

PLANNING COMMISSION

TOWN OF EDINBURGH
107 S. HOLLAND ST.
EDINBURGH, IN 46124

STAFF REPORT

Robert Overton
PC 2023 – 01
February 17, 2023

STAFF REPORT

CASE NUMBER: PC 2023-01
CASE NAME: Storage Express Highway Corridor Overlay

GENERAL INFORMATION:

Affected Property: 6579 S. US 31, Edinburgh, IN 46124

Applicant: Storage Express
PO Box 70
Bloomington, IN 47402
(812) 323-8255

Agent: Chris Buck
Storage Express
PO Box 70
Bloomington, IN 47402
(812) 323-8255

Property Owner: Storage Express Holdings LLC
PO Box 70
Bloomington, IN 47402
(812) 323-8255

Area: 3.636 ac.

Existing Zoning: GB – General Business

Current Land Use: Warehousing Personal Belongings

Parcel Numbers: 03-05-03-320-000.104-023 and 03-05-03-320-000.109-023

FEMA Flood Plain: Subject Property does not exist within a designated flood area

REQUEST:

Case PC 2023-01 Storage Express Highway Corridor Overlay. A request by Storage Express to add 700 square feet of floor area to the property located in the Highway Corridor Overlay for which

a waiver of Highway Corridor Overlay Standards has already been granted. (PC-2018-02, May 22, 2018)

SURROUNDING ZONING:

North: GB – General Business
 South: GB – General Business
 East: EI - Enclosed Industry
 West: R3 – Residential

SURROUNDING LAND USE:

Commercial & Vacant
 Commercial & Vacant/Agricultural
 Commercial Warehousing
 Single-Family Residential

DOCUMENTATION REQUIREMENTS, LEGAL AND PUBLIC NOTIFICATIONS:

*The Petitioner has **not** satisfied all documentation requirements, legal and public notifications specified in the Town of Edinburgh Plan Commission Application Packet. (DUE DATE: February 16, 2023)*

CURRENT ZONING:

“GB”, General Business use district is limited to business, public, and certain residential uses. By establishing compact districts for such uses, more efficient traffic movement, parking facilities, fire protection, and police protection may be provided. The purpose of these districts is to provide unified shopping districts conveniently located in areas appropriate for business uses.

“Warehousing” as a use category is permitted only in “RB” and “OI” zoning districts.

“Personal Services” as a use category is permitted in “GB” zoning district.

Industrial uses are excluded in order to reduce the hazards caused by extensive truck and rail movement normally associated with such uses. Section 156.030

EXPANSION OF THE APPROVED WAIVER:

On May 22, 2028, the Plan Commission heard and granted a waiver from the requirements of the Highway Corridor Overlay District Sections:

156.133 (2)(a) Exterior metals walls shall be prohibited.

156.133 (5) All uses shall have a minimum building height of fourteen (14) feet with a minimum of ten (10) feet to the lowest eaves for a building with a gable, hip, or gambrel roof.

156.134 (6) All on premise signage shall conform to the standards and requirements of the underlying districts.

156.135 (2)(b) A planting area equal to an area measuring five (5) feet in depth by the width of the front of the building shall be installed at the front of the building. A planting area equal to an area five (5) feet in depth by the remaining sides of the building shall be installed on all other sides of the building.

The staff recommendation was to approve the waiver request with two conditions:

Development and maintenance for all Town-identified stormwater/drainage requirements, prior to the issuance of a Town Building/ Location Improvement Permit, in accordance with the Zoning Ordinance; Town municipal Code of Ordinances; Indiana Department of Environmental Management requirements; and/or, any other law or jurisdiction.

Adherence to all other developmental standards under the Zoning Ordinances for which a waiver is not specifically granted.

The request was granted as presented with these same recommended conditions.

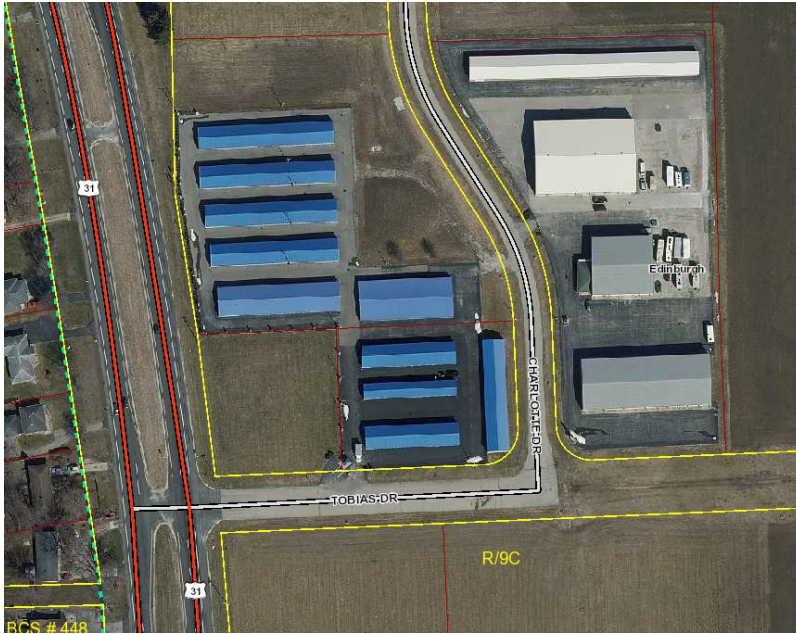
HISTORY:

1. September 6, 1996 – Building Permit for one structure at this location.
2. July 27, 2006 – Board of Zoning Appeals granted a variance to encroach on the required yard.
3. October 4, 2006 - Building Permit for one structure at this location.
4. May 15, 2007 – Plan Commission approved a waiver from the design standards.
5. June 5, 2007 - Building Permit for structures at this location.
6. August 16, 2018 - Building Permit for structures at this location.
7. May 22, 2018 – Plan Commission approved a waiver from the design standards.
8. October 7, 2022 – An application for Building Permit was received for a structure at this location. The Building Permit is pending the outcome of the PC waiver request.

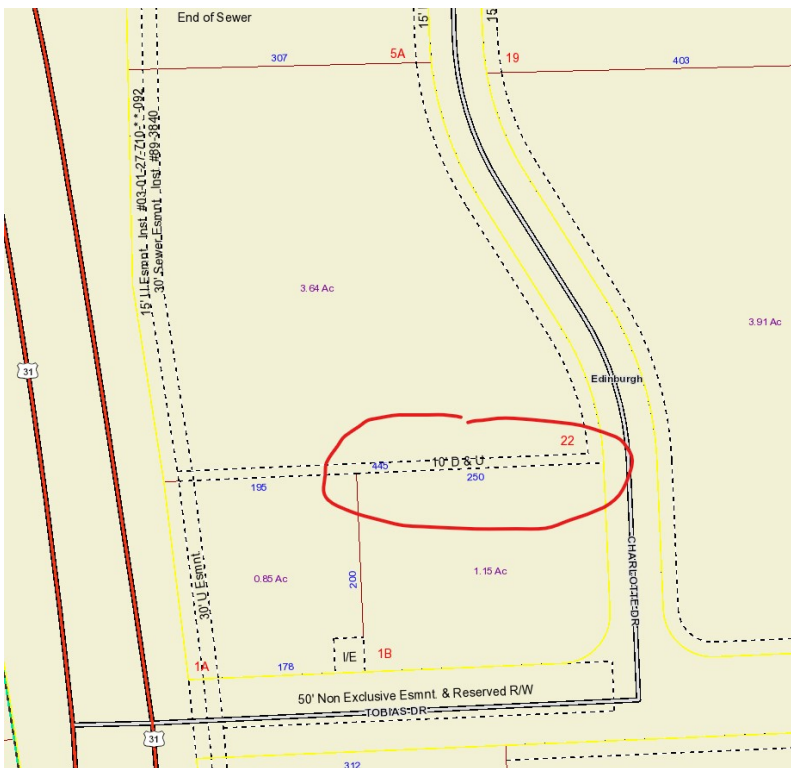
CONSIDERATIONS

1. The proposed building addition is to be attached to the building furthest from US-31. The two other structures are near the property line farthest from US 31.
2. The proposed building addition does not create any additional building elevation towards the west (US-31).
3. The proposed addition is similar construction (exterior material and height) to the existing structures.
4. There is a dedicated Drainage and Utility Easement in the areas of the addition and new structure.

- a. There are currently no Edinburgh Water, Wastewater, or Electrical lines in the easement. The easement might be necessary to serve structures in the future.
 - b. The revised Site Plan dated 2/9/2023 illustrates maintaining the easement.
- 5. The culverts under the existing driveways have not been maintained as stipulated in the existing waiver (PC-2018-02).
 - a. The culverts under the driveways on this property have been allowed to become blocked and crushed.
 - b. The proponent has agreed to restore the stormwater structures under the driveways and to maintain them in the future.



Aerial Photography from Bartholomew County GIS



Drainage & Utility Easement References from Bartholomew County GIS



Front Elevation of the Proposed Structure- Current Location only



Rear Elevation of the Proposed Structure- Current Location only



Drive access from Charlotte Drive in the Drainage Easement (Culvert not maintained)



Drive access from Tobias Drive in the Easement & R/W (Culvert not maintained)

PLAN COMMISSION ACTION

The Plan Commission has the responsibility to review the petition for a waiver in the Highway Corridor Overlay District.

STAFF RECOMMENDATIONS

Based on these findings, staff recommends the Plan Commission approve the Express Storage site developmental project submittals dated January 13, 2023 subject to the following conditions:

1. The Plan Commission grant a waiver of the requirements of the Town Subdivision Control Ordinance **Division 3 §156.133 (2)(a)** to allow the use of the architectural exterior finishes as proposed,
2. The Plan Commission grant a waiver of the requirements of the Town Subdivision Control Ordinance **Division 3 §156.133 (5)** and thereby not requiring a building height of fourteen (14) feet,
3. That the project be compliant with all other developmental standards established in the Edinburgh Zoning Ordinances for development within the Highway Corridor Overlay District for which a waiver is not specifically granted,
4. That all aspects of this project development be compliant with all applicable Building Codes adopted by the State of Indiana for construction of Commercial Buildings, and all applicable developmental requirements of the Edinburgh Zoning Ordinances, and the Town of Edinburgh Utility Department's standard practices,
5. Development and maintenance for all Town-identified stormwater/drainage requirements, prior to the issuance of a Town Building/ Location Improvement Permit, in accordance with the Zoning Ordinance; Town municipal Code of Ordinances; Indiana Department of Environmental Management requirements; and/or, any other law or jurisdiction.
(The same condition made on the original waiver.)
6. That this decision is only granted to this Petitioner, and any waiver of requirements granted shall not be transferable to any other development of this property not directly associated with this plan submittal.

Respectfully Submitted,



Robert Overton

Town of Edinburgh Building Commissioner