

**PLANNING COMMISSION**  
TOWN OF EDINBURGH  
107 S. Holland St.  
Edinburgh, IN 46124

**STAFF REPORT**  
PC 2015 – 02  
April 21, 2015  
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## **STAFF REPORT**

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**CASE NUMBER:** PC 2015-02  
**CASE NAME:** Copple's Wrecker Service Site Development

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### **GENERAL INFORMATION**

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Applicant:	Copple's Wrecker Service 511 High School Drive Edinburgh, IN 46124 (812) 526-2478
Property Owner:	Copple's Wrecker Service 511 High School Drive Edinburgh, IN 46124 (812) 526-2478
Acreage:	5.0 Acres
Zoning District:	RB- Roadside Business & Highway Corridor Overlay
Current Land Use:	Agricultural

### **PROPERTY DESCRIPTION**

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This property has not yet been assigned a street address but is commonly known as W. S.R. 252, Edinburgh, Indiana 46124, described as follows: PT NPT W2 NW 35 11 5 (2 Ac) and EPT NW NW35 11 5 (3 Ac) of Shelby County, Indiana.

(Parcel Numbers 73-13-35-100-006.000-025 & 73-13-35-100-007.000-025)

### **SURROUNDING ZONING:**

### **SURROUNDING LAND USE:**

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North: AG- Unincorporated Shelby County	Agricultural
South: R1- Suburban Residential	Agricultural
East: RB- Roadside Business	Business
West: RB- Roadside Business	Agricultural

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## **DOCUMENTATION REQUIREMENTS, LEGAL AND PUBLIC NOTIFICATIONS**

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Petitioner has satisfied all documentation requirements, legal and public notifications specified in the Town of Edinburgh Plan Commission Application Packet.

## **CASE DESCRIPTION**

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This case comes before the Plan Commission as established in Division 3, §156.132 which requires approval by the Plan Commission for “any proposed or revised development plan or structure or structural alteration in the U.S. 31 and S.R. 252 Corridor Overlay Zone Districts”.

The board is to consider a petition by Copple’s Wrecker Service, Inc., for the development of this site which will include a new 960 square foot commercial office building; 9,600 square foot commercial service garage; 22,500 square foot impound lot; and it’s surrounding parking areas along with access driveway connections to the adjacent S.R. 252.

Petitioner is requesting the Plan Commission to consider and approve its proposed development plans as submitted and waive requirements of the Town Subdivision Control Ordinance Division 3, §156.133(2) to allow the commercial service garage to be constructed using metal exterior siding.

## **CONSIDERATIONS**

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Plan Commission should review the following criteria when considering this petition and prior to issuing approval for the development of this site.

1. **§156.036** Permits Uses for Districts zoned as Roadside Business (RB) include: Auto Services & Repair, Motor Freight Terminals & Warehouses, Parking Lots and Professional Services.
2. **§156.131** Establishes the boundaries of the Overlay District at 600 feet on each side of the designated highways as measured from the centerline of the right-of-way.
3. **§156.130** Establishes the Purpose, Intent and Significance of the approval process by the Plan Commission.
  - a. **Statement of Purpose** – “It is the purpose of this ordinance to establish standards for the design of sites, buildings, structures, plantings, signs, street hardware and such other improvements that are visible to the public

and affect the physical development of land within the U.S. 31 and S.R. 252 Corridor Overlay Zone Districts.”

- b. **Statement of Intent** – “These standards are intended to promote high quality creative development that will combine imagination, innovation and variety in the appearance of buildings and sites in the overlay zone. These standards are further intended to preserve and enhance property values and to promote the public health, safety, and welfare by providing for consistent and coordinated treatment of the property encompassed by the U.S. 31 and S.R. 252 Corridor Zone Districts.”
  - c. **Statement of Significance** – “The U.S. 31 and S.R. 252 corridors form the physical and visual gateways to the Town of Edinburgh and are expected to experience increasing pressure for commercial development in the future. Future development of these highly visible corridors will dramatically change the image of Edinburgh. The visibility and accessibility of the land within the corridors is unique and therefore commands the highest standards of development which: stimulate substantial capital investments, encourage efficient land use, promote coordinated development, permit innovative site designs, establish development standards and preserve the integrity of the roadways within the corridors.”
4. **§156.132** Establishes the Plan Commission shall approve the “architectural design, landscaping, drainage, sewerage, parking, signage, lighting and access to the property shall be necessary prior to: (1) the establishment of any use of the land; (2) the issuance of any improvement location permit; (3) the erection, construction or structural alteration of any building(s) in the U.S. 31 and S.R. 252 Corridor Overlay Zone Districts; or (4) modification or revision of any site development plan.”
5. **§156.133(2)** Establishes the following Architectural Design Requirements
- a) “Exterior metal walls shall be prohibited on all buildings erected, constructed, altered, repaired or used in this Overlay Zone which abut or are adjacent to U.S. 31 and S.R. 252. Exceptions to this requirement may be permitted on a case by case basis by the Edinburgh Plan Commission or its duly appointed or designated representative.”
  - b) “Building facades may be constructed from masonry or glass, as defined below or other materials or products which provide the same desired stability and quality. Products other than those listed below must be approved by the Edinburgh Plan Commission or its duly appointed or designated representative.”

“1) MASONRY CONSTRUCTION: Which shall include all masonry construction which is composed of solid, cavity, faced, or veneered-wall construction, unless otherwise approved by the Edinburgh Plan Commission or it’s duly appointed or designated representative.”

“(a) Stone material used for masonry construction may consist of granite, sandstone, slate, limestone, marble, or other hard and durable all weather stone. Ashlar, cut stone, and dimensioned stone construction techniques are acceptable.”

6. **§156.133(3) c.** Establishes that “parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other innovative means so as to attractively landscape and/or screen parking areas from view from public ways.”
7. **§156.135** defines the landscaping standards for the development including the requirement of four (4) feet in depth, shall be installed along the side of any private parking area which abuts any side or rear property line separating the parcel from any residentially zoned or used district. At least one tree for each fifty (50) lineal feet shall be planted in any such peripheral landscaping strip.

## STAFF ANALYSIS

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1. The proposed business use of this project is permitted by §156.036.
2. The proposed architectural design for the project includes construction of the commercial office walls to be from masonry in compliance with §156.133.
3. §156.133 (2) subpart (a) makes provision for the Plan Commission to waive the prohibition of exterior metal walls within the Overlay District.
4. The proposed use of metal walls is consistent with what has been allowed for exterior applications on other buildings within the Overlay District.
5. The costs associated with requiring the exterior walls of the commercial garage to be constructed from masonry as defined in §156.133 (2) subpart (b) would significantly increase the overall cost of the project and could potentially prevent the development project from proceeding.
6. The proposed use of trees and landscaping design in view of public ways along the north side of the commercial garage provide a decorative alternative to the requirement of constructing the walls from masonry. The landscape design presents an aesthetically pleasing compromise while maintaining the intent of the §156.133.

7. This development project exists within full view of the gateway into the community and abuts Timbergate Golf Course. Landscape requirements specified in §156.135 should be strictly enforced to maintain an attractive perspective from all public ways and adjacent properties. All vehicles which are towed and/or stored on premises should to be confined within an enclosed and secure area out of the visual scope of all public ways and adjacent private property.

## **STAFF RECOMMENDATIONS**

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Based on these findings of fact, staff recommends the Plan Commission approve the developmental project as submitted with the following conditions:

1. Grant a waiver of the requirements of the Town Subdivision Control Ordinance Division 3, § **156.133 (2) a. and b.** to allow the use of metal exterior siding on the commercial garage structure as proposed. Consistent with § **156.133 (1) c.** require that the color of the metal siding “shall be harmonious and only the use of compatible accents...”
2. Require the proposed use of trees and landscaping design along the north side of the commercial garage to ensure a decorative alternative to the requirement of constructing the walls from masonry.
3. Require compliance with landscape standards established in §156.135.
4. Requiring that all vehicles which have been towed and stored on premises to be confined within an enclosed and secure area out of the visual scope of all public ways and adjacent private property.
5. Requiring adherence to all other developmental standards for which a wavier is not specifically granted.

Respectfully Submitted,



Wade Watson  
Building Commissioner  
Town of Edinburgh