



**BARTHOLOMEW COUNTY
BOARD OF ZONING APPEALS
(August 28, 2023 Meeting)**

STAFF REPORT

Docket No. / Project Title: B/CU-2023-008 & B/DS-2023-010 (Project Whiteboard)
Staff: Noah Pappas
Applicant: R&T Woodside, LLC
Property Size: 88.14 Acres
Zoning: I-2 (Industrial: General)
Location: 11900 North 200 West, in German Township

Background Summary:

The applicant is proposing to construct a 532,000 square foot food and beverage production facility, including a 368,000 square foot manufacturing facility with an attached 78,000 square foot cold storage building and a separate 86,000 square foot beverage plant. The applicant has indicated that the proposed conditional use will allow the industrial food & beverage production facility in the Wellfield Protection Overlay zoning district.

The applicant is also seeking two development standards variances for the project. The first would allow portions of the primary building to exceed the maximum building height of 50 feet by 50 feet, for a height of up to 100 feet tall. The applicants have indicated this would apply to the 78,000 square foot cold storage facility and an additional 33,565 square feet of the manufacturing facility occupied by material silos. However, the zoning ordinance permits the materials silos at up to 100 feet in height, making this component of the variance request unnecessary. The second variance request is to allow an increase in permissible building sign area by removing the 350 square foot cap on the total sign area per use, and therefore allowing the total sign area to equal 15% of the buildings' front walls.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application: Is a food and beverage plant appropriate at this location given its location in a wellfield protection area?

Preliminary Staff Recommendation:

Conditional Use: Continuance, to allow Eastern Bartholomew Water Corporation the additional time requested to study the proposed project and determine any effect on its drinking water wellfield.

Development Standards Variance, Building Height: Approved, all criteria have been met. The approval applies specifically to the up to 78,000 square foot cold storage facility and is not needed for the materials silos noted in the application.

Development Standards Variance, Sign Area: Continuance, to allow the applicant addition time to correct inconsistencies in their application materials and provide additional information, specifically the areas of all structure front walls and the sign areas for their proposed wall signs.

Zoning 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 appropriate for most general industrial developments and uses. In the jurisdiction of Bartholomew County this district is intended for use only in coordination with concentrations of other comparatively high density development where services can be efficiently provided.

The WP-OL (Wellfield Protection) overlay zoning district is intended to safeguard the public health, safety, and general welfare of those persons who rely on public and / or utility operated wellfields for clean, safe drinking water. These regulations are intended to prevent land uses and certain development practices that commonly have the potential to degrade water quality by introducing chemicals, organic hazards, and other potential harmful elements into the ground water system within a 5-year time-of-travel area of the wellfields. This includes the introduction of hazardous materials into the area, the creation of hazardous byproducts from on-site activities, and the alteration of the land in a manner that increases the exposure of the ground water systems to potential contaminants.

Development Standards:

Section 10 Table 10.1 – Permanent Signs: As a property in the I-2 (Industrial: General) zoning district, the property is allowed 2 wall signs per use per street/road frontage that have a maximum area of 350 square feet or 15% of the square footage of all street facing walls, whichever is less.

Section 3.24(C) Maximum Height for Primary Structures: 50 feet.

Section 9.1(B)(1) General Exceptions: The following structures may exceed the permitted height regulations by twofold (x2): church steeples; bell towers; spires, belfries, and cupolas; and industrial-related storage tanks, mechanical equipment, and smokestacks.

Current Property Information:	
Land Use:	Agriculture
Site Features:	Wellfield Capture Area
Flood Hazards:	None
Vehicle Access:	700 North (County Road, Local)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	CR (Commercial: Regional) AP (Agriculture: Preferred) I-2 (Industrial: General)	Retail (Edinburgh Outlet Mall) Industrial
South:	CR (Commercial: Regional) RM (Residential: Multi-Family) I-2 (Industrial: General)	Hubler Honda Agriculture Eastern Bartholomew Water Corp.

East:	AP (Agriculture: Preferred) I-2 (Industrial: General)	Agriculture
West:	CR (Commercial: Regional) I-1 (Industrial: Light) I-2 (Industrial: General)	Retail (Edinburgh Outlet Mall) Industrial

Interdepartmental Review:	
Eastern Bartholomew Water Corporation:	<p>Please be advised that personnel from Eastern Bartholomew Water Corporation and Jason Hester and Kristen Goecker, representing the Greater Columbus Economic Development Corporation, held a productive and thoughtful meeting concerning the Conditional Use Application, Docket No. BCU-2023-008.</p> <p>Eastern Bartholomew Water is reviewing the matter with its engineering staff and will need additional time to evaluate various aspects of the project.</p>
Code Enforcement:	No comments received.
County Fire:	No issues as submitted.

Planning Consideration(s):

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

1. The property is located in the I-2 (Industrial: General) zoning district. This district allows for food and beverage production facilities as a permitted use. However, the property is also located in a Wellfield Protection Overlay zoning district, with the conditional use application for the purpose of allowing a food and beverage production facility in the wellfield protection area.
2. The Wellfield Protection Overlay is intended to safeguard public health, safety, and general welfare of anyone using public wellfields for clean, safe drinking water. The regulations are intended to prevent or result in safeguards for land uses that commonly have the potential to degrade drinking water quality by introducing chemicals in the ground water system near drinking water wells.
3. The Eastern Bartholomew Water Corporation, which provides drinking water for northern and eastern portions of Bartholomew County, operates its wellfield on a property to the immediate southeast of this proposed manufacturing facility.
4. The Wellfield Protection Overlay also has its own Development Standards: 1) Minimum Setback from Well, 2) Abandoned Wells, 3) Drainage Facilities, 4) Public Sewer Service, 5) Storage and Transfer of Potential Contaminants, and 6) Auto Repair Facilities. The applicant has indicated compliance with all of these standards.
5. The applicants have indicated that the request height variance would allow portions of the primary building to exceed the maximum building height of 50 feet by an additional 50 feet, for a height of up to 100 feet tall. The applicants have indicated this would apply to the 78,000 square foot cold storage facility and an additional 33,565 square feet of the manufacturing facility occupied by material silos.

6. Per Section 9.1(B)(1)(d) of the zoning ordinance, industrial related storage tanks, mechanical equipment, and smokestacks are allowed to exceed the permitted height regulations by twofold (x2). In the I-2 (Industrial: General) zoning district, the maximum height permitted for primary structures is 50 feet, meaning that such storage tanks could be up to 100 feet tall. The applicants have indicated that the 33,565 square foot area called out in their variance application specifically houses materials storage silos. These portions of the building are, therefore, allowed by the zoning ordinance to be up to 100 feet in height and the variance is not needed for them. The variance is, however, needed in order to allow the proposed 78,000 square foot cold storage facility to exceed the 50-foot maximum primary structure height and be up to 100 feet tall, as proposed.
7. As shown on the applicant's provided site plan, the cold storage facility would be setback approximately 1000 feet from I-65 and 1300 feet from 700 North. It would be nearest the east property line, with a setback of approximately 240 feet. This property line is adjacent to the Louisville & Indiana Railroad
8. The surrounding land uses are primarily commercial and farmland. The nearest residential use is in Taylorsville, which is approximately 1,300 feet southeast. There is an existing farmstead that directly borders the subject property. However, because this land is also zoned I-2, no buffering is required by the zoning ordinance. The applicant did, however, indicate that some amount of landscape buffering would be provided to protect this neighbor and mitigate some of the impacts of the proposed building height. However, no landscaping plan or details have been provided.
9. Some buffering will be required as part of any development of this parcel along the portion of the property that borders Hubler Honda to the south, which is zoned CR (Commercial: Regional). In instances where a property zoned I-2 (Industrial: General) borders a property zoned CR (Commercial: Regional) a Buffer Yard Type B is required.
10. All properties located in the I-2 (Industrial: General) zoning district are allowed up to 2 wall signs per use per frontage with a total sign area of 15% of the street facing wall's square footage or 350 square feet, whichever is less. The applicant is requesting to waive that 350 square foot cap and, therefore, allow a sign area of up to 15% of the street facing walls.
11. The zoning ordinance calculates the number of wall signs allowed based on a use's road frontages, but allows those signs to be placed anywhere on the building.
12. The applicant indicates that the area of the main building's front wall facing I-65 is approximately 50,000 square feet. This building also has a front wall facing county road 700 North, for which the applicant has not provided dimensions. If approved, the wall signs for the main building, therefore, could significantly exceed 7,500+ square feet, compared with the 350 square foot maximum allowed by the zoning ordinance.
13. The applicant has indicated that the second structure proposed for the property would contain a separately branded use. If the variance is approved, it, therefore, would also be allowed signs equaling 15% of its I-65 and 700 North facing front walls. The applicant has not provided dimensions for either of this second building's front walls.
14. The applicant has indicated that no more than 2 signs will be placed on either building's I-65 front wall.
15. The applicant has provided graphics showing three different wall sign locations on the I-65 front of the main building, including two different size options for one of those three signs. The applicant has not provided dimensions for any of the indicated possible signs.
16. For comparison, the following is the amount of wall signage used by other I-65 facing manufacturers in the Columbus area: Toyota Material Handling has 5 wall signs at 491.98 square feet, Claas of America has 1 wall signs at 143.8 square feet, Sunright America has 2 wall signs at 248.77 square feet, and Techtop LHP has 2 wall signs at 112.26 square feet.
17. In addition to the wall signs, the property would be allowed two freestanding signs, one on each road frontage, each with a maximum height of 10 feet and a maximum area of 125 square feet (including a 75 square foot primary element and two 25 square foot secondary elements – one for each use on the property)

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as a Development District.

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

1. **Goal 7:** Maintain and enhance the quality of the water, air and land.
2. **Policy 7-C:** Ensure, to the extent possible, that new development does not cause deterioration in water quality or quantity for existing development.
3. **Goal 12:** Improve water quality and ensure an ample supply of potable water.
4. **Policy 12-A:** Protect ground and surface water from contamination by chemicals, industrial waste, septic systems, animal waste, human waste, and sludge.
5. **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.

This property is also located in the area of the Northern Gateway Land Use and Transportation Plan Element. The following policy applies:

Policy LU.14: Critical Issue Reference CI.14:

The Wellfield 5-year time of travel area should not contain potential uses which involve the production or use of contaminants which could harm the overall health of this critical resource and threaten drinking water quality.

Land use activities in this area should closely monitor the use of chemicals. While industrial uses are often thought of as sources for contaminants, agricultural and residential uses in this area could also impact the area due to the use of herbicides and fertilizers. Stormwater management practices, particularly in parking areas, should also consider the soil structure in the design to help contain sources of groundwater contamination.

As properties in the Wellfield 5-year time of travel area develop, shallow wells should be installed to provide ongoing monitoring of the groundwater to ensure quality is maintained.

Provisional Findings of Fact/Decision Criteria (Conditional Use):

Section 12.4(D) of the Zoning Ordinance permits the Board of Zoning Appeals to allow conditional uses that meet the criteria listed below. The Board 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: Eastern Bartholomew Water Corporation has requested additional time to evaluate the potential impacts of the proposed development on their nearby drinking water wellfield. Without additional information from Eastern Bartholomew, *this criterion **has not 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 applicant has indicated the project will comply with all Wellfield Protection Overlay zoning district development standards. *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: Because the wellfield concerns have not yet been fully studied by Eastern Bartholomew Water Corporation, it is not known if there could be any negative effects from granting this conditional use. Without that additional information, *this criterion **has not 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: Eastern Bartholomew Water Corporation has requested additional time to evaluate the potential impacts of the proposed development on their nearby drinking water wellfield. Without additional information from Eastern Bartholomew, *this criterion **has not been met**.*

Board of Zoning Appeals Options:

In reviewing a request for *conditional use* 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.

Provisional Findings of Fact/Decision Criteria- Development Standards Variance, Building Height:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Bartholomew County 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 portion of the building that is proposed to exceed the 50 foot height limitation will be setback significantly from the adjacent roads and will not cause any visibility issues for motorists. *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: Allowing a portion of the building with increased height will not negatively impact adjacent owner's ability to use their properties. This specifically is due to the size of the property, its non-residential context, and the location of the proposed taller building in the center of the property away from adjoining properties. *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: This large industrial site is uniquely suited to a similarly large industrial user and provides, at the center of the property, a suitable site for a unique building component, in this case of excessive height. *This criterion has been met.*

Provisional Findings of Fact/Decision Criteria- Development Standards Variance, Sign Area:

The Board of Zoning Appeals may approve or deny variances from the development standards of the Bartholomew County 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: Given the size of the proposed buildings and their distance from all adjacent roads, larger wall signs may not negatively impact visibility or cause other negative effects. However, without more information regarding the exact sign area being requested, the impact on the community cannot be fully assessed. *This criterion **has not** 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: Given the size of the proposed buildings and their distance from all adjacent property lines, larger wall signs may not negatively impact properties in the area. However, without more information regarding the exact sign area being requested, the impact on adjacent properties cannot be fully assessed. *This criterion **has not** 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: While the buildings and their wall signs would be setback significantly from the adjacent roads, which could potentially warrant additional sign area, there has not been a demonstrated need for a complete waiving of the signage area limitations. Without more information regarding the size of the requested signage. *This criterion **has not** 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.

City of Columbus - Bartholomew County Planning Department

Conditional Use Application

Submit applications and materials by e-mail to 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

Pre-submittal Meeting on (date): 7/10/23 by (initials): NP & JB

Application Received on (date): 7/25/23 by (initials): JAM

Jurisdiction: ☐ Columbus ☒ Bartholomew County ☐ Joint District

Hearing Procedure: ☐ Board of Zoning Appeals ☐ Hearing Officer

Docket No.: BCU-2023-008 Zoning District: I-2

Property Owner Name (from GIS): Amber Development LLC

To be Completed by the Applicants

STOP! All conditional use applicants must meet with a Planning Department staff member before completing this application. Please contact the Department at 812.376.2550 at least 1 week prior to the applicable Board of Zoning Appeals application deadline to schedule a review meeting. The Department cannot guarantee a timely review meeting if contacted less than 1 week prior to the deadline and is not responsible for any missed deadline that may result.

Representative / Notification Information:

The contractor, surveyor, attorney, or other person authorized to act on behalf of the project owner (or the project owner if no other representative will be used) and to whom all correspondence regarding this application should be directed.

Representative Person's Name: Kelly Wagoner

Representative's Company Name: Foresite Group, LLC

Mailing Address: 3740 Davinci Court, Peachtree Corners, GA 30092

(number) (street) (city) (state) (zip)

Phone No.: 770-500-4973 E-mail Address: kwagoner@fg-inc.net

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

Project Information:

The home owner, business, institution, etc. that is making the request – NOT the contractor, surveyor, or other representative (see above). If the project owner will be representing themselves, their information should be entered above and "same as above" may be entered below.

Home Owner, Business, Institution, Etc. Name: Project Whiteboard

Business, Institution, Etc. Contact Person Name: R&T Woodside, LLC, C/O Joe Leonardo

Mailing Address: 1411 190th, Gardena, CA 90248

(number) (street) (city) (state) (zip)

Phone No.: 404-775-4820

E-mail Address: _____

Property / Location Information:

Property Address: 11900 N 200 W, Edinburgh

(number) (street) (city)

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

Conditional Use Requested:

I am requesting a conditional use per Section 4.3(B)(2)(d) of the Zoning Ordinance to allow the property to be used for the following (as defined by the zoning ordinance):

Industrial Use: Food & Beverage Production

Please describe the proposed use further:

To permit construction for an industrial campus to produce food and beverage products in the Wellhead Protection Overlay.

Conditional Use Criteria:

The Columbus & Bartholomew County Zoning Ordinance establishes specific criteria that each must be met in order for a conditional use to be approved. Describe how the conditional use requested meets each of the following criteria.

1. **The approval of the conditional use will not be injurious to the public health, safety, and general welfare of the community.** For example: What harm could come from approving the conditional use? Would it create any public safety issues? Why or why not?
See attached letter.
2. **The development of the property will be consistent with the intent of the development standards established by the Zoning Ordinance for similar uses.** For example: Will the conditional use be able to meet minimum building setbacks, parking standards, and other requirements? If not, are variances being sought to address those items?
See attached letter.
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.** For example: The property is zoned I-2. Are there risks that the conditional use will cause harm to the neighbors ability to use and enjoy their property? Is there reason to believe that the conditional use will cause harm to neighboring property values?
See attached letter.
4. **The conditional use will be consistent with the character of the zoning district in which it is located and the recommendations of the Comprehensive Plan.** Will the conditional use change the character of the area? Will it involve a building, operation, or features that are significantly different than what is common to the zoning district? If the property is located in the jurisdiction of the City of Columbus visit <https://www.columbus.in.gov/planning/comprehensive-plans/>. If the property is in the jurisdiction of Bartholomew County visit <https://www.columbus.in.gov/planning/comprehensive-plans/comprehensive-county-plans/>. Include statements or concepts that support the request.
See attached letter.

Representative's Signature / Acknowledgement:

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

Kelly J. Wagoner

(Representative's Signature)

7/25/2023

(Date)

Kelly J. Wagoner

(Representative's Printed Name)

Property Owner's Signature:

The owner DOES NOT include a tenant or contract buyer. Applications submitted without the property owner's signature will not be processed.

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. I understand that a public notice sign may be placed and remain on the property until the processing of the request is complete.

DocuSigned by:

Kamaldeep Singh

(Property Owner's Signature)

7/25/2023

(Date)

Kamaldeep Singh

(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.

Manager/Authorized Representative of Amber Development, LLC

(Signer's Ownership Role or Representation)

July 18, 2023

City of Columbus – Bartholomew County Planning Department
Attn: Jeff Bergman
123 Washington Street
Columbus, Indiana 47201

RE: Conditional Use Application – Letter of Intent
Project Whiteboard

Dear Mr. Bergman:

The purpose of this letter is to accompany the Conditional Use application for a proposed industrial development located on an 85.80-acre tract at the north intersection of Hubler Drive and County Road 700 North. A Conditional Use permit approval is required as this property is within the limits of a Wellfield Protection Overlay District as established by the Columbus-Bartholomew Zoning Ordinance. The intended development and subsequent use are to establish a Food & Beverage Production facility on the property, named Project Whiteboard. A schematic site plan layout is attached that outlines the way in which this property is intended to be generally developed. The development is intended to be completed in stages with stage one as the main production facility, an approximate 368,000 sf plant, along with access, parking, landscaping, and utility infrastructure. The overall site plan includes considerations for future phases to construct an adjoining cold storage facility for distribution and a potential free standing secondary plant.

The Wellfield Protection Overlay District regulations are in place to prevent land uses that commonly have the potential to degrade water quality by introducing chemicals, hazards, and other potentially harmful elements into the groundwater system. This includes storage, manufacturing, and transport of hazardous materials that could potentially harm the groundwater source. Information on how this development conforms to the Wellfield Overlay Protection District are explained below for consideration in evaluation of this conditional use request.

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

Industrial uses listed by IDEM that are not appropriate for wellfield overlay areas include activities such as asphalt plants, petroleum products storage and distribution, mining, and similar known hazardous products or activities. The industrial use proposed with this application is to produce bakery products and beverages and therefore not similar in nature to the IDEM listed industrial uses. All manufacturing, storage of materials, and any potentially hazardous chemicals are enclosed, not subject to open environment and rainwater infiltration which would be the most likely source of contamination potential. Any

storage of materials that may be considered a potential hazard, such as chemicals used for cleaning, will be stored in a manner that includes containment of 110% of the potentially hazardous material as required by the overlay district criteria and internal to the buildings to prevent release of such materials. Stormwater runoff from new impervious surfaces will be managed by way of infiltration with appropriate Best Management Practices for pre-treatment of any pollutants of concerns that will be common and consistent with any kind of development activity within this property as coordinated with the local NRCS review office.

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

The development will be consistent with the intent of the Zoning Ordinance with the variances to increase the maximum building height and allow signage equal to 15% of the front facing wall, fronting I-65. Both variance requests are submitted under separate application and have no effect on the requirements established by the Wellfield Protection Overlay District.

The specific development standards are further addressed below from the Zoning Ordinance:

1. Minimum setback from well – Eastern Bartholomew Water Corporation reports the nearest wellhead is approximately 2,500 feet north off-site, which the preliminary site plan attached illustrates.
2. Abandoned wells – The only well on the property is a monitoring well located adjacent to County Road 700 N and is used by E. Bartholomew Water Corporation to monitor groundwater levels.
3. Drainage Facilities – The only surface pond to be implemented with this development will be to construct stormwater infiltration basins to manage stormwater runoff, consistent with the Northern Gateway Land Use & Transportation plan and local practices.
4. Public Sewer Service – The development will construct above ground pre-treatment storage tanks to reduce BOD levels (consisting of sugars and fats) and constructing a sewer grinder pump station and force main to pump wastewater discharge south along Hubler Drive to the nearest gravity sanitary sewer system available, currently at Bear Lane as coordinated with Driftwood Utilities. The pre-treatment process is completely organic and utilizes no hazardous materials.
5. Storage and Transfer of Potential Contaminants – There are no hazardous materials utilized in the production processes associated with this use. The plant has nominal hazardous materials in quantities that are stored in a 5-foot-wide rated, metal cabinet and 110% of the capacity will be provided as required in the development standards. The future freezer system may be glycol, freon, or ammonia based but will be in an enclosed system typical of refrigeration systems.
6. Auto Repair Facilities – This is not applicable to this project.

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.

The property is currently zoned I-2 Industrial: General and the proposed development is appropriate for this zoning district. Surrounding zoning districts support Industrial, Agriculture, Commercial, and Multi-Family residential land uses. The site is located between I-65 and Louisville & Indiana Railroad Company and is an ideal site for an industrial user due to the proximity to interstate and rail transportation infrastructure. The southern contiguous properties are bound by a car dealership (Hubler Honda), and farmstead that is also zoned I-2. Landscape buffering is anticipated to serve as a transitional zone between the two contiguous properties.

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

This site is addressed in the Northern Gateway Land Use & Transportation Plan of Bartholomew County, identified within the Section 4 focus area. There are several aspects of the proposed use that align with the Future Land Use Recommendations found in the comprehensive plan, as follows:

Land Uses: This property is noted as a highly visible area suitable for industrial uses due to multiple access options and rail access. The wellfield area specifically states that agricultural and residential uses could impact this area due to fertilizers or herbicides commonly utilized with these uses. The use of this property as intended for food and beverage production is not intended to produce contaminants that would degrade groundwater.

Transportation Policies: County Road 700 North currently has a portion of roadway that is unimproved, or otherwise substandard for the paved portion located west of L&I railroad. Improvement of this roadway from Hubler to County Road 200 W would be warranted with this development and provide truck access to 200 W. The development proposes working closely with Bartholomew County and L&I railroad to incorporate these improvements which aligns with the goals of the comprehensive plan.

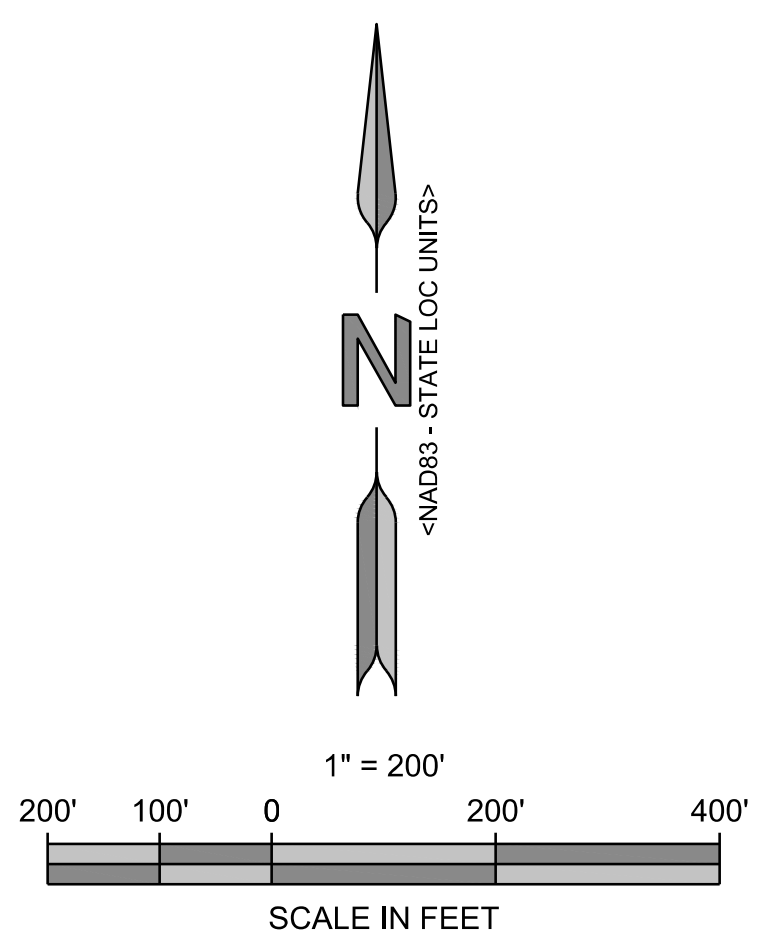
In summary, Project Whiteboard directly aligns with the goals of the Northern Gateway Land Use & Transportation Plan and proposes a light industrial use that can be operated safely within the Wellfield Protection Overlay District.

On behalf of Project Whiteboard, thank you for your consideration of this application.

Sincerely,
FORESITE GROUP, LLC

Kelly J. Wagoner

Kelly J. Wagoner, PE
Sr. Project Manager

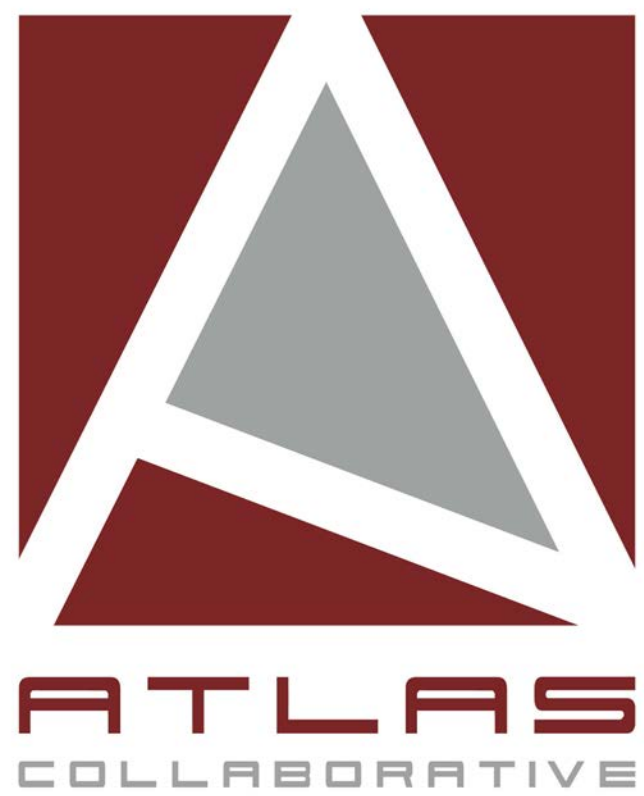


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SHEET NAME: PERSPECTIVE VIEW SHEET NUMBER A-200 b PROJECT NAME: PROJECT WHITEBOARD



PROJECT WHITEBOARD

TAYLORSVILLE, INDIANA

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Print Record	
JULY 24, 2023	DESIGN REVIEW

Revisions

Issue Date	Job No.
XX/XX/XXXX	2301030

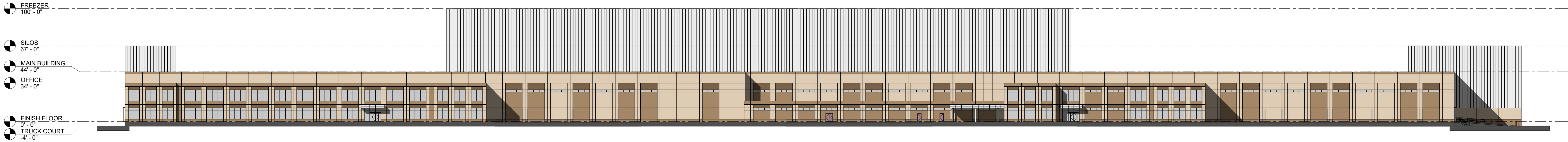
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PERSPECTIVE VIEW

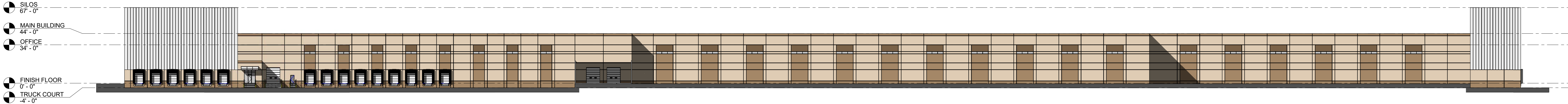
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A-200 b

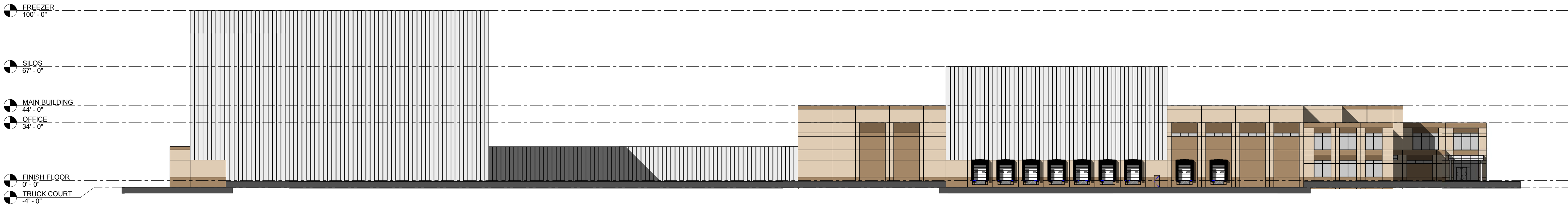
NOT ISSUED FOR CONSTRUCTION



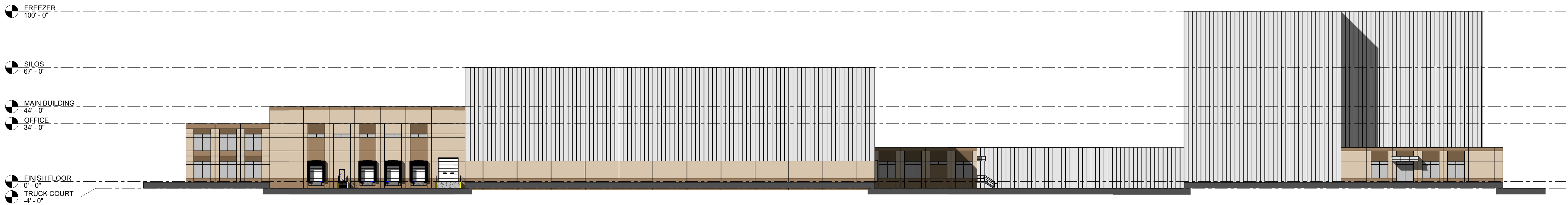
1 OVERALL SOUTH ELEVATION
SCALE: 1" = 40'-0"



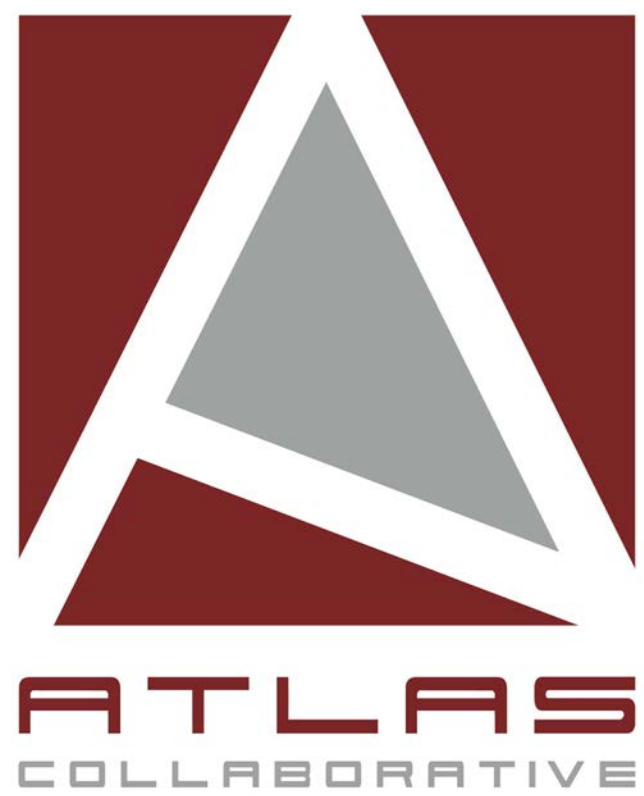
2 OVERALL NORTH ELEVATION
SCALE: 1" = 40'-0"



3 OVERALL WEST ELEVATION
SCALE: 1" = 30'-0"



4 OVERALL EAST ELEVATION
SCALE: 1" = 30'-0"



PROJECT WHITEBOARD

TAYLORSVILLE, INDIANA

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Print Record	
JULY 24, 2023	DESIGN REVIEW

Revisions

Issue Date	Job No.
XXXXXXXX	2301030
Sheet Title	

EXTERIOR ELEVATIONS

Sheet No.

A-201

NOT ISSUED FOR CONSTRUCTION

City of Columbus - Bartholomew County Planning Department Development Standards Variance Application

Submit applications and materials by e-mail to 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

Pre-submittal Meeting on (date): 7/10/23 by (initials): NP & JB

Application Received on (date): 7/25/23 by (initials): JAM

Jurisdiction: ☐ Columbus ☒ Bartholomew County ☐ Joint District

Hearing Procedure: ☐ Board of Zoning Appeals ☐ Hearing Officer

Docket No.: BDS-2023-010 Zoning District: I-2

Property Owner Name (from GIS): Amber Development LLC

To be Completed by the Applicants

STOP! All variance applicants must meet with a Planning Department staff member before completing this application.
Please contact the Department at 812.376.2550 at least 1 week prior to the applicable Board of Zoning Appeals application deadline to schedule a review meeting. The Department cannot guarantee a timely review meeting if contacted less than 1 week prior to the deadline and is not responsible for any missed deadline that may result.

Representative / Notification Information:

The contractor, surveyor, attorney, or other person authorized to act on behalf of the project owner (or the project owner if no other representative will be used) and to whom all correspondence regarding this application should be directed.

Representative Person's Name: Kelly Wagoner

Representative's Company Name: Foresite Group, LLC

Mailing Address: 3740 Davinci Ct. Suite 100, Peachtree Corners, GA 30092

(number) (street) (city) (state) (zip)

Phone No.: 770-500-4973 E-mail Address: kwagoner@fg-inc.net

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

Project Information:

The home owner, business, institution, etc. that is requesting the variance – NOT the contractor, surveyor, or other representative (see above). If the project owner will be representing themselves, their information should be entered above and "same as above" may be entered below.

Home Owner, Business, Institution, Etc. Name: Project Whiteboard

Business, Institution, Etc. Contact Person Name: R&D Woodside, LLC, C/O Joe Leonardo

Mailing Address: 1411 190th, Gardena, CA 90248

(number) (street) (city) (state) (zip)

Phone No.: 404-775-4820

E-mail Address: _____

Property / Location Information:

Property Address: 11900 N 200 W, Edinburgh

(number) (street) (city)

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

Variance Requested:

I am requesting a variance from Section 3.24.C of the Zoning Ordinance to allow the following:

Increase the maximum height for a building from 50' to 100'

Please describe the project for which the variance is sought:

This request is to permit construction of accessory use support buildings for a proposed manufacturing plant up to 100' in height. Refer to the included building elevations for additional information.

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.** For example: What harm could come from approving the variance? Would it create any public safety issues? Why or why not.

All construction will be as per adopted building codes and is a request for additional building height over the Zoning Ordinance allowance to facilitate operations for a cold storage building.

- 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.** For example: What impacts can the neighbors realistically expect to the use of their property and to their property values? Will approval of the variance cause any negative impacts to the neighbors? Why or why not.

The property is situated at the northern end of Hubler Drive and is bounded by I-65 and L&I railroad. The placement of the cold storage building is on the opposite side of the larger main plant to soften the visibility of this taller building for visibility from the I-65 corridor as visibility from this corridor is noted as a feature in the Northern Gateway land use plan. This necessarily places concern for visibility from the south to adjacently zoned I-2, CC, and RM zoned properties. Mitigation is proposed by way of installation of landscaping to serve as a transitional buffering zone to these adjacent properties.

- 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.** For example: Is there a reason the property cannot be used without the variance? If so, what is that reason (does a stream, existing building, well, or septic system limit options for new construction)? Explain the reason.

This request is not due to the applicants making by way of the condition of the property but is required by how the Zoning Ordinance classifies the cold storage building, as well as attached silo enclosures to the main plant building. The Zoning Ordinance contains exceptions to height limitations in section 9-2 for industrial uses to support operations such as storage tanks and silos, but does not indicate if the exception applies to silo's attached and enclosed to a main building. The silo and cold storage building are accessory uses for the same property use to support manufacture of food products. The request is within the height limitations to what is afforded similar structures permitted that support industrial uses.

Application Fee Refund Information:

The adopted Planning Department Schedule of Application Fees provides for the refunding of the application fee 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 any refund should be provided:

Name: Foresite Group, LLC

Address: 3740 Davinci Ct. Suite 100, Peachtree Corners, GA 30092

(number)

(street)

(city)

(state)

(zip)

Variance Requested:

I am requesting a variance from Section 10.8 (Table 10.1) of the Zoning Ordinance to allow the following:

Increase in permissible building sign area and number for wall signs on a building.

Please describe the project for which the variance is sought:

To increase the building wall sign area to permit 15% area for each front building wall elevation for up to two permanent signs per structure facing I-65 without a 350 SF area limitation noted in Table 10.1 for the I-2 zoning district.

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.** For example: What harm could come from approving the variance? Would it create any public safety issues? Why or why not.

This project plans to construct a light manufacturing facility with the main plant building facing the I-65 corridor. The scale and massing of the buildings that front I-65 warrant additional signage to be aesthetically pleasing and to properly identify the business, especially considering the distance for the view corridor, roughly 400 feet from I-65 northbound lanes at the closest point.

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.** For example: What impacts can the neighbors realistically expect to the use of their property and to their property values? Will approval of the variance cause any negative impacts to the neighbors? Why or why not.

There are no perceived impacts to the value or use of adjacent properties by granting this variance. The intent is to provide aesthetically pleasing business identification signs on the front of the building that complements the scale of the building wall and provides adequate business identification for the industrial use.

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.** For example: Is there a reason the property cannot be used without the variance? If so, what is that reason (does a stream, existing building, well, or septic system limit options for new construction)? Explain the reason.

The Zoning Ordinance permits 15% of the front building wall up to 350 SF for wall signs. This development has multiple large scale buildings planned. For example, the area of the front wall of the main plant is approximately 50,000 SF. Limiting the sign area to 350 SF calculates to 0.7% of the wall area permitted signs and appears to be vastly restrictive to the intent of the sign ordinance. The request for two signs per building up to 15% of the wall area fronting I-65 will allow for design to complement the building scale and architecture to adequately identify the business in an aesthetically pleasing manner staying within the spirit of the sign regulations.

Application Fee Refund Information:

The adopted Planning Department Schedule of Application Fees provides for the refunding of the application fee 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 any refund should be provided:

Name: Foresite Group, LLC

Address: 3740 Davinci Ct. Suite 100, Peachtree Corners, GA 30092

(number)

(street)

(city)

(state)

(zip)

Representative's Signature / Acknowledgement:

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

Kelly J. Wagoner
(Representative's Signature)

7/25/2023
(Date)

Kelly Wagoner
(Representative's Printed Name)

Property Owner's Signature:

The owner DOES NOT include a tenant or contract buyer. Applications submitted without the property owner's signature will not be processed.

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. I understand that a public notice sign may be placed and remain on the property until the processing of the request is complete.

DocuSigned by:

(Property Owner's Signature)

7/25/2023
(Date)

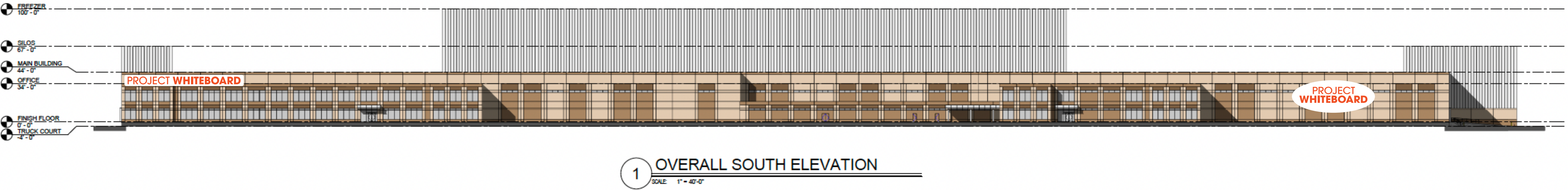
Kamaldeep Singh
(Property Owner's Printed Name)

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.

president
(Signer's Ownership Role or Representation)

LOGO PROPORTIONS



**The logo can only cover 15% of the building front. The reference image show a proportion of the logo within those limits.



RIGHT SIDE OF BUILDING: ORIGINAL LOGO SIZE

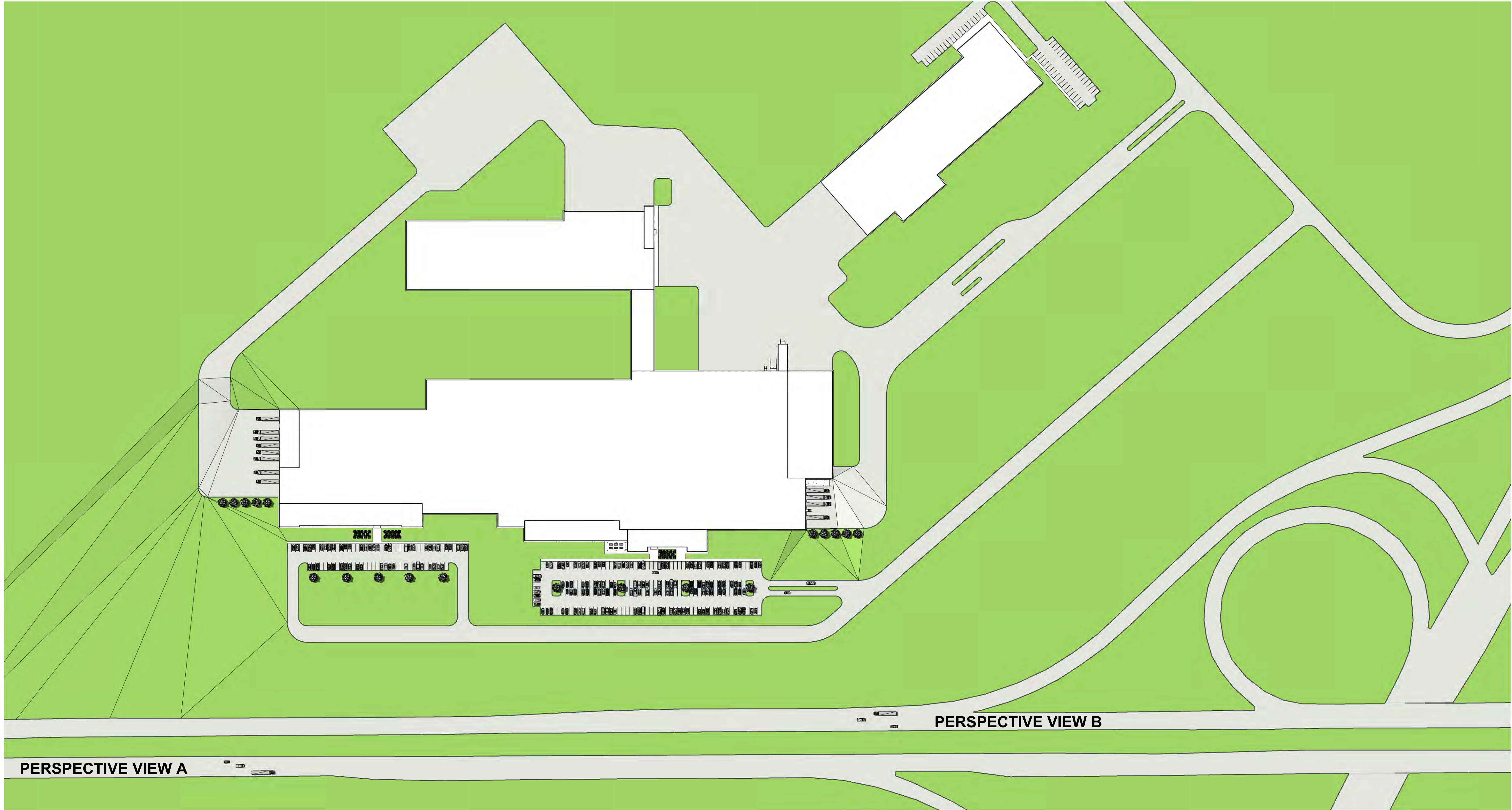


RIGHT SIDE OF BUILDING: 10% SMALLER LOGO



LEFT SIDE OF BUILDING: WORDMARK LOGO

SHEET NAME: ARCHITECTURAL SITE PLAN SHEET NUMBER: A-004 PROJECT NAME: PROJECT WHITEBOARD



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 100'-0"

**NOTE: ARCHITECTURAL SITE PLAN
FOR REFERENCE ONLY. SEE CIVIL
DRAWINGS FOR OFFICIAL SITE PLAN.**



PROJECT WHITEBOARD

TAYLORSVILLE, INDIANA

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Print Record	
JULY 24, 2023	DESIGN REVIEW
AUGUST 16, 2023	DESIGN REVIEW

Revisions

Issue Date	Job No.
XX/XX/XXXX	2301030

Sheet Title

ARCHITECTURAL SITE PLAN

Sheet No.

A-004

NOT ISSUED FOR CONSTRUCTION

FILE PATH: C:\Users\Sasha\Initials\Documents\2301030_K4 Concept_A_R21_svn\skys.rvt

SHEET NAME: PERSPECTIVE VIEW A SHEET NUMBER: A-200 a PROJECT NAME: PROJECT WHITEBOARD

FILE PATH: C:\Users\Sasha\Initials\Documents\2301036_K4 Concept_A_R21_svn\skys.rvt



PROJECT WHITEBOARD

TAYLORSVILLE, INDIANA

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Revisions

Issue Date	Job No.
XXXX/XXXX	2301030

Sheet Title

PERSPECTIVE VIEW A

Sheet No.

A-200 a

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Issue Date	Job No.
XXXX/XXXX	2301030

Sheet Title

PERSPECTIVE VIEW B

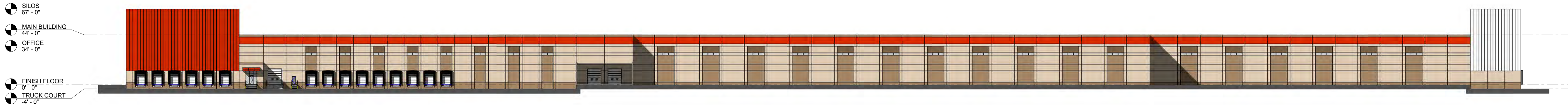
Sheet No.

A-200 b

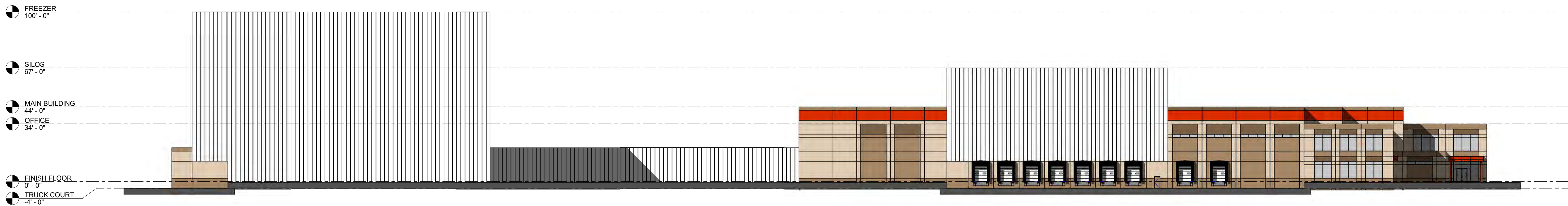
NOT ISSUED FOR CONSTRUCTION



1 OVERALL SOUTH ELEVATION
SCALE: 1" = 40'-0"



2 OVERALL NORTH ELEVATION
SCALE: 1" = 40'-0"



3 OVERALL WEST ELEVATION
SCALE: 1" = 30'-0"



4 OVERALL EAST ELEVATION
SCALE: 1" = 30'-0"



PROJECT WHITEBOARD

TAYLORSVILLE, INDIANA

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Revisions

Issue Date	Job No.
XXXXXXXXXX	2301030

Sheet Title

EXTERIOR ELEVATIONS

Sheet No.

A-201

NOT ISSUED FOR CONSTRUCTION

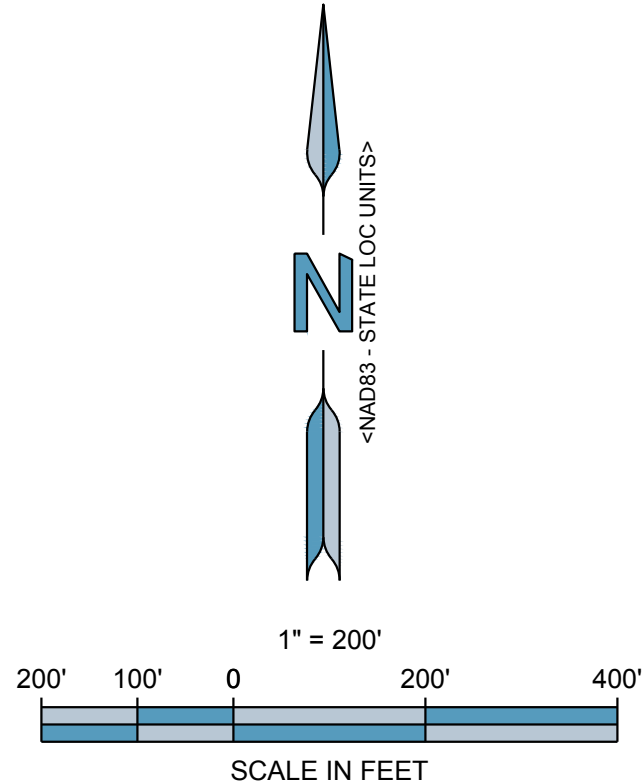
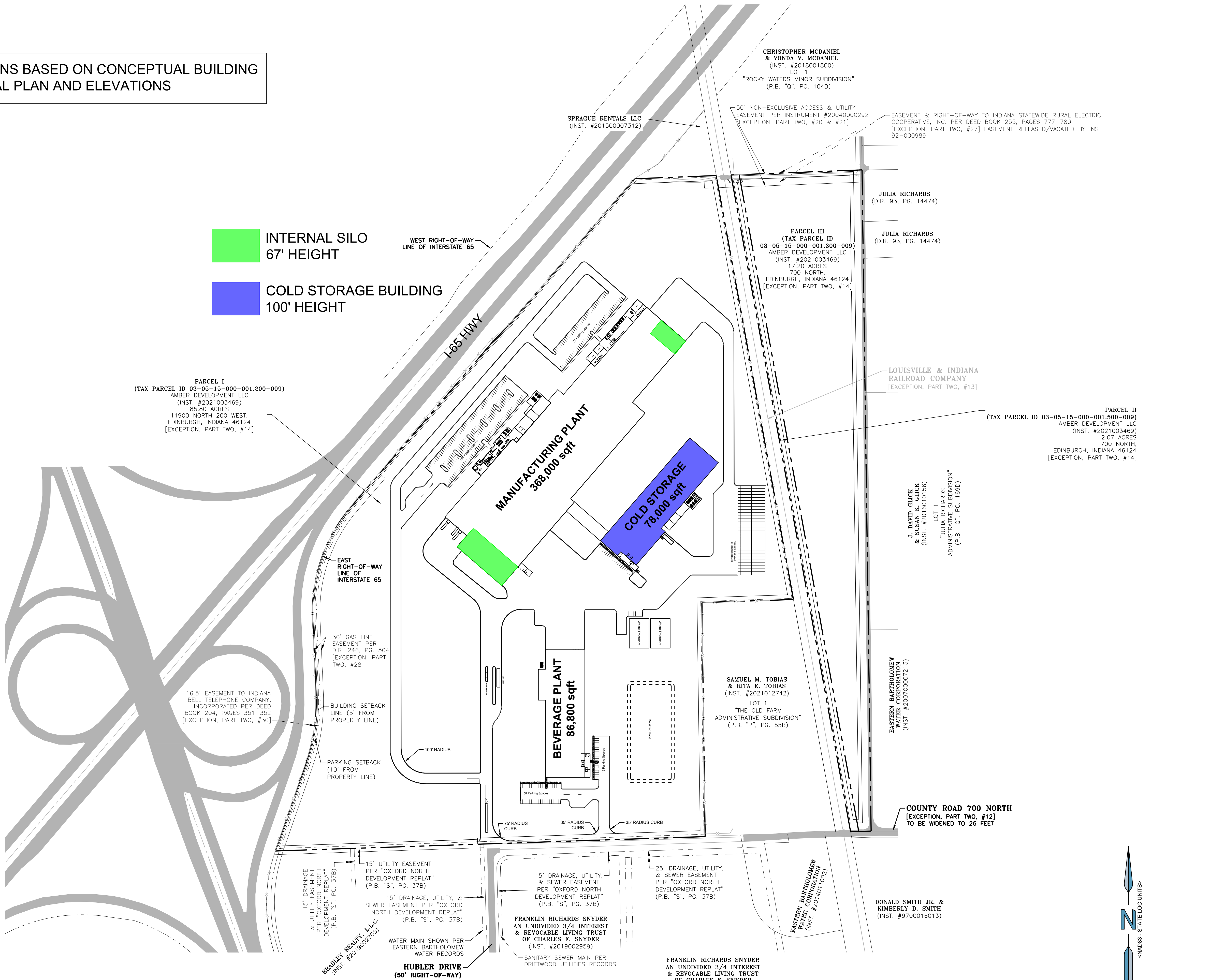
NOTE: LOCATIONS BASED ON CONCEPTUAL BUILDING ARCHITECTURAL PLAN AND ELEVATIONS



INTERNAL SILO
67' HEIGHT



COLD STORAGE BUILDING
100' HEIGHT



ENGINEER:
FORESITE
group
3740 Davinci Court, Suite 100
Peachtree Corners, GA 30092
770.368.1399

DEVELOPER:

R&T WOODSIDE LLC
1411 190TH
GARDENA, CA 90248
404-775-4620
CONTACT: JOE LEONARDO

CONSULTANT:

CONTACT:

PROJECT:

PROJECT WHITEBOARD
11900 N 200 W
BARTHOLOMEW COUNTY, IN

SEAL:

REVISIONS

DATE

PROJECT MANAGER: KJW
DRAWING BY: JBW
JURISDICTION: BARTHOLOMEW COUNTY, IN
DATE: 2023-08-11
SCALE: 1" = 200'
TITLE:

BUILDING HEIGHT
LOCATION PLAN

SHEET NUMBER:

C-1.1

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 2112.001