

PLAN COMMISSION

To: Cass County Commissioners
From: Planning Department
Date: July 20, 2015
Re: Amendments to Cass County Gateway Overlay, Table A, and Table B

Source of Proposed Amendment:
Logansport/Cass County/Walton Planning Department

Zoning Ordinance:
405 Cass County Gateway Overlay
Table B District Performance Standards
Table A District Use Standards

Proposed Language Change:
405 CASS COUNTY GATEWAY OVERLAY DISTRICT:

405.01 Purpose and Intent:

The Cass County Gateway (CG) Overlay District is intended to promote the health, safety, comfort, convenience and general welfare of the public by guiding the orderly growth and development of areas adjacent to and adjoining the four-lane Hoosier Heartland Industrial Corridor, limited access federal highway known as U.S. Highway 24, the four-lane, limited access Indiana state highway connected to U.S. Highway 24 which is known as State Road 25. It is further intended that the Overlay District foster a successful public/private relationship between the County and prospective developers, while promoting development opportunities, which encourage compatibility of land uses, provide safe and sufficient transportation systems and infrastructure, and protect the built and natural environment through fair, objective standards and regulations for all development proposals.

405.05 Standards: All development within CG Overlay District must meet the following standards.

A. Minimum lot area is 130,680 square feet or 3 acres

1. No land, which is within public rights-of-way or public lands or public or private street or access easements, shall be used for computing the minimum lot area.
2. No land, which is within a watercourse, drainage way, channel, stream, designated wetlands or floodway as specified by the Zoning Ordinance, shall be used for computing the minimum lot area.

3. No land, which is under water, other than a temporary detention storage area or ornamental pond, shall be used for computing the minimum lot area.

4. Lots which do not meet the minimum lot area which are within approved subdivisions and lots of record prior to the establishment of the Cass County Gateway Overlay District may obtain improvement location permits provided all other standards of the Ordinance can be met, including DPR, if applicable.

B. Gross floor area shall have a minimum of 5,000 2,500 square feet, excluding basement or any accessory buildings.

C. Maximum height of a building shall be 60 feet, comprising no more than 4 stories, unless otherwise specified under section 307.01.

~~D. Minimum lot width is 300 feet or one-half the depth of the lot whichever is greater. Lots of record established prior to the adoption of the Cass County Gateway Overlay District need not meet this requirement.~~

~~E. Building Setbacks shall have a minimum front yard setback from the right of way line of 25 of 90 ft, 50 ft setback from the right of way line of any collector, arterial, local, private road, or access easement. Minimum side and rear yards from the property line shall be a minimum of 50 ft from residential uses and a minimum of 20 ft from other industrial and commercial uses or undeveloped land.~~

F. Maximum Lot Coverage is as specified in Table B of this Ordinance provided a minimum of 10% of the lot coverage is green space.

405.06 Site Design of the development shall meet the following standards:

B. Off-Street Parking: An off-street parking plan shall be submitted with the DPR application. This plan shall be drawn to scale, including dimensions and distances. The off-street parking plan shall adhere to all the standards and regulations of this Ordinance. There shall be no off-street parking within the required planting strip or buffer yard.

~~1. Off-street parking shall be provided so that there only 25% of the parking be between SR 25 and the building.~~

1Off-street parking areas for 2 or more different uses may be provided collectively, if the total number of spaces provided is not less than the total of the minimum required spaces for each individual use. Combined parking shall be designed and constructed so as to create a desirable, efficient, and well planned off-street parking area with functional and aesthetic values, attractiveness, and compatibility with adjacent land uses. Development must follow the standards set forth in section 308.

F. Driveway Access: Driveways must be located, constructed and marked in such a way to provide safe ingress and egress. Driveway standards

shall be as designated in Section 308.07 of the Ordinance, except for the following:

1. Driveways shall not be located closer than ~~50~~ 25 feet from an interior property line or another driveway on the same property, unless a common driveway is provided between adjacent properties in order to provide safe ingress and egress for both properties.

G. Other Requirements

1. Outdoor Sales: All outdoor sales shall be in and only in an approved designated area. No outdoor sales shall conflict with the DP as approved, including parking areas. No sales shall be conducted in any trailer, container, or temporary shelter unless it is a part of the approved DP.
2. Outdoor Storage: All outdoor storage shall be in and only in an approved designated area. No outdoor storage shall conflict with the DP as approved, including parking areas. No storage shall be conducted in any trailer, container, or temporary shelter unless it is a part of the approved DP. Storage must be located to the rear of the primary structure and stored or screened in a way to not be visible from State Road 25, unless impractical or storage of natural materials.
- ~~3. Loading Areas, Refuse Areas and Dumpsters shall not be oriented towards State Road 25, unless impractical.~~
- ~~4. Architectural design from the principal structure shall reflect vertical and horizontal proportions and shall provide a defined base and top on all sides of the building seen from State Road 25. Large blank walls shall be minimized along State Road 25, whenever possible. If the principal structure is seen from State Road 25, at least 25% of those sides seen must be of masonry or exterior finished wood material.~~

Table B District Performance Standards

	CG See section 405
1. Minimum Lot Area (A)	
No Central Sewage	130,680
With Central Sewage	130,680
2. Minimum Lot Width (B)	
No Central Sewage	1)300 80
With Central Sewage	1)300 <u>70</u>
3. Minimum Lot Area Per	

Family (A)	
No Central Sewage	NA
With Central Sewage	NA
4. Maximum Lot Coverage (C)	50
5. Minimum Front Yard (B)	2)90 40
6. Minimum Side Yard (B)	2)50 20
7. Minimum Rear Yard (B)	2)50 25

TABLE A
District Use Standards

	B1	CG
13. Forestry, Woodland	P	<u>PS</u>
15. Agribusiness (as defined)	X	<u>SP</u>
17. Liquid Fertilizer and Agricultural Chemicals – Sales, Mixing, Storage, and Distribution	X	<u>SP</u>
18. Grain Elevators and Feed Dealers, Storage and Distribution	X	<u>SP</u>
20. Slaughterhouse and Rendering Plant	X	<u>XS</u>
3. Agriculture - Confined Feeding (as defined)(see Section 502)	X	<u>XS</u>
9 Oil and Gas Production (not to include refining)	S	<u>SP</u>
2. Retail Trade (as defined) of More than 1000 Square Feet Per Establishment		<u>SP</u> X
10. Automobile Sales and Rental - New and Used and Accessory Service and Repair	X	X <u>S</u>
14. Mobile Homes and Recreational Vehicle Sales and Rental and Accessory Service and Repair	<u>XS</u>	X
15. Motorcycle and Truck Sales and Accessory Service and Repair	X	<u>XS</u>

21. Lumber and Building Supplies, Lawn and Garden Supplies and Farm Supply Centers (including outdoor storage)	<u>XS</u>	<u>XP</u>
17. Cemetery	S	<u>XS</u>
27. Veterinary Hospital and Clinic	S	<u>XS</u>
28. Kennel	X	<u>XS</u>
33. Water Slide Park, Public Swimming Area	S	<u>XS</u>
15. Freight Distributors and Terminal (truck and railroad)	X	<u>SP</u>
17. Warehousing - Inside (no explosives)	X	<u>SP</u>
1. Light Manufacturing (as defined)	X	<u>SP</u>
9. Ordnance Products (including arms and ammunition)	X	<u>XS</u>
6. Mobile Homes - When Used for Commercial or Industrial Purposes	S	<u>XS</u>

Justification:

With the purchase of property in the Cass County Agribusiness Park and identifying compatible uses with existing uses in the Park, the RDC and the Planning Department discussed how the Economic Development Department could benefit from some use and design standards changes for marketing the Park.

Staff Recommendation:

Staff recommends that the proposed addition be approved by the Cass County Commissioners.

ADDED LANGUAGE IS UNDERLINED ~~DELETED LANGUAGE IS STRUCK THROUGH~~

RESOLUTION 15-05
A CASS COUNTY PLAN COMMISSION RESOLUTION
RECOMMENDING CERTIFICATION OF AMENDMENTS TO THE
CASS COUNTY ZONING ORDINANCE

WHEREAS, The General Assembly of the State of Indiana granted powers to the counties to adopt zoning ordinances for their jurisdiction according to IC 36-7-4-600 series; and

WHEREAS, Cass County adopted the Cass County Zoning Ordinance which became effective on October 3, 1986, and has had subsequent amendments as listed on the title page of the Cass County Zoning Ordinance; and

WHEREAS, the General Assembly on the State of Indiana granted powers to counties to amend the text of an adopted zoning ordinance according to IC-36-7-4-602 (b), and Section 906 of the Cass County Zoning Ordinance allows for the amendment of said Ordinance; and

WHEREAS, The Cass County Plan Commission held a public hearing on Tuesday July 7, 2015 on the attached textual amendments to the Cass County Zoning Ordinance regarding the following sections and all related sections;

Cass County Gateway Overlay Standards: Table A; B1; CG

now, therefore, be it

RESOLVED, in accordance with IC 36-7-4-605, the Cass County Plan Commission certifies with a X favorable, _____ unfavorable, _____ no recommendation the attached textual amendments to the Cass County Board of Commissioners, Cass County, Indiana.

Adopted this 7th day of July 2015

CASS COUNTY PLAN COMMISSION

 Jenny Clark
Officer, CCPC

ATTEST:

 James L. Sanders
Officer, CCPC

Vaneen Ide

From: Peggy Dillon <peggy.dillon@co.cass.in.us>
Sent: Monday, July 13, 2015 9:35 AM
To: 'Van I'
Cc: 'Arin Shaver'
Subject: Commissioners meeting July 20th
Attachments: Zoning Ordinance Amendments.pdf; O CC CCGateway Overlay.docx

Van:
The Plan Commission is sending 2 items to the Commissioners:

1. Zoning Ordinance Amendments
2. Rezone Request

I have attached the staff report for the ordinance amendments and the Ordinance to be signed.
I will send the rezone request in the next email.

Thank you,

Peggy Dillon
Secretary



Vaneen Ide

From: Peggy Dillon <peggy.dillon@co.cass.in.us>
Sent: Monday, July 13, 2015 9:38 AM
To: 'Van I'
Cc: 'Arin Shaver'
Subject: Rezone
Attachments: Rezone Request.pdf; O CC Rezone.doc; R CC Comp Plan Rezone.doc

Van;
This Rezone will include an Ordinance for the rezone and a Resolution for the Comprehensive Plan map amendment. Please let us know if this is able to be included on the agenda for July 20th.
I have emailed the information to the Commissioners.

Thank you,

Peggy Dillon
Secretary



Cass County • Logansport
PLANNING DEPARTMENT
200 Court Park, Room 306 • Logansport, IN • 46947
phone: 574-753-7775 • fax: 574-753-7401

PLAN COMMISSION

**LOGANSPOUR
CASS COUNTY**

TO: Cass County Commissioners
FROM: Arin Shaver, AICP, Planning Director
DATE: July 20, 2015
SUBJECT: Proposed Future Land Use and Zoning Map Amendment for property located south of the Hoosier Heartland and along the sides of Old SR 25.

The information provided in this staff report has been included for the purpose of reviewing the proposed rezoning. Since the rezoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee/Site Plan Review process to address development regulations.

A. BACKGROUND:

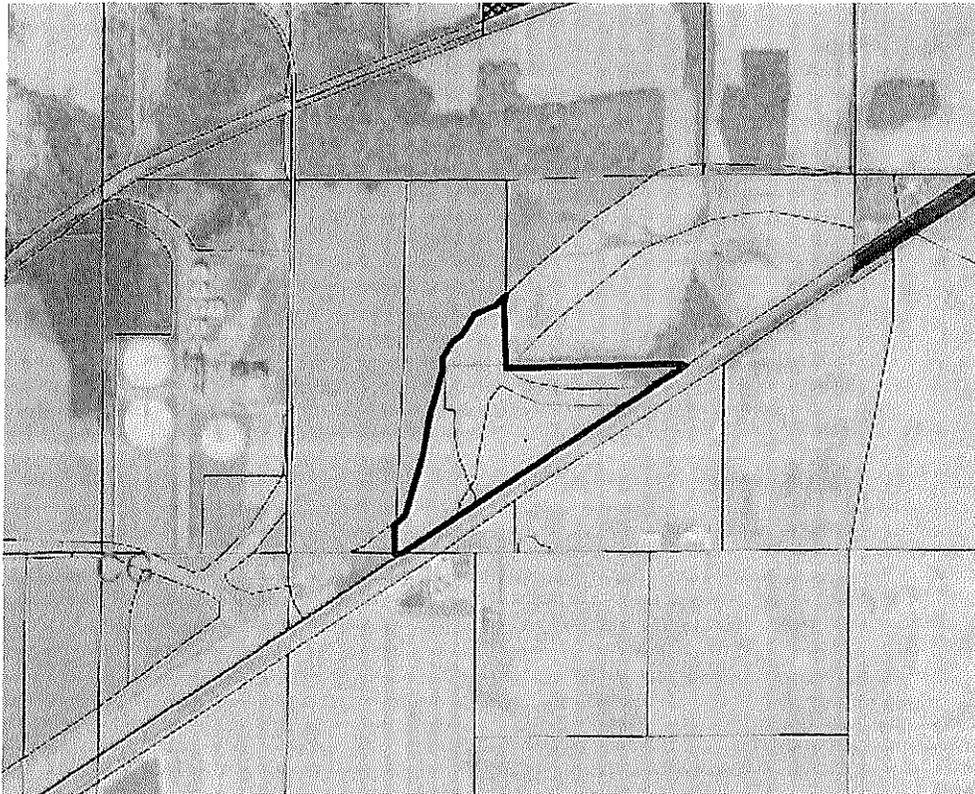
Case No.	Resolution #'s 15-06 and 15-07
Applicant	Planning Department
Property Location	South of the Hoosier Heartland and along the sides of Old SR 25.
Property Identification Number	09-11-04-700-024.000-007, 09-11-04-700-024.001-007, 09-11-04-700-022.001-007; a portion of 09-11-04-700-022.000-007
Property Size	≈31 acres
Current Future Land Use Map (FLUM) Designation	Rural Preservation
Proposed Future Land Use	Industrial
Current Zoning District	Agricultural District (AG)
Proposed Zoning District	Agribusiness District (AB)
Existing Land Use	Vacant/Farmland.

B. ANALYSIS:

Location, Surrounding Land Use and Zoning

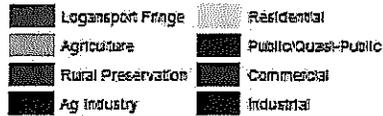
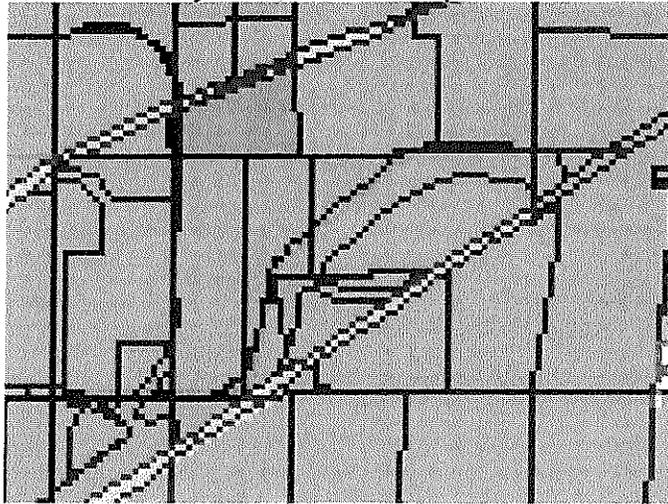
	Surrounding Land Use	Zoning
North	Farm ground	Agricultural (AG) and County Gateway (CG)
South	Residence and Farm Ground	Agricultural (AG)
East	Residence and Farm Ground	Agricultural (AG)
West	Clymer's Agribusiness Park	County Gateway (CG)

Current Zoning & Site Location



Note: Proposed property to rezone is in Blue.

The Cass County Future Land Use Map



Differences between AG (Existing) and AB (Proposed) Zoning Districts

AG, Agricultural District: The purpose of this district is to recognize agriculture as the predominant use of land in the County and to ensure the continued viability of this resource. Adverse effects and incompatibilities between agricultural and non-farm uses will be discouraged and public sewage and water facilities will not be provided. Density should not exceed one dwelling unit per acre. Higher density development will be considered only as a planned development and/or as per the modification procedure of the Cass County Subdivision Control Ordinance.

AB, Agribusiness District: The purpose of this district is to encourage expansion of business and manufacturing support uses for the local agricultural community in proper locations.

- | | |
|----------------------------|--------------------------------|
| ■ Hotel or Motel | ■ Lumber and Building Supplies |
| ■ Cropland and Orchards | ■ Specialty Farms |
| ■ Auction Barn (Livestock) | ■ Plant Nursery |
| ■ Agribusiness | ■ Grain Elevators |
| ■ Heavy Equipment Sales | |

(1) THE COMPREHENSIVE PLAN

The subject site has a Future Land Use Map (FLUM) designation of Rural Preservation. The proposed use of Industrial initially seems inconsistent with this designation. However the proposal advances several comprehensive plan policies and is consistent with the following comprehensive plan goals:

Goal 3: Manage development along the Hoosier Heartland Corridor west of SR 29

Support agricultural uses and agri-business. Cass County has a long history as an agricultural community and the future economy of the county will depend on agriculture and value-added agricultural products.

Clymer's Sub-Area

Consider expansion of the park south of the Hoosier Heartland Corridor, as infrastructure becomes available and demand for space emerges

(2) CURRENT CONDITIONS AND THE CHARACTER OF CURRENT STRUCTURES AND USES IN EACH DISTRICTS

Within this area the County is promoting the Clymer's Agribusiness Park. The types of uses that may come into such a park have complementary uses that follow. Such uses may not be something that should be within the park itself. Being along Old SR 25 and the Hoosier Heartland complementary uses would be appropriate even though the current area is farm ground with a few residences.

(3) THE MOST DESIRABLE USE FOR WHICH THE LAND IN EACH DISTRICT IS ADAPTED

Again with the access to the highways and being adjacent to the Agribusiness Park, this is a great location to see complementary uses to business in the park. The Comprehensive Plan even points out that with infrastructure capabilities expansion to the south of the HHIC is appropriate.

(4) THE CONSERVATION OF PROPERTY VALUES THROUGHOUT THE JURISDICTION

Although this rezone will have no effect on property taxes unless construction would occur on the site, the property values in the area will currently see change with the development of the Agribusiness Park. This rezone will not affect those values any more than the Agribusiness Park.

(5) RESPONSIBLE DEVELOPMENT AND GROWTH.

The Comprehensive Plan states that Cass County has a long history as an agricultural community and the future economy of the County will depend on agriculture and value-added agricultural products; thus supports agricultural uses and agri-business. This rezone will add to the success of the park by providing space for complementary uses.

**RESOLUTION 15-06
CERTIFICATION OF A ZONE MAP AMENDMENT TO THE
BOARD OF COMMISSIONERS OF CASS COUNTY, INDIANA**

WHEREAS, The General Assembly of the State of Indiana granted powers to the counties to adopt zoning ordinances and zone maps for their jurisdiction according to IC 36-7-4-600 series; and

WHEREAS, Cass County adopted the Cass County Zoning Ordinance which became effective on October 3, 1986, and has had subsequent amendments as listed on the title page of the Cass County Zoning Ordinance; and

WHEREAS, the General Assembly on the State of Indiana granted powers to counties to amend the adopted zoning ordinance maps according to IC-36-7-4-608, and Section 905 of the Cass County Zoning Ordinance allows for the amendment of said Ordinance; and

WHEREAS, The Cass County Plan Commission held a public hearing, Tuesday July 7, 2015, on the petition of Cass County Planning Department for the area south of the Hoosier Heartland and along the sides of Old SR 25 to rezone from AG, Agricultural to AB, Agribusiness; now, therefore be it

RESOLVED, in accordance with IC 36-7-4-605, the Cass County Plan Commission certifies with a X favorable, unfavorable, no recommendation the attached map amendment to the Cass County Board of Commissioners, Cass County, Indiana.

Adopted this 7th day of July 2015.

CASS COUNTY PLAN COMMISSION

 Jenny Clark
CCPC Officer

ATTEST:

 James L. Sailer
COPC Officer

