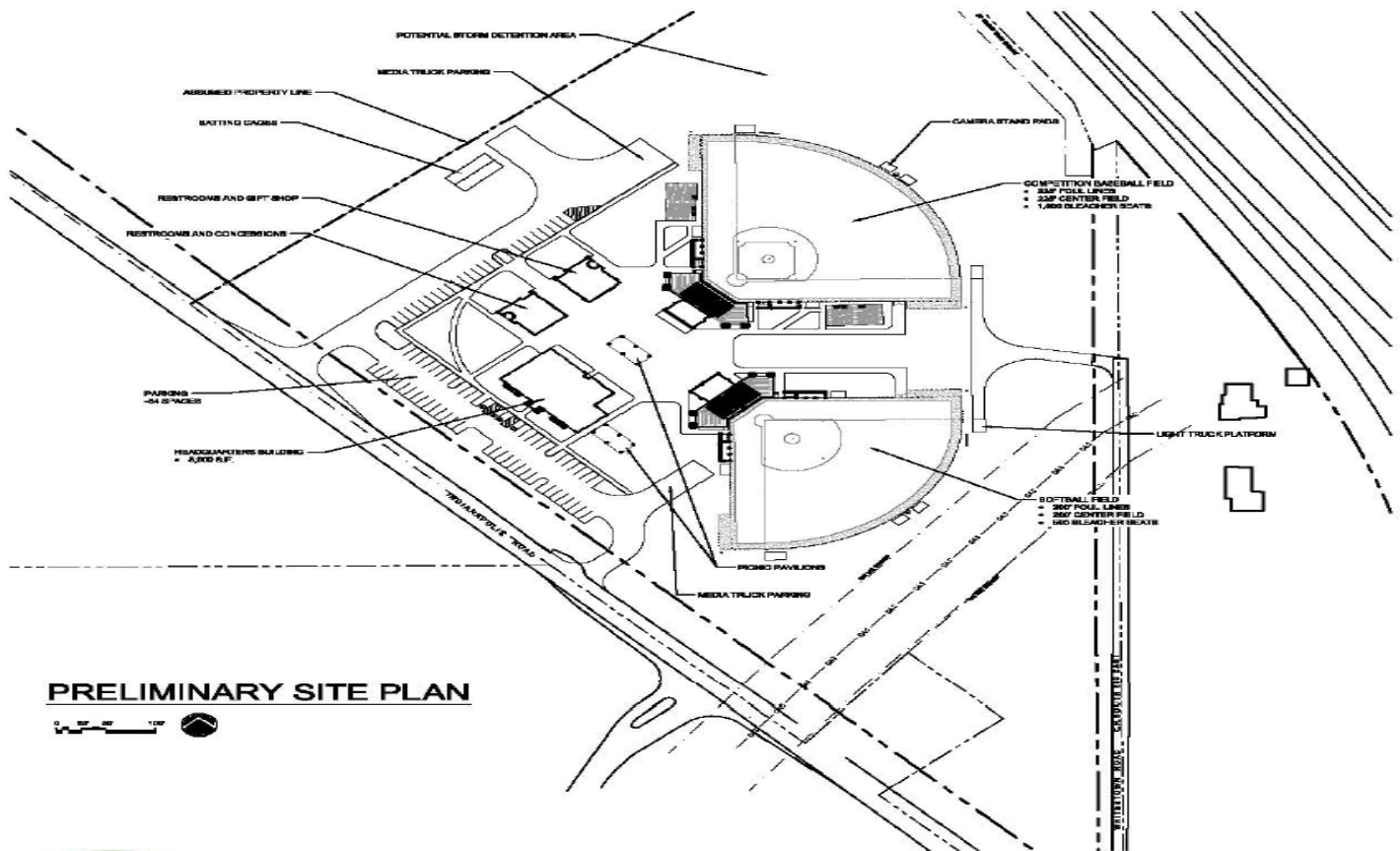




Staff Report BZA19-001-SE

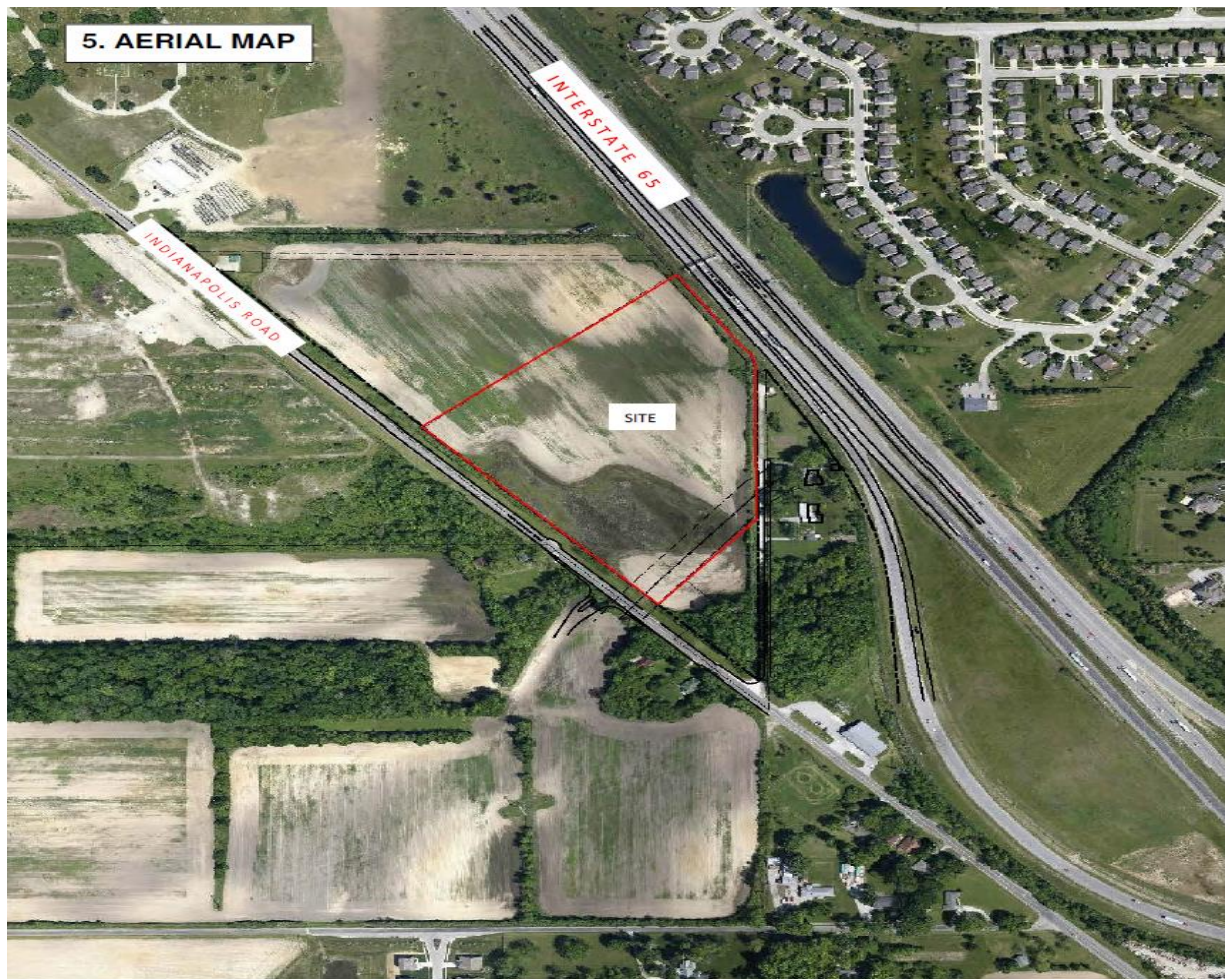
Little League Regional HQ Facility- Special Exception

Docket BZA19-001-SE Little League Regional HQ. The petitioner is requesting approval of a Special Exception for the purpose of allowing an outdoor recreation facility within the General Business zoning district. The property is located at 7279 S Indianapolis Road, between I-65 and Indianapolis Rd. The petitioner is Little League Regional HQ and Odle McGuire and Shook Corporation. The property owner is Town of Whitestown.



Site Location

The Little League Regional Headquarters project proposed for the 15.6 + site at 7279 South Indianapolis Road is bounded by Interstate 65 along the north, County Road 650 East to the east, vacant land and single-family homes to the south across Indianapolis Road and vacant land west of the site. This property is part of a larger future PUD development that may include Town recreational facilities to the west and southwest.



Proposed Land Use and Site Plan

The proposed project includes an 8,000 sf Regional Headquarters building with offices and a meeting room, a 2,300-sf concession/restroom building, 2,300 sf gift shop/restroom building and 2 press boxes each with a 1,000 sf first floor plan. The buildings will have masonry exteriors with pitched roofs. The baseball field will include 1,500 bleacher seats and the softball field will include 500 bleacher seats. There will be 2-3 open sided picnic pavilions on the site for shade, 84 permanent, paved parking spaces will be conveniently located to the headquarters building and field entrances. Parking areas and driveways will be paved and curbed per Town development standards. Little League International is establishing agreements with local churches and educational facilities for shared use of their parking lots for the few major events that are scheduled for regional events. Shuttle services will be available for those large events. The baseball fields will be used intermittently during the summer months but regional events with larger crowds will be limited to 3 days per year in late summer. The administration building may be used for training by 50 + persons at 5-10 times during the year but the remainder of the year will average less than 10 cars per day. Municipal utilities will be used for all buildings. Storm water will be collected in a detention basin and released at Boone County prescribed rates. Parking lots and pedestrian plaza will be lighted for safety. Site lighting will be zoned so that the areas that are not used during winter months will not be lighted during non-use times. The baseball and softball fields will be lighted with field lights that will be focused on the playing surface. Minimal light spill is anticipated beyond the property lines. Scoreboard will be installed at each field and will match other Little League facilities.

Petition Information

Describe the proposed use of the property (type of use, hours of operation, access, necessary construction, employees etc.)

- *The property will be used for the Little League Regional Office along with one competition baseball field and one competition softball field and related support buildings including a gift shop, concession building, restrooms and press boxes. The fields will be used at intermittent times during the summer*

Decision Criteria

Per the Zoning Ordinance, *Section XII.C.5.b* the Board of Zoning Appeals shall use the following decision criteria, consistent with the requirements of the Indiana Code IC 36-7-4-918.2, when taking action on all special exception requests:

- The establishment, maintenance, or operation of the special exception will not be detrimental to or endanger the public health, safety, morals, or general welfare.

The proposed Little League project will not be detrimental to or endanger the public health, safety, morals or general welfare of the community. The Little League organization promotes team sports and youth development through baseball and softball activities. The fields will be used only during the summer months and will hold major events only a few times in late summer. Parking for major events will be controlled via remote parking shuttles and parking attendant/traffic control personnel. The administration building may be used for volunteer training, 5-10 times a year with an average of 50 attendees. During the remainder of the year there will be less than 10 cars a day enter and exit the facility.

- The special exception will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.

The proposed facility will not be injurious to the use and enjoyment of other property through use of buffer planting and strategic land planning that puts the majority of the activities on site in the center of the site away from surrounding neighbors. Setbacks form side, front and rear yards average 125' from property lines which exceed the required minimums.

- The establishment of the special exception will not impede or substantially alter the normal and orderly development and improvement of surrounding property for uses permitted in the district.

This project will not impede or substantially alter the normal and orderly development and improvement of surrounding property for uses permitted in the district. The General Business zone for this property already includes 'Publicly Owned Park or Recreational Facility' as an approved Conditional Use. The Little League use would be considered a recreational facility which would theoretically include the same type of use that is already an approved conditional use. This property is also part of a proposed future Town recreational PUD so the Little League site seems very appropriate for the surrounding future land use. The buildings facing the public way will all be 1 story which matches the scale of surrounding residential development. Buildings materials will be masonry that match or exceed Town of Whitestown development standards.

- Adequate utilities, access road, drainage, and other necessary facilities have been or are being provided.

Adequate utilities are available at the site. Additional fire hydrants will be located on the project site. Storm water will be directed towards an on-site detention basin and will be released at Boone County Standard rates. Headquarters Building, concessions and restroom buildings and press boxes will be served by municipal water and sanitary sewer.

- Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion on the public roadways.

Adequate measures have been or will be taken to provide ingress and egress to minimize traffic congestion on Indianapolis Road. Two driveways have been positioned to provide emergency egress from the site but also are offset an adequate distance from each other and from opposing driveways for traffic safety.

- The special exception will be located in a district where such use is permitted, and all other requirements set forth in the Ordinance that are applicable to such use will be met.

The special exception is located in a district that currently allows a similar use as a Conditional Use. As noted in item 3 above, the GB zone allows 'Publicly Owned Park or Recreational Facility' as a conditional use which is a similar use as the proposed Little League facility.

Staff Recommendations

Staff recommends that the BZA approve the Special Exception allowing an Outdoor Recreation Facility to be known as the Little League Regional Headquarters within the GB zoning.