

TOWN OF PLAINFIELD BOARD OF ZONING APPEALS REPORT

DATE: June 20, 2022

CASE NO.: BZA-22-042

PETITIONER: Brian Louder, Louder Enterprises Inc. for Amazon

REQUESTED ACTION: Variance of Use to place Temporary Concrete Batch Plant on site.

SITE INFORMATION

LOCATION: 1750 Smith Road

LOCATION MAP:



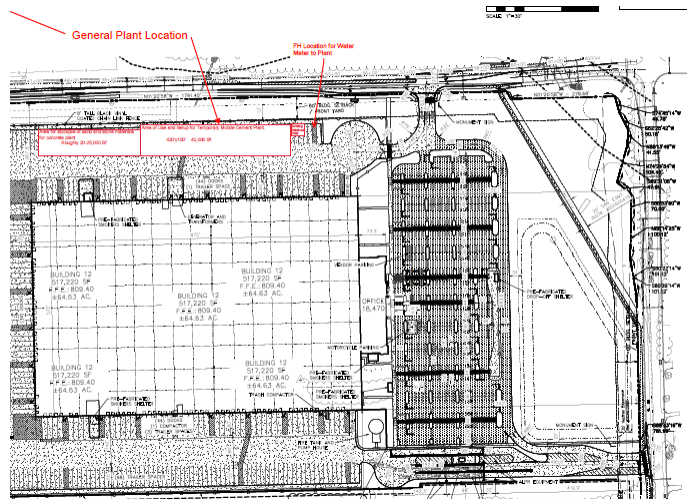
PARCEL SIZE: 64.63 acres

PROJECT OVERVIEW

The applicant desires to place a temporary on-site concrete batch plant (4 weeks) on the eastern most portion of the facility's property, approximately 2 acres.



There is also proposed temporary stockpiling of sand and gravel in the area.



This is not a permitted use within the I-2 Office/Warehouse District.

EXISTING ZONING AND LAND USE:	COMPREHENSIVE PLAN:
Site: I-2 Office/Warehouse Distribution	Site: LI Light Industrial Warehousing
North: I-2 Office/Warehouse Distribution	North: LI Light Industrial Warehousing
South: AGR (Hendricks County)	South: Suburban Residential (Hendricks County)
East: I-2 Office/Warehouse Distribution	East: LI Light Industrial Warehousing
West: R-4 Medium Density Residential	West: LI Light Industrial Warehousing

STAFF COMMENTS, QUESTIONS AND CONCERNS

- Could the applicant clarify this statement within the submitted Narrative?
"The duration of the plant being on site would be four (4) weeks from start of erection of the plant until dis-assembly and cleanup of the parking lot location."
- The production of concrete should be only for the project at 1750 Smith Road and not transported to other sites.

MOTION

I move that the Board of Zoning Appeals **approve / deny / continue** BZA-22-042, as filed by Brian Louder, Louder Enterprises Inc. for Amazon, requesting a Variance of Use to allow a Temporary Concrete Batch Plant at 1750 Smith Road. Subject to the following findings:

1. The approval (**will not / will**) be injurious to the public health, safety, morals and general welfare of the community;
2. The use and value of the area adjacent to the property included in the variance (**will not / will**) be affected in a substantially adverse manner;
3. The need for the variance (**arises / does not arise**) from some condition peculiar to the property involved;
4. The strict application of the terms of the Zoning Ordinance (**will not / will**) will constitute an unnecessary hardship if applied to the property for which the variance is sought; and
5. The approval (**does not / does**) interfere substantially with the Comprehensive Plan.

And that such approval shall be subject to the following condition(s):

1. Substantial compliance with Board of Zoning Appeals packet information dated June 20, 2022.
2. Unless project is completed the applicant will provide progress report to Board at its July 18, 2022, meeting.