

F. Buffering Requirements

It is the intent of the Columbus Board of Aviation Commissioners to maintain a vegetated greenway buffer where the Columbus Municipal AirPark PUD abuts a residential district. The standards of this Section are in addition to all other landscaping requirements. Said greenway buffer is to be incorporated as follows:

1. Greenway Buffer Location & Width

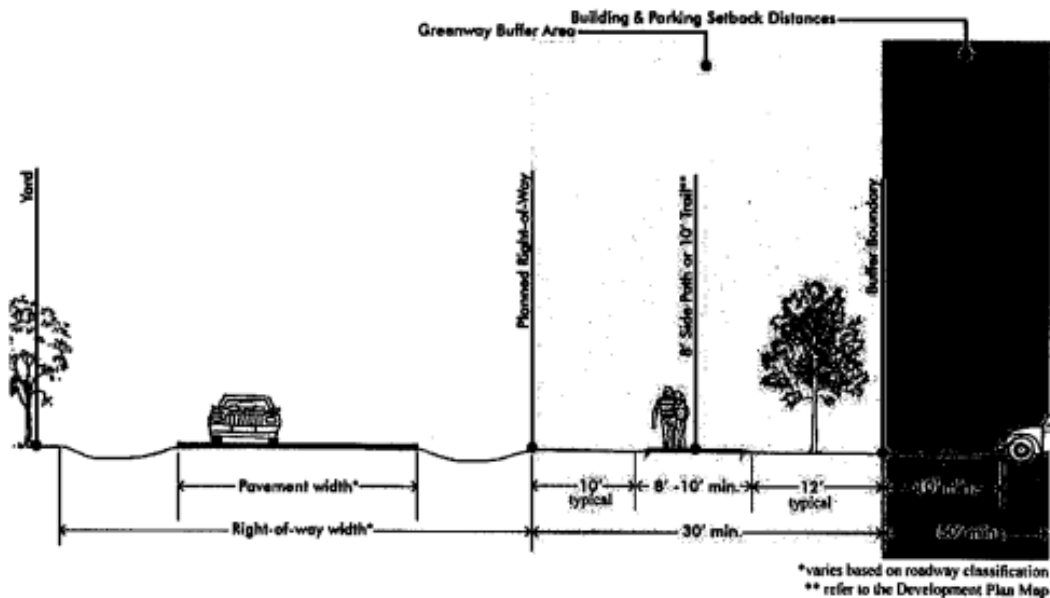
a. 30' Greenway Buffer

Where the AirPark PUD directly abuts an existing road right-of-way, the minimum greenway buffer width shall be thirty (30) feet. Refer to the Development Plan map on and Figure 7 below. The 30' greenway buffer shall be measured from the planned right-of-way, and located entirely within the Columbus Municipal AirPark PUD.

In the event that the location of a required greenway buffer coincides with an existing or future segment of a pedestrian route, the required width of the greenway buffer, as prescribed by this PUD District, shall include the width of the pedestrian route.

Therefore, where a pedestrian route segment exists or is intended to exist as illustrated on the Development Plan map, the width of said pedestrian route will be included in the calculation of the width of the required greenway buffer. Conversely, the required greenway buffer width shall not be included when determining parking and building setback distances. All yard setback measurements shall be taken from the edge of the required greenway buffer.

Figure 7: Typical 30' Greenway Buffer Cross Section

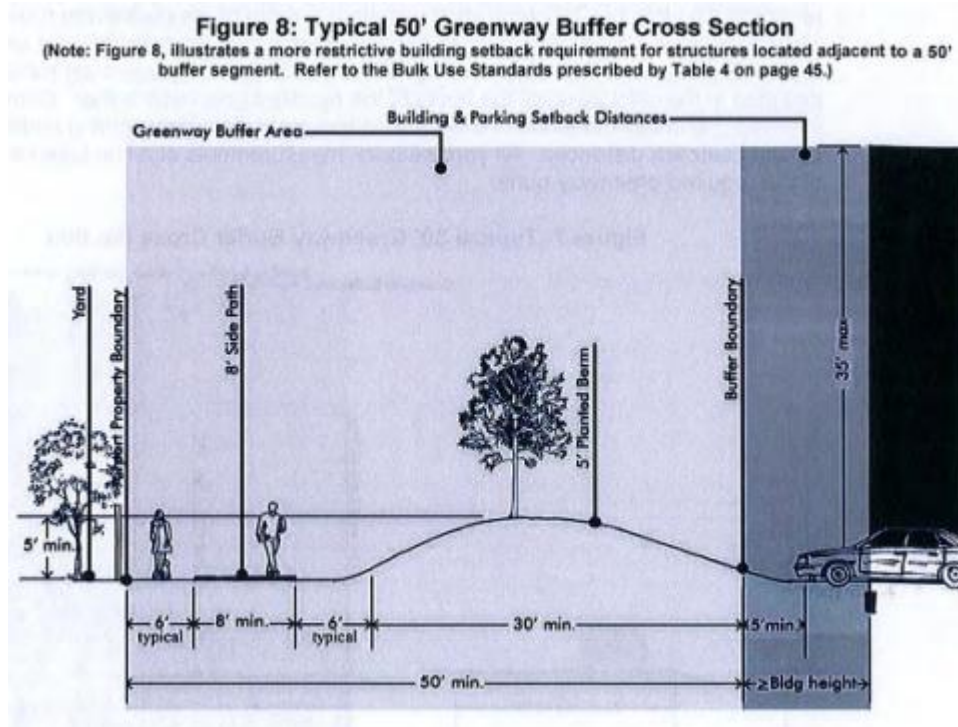


b. 50' Greenway Buffer

Where the AirPark PUD directly abuts a residential district to the south or east, the minimum greenway buffer width shall be fifty (50) feet. Refer to the Development Plan map and Figure 8 below. The greenway buffer shall be measured from the airport property line, and located entirely within the Columbus Municipal AirPark PUD. In the event that the location of a required greenway buffer coincides with an existing or future segment of a pedestrian route, the required width of the greenway buffer, as prescribed by this PUD District, shall include the width of the pedestrian route

Therefore, where a pedestrian route segment exists or is intended to exist as illustrated on the Development Plan map on page 51, the width of said pedestrian route will be included in the calculation of the width of the required greenway buffer. Conversely, the required greenway buffer width shall not be included when determining parking and building setback distances. All yard setback measurements shall be taken from the edge of the required greenway buffer.

Figure 8: Typical 50' Greenway Buffer Cross Section

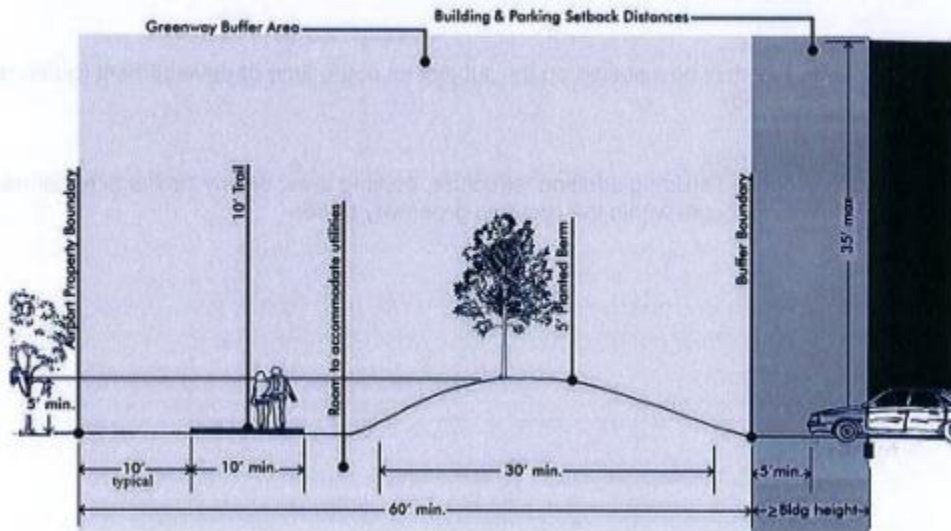


c. 60' Greenway Buffer

Where the AirPark PUD directly abuts a residential development to the west, the minimum greenway buffer width shall be sixty (60) feet. Refer to the Development Plan map and Figure 9 below. The greenway buffer shall be measured from the airport property line, and located entirely within the Columbus Municipal AirPark PUD. In the event that the location of a required greenway buffer coincides with an existing or future segment of a pedestrian route, the required width of the greenway buffer, as prescribed by this PUD District, shall include the width of the pedestrian route.

Therefore, where a pedestrian route exists or is intended to exist as illustrated on the Development Plan map. The width of said pedestrian route will be included in the calculation of the width of the required greenway buffer. Conversely, the required greenway buffer width shall not be included when determining parking and building setback distances. All yard setback measurements shall be taken from the edge of the required greenway buffer.

Figure 9: Typical 60' Greenway Buffer Cross Section
(Note: Figure 9, illustrates a more restrictive building setback requirement for structures located adjacent to a 60' buffer segment. Refer to the Bulk Use Standards prescribed by Table 4 on page 45.)



2. Greenway Buffer Berm & Plantings (Revised 6.4.13 - Ord. #11, 2013)

A landscape berm, with a minimum height of five (5) feet, shall be provided within and along the entire length of a fifty (50) foot greenway buffer, or a sixty (60) foot greenway buffer. Said berm shall be visually continuous, although it does not need to be entirely connected. The maximum slope for the berm shall be 3:1, or three (3) feet of width for every one (1) foot of berm height. The berm shall be constructed with adequate ground cover to prevent erosion. The following are the minimum planting requirements for each one hundred (100) linear feet of landscape buffer, for all buffers. For any buffers that include a berm, all required planting shall be provided on the berm, or within five (5) feet of the toe of the berm slope.

- a. Five (5) medium deciduous trees; or
- b. Three (3) medium deciduous trees and three (3) small deciduous trees and/or ornamental trees; or
- c. Three (3) medium deciduous trees and ten (10) deciduous shrubs; or
- d. Three (3) medium deciduous trees, two (2) small deciduous trees and/or ornamental trees, and four (4) deciduous shrubs.

3. Installation

Buffering shall be installed on the subject lot at the time of development (buildings constructed).

4. Encroachment

No proposed building addition, structure, parking area, or any similar site feature shall be allowed to locate within the required greenway buffer.

G. Lot Requirements/Bulk Use Standards

Table 4, Bulk Use Requirements, illustrates the proposed bulk use standards for the Columbus Municipal AirPark PUD, by area.

Table 4: Bulk Use Requirements

Standard	Area			
	InfoTech Park	Educational / Life Sciences Center	Ray Boll Commerce Center	Airplex Commerce Center
Minimum Lot Area (square feet)	55000	55000	20000	20000
Maximum Lot Area (square feet)	None	None	185000	None
Minimum Lot Width (feet)	200	200	125	200
Maximum Lot Depth (feet)	250	325	200	250
Minimum Lot Frontage (feet)	100	100	75	100
Maximum Lot Coverage (percent of total)	50%	50%	75%	65%
Minimum Front Yard Setback (feet)				
Adjacent to an Arterial Road or Street	50	50	35	50
Adjacent to a Collector Road or Street	35	35	25	35
Adjacent to a Local Road or Street	25	25	15	25
Minimum Side Yard Setback (feet)				
Primary Structure	10***	10	5	10
Accessory Structure	10***	10	5	10
Minimum Rear Yard Setback (feet)				
Primary Structure	10***	10	5	10
Accessory Structure	10***	10	5	10
Maximum Building Height*				
Primary Structure	35	35	35	35
Accessory Structure	35	35	35	35
Maximum Primary Structures per Lot**	1	1	1	1

* = The proposed building height limits are consistent with the height restrictions of the Federal Aviation Regulations Part 77 (FAR Part 77), which are the basis for land use and safety requirements, designed to minimize risk to people on the ground from aircraft accidents.

** = Medical centers, office complexes and other such developments with coordinated parking areas and pedestrian circulation systems may have unlimited primary structures on any one lot.

*** = Structures located adjacent to a 50' or 60' greenway buffer shall have a minimum building setback distance greater than or equal to the building height as illustrated in Figures 8 and 9.

H. Lighting (Revised 12.16.14 - Ord. #52, 2014)

1. On-site Lighting

For the purposes of administering and enforcing this District, on-site lighting shall refer to freestanding light fixtures located on the premises and out of the public right-of-way.

a. Design Limitations

All on-site lighting shall be completely enclosed and not flat in shape to prevent perching and nesting of birds. The open construction of such features is prohibited.

b. Height Limitation

All freestanding light fixtures, such as pole mounted parking lot lighting, shall be limited to a maximum total height of thirty (30) feet throughout the entire Columbus Municipal AirPark PUD. The height shall be measured as the distance between the grade level of the surface being illuminated and the bottom of the lighting fixture. All freestanding lighting shall make use of ninety (90) degree cut-off fixtures with fully recessed lens covers. All exterior property lighting, including freestanding and building mounted lighting, shall make use of ninety (90) degree cut-off fixtures with fully recessed lens covers.

c. Illumination

All lighting fixtures must be illuminated using a low heat transfer fixture, such as LED, to further prevent perching in the cool season.

d. Spillage

With the exception of lights used for aviation, there shall be a maximum of 0.1 foot candle where the Columbus Municipal AirPark PUD boundary abuts an adjacent property.

2. Exterior Illumination of Buildings

The uplighting of the exterior of a building within the Columbus Municipal AirPark PUD shall be prohibited. Building facades may be illuminated using downlighting (where objects or areas are illuminated from above where the lighting comes directly from overhead) provided that all fixtures are located, aimed, and shielded so that light is directed only onto the building façade. Building façade light fixtures shall be designed and installed so as to wash the façade of the building with light rather than to provide a spotlight or floodlight effect. In no instance shall a buildings exterior illumination be directed toward a public right-of-way, adjacent property, or the sky.

3. Lighting of nonconforming structures and trees

Refer to the Airport Hazard Area Overlay District of the Columbus Zoning Ordinance, as amended from time to time.

I. Signage (Revised 12.16.14 – Ord. #52, 2014)

1. Sign Design

All signs shall be designed so that the sign face is flush and sealed. Projecting elements of a sign are prohibited as they allow for nesting and perching of birds, becoming a wildlife attractant. In addition, the back of all signs shall be sealed and void of any perching/nesting opportunities. Any sign with a corrugated back shall have vertical lines instead of horizontal lines.

2. Illumination of Signs

Signs may be illuminated externally or internally, including through the use of back lighting and flood lighting. Signs that portray movement are prohibited. The source of any external illumination shall be located, aimed and shielded so that light is directed onto the sign face. No exposed bulb or lamp shall be used on the exterior surface of any sign so as to expose the face of the bulb, light or lamp to any public right-of-way, adjacent property, or towards the sky.

3. Location of Signs by Sign Type

In no instance shall commercial signage be located within the public right-of-way. The location of signs within the Columbus Municipal AirPark PUD will be as prescribed by the following table. The type of sign permitted within the PUD, and their subsequent requirements are as follows:

Table 5: Sign Requirements for Permitted Signs by Sign Type

Sign Requirements for Permitted Signs		District Standard
Permanent Primary Signs as General Sign Types		
Wall Sign for ground floor uses		
Maximum number for each frontage per tenant		2
	Percent of all front walls	15%
Maximum total area per sign or tenant/use, whichever is less	Sign area (square feet)	350
Freestanding sign for a single use lot		
Maximum number per lot public street frontage		1
Maximum area (square feet) per sign		75
Maximum height (feet)		10
Freestanding sign for multiple use/tenant lots		
Maximum number per lot public street frontage		1
	Primary	1
Maximum number of elements per sign	Secondary	3
	Primary (square feet)	75
Maximum area per element per sign	Secondary (square feet)	25
Maximum height (feet)		10
Development Entry Sign intended for the entire Columbus AirPark		
Maximum number per entrance		2
Maximum area per sign (square feet)		32
Maximum height per sign (feet)		10
Options and Alternatives for Permanent Primary Signs		
Awning Signs as a type of wall sign		
Maximum number per frontage per tenant/use		1
Maximum area per sign (square feet) 18F		See note 1
Changeable Copy Sign as a part of a Primary Wall or Freestanding Sign		
Maximum number per primary structure		1
Maximum area (square feet) 19F		See note 2
Time & Temperature Sign as a part of a Primary Wall or Freestanding Sign		
Maximum number per primary structure		1
Maximum Time & Temperature Area (square feet)		12
Permanent Secondary Signs		
Directional Sign		
Maximum number per entrance	Single Driveway	1
	One-way Driveway	2
Maximum area (square feet)		6
Maximum height (feet)		4
Directory Sign		
Maximum number per primary structure		1
Maximum area (square feet)		50
Maximum height, if freestanding (feet)		6
Window Sign		
	Percent of window area	25%
Maximum total area per tenant, whichever is less...	Sign area (square feet)	20
Flag Sign		
Maximum number per tenant/use		1
Maximum area per sign (square feet)		32
Maximum flagpole height (feet) 20F		See note 3
Temporary Sign		
Banner Sign		
Maximum number per tenant/use		1
Maximum area per sign (square feet)		32
Maximum duration per calendar year (days)		90
Inflatable Sign		
Maximum number per tenant/use		1
Maximum area per sign (square feet)		25
Maximum duration per calendar year (days)		12
(1) Awning signs are to be considered a type of Wall Sign and will be included in the maximum area allowed for all wall signs for each use. (2) Not to exceed 75% of the area of the non-changeable copy portion of the Primary Sign of which it is a part. (3) Primary structure height plus ten (10) feet, provided that said flag sign does not encroach on the height limitations placed on the airport by the Federal Aviation Administration (FAA). In which case, the height limitation imposed by the FAA shall govern.		

J. Fences and Walls

The following standards apply to all fences or walls within the Columbus Municipal AirPark PUD.

1. Location

- a. No fence or wall shall be permitted in a drainage easement unless specifically permitted by the City of Columbus Engineering Department.
- b. No fence or wall shall be constructed or allowed to encroach upon any public right-of-way.
- c. No fence or wall shall cross a public or private easement without the written permission of the easement holder.
- d. No fence or wall shall be constructed within a required front yard.
- e. No fence or wall shall be located within the required greenway buffer.

2. Height

No fence or wall shall exceed eight (8) feet in height.

3. Visibility

No fence or wall shall be erected or maintained within the intersection visibility triangle. Refer to the standards for Intersection Visibility Requirements in the Columbus Zoning Ordinance, as amended from time to time.

4. Pointed Instruments prohibited

With the exception of decorative spikes that are an ornamental part of the fence, chicken wire, concertina wire, or razor wire, razor-edged, broken glass, affixed spikes, projecting nails or other pointed instruments of any kind are prohibited. Barbed wire fences may be permitted for the purposes of security.

5. Construction

All fences and walls shall be erected with the structural side (braces, bolts, etc.) facing the interior of the property that the fence encloses.

6. Prohibited Types

All electrical and stockade fences are prohibited.

K. Written Commitments

There are no commitments as part of the Columbus Municipal AirPark PUD.

L. Covenants

There are no covenants as part of the Columbus Municipal AirPark PUD.

M. Drainage

No permanent structure shall be permitted to be located in a drainage easement without express written permission from the City of Columbus Engineering Department.

For the purposes of administering and enforcing this Ordinance the storm water management standards established by the Columbus Engineering Department shall apply, with the exception of the Department's open water storm water management standards given their nature of attracting wildlife. All open water areas proposed within the Columbus Municipal AirPark PUD shall be based on flight patterns of aircraft and the location of proposed features and be consistent with the open water standards prescribed by the United State Department of Agriculture (USDA) & Animal and Plant Health Inspection Service (APHIS), as amended from time to time, and/or the Federal Aviation Administration (FAA), as amended from time to time.

In addition all developers/tenants will be encouraged to reduce soil erosion and sedimentation by minimizing the removal of vegetative cover, and employ the use of the following temporary and permanent best management practices.

The following measures for site grading and clearing are strongly encouraged as they are intended to reduce soil erosion and sedimentation that originates from the development or redevelopment of land.

1. *Minimization of the Removal of Vegetative Cover*

A developer shall remove no more vegetation than is necessary to construct the approved development.

2. *Temporary Best Management Practices*

A developer shall install temporary mulching, such as straw bales, on areas to be left bare of plant material for an extended period of time. These temporary best management practices shall not be removed no later than twelve (12) months from the date in which they were installed.

3. *Permanent Best Management Practices*

A developer shall provide de-silting basins to remove sediment from runoff water.

VI. Supplemental Information

A. Subdivision of Land

The subdivision of land in the Columbus Municipal AirPark PUD shall comply with the standards of the Columbus Subdivision Control Ordinance, as amended from time to time.

B. Utility Requirements

Within the Columbus AirPark, attachment to public or semi-public water and sanitary sewer facilities shall be mandatory, as this is a requirement of the City of Columbus. The water system shall provide flows acceptable to the Columbus Fire Department. Sewage treatment shall be provided by the City of Columbus as well. These and all other utilities shall be designed and installed in accordance with the City of Columbus Utilities Ordinance, as amended from time to time, and the Subdivision Control Ordinance, as amended from time to time.

RESOLUTION: PC-26-1

of the City of Columbus, Indiana Plan Commission

regarding
Case number PC-26-1
(Columbus AirPark Final PUD Plan 2026 Modification)
a proposal to modify the previously approved
Columbus AirPark Final Planned Unit Development Plan
with regard to Open Space, Uses, and Buffer Yard Side Paths

WHEREAS, on December 2, 2008 the Columbus Common Council passed Ordinance #44, 2008 approving the Final PUD Plan and Rezoning for the Columbus AirPark; and

WHEREAS, that Final PUD Plan has been subject to periodic review and modification since its initial adoption to reflect changes in local conditions and development trends; and

WHEREAS, the primary property owner, the Columbus Board of Aviation Commissioners, now requests further modification of the previously approved Columbus AirPark Final PUD Plan; and

WHEREAS, the applicant(s) represent more than 50% of the land involved in the request, which is consistent with the requirements of Indiana Code Section 36-7-4-602(c)(1)(B); and

WHEREAS, the Plan Commission did, on February 11, 2026, 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 5.4(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 proposed modifications to the Columbus AirPark Final PUD Plan as indicated on the "Modification Adoption Draft" attached to and made a part of this resolution are forwarded to the Common Council with a favorable recommendation. That favorable recommendation includes the following conditions:
 - a. The revision note on the cover page shall refer to PC-26-1, rather than a PUDF designation.
 - b. The note on Table 2: Schedule of Uses regarding sidewalks for commercial uses shall refer to a "5-foot" sidewalk.
 - c. The Development Plan on page 26 shall have a proper title, an appropriate legend title, and otherwise include all information on the current Development Plan. Currently missing information includes, but is not limited to, the label for Open Space 1, future sidewalk extensions and their notation in the Info. Tech Park, and the existing trail on Central Avenue. Graphic adjustments shall also be made to clarify the representation of the proposed trail along Open Space 3, the area designated for the Outdoor Sports, and the route of the proposed side path along Arnold Street.
 - d. The Street System Plan on page 27 shall have a proper title and otherwise include all information on the current Street System Plan. Currently missing information includes,

but is not limited to, the label for Open Space 1, future sidewalk extensions and their notation in the Info. Tech Park, and the existing trail and sidewalk on Central Avenue. Graphic adjustments shall also be made to clarify the representation of the proposed trail along Open Space 3, the route of the proposed side path along Arnold Street, and the buffer along River Road.

- e. Development Standards Sections (B)7(a)(iii) and 7("c") – should be (b) - shall be deleted.
 - f. The reference to the Development Plan map "on page 51" on page 37 in the discussion of the 50-foot Greenway Buffer shall be deleted.
- 2) This resolution shall serve as the certification required for Final PUD Plan modifications by Columbus Zoning Ordinance Section 5.4(E)(5).

ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 11th DAY OF FEBRUARY, 2026 BY A VOTE OF 9 IN FAVOR AND 1 OPPOSED.



Michael Kinder, President

ATTEST:



Laura Garrett, Secretary



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (February 11, 2026 Meeting)

Docket No. / Project Title:	PC-26-1 (Columbus AirPark Final PUD Amendment)
Staff:	Desiree Aldrich
Applicant:	Columbus Municipal Airport
Property Size:	473 Acres
Current Zoning:	PUD (Planned Unit Development)
Proposed Zoning:	PUD (Planned Unit Development)
Location:	The Columbus AirPark PUD consists of the non-aviation land of the Columbus Municipal Airport, which is generally located between Arnold Street to the north, Poshard Drive to the east, Chapa Drive to the south, and River Road to the west, in the City of Columbus.

Background Summary:

The applicant proposes to amend the Final Planned Unit Development for the Columbus AirPark to (1) add a new “animal shelter” use category, (2) expand the provisions for the Open Space 2 (Bakalar Green) area, (3) update the Schedule of Uses to allow commercial uses more broadly throughout the AirPark and otherwise adjust land use areas, and (4) omit certain buffer area bicycle paths.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application:

1. Can the proposed expanded areas of commercial uses be provided with adequate bicycle and pedestrian connections to complementary areas of the AirPark, specifically student housing and the higher education campus?

Preliminary Staff Recommendation & Comments:

Favorable Recommendation to the City Council, subject to the following conditions:

1. The revision note on the cover page shall refer to PC-26-1, rather than a PUDF designation.
2. The note on Table 2: Schedule of Uses regarding sidewalks for commercial uses shall refer to a “5-foot” sidewalk.
3. The Development Plan on page 26 shall have a proper title, an appropriate legend title, and otherwise include all information on the current Development Plan. Currently missing information includes, but is not limited to, the label for Open Space 1, future sidewalk extensions and their notation in the Info. Tech Park, and the existing trail on Central Avenue. Graphic adjustments shall also be made to clarify the representation of the proposed trail along Open Space 3, the area designated for the Outdoor Sports, and the route of the proposed side path along Arnold Street.
4. The Street System Plan on page 27 shall have a proper title and otherwise include all information on the current Street System Plan. Currently missing information includes, but is not limited to, the label for Open Space 1, future sidewalk extensions and their notation in the Info. Tech Park, and the existing trail and sidewalk on Central Avenue. Graphic adjustments shall also be made to clarify the

representation of the proposed trail along Open Space 3, the route of the proposed side path along Arnold Street, and the buffer along River Road.

5. Development Standards Sections (B)7(a)(iii) and 7("c") – should be (b) - shall be deleted.
6. The reference to the Development Plan map "on page 51" on page 37 in the discussion of the 50-foot Greenway Buffer shall be deleted.

Plan Commission Options:

In reviewing a request for a *Final PUD* 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 a future Plan Commission meeting. The Plan Commission may attach conditions or commitments to any recommendation. The City Council makes all final decisions regarding *Final PUD* 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 any rezoning (including Final PUD applications):

The Preliminary PUD Plan.

Preliminary Staff Comments: The proposed modifications, including the expanded use of Bakalar Green and expanded areas of possible commercial uses, remain conceptually consistent with the Preliminary PUD plan (PUDF-14-10) which established the overall concept of the PUD.

The Requirements and Intent of the Zoning Ordinance's PUD Standards.

Preliminary Staff Comments: The intent of a PUD is to provide greater design flexibility in the development of land that addresses unique opportunities and circumstances. The proposed modifications are consistent with the overall intent of the Airpark PUD and will appropriately address the unique circumstances of the properties within the AirPark, as well as the surrounding neighborhoods as the airport property is developed.

The Comprehensive Plan.

Preliminary Staff Comments: This proposed modification is consistent with the goals and policies, land use plan and the intent of the Comprehensive Plan. Additionally, the proposed modifications are comparable to the Columbus Zoning Ordinance.

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

Preliminary Staff Comments: The expanded flexibility in locating commercial uses will provide opportunities to support the campus area, the established industries, and the surrounding residential neighborhoods with goods and services. The addition of the animal shelter will further the AirPark as the location of a variety of government services, and the expanded use of Bakalar Green will complement its growth as a center of community gathering and activities.

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

Preliminary Staff Comments: Additional options for commercial and government uses and an activated green space will help to support the existing educational, industrial, office, and healthcare facilities within the Airpark.

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

Preliminary Staff Comments: The proposed modifications are not a substantial change in use and will not result in the lessening of any buffer and will, therefore, not affect the use of the land or the surrounding area. The potential for additional commercial uses and activated open space the Airpark will be beneficial to the student population and workers in the area as well as residents of the surrounding neighborhoods.

Responsible growth and development.

Preliminary Staff Comments: The proposed modification continues to represent responsible growth and development by expanding on existing types of uses and activities that complement the existing uses in the PUD and the intent of the Columbus Airpark PUD. The proposed modifications will promote

development within the PUD that will benefit not only the PUD properties but the surrounding neighborhoods as well.

Current Property Information:	
Land Use:	Agriculture, Residential, Institutional, Commercial, Industrial, Park and Open Space, and vacant/undeveloped land.
Site Features:	There are no streams and very little tree cover within the area. The site contains various college and university buildings, office buildings, light industrial manufacturing facilities, and health care facilities.
Flood Hazards:	The PUD does not contain any areas within a flood hazard area.
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	The PUD is entirely within the Airport Hazard Area (AH-OL). A part of the western side of the PUD is located within the Airport Hazard Area's Approach Zone.
Vehicle Access:	The property within the PUD has access via several streets: Central Avenue, Poshard Drive, Marr Road, and River Road, which are all classified as Suburban Minor Arterial or Collector streets. The PUD is also served by various interior streets which are classified as locals.

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	P (Public/Semi-Public Facilities)	Columbus Municipal Airport and Agricultural Fields
South:	P (Public/Semi-Public Facilities) RT (Residential: Two-Family) RHM (Residential: Manufactured Home Park) RS3 (Residential: Single-Family 3) RM (Residential: Multi-Family) I2 (Industrial: General)	Worship Facility (The Sanctuary Church) Single-Family Residential (Pepper Tree Village) Homestead Mobile Home Park/Candlelight Village Mobile Home Park Single-Family Residential (Breakaway Trails) Multi-Family Residential (Pinebrook) Industrial
East:	RS4 (Residential: Single-Family 4) AP (Agriculture: Preferred)	Single-Family Residential (Northbrook) Agricultural Fields
West:	RS2 (Residential: Single-Family 2)	Single-Family Residential (Flatrock Park, Park Forest Estates, and Sims Homestead Subdivisions)

History of this Location:

The relevant history of this property includes the following:

1. In November of 2005, the Non-Aviation Land Use Development Plan was completed for the Columbus Municipal Airport's property.
2. The Preliminary PUD Plan (PUD-08-01) for the Columbus AirPark was approved by the Columbus City Council on May 7, 2008
3. The Final PUD and Rezoning (PUDF-08-04), which finalized the Columbus AirPark PUD, was adopted by the Columbus City Council as Ordinance Number 44, 2008 on December 2, 2008
4. On March 1, 2011, the Columbus City Council adopted Ordinance Number 5, 2011 that amended the Final PUD parking requirements to allow the occupants of the higher education campus to participate in an off-site parking arrangement by which parking spaces are calculated based on a shared campus area, rather than separately for each lot.
5. On June 4, 2013, the Columbus City Council adopted Ordinance Number 11, 2013 that modified the Final PUD for the Airpark to include student housing, a community garden, and an expansion of the limited retail area within the PUD.
6. On December 16, 2014, the Columbus City Council adopted Ordinance Number 52, 2014 that modified the Final PUD for the Airpark to include additional commercial and recreation related uses in specific locations of the Info Tech Park area of the Airpark PUD.

Comprehensive Plan Consideration(s):

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

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

1. **GOAL J-5:** Ensure the continued desirability of the airport area as a location for aviation and for small-to-medium-sized enterprises, including high-technology companies, educational institutions, health care facilities, offices, and other similar uses
2. **POLICY J-5-1:** Reserve the land at Columbus Municipal Airport for aviation-related uses, for development of small-to-medium-sized businesses, offices, institutions, health care facilities, light industries, high-technology enterprises, and educational and technical centers which have high economic impact and high growth potential. *The aviation function of the airport needs to be retained and enhanced. The airport is an important community asset which should be utilized to best advantage. The educational institutions which are located there can create a positive synergy with new office, institutional, health care, and high-technology uses.*
3. **POLICY J-5-2:** Maintain and enhance the visual quality of the airport. *If the airport is to attract the types of uses the city desires, it needs to be visually appealing.*
4. **POLICY J-5-5:** Maintain and support the existing post-secondary educational facilities at the airport. *Educational institutions provide important support for industry, both in terms of educating the work force and in being a source of expertise and resources.*
5. **POLICY J-5-7:** Within the airport, restrict retail and similar commercial development to that which will support the desired activities. *Retail commercial development, fast-food operations and similar uses can interfere with other economic growth, and land meeting the criteria for this growth should be reserved for that purpose, not converted to other uses. Some commercial development is appropriate in these areas, to the extent that the commercial enterprises support the primary economic activities. Examples of this commercial development include automobile service stations, restaurants, and office supply stores.*

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

1. The clustering of similar land uses should be continued.
2. Significant area should be reserved for high-growth, high-technology development.
3. Encourage centrally located commercial development to serve the workers and residents in the area.

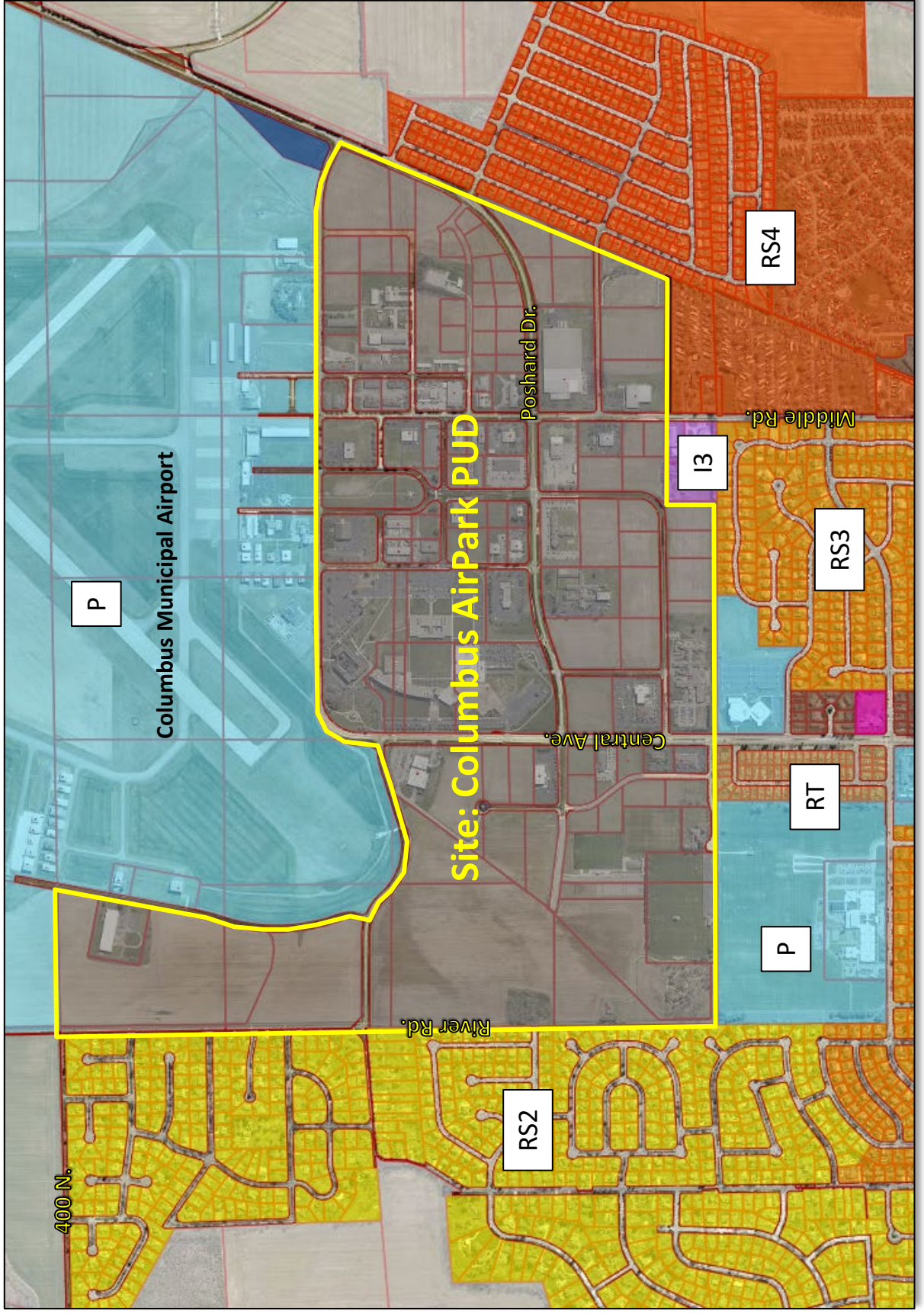
Planning Consideration(s):

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

1. The Board of Aviation Commissioners is proposing the following revisions to the Columbus AirPark Final PUD:
 - a. Add a new Animal Shelter use category under Land Uses.

- b. Expand the provisions for the Open Space 2 (Bakalar Green) area under Common Areas.
 - c. Update the Schedule of Uses to allow Commercial Uses more broadly throughout the AirPark and otherwise adjust land use areas.
 - d. Omit certain buffer area bicycle paths.
2. The proposed PUD changes also include the update of some basic information, such as the number of structures in the area, and the clarification of requirements regarding property lighting.
 3. An Animal Shelter is proposed to be defined as including the sheltering and medical care of animals, enforcement of city animal ordinances, and response to area animal rescues. This use is proposed to be permitted in the Airplex Commerce Center portion of the AirPark (on the easternmost side of the AirPark, east of Middle Road).
 4. The redefined Open Space 2 area (known as Bakalar Green), which is currently indicated to be green space with walking paths and monuments, would include options for a park facility, performance spaces for events and gatherings, interactive fountains, and inclusive play areas tailored for youth, adults, and families.
 5. The applicants are also proposing changes to where certain uses are allowed within the 4 sub-areas of the Air Park – the Info. Tech Park, the Education / Life Sciences Center, the Ray Boll Commerce Center, and the AirPlex Commerce Center.
 - a. Commercial Uses are proposed to be allowed more broadly throughout the AirPark. Currently, uses such as a child day care center, convenience market, restaurant, or retailer are only allowed on certain properties generally around the intersection of Central Avenue and Poshard Drive or along Ray Boll Boulevard, north of Poshard Drive. These are select properties within the Info. Tech Park and Ray Boll Commerce Center areas that are otherwise primarily devoted to office uses. The proposed PUD change would allow commercial uses throughout the Info. Tech Park, Education/ Life Science Center, and Ray Boll Commerce Center, where they would then be either permitted or conditional depending on the specific commercial use.
 - b. The Ray Boll Commerce Center is proposed to expand along Middle Road, south to the edge of the AirPark occupying 2 additional lots (+/-2.34 acres) that are currently assigned to the Education / Life Sciences Center.
 - c. The specific area designated for the community garden, along Cessna Drive in the southeast corner of the AirPlex Commerce Center, is proposed to expand to the west and include an additional existing lot (+/-5.3 acres).
 6. The PUD currently requires any retail uses to be connected to the higher education campus and student housing areas by an 8-foot-wide asphalt path. Another proposed change, with those commercial uses dispersed more broadly throughout the area, would reduce that requirement to a sidewalk for specific commercial uses.
 7. Finally, the proposed changes would omit a currently included bicycle and pedestrian side path within a required buffer area along the south and east sides of the AirPark. This side path to-be-omitted is not included as a part of the City's Bicycle & Pedestrian Plan.
 8. Since the original adoption of the Columbus AirPark PUD, both the practical development of the area and the series of approved revisions to the PUD have generally included (1) more commercial uses, (2) expanded events and community offerings, (3) increased options for outdoor recreation and athletics, and (4) the continued development of an AirPark-wide bicycle and pedestrian network.

Location & Zoning Context (Case #PC-26-1: Columbus AirPark Final PUD Plan)





MEMORANDUM

TO: Columbus City Council Members

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

DATE: February 4, 2026

RE: Arbor Homes / Timberland Springs Annexation & Rezoning
(*Plan Commission Case #PC-26-02(ANX) & PC-25-02(RZ)*)

At its February 11, 2026 meeting, the Columbus Plan Commission reviewed the above referenced applications and forwarded both to the City Council with favorable recommendations, each by a vote of 9 in favor and 0 opposed.

The applicant, Arbor Homes, requests that the property be annexed to the City of Columbus and rezoned to the RT (Residential: Two-Family) zoning district for the purpose of residential development. The property is located at the northeast corner of the intersection of Deaver Road and county road 150 West. It is currently zoned AP (Agriculture: Preferred). The area for annexation is +/-139.68 acres and includes the entirety of both parcels involved and adjoining road right-of-way. The area for rezoning is +/-107.25 acres, as it excludes areas of these properties mapped as floodplain. While the proposed zoning would allow two-family homes (duplexes), the applicant has indicated they intend to build only single-family homes and have sought the RT zoning for its comparatively smaller minimum lot sizes.

Three members of the public spoke at the Plan Commission public hearing on the rezoning; a fourth sent a letter to the Commission. They expressed concerns regarding drainage and stormwater, increased traffic, impacts to wells in the area, and future resident complaints about the farm animals they are legally keeping on their rural properties.

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

1. the proposed ordinance approving the annexation,
2. the resolution certifying the action of the Plan Commission on the annexation,
3. the proposed ordinance approving the rezoning,
4. the resolution certifying the action of the Plan Commission on the rezoning,
5. a copy of the Planning Department staff report prepared for the Plan Commission,
6. a location map showing current area zoning, and
7. a concept plan for a potential development provided by the applicant.

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

ORDINANCE NO.: _____, 2026

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

**To be known as the Arbor Homes / Timberland Springs Annexation
Plan Commission Case No. PC-26-02**

WHEREAS, a petition has been filed by Arbor Homes, with the permission of property owner Strietelmeier Farms, Inc., 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 February 11, 2026, reviewed the request for annexation and forwarded a favorable recommendation to the Common Council; and

WHEREAS, the Common Council 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 +/- 139.68 acres, is annexed to and declared to be part of the City of Columbus, Indiana:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 8 NORTH, RANGE 5 EAST, CONTAINING 40 ACRES, MORE OR LESS, SITUATED IN WAYNE TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA.

And,

ALL OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SECTION ELEVEN (11), TOWNSHIP EIGHT (8) NORTH, OF RANGE FIVE (5) EAST, CONTAINING EIGHTY (80) ACRES, MORE OR LESS; AND ALSO ALL OF THE WEST ONE-HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION ELEVEN (11), TOWNSHIP EIGHT (8) NORTH, OF RANGE FIVE (5) EAST,, CONTAINING TWENTY (20) ACRES, MORE OR LESS, AND CONTAINING IN THE TWO PARCELS ONE HUNDRED (100) ACRES, MORE OR LESS, SITUATED IN WAYNE TOWNSHIP, IN BARTHOLOMEW COUNTY, INDIANA.

EXCEPT

THAT PORTION OF REAL ESTATE CONVEYED TO BARTHOLOMEW COUNTY, AN INDIANA POLITICAL SUBDIVISION, BY CORPORATE WARRENTY DEED RECORDED OCTOBER 15, 1993 AS INSTRUMENT NO. 93-013852, IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 8 NORTH, RANGE 5 EAST, LYING IN WAYNE TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND BARTHOLOMEW COUNTY SURVEYOR'S STANDARD CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SAID QUARTER QUARTER; THENCE NORTH 88 DEGREES 35 MINUTES 50 SECONDS EAST (BEARING TAKEN FROM COORDINATE DATA SHEET 11-8-5 AS FOUND IN THE OFFICE OF THE BARTHOLOMEW COUNTY SURVEYOR) ALONG WITH THE NORTH LINE OF SAID QUARTER QUARTER A DISTANCE OF 35.02 FEET TO A REBAR SET; THENCE SOUTH 00 DEGREES 35 MINUTES 55 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID QUARTER QUARTER A DISTANCE OF 396.12 FEET TO A REBAR SET; THENCE SOUTH 89 DEGREES 04 MINUTES 24 SECONDS WEST A DISTANCE OF 35.01 FEET TO SAID WEST LINE AND IN COUNTY

ROAD 150 WEST; THENCE NORTH 00 DEGREES 35 MINUTES 55 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 395.83 FEET TO THE POINT OF BEGINNING CONTAINING 0.32 ACRES, MORE OR LESS.

ALSO EXCEPT

THAT PORTION OF REAL ESTATE CONVEYED TO THE CITY OF COLUMBUS, INDIANA, BY CORPORATE WARRENTY DEED RECORDED MARCH 21, 1994 AS INSTRUMENT NO. 94-003377, IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST QUARTER OF OTHE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 8 NORTH, RANGE 5 EAST LYING IN WAYNE TOWNSHIP, BARTHOLOMEW COUNTY, INDIAND AND DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BARTHOLOMEW COUNTY SURVEYOR'S STANDARD CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SAID QUARTER QUARTER; THENCE SOUTH 00 DEGREES 35 MINUTES 55 SECONDS WEST (BEARING TAKEN FROM COORDINATE DATA SHEET 11-8-5 AS FOUND IN THE OFFICE OF THE BARTHOLOMEW COUNTY SURVEYOR) ALONG THE WEST LINE OF SAID QUARTER QUARTER A DISTANCE OF 395.83 FEET TO THE POINT OF BEGINNING; THENCE CONTAINING SOUTH 00 DEGREES 35 MINUTES 55 SECONDS WEST A DISTANCE OF 84.17 FEET TO A REBAR SET; THENCE SOUTH 89 DEGREES 24 MINUTES 05 SECONDS EAST A DISTANCE OF 15.00 FEET TO A REBAR SET; THENCE NORTH 13 DEGREES 49 MINUTES 27 SECONDS EAST A DISTANCE OF 87.42 FEET TO A REBAR SET; THENCE SOUTH 89 DEGREES 04 MINUTES 24 SECONDS WEST A DISTANCE OF 35.01 FEET TO THE POINT OF BEGINNING, CONTAINING 0.05 ACRES MORE ORE LESS AND SUBJECT TO ALL LEGAL EASEMENT AND RIGHTS OF WAY OF RECORD. NOTE: ALL REBARS SET ARE 5/8"X 30" STEEL REBARS WITH PLASTIC CAP STAMPED "B.C.S. S-0516".

ALSO EXCEPT:

LOT NUMBERED ONE (1) IN ROBERT & HESTER STRIETELMEIER ADMINISTRATIVE SUBDIVISION, RECORDED AS INSTRUMENT #2000-8056 IN PLAT BOOK "Q", PAGE 163C, IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA.

And,

ALL ROAD RIGHT-OF-WAY OF THAT ADJOINS THE ROAD FRONTAGES OF THE PROPERTY DESCRIBED ABOVE, SPECIFICALLY THE +/-395 FEET OF COUNTY ROAD 150 WEST, IMMEDIATELY SOUTH OF 300 SOUTH NOT PREVIOUSLY ANNEXED.

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

1. 03-85-11-000-001.200-020
2. 03-85-11-000-001.000-020

SECTION 2: Property Tax Exemption for Agricultural Property

Consistent with Indiana Code Section 36-4-3-4.1, the following parcels included in the annexation area shall be exempt from all property tax liability for municipal purposes for so long as they remain assessed as agricultural land:

1. 03-85-11-000-001.200-020
2. 03-85-11-000-001.000-020

SECTION 3: Common Council District

Upon the effective date of this ordinance, the property described by Section 1 shall be included in the 2nd 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 4: Repealer

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

SECTION 5: 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 6: 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 _____ 2026, at _____ o'clock _____.m., by a vote of _____ ayes and _____ nays.

Presiding Officer

The Clerk's page attesting to the passage of this ordinance, documenting the vote of the Common Council, and verifying approval 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. Printed Name: Jeff Bergman

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 7th day of April 2026, 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 7th day of April 2026, is presented by me this 8th day of April 2026, 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 7th day of April 2026, is approved by me this 8th day of April 2026, at o'clock _____.M.

Mary K. Ferdon, Mayor

RESOLUTION: PC-26-02

of the City of Columbus, Indiana Plan Commission

regarding

**Case number PC-26-02 (Arbor Homes / Timberland Springs),
a proposal to annex +/-139.68 acres to the City of Columbus**

WHEREAS, the Plan Commission has received the petition referenced above from Arbor Homes, with the permission of Strietelmeier Farms, Inc.; 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 February 11, 2026, review the annexation request; and

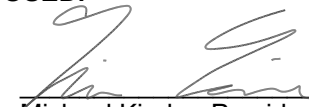
WHEREAS, the Plan Commission did pay reasonable regard to the requirements of the Indiana Code and the adopted annexation policies of the City of Columbus; and

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 139.68 acres located at the northeast corner of the intersection of Deaver Road and county road 150 West) is forwarded to the Common Council with a favorable recommendation.

**ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 11th DAY OF
FEBRUARY, 2026 BY A VOTE OF 9 IN FAVOR AND 0 OPPOSED.**



Michael Kinder, President

ATTEST:



Laura Garrett, Secretary

ORDINANCE NO.: _____, 2026

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

**To be known as the: Arbor Homes / Timberland Springs Rezoning
Plan Commission Case No.: PC-25-02**

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

WHEREAS, the Columbus Plan Commission did, on February 11, 2026, 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 AP (Agriculture: Preferred) to RT (Residential: Two-Family):

PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 8 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WAYNE TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER, MARKED BY A BRASS PLUG; THENCE ALONG THE WEST LINE THEREOF NORTH 00 DEGREES 47 MINUTES 33 SECONDS WEST 1324.20 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER, MARKED BY A BRASS PLUG; THENCE ALONG THE WEST LINE THEREOF NORTH 00 DEGREES 52 MINUTES 11 SECONDS WEST 844.11 FEET; THENCE NORTH 89 DEGREES 07 MINUTES 49 SECONDS EAST 15.00 FEET; THENCE NORTH 12 DEGREES 21 MINUTES 21 SECONDS EAST 87.42 FEET; THENCE NORTH 00 DEGREES 52 MINUTES 11 SECONDS WEST 396.12 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID NORTH LINE NORTH 87 DEGREES 08 MINUTES 35 SECONDS EAST 1161.53 FEET; THENCE SOUTH 57 DEGREES 17 MINUTES 16 SECONDS EAST 301.16 FEET; THENCE SOUTH 36 DEGREES 20 MINUTES 33 SECONDS EAST 493.76 FEET; THENCE SOUTH 19 DEGREES 00 MINUTES 57 SECONDS EAST 503.07 FEET; THENCE SOUTH 01 DEGREES 58 MINUTES 03 SECONDS EAST 514.57 FEET; THENCE SOUTH 02 DEGREES 56 MINUTES 06 SECONDS EAST 213.70 FEET; THENCE SOUTH 09 DEGREES 37 MINUTES 28 SECONDS WEST 77.05 FEET; THENCE SOUTH 32 DEGREES 09 MINUTES 08 SECONDS WEST 120.39 FEET; THENCE SOUTH 07 DEGREES 13 MINUTES 36 SECONDS WEST 264.61 FEET; THENCE SOUTH 12 DEGREES 30 MINUTES 36 SECONDS EAST 129.87 FEET; THENCE SOUTH 12 DEGREES 16 MINUTES 24 SECONDS WEST 298.50 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID SOUTH LINE SOUTH 87 DEGREES 13 MINUTES 02 SECONDS WEST 1751.68 FEET TO THE POINT OF BEGINNING, CONTAINING 107.25 ACRES, MORE OR LESS.

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

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.

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 _____, 2026 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 _____, 2026 at _____ o'clock _____.m., by a vote of _____ ayes and _____ nays.

Presiding Officer

The Clerk’s page attesting to the passage of this ordinance, documenting the vote of the Common Council, and verifying approval 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 7th day of April 2026, 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 7th day of April 2026, is presented by me this 8th day of April 2026, 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 7th day of April 2026, is approved by me this 8th day of April 2026, at o'clock _____.M.

Mary K. Ferdon, Mayor

RESOLUTION: PC-25-02

of the City of Columbus, Indiana Plan Commission

regarding
Case Number PC-25-02
(Arbor Homes / Timberland Springs Rezoning),
a proposal to rezone +/-107.25 acres
from AP (Agriculture: Preferred) to RT (Residential: Two-Family)

WHEREAS, the Plan Commission has received the application referenced above from Arbor Homes; 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 February 11, 2026, 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 107.25 acres located at the northeast corner of the intersection of Deaver Road and county road 150 West) is forwarded to the Common Council with a favorable recommendation. That recommendation is contingent upon the annexation of the property included, as requested through Case Number PC-26-02, and the completion of a subdivision plat adjusting the subject property lines to result in no parcel with more than one zoning district.
- 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 11th DAY OF FEBRUARY, 2026 BY A VOTE OF 9 IN FAVOR AND 0 OPPOSED.



Michael Kinder, President

ATTEST:



Laura Garrett, Secretary



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (February 11, 2026 Meeting)

Docket No. / Project Title: PC-26-2 / PC-25-2 (Timberland Springs)
Staff: Melissa Begley

Applicant: Arbor Homes
Annexation Area Size: 139.36 Acres
Rezoning Property Size: 107.25 Acres
Current Zoning: AP (Agriculture: Preferred)
Proposed Zoning: RT (Residential: Two-Family)
Location: The northeast side of Deaver Road and 150 West, in Wayne Township.

Background Summary:

Arbor Homes is proposing to annex two properties, consisting of 139.36 acres into the City of Columbus corporate limits for the purpose of developing 107.25 acres into a single-family residential subdivision. The proposed RT (Residential: Two-Family) zoning for the property is intended to enable some higher density single-family housing within the overall development, which would feature smaller lots. Arbor Homes is not proposing any duplex, single-family attached, or other multifamily structures.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of these applications: Is the RT (Residential: Two-Family) zoning district appropriate at this location, especially considering the applicant's submitted development concept plan?

Preliminary Staff Recommendation (Annexation):

Favorable recommendation to the City Council. The property is 39.5% contiguous to the City of Columbus and therefore meets the minimum requirement of 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.

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 39.5% contiguous with the boundary of the City). In 1990 the City Council adopted the following policies for annexation:

1. Subdivisions which are contiguous to the City should be a part of the City.
2. Land contiguous to the City zoned for commercial or industrial purposes should be annexed to the City before it is developed.
3. Land contiguous to the City used for commercial or industrial purposes should be a part of the City.
4. Undeveloped land required to complement the annexation of developed land and which helps provided the ability to manage growth should be a part of the City.
5. Neighborhoods which are socially, culturally, and economically tied to the City should be a part of the City.
6. The pattern of City boundaries should promote efficient provision of services by the City, the County, and other agencies.
7. Contiguous lands needed for orderly growth and implementation of the City's Comprehensive Plan should be a part of the City.
8. Contiguous lands which are likely to be developed in the relatively near future should be a part of the City.
9. Contiguous lands having the potential for health or safety problems or environmental degradation should be a part of the City and provided with City services.
10. Contiguous properties which, if annexed, would serve to equalize the tax burden for City residents should be a part of the City.

Decision Criteria (Rezoning):

Indiana law and the Columbus Zoning Ordinance require that the Plan Commission and City Council pay reasonable regard to the following when considering a rezoning:

The Comprehensive Plan.

Preliminary Staff Comments: The Comprehensive Plan identifies the future land use for this area as residential and it's development is consistent with the Comprehensive Plan's policies to encourage orderly growth where city services can be readily provided. The Comprehensive Plan also encourages development adjacent to already developed areas. Further, the Plan encourages a diversity of housing types, prices, and sizes.

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

Preliminary Staff Comments: The site is located directly west of Country Wood Farms and Brookside Estates, both single-family residential subdivisions. There are also some duplexes in Brookside. Bethel Village is located to the east and is a single-family residential subdivision. The property to the south is the Walesboro airfield property which is zoned heavy industrial. City sewer and water are available to these properties.

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

Preliminary Staff Comments: The Comprehensive Plan identifies residential for the use of the property and surrounding area. The property is located within a moderate drive from goods and services but likely not close enough to those services to support a comparatively dense residential development, such as that found in the RM (Residential: Multi-Family) zoning district. The subject property is in good proximity

to several large employers, sewer and water service is available, the site is located on high-volume roads, and the future transit service is possible at this location.

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. With the exception of single lots to the north and east, this development will not have any immediate neighbors, however it is directly across 150 West from Brookside Estates and Country Wood Farms, across Deaver from the former Walesboro airfield / future industrial sites, and separated by floodway/floodplain from Bethel Village and other areas of potential future development.

Responsible growth and development.

Preliminary Staff Comments: The parcels are bordered by the City of Columbus to the south and west and eligible for annexation. The site has adequate infrastructure, including access to high volume streets. The site is not located close enough to goods and services in order to support dense residential development, therefore moderate density single- or two-family residential is more appropriate.

Current Property Information:	
Existing Land Use:	Agriculture
Existing Site Features:	Woods, row crops, a barn and silos
Flood Hazards:	The east portion of the annexation area contains a floodway, a 100-year floodway fringe, and 500-year floodway fringe. Minimal portions of the rezoning area include 100- and 500-year floodplain (along the Strietelmeier Arm of the Denois Creek regulated drain).
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	The Strietelmeier Arm of the Denois Creek regulated drain crosses the subject property
Vehicle Access:	150 West (Minor Arterial, Residential, Suburban) Deaver Road (Collector, Industrial, Suburban)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	AP (Agriculture: Preferred)	Agriculture
South:	I3 (Industrial: Heavy)	Former Walesboro Airfield
East:	AP (Agriculture: Preferred) RS2 (Residential: Single Family 2)	Agriculture Single Family Residential (Bethel Village Neighborhood)

West:	AP (Agriculture: Preferred) RS2 (Residential: Single Family 2) RS3 (Residential: Single Family 3) RS4 (Residential: Single Family 4)	Single Family Residential Brookside North Residential Subdivision Country Wood Farms Residential Subdivision Brookside Estates Residential Subdivision
--------------	---	---

Zoning District Summary (Existing / Proposed):		
	Existing Zoning: AP	Proposed Zoning: RT
Zoning District Intent:	<p>Intended to provide an area suitable for agriculture and agriculture-related uses. This district is further intended to preserve the viability of agricultural operations, and limit non-agricultural development in areas with minimal, incompatible infrastructure.</p> <p>Residential development in this zoning district is intended to be limited. In no instance shall this zoning district be considered a large-lot residential zone.</p> <p>This district is further intended to protect the use and value of both agricultural and non-agricultural property within the community.</p>	<p>To provide areas for moderate density single, two, and multi-family residences in areas with compatible infrastructure and services. These residences are most likely arranged as multiple attached units on a single-lot or multiple attached units separated by lot lines at a common wall. 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.</p>

Permitted Uses:	<p>Agriculture Uses</p> <ul style="list-style-type: none"> • Farm <p>Residential Uses</p> <ul style="list-style-type: none"> • Dwelling, single-family <p>Park Uses</p> <ul style="list-style-type: none"> • Nature preserve/conservation area 	<p>Residential Uses</p> <ul style="list-style-type: none"> • Dwelling, single-family • Dwelling, two-family <p>Park Uses</p> <ul style="list-style-type: none"> • Nature preserve/conservation area • Park / playground
Water and Sewer Service:	Not Required	Required

<p>Lot and/or Density Requirements:</p>	<p>Minimum Lot Area:</p> <p>Septic System: 1 acre (43,560 sq. ft.), or as required to provide two viable septic system sites, in the opinion of the Bartholomew County Health Department, whichever is greater. However, subdivision parent tract remainders over 5 acres shall not be required to demonstrate septic system suitability.</p> <p>Sewer Service: 1 acre (43,560 sq. ft.)</p>	<p>Minimum Lot Area:</p> <p>Non-residential Use: 5,000 sq. ft.</p> <p>Residential Use: 3,000 sq. ft. per dwelling unit</p>
<p>Setbacks Required:</p>	<p>Side & Rear Yard Setback: Agricultural Structure: 30 feet Primary Structure: 30 feet* Accessory Structure: 15 feet*</p> <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>Front Yard Setback: Arterial Street or Road: 50 feet Collector Street: 25 feet Collector Road: 30 feet Local Street: 10 feet* Local Road: 25 feet</p> <p>*25 feet for any garage with a vehicle entrance facing the Street</p>	<p>Side Yard Setback: Single-Family Structure: 0 feet Minimum per side, 10 ft. aggregate* Two-Family Structure: 5 feet Multi-Family Structure: 10 feet Non-Residential Structure: 10 feet Accessory Structure: 5 feet</p> <p>*The aggregate side setback for single-family may be reduced to 0 feet for the center units in multiple attached unit designs.</p> <p>Rear Yard Setback: Residential Structure: 5 feet Non-Residential Structure: 10 feet Accessory Structure: 5 feet</p> <p>Front Yard Setback: Arterial Street or Road: 50 feet Collector Street: 15 feet* Collector Road: 30 feet Local Street: 10 feet* Local Road: 25 feet</p> <p>*25 feet for any garage with a vehicle entrance facing the Street</p>
<p>Height Restrictions:</p>	<p>Primary Structure: 40 feet</p> <p>Accessory Structure: 35 feet</p>	<p>Primary Structure: 50 feet</p> <p>Accessory Structure: 25 feet (or the height of the primary structure, whichever is less)</p>
<p>Minimum Living Area Per Dwelling:</p>	<p>1,000 sf</p>	<p>Single-Family Structure: 1,000 sf Two-Family Structure: 1,000 sf Multi-Family Structure: 500 sf</p>

Floor Area Requirements:	Minimum Ground Floor Living Area: 40%.	Minimum Ground Floor Living Area: 40%.
---------------------------------	--	--

Interdepartmental Review:	
City Engineering:	No comments.
City Utilities:	Water and sewer is available along 150 West. City Utilities would be interested in working with the developer on getting water and sewer installed along Deaver Road for potential future developments.
Parks Department:	No concerns.
Police Department:	No concerns.
Fire Department:	The Columbus Fire Department will be able to provide fire protection for this site without adding any additional equipment or personnel.
Public Works Department:	<p>The addition of another subdivision of this size will have a major impact on DPW once it has been completed. The Sanitation crews have been absorbing many annexations and new subdivisions since and including Shadow Creek Subdivision, without any increase in route size or additional employees. On average the crews are physically on their current route for a little over 6 hours per day not including truck inspections, travel time, or disposal time. Adding 312 new homes would increase their time resulting in overtime to complete routes on a weekly basis. We also provide Recycle, Brush, and Yard Waste on a weekly basis that would be affected even more as each of these collections are serviced by only 2 route trucks for the entire route that day. An estimated cost for Sanitation alone averages \$18-\$19.00 per month per household equaling around \$70 Thousand per year for 312 homes which would come from the General Fund.</p> <p>Funding for Toters would need to be increased as 312 homes would require an estimated \$70-75 thousand dollars to purchase Trash, Recycle, and Yard Waste Toters. Fuel and equipment maintenance would also require additional funding.</p> <p>Street and Traffic would be affected in later years as the infrastructure starts to age add decline. This will add additional lane miles to our snow removal route and potentially increasing the salt budget. With the amount of Street Trees planted they will require maintenance and future leaf removal adding to our routes. The Street Trees need to provide enough clearance for DPW Equipment to safely provide services.</p> <p>DPW will continue to serve all residents with superior service the best we can but we are at the point that we will need to increase our Overtime budget significantly or pursue adding additional manpower and equipment to provide adequate services in a timely manner.</p>

Animal Care Services:	No comments received.
Human Rights Department:	No comments received.
City Administration:	No comments received.
Columbus Transit:	Columbus Transit might very well serve this area. We have two working sessions planned this month to evaluate route design to Walesboro, and the intersection of Deaver Road and 150 West is a top-contending route.
Bartholomew County Drainage Board:	I have no major concerns at this time. I was contacted by Strietelmeier Farms in January about their need to relocate the existing private crossing on the Strietelmeier Arm if this development proceeds.
Bartholomew Consolidated School Corporation:	No comments received.

Comprehensive Plan Consideration(s):

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

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

1. **POLICY A-2-3:** Ensure that development takes place in a manner which allows for preservation of farmland, open space, and significant natural features whenever possible and desirable.
This policy is intended to encourage creative subdivision design which protects natural features, proper buffering, and orderly development. It is not an anti-growth policy, nor does it mean that all farmland will be retained.
2. **POLICY A-2-5:** Ensure that the city considers the impacts on agriculture when new development is proposed or infrastructure extended.
New roads and utilities can disrupt farming activities and increase development pressures in rural areas. Factories can cause air pollution and noise that adversely affect plants and livestock. Agricultural land should be viewed as land in active economic use, not as inexpensive vacant land.
3. **POLICY A-2-6:** The City Council should consider annexation proposals on a case-by-case basis within the laws of the State of Indiana and the city's adopted annexation policies.
Annexation increases taxes and increases the pressure for development. Because of requirements of Indiana Law, it is sometimes necessary for the city to annex farmland in order to provide for orderly growth, but the city's annexation policies should discourage annexation of farmland except when necessary.
4. **POLICY A-2-13:** Encourage growth to take place at a rate that enables the city to maintain the high quality of public services.
Growth that is too rapid would outpace the city's ability to provide services such as police, fire, and trash pick-up, and it would strain facilities such as schools and parks.
5. **POLICY A-4-3:** Prevent urban sprawl.
Sprawling development patterns waste land and cost tax dollars. Development should be compact and orderly.
6. **POLICY A-4-7:** Require new development to take place in an orderly fashion to facilitate efficient provision of services at reasonable cost.

Public services, such as police and fire protection, school busing, trash pick-up, road maintenance, and snow removal all cost more when development is scattered rather than compact.

7. **POLICY A-2-11:** Encourage all new development to be in scale (height, area, mass, setback, etc.) with its surroundings, determined on a neighborhood-by-neighborhood basis.
New development should be designed in a manner that is sensitive to its surroundings.
GOAL D-1: Develop new housing where adequate public services can be provided economically.
8. **POLICY D-1-1:** Promote orderly housing expansion in locations where the city's infrastructure and services have the capacity to accommodate the growth.
New neighborhoods should have adequate infrastructure and services. Road networks should be safe, there should be adequate sewage disposal and a safe drinking water supply, and there should be adequate police and fire protection and trash pick-up. The city should guide new development to areas where these services will be available at reasonable cost.
9. **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.
10. **GOAL D-2:** Encourage development of a sufficient supply of diverse housing types, sizes and price ranges in the community.
11. **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.
12. **GOAL D-3:** Provide high-quality residential neighborhood environments.

This property is located in the State Road 11 South character area. The following Planning Principle(s) apply to this application:

- New development should be limited in this area until traffic and flooding problems are resolved.
- Residential development should be encouraged only on land not subject to flooding and only where it is demonstrated that the traffic can be accommodated safely.

The Bicycle & Pedestrian Comprehensive Plan Element recommends providing a shared use path along Deaver Road. The standard width for a shared use path is 10 feet, with 12 feet being necessary in areas with high volumes of pedestrians. The plan recommends both a cycle track and shared use path for 150 West.

The Thoroughfare Plan recommends a future collector road extension in line with 300 South, across the north side of the subject property, and also recommends a north/south residential collector road extension along the east side of the subject property.

Planning Consideration(s):

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

1. The applicants have provided a concept plan with a total of 284 lots. They are proposing 134 - 7,320 square foot lots and 150 - 3,500 square foot lots. The concept plan also includes 5 ponds, a 3.82 acre common area, a wooded area to be preserved and an 8-foot wide walking path linking some of the common areas. The concept plan does not meet the requirements of the Subdivision Control Ordinance with regard to the location and layout of required open space, and otherwise has not been reviewed for all aspects of compliance with the City's subdivision regulations. Revisions of this design are likely should the development proceed and a preliminary subdivision plat be proposed.
2. The RT (Residential: Two-Family) zoning district is intended to accommodate a variety of medium density residential types, including single-family detached homes, single-family attached homes (townhomes), and duplexes. This district allows smaller lots than the RS1 through RS4 districts that accommodate only lower-density single-family homes. The applicant has indicated that the RT zoning has been sought for the property to allow the smaller lot sizes. The smallest lot allowed in the RS4 zoning district, for example, is 5,500 square feet; compared with the 3,500 square foot lots envisioned by the applicant.

3. The proposed subdivision is located across 150 West from Brookside Estates, Brookside North and Country Wood Farms. There are 218 homes for all 3 subdivisions. County Wood Farms is zoned RS3 (Residential: Single Family 3), Brookside North is zoned RS4 (Residential: Single Family 4), and Brookside Estates is zoned RS2 (Residential: Single-Family 2 and RS3 (Residential: Single-Family 3) and includes 5 duplexes on Brookside Court. The typical lot size for County Wood Farms is 8,276 square feet. The typical lot size in Brookside Estates (zoned RS2) is 15,168 square feet and the typical lot size in Brookside Estates (zoned RS3) is 9,240 square feet.
4. The subject property is not currently served by the ColumBUS Transit system. However, ColumBUS is currently planning to extend service to the nearby Woodside / Walesboro industrial area and has indicated that service to this development could potentially be provided by that new route.
5. The subject property is also not currently connected to the Columbus bicycle system or sidewalk network. However, bicycle and pedestrian connections to this area are recommended by the Columbus Bicycle and Pedestrian Plan.
6. The nearest convenience goods (the new Dollar General) is located to the north along Jonesville Road, approximately 3.23 miles by car from the proposed development. It is approximately 2.35 miles from the GetGo and Circle K convenience stores at I-65/SR 58. The nearest grocery store, the westside Walmart superstore, is located approximately 5.6 miles by car from the subject property. There are no convenience goods that are walkable from the proposed development.
7. The City of Columbus Thoroughfare Plan designates 150 West as a minor arterial, residential, suburban street. Minor arterials are intended to provide a moderate degree of mobility and connect major destinations and developments within the community. In this area, 150 West is generally 20 feet in width, with 1 travel lane in each direction, roadside swales for drainage and no curbs or sidewalks. If the subject property is subdivided, the developer will be required to improve its 150 West frontage to meet the requirements of the subdivision control ordinance. The Thoroughfare Plan's vision for 150 West is to provide a connection between State Road 46 and 450 South, likely as a traffic alternative to State Road 11 in the future. A summary of existing and required conditions along the property's 150 West frontage is provided below:

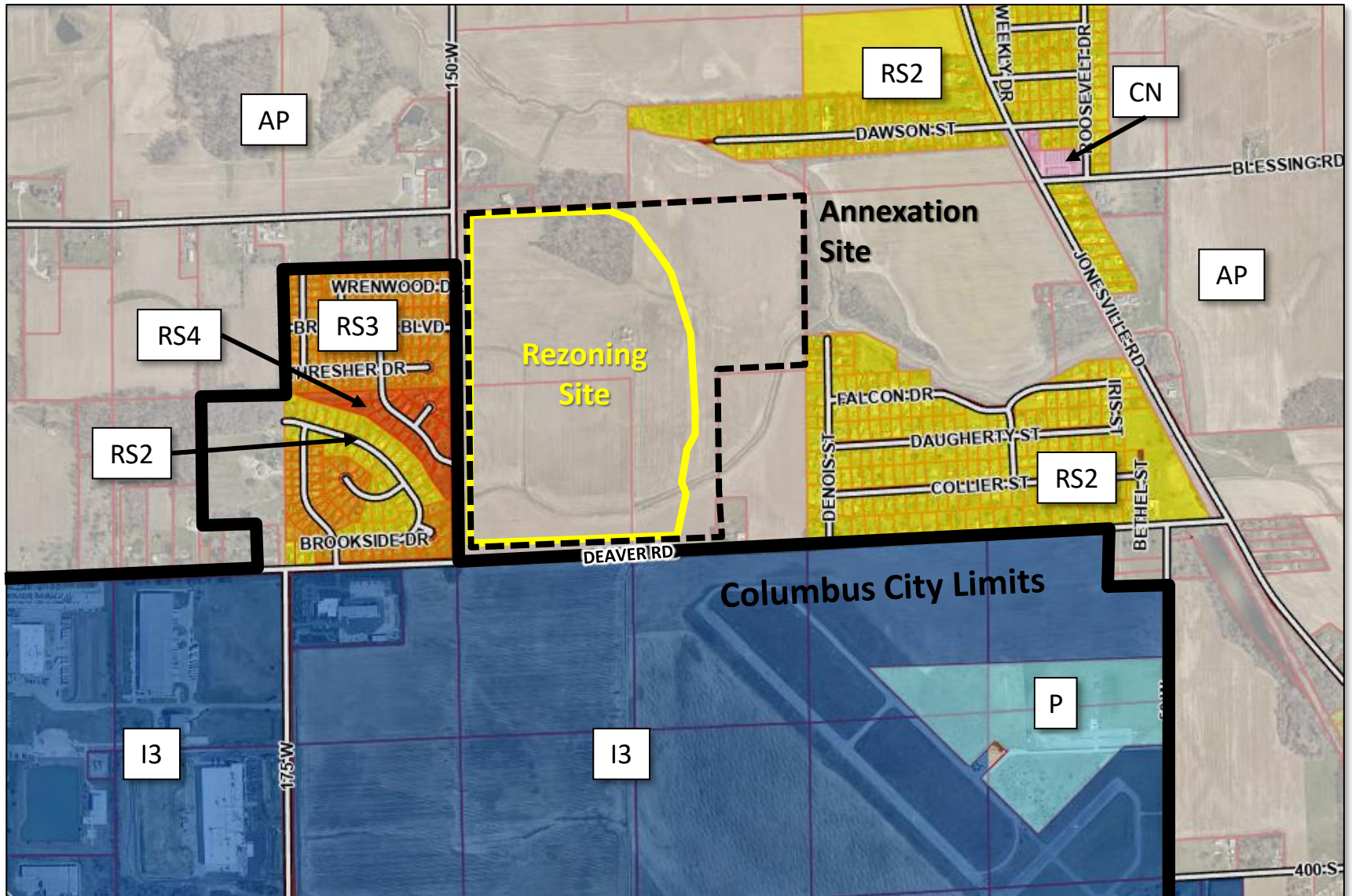
	Required by the Subdivision Control Ordinance for	Current Conditions
Lane Width	12 feet	10 feet
Cycle Track	7 feet plus traffic barrier (for a one-way track at street level – allowed designs vary)	None
Curb & Gutter	2 feet	None
Tree Lawn	Minimum 5 feet	None
Sidewalk/path	10 feet	None
Right-of way	90 feet (45-foot half)	30 feet (15-foot half)

9. The City of Columbus Thoroughfare Plan designates Deaver Road as a collector, industrial, suburban street. Collectors are intended to connect local streets with arterial streets and secondary traffic generators. In this area, Deaver Road is generally 20 feet in width, with 1 travel lane in each direction, roadside swales for drainage and no curbs or sidewalks. If the subject property is subdivided, the developer will be required to improve its Deaver Road frontage to meet the requirements of the subdivision control ordinance. A summary of existing and required conditions along the property's Deaver Road frontage is provided below:

	Required by the Subdivision Control Ordinance for	Current Conditions
Lane Width	12 feet	10 feet
Curb & Gutter	2 feet	None
Tree Lawn	Minimum 5 feet	None
Sidewalk/path	10 feet	None
Right-of way	60 feet (30-foot half)	30 feet (15-foot half)

10. A portion of the subject property is located within the 100-year and 500-year floodway fringe areas. Any development will be required to meet the standards for the special flood hazard area as provided by Chapter 4.7 of the Zoning Ordinance. These standards include, but are not limited to, constructing the lowest floor of all structures at or above the minimum specified flood protection grade.
11. If the subject property is successfully annexed and rezoned, the petitioners' next step will be to submit a subdivision preliminary plat application to the Planning Department for a detailed review of the proposed subdivision by the Plan Commission.
12. Drainage and stormwater runoff from impervious surfaces (streets, roof tops, driveways) is regulated by the City of Columbus stormwater ordinance. Grading and drainage plans are prepared by the developer and are reviewed by the City's Engineering Department during the subdivision preliminary platting process.

Location & Zoning Context (Case #PC-25-02 / PC-26-02: Timberland Springs)



ORDINANCE NO. _____ 2026

AMENDED 2026 SALARY ORDINANCE

AN ORDINANCE SETTING SALARIES AND WAGES OF EMPLOYEES AND APPOINTED OFFICERS OF THE CITY OF COLUMBUS, INDIANA FOR THE 2026 PAYROLL CALENDAR YEAR AS REQUIRED BY INDIANA CODE §36-4-7-3 AND CONTINUING THEREAFTER UNTIL DULY CHANGED.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA:

Departments may double-fill positions at the discretion of the Department Head, with the written approval of the Human Resources Director and Controller, if an employee has specified in writing that the employee is retiring with a specified date or has been/will be called to active military duty with an expected duration of six months or more. If funds exist in the personnel budget of the agency, or at the discretion of the administration or City Council there is an additional appropriation, a position may be double-filled up to three months in advance of retirement or leave. Any use of this policy shall be implemented consistent with USERRA, applicable federal and state statutes, and any applicable local ordinances.

Any 1.0 Full-Time-Equivalent (FTE) position may be filled at a percentage of FTE with written approval from Human Resources consistent with City of Columbus Personnel Policy No. 27 and implemented consistent with USERRA, applicable federal and state statutes, and any applicable local ordinances. Salary for individuals making up 1.0 FTE shall not exceed maximum compensation as published in the Salary Ordinance. Benefits shall be offered only to employees that meet the full-time definition in Personnel Policy No. 27 (averaging 30+ hours per week). Benefits cannot be split between employees, consistent with vendor contracts.

That, and from after the first day of the Payroll Calendar Year, the following salaried employees of the City of Columbus, Indiana shall receive no more than the amount listed below the column named "BI-WEEKLY MAXIMUM." The "BI-WEEKLY MINIMUM" column is entered as a guideline for suggested beginning salary.

Consistent with Indiana Code §36-4-7-3, full time employees who have completed their introductory work period and are meeting the City's performance management expectations shall receive a cost of living increase as determined by the relevant annual Consumer Price Index (CPI) issued in June of each year for the Urban Wage Earners and Clerical Workers (CPI-W) which for 2025 is 2.7% which shall be applicable for payroll calendar year 2026. All other personnel budget funds available in the City's approved annual budget, consistent with Indiana Code §36-4-7-3 may be allocated for merit increases or market-based adjustments to enhance recruitment and retention, consistent with this ordinance and the annual budget.

SECTION I - SALARIED

	BI-WEEKLY MINIMUM	BI-WEEKLY MIDPOINT	BI-WEEKLY MAXIMUM
ADMINISTRATION			
Executive Director of Administration	\$ 3,159	\$ 3,949	\$ 4,739
Director of Security	\$ 3,159	\$ 3,949	\$ 4,739
Communications Manager	\$ 1,977	\$ 2,472	\$ 2,966

	BI-WEEKLY MINIMUM	BI-WEEKLY MIDPOINT	BI-WEEKLY MAXIMUM
ANIMAL CARE SERVICES CENTER			
Director of Animal Care Services	\$ 2,159	\$ 2,698	\$ 3,238
Animal Care Services Operations Manager	\$ 1,959	\$ 2,448	\$ 2,938
Animal Care Services Officer (4)	\$ 1,422	\$ 1,777	\$ 2,132
Center Supervisor	\$ 1,376	\$ 1,719	\$ 2,063
Shelter Veterinary Technician / Operations Assistant	\$ 1,376	\$ 1,719	\$ 2,063
AVIATION			
Airport Director	\$ 2,834	\$ 3,543	\$ 4,251
Assistant Manager	\$ 2,028	\$ 2,535	\$ 3,042
Maintenance Manager	\$ 2,130	\$ 2,663	\$ 3,195
Office Manager	\$ 1,553	\$ 1,941	\$ 2,329
Operations and Compliance Specialist	\$ 1,493	\$ 1,866	\$ 2,239
BOARD OF WORKS			
Citizen Member (4)	\$ 109	\$ 136	\$ 163
CITY HALL/FACILITIES			
Building Supervisor	\$ 2,157	\$ 2,696	\$ 3,235
COMMUNITY DEVELOPMENT			
Director of Community Development	\$ 2,762	\$ 3,453	\$ 4,143
Assistant Director	\$ 2,171	\$ 2,714	\$ 3,257
Code Enforcement Coordinator (2)	\$ 1,703	\$ 2,129	\$ 2,555
Community Development Specialist	\$ 1,977	\$ 2,472	\$ 2,966
ENGINEERING			
City Engineer	\$ 3,518	\$ 4,397	\$ 5,277
Assistant City Engineer	\$ 2,795	\$ 3,494	\$ 4,193
Senior Engineering Technician (2)	\$ 2,220	\$ 2,775	\$ 3,330
Engineering Technician (4)	\$ 2,016	\$ 2,520	\$ 3,024
FINANCE			
Controller	\$ 4,340	\$ 5,425	\$ 6,510
Deputy Controller	\$ 3,296	\$ 4,120	\$ 4,944
Senior Accounting Specialist / Accounting Specialist	\$ 1,540	\$ 2,412	\$ 3,280
Payroll Specialist	\$ 1,742	\$ 2,177	\$ 2,612
Administrator - Accounts Payable	\$ 1,508	\$ 1,885	\$ 2,261
Administrator - Accounts Receivable /Accounts Payable	\$ 1,508	\$ 1,885	\$ 2,261
Administrator – Payroll/Accounts Receivable	\$ 1,508	\$ 1,885	\$ 2,261
Grant Writer / Administrator	\$ 1,508	\$ 1,885	\$ 2,261

	BI-WEEKLY MINIMUM	BI-WEEKLY MIDPOINT	BI-WEEKLY MAXIMUM
FIRE DEPARTMENT			
Investigator/Inspector	\$ 2,045	\$ 2,556	\$ 3,067
Data Analyst	\$ 1,753	\$ 2,191	\$ 2,629
Administrative Assistant	\$ 1,344	\$ 1,680	\$ 2,015
HUMAN RESOURCES			
Director of Human Resources	\$ 2,929	\$ 3,661	\$ 4,393
Assistant Director	\$ 2,451	\$ 3,064	\$ 3,677
Human Resources Specialist / Benefits Specialist (2)	\$ 1,577	\$ 1,971	\$ 2,365
HUMAN RIGHTS			
Human Rights Director	\$ 3,167	\$ 3,958	\$ 4,750
Deputy Director	\$ 1,803	\$ 2,254	\$ 2,704
Office Manager	\$ 1,493	\$ 1,866	\$ 2,239
INFORMATION SERVICES			
Director of Technology	\$ 3,654	\$ 4,567	\$ 5,480
Enterprise Systems Architect	\$ 3,339	\$ 4,174	\$ 5,208
Network Security Engineer	\$ 2,968	\$ 3,710	\$ 4,452
Senior Systems Engineer	\$ 2,968	\$ 3,710	\$ 4,452
Network Analyst / Senior Network Analyst	\$ 2,059	\$ 2,573	\$ 3,088
Information Services Technician (2)	\$ 1,577	\$ 1,971	\$ 2,365
Mobile Device Engineer	\$ 2,059	\$ 2,573	\$ 3,088
MAYOR'S OFFICE			
Executive Administrative Assistant	\$ 1,825	\$ 2,282	\$ 2,738
METROPOLITAN PLANNING OFFICE			
MPO Director / Transportation Planner	\$ 2,210	\$ 2,763	\$ 3,315
PARKS AND RECREATION			
Accounts Payable Specialist	\$ 1,493	\$ 1,866	\$ 2,239
Administrative Assistant - Park Operations	\$ 1,303	\$ 1,629	\$ 1,955
Aquatics Manager	\$ 1,806	\$ 2,257	\$ 2,708
Assistant Recreation/CGC Program Manager	\$ 1,526	\$ 1,907	\$ 2,289
Associate Director of Business Services	\$ 2,505	\$ 3,131	\$ 3,757
Associate Director of Park Operations	\$ 2,505	\$ 3,131	\$ 3,757
Associate Director of Recreation	\$ 2,505	\$ 3,131	\$ 3,757
Associate Director of Sports	\$ 2,505	\$ 3,131	\$ 3,757
Athletic Facilities Supervisor	\$ 2,011	\$ 2,514	\$ 3,017
Business Systems Lead/Program Assistant	\$ 1,742	\$ 2,177	\$ 2,612
Commons Administrative Assistant	\$ 1,303	\$ 1,629	\$ 1,955
Commons Manager	\$ 1,980	\$ 2,475	\$ 2,969
Customer Service Specialist	\$ 1,303	\$ 1,629	\$ 1,955
Director of Parks and Recreation	\$ 2,962	\$ 3,703	\$ 4,443

	BI-WEEKLY MINIMUM	BI-WEEKLY MIDPOINT	BI-WEEKLY MAXIMUM
PARKS AND RECREATION CONT			
Fitness, Health & Wellness Manager	\$ 2,187	\$ 2,734	\$ 3,280
Golf Greens Superintendent	\$ 1,634	\$ 2,043	\$ 2,451
Golf Pro/Manager	\$ 1,935	\$ 2,419	\$ 2,902
HCCIA Customer Service Specialist	\$ 1,303	\$ 1,629	\$ 1,955
HCCIA Manager	\$ 1,916	\$ 2,394	\$ 2,873
Maintenance Supervisor	\$ 2,187	\$ 2,734	\$ 3,280
Marketing Manager	\$ 1,977	\$ 2,472	\$ 2,966
NexusPark Fieldhouse Sports & Event Coordinator	\$ 1,661	\$ 2,076	\$ 2,491
NexusPark Fieldhouse Sports Manager	\$ 2,187	\$ 2,734	\$ 3,280
NexusPark Maintenance Supervisor	\$ 2,023	\$ 2,529	\$ 3,034
Parks Operations Facilities Supervisor	\$ 2,023	\$ 2,529	\$ 3,034
Payroll/HR Specialist	\$ 1,742	\$ 2,177	\$ 2,612
Project and Resource Development Manager	\$ 1,820	\$ 2,275	\$ 2,730
Recreation/CGC Program Manager	\$ 2,064	\$ 2,580	\$ 3,096
Sports Coordinator	\$ 1,661	\$ 2,076	\$ 2,491
Sports Program Manager	\$ 2,187	\$ 2,734	\$ 3,280
PLANNING DEPARTMENT			
Planning Director	\$ 3,468	\$ 4,335	\$ 5,202
Assistant Planning Director	\$ 2,412	\$ 3,015	\$ 3,618
Associate / Senior Planner (5)	\$ 1,934	\$ 2,417	\$ 2,900
Office Administrator	\$ 1,493	\$ 1,866	\$ 2,239
POLICE PARKING METER OFFICE			
Administrative Specialist Supervisor	\$ 1,493	\$ 1,866	\$ 2,239
Meter Attendant	\$ 1,411	\$ 1,763	\$ 2,116
POLICE DEPARTMENT			
Chief's Executive Assistant	\$ 1,612	\$ 2,015	\$ 2,418
Accreditation Manager	\$ 1,606	\$ 2,008	\$ 2,409
Administrative Specialist (2)	\$ 1,342	\$ 1,678	\$ 2,013
Fleet Manager	\$ 1,342	\$ 1,678	\$ 2,013
Criminal Intelligence Analyst	\$ 1,880	\$ 2,350	\$ 2,820
Property Room Manager	\$ 1,827	\$ 2,284	\$ 2,740
PUBLIC WORKS			
Director of Public Works	\$ 2,765	\$ 3,456	\$ 4,148
Foreman (3)	\$ 1,951	\$ 2,439	\$ 2,926
Field Supervisor	\$ 1,951	\$ 2,439	\$ 2,926
Fleet Maintenance Supervisor	\$ 2,052	\$ 2,565	\$ 3,078
Administrator/Sustainability	\$ 1,493	\$ 1,866	\$ 2,239
Operations Assistant (2)	\$ 1,339	\$ 1,674	\$ 2,008

		BI-WEEKLY MINIMUM	BI-WEEKLY MIDPOINT	BI-WEEKLY MAXIMUM
REDEVELOPMENT				
	Director of Redevelopment	\$ 2,762	\$ 3,453	\$ 4,143
	Assistant Director of Redevelopment	\$ 2,171	\$ 2,714	\$ 3,257
	Office Administrator	\$ 1,977	\$ 2,472	\$ 2,966
TRANSIT				
	Director of Transportation	\$ 2,765	\$ 3,456	\$ 4,148
	Compliance Manager	\$ 1,703	\$ 2,129	\$ 2,555
	Operations Manager	\$ 1,703	\$ 2,129	\$ 2,555

SECTION II - HOURLY

That, and from after the first day of the Payroll Calendar Year, the following hourly employees of the City of Columbus, Indiana shall receive no more than the amount listed below the column named "HOURLY MAXIMUM." The "HOURLY MINIMUM" column is entered as a guideline for suggested beginning salary.

	HOURLY MINIMUM	HOURLY MIDPOINT	HOURLY MAXIMUM
ANIMAL CARE SERVICES CENTER			
Kennel Assistants (PT)	\$ 7.47	\$ 13.80	\$ 20.12
Social Media/Volunteer Coordinator (0.725 FTE)	\$ 18.66	\$ 23.89	\$ 29.12
AVIATION			
Maintenance Laborer/Operator (4)	\$ 21.91	\$ 27.39	\$ 32.86
Laborer (PT) (2)	\$ 8.99	\$ 17.36	\$ 25.74
Administrative Intern (Seasonal)	\$ 8.66	\$ 16.54	\$ 24.43
Maintenance Intern (Seasonal) (2)	\$ 8.66	\$ 17.20	\$ 25.74
CITY HALL/FACILITIES			
Building and Grounds Maintenance (2)	\$ 17.16	\$ 21.45	\$ 25.74
Custodian (2)	\$ 13.75	\$ 17.60	\$ 21.44
CLERK			
Deputy Clerk (0.5 FTE)	\$ 18.66	\$ 23.89	\$ 29.12
COMMUNITY DEVELOPMENT			
Administrative Assistant (0.5 FTE)	\$ 16.28	\$ 20.36	\$ 24.43
FIRE DEPARTMENT			
Administrator (0.5 FTE)	\$ 20.00	\$ 25.00	\$ 30.00
PARKS/RECREATION - Full Time			
Assistant Mechanic	\$ 21.42	\$ 26.78	\$ 32.13
Assistant Team Leader - Grounds	\$ 21.42	\$ 26.78	\$ 32.13
Assistant Team Leader - Maintenance	\$ 21.42	\$ 26.78	\$ 32.13
Athletic Facilities Assistant Team Leader	\$ 21.42	\$ 26.78	\$ 32.13
Athletic Facilities Laborer (4)	\$ 18.02	\$ 22.52	\$ 27.02
Commons Maintenance Assistant Team Leader (1.0 FTE)	\$ 21.42	\$ 26.78	\$ 32.13
Commons Maintenance Laborer (1.0 FTE) (4)	\$ 18.02	\$ 22.52	\$ 27.02
Donner/Community Center Maintenance Laborer	\$ 18.02	\$ 22.52	\$ 27.02
Donner/Community Center Maintenance Team Leader	\$ 21.42	\$ 26.78	\$ 32.13
FFY Assistant Team Leader (2)	\$ 21.42	\$ 26.78	\$ 32.13
FFY Maintenance and Grounds Laborer (4)	\$ 18.02	\$ 22.52	\$ 27.02

	HOURLY MINIMUM	HOURLY MIDPOINT	HOURLY MAXIMUM
PARKS/RECREATION - Full Time CONT			
Golf Mechanic/Laborer (1.0 FTE)	\$ 21.42	\$ 26.78	\$ 32.13
HCCIA Maintenance Laborer	\$ 18.02	\$ 22.52	\$ 27.02
HCCIA Operations Manager (1.0 FTE)	\$ 21.42	\$ 26.78	\$ 32.13
Laborer - Maintenance and Grounds (10)	\$ 18.02	\$ 22.52	\$ 27.02
Mechanic	\$ 21.42	\$ 26.78	\$ 32.13
NexusPark Assistant Team Leader	\$ 21.42	\$ 26.78	\$ 32.13
NexusPark Maintenance and Grounds Laborer (4)	\$ 18.02	\$ 22.52	\$ 27.02

PARKS/RECREATION - Part Time/Seasonal			
Child Watch Staff Members (PT)	\$ 7.47	\$ 16.85	\$ 26.22
Community Center Night Supervisor (PT)	\$ 7.47	\$ 16.63	\$ 25.78
Concession/Batting Cage Attendants (Seasonal)	\$ 7.47	\$ 16.85	\$ 26.22
Custodian - FFY (PT)	\$ 7.47	\$ 13.80	\$ 20.12
Customer Service Specialist (PT)	\$ 7.47	\$ 15.88	\$ 24.29
Donner Pool Guard/Staff Member (Seasonal)	\$ 7.47	\$ 16.85	\$ 26.22
Farmer's Market Information Booth (Seasonal)	\$ 7.47	\$ 16.85	\$ 26.22
Fitness, Health & Wellness Coaches (PT)	\$ 20.00	\$ 29.38	\$ 38.75
Fitness, Health & Wellness Staff Members (PT)	\$ 7.47	\$ 16.85	\$ 26.22
Golf Clubhouse/Concessions Attendants (PT)	\$ 7.47	\$ 16.85	\$ 26.22
Golf Maintenance Grounds Laborer (PT)	\$ 7.47	\$ 17.25	\$ 27.02
Gymnastics Staff Members (PT)	\$ 7.47	\$ 16.85	\$ 26.22
HCCIA Staff Member (PT)	\$ 7.47	\$ 16.85	\$ 26.22
Interns (Seasonal)	\$ 7.47	\$ 17.25	\$ 27.02
Maintenance & Grounds Laborer (PT)	\$ 7.47	\$ 17.25	\$ 27.02
NexusPark Concession Staff Members (PT)	\$ 7.47	\$ 16.85	\$ 26.22
Park Patrol (PT)	\$ 10.01	\$ 15.10	\$ 20.18
Recreation Leaders (Seasonal)	\$ 7.47	\$ 16.85	\$ 26.22
Recreation Staff Member (PT)	\$ 7.47	\$ 16.85	\$ 26.22
Sports Staff Members (Seasonal)	\$ 7.47	\$ 16.85	\$ 26.22
Teaching Kitchen Manager (PT)	\$ 20.00	\$ 29.38	\$ 38.75
Teaching Kitchen Staff Members (PT)	\$ 7.47	\$ 16.85	\$ 26.22
The Commons Custodian (PT)	\$ 7.47	\$ 13.80	\$ 20.12

PLANNING			
Associate / Senior Planner	\$ 23.25	\$ 29.06	\$ 34.88

POLICE			
Meter Attendant (PT)	\$ 17.63	\$ 22.03	\$ 26.44
Police Chaplains (0.725 FTE)	\$ 19.40	\$ 24.26	\$ 29.11
Criminal Intelligence Analyst (0.725 FTE)	\$ 23.49	\$ 29.36	\$ 35.23

	HOURLY MINIMUM	HOURLY MIDPOINT	HOURLY MAXIMUM
PUBLIC WORKS			
MVH:			
Operator (1)	\$ 21.91	\$ 27.39	\$ 32.86
Driver/Skilled Trade (4)	\$ 18.02	\$ 23.06	\$ 28.10
Driver (3)	\$ 18.02	\$ 23.06	\$ 28.10
DPW:			
Operator (9)	\$ 21.91	\$ 27.39	\$ 32.86
Driver/Skilled Trade (4)	\$ 18.02	\$ 23.06	\$ 28.10
Driver (17)	\$ 18.02	\$ 23.06	\$ 28.10
Driver/Trainer	\$ 18.02	\$ 23.06	\$ 28.10
Driver/Code Enforcement	\$ 18.02	\$ 23.06	\$ 28.10
Driver (PT)	\$ 16.98	\$ 22.54	\$ 28.10
Driver - Sanitation (3) (Seasonal)	\$ 16.98	\$ 22.54	\$ 28.10
Driver - Traffic (2) (Seasonal)	\$ 16.98	\$ 22.54	\$ 28.10
Mechanic (5)	\$ 21.42	\$ 26.78	\$ 32.13
TRANSIT			
Mechanic (2)	\$ 21.42	\$ 26.78	\$ 32.13
Bus Driver (9)	\$ 18.02	\$ 22.52	\$ 27.02
Bus Driver/Swing (2)	\$ 18.02	\$ 22.52	\$ 27.02
Bus Driver / Office Administration (2)	\$ 18.02	\$ 22.52	\$ 27.02
Bus Driver / Trainer (2)	\$ 18.02	\$ 22.52	\$ 27.02
On-Call Driver (PT) (21)	\$ 16.98	\$ 22.00	\$ 27.02
For-Hire Driver (PT) (4)	\$ 16.98	\$ 22.00	\$ 27.02
Administrative Assistant (PT) (3)	\$ 16.28	\$ 20.36	\$ 24.43

SECTION III - OTHER PAYMENTS

The following maximum expenditures shall be allowed in compliance with provisions of the City Personnel Policy as currently in force. Additionally, all Fair Labor Standards Act (FLSA) non-exempt employees shall be paid overtime and/or substituted compensation time consistent with the FLSA for public employees and City of Columbus Personnel Policy No. 18.

Faithful Service Payments shall be made to employees in addition to salaries and wages consistent with Ordinance No. 41-2022.

POLICE DEPARTMENT

Total Per Diem for School Guards
(max \$40.92 Per Guard Per Day)
Uniforms (\$500 Per Parking Attendant) \$ 1,000.00

PASSED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA on this the ____ day of _____, 2026 by vote of ____ ayes and ____ nays.

Presiding Officer of the Common Council
of Columbus, Indiana

ATTEST:

Clerk of the Common Council of Columbus, Indiana

Presented by me to the Mayor of Columbus, Indiana, this ____ day of _____, 2026 at ____ o'clock, __.M.

Clerk of the City of
Columbus, Indiana

Approved and signed by me this ____ day of _____, 2026 at ____ o'clock __.M.

Mayor of the City of Columbus, Indiana

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 7th day of April 2026, 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 7th day of April 2026, is presented by me this 8th day of April 2026, 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 7th day of April 2026, is approved by me this 8th day of April 2026, at o'clock _____.M.

Mary K. Ferdon, Mayor

ORDINANCE NO. _____, 2026

**AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION
OF FUNDS FROM THE REDEVELOPMENT GENERAL FUND FOR THE BUDGET
YEAR 2026**

WHEREAS, the Indiana General Assembly has adopted a policy to grant local units of government all powers that they need for the effective operation of government as to local affairs through Indiana Code 36-1-3-2; and

WHEREAS, The Redevelopment Department and the Community Development Department have agreed to move a staff position from the Community Development Department budget to the Redevelopment General Fund budget; and

WHEREAS, The Redevelopment Department respectfully requests to appropriate \$44,195 to Redevelopment General Fund 4451 for staffing payroll, PERF and FICA through December 31, 2026;

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, that for the payroll expenses previously described herein, the additional sums of money set forth below are hereby appropriated as follows:

Fund	Fund Number	Category	Account Number	Account Description	Amount
Redevelopment GF	4451	Personal Services	27290000-511200	Salaried Employees	\$36,185.00
Redevelopment GF	4451	Personal Services	27290000-511900	Civilian PERF	\$5,279.00
Redevelopment GF	4451	Personal Services	27290000-512300	FICA	\$2,731.00
Fund Total					\$44,195.00

BE IT FURTHER ORDAINED, that the above additional appropriation shall be effective as of the date of adoption of this Ordinance.

BE IT FURTHER ORDAINED, that the City Controller and the Mayor be and are hereby authorized and empowered and directed to take any and all further actions necessary to effect this additional appropriation.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this ____ day of _____, 2026 at _____ o'clock ____ .M. by a vote of ____ ayes and ____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk of the City of Columbus, Indiana

Presented by me to the Mayor of the City of Columbus, Indiana, the _____ day of _____, 2026 at _____ o'clock ____ .M.

Luann Welmer
Clerk of the City of Columbus, Indiana

Approved by me, Mayor of the City of Columbus, Indiana, this ____ day of _____, 2026 at _____ o'clock ____ .m.

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

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 7th day of April 2026, 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 7th day of April 2026, is presented by me this 8th day of April 2026, 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 7th day of April 2026, is approved by me this 8th day of April 2026, at o'clock _____.M.

Mary K. Ferdon, Mayor