

Shelby County Plan Commission

October 25, 2022 at 7:00 PM

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MEETING AGENDA

Shelby County Plan Commission
October 25, 2022, at 7:00 P.M.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Minutes from the September 27, 2022, meeting.

OLD BUSINESS

None.

NEW BUSINESS

DP 22-01 – SUNBEAM I-74, LLC / I-74 LOGESTICS PARK: Development Plan Approval of a proposed commerce park including four industrial warehouses and associated facilities on +/- 300-acres.

DISCUSSION

None.

ADJOURNMENT

The next regular meeting of the Shelby County Plan Commission is scheduled for Tuesday, **November 22, 2022, at 7:00 PM.**

Property Details

Location: Generally south of McGregor Road and north of the CSX Railroad, Moral Township.

Property Size: +/- 302-acres.

Current Land Use: Cropland & Vacant Single-Family Residential.

Current Zoning Classification

I1 (Low Intensity Industrial)

This district is established for low intensity industrial uses, light manufacturing facilities and business parks.

Future Land Use per Comp Plan

Industrial

The purpose of this category is to provide for a full range of light and heavy industrial uses. Types of uses include manufacturing, processing, distribution and storage. The designation should accommodate a variety of industrial establishments which:

- *Employ high environmental quality standards*
- *May function as an integral part of an overall development area*
- *Require large tracts of land because of their nature and function*
- *Have minimal impacts on adjacent uses*

Focus Area #1- Northwest Corner

1. *Cooperate with Indy MPO for project inclusion and future funding applications.*
2. *Build County partnerships for future development potential- focus on residential and commercial opportunities utilizing non-prime farmland and suitable soil conditions as development opportunities. Continued on next pg.*

Staff Report

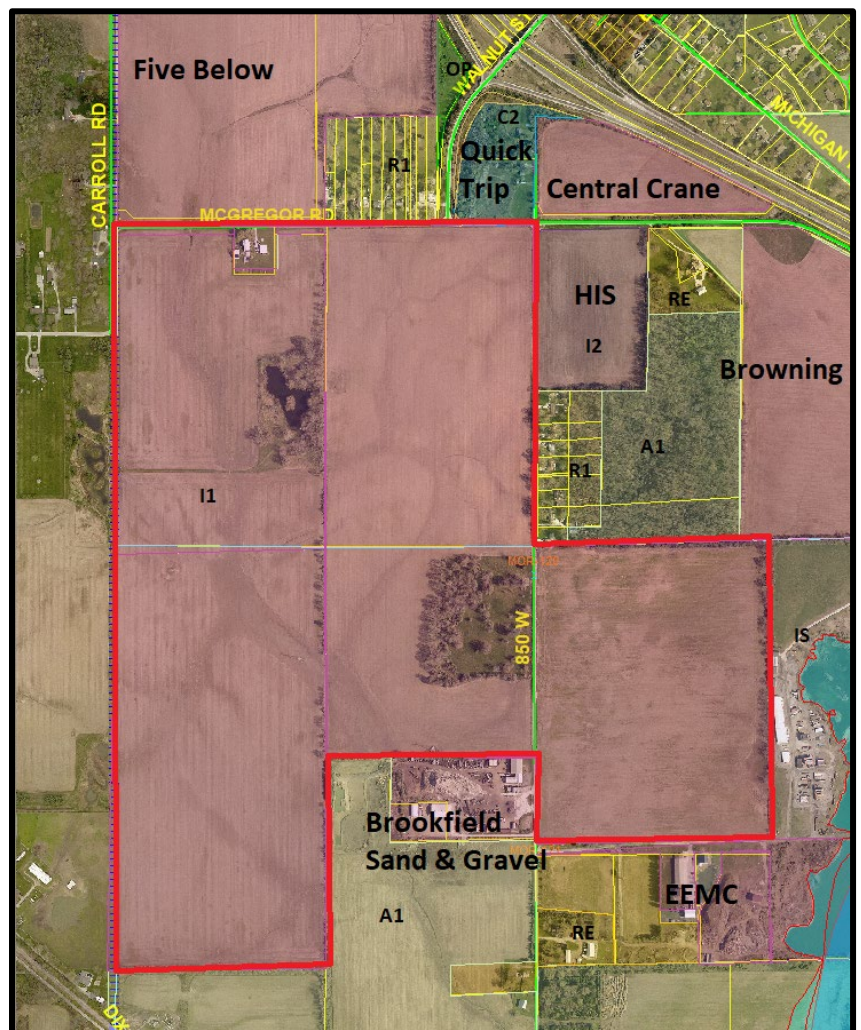
Case Number: DP 22-01

Case Name: Sunbeam I-74, LLC / I-74 Logistics Park – Development Plan

Request

Development Plan Approval of a proposed commerce park including four industrial warehouses and associated facilities on +/- 300-acres.

Property Map



Property Details

3. *Target residential, commercial, and industrial development near existing interchanges.*
4. *Take advantage of the gateway opportunity into Shelby County; utilize this portion of the county as a highly visible marketing opportunity for Shelby County and its communities.*
5. *Encourage the extension of public water & sewer facilities to this area.*
6. *Take advantage of the opportunities associated with the floodplain and encourage floodplain mitigation in areas targeted for development.*

Surrounding Development

	Zoning	Land Use
North	<i>I1, R1, C2</i>	<i>Warehouse, Single-Family Residential</i>
South	<i>A1, I1</i>	<i>Cropland, Estate Residential, Sand & Gravel Operation, Contractors Office & Yards</i>
East	<i>IS, R1, I2</i>	<i>Fire Fighter Training Facility, Single-Family Residential, Contractor's Office & Yard</i>
West	<i>DA (Dwelling Agricultural Marion County)</i>	<i>Single-Family Residential, Estate Residential, Cropland</i>

Case Description

Development Plan Approval Process

- The Development Plan Review process provides an opportunity for the Planning Director, Plan Commission, and the Public to comment on preliminary development plans for a project not previously reviewed as part of a rezoning application.
- The Plan Commission is legally obligated to approve any Development Plan presented that complies with the provisions of the Unified Development Ordinance.
- The Plan Commission may offer suggestions regarding the design of the project, rather than stipulations, as part of the approval of a UDO compliant Development Plan.
- Approved Development Plans are valid for two years, with an option of a six-month extension for cause.
- The Zoning Administrator may approve minor amendments to an approved Development Plan without public hearing if the amendments do not involve an increase in height, area, bulk or intensity of land uses; the designation of additional land uses; a reduction in yards; the addition of driveways or access points; or a reduction in the amount of parking.
- After Development Plan Approval, The Site Plan Committee, which includes the Planning Director, Building Inspector, Moral Township Fire Department Inspector, and Health Department Environmental Technician,

review a site plan including technical details prior to issuing construction permits. USI Consultants, Inc. reviews a detailed drainage plan to ensure that the project complies with the County's Drainage & Sediment Control Ordinance.

Existing Property Conditions

- On October 26, 2021, the Plan Commission recommended approval of a rezoning of the property from A1 (Conservation Agricultural) and R1 (Single-Family Residential) to I1 to allow for speculative low-intensity industrial development. The County Commissioners approved this rezoning on November 8, 2021.
- The property currently includes cropland, a small forested area and pond, and a single-family residence and accessory structures. The petitioner will remove the trees, pond, and residential structures prior to development of the property.
- The property does not lie within a designated floodplain, does not include a regulated legal-drain, and does not include restricted wetlands.
- A fiber optic line and high-transmission electric line run in an easement across the property. The petitioner stated that they will coordinate all development within the easement with the easement holder(s).
- The petitioner has indicated that design elements dependent on existing soil stability and bearing capacity will adhere to the recommendations set forth in the Geotechnical Report and/or INDOT Standards.

Development Plan Components

- Four warehouses on four separate parcels. The warehouses range in size from approximately 700,000 sq. ft. to 1,100,000 sq. ft. Each warehouse includes dedicated truck parking and employee parking facilities.
- Two +/- 5-acre vacant parcels adjacent to a proposed traffic circle at Walnut St/ CR 850 W / McGregor Rd / Frontage Rd.
- Direct access from McGregor Rd. and CR 850 W, as well as a private road from CR 850 W. Trucks and passenger vehicles would share access driveways, however, would have dedicated lanes. The petitioner indicated that the private road would exceed Shelby County's construction standards for public roadways.
- The private road from CR 850 W provides access to Buildings 1, 2, and 3. The private road does not connect to McGregor Rd; therefore, vehicles traveling east on McGregor Rd. from Action would drive around the site to the private road entrance to access Building 2. The development does not include a stub street for access to future development on the adjacent parcel to the south.
- Existing and proposed grading. Building pads sit at least 10-feet above the Base Flood Elevation established along Buck Creek.
- Drainage facilities including six on-site detention ponds and one off-site detention pond that discharges into Devault Run, which is a tributary to West Little Sugar Creek. All shared drainage facilities and off-site drainage facilities lie

within drainage easements. As require by the County Drainage Ordinance, the drainage facilities would limit the 100-year storm event release rate to less than the existing 10-year storm event release rate, thereby improving property drainage conditions.

- Required on-site landscaping and landscaping buffers. The landscape buffers exceed ordinance requirements along the exterior roadways and along the property lines adjacent to residential development in Marion County.
- Utility lines, utility connection points, and easements.

Transportation Facilities & Utilities

- The property is located within the Shelby County Northwest Economic Development Area (EDA) and Tax Increment Financing District (TIF). The TIF will capture incremental real property tax within the EDA to fund road and utility improvements within the EDA.
- The County intends to improve the Walnut St/ CR 850 W / McGregor Rd / Frontage Rd. intersection with installation of a traffic circle.
- The County intends to improve the portion of CR 850 W servicing the development.
- Sanitary sewer and other utility improvements have commenced in the area.

Staff Analysis Findings of Fact

Staff has reviewed the Development Plan and has determined:

1. The development plan is consistent with the Shelby County Comprehensive Plan.
2. The development plan satisfies the development requirements of Article 02: Zoning Districts.
3. The development plan satisfies the standards of Article 05: Development Standards, pending approval of a variance to allow driveways to exceed 42-feet in width.
4. The development plan satisfies any other applicable provisions of the Unified Development Ordinance
5. The development plan satisfies the construction requirements of the Shelby County's Construction Standards.
6. Allowing driveways to exceed 42-feet in width would allow for establishment of a private road to service the development.

Staff Recommendation

Staff has reviewed the Development Plan and determined that the plan complies with the provisions of the UDO, pending approval of a variance to allow driveways to exceed 42-feet in width; therefore, Staff recommends **APPROVAL**.

After review of the initial set of plans submitted with the application for Development Plan Review, Staff provided suggestions to the petitioner to improve upon the design of the project. Those suggestions and the petitioner's responses are listed on the last three pages of the Plan Review Comment letter included in the Meeting Materials.

Applicant/Owner Information

Applicant: Sunbeam I-74, LLC
11800 Exit Five Parkway, Suite 110
Fishers, IN 46037

Owner: Same

Applicant's Representative: Christopher King
144 E. Rampart St.
Shelbyville, IN 46176

Engineer: Kimley-Horn – Bryan Sheward, P.E.
250 E 96th Street, Suite 580
Indianapolis, IN 46240

ORDINANCE CHART

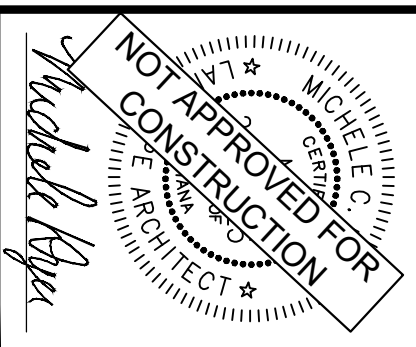
REQUIREMENT	REQUIRED	PROVIDED
PARKING LOT PERIMETER	<ul style="list-style-type: none"> • 1 Shade tree per 35 LF of parking perimeter • 1 Shrub per 10 LF of parking perimeter 	<ul style="list-style-type: none"> • North: 54 trees, 190 shrubs • South: 37 trees, 129 shrubs • West: 13 trees, 45 shrubs • East: 2 trees, 8 shrubs
PARKING LOT INTERIOR	<ul style="list-style-type: none"> • 1 Shade tree per landscape island • 1 Landscape island per 40 Parking spaces 	<ul style="list-style-type: none"> • 130 Shade trees • 130 Landscape islands
LOT PLANTING LANDSCAPE STANDARDS	<ul style="list-style-type: none"> • Maximum of 10 trees required on large sites 	<ul style="list-style-type: none"> • Fulfilled through other landscape requirements
STREET TREES	<ul style="list-style-type: none"> • 1 Tree per 50 LF of frontage on arterial roads 	<ul style="list-style-type: none"> • 19 Shade trees (No trees within 150 LF of entrances)
LANDSCAPE BUFFERS	<ul style="list-style-type: none"> • Buffer Type A: 1 shade tree and 1 ornamental or evergreen trees per 70 LF • Buffer Type B: 1 shade tree and 2 ornamental or evergreen trees per 60 LF • Buffer Type C: 1 shade tree per 45 LF, 2 ornamental or evergreen trees per 50 LF • Buffer Type D: 1 shade tree per 40 LF, 2 ornamental or evergreen trees per 50 LF, 1 row of evergreen trees at 1 evergreen per 12 LF, 6' tall fence or 5' undulating mound 	<ul style="list-style-type: none"> • North: 21 shade trees, 42 ornamental or evergreen trees • Type B: 1,245 LF / 60 = 21 shade trees, 42 ornamental or evergreen trees • Type C: 191 LF / 45 = 4 shade trees, 8 ornamental or evergreen trees • South: 1,126 LF / 60 = 19 shade trees, 38 ornamental or evergreen trees • East: 1,843 LF / 60 = 31 shade trees, 62 ornamental or evergreen trees • Type B (property line): 1,843 LF / 60 = 31 shade trees, 62 ornamental or evergreen trees • Type B (Above building 2): 1,622 LF / 60 = 27 shade trees, 54 ornamental or evergreen trees • Type D: (Along east side of 850 W): 1,480 LF = 37 shade trees, 59 ornamental or evergreen trees, 123 evergreen trees, fence or mound • Type D: (Along west side of 850 W): 2,678 LF = 67 shade trees, 107 ornamental or evergreen trees, 223 evergreen trees, fence or mound • West: 1,549 LF / 60 = 26 shade trees, 52 ornamental or evergreen trees • Type D (North side of property line): 1,822 LF = 46 shade trees, 73 ornamental or evergreen trees, 151 evergreen trees, fence or mound • Type D (South side of property line): 997 LF = 25 shade trees, 40 ornamental or evergreen trees, 83 evergreen trees, fence or mound

TREES SHALL NOT BE PLACED WITHIN 150' OF CURB CUTS ONTO PUBLIC RIGHTS OF WAY

No.	REVISIONS	DATE	BY

SCALE: AS NOTED
 DESIGNED BY: EMF
 DRAWN BY: CDC
 CHECKED BY: BAS

Kimley»Horn
 ©2022 KIMLEY-HORN AND ASSOCIATES, INC.
 250 EAST 96TH STREET, SUITE 580,
 INDIANAPOLIS, IN 46240
 PHONE: 317-218-9560
 WWW.KIMLEY-HORN.COM



LANDSCAPE DETAILS

I-74 EAST COMMERCE PARK
 SWC of MCGREGOR RD & N CR 850 W,
 FAIRLAND, INDIANA 46126

ORIGINAL ISSUE: 10/04/2022
 KHA PROJECT NO. 170324000
 SHEET NUMBER
L1.1



Preliminary Drainage Memorandum

To: Shelby County Surveyor's Office

From: Bryan Sheward, P.E., Eric Fiacable, E.I.
Kimley-Horn and Associates, Inc.

Original: October 4, 2022

Project Summary

Project Name: I-74 East Commerce Park
Location: West of N 850 E, south of McGregor Rd.
Report Type: Preliminary Drainage Memorandum
Reviewing Agency: Shelby County Surveyor's Office
Basin Runoff Calculations: TR-55 SCS Method
Design Standards: Storm Drainage, Erosion and Sediment Control Ordinance
(May 2001)

Introduction

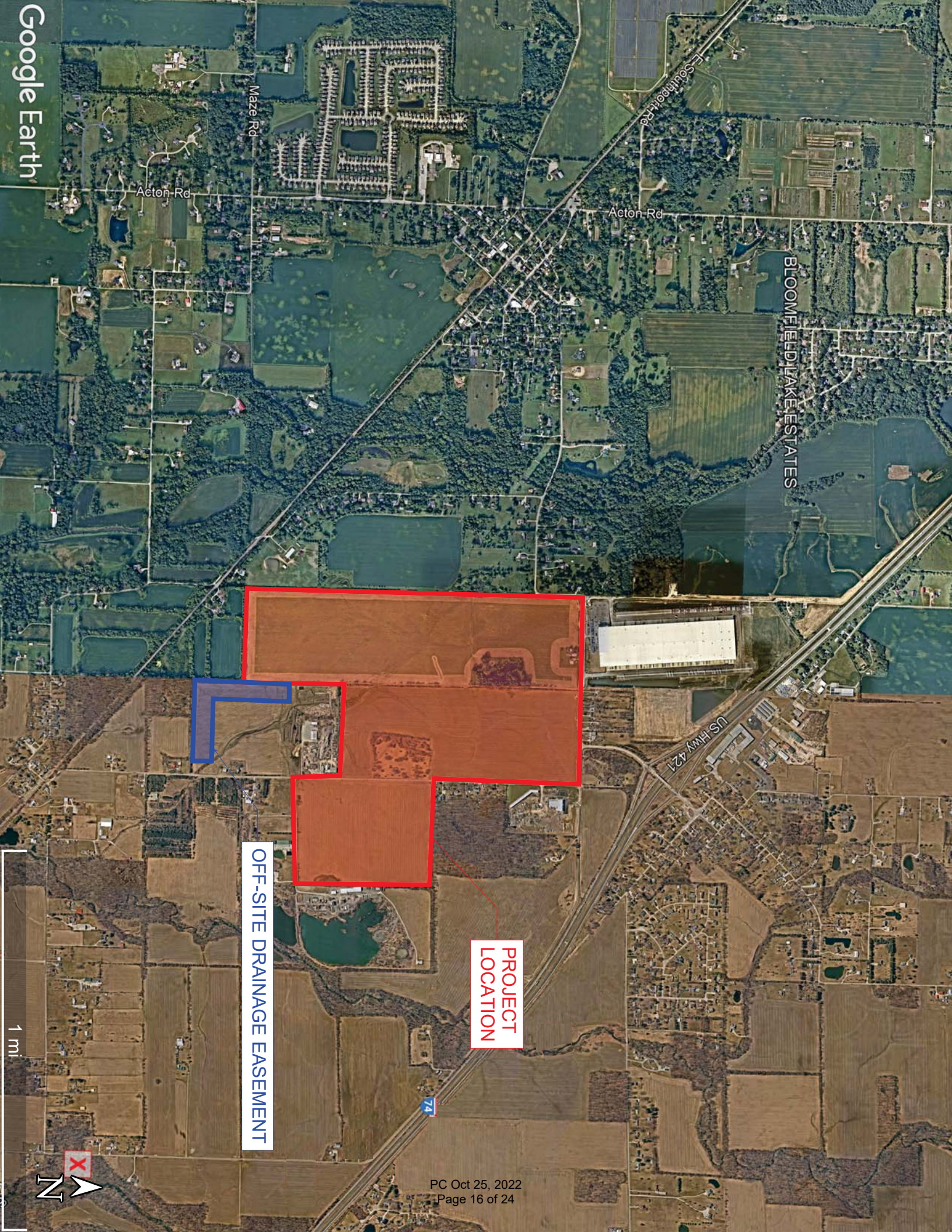
Kimley-Horn and Associates, Inc. has been retained by Sunbeam Development to prepare construction documents and provide civil engineering design services for the "I-74 East Commerce Park", a proposed light industrial warehousing development located on the west and east sides of N 850 E south of McGregor Rd. in Shelby County, IN. Herein "I-74 East Commerce Park" will be referred to as the Project.

Kimley-Horn intends to comply with the requirements set forth in the Shelby County Storm Drainage, Erosion and Sediment Control Ordinance (May 2001). This includes limiting the 100 yr proposed release rate to less than or equal to the existing runoff from the 10-yr storm event. As shown in the attached HydroCAD report, the existing 10-yr runoff is 88.12 CFS for the entire project site. Runoff from onsite will be collected in 6 on-site detention ponds which ultimately route through a proposed off-site wet pond south of the site that discharges into Devault Run, which is a tributary to West Little Sugar Creek. The ponds and their corresponding drainage sheds are shown on the attached exhibit.

All ponds will be sized to detain the 100-yr storm and all storm sewers will be sized to carry the 10-yr storm. Onsite runoff from the 100-yr storm will be conveyed to the detention ponds via pipe/overland flood routing paths.

Attachments

- Aerial Image
- Proposed Drainage Area Map
- HydroCAD report



Acton Rd

Maze Rd

Acton Rd

E Southport Rd

BLOOMFIELD LAKES ESTATES

US Hwy 421

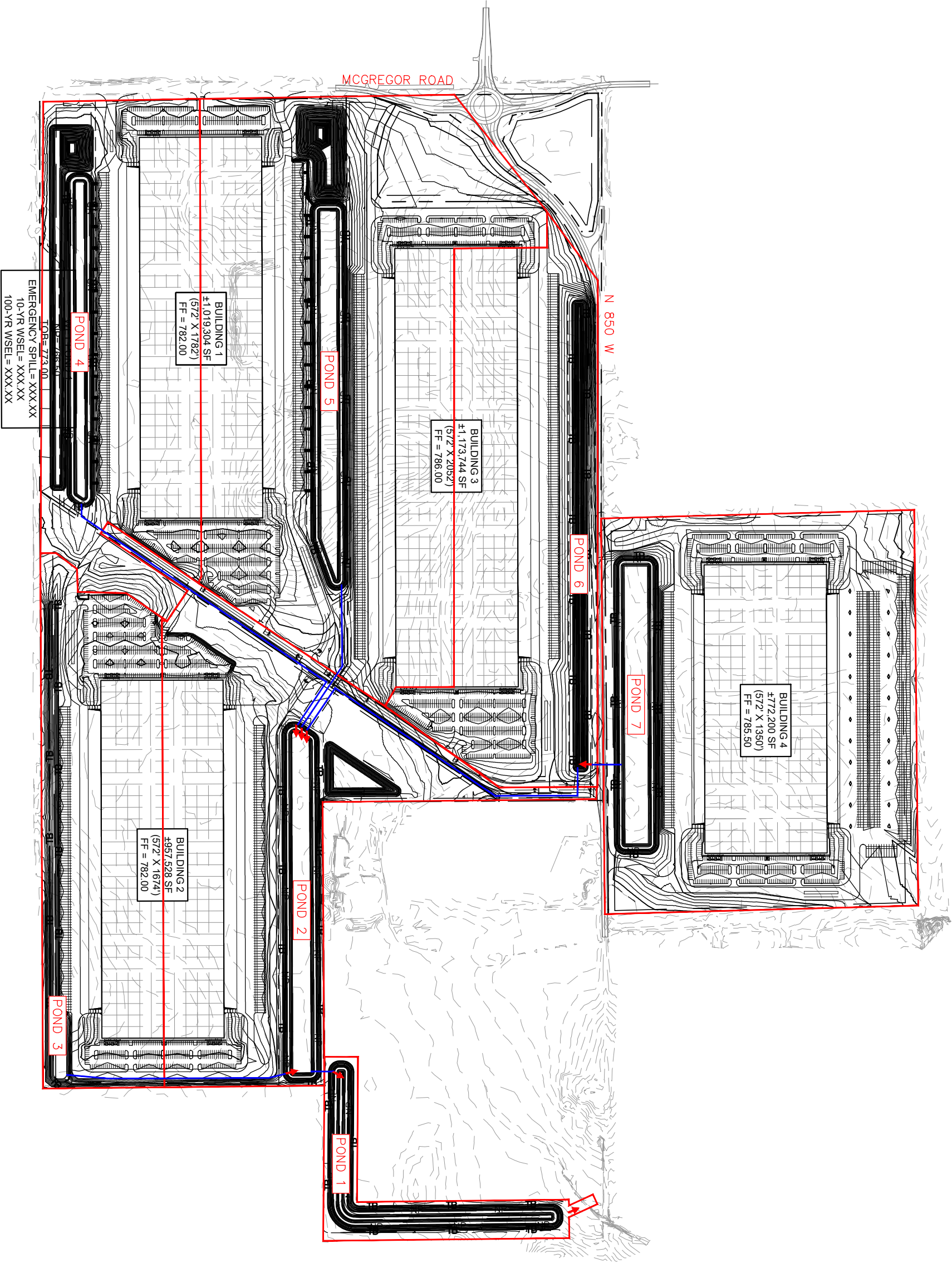
74

OFF-SITE DRAINAGE EASEMENT

PROJECT LOCATION

1 mi





Prelim-ExDrainage

Prepared by Kimley-Horn & Associates

HydroCAD® 10.20-2b s/n 02344 © 2021 HydroCAD Software Solutions LLC

Type II 24-hr Prelim-10yr (NOAA) Rainfall=4.07"

Printed 10/3/2022

Page 3

Summary for Subcatchment 1S: Prelim EX - PH1

Runoff = 88.12 cfs @ 14.21 hrs, Volume= 27.334 af, Depth> 1.43"

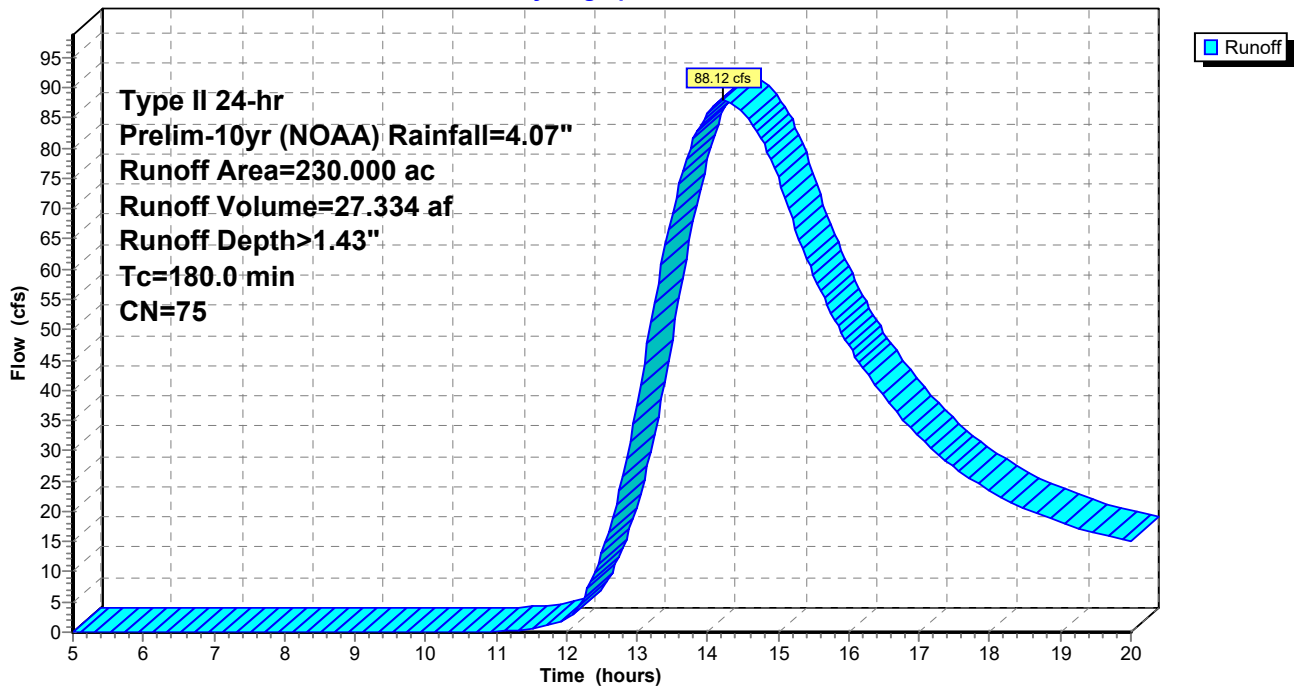
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type II 24-hr Prelim-10yr (NOAA) Rainfall=4.07"

Area (ac)	CN	Description
* 230.000	75	
230.000		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
180.0					Direct Entry,

Subcatchment 1S: Prelim EX - PH1

Hydrograph





Geotechnical Narrative

To: Shelby County Planning Department

From: Bryan Sheward, P.E., Eric Fiacable, E.I.
Kimley-Horn and Associates, Inc.

Original: October 4, 2022

Project Summary

Project Name: I-74 East Commerce Park
Location: West of N 850 E, South of McGregor Rd.
Reviewing Agency: Shelby County Planning Department

Geotechnical Narrative

All pavement sections, foundations, and other design elements that are dependent on soil stability and bearing capacity will adhere to the recommendations set forth in the Geotechnical Report and/or INDOT Standards. Materials utilized in these elements will meet the requirements outlined in the INDOT and other applicable Standards.



October 20, 2022

Desiree Calderella
Shelby County Planning Department
25 W Polk St. Rm 201
Shelbyville, IN 46176

RE: Sunbeam I-74 DP

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated October 18, 2022. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

Development Plan Review Requirements

- Provide calculation of developable area after applying setbacks

Response: Developable areas has been added to all building summary tables on the Site Plan (C3.0).

- Provide calculation of existing and proposed lot coverage, expressed as a percentage (lot coverage includes the area of a lot occupied by the primary structure, any accessory structures and impervious surface. Impervious surface includes any material that prevents absorption of stormwater into the ground such as concrete or asphalt. This includes gravel, rock, stone and porous pavers).

Response: Existing and proposed lot coverages have been added to all building summary tables on the Site Plan (C3.0).

- Provide affidavit that property is not located within 30-feet of a designated floodplain or wetland, and that development is not located within an existing easement.

Response: As noted during a phone call with Desiree Calderella on 10/19/2022, the site does not fall within or adjacent to a flood plain. The nearest BFE is 754' while the lowest finished floor proposed on site is 782.00'

- Denote location of existing home, accessory structures, and any impervious surface on survey sheet.

Response: An Existing Conditions & Demolition Plan (C2.0) has been added to the submittal and shows all existing structures and impervious areas.

- Denote location of mature trees, greater than 9 in. in caliper on survey sheet.

Response: An Existing Conditions & Demolition Plan (C2.0) has been added to the submittal and shows all trees to be removed as a part of the development.

- Denote floodplains, wetlands, rock formations, karst, natural lakes, streams, regulated drains, retention ponds, detention ponds, known drainage tile, inlets, outlets, monuments or markers, and drainage swales on the parcel and within 75 feet of the parcel's property lines.

Response: An Existing Conditions & Demolition Plan (C2.0) has been added to the submittal and shows wetlands, an existing pond, and all other features found on site.

- Label contours on grading and drainage plan at a minimum of 2-foot intervals.

Response: 1' Contour labels have been added to the Grading & Drainage Plan (C5.0).

Development Standards

- Variances required to allow non-residential driveways to exceed a maximum overall width of forty-two (42) feet.

Response: Noted. Variances are being sought for the driveway widths.

- Correct errors in Landscaping notes
 - Clearly define what is meant by directional indication in parking lot permitter landscaping counts. East and West counts appear to have errors.

Response: The ordinance chart has been updated to provide clarity and ensure all counts meet requirements. Each directional indication is the sum of that directions respective edge on all passenger car parking lots. For example, "north" denotes the total linear feet for the north edge of all 8 parking lots associated with this project.

- Parking lot interior counts designate one tree per island, but not all islands show a tree on landscaping plans. Also, a typo in note.

Response: Trees have been added to all islands and the typo has been corrected on the revised Landscape Plans.

- Landscape buffers that require 2 trees for X number of feet only account for 1 tree.

Response: The landscape plan and ordinance chart have been updated to reflect the required number of trees on the revised plans.

- Indicate standard parking space dimensions
 - Standard parking space - 9’x18’

Response: All parking spaces are 9’x18’. This has been noted in all building summary tables and a typical parking detail has been added with dimensions for additional clarity.

- ADA – 60” access aisle, one in 8 spaces 96” access aisle. Include standard signage and striping detail

Response: All ADA stalls have a 9’ (108”) striped access aisles. Complete signage and striping will be detailed in the full construction documents. The typical parking detail adds additional detail for the ADA parking.

- Drive aisle – 24’

Response: All drive aisles are 24’ and this has been shown on the plans and typical parking detail.

Suggestions (note that most of these requirements would apply if property was included in an industrial parking subdivision)

- Private Road
 - Should extend out to McGregor to improve connectivity for passenger vehicles and reduce traffic on the public road. The road should also extend to the south property line to allow connectivity to future industrial development to the south.

Response: Per the conversation had on 10/19/22 with Sunbeam, Shelby County, and Kimley-Horn, this connection is not practical and does not serve to alleviate congestion as little traffic is anticipated to come to the site from the west.

- The road should maintain the 30-foot width.

Response: Per the conversation had on 10/19/22 with Sunbeam, Shelby County, and Kimley-Horn, the internal private road is greater than 30’ so that turning lanes and through lanes can be used to facilitate ingress and egress to each building without internal back-ups and congestion.

- The road should be constructed to the standards of a public road.

Response: Per the conversation had on 10/19/22 with Sunbeam, Shelby County, and Kimley-Horn, the road will be constructed to a higher standard than that set forth for public roadways.

- Road should include a sidewalk on at least one side of the road to allow pedestrian access to various parking lots. The sidewalk should be a least 4-foot wide.

Response: Since there are no connections to public sidewalks available on McGregor Or 850, and it is unlikely that users will need to walk from one building to another, sidewalks are not proposed. Due to the size of the buildings, it is unlikely that one user will have more than one building and there should be little to no reason for anyone to go between buildings. Should inter-building connectivity be needed in the future, sidewalks would be considered and discussed with Shelby County.

- Lighting should be installed at all intersections. Street sign standards installed per UDO Section 7.30 SS-01: Street Sign Standards; General

Response: Lighting will be added to the intersection of the private road and 850 and all private driveways along the private road internal to the site. Details will be provided when Construction Documents are submitted for reviews.

- The entire road should sit within a 60-foot-wide private road easement in compliance with UDO Section 7.11 EA-01: Easement Standards; General.

Response: The entire shared private road currently sits within an access and drainage easement that is variable width, but greater than 60 feet at the narrowest point. The variable width is necessary due to turn lanes along the private drive.

- Provide street trees along McGregor at 1 tree per 50 lineal feet of frontage as required for an arterial road.

Response: Street trees have been added to the landscape plan except where within 150' of a curb cut for sight line purposes.

- Eliminate employee parking access off McGregor to reduce curb cuts.

Response: Per the conversation had on 10/19/22 with Sunbeam, Shelby County, and Kimley-Horn, this connection is used to separate tractor-trailer traffic from passenger vehicles and adds to the safety of the site.

- Provide a 150-foot clearance between buffer yards and entrances to maintain visibility.

Response: a 150' clearance has been provided between buffer yards and entries to promote visibility. Refer to the revised landscape plans for details.

- Write and record all easements in compliance with UDO Section 7.11 EA-01: *Easement Standards; General*.

Response: Noted, this will be accomplished in platting and completed along with full Civil Plans in the future.

- Provide BFE at each building site and ensure building sits at or above BFE.

Response: The site is not within the floodplain or adjacent to it, however the closest BFE south of the site is 745. The lowest finished floor for the buildings on-site is 782.00

- Provide sidewalks along lots 5 & 6 when developed if not included as part of the traffic circle project.

Response: A sidewalk will be added to lots 5 and 6 when developed in the future. Developer agrees to work with Shelby County in the future to locate sidewalk in logical locations.

- Comply with UDO Section 7.24 SM-01 *Storm Water Standards; General* in addition to the Shelby County Drainage Ordinance.

Response: Noted. Kimley-Horn will follow all guidance set forth in both the UDO and drainage ordinance.

We feel that all comments have been satisfactorily addressed and respectfully request your approval. If you have any questions or require any additional information, please contact me at (317) 218-9563.

Sincerely,

Kimley-Horn and Associates, Inc.



Bryan A. Sheward, PE
Project Manager.