



**BARTHOLOMEW COUNTY  
 BOARD OF ZONING APPEALS  
 HEARING OFFICER  
 (January 12, 2016 Meeting)**

**STAFF REPORT**

**Docket No. / Project Title:** B/CU-15-12 (Wayne Park)  
**Staff:** Emilie Pinkston  
**Hearing Officer:** Melissa Begley  
  
**Applicant:** Bartholomew County Park Board  
**Property Size:** 11.08 Acres  
**Zoning:** AG (Agriculture: General)  
**Location:** 2051 East 550 South, in Wayne Township

**Background Summary:**

The applicant has indicated that the proposed conditional use will allow the expansion of an existing park to include a 24 foot by 18 foot (432 square foot) maintenance shed in the AG (Agriculture: General) zoning district, per Zoning Ordinance Section 3.6(B).

**Preliminary Hearing Officer Decision:**

Approval, all criteria have been met.

**Zoning District Intent:**

The intent of the AG (Agriculture: General) zoning district is as follows: This district is intended to provide areas for a mixture of agricultural and residential land uses. This mixture is intended to support the long-term viability of agricultural operations, while also allowing increased non-agricultural development in areas adjacent to developed infrastructure. This district should be used to provide unique, rural housing options and the future ability to extend urban infrastructure.

<b>Current Property Information:</b>	
<b>Land Use:</b>	Park
<b>Site Features:</b>	Baseball/softball diamonds, dugouts, existing shed, playground, pavilion, and parking lot.
<b>Flood Hazards:</b>	According to Flood Insurance Rate Map (FIRM) 18005C0235, effective December 9, 2014, the far southeast corner of the subject property is located in Flood Zone X (Shaded), more commonly called the 500-year floodway fringe. Due to its location on the property, the floodplain does not impact the current request.

<b>Vehicle Access:</b>	The subject property is accessed from County Road 550 South (Local Road).
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<b>Surrounding Zoning and Land Use:</b>		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	AG (Agriculture: General)	Single-family residential, agriculture (cropland)
<b>South:</b>	AG (Agriculture: General)	Agriculture (cropland)
<b>East:</b>	AG (Agriculture: General)	Agriculture (cropland)
<b>West:</b>	AG (Agriculture: General)	Single-family residential

<b>Interdepartmental Review:</b>	
<b>County Engineer:</b>	County Highway has no issues.
<b>County Fire Inspector:</b>	No comments received.

**Planning Consideration(s):**

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

1. The Bartholomew County Park Board is requesting conditional use approval to construct a 24 foot by 18 foot (432 square foot) maintenance shed at Wayne Park, an existing park facility in Wayne Township. Park facilities are a conditional use in the AG (Agriculture: General) zoning district; therefore, the addition of the proposed structure requires conditional use approval from the Board of Zoning Appeals.
2. Wayne Park currently includes four baseball/softball fields with dugouts, a playground, a covered pavilion, a 280 square foot storage shed, and a parking area.
3. Wayne Park is located approximately 1/2 mile north of Waynesville. The area is rural in nature with agriculture being the predominant land use.
4. The proposed maintenance shed will far exceed the minimum building setback; it will be 198 feet from the nearest property line (the southern property line). The shed will be approximately 525 feet from the nearest residential structure, located to the northwest.
5. Per Zoning Ordinance Section 3.6(C), the maximum allowed height for the proposed structure is 35 feet. The applicant has indicated that the shed will be approximately 15 feet in height.
6. The applicant has indicated that no exterior lighting is proposed.

**Comprehensive Plan Consideration(s):**

The Future Land Use Map indicates the future use of this property as Natural Resource / Recreation District and General Rural District.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application: **Policy 2-C:** Protect from development unique areas of the county with special natural features, for open space, parks, and wildlife habitat, for the benefit of present and future generations, while avoiding competition with private property ownership.

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

Section 12.4(D) of the Zoning Ordinance permits the Board of Zoning Appeals Hearing Officer to allow conditional uses that meet the criteria listed below. The Hearing Officer may impose reasonable conditions as part of an approval.

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

*Provisional Findings:* The proposed maintenance shed will be centrally located on the existing 11 acre park, and it will be located 198 feet from the nearest property line. The shed will not pose a traffic or sight visibility concern due to the large building setback from County Road 550 South. *This criterion has been met.*

- 2. The development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses.**

*Provisional Findings:* The proposed shed will comply with all building setback, lot coverage, and height standards established by the Zoning Ordinance for accessory structures in the AG (Agriculture: General) zoning district. The addition of the shed will also be consistent with the development standards for height, setback, and lot coverage set forth for other parks, which are generally located in the P (Public/Semi-Public Facilities) zoning district. *This criterion has been met.*

- 3. Granting the conditional use will not be contrary to the general purposes served by the Zoning Ordinance, and will not permanently injure other property or uses in the same zoning district and vicinity.**

*Provisional Findings:* The proposed maintenance shed will be located 198 feet from the nearest property line and 525 feet from the nearest residential structure. The addition of the shed will not affect the use of surrounding properties and will not in itself intensify the use of the subject property as a park. *This criterion has been met.*

- 4. The proposed use will be consistent with the character of the zoning district in which it is located and the recommendations of the Comprehensive Plan.**

*Provisional Findings:* The subject property is located in the Natural Resource / Recreation District of the Future Land Use Map. The expansion of Wayne Park by means of the new shed is consistent with the area as a recreation district. *This criterion has been met.*

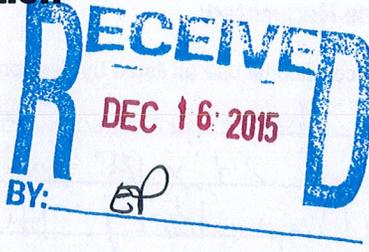
### **Hearing Officer Options:**

In reviewing a request for conditional use the Hearing Officer may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Hearing Officer, (4) deny the petition (with or without prejudice), or (5) forward the petition to the full Board of Zoning Appeals.

Wayne Park

15 copies  
of application +  
site plan

### Columbus – Bartholomew County Planning Department Conditional Use Application



**Planning Department Use Only:**

Jurisdiction:  Columbus  Bartholomew County

Zoning: AG  
Docket No.: B/CU-15-12

Hearing Procedure:  Hearing Officer  Board of Zoning Appeals

**Conditional Use Application:**

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

Name: Bartholomew County Park Board Robert Harden Pres.  
Address: 440 3rd Columbus IN 47201  
(number) (street) (city) (state) (zip)  
Phone No.: 812-350-4505 Fax No.: \_\_\_\_\_ E-mail Address: rh3700@sbcglobal.net

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

Name: Bartholomew County Park Board  
Address: 440 3rd Street Columbus IN 47201  
(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: Robert Harden Pres. Bartholomew County Park Board  
Address: 3700 W 300 S Columbus IN 47201  
(number) (street) (city) (state) (zip)  
Phone No.: 812-350-4105 Fax No.: \_\_\_\_\_ E-mail Address: rh3700@sbcglobal.net

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

**Property Information:**

Address: 2051 E 550 S 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):

Wayne Park

**Applicant's Signature:**

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

Robert Harden  
(Applicant's Signature)

12-15-15  
(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.

Bartholomew Co. Park Bd, Robert Harden  
(Owner's Signature)

Pres. 12-15-15  
(Date)

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

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



**WAYNE PARK**

550 S.

SCALE: 1" = 100'  
0 50 100

**WAYNE PARK**

**18' X 24'**

**PROPOSED POLE BUILDING  
LOCATION**

PROPOSED  
BUILDING

347' ±

457' ±

258' ±

193' ±

DISCLAIMER:  
THE PROPOSED BUILDING LOCATION AND PARCEL MAPPING DISPLAYED  
HEREON ARE BASED ON 2014 AERIAL IMAGERY AS DEPICTED ON THE  
BARTHOLOMEW COUNTY GEOGRAPHIC INFORMATION SYSTEM. THE PROPOSED  
BUILDING LOCATION WAS FIELD LOCATED WITH TRIMBLE GPS. THE  
MEASUREMENTS SHOWN HEREON WERE DERIVED FROM SAID GIS WITHOUT  
THE BENEFIT OF A BOUNDARY SURVEY.

**PROPOSED BUILDING LOCATION**

JOB #15057  
DRAWN: 11/30/2015  
BY: LRS

**Bartholomew  
1821 County 2015  
Surveyor**

440 Third St. Columbus, In. 47201 (812) 379-1525

**PROPOSED  
POLICE BUILDING**

18'

24'

8'x7'

