



**CITY OF COLUMBUS
BOARD OF ZONING APPEALS
(September 27, 2016 Meeting)**

STAFF REPORT

Docket No. / Project Title: C/DS-16-32 (Faurecia/Landmark Development)

Staff: Melissa Begley

Applicant: Landmark Development

Property Size: 73 Acres

Current Zoning: I-3 (Industrial: Heavy)

Location: 830 West 450 South, in the City of Columbus

Background Summary:

The applicant has indicated that the proposed variance from Zoning Ordinance Section 7.3(Part 2)(A) is for the purpose of waiving the requirement to install sidewalks along the 450 South frontage.

Preliminary Staff Recommendation:

Approval, all criteria have been met.

Zoning Ordinance Considerations:

District Intent: The intent of the I-3 (Industrial: Heavy) zoning district is as follows: To provide locations for industrial manufacturing, production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate a variety of high intensity industrial uses in locations that minimize land use conflicts and provide necessary supporting infrastructure.

Development Standards: Zoning Ordinance Section 7.3(Part 2)(A) states that all development in Multi-Family Residential, Commercial, Public/Semi-Public, and Industrial zoning districts shall provide public sidewalks in all adjoining street and road rights-of-way.

Current Property Information:	
Land Use:	Faurecia Emission Controls
Site Features:	1 industrial building, parking lot and guard house
Flood Hazards:	A portion of the property is located in the floodway, the 100 year floodway fringe, and the 500 year floodway fringe.
Vehicle Access:	450 South (Principle Arterial, Industrial, Suburban)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	I-3 (Industrial: Heavy)	Undeveloped industrial land / airport property
South:	I-3 (Industrial: Heavy) AP (Agriculture: Preferred)	Undeveloped industrial land Agricultural fields
East:	I-3 (Industrial: Heavy)	Undeveloped industrial land / airport property, AK Tube
West:	I-3 (Industrial: Heavy)	Undeveloped Industrial land / airport property, Fire Station #6

Interdepartmental Review:	
City Engineering:	Engineering is in support of this variance. This sidewalk may be installed by means other than the developer.

Planning Consideration(s):

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

1. A 413,975 square foot manufacturing facility for Faurecia was recently constructed on the subject property. The applicant is requesting to waive the requirement to install a sidewalk along the 450 South road frontage, as was shown on their approved site plan.
2. 450 South is an Arterial, Industrial, Suburban street that connects State Road 11 to I-65. This road is largely used by industrial traffic to and from the Woodside industrial parks.
3. The nearest sidewalk is located in the Brookside Estates subdivision, approximately 1.6 miles to the north. The installation of sidewalks are exempted along local roads or streets in industrial zoning districts, so there are no existing sidewalks within the Woodside industrial park areas and several properties along 450 South have recently been developed without sidewalks. A comprehensive project will be needed to create a network of sidewalks in this area.
4. The City of Columbus Comprehensive Plan recognizes sidewalks as an integral part of the City's Transportation network. Policy A-2-15 of the Plan encourages sidewalks in all areas of the community and urges the installation in new developments.

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 absence of sidewalks along the frontage of the subject property will not be injurious to the public health or safety of the community. The nearest sidewalk is over 1.6 miles away and therefore omitting a sidewalk at this location will not create a gap in the existing pedestrian system. *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: Adjacent properties on SR 58 do not have public sidewalks. An absence of a sidewalk will therefore not create a gap in the existing sidewalk network. The use and value of the adjacent properties will not be affected. *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: Due to the existing developed properties that do not have sidewalks, the installation of sidewalks at this location will only likely be established with a comprehensive street or trail improvement project. *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, (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-16-32

Hearing Procedure: Board of Zoning Appeals Hearing Officer

RECEIVED
AUG - 5 2016
BY: AELC by mail

Development Standards Variance Application:

Note: It is recommended that all variance applications are reviewed in a meeting with a Planning Department staff member prior to being filed. Please contact the Planning Department at 812.376.2550 to schedule that review meeting.

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

Name: Daniel K. Ericson (Faurecia) AELC 8.5.16

Address: 6735 Vistagreen Way, Ste. 100; Rockford, IL; 61107
(number) (street) (city) (state) (zip)

Phone No.: (815)639-0034 Fax No.: (815)639-0029 E-mail Address: dericson@lmcoss.com

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

Name: Landmark Columbus, LLC

Address: 6735 Vistagreen Way, Ste. 100; Rockford, IL 61107
(number) (street) (city) (state) (zip)

Phone No.: (815)639-0039 Fax No.: (815)639-0029 E-mail Address: dericson@lmcoss.com

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

Name: Dan Ericson

Address: 6735 Vistagreen Way, Ste. 100; Rockford, IL, 61107
(number) (street) (city) (state) (zip)

Phone No.: (815)639-0039 Fax No.: (815)639-0029 E-mail Address: dericson@lmcoss.com

How would you prefer to receive official documentation regarding this request (please check one)? If no or multiple selections are made e-mail will be used. E-mail Fax Mail

Property Information:

Address: 830 W 450 S; Columbus, IN, 47203
(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 7.3 (Part 2)(A) of the Zoning Ordinance to allow the following:
Sidewalk along 450 S to be installed by others at a later date.

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.

1. **The approval will not be injurious to the public health, safety, morals, and general welfare of the community.**
The sidewalk is not along 450 S currently and will be provided in the future based on a contract with the airport.

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.**
The surrounding uses are industrial and do not currently have a sidewalk.

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.**

The sidewalk will be provided in the future based on a contract with the airport.

Application Fee Refund Information:

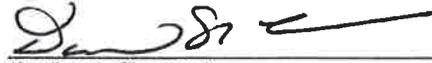
The adopted Planning Department Schedule of Application Fees provides for the refunding of application fees for this request if it is approved by the Board of Zoning Appeals. The refund will be provided by mail in the form of a check. It may take several weeks after the Board of Zoning Appeals approval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

Name: Landmark Columbus LLC

Address: 6735 Vistagreen Way, Ste. 100 Rockford IL 61107
(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.



(Applicant's Signature)

8-2-2016

(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.



(Owner's Signature)

8-2-2016

(Date)

Dan Ericson

(Owner's Printed Name)

If the person signing as the "owner" is not specifically listed as such in the records of Bartholomew County please indicate their relationship to that officially listed person, corporation or other entity.