

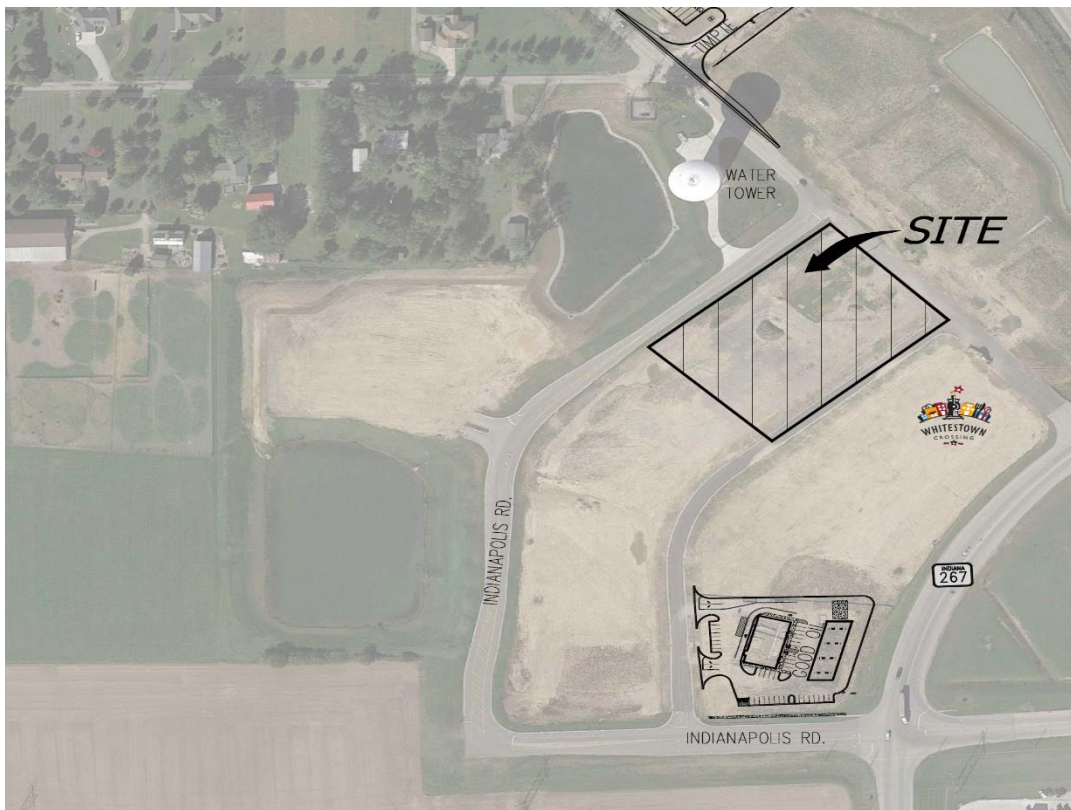


# Staff Report BZA20-001-VA

## Tractor Supply

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**Docket BZA20-001-VA Tractor Supply Variances.** The petitioner is requesting approval of three variances for their new site located in Whitestown Crossing. The first variance is requesting a variance from the GB bufferyard requirements removing the bufferyard along the north property line. The second variance request is for the GB parking requirement. The requested variance is to reduce the required parking by 15 spaces to allow for trailer display and sales area. The third variance request is for the GB sign height requirement. The requested variance is to increase the maximum sign height from 12 feet to 30 feet and combined area from 80 square feet to 216 square feet. The petitioner is STNL Whitestown LLC and Innovative Engineering & Consulting.



### History

- Whitestown Crossing I (located at the SW corner of SR 267 and I-65) was approved while under the jurisdiction of Boone County.
- Whitestown Crossing II (located at the NW corner of SR 267 and Indianapolis Rd) was approved by the WPC in June 2011.
- Whitestown Crossing III is 26 acres of land intended for light commercial and professional building construction. Whitestown Crossing III was platted through the Whitestown Plan Commission in 2014.

### Site Location

The site is located north of Tradition Drive and South of the Indianapolis Rd Extention, Whitestown, IN 46075. This is in Whitestown Crossing of Whitestown's jurisdictional boundaries and should follow the comprehensive plan and UDO goals and objectives of this special development area.

## Variances

### 1) BZA20-001-VA.A: Chapter 4.1A. Determination of Bufferyard Requirements

- a. Petitioner Request: Section 4.1, Table 1 requires a Type A bufferyard on all sides of the proposed site. A variance is requested to remove the bufferyard requirement along the north property line as shown in the variance request exhibit.
- b. SEC 4.1.A.3.a “Bufferyard requirements are stated in terms of the width of the bufferyard and the number of plant units required per one hundred (100) linear feet of bufferyard. The requirements of a bufferyard may be satisfied by any of the alternatives illustrated. The quantity and type of plant materials required by each bufferyard are specific and identified in the Appendix. The specifications of each bufferyard and its alternatives are illustrated in this section. Each alternative depicts the total bufferyard located between two (2) parcels.”
- c. Table from UDO:

A							
	1	5.0	1	1	0	0	-
	2	7.5	0	1	0	0	-
	3	10.0	0	1	0	0	-
	4	12.5	0	0	0	0	-

### 2) BZA20-001-VA.B: Chapter 4.4.C (1) Parking Requirements

- a. Petitioner Request: Section 4.4-C(1) allows for the reduction of required parking by 10%. A variance is requested to reduce the required parking by 16% (15 spaces) to allow for a permanent trailer display/sales area. The required spaces would be constructed but would not be striped as shown in the variance request exhibit.
- b. Text from UDO:

#### C. Design Flexibility.

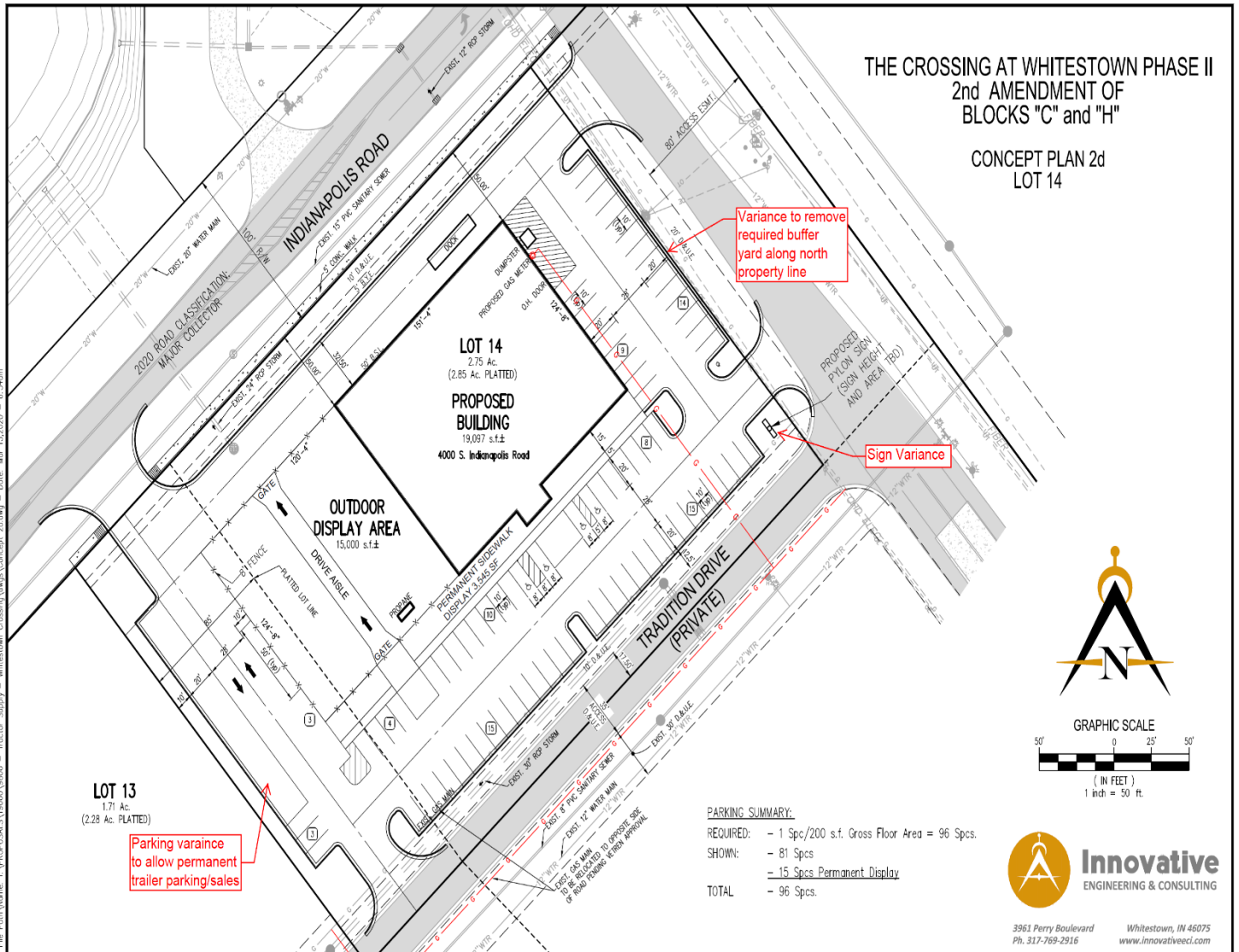
1. Due to particularities of any given development, the inflexible application of required parking spaces may result in parking and loading spaces in excess of need. Upon the written request of the applicant, the Administrator may authorize a reduction of required parking spaces not to exceed ten percent (10%). Approval of reduction of required parking spaces by the Administrator shall be in writing and shall include justification for allowing such reduction.
2. Upon written request by the applicant, up to twenty-five percent (25%) of the dedicated parking area may remain unpaved and in greenspace until such time as the need for maximum parking is determined. This decision and determination shall be at the discretion of the Administrator. Such decision shall be ratified by or appealed to the WPC. Such greenspace shall not be counted toward required landscaping or bufferyards.

### 3) BZA20-001-VA.C: 4.5 Table 7 Signage Requirements

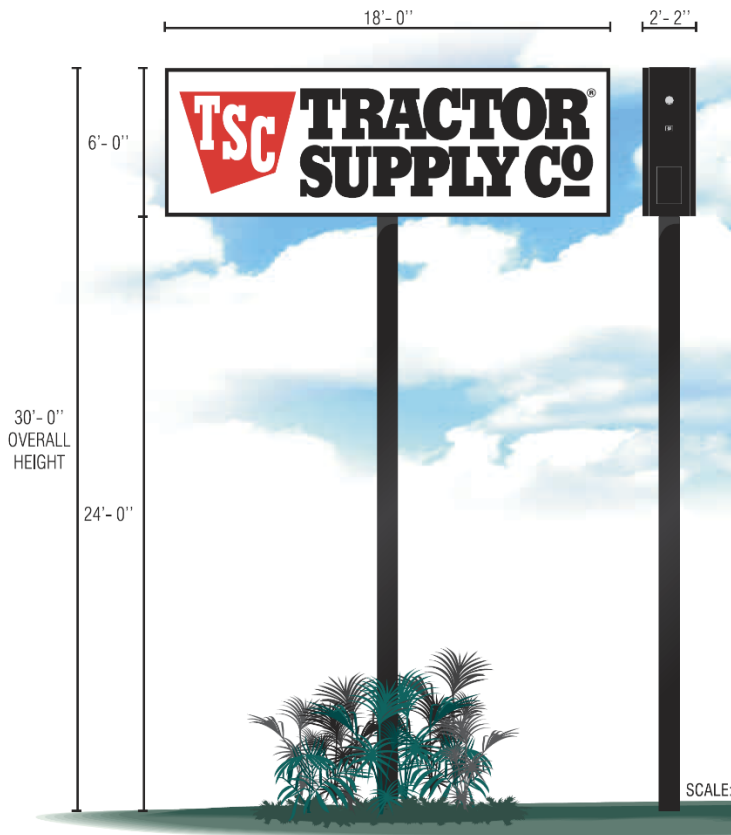
- a. Petitioner Request: Section 4.5, Table 7 allows for a maximum combined area of 80 square feet and a maximum height of 12 feet. A variance is being requested to allow a total combined area of 216 square feet and maximum height of 30 feet. A plan of Tractor Supply’s typical sign is included with this submittal.
- b. Table from UDO:

Table 7: Sign Regulations									
	AG	R1	R2	R3, MF	PB	LB	GB, UB	AB	I1, I2
<b>Total Quantity of Signs Permitted</b>									
Total per lot or per linear feet of road frontage	1	1	1	1/200	1/200	1	1/200	1/200	1/200
<b>Lighting</b>									
Animated, exposed bulbs, or internal/external illumination					P <sub>k</sub>	X	P	P	P
<b>On-Premises Free-standing Signs</b>									
Maximum combined area	6	6	6	12	40	40	80	160	80
Maximum height (feet)	5	5	5	5	12	12	12	36	12
Minimum setback (feet)	2	2	2	2	5 <sub>n</sub>	2	5 <sub>n</sub>	10	10
Residential	P	P	P	P		A	A	C	C
Incidental				X	X	X	X	X	X
Other	P		P	P	P	P	P	P	P

## Variances Exhibit



## Sign Exhibit



## Decision Criteria

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

### **BZA20-001-VA.A: Chapter 4.1A. Determination of Bufferyard Requirements**

- The variance will not be injurious to the public health, safety, morals, and general welfare of the community.
  - *The elimination of the bufferyard along the north property line will not be injurious to the public health, safety, morals, and general welfare. Removing the bufferyard requirement will allow for parking along the access drive from I-65 which will allow for the majority of parking to be located in close proximity to the entrance of the store.*
- The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.
  - *The proposed Tractor Supply store is proposed to be built as a part of a large commercial development of similar uses. Approval of the variance will not adversely affect the adjacent properties in any way.*
- The strict application of the terms of the Ordinance will continue the unusual and unnecessary hardship as applied to the property for which the variance.
  - *Denial of this request would result in a site that does not meet the needs of its proposed use.*

### **BZA20-001-VA.B: Chapter 4.4.C (1) Parking Requirements**

- The variance will not be injurious to the public health, safety, morals, and general welfare of the community.
  - *Approval of the variance will allow Tractor Supply to use a portion of its required parking area to display and sell small trailers. The remaining parking will be adequate for the typical operation of the store and will not be injurious to the public health, safety, morals, and general welfare of the community.*

- The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.
  - *The display and sales of trailers is a mainstay of Tractor Supply and is a similar product as commonly displayed by other site in the area. Approval of the variance will not adversely impact the use or value of the adjoining properties.*
- The strict application of the terms of the Ordinance will continue the unusual and unnecessary hardship as applied to the property for which the variance.
  - *Denial of the variance will not permit Tractor Supply to operate and offer items which can be found at its other stores which will place this location at a significant disadvantage to its competitors.*

**BZA20-001-VA.C: 4.5 Table 7 Signage Requirements**

- The variance will not be injurious to the public health, safety, morals, and general welfare of the community.
  - *The requested variance will allow for the ability to draw attention to the Tractor Supply store from SR267. It will not be injurious to the public health, safety, morals and general welfare of the community. The design will allow potential customers to locate store from a safe distance and assist in safely navigating to the store. This will be especially important with the changes in traffic patterns from the new I-65 interchange.*
- The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.
  - *The requested variance will not affect the adjacent properties in an adverse manner because the proposed sign will be mostly, if not entirely obstructed by the building. This will greatly limit or eliminate any impact to the residential areas to the west of the site. The adjoining sites are also zoned GB and would not in adversely impacted by the proposed sign.*
- The strict application of the terms of the Ordinance will continue the unusual and unnecessary hardship as applied to the property for which the variance.
  - *Denial of this requested variance will make locating the Tractor Supply store more difficult once the I-65 interchange is constructed and the surrounding lots are developed which could impact the visibility of this location.*