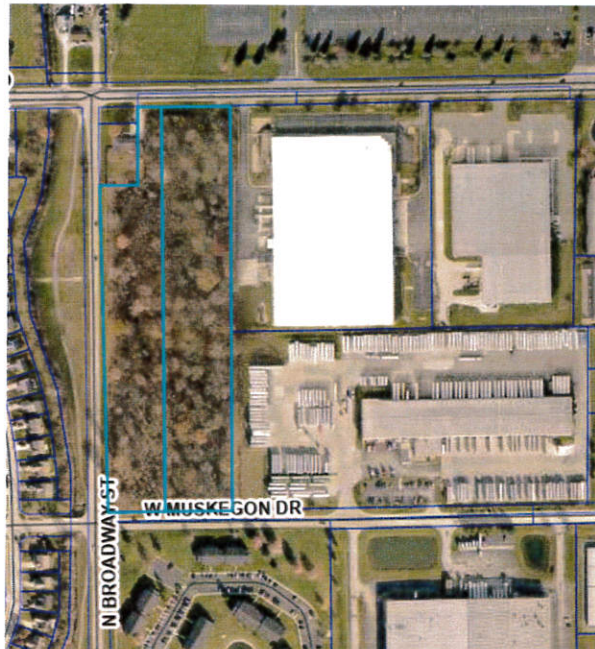


CU24-02 Approximately 610 W. Muskegon Dr., Coor Consulting, Applicant, Campbell Properties of IN, LLC, Owner - requests a modification of a conditional use approval for a semi-trailer parking lot previously approved by the BZA as CU23-04. The modification will clarify the semi-trailer parking lot may be open to various users and is not intended for the exclusive use of the adjoining Sam's Club, zoned "IM" Innovation and Manufacturing, 10.7 acres

EXHIBITS:

1. Site plans file dated April 10, 2023
2. Photos filed dated March 2, 2023
3. Project Summary dated March 2, 2023
4. Staff Report from CU23-04



Aerial Map of Proposed Project Location

Surrounding Zoning and Uses

- North "IM" Innovation and Manufacturing; Manufacturing
- South "RM" Residential Moderate; Multi-Family
- East "IM" Innovation and Manufacturing; Distribution and Manufacturing
- West "RM" Residential Moderate; Single Family Dwellings

Site History

The proposed site is composed of two unimproved wooded parcels. It lies between W. New Rd and W. Muskegon Dr. just east of N. Broadway St. This site has been owned by Campbell Properties of IN, LLC. Since 1996. They received conditional use approval on October 18, 2018, for a similar project that included both passenger car and semi-trailer parking, it was never constructed. The need has changed, and the passenger car parking is no longer needed. In 2023, CU23-04 was approved through the BZA allowing for the proposed commercial parking use within the "IM" district with requested modifications. This approval had several conditions which included the following:

1. All required permits and inspections are obtained.
2. A tree preservation and landscape plan that meets the requirement set out in the landscape code be submitted for approval by the Planning Director prior to permitting. This includes the added requirement that the perimeter yards shall be landscaped with a staggered double row of evergreen trees spaced no greater than 30 feet on center and two evergreen trees per interior parking lot island.
3. A drainage plan be submitted for approval by the Storm Water Coordinator prior to permitting.
4. Cross access easement for the adjoining property created and recorded and provided to staff prior to permitting.

Current Proposal

The petitioner is requesting a modification to clarify the semi-trailer parking may be open to various users and is not intended for the exclusive use of the adjoining Sam's Club. These spaces will be leased. They are also seeking modification of the Conditions of Approval for their previous proposal. They are seeking to replace condition number 4 with language to the effect of the following: "If any adjoining property utilizes direct access to this site, they are encouraged to create a cross-access easement to reduce truck traffic on city streets. This easement will be required to be recorded through the appropriate processes and a copy submitted to staff.

Technical Review

The original proposal did go to the Technical Review Committee. This modification required no additional Technical Review.

CONDITIONAL USE FINDINGS

Section 155.094 of the Greenfield Zoning Ordinance addresses the approval procedures for conditional uses. The Board of Zoning Appeals shall approve or approve with conditions conditional use petitions "if the Board finds that the proposal complies with any specific regulations governing individual conditional uses, and that satisfactory provision and arrangement has been made concerning the following, where applicable:"

- (a) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control and access in case of fire and catastrophe.**

Findings: There is adequate traffic flow and emergency vehicle access to the site from both New Rd. and Muskegon Dr. With the addition of the sidewalk and walking trail there is also adequate areas for pedestrian access past the site. There are gates at the entrances from the rights-of-way to control access. There is a possibility to have access to the site from adjoining properties. If so, then a cross-access easement will be required to be created and recorded prior to being built. Any such development would require administrative approval and recorded through the appropriate processes.

- (b) Off-street parking and loading areas, with particular attention to the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district.**

Findings: Large buffer yards create buffer for the surrounding uses. Staff finds it appropriate that the trucks utilizing the lot are not allowed to sit and idle, maintenance and repairs shall not be conducted on site, and the site shall not serve as a rest stop for truck cabs. The use of the lot shall be for semi-trailer parking only. A plan for lighting is included on the site plan. The lighting will need to be down lit in nature. Parking lot islands are being proposed at a maximum of 34 space intervals. This is an acceptable modification to the 15 space interval required by the

code, however, these islands must be 10 feet wide in order to accommodate 2 evergreen trees.

(c) Refuse and service areas.

Findings: The petitioner has not proposed any refuse areas. It is staffs understanding that this site is for parking of semi-trailers only and would not create a need for them.

(d) Special screening and buffering with reference to type, dimensions, and character.

Findings: According to Section 155.063 Landscaping and Buffering of the UDO:

1. Landscape is an essential element of the site design process and is an important feature in promoting the public health, safety, comfort, convenience, and general welfare of the City of Greenfield. Landscape regulations are intended to:

- A. Mitigate incompatibilities between adjacent land uses and reduce the negative impacts of higher intensity land uses on less intense adjacent land uses;
- B. Provide a critical visual and noise buffering effect between higher intensity districts and less intense districts;
- C. Lessen the impact of development on the environment by reducing glare and heat buildup;
- D. Break up large expanses of pavement so as to reduce impervious surface area, storm water run-off and the level of pollutants from non-point sources; and
- E. Ensure that the landscape is integrated and coordinated with other corresponding improvements for the site in a manner that clearly demonstrates the function, location, size and scale of plants in relation to buildings and other site improvements and minimizes conflicts with signage.

The petitioner proposes to create a 40-foot buffer along all three rights-of-way as well as a 30 foot buffer around the daycare located to the northwest of this site. The UDO only requires a 30-foot setback along Broadway and Muskegon est. The proposal states a desire to save the trees and undergrowth in these areas. For security the site will be enclosed with a chain link fence with gates at the right-of-way access points. The site will have lighting appropriate for safe truck movements and site security. Drainage will be detained on the west side of the site and flow west under Broadway to the existing open ditch.

The petitioner must submit a landscape plan, drawn by a certified Landscape Architect, meeting the requirements of the UDO, except that in addition to preserving the existing trees, perimeter yards shall be landscaped with a staggered double row of evergreen trees spaced no greater than 30' on center.

(e) Signs and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.

Findings: The petitioner has not proposed any signage for this site.

(f) Additional setback distances, yards, and other open space.

Findings: Per the request of the Technical Review Committee the petitioner has proposed a 30 foot setback with a buffer around the daycare on the northwest corner of the site.

(g) General compatibility with adjoining properties, with reference to site development standards designed for their mutual protection and the environmental harmony of the district.

Findings: The proposed use is overall compatible, and the proposed changes do not interfere with compatibility. Large amounts of parking of semi-trailers is typical in the "IM" district.

All conditional use approvals shall be considered to be conditional approvals. The Board shall have the authority to impose specific conditions as part of its approval in order to protect the public health, and for reasons of safety, comfort, and convenience (e.g., to ensure compatibility with surroundings.)

Conditional use approval applies to the subject property and may be transferred with ownership of the subject property dependent upon the provisions and conditions prescribed by or made pursuant to the Zoning Ordinance.

Staff Recommendation: Approve the conditional use to allow a commercial parking use within the "IM" district, including the modification to Section 155.063 to allow fewer landscape islands with the following conditions:

1. All required permits and inspections are obtained.
2. A tree preservation and landscape plan that meets the requirement set out in the landscape code be submitted for approval by the Planning Director prior to permitting. This includes the added requirement that the perimeter yards shall be landscaped with a staggered double row of evergreen trees spaced no greater than 30 feet on center and two evergreen trees per interior parking lot island.
3. A drainage plan be submitted for approval by the Storm Water Coordinator prior to permitting.
4. If any adjoining property utilizes direct access to this site, they are encouraged to create a cross-access easement to reduce truck traffic on city streets. This easement will be required to be recorded through the appropriate processes and a copy submitted to staff.
5. Trucks utilizing the lot are not allowed to sit and idle, maintenance and repairs shall not be conducted on site, and the site shall not serve as a rest stop for truck cabs. The use of the lot shall be for semi-trailer parking only.



Surveying solutions for the future.
303 W. Main Street
Knightstown, Indiana 46148
www.coorconsulting.com

Project Summary for Conditional Use Application

Broadway Street between Muskegon Drive and New Road

PROPOSED USES:

The subject site is owned by Campbell Properties of IN LLC since 1996. This request for a Conditional Use Application is required by the current zoning (IM) to construct a free-standing trailer parking lot to service an adjoining property. The adjoining property to the east, "Sam's Distribution Center", needs additional trailer parking.

ZONING CONSIDERATIONS:

The site is zoned IM (Innovation and Manufacturing). Areas to the east are also zoned IM. Areas to the south are zoned RM (Residential Moderate Density). Areas to the west are zoned RM. Areas to the north are zoned IM and RM. A zoning map is attached to this application.

Front yard setbacks are 40 feet along Muskegon Drive, New Road, and Broadway Street. Campbell Properties are proposing to stay behind the front yard setbacks along all roads and save the existing healthy trees and undergrowth as much as possible.

LANDSCAPE CONSIDERATIONS:

The majority of the entire site is tree and undergrowth covered. As stated above Campbell Properties desire to save the trees and undergrowth between the existing right-of-way lines and the front setback lines. The extent of the existing trees and undergrowth is illustrated in the attached photos and the site plan with aerials included with the application.

DRAINAGE CONSIDERATIONS:

The entire site is proposed to drain to the west into a Detention Facility onsite and then flow west under Broadway Street through existing structures and to the open ditch west of Broadway Street. The site must detain runoff per the City of Greenfield drainage ordinance, including a storm water separator before release under Broadway Street. Complete storm water detention and quality assurance documents will be provided to the city if this Conditional Use approval is granted.

SITE LIGHTING:

The lot will have lighting appropriate for safe truck and trailer movements and site security.

All site lighting will be in accordance with city lighting requirements and a photogrammetric plan will be provided if this Conditional Use is granted.

CONCLUSION:

This Conditional Use Application is Campbell Properties first step to alleviate the space issue for an important business within the City, the "Sam's Distribution Center".

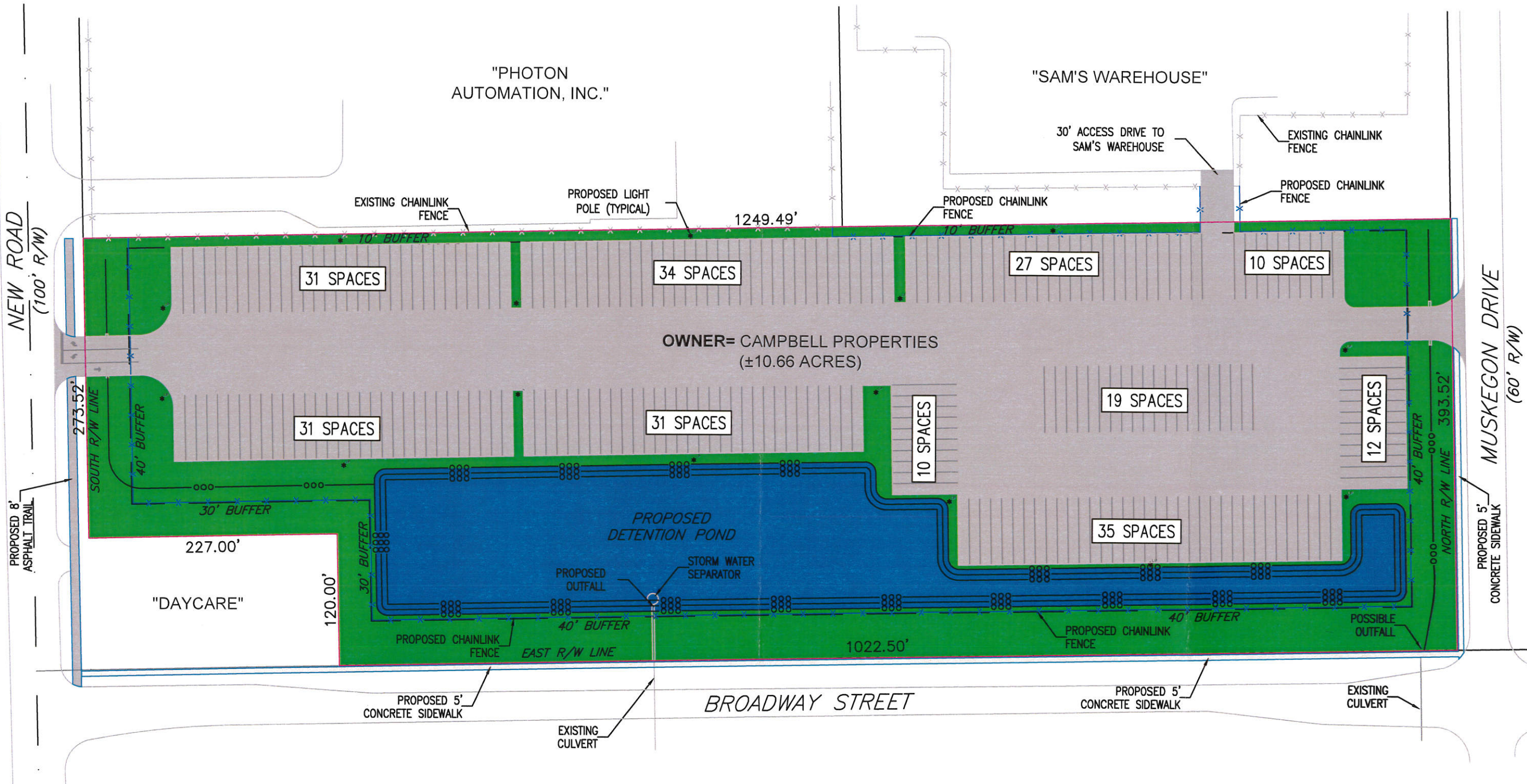
We hope the decision tonight will allow the project to move forward for the overall benefit of the end users and the City of Greenfield.

SAM'S WAREHOUSE TRAILER PARKING

CITY OF GREENFIELD, HANCOCK COUNTY, INDIANA



Scale: 1" = 90'



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CAMPBELL PROPERTIES
CONDITIONAL USE PLAN
 GREENFIELD, INDIANA
 APRIL 10, 2023

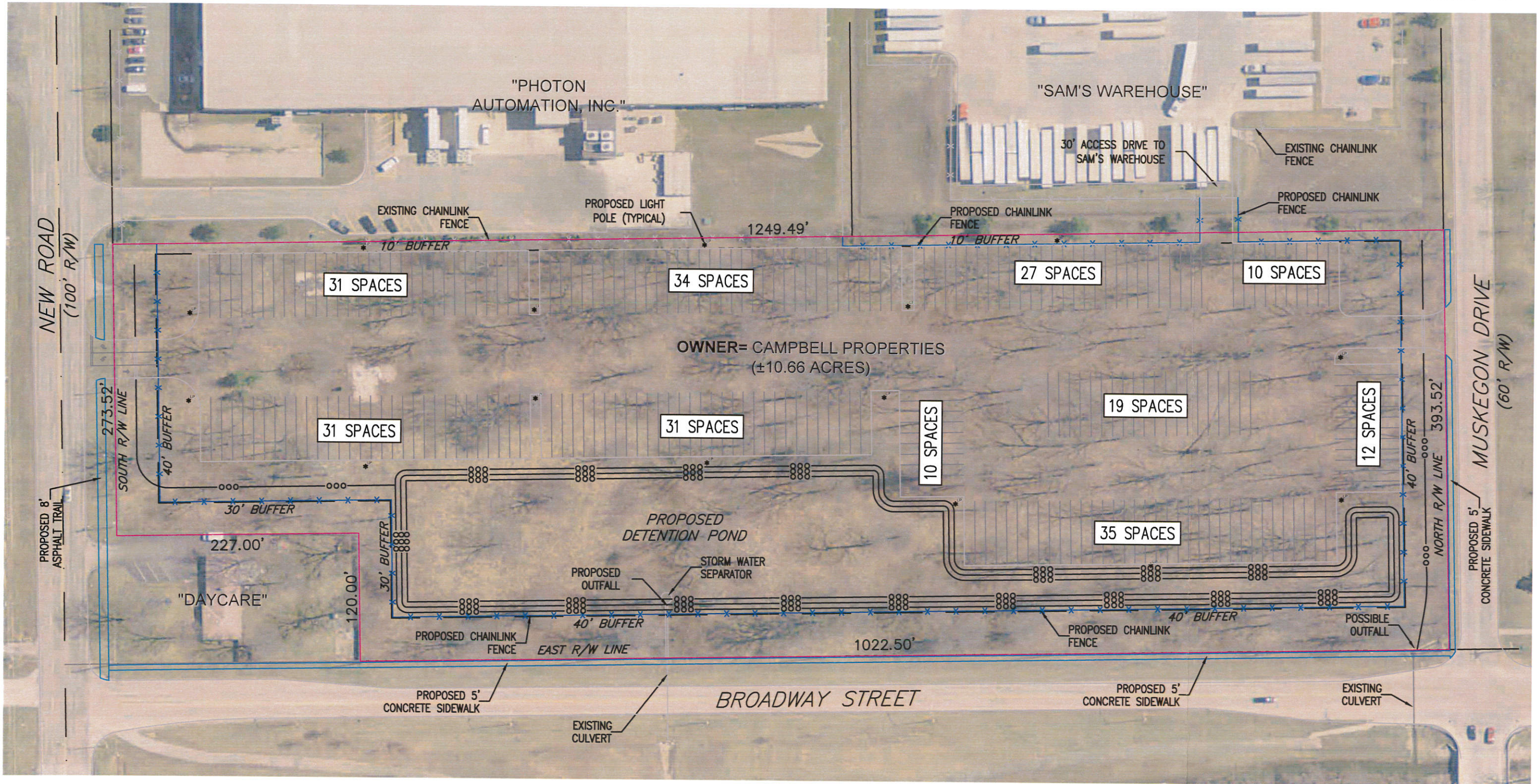
SAM'S WAREHOUSE TRAILER PARKING

CITY OF GREENFIELD, HANCOCK COUNTY, INDIANA



Scale: 1" = 90'

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CAMPBELL PROPERTIES
CONDITIONAL USE PLAN
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