



## STAFF REPORT

### EDINBURGH/BARTHOLOMEW/COLUMBUS JOINT DISTRICT PLAN COMMISSION (June 30, 2016 Meeting)

**Docket No. / Project Title:** EBC/RZ-16-01 (Golden Endeavors, LLC)  
**Staff:** Allie Keen  
**Applicant:** Golden Endeavors, LLC  
**Property Size:** 38.03 Acres  
**Current Zoning:** C3 (Shopping Center District)  
**Proposed Zoning:** I2 (Industrial District)  
**Location:** Between Presidential Way and Marketplace Drive, approximately 860 feet east of US 31, in German Township

#### Background Summary:

The applicant has indicated that the proposed rezoning is for the purpose of developing the subject property for industrial use. The applicants have indicated that they plan to expand the existing Columbus Container facility on the subject property upon approval of this rezoning.

#### Key Issue Summary:

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

1. Is the I2 (Industrial District) zoning district appropriate at this location?
2. Should a buffer be provided between the subject property and the adjacent commercial uses to the west and south?
3. Should access be limited to Presidential Way?
4. Should there be additional development standards in place for the Wellfield Protection Area on the subject property?

#### Preliminary Staff Recommendation:

Approval, subject to the following conditions:

1. A Type B landscape buffer consistent with Section 8.2(E) of the Columbus-Bartholomew County Zoning Ordinance of current adoption shall be provided along the subject property's entire east and south property line, except that area occupied by the existing detention pond. The buffer shall be installed at the time the subject property is developed.
2. There shall be no vehicle access to the subject property from Market Place Drive.
3. At the time the property is developed and/or subsequently redeveloped, further developed etc. the developer shall provide monitoring wells meeting the specifications and subject to the approval of the Eastern Bartholomew Water Corporation.

#### Plan Commission Options & Procedure:

In reviewing a request for rezoning the Plan Commission may (1) approve the rezoning (2) deny the rezoning, or (3) continue the review to the next Plan Commission meeting. Any rezoning ordinances passed by the Commission are subject to review and approval by the Joint District Council (per IC 36-7-5.1). The Joint

District Council consists of elected officials from each local government involved in the Joint District. The Plan Commission may attach conditions or commitments to the rezoning request.

**Decision Criteria:**

Indiana law requires that the Plan Commission and Joint District Council pay reasonable regard to the following when considering a rezoning:

**The Comprehensive Plan.**

*Preliminary Staff Comments:* No specific Comprehensive Plan exists for the Joint District area exclusively. However, the Bartholomew County Comprehensive Plan identifies this area as a development district. Development in this area is appropriate only on non-flood hazard land and when public sewer and water connections are possible. Further, Goal 18 of the plan states “Promote economic growth in the County by encouraging the location and expansion of businesses and industries that are compatible with their surroundings and provided with adequate services.” This rezoning is consistent with the Comprehensive Plan.

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

*Preliminary Staff Comments:* The subject property is located in a developed area, with primarily industrial development to the north and commercial development, including the Edinburgh Outlet Mall, to the south and west. East of the site an existing rail line separates the subject property from an agricultural field.

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

*Preliminary Staff Comments:* The most desirable use for this property is industrial. This site has adequate access from US 31 via Presidential Way, which already carries industrial traffic for the existing businesses in the area. The property also is not located within a flood hazard area, and is in close proximity to other industrial development. This property would provide the dividing point between commercial and industrial development in the Edinburgh/Bartholomew/Columbus Joint District.

**The conservation of property values throughout the Joint District.**

*Preliminary Staff Comments:* This rezoning would not be expected to have a negative impact on property values throughout the jurisdiction. This area was intended for future development, including industrial development, due to the rail and road access and absence of flood hazard areas. The subject property is not adjacent to any residential development. However, landscape buffering for the adjacent commercial uses may be needed to further protect the existing commercial uses in the area.

**Responsible growth and development.**

*Preliminary Staff Comments:* The Bartholomew County Comprehensive Plan has identified this area as a development district and supports industrial at this location. The property has adequate access, is located within an already developed area, and is adjacent to other industrial properties.

<b>Current Property Information:</b>	
<b>Land Use:</b>	Agriculture
<b>Site Features:</b>	Agricultural field, single-family home and agricultural structures, mature trees, and a pond.
<b>Flood Hazards:</b>	There are no flood hazards at this location.
<b>Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)</b>	The eastern portion of the site is located within the 5-year time of travel area of the Eastern Bartholomew Water Corporation’s Taylorsville wellfield.

<b>Vehicle Access:</b>	This property gains access from Presidential Way (Local) and Market Place Drive (Local).	
<b>Surrounding Zoning and Land Use:</b>		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	I2 (Industrial District)	Industrial (Columbus Container & Tsune) Commercial (Exit 76 Antique Mall)
<b>South:</b>	C3 (Shopping District)	Commercial (Edinburgh Outlet Mall & Mann's Harley Davidson Shopping Center)
<b>East:</b>	I2 (Industrial District)	Agricultural Field, Detention Pond, Louisville & Indiana Railroad
<b>West:</b>	C3 (Shopping District)	Commercial (Holiday Inn Express & Mann's Harley Davidson Shopping Center)

<b>Zoning District Summary (Existing / Proposed):</b>		
	<b>Existing Zoning: C3</b>	<b>Proposed Zoning: I2</b>
<b>Permitted Uses:</b>	<ul style="list-style-type: none"> <li>• Automobile Service <ul style="list-style-type: none"> <li>• Filling Station</li> <li>• Commercial Garage</li> <li>• Commercial Parking Lot</li> <li>• Sales Room</li> <li>• Open Automobile or Trailer Sales Area</li> <li>• Enclosed Automobile Repair</li> </ul> </li> <li>• Business Service <ul style="list-style-type: none"> <li>• Bank</li> <li>• Office</li> <li>• Postal Station</li> <li>• Telegraph Office</li> </ul> </li> <li>• Clothing Service <ul style="list-style-type: none"> <li>• Laundry Agency</li> <li>• Self-Service</li> <li>• Dry Cleaning Establishment</li> <li>• Dressmaking</li> <li>• Millinery</li> <li>• Tailor &amp; Pressing Shop</li> <li>• Shoe Repair Shop</li> </ul> </li> <li>• Equipment Service <ul style="list-style-type: none"> <li>• Radio Shop</li> <li>• Electric Appliance Shop</li> <li>• Record Shop</li> </ul> </li> <li>• Food Service <ul style="list-style-type: none"> <li>• Grocery</li> <li>• Meat Market</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Light Industrial</li> <li>• Industrial</li> </ul>

<b>Zoning District Summary (Existing / Proposed):</b>		
	<b>Existing Zoning: C3</b>	<b>Proposed Zoning: I2</b>
	<ul style="list-style-type: none"> <li>• Supermarket</li> <li>• Restaurant</li> <li>• Delicatessen</li> <li>• Cold Storage Lockers</li> <li>• Bakery</li> <li>• Roadside Sales Stand</li> <li>• Personal Service <ul style="list-style-type: none"> <li>• Barber Shop</li> <li>• Beauty Shop</li> <li>• Reducing Salon</li> <li>• Photographic Studio</li> </ul> </li> <li>• Retail Service <ul style="list-style-type: none"> <li>• Drug Store</li> <li>• Hardware</li> <li>• Stationer</li> <li>• News dealer</li> <li>• Show Room</li> <li>• Commercial Greenhouse</li> <li>• Apparel Shop</li> <li>• Flower Shop</li> </ul> </li> <li>• Commercial Recreational Uses <ul style="list-style-type: none"> <li>• Indoor Theater</li> <li>• Bowling Alley</li> <li>• Billiard Room</li> <li>• Dancing Academy</li> <li>• Tavern or Night Club</li> </ul> </li> <li>• Private Club or Lodge</li> <li>• Department Store</li> <li>• Hotel</li> <li>• Veterinary Hospital for small animals</li> </ul>	
<b>Water and Sewer Service:</b>	Required (or Not Required)	Not Required
<b>Lot and/or Density Requirements:</b>	<b>Minimum Lot Size:</b> 7,500 Square Feet <b>Minimum Lot Width:</b> 50 feet	<b>Minimum Lot Size:</b> 30,000 square feet for Light Industrial use 40,000 square feet for Industrial Use <b>Minimum Lot Width:</b> 125 feet for Light Industrial use 150 feet for Industrial use

<b>Zoning District Summary (Existing / Proposed):</b>		
	<b>Existing Zoning: C3</b>	<b>Proposed Zoning: I2</b>
<b>Setbacks Required:</b>	<b>Side Yard Setback:</b> 5 feet <b>Rear Yard Setback:</b> 15 feet <b>Front Yard Setback:</b> 25 feet from the right-of-way line for a Local Road (Presidential Way & Market Place Drive)	<b>Side Yard Setback:</b> 5 feet <b>Rear Yard Setback:</b> 15 feet <b>Front Yard Setback:</b> 25 feet from the right-of-way line for a Local Road (Presidential Way & Market Place Drive)
<b>Height Restrictions:</b>	50 feet	75 feet
<b>Maximum Lot Coverage:</b>	90%	90%
<b>Signs:</b>	Sign approval for all signs is subject to the review and discretion of the Plan Commission.	Freestanding sign of 500 square feet in area and 15 feet in height (1 per 800 feet of frontage) Wall signage not to exceed 5 percent of wall area Total signage for lot not to exceed 1,000 square feet

<b>Interdepartmental Review:</b>	
<b>County Highway Department:</b>	No comments.
<b>Code Enforcement:</b>	No comments.
<b>County Fire Inspector:</b>	No comments.

<p><b>Eastern Bartholomew Water Corporation:</b></p>	<p>Due to the I-2 zoning change, Eastern Bartholomew Water Corporation would request that monitoring wells be installed along the East property line and the south property line. Due to the size of the property we request that five wells be installed starting at the south/east corner with the first, going north on the east property line, the second in the middle, and the third on the East/North property line, the fourth on the south property line, halfway across, and the fifth on the south/west property line.</p> <p>We would also request a recorded easement to access the wells for random (grab) sampling, similar to what was requested of Speedway back in 2014.</p> <p>We would also request that some form of storm water quality measures be required since the Joint District does not include any development standards. There is a regional detention facility right next to this property. If the pond was sized to take the storm water for the drainage area, including the developed state of the proposed site, this would be the best management practice (BMP). A wet pond sized to take the volume of water is considered to be able to treat the water as well.</p>
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**Comprehensive Plan Consideration(s):**

The Bartholomew County Comprehensive Plan Future Land Use Map indicates the future use of this property as “Development District”.

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

1. **Policy 1-D:** Require appropriate buffers to allow the continued full use of adjoining farmland and to reduce conflicts between neighboring uses.
2. **Policy P-1:** Encourage new or expanded development, both residential and non-residential, to be compact and to be served by public water, sewer, and other needed infrastructure and services.
3. **Goal 18:** Promote economic growth in the county by encouraging the location and expansion of businesses and industries that are compatible with their surroundings and provided with adequate services.

**Planning Consideration(s):**

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

1. Golden Endeavors, LLC is proposing to rezone approximately 38.03 acres from the C3 (Shopping Center District) to the I2 (Industrial District) zoning district. The applicants intend to expand the existing Columbus Container facility (located north of the subject property) upon approval of the rezoning. The applicant has indicated that this site is ideal for industrial development due to easy access to US 31 and I-65, proximity to their existing warehouse, and the presence of the railroad to the east.
2. The subject property is located in a developed area, just north of the I-65 interchange. A majority of the properties to the north of the site are currently industrial, whereas the majority of the properties to the south and west of the site are commercial uses. East of the subject property there is an agricultural field that is separated by an existing pond on the subject property.
3. The properties to the west and south of the subject property are being utilized for commercial uses including the Edinburgh. The I2 zoning district does not include any landscaping or buffering requirements. Elsewhere in Bartholomew County, a Type B Landscape Buffer is required between commercial and industrially zoned properties. Per the current Bartholomew County Zoning Ordinance Section 8.2(E), a Type B buffer shall be a minimum of 15 feet in width in addition to any other setback and a minimum of 65 landscape points (3 large trees or 9 shrubs) shall be planted within every 50 linear feet of buffer yard required. If a Type B Landscape Buffer was required at this location as a condition, approximately 211 trees or 634 shrubs would be required to be planted along the western and southern property lines. The applicants have indicated that they plan to construct landscape berms (120 foot segments with 25 foot gaps between each berm) with 3 trees planted on each berm

between the adjacent commercial uses. This would be approximately 14 segments with a total of 42 trees. They also have indicated that the berm would extend along the entire east property line but only approximately 480 feet along the south property line as opposed to the entire +/- 1,500 foot length.

4. The subject property has frontage on both Presidential Way and Market Place Drive, which both provide direct access to US 31. Presidential Way currently provides access to a majority of the existing industrial uses located to the north, whereas Market Place Drive provides access to several commercial properties, including the Edinburgh Outlet Mall. The applicants have indicated that main access to the subject property would be limited to Presidential Way with some access through the existing Columbus Container property. If this property is rezoned to industrial, it may be warranted to limit access to the site to Presidential Way in order to separate the industrial traffic generated from the future development of the property from the commercial traffic on Market Place Drive.
5. The eastern portion of the subject property falls within a 5-year time of travel area for the Eastern Bartholomew Water Corporation's Taylorsville Wellfield. This area is particularly sensitive to any ground water pollutants. The Joint District zoning regulations do not have any additional development standards for the properties located within a wellfield protection area. Elsewhere in Bartholomew County, the zoning ordinance, per Section 4.3(C) provides standards for storing and transporting potential contaminants.

**Columbus – Bartholomew County Planning Department  
Rezoning Application (Zoning Map Amendment)**

MAY 17 2016  
BY: AKC & AK

**Planning Department Use Only:**

Jurisdiction:  Columbus  Bartholomew County  Joint District

Docket No.: EBC/RZ-16-01

**Rezoning Application:**

Current Zoning: C3 Shopping District Requested Zoning: I2

**Applicant Information:**

Name: Golden Endeavors LLC

Address: 3460 Commerce Dr. Columbus, IN 47203  
(number) (street) (city) (state) (zip)

Phone No.: 812-376-9301 Fax No.: \_\_\_\_\_ E-mail Address: tburton@columbuscontainer.com

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

Name: Barbara Jean Evans Trusts A & B aka Barbre Farms LLC

Address: 19838 Jefferson Blvd. Hagerstown MD 21742  
(number) (street) (city) (state) (zip)

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

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

Name: Tammy Burton

Address: 3460 Commerce Dr. Columbus, IN 47203  
(number) (street) (city) (state) (zip)

Phone No.: 812-376-9301 Fax No.: \_\_\_\_\_ E-mail Address: tburton@columbuscontainer.com

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

**Property Information:**

Property Size: 38.03 acres *or* \_\_\_\_\_ square feet

Address: 3013 W 800 N Lots 22 Market Square Place and Lot 16 Edinburgh IN 46124  
(number) (street) (city) (state) (zip)

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

Parcel # 03-05-15-000-000.200-009 AND parcel # 03-05-15-210-000.700-009 ALT Parcel #050-51521-70

A legal description is attached (a legal description is required for the processing of all rezoning requests).

**Rezoning Criteria:**

The Indiana Code and the Columbus & Bartholomew County Zoning Ordinance establish specific criteria to which both the Plan Commission and legislative body (City Council, County Commissioners, Joint District Council) must "pay reasonable regard" when considering a rezoning request. Those criteria are listed below. Explain how this request addresses each criterion.

**The Comprehensive Plan.**

The proposed Industrial zoning would be compatible with the development district of the comprehensive plan and the surrounding properties. This will be an enhancement to our current Columbus Container Inc. warehouse located adjacent to the property we are requesting rezoning.

**The current conditions and the character of current structures and uses in each district (existing & proposed).**

Subject Land is vacant and used for Agricultural activity with plans to demolish the existing 5 structures on site. 12 would allow buildings that are consistent with other surrounding property uses in the area.

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

The property is in close proximity to US 31 and I65 and the railroad, as well as our existing warehouse. Traffic would be similar with the current surrounding zones of Commercial Retail, Industrial, Manufacturing and Warehousing.

**The conservation of property values throughout the jurisdiction.**

Rezoning this property should have a positive impact on the value of the property, as well as surrounding properties. Many other properties in this area are zoned commercial and industrial.

**Responsible growth and development.**

The area is designated for development and Golden Endeavors LLC. intends to responsibly develop the property in a manner that is consistent with surrounding industrial facilities.

**Rezoning Purpose:**

Explain the reason(s) why the applicant has proposed this zoning change.

To expand and provide for Industrial development

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**Applicant's Signature:**

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

Tammy Burton  
(Applicant's Signature) Tammy L Burton - Managing Member of  
Golden Endeavors LLC.

May 10, 2016  
(Date)

**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.

Roger W Collins  
(Owner's Signature) ROGER W. COLLINS, MEMBER

5/12/16  
(Date)

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

(Date) \_\_\_\_\_

