



## STAFF REPORT

### CITY OF COLUMBUS PLAN COMMISSION (February 14, 2024 Meeting)

**Docket No. / Project Title:** ANX-2024-003 / C/RZ-2024-001 (Toyota Material Handling)  
**Staff:** Noah Pappas

**Applicant:** Toyota Material Handling, Inc.  
**Property Size:** Annexation: 70.53 Acres  
Rezoning: 65 Acres

**Current Zoning:** AP (Agricultural: Preferred)  
**Proposed Zoning:** I2 (Industrial: General)

**Location:** On the east side of I-65 and county road 225 West between Deaver Road and county road 300 South (including 2914 Deaver Road), in Wayne Township.

#### Background Summary:

The applicant has indicated that the proposed annexation and re-zoning is for the purpose of annexing 70.53 acres, including three parcels and right-of-way, into city limits and then rezoning the properties to I2 for a future 260,000 square foot manufacturing facility.

#### Key Issue Summary:

The following key issue(s) should be resolved through the consideration of these applications:

1. Is this property a logical and appropriate addition to the City of Columbus?
2. To what extent is buffering needed to protect adjacent residences from industrial development at this location?
3. To what extent are infrastructure improvements required to accommodate industrial use?

#### Preliminary Staff Recommendation (Annexation):

Favorable recommendation to the City Council.

#### Preliminary Staff Recommendation (Re-zoning):

Favorable recommendation to the City Council with the following commitments, all to be satisfied at the time any portion of the property is developed and prior to its occupancy:

1. The subject property's 225 West frontage shall be improved to include a minimum pavement width of 24 feet, as well as curb and gutter on both sides of the road. These improvements shall include a re-alignment of 225 West north of its intersection with Deaver Road meeting the specifications of the City Engineer, including the dedication of all necessary right-of-way to the City of Columbus to accommodate the re-aligned road.
2. The intersection of Deaver Road and 175 West shall be improved within existing right-of-way to facility semi-truck turning movements consistent with the specifications of the City Engineer.
3. A 30-foot ½ right-of way shall be dedicated along the subject property's 300 South frontage.
4. A Type A Buffer meeting the requirements of the Zoning Ordinance effective February 14, 2024, shall be provided along the property lines of the adjacent residential lots (at 2770 West Deaver Road and 2815 – 2921 West 300 South).

### **Plan Commission Options:**

Annexation and re-zoning are two separate requests and should be decided separately. In reviewing requests for annexation & re-zoning 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 re-zoning request. The City Council makes all final decisions regarding annexation & re-zoning 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 53% contiguous). 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 (Re-Zoning):**

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

#### **The Comprehensive Plan.**

*Preliminary Staff Comments:* The Comprehensive Plan promotes continued economic development in this (Woodside/Walesboro) area. It encourages growth to take place in an orderly manner. Where possible, this growth should be contiguous or in close proximity to the existing development in order to facilitate provision of infrastructure and services. This development represents an expansion to the north that is directly adjacent to existing industrial development. Currently, however, the Comprehensive Plan future land use map designates this area as agriculture.

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

*Preliminary Staff Comments:* The current condition of and character of the area is agriculture, residential, and to the south industrial. There are 3 single-family residential properties along 300 South, and one on Deaver Road, that directly border the subject property.

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

*Preliminary Staff Comments:* The Comprehensive Plan Future Land Use Map identifies this area as agricultural. However, the Comprehensive Plan also indicates a desire to promote continued industrial development in the Woodside/Walesboro area. Being north of the Woodside Business Park and within 3 miles of the nearest I-65 interchange makes industrial a desirable use for the subject property.

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

*Preliminary Staff Comments:* The site is bordered to the south by Deaver Road and the existing Toyota manufacturing facility and to the west by I-65 and an industrial rezoning would clearly have no impact on property values in those directions. However, residential properties to the north and east may be impacted unless adequate buffering is provided.

**Responsible growth and development.**

*Preliminary Staff Comments:* Though this property is directly north of existing industrial development, there are infrastructure constraints presented by the current condition of 225 West, 300 South, and the nearby intersection of 175 West and Deaver Road. Responsible growth and development could be satisfied if these infrastructure constraints are addressed and adequate buffering can be provided for adjacent residences.

<b>Current Property Information:</b>	
<b>Existing Land Use:</b>	Agriculture
<b>Existing Site Features:</b>	Agricultural fields, woods, a single-family home
<b>Flood Hazards:</b>	None
<b>Special Circumstances:</b> (Airport Hazard Area, Wellfield Protection Area, etc.)	None
<b>Vehicle Access:</b>	Deaver Road (Collector, Industrial, Suburban) 225 West (Collector, Residential, Rural) 300 South (Collector, Residential, Rural)

<b>Surrounding Zoning and Land Use:</b>		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	AP (Agriculture: Preferred)	Agricultural, Single-Family Residential
<b>South:</b>	I-3 (Industrial: Heavy) I-2 (Industrial: General)	Industrial (Toyota Material Handling) Industrial (Claas)
<b>East:</b>	AP (Agriculture: Preferred)	Agricultural, Single-Family Residential
<b>West:</b>	AP (Agriculture: Preferred)	I-65, Agricultural, Single-Family Residential

<b>Zoning District Summary (Existing / Proposed):</b>		
	<b>Existing Zoning: AP</b>	<b>Proposed Zoning: I-2</b>

<b>Zoning District Summary (Existing / Proposed):</b>		
<b>Zoning District Intent:</b>	<p>The “AP”, Agriculture: Preferred zoning district is 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. This district is further intended to protect the use and value of both agricultural and non-agricultural property within in the community.</p>	<p>The “I2”, Industrial: General zoning district is intended to provide locations for general production, assembly, warehousing, research &amp; 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.</p>

<b>Permitted Uses:</b>	<p><b>Agriculture Uses</b></p> <ul style="list-style-type: none"> <li>• farm</li> </ul> <p><b>Residential Uses</b></p> <ul style="list-style-type: none"> <li>• dwelling, single-family</li> </ul> <p><b>Park Uses</b></p> <ul style="list-style-type: none"> <li>• nature preserve / conservation area</li> </ul>	<p><b>Agriculture Uses</b></p> <ul style="list-style-type: none"> <li>• farm</li> </ul> <p><b>Communications / Utilities Uses</b></p> <ul style="list-style-type: none"> <li>• communication service exchange</li> <li>• sewage treatment plant</li> <li>• utility substation</li> <li>• water tower</li> </ul> <p><b>Public / Semi-Public Uses</b></p> <ul style="list-style-type: none"> <li>• Use government facility (non-office)</li> <li>• Parking lot / garage (as a primary use)</li> <li>• Police, fire, or rescue station</li> </ul> <p><b>Park Uses</b></p> <ul style="list-style-type: none"> <li>• Nature preserve / conservation area</li> </ul> <p><b>Commercial Uses</b></p> <ul style="list-style-type: none"> <li>• Auto-oriented uses (medium scale)</li> <li>• Builders supply store</li> <li>• Conference center</li> </ul>
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		<ul style="list-style-type: none"> <li>• Data processing / call center</li> </ul> <p><b>Industrial Uses</b></p> <ul style="list-style-type: none"> <li>• Contractor’s office / workshop</li> <li>• Dry cleaners (commercial)</li> <li>• Food &amp; beverage production</li> <li>• General industrial production</li> <li>• Light industrial assembly &amp; distribution</li> <li>• Light industrial processing &amp; distribution</li> <li>• Mini-warehouse self-storage facility</li> <li>• Research &amp; development facility</li> <li>• Truck freight terminal</li> <li>• Warehouse &amp; distribution facility.</li> </ul>
<b>Water and Sewer Service:</b>	Not Required	Required
<b>Lot and/or Density Requirements:</b>	1 acre or as needed to provide 2 viable septic sites, whichever is greater.	1 acre (43,560 square feet)
<b>Setbacks Required:</b>	<p><b>Side Yard Setback:</b> 30 feet</p> <p><b>Rear Yard Setback:</b> 30 feet</p> <p><b>Front Yard Setback:</b> Arterial Street or Road: 50 feet Collector Road: 30 feet Collector Street: 25 feet Local Road: 25 feet Local Street: 10 feet (25 feet for any garage with vehicle entrance facing the Street)</p>	<p><b>Side Yard Setback:</b> 20 feet</p> <p><b>Rear Yard Setback:</b> 20 feet</p> <p><b>Front Yard Setback:</b> Arterial Street or Road: 50 feet Collector Street or Road: 35 feet Local Street or Road: 25 Feet.</p>

<b>Height Restrictions:</b>	<b>Primary Structure:</b> 40 feet <b>Accessory Structure:</b> 35 feet	<b>Primary Structure:</b> 50 feet <b>Accessory Structure:</b> 40 feet
<b>Floor Area Requirements:</b>	1,000 square feet minimum dwelling living area	Not applicable
<b>Signs:</b>	Signs only permitted for Conditional Uses	Permitted 2 wall signs, up to 15 percent of the street facing wall or 350 square feet total, whichever is less.  Permitted 1 freestanding sign per frontage, up to 10 feet tall and 75 square feet in area each.

<b>Interdepartmental Review:</b>	
<b>City Engineering:</b>	<p>The following should be made conditions of the rezoning:</p> <ol style="list-style-type: none"> <li>225 W should be improved to meet the standard City street cross section. The existing street is approximately 18' wide.</li> <li>The intersection of 225W and Deaver Road should be realigned to remove the sharp 90 degree bend just north of the intersection.</li> <li>Intersection improvements at 175W and Deaver Road to facilitate turning trucks.</li> </ol> <p>There are other improvements needed in the area, regardless of this site developing.</p> <ol style="list-style-type: none"> <li>Realignment of CR175 W over to the intersection of CR 150 W and Deaver Road.</li> <li>Traffic Study and Improvements at the intersection of CR 175 W and CR 450 S</li> </ol> <p>Both of these project would be City projects, but there is not funding programed at this moment.</p>
<b>City Utilities:</b>	<ol style="list-style-type: none"> <li>I have no concerns with the proposed annexation.</li> <li>CCU has a 16-inch water main adjacent to the property along Deaver Road that can provide water service to the area proposed to be annexed. The property owner/developer is responsible for paying for the tap fees and system development charge for connection.</li> <li>A sewer extension will be required to provide sanitary sewer service to the area proposed to be annexed. The property owner/developer is responsible for the sewer extension and tap fee. CCU will work with the applicant during the site plan review process to determine the best connection point and if the extension will be privately owned or will be turned over to CCU for maintenance.</li> </ol>

<b>Parks Department:</b>	I don't see any issues from the Parks Department side of things.
<b>Police Department:</b>	No comments provided.
<b>Fire Department:</b>	<ol style="list-style-type: none"> <li>1. The Columbus Fire Department is able to provide fire protection to this proposed annexation with an acceptable response time from Engine 6.</li> <li>2. My only concern is that 225 West may need to be widened to facilitate a timely response to this area by Engine 5. Traveling 225 West on an emergency run in a fire truck can be sketchy. I have been assigned to both Station 6 and Station 5 and have often felt that 225 West needed to be improved.</li> </ol>
<b>Public Works Department:</b>	No comments provided.
<b>Animal Care Services:</b>	No comments provided.
<b>Human Rights Department:</b>	No comments provided.
<b>City Administration:</b>	No comments provided.

**Comprehensive Plan Consideration(s):**

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

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-2-7:** Require appropriate buffer areas to be maintained between farm and nonfarm uses. *Subdivisions and farms may not be good neighbors: homeowners complain about dust, odors, noise, herbicides and pesticides, while farmers complain of crop destruction caused by children, pets, and off-road vehicles. Providing temporary buffers between farms and subdivisions can reduce conflicts.*
5. **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 pickup, and it would strain facilities such as schools and parks.*

6. **Policy A-4-6:** Encourage wise use of infrastructure dollars.  
*These are limited public resources for construction or improvement of streets, sewer systems, water systems, drainage systems, and other similar facilities. These expenditures are affected by the pattern of development, and costs should be considered in conjunction with development proposals.*
7. **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.*
8. **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.*
9. **Policy J-2-3:** Encourage industrial development to be integrated with its surroundings, providing smooth transitions between differing land uses.  
*Columbus' economic success has been tied to successful local industry. In years past, industries located in the downtown and other neighborhood areas, close to the work force and to public facilities and services. Different types of industries are appropriate in different types of surroundings. The city should take steps to ensure that industries are good neighbors and that appropriate measures are employed to ensure that industries are good neighbors and that appropriate measures are employed to ensure compatibility of adjacent uses.*
10. **Goal J-3:** Provide for continued industrial growth while protecting the agricultural sector of the economy by retaining expanses of productive agricultural land.
11. **Policy J-3-1:** Limit the growth of industrial activity to the areas most suited for this use, minimizing the impact of this type of development on agricultural businesses.  
*The city needs to continue its industrial growth for long-term economic health. Much of this growth will take place on land that now is used for farming. While it is recognized that some farmland will be lost to this growth, the city should minimize the impacts on farm operations.*
12. **Goal J-4:** Promote continued economic development in this area to provide jobs which will improve the standard of living and provide upward mobility for local residents.
13. **Policy J-4-1:** Encourage new industrial development to be similar to that experienced in this area in the past.  
*This area has been the location of significant industrial growth in recent years. These industrial parks are attractive and accessible. New development of a similar nature will enhance the strength of the existing businesses and continue to provide economic and job growth.*
14. **Policy J-4-2:** Encourage the growth in this area to take place in an orderly manner. Where possible this growth should be contiguous or in close proximity to the existing development in order to facilitate provision of infrastructure and services.  
*Infrastructure and services can be provided most efficiently to development contiguous to existing development of a similar nature.*
15. **Policy J-4-3:** Designate the land bounded by CR 350 S, CR 400 W, CR 700 S, and SR 11 as an economic growth area.  
*While it will be many years before this entire area is occupied by industrial development, it is important to set aside an area to accommodate the growth and to discourage incompatible land uses which in turn will discourage desired industrial growth.*
16. **Policy J-4-4:** Maintain manufacturing, offices, office/warehouse and similar uses as the principal uses in this area.  
*See Policy J-4-1.*

This property is located in the Woodside/Walesboro character area. The following Planning Principle(s) apply to this application:

1. All new development should be designed in a manner that does not diminish the level of service of the traffic flow in the area.
2. New nonresidential development should be in industrial parks or commercial centers to complement the existing development.
3. Require new development to be served by public sewer and water and to be annexed to the city wherever possible.



Bicycle & Pedestrian Plan: The Bicycle & Pedestrian Plan calls for a future shared use path to be installed along Deaver Road between 50 West and 300 West.

### **Planning Consideration(s):**

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

1. The applicant is requesting to annex and rezone the three subject properties from AP (Agriculture: Preferred) to I2 (Industrial: General). The applicant has indicated it intends to develop the site with a 260,000 square foot manufacturing facility.
2. The subject property is located 2.8 miles from the nearest I-65 interchange at State Road 58 / 450 South when taking Deaver Road to 175 West to 450 South. It is directly north of the existing Toyota Material Handling facility.
3. Adjacent properties, other than the Toyota manufacturing facility to the south, are all either single-family homes or used for agriculture. There is 1 home adjacent to the subject property along Deaver Road, which is bordered on two sides by the site. That adjacent residential lot is 2.16 acres in size, with a home located approximately 65 feet from the rezoning site. There are three homes adjacent to the subject property along 300 South. Two of those homes are on approximately 2 acre lots; the third lot is 6 acres. The nearest home is 20 feet from the rezoning site. A group of 7 additional homes on lots of varying sizes is located north of the site on the opposite side of 300 South.
  - The site has frontage on 300 South, 225 West, and Deaver Road. If the property is annexed and rezoned: 300 South would be considered a Collector, Industrial, Suburban street with Thoroughfare Plan recommendations for a pavement width of 24 feet, curbs and gutters, and sidewalks in a 60-foot total / 30-foot half right-of-way. 300 South currently has a total right-of-way width of 30 feet and a pavement width of 16 feet, with no curbs, gutters, or sidewalks.
  - 225 West would also be considered a Collector, Industrial, Suburban street, also with a recommended pavement width of 24 feet, curbs and gutters, and sidewalks in a 60-foot total / 30-foot half right-of-way. 225 West currently has a total right-of-way width of 60 feet and a pavement width of 18 feet, with no curbs, gutters, or sidewalks.
  - Deaver Road would continue to be considered a Collector, Industrial, Suburban street, with a recommended pavement width of 24 feet, curbs and gutters, and sidewalks in a 60-foot total / 30-foot half right-of-way. Deaver Road currently has a total right-of-way width of 70 feet and a pavement width of 25 feet, with slight stone shoulders but no curbs, gutters, or sidewalks.
4. The Columbus Strategic Growth Study, completed by the Planning Department in 2017, looked to provide analysis and recommendations regarding the City's growth. The subject property was identified as within a Tier 2 site in which the primary constraints on development were identified as sewer availability and road conditions. However, City Utilities has now indicated that sewer service can be provided.
5. Zoning Ordinance Chapter 8.2 (Table 8.3) establishes buffering requirements between different zoning districts. No buffer is required between properties zoned AP (Agricultural: Preferred) and I2 (Industrial: General). Therefore, the adjacent homes would not be provided with a buffer from industrial development on this site. When I2 zoning is adjacent to a residential zoning district, however, a Type A buffer is required. Per Section 8.2(D), a Buffer Yard Type A consists of a minimum width of 25 feet in addition to the minimum required setback, so 45 feet in total. It must provide a dense buffer consisting of a fence or wall with landscaping, an opaque tree screen, or a combination of both. Zoning Ordinance Chapter 7.3 (Part 2) requires the construction of sidewalks, consistent with the recommendations of the Thoroughfare Plan, along all street frontages when existing lots in Multi-Family Residential, Commercial, Public, and Industrial zoning districts are developed. Therefore, if rezoned, the subsequent development of the subject property will be required to include a sidewalk along its frontages of Deaver Road, 225 West, and 300 South.

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

**Planning Department Use Only:**

Jurisdiction:  Columbus  Bartholomew County  Joint District

Docket No.: \_\_\_\_\_

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**Rezoning Application:**

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Current Zoning: AP Requested Zoning: I2 Industrial

**Applicant Information:**

Name: Toyota Material Handling, Inc.

Address: 5559 Inwood Dr., Columbus, IN 47201  
(number) (street) (city) (state) (zip)

Phone No.: 812-342-8623 E-mail Address: tony.miller@toyotatmh.com

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

Name: Toyota Material Handling, Inc.

Address: 5559 Inwood Dr., Columbus, IN 47201  
(number) (street) (city) (state) (zip)

Phone No.: 812-342-8623 E-mail Address: tony.miller@toyotatmh.com

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

Name: Tony Miller, Sr. Vice President

Address: 5559 Inwood Dr., Columbus, IN 47201  
(number) (street) (city) (state) (zip)

Phone No.: 812-342-8623 E-mail Address: tony.miller@toyotatmh.com

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

**Property Information:**

Property Size: 65 acres *or* \_\_\_\_\_ square feet

Address: \_\_\_\_\_  
(number) (street) (city) (state) (zip)

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

2914 Deaver Rd. and two adjoining parcels to the north with I65/225W to the west

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 Plan identifies the Woodside/Walesboro Area for industrial use. While the Plan depicts Deaver Road as a potential boundary, plan also seeks to create a positive business climate characterized by flexibility (Policy J-10-1). Encouraging new industrial development to locate adjacent to Woodside Industrial Park aligns with Plan Goal J-4 and related policies, including Policy J-2, J-3, J-4, etc.

The current conditions and the character of current structures and uses in each district (existing & proposed). The parcel on Deaver Road is owned by Toyota Material Handling and has a vacant home, woods, and farm ground. The adjacent parcels recently purchased by Toyota are undeveloped farm ground. With I2 rezoning, Toyota seeks to build a new 260,000 sq. ft manufacturing facility focused on electric forklift production.

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

The proposed rezoning supports the Comprehensive Plan's goal to promote continued economic development and growth of jobs in the Woodside/Walesboro area to improve the standard of living and provide upward mobility for local residents. Being adjacent to the Woodside Industrial Park and within two miles of I-65 Exit 64 makes this the most desirable use for the property.

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

The site has good access to Deaver Road that is sufficiently wide for truck traffic. Redevelopment of this site will also remove a vacant residential property on the southern parcel. Residential properties along CR 300 N may have concerns that can be addressed via proper site planning, including buffers and other best practices.

**Responsible growth and development.**

The proposed rezoning is a natural extension of the adjacent I-2 Industrial zoning located within the Woodside Industrial Park. The property is contiguous with an existing industrial area and is clustered with other industrial development. The property is bordered by I-65/225W on the west and is within close proximity to roads, water, sewer, electric and other infrastructure that support this type of development.

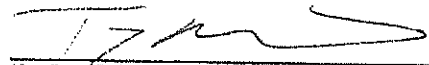
**Rezoning Purpose:**

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

Toyota Material Handling North America's proposed 260,000 SF facility will be focused on producing electric products and energy solutions to meet the immediate needs and 10-year growth forecast of the material handling market. Initial employment growth is expected to add an estimated 85 additional manufacturing associates to the Columbus campus. Rezoning is necessary to accommodate this growth.

**Applicant's Signature:**

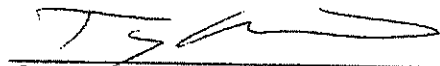
The information included in and with this application is completely true and correct to the best of my knowledge and belief.

  
\_\_\_\_\_  
(Applicant's Signature)

2/1/2024  
(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.

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

2/1/2024  
(Date)

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

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

January 11, 2024



**Jeff Bergman, Planning Director**  
**Columbus Planning Department**  
123 Washington St.  
Columbus, IN 47201

Dear Mr. Bergman & Staff,

Attached is Toyota Material Handling's request to rezone three adjoining parcels along Interstate 65 and 225W between Deaver road and 300S from Ag Preferred to I2 or I3 Industrial. These three parcels are directly adjacent to our existing campus, zoned I3.

The demand for our products continues to grow and we need to expand our North American production capacity. Preparing these 65 acres will facilitate future investment by Toyota and promote continued economic development and job growth in Bartholomew County.

Toyota has benefited from a strong partnership with Bartholomew County and Columbus since the first forklift rolled off our assembly line in 1989. The number of Associates we employ has grown four-fold since 2002 to nearly 2,100 Associates. Our company's core purpose is "Helping People Carry the Load," and we have demonstrated our commitment by giving back to Bartholomew County and the communities our Associates call home. We have a vision to continue to grow as a company, an employer, and as a business that contributes to society.

Our first choice would be to expand production within our existing campus, but there is not enough land to accommodate our 10-year growth forecast. Alternatively, choosing industrial land not directly adjacent to our campus misaligns with the Toyota way of business and our culture. These 65 acres are a natural extension to our existing, well-maintained campus.

We recognize that this request is a slight departure from the general guidance provided by the land use map in the Comprehensive Plan, but the proposed property is contiguous to existing development, has the required infrastructure, and aligns well with the stated goals and policies in The Plan.

We are confident we can coexist in harmony with our residential neighbors through proper site planning, as we have done for more than 30 years on our current campus.

Our facilities engineering team is looking forward to working with the Planning Department staff to share all of the details of our project and work together to address any questions or concerns.

Best Regards,

A handwritten signature in black ink, appearing to read "Tony Miller", written over a white background.

**Tony Miller**  
Sr. Vice President Engineering, Operations, Strategic Planning  
Toyota Material Handling, Inc.

## City of Columbus - Bartholomew County Planning Department Petition for Annexation into the City of Columbus, Indiana

Submit the petition by e-mail to [planning@columbus.in.gov](mailto:planning@columbus.in.gov). If questions, please call: 812.376.2550.  
Submittal instructions available at <https://www.columbus.in.gov/planning/applications-forms/>.

To be Completed by the Planning Department			
Petition Received on (date):	1/11/24	by (initials):	JAM
Docket No.:	ANX-2024-003	Current Zoning District:	AP
Township:	Wayne		
Total Annexation Area (including adjacent right-of-way, etc.):	+/-70.53 acres		

**Annexation Reasons:**

Explain the reason(s) for the proposed this annexation.

Toyota Material Handling, Inc. is requesting to annex and rezone 65 acres (three parcels) from Ag Preferred to I2 or I3 Industrial. The purpose of this annexation request is to build a new factory for the manufacturing of electric forklifts. We want to be within City limits as our factory will benefit from City water, sewer, and City Fire Department protection.

**Annexation Area Parcel Number(s):**

Please list below the numbers of all parcels proposed to be included in the annexation (Sample: 03-95-25-120-002.600-005).

**Columbus Property Tax Rate Exemption:** Indiana Code Section 36-4-3-4.1 allows the City to exempt from its additional tax rate after annexation any property that is assessed as agricultural land at the time of annexation for so long as it retains that agricultural assessment. Please check the box  below following any parcel number for with this exemption is sought.

03-85-10-000-004.000-020	<input type="checkbox"/>		<input type="checkbox"/>
03-85-10-000-002.901-020	<input type="checkbox"/>		<input type="checkbox"/>
03-85-10-000-002.900-020	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>

Copy of Deeds Attached  
*A legal description is required for all annexation requests; please attach a deed for every property to be included in the annexation area.*

**Representative / Notification Information (if applicable):**

*The surveyor, attorney, land developer, or other person authorized to act on behalf of the property owner(s) and to whom all correspondence regarding the petition should be directed (if none, please indicate "none" for the Representative Person's Name below).*

Representative Person's Name: Tony Miller

Representative's Company Name: Toyota Material Handling, Inc.


Mailing Address: 5559 Inwood Drive, Columbus, IN 47201  
(number) (street) (city) (state) (zip)

Phone No.: 812-342-8623 E-mail Address: tony.miller@toyotatmh.com

**All correspondance will be by e-mail unless another method has been agreed upon by the Planning Department.**

**Representative's Signature / Acknowledgement (if applicable):**

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

  
\_\_\_\_\_  
(Representative's Signature)

1/10/2024  
\_\_\_\_\_  
(Date)

Tony Miler  
\_\_\_\_\_  
(Representative's Printed Name)

**Property Owner Information & Signature (Property Owner #1 if Multiple Owners):**

*The owner DOES NOT include a tenant or contract buyer.*

**Please see Page 3 if additional property owners are requesting annexation and duplicate that page as necessary.**

Property Owner Name: Toyota Material Handling, Inc.

Property Owner Contact Person Name (if applicable): Tony Miller, Sr. Vice President

Mailing Address: 5559 Inwood Drive, Columbus, IN 47201  
(number) (street) (city) (state) (zip)

Phone No.: 812-342-8623 E-mail Address: tony.miller@toyotatmh.com

**All correspondence will be by e-mail unless another method has been agreed upon by the Planning Department.**

The information included in and with this petition is completely true and correct to the best of my knowledge and belief. I authorize the filing of this petition for the parcels in my ownership listed on page 1 and will allow the Planning Department staff to enter onto this property for the purpose of analyzing this request.

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

1/10/2024  
\_\_\_\_\_  
(Date)

Tony Miller  
\_\_\_\_\_  
(Property Owner's Printed Name)

**Signer's Ownership Role or Representation:**

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

Sr. Vice President and Officer of Toyota Material Handling, Inc.  
(Signer's Ownership Role or Representation)

# Toyota Material Handling (C/RZ-2024-001)

