



**CITY OF COLUMBUS  
 BOARD OF ZONING APPEALS  
 (December 17, 2013 Meeting)**

**STAFF REPORT**

**Docket No. / Project Title:** C/DS-13-34 (SABIC)  
**Staff:** Melissa Begley  
**Applicant:** SABIC Innovative Plastics  
**Property Size:** 12.47 Acres  
**Current Zoning:** I-3 (Industrial: Heavy) & I-2 (Industrial: General)  
**Location:** 945 S. Marr Road, in the City of Columbus

**Background Summary:**

The applicant has indicated that the proposed variance from Zoning Ordinance Section 7.2(Part 4)(B)(1) is for the purpose of installing a parking lot addition of 7 spaces, 5 feet from the property line, 5 feet less than the 10 foot minimum setback.

**Preliminary Staff Recommendation:**

Approval, all criteria have been met.

**Zoning Ordinance Considerations:**

**District Intent:** The intent of the I-2 (Industrial: General) zoning district is as follows: To provide locations for general production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate most modern industrial production facilities and should be considered as appropriate for most general industrial developments and uses.

**Development Standards:** Front Setback: All parking spaces and driveways shall maintain a minimum setback of 10 feet from the existing or planned right-of- way, whichever is greater, of all adjacent streets and roads.

<b>Current Property Information:</b>	
<b>Land Use:</b>	Industrial manufacturing
<b>Site Features:</b>	122,000 square foot industrial building, parking lot, loading docks, open field
<b>Flood Hazards:</b>	100-year floodway fringe and 500-year floodway fringe
<b>Vehicle Access:</b>	Marr Road (Minor Arterial, Industrial, Suburban)

<b>Surrounding Zoning and Land Use:</b>		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	I-3 (Industrial: Heavy)	Permawick Co., Tool Dynamics, Central Sheet Metal Co.
<b>South:</b>	I-2 (Industrial: General)	Rock Tenn, farm fields
<b>East:</b>	I-2 (Industrial: General)	Detention pond, vacant industrial land, farm fields
<b>West:</b>	I-3 (Industrial: Heavy)	Cummins Engine Company,

<b>Interdepartmental Review:</b>	
<b>City Engineering:</b>	The proposed variance will not significantly impact access or drainage on the site. If in the future the road is widened, the portion of the parking lot that may be impacted would not be significant.

**Planning Consideration(s):**

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

1. Marr Road is considered a Minor Arterial according to the City of Columbus Thoroughfare Plan. The Thoroughfare Plan requires a minimum 90 foot planned right-of-way. This requires the setback on Marr Road to be 55 feet from the center of the road – 45 feet for the Thoroughfare Plan half right-of-way plus 10 feet of required parking lot setback. The applicant is requesting to reduce the parking lot setback to 5 feet.
2. There is currently a total 80 feet of right-of-way on Marr Road, which is a two lane road with no curb, gutter or sidewalks present. There are no plans to widen Marr Road at this location anytime in the near future. The parking lot addition will be approximately 35 feet from the edge of pavement.
3. The Zoning Ordinance requires that all parking spaces and driveways shall maintain a minimum setback of 10 feet from the existing or planned right-of- way, whichever is greater, of all adjacent streets and roads.
4. The site currently has 54 parking spaces located on the north side of the building and 34 parking spaces on the south and west sides of the building for a total of 88 parking spaces on-site. The application has indicated the additional 7 parking spaces will be for visitor and employee parking.
5. There will be landscaping required along the new parking lot frontage (Area #1- Parking Lot Public Street Frontage). This will equal approximately 1 tree and 8 shrubs. They will also need to install landscaping according to the Area #2 - Parking Lot Interior landscaping requirements. This will equal approximately 1 tree and 7 shrubs.
6. There is approximately 4.8 acres of vacant land owned by SABIC to the east of the subject property. There is an existing fence between the vacant land and the industrial building. The primary entrance to the building is located on the west side of the building.

**Provisional Findings of Fact/Decision Criteria:**

The Board of Zoning Appeals may approve or deny variances from the development standards of the City of Columbus Zoning Ordinance. The Board may impose reasonable conditions as part of an approval. A variance from the development standards may only be approved upon a determination in writing that:

1. **The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

*Provisional Findings:* The public health, safety and morals will not be injured by placing the parking lot 5 feet closer to the property line. The parking lot does not create an obstruction that could be a safety issue and visibility of the road will not be hindered by the parking lot. *This criterion has been met.*

2. **The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

*Provisional Findings:* The parking lot will be 35 feet from the edge of pavement and will have a grassy area and landscaping between the parking lot and Marr Road. This will not create an unappealing or negative view to the surrounding property owners. *This criterion has been met.*

3. **The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.**

*Provisional Findings:* Areas for additional parking are very limited on this site due to the location of the loading docks and the proximity of the building to Marr Road. There is a large open field to the east of the building that could be a location for a parking lot but could create a practical difficulty for employees entering and exiting the building. *This criterion has been met.*

#### **Board of Zoning Appeals Options:**

In reviewing a request for development standards variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.



Columbus – Bartholomew County Planning Department  
Development Standards Variance Application

Planning Department Use Only:

Jurisdiction:  Columbus  Bartholomew County

Zoning: \_\_\_\_\_

Docket No.: C/DS-13-34

Hearing Procedure:  Hearing Officer  Board of Zoning Appeals

**Development Standards Variance Application:**

**Applicant Information** (the person or entity that will own and/or execute what is proposed):

Name: Scott Hickman (Plant Manager)

Address 945 S. Marr Rd. Columbus IN 47201  
(number) (street) (city) (state) (zip)

Phone No.: 812-348-0219 Fax No.: 812-372-0233 E-mail Address: scott.hickman@sabic-ip.com

**Property Owner Information** (the "owner" does not include tenants or contract buyers):

Name: SABIC Innovative Plastics US LLC

Address 1 Plastics Ave Pittsfield MA 01201  
(number) (street) (city) (state) (zip)

Phone No.: 413-448-7110 Fax No.: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

**Notification Information** (list the person to whom all correspondence regarding this application should be directed):

Name: Steve Ryan

Address 945 S. Marr Rd Columbus IN 47201  
(number) (street) (city) (state) (zip)

Phone No.: 812-348-0238 Fax No.: 812-372-0233 E-mail Address: steven.ryan@sabic-ip.com

How would you prefer to receive information (please check one):  Email  Phone  Fax  Mail

**Property Information:**

Address 945 S. Marr Rd Columbus IN 47201  
(number) (street) (city) (state) (zip)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, or attach a legal description):

\_\_\_\_\_

**Variance Requested:**

**I am requesting a variance from Section 7.2 (Part 4) (B) (1) of the Zoning Ordinance to allow the following:**

We wish to construct a segment of 2 parking spaces and a segment of a parking lot driveway to within 10 feet of the existing Right of Way for Marr Road.

This is part of a planned 7 space expansion of an existing parking lot.

When the Bartholomew Industrial Park was originally developed in 1970, Marr Road was constructed and an 80 foot wide Right of Way was dedicated. This met the development standards current at the time.

The present 2010 Thoroughfare Map classifies Marr Road as a Minor Arterial, Industrial Existing, Urban Road which requires a 90 foot Right of Way.

With the present classification of Marr Road, an additional 5 foot of front setback for parking lot construction is required. The 5 feet along with the required 10 foot setback creates a total front setback of 15 feet.

A 1978 City of Columbus Thoroughfare Map classified Marr Road as a Secondary Arterial Road, requiring 80 feet of Right of Way.

A City of Columbus Thoroughfare Map, that was published sometime after 1988, classified Marr Road as a Collector Road, requiring 70 feet of Right of Way.

Adherence to the 15 foot setback prevents any substantial parking space additions.

**Variance Request Justification:**

**The Indiana Code and the Columbus & Bartholomew County Zoning Ordinance establish specific criteria that each must be met in order for a development standards variance to be approved. Describe how the variance request meets each of the following criteria.**

**The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**

The approval of this request will allow the addition of 7 parking spaces to an existing parking lot. The addition of the parking spaces will provide more onsite parking and reduce the possibility of parking along roadsides. The parking lot expansion will not impede the current Right of Way or its public use. The approval of this request will serve to improve the public health, safety, morals, and general welfare of the community.

**The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

The approval of this request, which will only allow for the addition of more onsite parking, will not adversely affect adjoining properties. The approval of this request will not prevent the widening of Marr Road. The proposed expansion of the existing parking lot is not in close proximity to adjoining properties.

**The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property. This situation shall not be self-imposed; nor be on a perceived reduction of, or restriction on, economic gain.**

The expansion of business opportunities has necessitated a need for additional parking spaces.

The approval of this request will provide more parking for visitors and employees.

**Application Fee Refund Information:**

The adopted Planning Department Schedule of Application Fees provides for the refunding of application fees for this request if it is approved by the Board of Zoning Appeals. The refund will be provided by mail in the form of a check. It may take several weeks after the Board of Zoning Appeals approval to process the refund and issue the check. Please indicate to whom the refund should be provided:

Name: C.A.S.E. CONSTRUCTION INC.  
Address: 4004 W Willoughby DR. EDINBURGH IN 46124  
(number) (street) (city) (state) (zip)

**Applicant's Signature:**

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

Scott R. Hickman 11/5/13  
(Applicant's Signature) (Date)

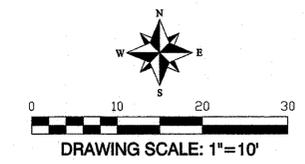
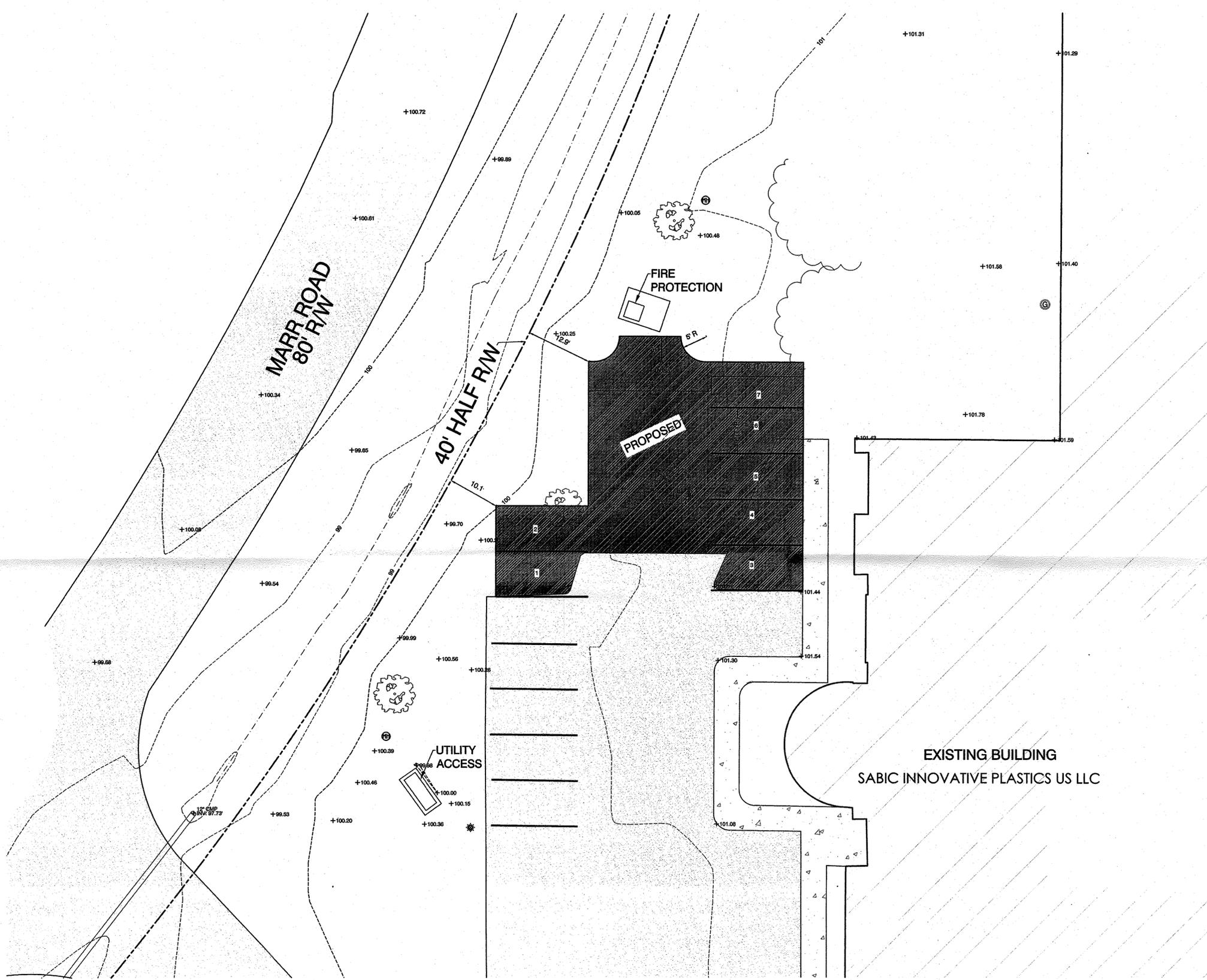
**Property Owner's Signature (the "owner" does not include tenants or contract buyers):**

I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

Scott R. Hickman 11/5/13  
(Owner's Signature) (Date)

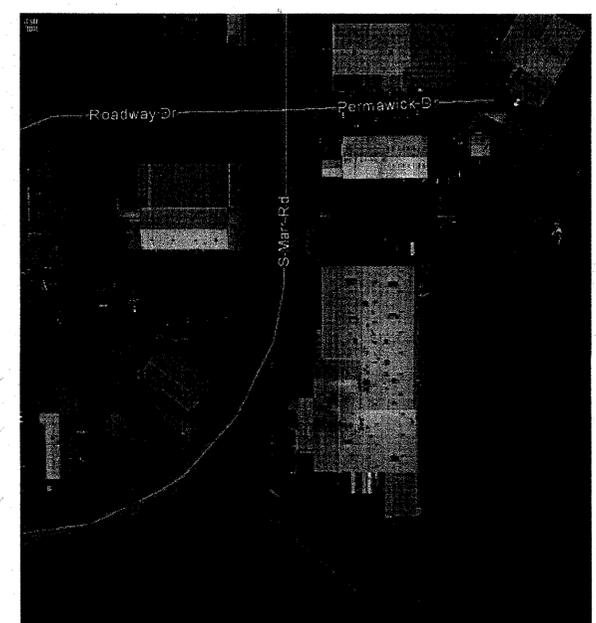
\_\_\_\_\_  
(Owner's Signature) (Date)

Scott Hickman is the plant manager and an ~~owner~~ authorize representative for the SABIC Columbus site.



# LEGEND

- ⊗ UTILITY MANHOLE  
(S.S.=STORM; SAN.=SANITARY;  
COM.=COMMUNICATIONS)
- ⊗ WATER VALVE
- ⊗ LIGHT/LIGHT POLE/LIGHT BOLLARD
- ⊗ FIRE HYDRANT
- ⊗ GAS METER
- ⊗ ACCESSIBLE PARKING
- ⊗ DECIDUOUS TREE
- ⊗ TREE DRIP LINE
- ⊗ ELEVATION CONTOURS
- (C) CONCRETE
- (R) RECORD DIMENSION



SITE LOCATION MAP  
NOT TO SCALE

JOB NO. 13292TOS10	FILE PATH:	SHEET 1	OF 1	E.R. GRAY III, L.S. A.P. REG. NO. 1587 COLUMBUS, INDIANA 47202 P.O. MAIL: er-gray@ergray.com BUS. 618-372-7998 1-877-663-4479 FAX 618-372-2175		CERTIFIED BY:	DRAWN BY: N.G.	SABIC INNOVATIVE PLASTICS US LLC SITEPLAN Columbus, Indiana SITEPLAN	REVISIONS NO. DATE DESCRIPTION
						CHECKED BY: DATE: 10-29-13 SCALE: AS NOTED			