

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

**STAFF REPORT**  
PC 2015 – 01  
April 21, 2015  
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**STAFF REPORT**

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**CASE NUMBER: PC 2015-01**  
**CASE NAME: MacBeath Site Development**

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**GENERAL INFORMATION**

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Applicant: MacBeath Hardwood Co.  
320 North Kyle Street  
Edinburgh, IN 46124  
(812) 526-9743

Property Owner: Jonathan MacBeath  
320 North Kyle Street  
Edinburgh, IN 46124

Acreage: 15.3 Acres  
Zoning District: OI- Open Industrial & Highway Corridor Overlay  
Current Land Use: Industrial

**PROPERTY DESCRIPTION**

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The property is commonly known as 320 North Kyle Street, Edinburgh, Indiana 46124, located on Lot Numbered 1A in Webb & Bradford Administrative Subdivision, an addition to the Town of Edinburgh, as recorded in plat cabinet D, Page 187 A & B as instrument no. 99-8189 on March 12, 1999 being part of lot number 1 of David R Webb's 1<sup>st</sup> administrative subdivision recorded in plat cabinet C, page 670 on December 9, 1994, all in the office of the recorder of Johnson County, Indiana.

(Parcel Number 41-12-34-021-030.000-002)

**SURROUNDING ZONING:**

**SURROUNDING LAND USE:**

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North: R1:	Residential
South: OI:	Open Industrial
East: R4:	Residential
West: OI:	Open Industrial

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 MacBeath Hardwood, Co, for the development of a portion of this parcel which will include a new two story 3800 square foot commercial building structure and surrounding parking lot along with access drive connections to the adjacent N Kyle and Toner Streets.

Petitioner is requesting the Plan Commission to consider and approve its proposed development plans and waive requirements of the Town Subdivision Control Ordinance Division 3, §156.133(2); §156.133(3); and Division 2 §156.031 (A) & (B)

## **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. **§156.131** 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.
2. **§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.”
3. **§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.”
4. **§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...”
- 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.”
5. **§156.133(3)** Establishes the Relationship of Buildings to Site
- 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.”
6. **§156.031** Establishes that “if an open or enclosed industrial use abuts, adjoins or is across the street or alley from any lot used or zoned for residential purposes a planting screen shall be provided consistent with the following standards.”
- §156.031 (A) “A planting screen maintained to a width of at least six feet and a height of at least six feet shall be provided in order to mask any parking areas, accessory buildings, accessory uses, and expected ground activity from the view of abutting or opposite properties.”

§156.031 (B) “The planting screen shall consist of suitable shrubbery so as to provide a tight screen effective at all times of the year. The shrubbery may be planted informally or in a row and may include several varieties.”

## **STAFF ANALYSIS**

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1. The south east corner of this parcel is located approximately three hundred sixty (360) feet from the centerline of S.R.252, thereby determining its existence within the Overlay District. The entire scope of the proposed project falls within the boundaries of the Overlay District.
2. Direct visibility of this parcel from S.R. 252 is blocked by the residential neighborhood adjoining Grant Street, rendering it only marginally visible from the highway.
3. The proposed metal siding is consistent with other buildings in the area, and with the exterior siding existing on the large industrial structure currently on this site.
4. A landscaping design could be incorporated into planning the bio-swale along the east side of the parking to provide an alternative to the planting screen as described in §156.031. Decorative landscaping elements could provide an aesthetically pleasing compromise between fully blocking the view of the parking area from public ways while maintaining the spirit of the Ordinance by providing “decorative elements, plantings, berms, or other innovative means so as to attractively landscape and/or screen parking areas from view from public ways.”

## **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 and wood exterior siding as proposed.
2. Grant a waiver of the requirements of the Town Subdivision Control Ordinance **Division 3 §156.133 (3) c.** and **Division 2 §156.031 (A) & (B)** thereby not requiring a planting screen along the east side of the parking area blocking all view from public ways.

3. Require a landscaping design to incorporate decorative elements into the bio-swale along the east side of the parking to provide an alternative to the planting screen as described in §156.031.
4. Requiring adherence to all other developmental standards for which a waiver is not specifically granted.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Wade Watson", followed by a horizontal line extending to the right.

Wade Watson  
Building Commissioner  
Town of Edinburgh