



Staff Report BZA19-005-VA

Bobcat Whitestown: Parking Variance

Docket BZA19-005-VA- Bobcat Whitestown Parking Variance. The petitioner is requesting approval of a Variance of development standards for the purpose of allowing unpaved surface parking. The subject property contains 7.51 acres and is located at 4489 S Indianapolis Rd. The property is currently seeking Development Plan approval for the construction of a new facility. The petitioner is Innovative Engineering and the owner is Rebecca Bright-Bobcat Indy North.

Site Location and Proposed Development



The project consists of a new structure and associated parking on the existing 7.51 acre Bobcat site. The site is zoned I-1 Light Industrial. The existing structure will remain and be repurposed for storing parts and inventory for construction equipment. The proposed 19,063 sqft structure will be used as the main facility, including a new showroom, offices, and service areas. Due to the proposed facility being constructed over a portion of the existing stone lot, petitioner is requesting a variance to expand the existing stone lot. The existing 53,130 sqft stone lot is currently used for storage, loading and unloading of steel and rubber track equipment. The proposed 52,555 sqft expansion of the stone lot will serve the same functions. The total area of the proposed and what will remain of the existing stone area will be approximately 84,506 sqft. The lot will remain fenced, behind the proposed facility, and not intended for access to the public.

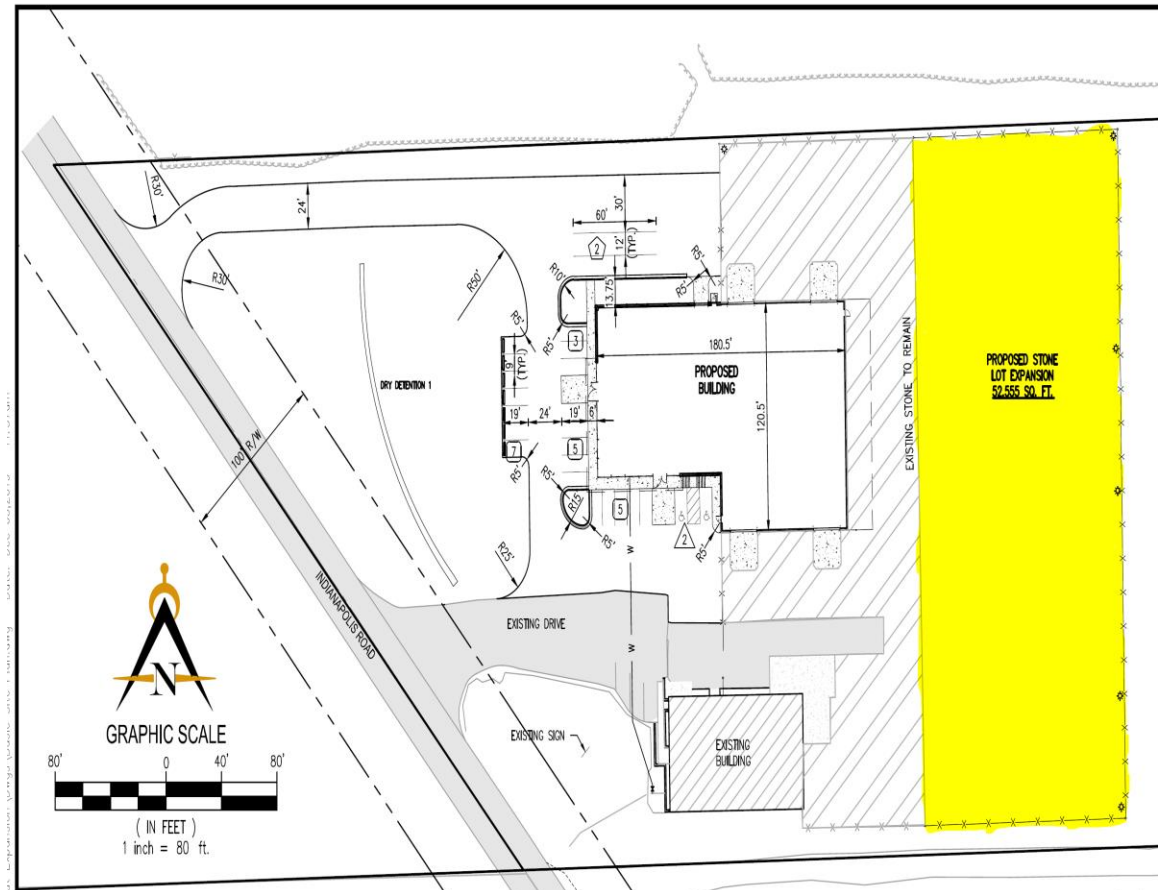
Requested Variance

Omit the requirement to prohibit unpaved surface parking.

UDO, Chapter 4.4. Parking and Loading Requirements

- I. SURFACE. All parking or loading areas for five (5) or more automobiles shall be developed in accordance with the following standards:
 - a. Parking and loading areas shall be graded and **surfaced with an all-weather paving material such as asphalt, concrete, or other material** that will provide equivalent protection against potholes, erosion, and dust. However, a gravel surface may be used for a period of not exceeding one (1) year after the date of issuing the Certificate of Occupancy where ground conditions are not immediately suitable for permanent surfacing as specified in this section.
 - b. All areas shall be striped and channelized as appropriate. Parking stalls shall be marked and access the lines clearly defined, including directional arrows to guide internal movement.

Site Plan



Decision Criteria

Per the Zoning Ordinance, *Section X.C.5.a(3)* the Board of Zoning Appeals shall use the following three decision criteria, consistent with the requirements of the Indiana Code IC 36-7-4-918.5, when taking action on all variance requests:

1. The variances will not be injurious to the public health, safety, morals, and general welfare of the community.

The variance for the storage lot surface material to be stone is for a non-public area of the property, which will not be visible to the public, thereby having no affect on the general public.

2. The use or value of the area adjacent to the property included in the variances will not be affected in a substantially adverse manner.

The existing facility has a stone lot. The proposed stone lot expansion will be in part to replace the area that will be lost for the construction of the new facility. Since the existing site already has a stone lot this variance will not affect the adjacent properties.

3. The strict application of the terms of the Ordinance will continue the unusual and unnecessary hardship as applied to the property for which the variances are sought.

No paved surface material would withstand the wear of metal track equipment. Strict application of the terms of the ordinance would initially make it unrealistic for an equipment sales/maintenance facility to continue to operate in the manner it currently does. Since the existing site has an existing stone lot for the purpose of this equipment, this variance will allow for the relocation and expansion of the existinf lot to suit the needs of the facility.

Staff Recommendations

Staff recommends that the Board of Zoning Appeals **approve** the variance BZA19-005-VA.