

CITY OF SHELBYVILLE

Adam M. Rude
Director



Allan Henderson
Deputy Director

PLAN COMMISSION

MEETING DATE: 95/28/2018

Case Number & Name:	PC 2019-9; Greenleaf Foods, Site Development Plan			
Petitioner's Name:	Greenleaf Foods SPC			
Owner's Name:	Greenleaf Foods SPC			
Petitioner's Representative:	Christopher Jarc, Hixson Inc.			
Address of Property:	101 Tindall Drive, Shelbyville, IN 46176			
Subject Property Zoning Classification:	IG - General Industrial			
Comprehensive Future Land use:	High Tech/Light Industrial			
	North	East	South	West
Surrounding Properties' Zoning Classifications:	BH – Business Highway	IG – General Industrial	IG – General Industrial	BH – Business Highway
Surrounding Properties' Comprehensive Future Land Use	Gateway/ Mixed Use	High Tech/ Light Industrial	High Tech/ Light Industrial	Gateway/ Mixed Use
History:	<p>In 2016 there was another company, Krone, an agricultural implements company that planned to utilize the site for their headquarters and distribution. Recently the land was replatted through petition PC 2019-05, to make the current lot configuration that exists. Greenleaf Foods, SPC plans to construct a plant-based protein manufacturing facility on the 57 acre site with plans for possible future expansions.</p>			
Vicinity Map:				
Action Requested:	Site Development Plan approval for new plant based protein production facility.			

1. Greenleaf Foods, SPC is petitioning to construct a plant based protein manufacturing facility on this site. The facility will occupy the 57 acre site with an approximate 230,000 square foot facility. Current plans include the possibility of expanding the facility with a future phase. Greenleaf would like to start construction in the Summer of 2019 and expects to be operational by late 2020.
2. The Unified Development Ordinance (Section 9.05 (F) (5)) requires the Plan Commission make Findings of Fact that the Site Development Plan:

a. Is consistent with the City of Shelbyville Comprehensive Plan;

The planning staff has determined the subject petition is consistent with the City's Comprehensive Plan because the site and surrounding area have been planned for high tech light industrial. As the industrial sectors globally are changing to more clean energy, warehouse, and high-tech industrial, this classification is one that Shelbyville has been focused on. Located along the major corridors, this use is intended to capture the regional attractiveness Shelbyville has. In addition, building on the great success in attracting and retaining high quality companies is another initiative Shelbyville is focused on in the Comprehensive Plan.

b. Meets the Technical Review Committee's expectations for best practices and quality design;

The Technical Review Committee reviewed the site development plan against their applicable standards and the members were satisfied with the plan. All members in attendance at the Technical Review Committee meeting on May 28, 2019 provided guidance on ensuring the site plan and building would meet all applicable requirements. Comments were addressed and comment sheets have been attached for reference.

c. Satisfies the applicable requirements of Article 2: Zoning Districts;

The IG – General Industrial zoning district allows for light industrial processing and distribution. However, "Food and Beverage Production" required a special exception use in this district. Greenleaf was granted a special exception use approval through petition BZA 2019-06 on My 14, 2019.

d. Satisfies the applicable requirements of Article 5: Development Standards;

UDO 5.15 Non-residential Driveway Standards

5.15 (E) requires that when curbs are established along the subject property, the curb shall be extended to the property line from the edge of pavement for all access roads, following the edge of the access road. Drawing CS1.10 indicates the curb will terminate at the property line. This standard has been satisfied by the revisions made to the plans since the Technical Review Committee meeting.

UDO 5.16 (D) Environmental Standards

5.16 (D) requires any part or portion of a non-farm parcel that is not used for structures, loading or parking spaces, sidewalks, or accessory uses shall be landscaped or left in a natural state that complies with the applicable weed and nuisance ordinances of the City of Shelbyville. If landscaped, it shall be planted with an all season ground cover and with trees and shrubs in accordance with the requirements of this Ordinance and in keeping with

natural surroundings. Ground Cover requirements are being met through prairie meadow grass planting shown on the plans.

UDO 5.20 Fence, Hedge, and Wall Standards

5.20 (A) requires fences, hedges, and walls not to exceed eight (8) feet in height in any side or rear yard and prohibits extending fences, hedges, and walls past the front facade of the structure. In addition, all industrial uses shall be permitted to use barbed wire topped fencing for security purposes. Drawing CS1.10 and CS1.11 indicate an eight (8) foot high chain link fence with three stranded barbed wire surrounding the property.

UDO 5.23 Height Standards

The maximum structure height in the General Industrial (IG) district is sixty (60) feet. The height of the building will be forty five (45) feet.

UDO 5.32 Landscaping Standards

5.32 require foundation and yard plantings based on the linear feet of the facades and square footage of the lot. One hundred and three (103) foundation plantings are required. Ten (10) yard planting trees are required. A variance, BZA 2019-08, was granted on May 14, 2019 to redistribute the trees and landscaping from the north side of the building to more suitable parts of the site. All other landscaping standards are being met or exceeded with the proposed plans.

USO 5.38 Lighting Requirements

5.38 (C) provides when the subject property is located in an industrial zoning district, the allowable light at the property line shall not exceed twenty (20) lux. A review of the lighting plan showed that 0.6 lux was the maximum reading along any property line.

UDO 5.46 Industrial Outdoor Storage Standards

5.46 requires outdoor storage areas to be screened on all sides with a solid fence or wall that is six (6) feet tall, or eight (8) feet tall if what is stored is greater than six (6) feet in height. Drawing CS1.11 indicate dumpsters will be screened with a six (6) foot tall solid wood fence.

UDO 5.52 Parking Standards

5.52 requires one (1) space for every employee working on the largest shift and for multiple shift operations ample parking spaces during shift changes. Drawing CS1.1 indicates a total of six hundred (600) parking spaces have been provided; 410 for total number of employees working on largest shift, 186 spaces for shift change and a 13 handicap spaces.

UDO 5.55 Setback Standards

5.55 requires a minimum front yard setback of fifty (50) feet for primary and accessory structures when adjacent to an arterial street and a minimum side and rear yard setback of twenty-five feet for primary and accessory structures. Drawing CS1.1 indicated the front yard setback is three hundred seventy-five (375) feet, the rear yard setback is six hundred

fifty (650) feet, and the side yard setbacks are three hundred (300) feet and five hundred (500) feet.

e. Satisfies the applicable requirements of Article 6: Design Standards

Article 6: Design Standards provides the standards for all subdivisions and generally apply to the construction of residential planned unit developments with public improvements. Article 6: Design Standards do not apply to this specific project.

f. Satisfies any other applicable provisions of the Unified Development Ordinance.

At this time, all other applicable provisions of the Unified Development Ordinance appear to be satisfied by the submitted site plans.

STAFF RECOMMENDATION: Approval.

Site Development Plan: PC 2019-9; Greenleaf Foods, Site Development Plan

Staff Prepared

Motion:

(I) would like to make a motion to approve the site development plan as presented to this body, with the conditions outlined in the planning staff's report, pursuant to the planning staff's report and Findings of Fact.

- 1. The site development plan is consistent with the *City of Shelbyville Comprehensive Plan* as outlined in the planning staff's report.
 The site development plan is **not** consistent with the *City of Shelbyville Comprehensive Plan*, as outlined in the planning staff's report.
- 2. The site development plan meets the Technical Review Committee's expectations for best practices and quality design, as outlined in the planning staff's report, as outlined in the planning staff's report.
 The site development plan **does not** meet the Technical Review Committee's expectations for best practices and quality design, as outlined in the planning staff's report, as outlined in the planning staff's report
- 3. The site development plan satisfies the applicable requirements of Article 2: *Zoning Districts*, as outlined in the planning staff's report.
 The site development plan **does not** satisfy the applicable requirements of Article 2: *Zoning Districts*, as outlined in the planning staff's report.
- 4. The site development plan satisfies the applicable requirements of Article 5: *Development Standards*, as outlined in the planning staff's report.
 The site development plan **does not** satisfy the applicable requirements of Article 5: *Development Standards*, as outlined in the planning staff's report.
- 5. The site development plan satisfies the applicable requirements of Article 6: *Design Standards*, as outlined in the planning staff's report.
 The site development plan **does not** satisfy the applicable requirements of Article 6: *Design Standards*, as outlined by the planning staff's report.
- 6. This site development plan satisfies all other applicable provision of the *Unified Development Ordinance*, as outlined by the planning staff's report.
 The site development plan **does not** satisfy all other applicable provision of the *Unified Development Ordinance*, as outlined in the planning staff's report.

Additional Conditions Imposed by the Shelbyville Plan Commission:

- 1.
- 2.

Shelbyville Plan Commission

By: _____

Attest: _____

Chairperson

Secretary