

**PLANNING COMMISSION**

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

**STAFF REPORT**

PC 2024 – 01  
February 14, 2024

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**STAFF REPORT**

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**CASE NUMBER:** PC 2024-01  
**CASE NAME:** 300 N. Main St. #7 UV

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**GENERAL INFORMATION:**

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**Affected Property:** 300 N. Main St. #7, Edinburgh, IN 46124

**Applicant:** Grant Key  
3142 N 200 W  
Franklin, IN 46131

**Agent:** None.

**Property Owner:** Grant Key LLC  
3142 N 200 W  
Franklin, IN 46131

**Area:** 0.1256 ac.

**Zoning:** LB – Local Business

**Current Land Use:** Vacant, Unoccupied Residential Structure

**Parcel Numbers:** 41-12-34-023-034.000-002

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

**REQUEST:**

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**Case PC 2024-01 – 300 N. Main St. #7 UV.** The owner wants to re-occupy the vacant structure and renovate the existing non-conforming structure for single-family dwelling use. The property is located within the Highway Corridor Overlay District.

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**SURROUNDING ZONING:**

North: LB – Local Business  
South: LB – Local Business  
East: R4- Medium Density Residential  
West: EI – Enclosed Industrial

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**SURROUNDING LAND USE:**

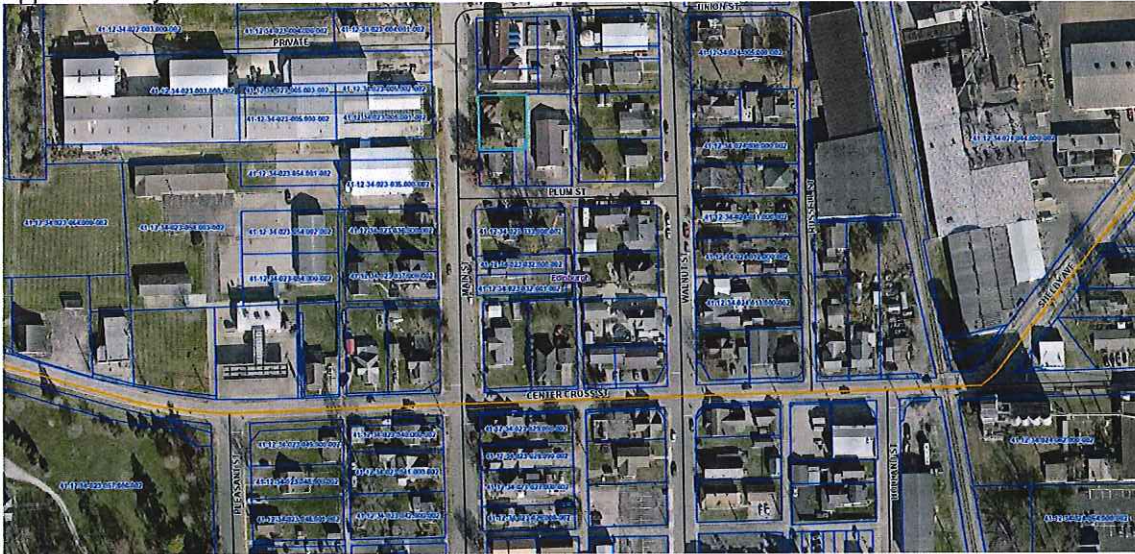
Public Utility Facility  
Non-conforming Use- Dwelling  
Dwelling  
Metal Stamping & Assembly

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

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

## **PROJECT LOCATION**

The subject property is located at 300 N. Main St. # 7, Edinburgh, IN 46124. The property is approximately one block north of SR 252/Center Cross St.



## **CASE DESCRIPTION**

This case comes before the Plan Commission as established in Division 3, §156.132 which requires "Plan Commission approval of 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..."

The Plan Commission is to consider a petition by Grant Key to for the site development (renovation of a single family structure) of 300 N Main St. #7. The Board of Zoning Appeals will consider whether the non-conforming vacant structure can be re-occupied for single family dwelling use. The structure is located at 300 N. Main St. #7 and is in the Local Business District and Highway Corridor Overlay District.

The subject property contains two (2) residential dwellings per the Johnson County Assessor's data. The building that is vacant and non-conforming the northernmost structure on the property. The southern dwelling on the property is currently occupied.

The owner purchased the property in 2023 and began renovating the non-conforming structure. Upon receiving notice from the Building Officer to stop work, the owner filed this petition with the Plan Commission.



The petitioner is requesting the Plan Commission to consider and approve the plans to renovate the existing vacant structure and the Highway Corridor Overlay development plans. Any approvals of the Plan Commission would be conditional Board of Zoning Appeals approval.

**CURRENT ZONING:**

"LB", The districts designated for business are 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. (Section 156.030, Zoning Ordinance)

"Highway Corridor Overlay District" The districts designated for highway corridor overlay zones 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 US 31 and SR 252 Corridor Overlay Zone Districts. 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. (Section 156.035, Zoning Ordinance)

**ITEMS TO BE CONSIDERED BY THE COMMISSION:**

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**1. Highway Corridor Overlay District**

**Highway Corridor Overlay District (HCOD)- ITEM #1**

**Consideration of the Architectural Design Standards**

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- a) Section 156.133 (2)(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.
- b) Section 156.133 (2)(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.

**STAFF RECOMMENDATIONS for the Architectural Design Standards**

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Based on the following considerations, staff recommends the Plan Commission **approve** the architectural design standards (Section 156.133(2)):

- 1. The applicant plans to install siding on the structure should a permit be issued. The new water treatment plant to the north is constructed with masonry.
- 2. The adjacent residential structures are not constructed with masonry.

**Highway Corridor Overlay District (HCOD)- ITEM #2**

## **CONSIDERATIONS for the Relationship of Buildings to Site**

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- a) Section 156.133(3)(a) The site shall be planned to accomplish a desirable transition with the streetscape and to provide for adequate planting, safe pedestrian movement, and parking area.
- b) Section 156.133(3)(b) Site planning in which setbacks and yards are in excess of zoning restrictions is encouraged to provide an interesting relationship between buildings.
- c) Section 156.133(3)(c) 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.
- d) Section 156.133(3)(d) Without restricting the permissible limits of the applicable zoning district, the height and scale of each building shall be compatible with its site and existing (or anticipated) adjoining buildings.
- e) Section 156.133(3)(e) Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground.

## **STAFF RECOMMENDATIONS for the Relationship of Building to Site**

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Based on the following considerations, staff recommends the Plan Commission **approve** the building orientation (Section 156.133(3)):

1. The existing structure will be reutilized keeping the existing relationship of the building to the site.
2. Current setbacks will be maintained.
3. Parking will be on-street parking.
4. The building currently fronts onto N. Main St.

### **Highway Corridor Overlay District (HCOD)- ITEM #3**

## **CONSIDERATIONS for the Building Orientation**

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Section 156.133(4) All structures shall be sited to front onto Corridor Streets (as herein defined) or give the appearance of a frontlike facade on Corridor streets.

## **STAFF RECOMMENDATIONS for the Building Orientation**

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Based on the following considerations, staff recommends the Plan Commission **approve** the building orientation (Section 156.133(4)):

1. The existing structure will be reutilized keeping the existing relationship of the building to the site.
2. The building currently fronts onto N. Main St.
3. Buildings in this block of N. Main St. front onto Main St.





Photographs of the Exterior of the House visible from Main St.

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### PLAN COMMISSION ACTION

The Plan Commission has the responsibility to review the renovation to the structure and the site plan as the property is located within the Highway Corridor Overlay District. Any approval should be conditional on Board of Zoning Appeals approving a petition for the non-conforming use.

### STAFF RECOMMENDATIONS

Based on these findings, staff recommends the Plan Commission approve the Grant Key Highway Corridor Overlay development project application dated January 8, 2024 subject to the following conditions:

1. That this decision is subject to approval by the Board of Zoning Appeals of either a special exception as permitted in IC 36-7-4-918.2 or a use variance as permitted in IC 36-7-4-918.4.
2. That the Plan Commission grant a waiver of the requirements of the Town Zoning Ordinance **Division 3 §156.133 (2) a. and b.** to allow the use of the architectural exterior finishes as proposed,
3. That the Plan Commission grant a waiver of the requirements of the Town Zoning Ordinance **Division 3 §156.133 (3)** and thereby allowing the current structure to remain and not make alterations to the building relationship to the site,
4. That the Plan Commission grant a waiver of the requirements of the Town Zoning Ordinance **Division 3 §156.133 (4)** and thereby not requiring the structure to front onto a Corridor Street,
5. That this decision is only granted to this Petitioner, and any waiver of requirements are not transferable to any other property owner(s) not directly associated with this petition;
6. That this decision is null and void should the Petitioner fail to develop and occupy the project within two (2) years of the date of the Plan Commission Findings of Fact;
7. That the structure be compliant with all applicable Building Codes adopted by the State of Indiana, and all other requirements of the Edinburgh Zoning Ordinances and,
8. That prior to commencement of any construction at the subject parcel, the Petitioner submit construction plans to the Town Building Official for review/approval and new permit issuance(s) by the Planning Department as applicable.

Respectfully Submitted,



Julie Young, AICP  
Town of Edinburgh  
Planning Director