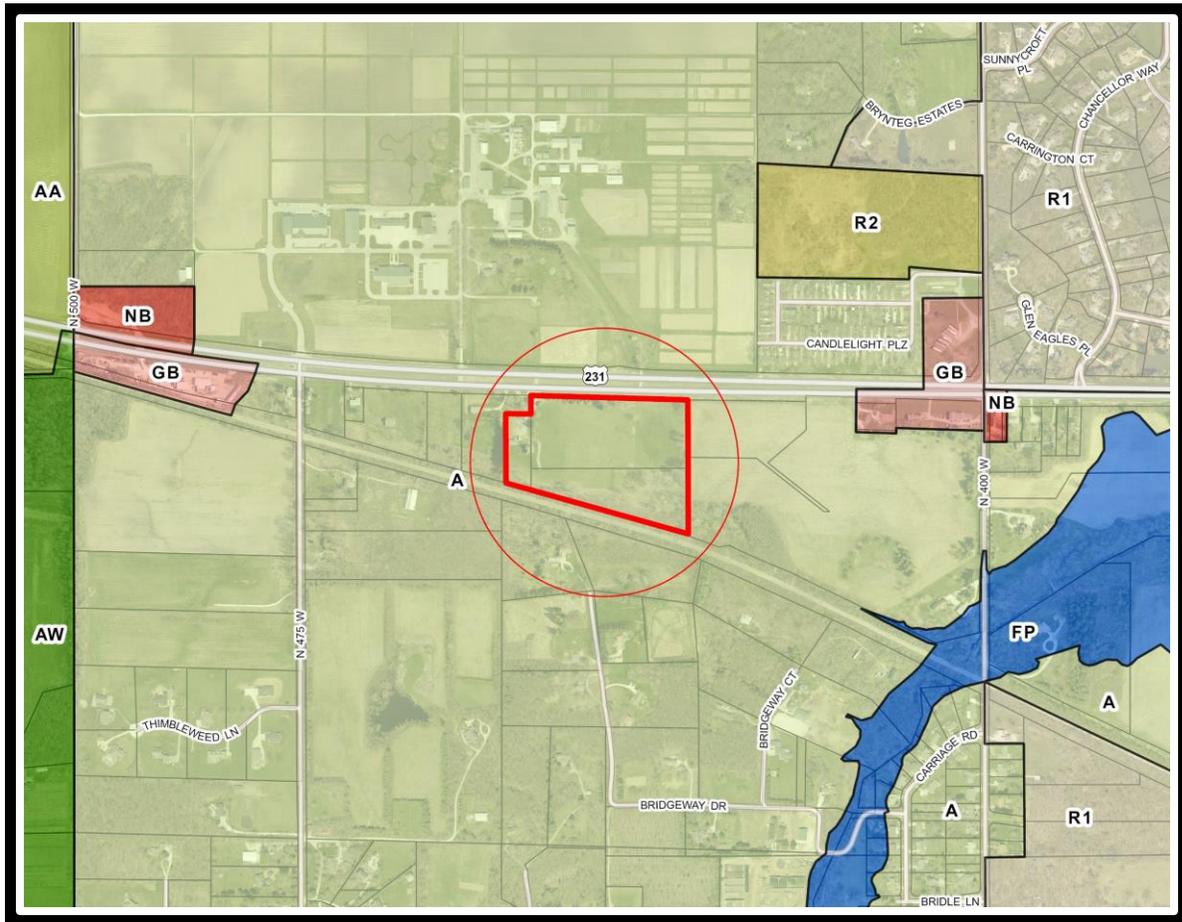

Z-2813
SENTRY REAL ESTATE HOLDINGS, LLC
(A to GB)

STAFF REPORT
January 14, 2021



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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent from owner Grace Boone, is requesting rezoning of three tracts, totaling 13 acres, located on the southside of US 52/Sagamore Parkway W, more specifically 4521 US 52 W, in Wabash, 04 (SE) 22-5. The petitioner plans to build a 7,200 sq. ft. warehouse and office at this location for Sentry Electrical Group, Inc.

ZONING HISTORY AND AREA ZONING PATTERNS:

The subject properties are zoned Agricultural and have been since the inception of zoning in the county. All surrounding properties are also zoned Agricultural. Two properties one half mile west were rezoned to commercial in the 1980s (Z-1206 & Z-1307). The most recent commercial rezone was for 1.12 acres to the east, on the south side of US 52, at the CR 400 W intersection, from A to GB in 2014 (Z-2590). In 1991 on the site in question, a special exception was approved by the ABZA for an outdoor commercial recreational enterprise (under the old ordinance) to operate a golf driving range (BZA-1083).

AREA LAND USE PATTERNS:

Buildings on the property include a dwelling structure (log cabin) and pole barn per the county assessor's records. However, the condition of approval for the special exception prevented the dwelling to be reoccupied as a residence or another use not related to the golf driving range. If the rezone to GB is approved, residential use of the existing structure would not be permitted. Also, the previously approved SE use ceases to be valid if the use is inactive for a year.

Adjoining to the south is the K, B, and S Railroad tracks. Purdue's Agronomy Center for Research and Education is to the north across US 52. A few scattered residences exist south of US 52. Candlelight mobile home park is to the northeast. The intersection of US 52 and CR 475 W has a small amount of commercial activity.

TRAFFIC AND TRANSPORTATION:

The adopted *Thoroughfare Plan* classifies US 52 W, a limited access highway, as a divided primary arterial. The current access to the property is from US 52 W; a driveway permit would be required from INDOT for this proposed change of use.

The parking requirement for this use is 1 per employee on the largest shift, plus 1 per 200 sq.ft. of office, sales, or similar floor area. Parking in the GB zone must be paved, and spaces striped. The parking standard for this use will be calculated when petitioner applies for a building permit.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

A 20' type B bufferyard is required when GB zoned property is redeveloped next to A zoned land. Petitioner shared a correspondence from Indiana American Water stating their ability to serve the site but is awaiting a response from American Suburban Utilities. According to the health department, the subject property already has a commercial septic, installed for the golf driving range, that can adequately serve the proposed use.

STAFF COMMENTS:

The petitioner intends to operate an electrical contracting business (Construction-special trade contractors, SIC 17) at the location. A conceptual plan shared with staff shows a proposal to use the existing pole barn, demolish the dwelling structure (log cabin) and construct a new warehouse/office building (60'X120'). The UZO does not permit building structures over lot lines in Tippecanoe County. The area in the request includes three separate tracts; therefore, any new building for the future use must be constructed and contained within one tract or lot.

The *Land Use Element of the Comprehensive Plan* shows a residential, open space, and agricultural future for this property and the immediate area surrounding it. This plan is largely based on the lack of sanitary sewer service. Staff has consistently recommended denial for commercial rezones along US 52 and throughout the county, for sites that are not served by sanitary sewer. Although, the site currently has a commercial septic that can serve the immediate use on 1.59-acre tract, both APC and health department staff are concerned about the commercialization of this 13-acre area in the request. Staff also feels that commercial uses in a rural setting are appropriate at intersection nodes as it currently exists in the area, where CR 400 W and 475 W intersects with US 52.

Ideally, the proposed business would locate in the existing A zone with a special exception from the ABZA as the UZO permits. Unfortunately, the UZO limits the building size of electrical contractors in the A zone to a maximum of 5,000 sq.ft. which is too small for petitioner's needs. The Administrative Officers will look at possibly amending this limitation in the future. In the meantime, staff could have supported this 13-acre GB rezone request with both a commitment to highly restrict future uses permitted and with a confirmation from ASU that it will serve the site. Without both, staff feels there are too many incompatible uses that could locate here in the future and GB zoning in the area is best reserved to small nodes at US 52's intersections.

STAFF RECOMMENDATION:

Denial