



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (November 9, 2016 Meeting)

Docket No. / Project Title: RZ-16-08 (Indusites)
Staff: Melissa Begley and Ashley Klingler

Applicant: Indusites
Property Size: 32.7 Acres
Current Zoning: I-1 (Industrial: Light)
Proposed Zoning: I-3 (Industrial: Heavy) and CR (Commercial: Regional)
Location: Northeast corner of SR 58 and 300 West, in the City of Columbus

Background Summary:

The applicant has indicated that the proposed rezoning is for the purpose of (1) establishing the proper zoning for future commercial development along State Road 58 and (2) providing industrial zoning on the remainder of the property consistent with the adjacent Woodside Northwest industrial park.

Key Issue Summary:

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

1. Is the request to rezone the State Road 58 frontage of these parcels to CR (Commercial: Regional) appropriate at this location?
2. Is the request to rezone the remaining acreage to I-3 (Industrial: Heavy) appropriate at this location?
3. Should road improvements be made to County Road 300 West, consistent with the improvements made to that road in association with the adjacent Woodside Northwest industrial subdivision?
4. Should a buffer be required along County Road 300 West, consistent with the buffer required along the road in association with the adjacent Woodside Northwest industrial subdivision?

Preliminary Staff Recommendation:

Favorable Recommendation to City Council, including the following commitments:

1. Road improvements shall be completed on the County Road 300 West frontage of the subject property to include widening the travel lane to a minimum of 12 feet and installing a 2 foot curb and gutter. The improvement shall occur as part of the development of and prior to occupancy of the 3rd lot on the subject property, or 15 acres or more, cumulatively (whichever occurs first).
2. At the same time, right-of-way shall be dedicated on the County Road 300 West frontage of the subject property to result in a total half right-of-way along that frontage of 25 feet. Prior to any development of the subject property, subdivision approvals shall be obtained and executed which provide property lines matching the zoning district boundaries so that no parcel shall be included in more than one zoning district.
3. There shall only be one access point to County Road 300 West from the subject property. This access shall be a street (public or private) connecting 300 West and International Drive. This permitted access is not intended to allow direct driveway access to individual lots from 300 West. This street shall be located south of the existing residences on the west side of 300 West. The exact location shall be subject to Plan Commission review and approval during the subdivision process.

4. Only one access point shall be permitted along the State Road 58 frontage of the subject property, with that access being between the stream and the eastern property line.
5. A landscape buffer shall be installed along the County Road 300 West frontage of the subject property that abuts the residential homes to the west. The buffer shall include a berm that is a minimum of 8 feet in height; a staggered row of evergreen trees that are a minimum 5 feet in height at planting and are spaced 10 feet on center planted on top of the berm; and a 25 foot setback in addition to the setback required by the Zoning Ordinance. The buffer shall be installed on each lot as part of the development of that lot prior to its occupancy. An easement establishing the buffer location shall be platted with the subdivision fulfilling commitment #2 above.

Plan Commission Options:

In reviewing a request for *rezoning* the Plan Commission may (1) forward a favorable recommendation to the City Council, (2) forward an unfavorable recommendation to the City Council, (3) forward the application 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 rezoning request. The City Council makes all final decisions regarding *rezoning* applications.

Decision Criteria:

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

The Comprehensive Plan.

Preliminary Staff Comments: The Comprehensive Plan has identified the future land use of this location as both commercial and industrial. Further, the Plan encourages growth to be contiguous or in close proximity to existing development in order to facilitate provision of infrastructure and services. The subject property is located adjacent to the existing Woodside Northwest Industrial Park.

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 and industrial. Developed and undeveloped parcels with industrial zoning are located directly to the north, east and south of the subject properties. Large lot residential and agriculture are located to the west across County Road 300 West. There is also an area of undeveloped and developed commercially zoned property to the south and east. All city services are available to these properties.

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

Preliminary Staff Comments: The Comprehensive Plan identifies a significant portion of this area as industrial. It also identifies commercial land uses in this area, which serve the industrial workforce in the area. Due to the close proximity of I-65, this area also serves people traveling north and south on the interstate.

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

Preliminary Staff Comments: If the appropriate landscape buffer is in place to provide separation and visual screening between the industrial uses and the residential properties to the west, the property values of the properties throughout the jurisdiction of the City of Columbus will not be negatively impacted if the proposed rezoning is approved.

Responsible growth and development.

Preliminary Staff Comments: Rezoning the requested portion of the subject property to I-3 (Industrial: Heavy) represents responsible growth and development. The properties are directly adjacent to an area that is an industrial park with I-3 zoning. The properties are in close proximity to the I-65 interchange, which is an appropriate location for industrial development. Rezoning the requested portion of the subject property to CR (Commercial: Regional) also represents responsible development. These properties will service the industrial workforce with possible amenities, such as restaurants and shopping, but will also serve motorists traveling along I-65. Each of the 3 parcels has good vehicular access and utilities are available.

Current Property Information:	
Land Use:	Agricultural farm fields
Site Features:	A small stream / wetland area, agricultural fields
Flood Hazards:	No flood hazards exist on these properties.
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	No special circumstances exist on these properties.
Vehicle Access:	State Road 58 (Principle Arterial, Industrial, Suburban) International Drive (Local, Industrial, Suburban) 300 West (Collector, Industrial, Suburban)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	I-3 (Industrial: Heavy)	Vacant industrial land, Vacant industrial spec building, TechTop, Sunright America, Falcon Logistics
South:	I-3 (Industrial: Heavy) CC (Commercial: Community)	Koorsen, Anixter, Cummins, Bradford Soap Vacant commercial property, Ricker's Gas Station
East:	I-1 (Industrial: Light) CC (Commercial: Community)	Cummins Marathon Gas Station
West:	AP (Agriculture: Preferred)	Large lot single family residential, agricultural farm fields

Zoning District Summary (Existing / Proposed):			
	Existing Zoning: I-1	Proposed Zoning: I-3	Proposed Zoning: CR
Zoning District Intent:	The intent is to provide locations for light production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate only industrial uses that are completely contained	This district is intended to provide locations for industrial manufacturing, production, assembly, warehousing, research and development facilities, and similar land uses. This district is intended to accommodate a variety of	The intent is to establish appropriate locations for a variety of businesses that either (1) serve a regional market or (2) require convenient access to high volume transportation routes. This district should be limited to locations with

	within structures and do not involve the outdoor storage of materials or the release of nuisance or polluting sounds, odors, or materials	high intensity industrial uses in locations that minimize land use conflicts and provide the necessary supporting infrastructure.	access and infrastructure which is compatible with the needs of regional-serving businesses and facilities. This district should be focused at key intersections, rather than extended along corridors.
Permitted Uses:	<p>Agriculture Uses</p> <ul style="list-style-type: none"> • Farm (CFO/CAFO type I) - County & Joint District Jurisdictions • Farm (general) <p>Communications / Utilities Uses</p> <ul style="list-style-type: none"> • Communication service exchange • Utility substation • Water tower <p>Public / Semi-Public Uses</p> <ul style="list-style-type: none"> • Parking lot / garage (as a primary use) • Police, fire, or rescue station <p>Park Uses</p> <ul style="list-style-type: none"> • Nature preserve / conservation area <p>Commercial Uses</p> <ul style="list-style-type: none"> • Conference center • Data processing / call center • Office uses <p>Industrial Uses</p> <ul style="list-style-type: none"> • Light industrial assembly & distribution • Mini-warehouse self-storage facility • Research & development facility • Warehouse & distribution facility • Wholesale facility 	<p>Agriculture Uses</p> <ul style="list-style-type: none"> • Farm (General) <p>Communication / Utilities Uses</p> <ul style="list-style-type: none"> • Communication service exchange • Sewage Treatment Plant • Utility Substation • Water Tower <p>Public / Semi-Public Uses</p> <ul style="list-style-type: none"> • Parking Lot/Garage (as primary use) • Police, Fire, or Rescue Station <p>Park Uses</p> <ul style="list-style-type: none"> • Nature Preserve / Conservation Area <p>Commercial Uses</p> <ul style="list-style-type: none"> • Conference Center <p>Industrial Uses</p> <ul style="list-style-type: none"> • Agricultural Products Processing • Agri-Industrial Facility • Concrete / Asphalt Production Facility • Contractor's Office / Workshop • Dry Cleaners (Commercial) • Food and Beverage Production • General Industrial Production • Light Industrial Assembly and Distribution • Light Industrial Processing and 	<p>Agriculture Uses</p> <ul style="list-style-type: none"> • None <p>Communications / Utilities Uses</p> <ul style="list-style-type: none"> • Communication service exchange • Utility substation • Water tower <p>Public / Semi-Public Uses</p> <ul style="list-style-type: none"> • Clinic • Community center • Day-care center (adult or child) • Government office • Hospital • Museum • Parking lot / garage (as a primary use) • Police, fire, or rescue station • Post office • Trade or business school • Worship facility <p>Park Uses</p> <ul style="list-style-type: none"> • Nature preserve / conservation area • Park / playground <p>Commercial Uses</p> <ul style="list-style-type: none"> • Auto-oriented uses (small scale) • Auto-oriented uses (medium scale) • Auto-oriented uses (large scale) • Auto rental (includes truck, RV, etc) • Builder's supply store • Data processing / call center

		<ul style="list-style-type: none"> • Distribution • Research and Development Facility • Truck Freight Terminal • Warehouse and Distribution Facility 	<ul style="list-style-type: none"> • Equipment rental • Farm equipment sales & service • Health spa • Hotel / motel • Instructional center • Liquor store • Office uses • Personal service uses • Recreation uses (small scale) • Recreation uses (medium scale) • Restaurant • Retail uses (small scale) • Retail uses (medium scale) • Retail uses (large scale) <p>Industrial Uses</p> <ul style="list-style-type: none"> • Wholesale facility
Water and Sewer Service:	Required	Required	Required
Lot and/or Density Requirements:	<p>Minimum Lot Area: 22,000 sq. ft.</p> <p>Maximum Lot Coverage: 75%</p>	<p>Minimum Lot Area: 1 acre (43,560 sq.ft.)</p> <p>Maximum Lot Coverage: 75%</p>	<p>Minimum Lot Area: 15,000 sq. ft.</p> <p>Maximum Lot Coverage: 75%</p>
Height Restrictions:	<p>Primary Structure: 40 feet</p> <p>Accessory Structure: 40 feet</p>	<p>Primary Structure: 60 feet</p> <p>Accessory Structure: 40 feet</p>	<p>Primary Structure: No maximum.</p> <p>Accessory Structure: 25 feet</p>
Setbacks Required:	<p>Minimum Front Setback: Arterial Street or Road: 50 feet Collector Street or Road: 35 feet Local Street or Road: 25 feet</p>	<p>Minimum Front Yard Setback: Arterial Street or Road: 50 feet Collector Street or Road: 35 feet Local Street or Road: 25 feet</p>	<p>Minimum Front Setback: Arterial Street: 10 feet* Arterial Road: 50 feet Collector Street: 10 feet* Collector Road: 35 feet Local Street: 25 feet Local Road: 10 feet*</p> <p>*25 feet for any auto service bay, auto fuel pump canopy, or other similar vehicle access points to structures</p>

Setbacks Required (Continued):	Minimum Side Setback: Primary Structure: 10 feet Accessory Structure: 10 feet Minimum Rear Setback: Primary Structure: 10 feet Accessory Structure: 10 feet	Minimum Side Setback: Primary Structure: 20 feet Accessory Structure: 20 feet Minimum Rear Setback: Primary Structure: 20 feet Accessory Structure: 20 feet	Minimum Side Setback: Primary Structure: 10 feet Accessory Structure: 10 feet Minimum Rear Setback: Primary Structure: 10 feet Accessory Structure: 10 feet
Signs:	Wall Signs: 2 wall signs are permitted for each public street frontage. The maximum total area for all wall signs cannot exceed 15% of the area of the front walls, or 350 square feet, whichever is less. Freestanding Signs: 1 freestanding sign is permitted for each public street frontage. The maximum allowed area for each sign is 75 square feet, and the maximum allowed height is 10 feet.	Wall Signs: 2 wall signs are permitted for each public street frontage. The maximum total area for all wall signs cannot exceed 15% of the area of the front walls, or 350 square feet, whichever is less. Freestanding Signs: 1 freestanding sign is permitted for each public street frontage. The maximum allowed area for each sign is 75 square feet, and the maximum allowed height is 10 feet.	Wall Signs: 3 wall signs are permitted for each public street frontage. The maximum total area for all wall signs cannot exceed 15% of the area of the front walls, or 350 square feet, whichever is less. Freestanding Signs: 1 freestanding sign is permitted for each public street frontage. The maximum allowed area for each sign is 150 square feet, and the maximum allowed height is 25 feet. Interstate Oriented Sign: 1 interstate oriented sign is permitted for uses within 2,500 feet of an interchange. The maximum allowed area is 200 square feet and the maximum allowed height is 90 feet.

Interdepartmental Review:	
INDOT:	<p>4.11.16: INDOT is in the process of taking traffic counts for the I-65 / SR 58 intersection and is evaluating the need for a traffic signal. The intersection of International Drive and SR 58 is also being evaluated to determine if there is a need for a traffic signal. It also would be the preference of INDOT that all access points for the new development related to this rezoning request be funneled to International Drive and not SR 58.</p> <p>10.25.16: To my knowledge, we are moving forward with installing a signal at International and SR 58. Funding is still being determined.</p>

City Engineering:	Access onto SR 58 should be limited to only one drive, east of International Drive. Road improvements should be made to the east half of 300 West, the same as was installed for the Woodside Northwest subdivision.
City Utilities:	Columbus Utilities has no issues with the request.
City Fire Department:	The Fire Department has no issues with this request.
Code Enforcement:	Code Enforcement does not have any issues with this request.
Parks Department:	No comments received.

History of this Location/Application:

The relevant history of this property includes the following: This location had a similar request earlier this year from BBG Realty (case number RZ-16-01). The BBG Realty request went before the Plan Commission April 13th, and then was continued until June. On June 8, 2016, the City Plan Commission approved the request to withdraw the BBG Realty rezoning request without prejudice. A new applicant, Indusites, is now presenting a similar request to rezone from I1 (Industrial: Light) to I3 (Industrial: Heavy) and CR (Commercial: Regional).

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as industrial and Commercial.

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

1. **POLICY A-4-6:** Encourage wise use of infrastructure dollars.
2. **POLICY A-4-7:** Require new development to take place in an orderly fashion to facilitate efficient provision of services at a reasonable cost. *Public services cost more when development is scattered rather than compact.*
3. **GOAL F-1:** Provide a safe and efficient network of arterial and collector streets and a network of local and neighborhood streets which offer suitable access to property and safety for vehicular and pedestrian traffic
4. **POLICY F-1-1:** Reduce points of traffic conflict on public streets through driveway and intersection separation requirements. *Traffic flows more smoothly and safely when there are fewer points of conflict and fewer places where turning movements take place. Proper spacing of driveways and intersections reduces these conflict points and improves traffic safety.*
5. **POLICY H-3-1:** Costs for utility improvements necessitated by new development should be borne in a fair and equitable manner by the developer, not by the community as a whole. The new development should not diminish the level of service currently enjoyed by the local residents.
6. **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.
7. **GOAL J-4:** Promote continued economic development in the Woodside/Walesboro area to provide jobs which will improve the standard of living and provide upward mobility for local residents.
8. **POLICY J-4-2:** Encourage the growth in the Woodside/Walesboro 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.
9. **POLICY J-9-1:** Encourage economic growth to take place in areas where appropriate infrastructure and services are available or can be provided at a reasonable cost.
10. **POLICY J-9-2:** Encourage similar uses to locate in clusters, to facilitate provision of appropriate infrastructure and services.

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

- All new development should be designed in a manner that does not diminish the level of service of the traffic flow in the area.
- New nonresidential development should be in industrial parks or commercial centers to complement the existing development.

Planning Consideration(s):

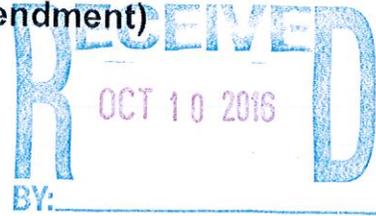
The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The petitioner’s request involves 3 parcels. The three properties are located in the same area, however two of the parcels are separated from the third by International Drive.
2. Directly north of the subject properties is the Woodside Northwest Industrial Park. Woodside Northwest is an industrial park with I-3 (Industrial: Heavy) zoning. There are approximately 6 industrial users. There is 1 remaining vacant lot in the subdivision. When this rezoning was approved, it included commitments for 300 West Road improvements and buffering. A Buffer Yard Type A is to be installed along the entire County Road 300 West frontage, including an additional 25 foot setback from County Road 300 West. This was to buffer the industrial properties from the adjacent single family residential properties to the west of County Road 300 West.
3. The Comprehensive Plan Future Land Use Map identifies an area of commercial in this location. Currently, there is some existing CC (Commercial: Community) zoning in the area, however there are only two actual commercial businesses located in this area, the new Ricker’s Gas Station and the Marathon Gas Station. The next closest area of commercial services is located 5 miles north at the SR 46 and I-65 interchange.
4. SR 58 is a Principle Arterial road. These roadways are generally highly desirable to commercial businesses. Commercial businesses, however, have a different traffic pattern than industrial users. Industrial users will generally have peak traffic during employee shift changes. Commercial businesses may generally have higher traffic during lunch and dinner hours, but will also see traffic throughout the day. INDOT has indicated that they have received inquiries from the industrial businesses in the area, expressing their concern regarding current traffic back-ups on State Road 58. INDOT has determined that traffic lights are warranted at the I-65 access ramps on SR 58, and at SR 58 and International Drive.
5. County Road 300 West is classified as a Collector Road and serves as both connector to SR 58 and as a local route for north-south traffic. The existing conditions of County Road 300 West are substandard based on the standards outlined in the Thoroughfare Plan and the current conditions may not be sufficient to handle the traffic from the subject properties, once developed. When the Woodside Northwest subdivision was rezoned industrial, there was a condition to improve the eastern half of County Road 300 West. Since that time, the Thoroughfare Plan has been revised and the standards for Collector roads have changed. The following table outlines the current conditions, improved conditions along the Woodside Northwest frontage and current requirements from the Thoroughfare Plan.

	300 West Existing Conditions along subject property	300 West Existing Conditions along Woodside Northwest Subdivision	Required by the Thoroughfare Plan
Lane Width	10 feet	12 feet	12 feet
Bicycle Lane	None	None	4 feet
Curb and Gutter	None	2 foot Curb and Gutter	2 foot Curb and Gutter
Tree Lawn	None	None	Minimum 5 feet
Street Trees	None	None	Permitted
Sidewalk	None	None	5 feet

6. While the subject property may or may not have direct access to 300 West, employees and customers will likely travel that road to reach businesses and industries on the subject property.
7. County Road 300 West, prior to its partial improvement at Woodside Northwest, was a typical county road providing access to farms and rural homes.
8. There are 9 homes on the west side of 300 West that will likely be affected by the traffic and sights of the proposed heavy industrial and commercial businesses. Road improvements and buffering are likely necessary to mitigate these impacts.
9. When Woodside Northwest Industrial Park was established, one of the conditions of approval was to install landscaping along County Road 300 West to screen the industrial development from the residential homes located to the west of 300 West. The landscape buffer requirement was for a solid, opaque buffer with a minimum height of 6 feet. A fence or wall may be used to create the opaque buffer provided that at least 50% of the length of the fence or wall along each property line is landscaped on the outside the fence or wall, or evergreens may be used in lieu of 50% of the fence or wall. A berm may be used in combination with landscaping. The berm must have a three foot minimum height, a two-to-one maximum slope, and a two-foot minimum width at the crown. The landscape buffer was required to be located within a 25 foot setback from County Road 300 West in addition to the setback required by the Zoning Ordinance.
10. The Booher rezoning, located north of the subject property at the corner of 300 West and Deaver Road, was approved earlier this year (July 19, 2016) with case number RZ-16-05. One of the commitments addressed buffering requirements: "Along the subject property, a landscape buffer shall be installed along the County Road 300 West frontage that abuts the residential single family homes. The buffer shall include a berm that is a minimum of 12 feet in height; a staggered row of evergreen trees that are a minimum 5 feet in height at planting and are spaced 10 feet on center planted on top of the berm; and a 25 foot setback in addition to the setback required by the Zoning Ordinance. The buffer shall be installed on each lot as part of the development of that lot prior to its occupancy." It would be beneficially to keep the berm heights consistent along 300 West; so having a similar commitment for this request would be appropriate. After additional research, the existing berm at Falcon (6200 S International Drive), which was the basis of the Booher commitment, was determined to be 8 feet tall, versus 12 feet tall.
11. One of the discussions during the BBG Reality request was understanding if permitted uses were specifically limited in the Woodside Northwest Subdivision. The Woodside Northwest Subdivision is zoned I-3. There were no commitments on the rezoning, on the Preliminary Plat, or as part of private covenants that limit the types of uses permitted on the property.

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



Planning Department Use Only:

Jurisdiction: Columbus Bartholomew County Joint District

Docket No.: **RZ-16-08**

Rezoning Application:

Current Zoning: I-1 Requested Zoning: I-3 & CR

Applicant Information:

Name Indusites, Inc.
Address 700 Washington St. Columbus IN 47201
(number) (street) (city) (state) (zip)
Phone No.: 812-378-1721 Fax No.: _____ E-mail Address: mpratt@breedencommercial.com

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

Name: Frank H. & Karen Fiesbeck
Address 3320 W 600 S Columbus IN 47201
(number) (street) (city) (state) (zip)
Phone No.: 812-350-2004 Fax No.: _____ E-mail Address: _____

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

Name: Mark Pratt
Address 700 Washington St. Columbus IN 47201
(number) (street) (city) (state) (zip)
Phone No.: 812-378-1721 Fax No.: _____ E-mail Address: mpratt@breedencommercial.com

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

Property Information:

Property Size: **32.7** 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, or attach a legal description):
North of S.R. 58, East of International Drive

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 comprehensive plan has identified the future land use of this location as both commercial and industrial.

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

The current condition of and character of the area is agriculture and industrial. Developed and undeveloped parcels with industrial zoning are located directly to the north, east and south of the subject properties. All city services are available to these properties.

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

The comprehensive plan identifies a significant portion of this area as industrial. It also identifies commercial land uses in this area, which serves the industrial workforce in the area and, due to the close proximity of I-65, this area also serves people traveling north and south on the interstate.

The conservation of property values throughout the jurisdiction.

With required visual screening between the industrial uses and the residential properties to the west, the property values of the properties throughout the jurisdiction of the City of Columbus will not be negatively impacted by this rezoning.

Responsible growth and development.

Rezoning the requested portion of the subject property to I-3 (Industrial: Heavy) represents responsible growth and development. The properties are directly adjacent to an area that is an industrial park with I-3 zoning. Rezoning the requested portion of the subject property to CR (Commercial: Regional) also represents responsible development. These properties will service the industrial workforce with possible amenities, such as restaurants and shopping, but will also serve motorists traveling along I-65.

Rezoning Purpose:

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

To Rezone from existing I-1 zoned lands to I-3 zoning to be compatible with adjacent I-3 zoned lands to the North and provide for Industrial Growth.

To Rezone from existing I-1 zoned lands to CR zoned lands capable of providing development of commercial services to support existing and future industries in the area.

Applicant's Signature:

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

Mark A. Pratt

(Applicant's Signature)

Mark Pratt

10/5/16

(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.

Frank H. Fiesbeck

(Owner's Signature)

Frank H. Fiesbeck

10-6-16

(Date)

Karen Fiesbeck

(Owner's Signature)

Karen Fiesbeck

10-6-16

(Date)

Fiesbeck Rezone Key Map



REZONE DESCRIPTION (TO I-3)

LOT 3 AS SHOWN ON THE PLAT OF "F.H. FIESBECK ADMINISTRATIVE SUBDIVISION" RECORDED AS INSTRUMENT NUMBER 2007-9676 IN PLAT BOOK "R", PAGE 153D IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA.

ALSO:

A PART OF LOT 2 AS SHOWN ON THE PLAT OF "F.H. FIESBECK ADMINISTRATIVE SUBDIVISION" RECORDED AS INSTRUMENT NUMBER 2007-9676 IN PLAT BOOK "R", PAGE 153D IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 88°35'10" EAST ALONG THE NORTH LINE OF SAID LOT A DISTANCE OF 625.21 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 05°54'27" WEST ALONG THE EAST LINE OF SAID LOT A DISTANCE OF 61.54 FEET; THENCE NORTH 88°35'10" WEST A DISTANCE OF 620.12 FEET TO THE WEST LINE OF SAID LOT; THENCE NORTH 01°02'18" EAST ALONG SAID WEST LINE A DISTANCE OF 61.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.2 ACRES, MORE OR LESS.

MAP KEY 1

REZONE DESCRIPTION (TO I-3)

A PART OF LOT 9A AS SHOWN ON THE PLAT OF "WOODSIDE NORTHWEST MAJOR SUBDIVISION, PHASE 2 THIRD REPLAT" RECORDED AS INSTRUMENT NUMBER 2013-1947 IN PLAT BOOK "R", PAGE 294A IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9A; THENCE SOUTH 01°00'13" WEST (BEARING TAKEN FROM THE ORIGINAL PLAT) ALONG THE EAST LINE OF SAID LOT A DISTANCE OF 725.00 FEET; THENCE NORTH 88°35'01" WEST A DISTANCE OF 705.00 FEET TO THE WEST LINE OF SAID LOT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 103.10 FEET TO THE PT THEREOF, SAID CURVE HAVING A RADIUS OF 225.00 FEET, A DELTA ANGLE OF 26°15'12", A CHORD BEARING AND DISTANCE OF NORTH 19°02'03" EAST, 102.20 FEET; THENCE CONTINUING ALONG SAID WEST LINE NORTH 05°54'27" EAST A DISTANCE OF 569.33 FEET TO A NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 88°35'01" EAST A DISTANCE OF 250.00 FEET; THENCE NORTH 05°54'27" EAST A DISTANCE OF 60.18 FEET; THENCE SOUTH 88°35'01" EAST A DISTANCE OF 369.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.5 ACRES, MORE OR LESS.

MAP KEY 2

REZONE DESCRIPTION (TO CR)

LOT 2 AS SHOWN ON THE PLAT OF "F.H. FIESBECK ADMINISTRATIVE SUBDIVISION" RECORDED AS INSTRUMENT NUMBER 2007-9676 IN PLAT BOOK "R", PAGE 153D IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA.

EXCEPT:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 88°35'10" EAST ALONG THE NORTH LINE OF SAID LOT A DISTANCE OF 625.21 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 05°54'27" WEST ALONG THE EAST LINE OF SAID LOT A DISTANCE OF 61.54 FEET; THENCE NORTH 88°35'10" WEST A DISTANCE OF 620.12 FEET TO THE WEST LINE OF SAID LOT; THENCE NORTH 01°02'18" EAST ALONG SAID WEST LINE A DISTANCE OF 61.35 FEET TO THE POINT OF BEGINNING.

CONTAINING AFTER SAID EXCEPTION 6.9 ACRES, MORE OR LESS.

MAP KEY 3

REZONE DESCRIPTION (TO CR)

LOT 9A AS SHOWN ON THE PLAT OF "WOODSIDE NORTHWEST MAJOR SUBDIVISION, PHASE 2 THIRD REPLAT" RECORDED AS INSTRUMENT NUMBER 2013-1947 IN PLAT BOOK "R", PAGE 294A IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA;

EXCEPT:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9A; THENCE SOUTH $01^{\circ}00'13''$ WEST (BEARING TAKEN FROM THE ORIGINAL PLAT) ALONG THE EAST LINE OF SAID LOT A DISTANCE OF 725.00 FEET; THENCE NORTH $88^{\circ}35'01''$ WEST A DISTANCE OF 705.00 FEET TO THE WEST LINE OF SAID LOT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 103.10 FEET TO THE PT THEREOF, SAID CURVE HAVING A RADIUS OF 225.00 FEET, A DELTA ANGLE OF $26^{\circ}15'12''$, A CHORD BEARING AND DISTANCE OF NORTH $19^{\circ}02'03''$ EAST, 102.20 FEET; THENCE CONTINUING ALONG SAID WEST LINE NORTH $05^{\circ}54'27''$ EAST A DISTANCE OF 569.33 FEET TO A NORTHWEST CORNER OF SAID LOT; THENCE SOUTH $88^{\circ}35'01''$ EAST A DISTANCE OF 250.00 FEET; THENCE NORTH $05^{\circ}54'27''$ EAST A DISTANCE OF 60.18 FEET; THENCE SOUTH $88^{\circ}35'01''$ EAST A DISTANCE OF 369.54 FEET TO THE POINT OF BEGINNING.

CONTAINING AFTER SAID EXCEPTION 8.1 ACRES, MORE OR LESS.

MAP KEY 4