



Monroe County Board of Commissioners Agenda Request Form

Date to be heard Formal Work session Department

Title to appear on Agenda: Vendor #

Executive Summary:

The request is a rezone from General Industrial to General Business on two parcels totaling 12.84 +/- acres at 3274 and 3300 W Profile PKWY, parcel no. 53-04-36-100-054.007-011 & 53-04-36-100-054.006-011.

Fund Name(s):	Fund Number(s):	Amount(s)
<input type="text"/>	<input type="text"/>	<input type="text"/>

Presenter:

Speaker(s) for Zoom purposes:

Name(s)	Phone Number(s)
<input type="text" value="Jeff Steffani
Stephany Sheekey"/>	<input type="text"/>

(the speaker phone numbers will be removed from the document prior to posting)

Attorney who reviewed:

**OFFICE OF
MONROE COUNTY PLAN COMMISSION
501 N Morton Street, Suite 224
BLOOMINGTON, IN 47404**

TO: THE COMMISSIONERS OF MONROE COUNTY, INDIANA

C E R T I F I C A T I O N

I, Jackie N. Jelen, hereby certify that during its meeting on January 16th, 2024, the Monroe County Plan Commission considered Petition No. REZ-23-5 for a Zoning Map Amendment (Ordinance No. 2024-05) to the Monroe County Zoning Ordinance and made a positive recommendation to approve thereon, based on the findings, conditions, and Highway Department reports, with a vote of 7-0.

This proposed amendment is being forwarded for your consideration pursuant to I.C. 36-7-4-605(a).



Jackie N. Jelen
Planning Director

1/25/2024

Date

ORDINANCE NO. 2024-05

U-Haul Rezone from General Industrial (IG) to General Business (GB)

An ordinance to amend the Monroe County Zoning Maps which were adopted December 1996.

Whereas, the Board of Commissioners of Monroe County, Indiana, passed a zoning ordinance and adopted zoning maps effective January 1997 (Ord 96-36), which ordinance and maps are incorporated herein; and,

Whereas, the Monroe County Plan Commission, in accordance with all applicable laws, has considered the petition to amend said zoning maps;

Whereas, the Plan Commission advertised for and conducted a public hearing on the proposed Amendments as petition #REZ-23-5;

Whereas, following the public hearing, the Plan Commission voted to forward the Amendments to the Board of Commissioners with a positive recommendation;

Whereas, on January 16, 2024 the Plan Commission certified the Amendments and its recommendation thereon to the Board of Commissioners for consideration pursuant to Indiana Code Sections 36-7-4-602 through 605;

Whereas, in accordance with Indiana 5-14-1.5-5, the Board of Commissioners provided public notice of its intention to consider the Amendments during its ____, 2024 meeting, and accepted public comment on the proposed Amendments during its ____, 2024 meeting;

Whereas the Board of Commissioners finds that the Amendments, if adopted in ordinance form, would reasonably and efficiently advance the statutorily recognized zoning ordinance purposes, which include, among other purposes, the promotions of the health, safety, morals, convenience, order, and general welfare of the citizens of Monroe County, Indiana and that the Amendments should be adopted;

Whereas the Board of Commissioners finds and confirms that the preparation and/or consideration of the Amendments, both the Board of Commissioners and the Plan Commission gave reasonable regard to: the Comprehensive Land Use Plan of Monroe County, Indiana; current conditions and the character of current structures and uses in each district; the most desirable use for which the land in each district is adapted; the conservation of property values throughout the jurisdiction; and the responsible development and growth;

Whereas petitioner submitted a request for a map amendment (“Rezone”) and made representations to the Plan Commission pertaining to the use and development of the real estate,

Now, therefore, be it ordained by the Board of Commissioners of Monroe County, Indiana, as follows:

SECTION I.

The Monroe County Zoning Ordinance is amended to rezone two (2) 12.84 +/- acre parcels in Section 36 of Richland Township at 3274 and 3300 W Profile PKWY (parcel #: 53-04-36-100-054.007-011 and 53-04-36-100-054.006-011) from General Industrial (IG) to General Business (GB).

SECTION II.

This ordinance shall be in full force and effect from and after its passage and adoption by the Board of Commissioners of Monroe County, Indiana.

Passed and adopted by the Board of Commissioners of Monroe County, Indiana, this ___ day of February, 2024.

BOARD OF COMMISSIONERS OF MONROE COUNTY, INDIANA

"Yes" Votes

"No" Votes

Julie Thomas, President

Julie Thomas, President

Penny Githens, Vice President

Penny Githens, Vice President

Lee Jones, Commissioner

Lee Jones, Commissioner

Attest:
Christopher Muench
Monroe County Auditor Pro Tempore

PLANNER	Shawn Smith
CASE NUMBER	REZ-23-5, U-Haul Rezone
PETITIONER	Stephany Sheekey w/U-Haul
ADDRESS	3274 and 3300 W Profile PKWY, parcel no. 53-04-36-100-054.007-011 & 53-04-36-100-054.006-011
REQUEST	Rezone Request from IG to GB Waiver of Final Hearing Requested
ACRES	12.84 +/- acres
ZONE	General Industrial (IG)
TOWNSHIP	Richland
SECTION	36
PLATS	Platted; Pinnacle Business Park Major Subdivision Final Plat Amendment 1
COMP PLAN DESIGNATION	MCUA Mixed Use

EXHIBITS

1. Use Tables
2. Design Standards
3. Location Map
4. Zoning Map
5. CDO Draft Zoning Map
6. Site Conditions Map
7. Comprehensive Plan Map
8. Site Photos
9. Use Determination
10. Petitioner’s Letter
11. Proposed Development
12. U-Haul Presentation
13. Subdivision Final Plat

RECOMMENDATION

Recommendation to the Plan Commission:

- Staff recommends forwarding a “positive recommendation” to the County Commissioners based on the compatibility with the Comprehensive Plan.

PLAN REVIEW COMMITTEE

Comments made during the PRC meeting:

- Take this request to the Redevelopment Commission to receive feedback.
This was taken to the January 4, 2024 RDC Meeting.
- Recommend putting employment-related uses at this location.
- Is this use allowed in the County Development Ordinance?
As of this date, it would only be allowed in GB and AP zones under the CDO.
- Where else could U-Haul go if not here?
Only allowed in GB zones.
- This location is in a TIF District, and it should be for employment.
- Would like to see CDO Draft Map. *See Exhibit 5.*
- Area is intended for industrial development. Does this use fit?
This use is primarily commercial.

REDEVELOPMENT COMMISSION

This petition was heard at the January 4, 2024 meeting with the following questions:

The Plan Commission has requested that Planning Staff reach out to the Redevelopment Commission regarding a Rezone Request for 3274 and 3300 W Profile PKWY from General Industrial (IG) to General Business (GB). It is located in one of the TIF Districts.

The specific use is a U-Haul Facility, defined by Planning Staff as a multi-use “Business or Industrial Center”, encompassing “Automotive Rentals” and “Convenience Storage” uses.

The Plan Commission would like to know what the Redevelopment Commission’s thoughts are regarding:

- 1. The use of the property as defined above, and;
See comments below. The RDC would prefer an employer that offers high wages, has an aesthetically pleasing build out, and that employs a lot of people. The RDC did not see an issue with the rezone to GB and ultimately, would like to see the property put to use rather than be vacant.**
- 2. The rezoning of the property, which allows for a large number of commercial uses at these locations. Same answer above.**

Comments made by RDC Members:

- Mentioned McAlister's which is a storage area. How is this different than U-Haul?
- IG to GB important to consider. U-Haul may not be there forever. GB allows for other uses.
- Want high wages, great property value moving forward. No matter the use, the RDC wants to see the property utilized for a use and not to sit idle.
- Business to the east, industrial to the west. U-Haul appears to be a good transition between business and industrial.
- U-Haul doesn't seem to be too different than McAlister's. This seems to be a good use.
- Redesign the site to be more aesthetically pleasing. Move storage of vehicles and parking in the back.
- Industrial uses produce more revenue for the County than commercial, but this would not necessarily affect the TIF.
- RDC would prefer to see the building moved to the front of the lot. The petitioner stated that would not be an issue.
- The petitioner stated there would be a total of 12-15 employees on the site. They also state that they offer applications online for locals to sign up and acts as a secondary form of employment.
- Per the RDC, the use seems to be more retail vs industrial type of use. Fencing required? Suitable driveway? Moving to GB from IG seems fine, so long as it remains business. Not inconsistent with what we're expecting. Seems like future use could allow for another business to come in based on the site plan and location of buildings.
- Better to have business that employs a lot of people, but this area is a brownfield and not being used. Hopefully this spurs more development in the area. Very important to have aesthetically pleasing views.
- Having an attractive development is important for attracting employers, regardless of whether it is business or industrial.
- Not a high impact use. If another business takes over this lot, it wouldn't be too difficult for them given what is being proposed for construction here.
- This development is acceptable. It's a good use for the property as it is right now. As long as everything is buffered the way it should be. Designs look good. If the designs shown in the slides are as good as those look, it would satisfy a lot of our concerns.

MEETING SCHEDULE

Plan Review Committee – December 14, 2023

~~**Plan Commission Admin Meeting**~~ – January 2, 2024 (**CDO Work Session**)

Redevelopment Commission – January 4, 2024

Plan Commission Regular Meeting – January 16, 2024 (Preliminary– Waiver of Final Hearing Requested)

Plan Commission Admin Meeting – February 6, 2024

Plan Commission Regular Meeting – February 20, 2024 (Final Hearing)

Board of Commissioners Meeting – TBD

SUMMARY

The petition site consists of two parcels totaling 12.84 +/- acres located in Richland Township at 3274 and 3300 W Profile PKWY. The petitioner is proposing to amend the Zoning Map from General Industrial (IG) to General Business (GB). If approved, next steps would include filing for a Pre-Design for a Site Plan for approval at the Staff level.

BACKGROUND

In September of 2023, a Use Determination (USE-23-51) was submitted to Planning Staff for a determination to be made if U-Haul would fit within a permitted use at 3274 and 3300 W Profile PKWY. Staff determined that U-Haul best fell under both Automotive Rentals and Convenience Storage uses, with the “Business or Industrial Center” (multi-use) serving as an umbrella term for both uses. However, Chapter 833 which guides development for the IG zone does not have Convenience Storage as a permitted use, and Automotive Rentals is not a permitted use in the IG zone.

In order to provide a path forward, Planning Staff recommended that the petitioners file for a Rezone request with the Planning Department to rezone both properties from General Industrial to General Business, as the GB zone would allow for the mixed use of Automotive Rentals and Convenience Storage.

Listed below are the definitions of the GB zone, Business or Industrial Center, Automotive Rentals, and Convenience Storage, per Chapter 802.

General Business (GB) District. *The character of the General Business (GB) District is defined as that which is primarily intended to meet the needs for heavy retail business uses. General business uses should be placed into cohesive groupings rather than on individual properties along highways in order to take advantage of major thoroughfares for traffic dissemination. Access control should be emphasized. The purposes of the GB District are: to encourage the development of groups of nonresidential uses that share common highway access and/or provide interior cross-access in order to allow traffic from one business to have access to another without having to enter the highway; to discourage single family residential uses; to protect environmentally sensitive areas, such as floodplain, karst and steep slopes; and to maintain the character of the surrounding neighborhood. Some uses are conditionally permitted. The conditions placed on these uses are to insure their compatibility with the adjacent residential uses.*

Business or Industrial Center. *A site developed and operated under single or common ownership to include of a mix of industrial and/or commercial uses where the majority of uses are permitted under the Business and Personal Services, Retail and Wholesale*

Trade and Manufacturing, Mining, Construction and Industrial use categories, with customer and employee parking provided on-site, provisions for goods delivery separated from customer access, aesthetic considerations and protection from the elements, and landscaping and signage in accordance with an approved plan.

Automotive Rentals. *Establishments involved in renting passenger cars, noncommercial trucks, motor homes or recreational vehicles, including incidental parking and servicing of vehicles available for rent.*

Convenience Storage. *A storage service primarily for personal effects and household goods within an enclosed storage area having individual access, but excluding uses such as workshops, hobby shops, manufacturing or commercial activities, and may include an on-site apartment for a resident manager.*

EXHIBIT 1: Use Tables

General Industrial Uses (IG)	Permitted or Conditional
Adult Oriented Business	P
Automobile storage yards	C
Automotive repair	C
Beverage bottling	P
Building trade shops	P
Business or Industrial Center	P
Business service	P
Commercial / Industrial Adaptive Reuse	P
Correctional facilities	C
Fire stations	P
Heavy manufacturing	P
Historic adaptive reuse	C
Industrial uses with potentially adverse effects	C
Light manufacturing	P
Machinery and equipment repair	P
Off-site parking	C
Offices	P
Police stations	P
Print shops	P
Relocation of off-premise signs	C
Research laboratories	P
Shared parking	C
Solid waste/recycling centers	P
Utility substations and transmission facilities	P
Warehousing and storage	P
Wireless Communication Facility	C

General Business Uses	Permitted or Conditional
Accessory Use	P
Ag. Supply	P
Air Cargo and Package Service	P
Air Craft Charter Service	P
Airport Transportation Service	P
Amusement and Recreational	P
Apparel Shop	P
Appliance Repair	P
Appliance Sales	P
Auction House	P
Automobile Repair Services, Minor	P
Automotive & Transportation	P
Automotive Paint Shop	P
Automotive Rentals	P
Automotive Supply	P
Automotive Tire Repair	P
Bakery (Retail)	P
Barber Service	P
Beauty Service	P
Boarding House	P
Bookstore	P
Bottled Gas Storage/Distribution	P
Building Materials	P
Bus Terminal	P
Business or Industrial Center	P
Cabinet Sales	P
Camera and Photographic Supply	P
Car Wash	P
Caterer	P
Charitable, Fraternal, or Social	P
Club or Lodge	P
Coin Operated Cleaning/Laundry	P
comm. Printing	P
Comm./Industrial Adaptive Reuse	P
Community Center	P
Confectionery	P
Construction Trailer	P
Convenience Storage	P
Convenience Store	P

Copy Service	P
Daycare Facility	P
Department Store	P
Drapery Sales	P
Drugstore	P
Dry Cleaning and Laundry Pickup	P
Dry Cleaning and Laundry Service	P
Electrical Repair	P
Employment Agency	P
Equipment Rental	P
Estate Services	P
Exterminating Service	P
Fertilizer Sales (Packaged)	P
Financial Service	P
Florist (Retail)	P
Florist (Wholesale)	P
Fruit Market	P
Funeral Home	P
Furniture Sales	P
Garden Center	P
Gasoline Services Station	P
General Contractor	P
General Flooring Sales	P
Gift Shop	P
Grocery Store	P
Group Home Class I	P
Group Home Class II	P
Gunshop	P
Gunsmith	P
Handicrafts	P
Hardware	P
Historic Adaptive Reuse	C
Home Improvement Center	P
Hospital	P
Hotel	P
Indoor Shooting Range	P
Indoor Theater	P
Insurance Agency	P
Interior Decorating	P
Jewelry	P
Legal Service	P

Liquor Store	P
Locksmith	P
Manufactured Housing Sales	P
Manufacturing, Mining	P
Marine Supply	P
Massage Studio	P
Meat Market	P
Medical Clinic	P
Motel	P
Motorcycle Sales	P
Music Store	P
Nursing Home	P
Office	P
Office Equipment Repair	P
Office Showroom	P
Office Supplies	P
Optical Goods	P
Outdoor Drive-In Theater	P
Park and Recreational Services	P
Parking Facility	P
Pet Services	P
Pet shop	P
Photographic Services	P
Private Recreational Facility	P
Real Estate Agency	P
Real Estate Sales office Or Model	P
Religious Facilities	P
Remote Garbage/Rubbish Removal	C
Restaurant	P
Restaurant (Drive-in)	P
Retail & Wholesale Trade	P
Retirement Center	P
Rodeo	P
Shoe Repair	P
Shopping Center	P
Small Engine and Motor Repair	P
Sporting Goods	P
Tailoring	P
Tavern	P
Taxicab Stand	P
Taxidermist	P

Telephone and Telegraph Services	P
Temporary Care Facility	P
Temporary Seasonal Activity	P
Travel Agency	P
Upholstery Service	P
Used Merchandise (Antiques)	P
Used Merchandise (Flea Market)	P
Used Merchandise (General)	P
Utility Service Facility	P
Veterinary Service (Indoor)	P
Water Treatment Facility	P
Wireless Communication Facility	C
Wrecker Service	P

EXHIBIT 2: DESIGN STANDARDS

Lot Area Requirements	General Industrial	General Business
Minimum Lot Area (square feet)	20,000	N/A
Minimum Lot Width (feet)	100'	50'
Maximum Height (feet)	60' (Up to twenty (20) percent of the footprint of the building may extend to a maximum height of one hundred (100) feet.)	45'
Minimum Side Yard (Structures) (feet)	12' (One hundred (100) foot side yard required when adjacent to a residential district, within twenty-five (25) foot landscaped buffer. No side yard required if adjacent to a rail siding, regardless of adjacent zoning.)	6'
Minimum Rear Yard (Structures) (feet)	20' (One hundred (100) foot side yard required when adjacent to a residential district, within twenty-five (25) foot landscaped buffer. No side yard required if adjacent to a rail siding, regardless of adjacent zoning.) (No rear yard required if adjacent to a rail siding.)	0'
Maximum Building Coverage (percent)	70%	(Minimum Open Space = 20%)
Floor Area Ratio	2	0.3
Minimum Side Yard (Parking) (feet)	6'	--

Minimum Rear Yard (Parking) (feet)	10'	--
Front Setback from Centerline – Minor Collector– Building (feet)	55' (No setback shall be less than 10ft from the property line).	25' (from ROW)
Minor Collector – Parking (feet)	65' Not applicable for properties abutting or adjoining overpasses or bridges.	--
Additional Front Setback	4' (Additional front setback required for each additional story, or for each ten (10) feet or increment thereof of building height over twelve (12) feet, measured at the eave of the building.)	--

EXHIBIT 3: LOCATION MAP

The petition site is located at 3274 and 3300 W Profile PKWY, Section 36 in Richland Township, parcels; 53-04-36-100-054.007-011 & 53-04-36-100-054.006-011. Known as Lot 6 and 7 of the Pinnacle Business Park Major Subdivision Final Plat Amendment 1.

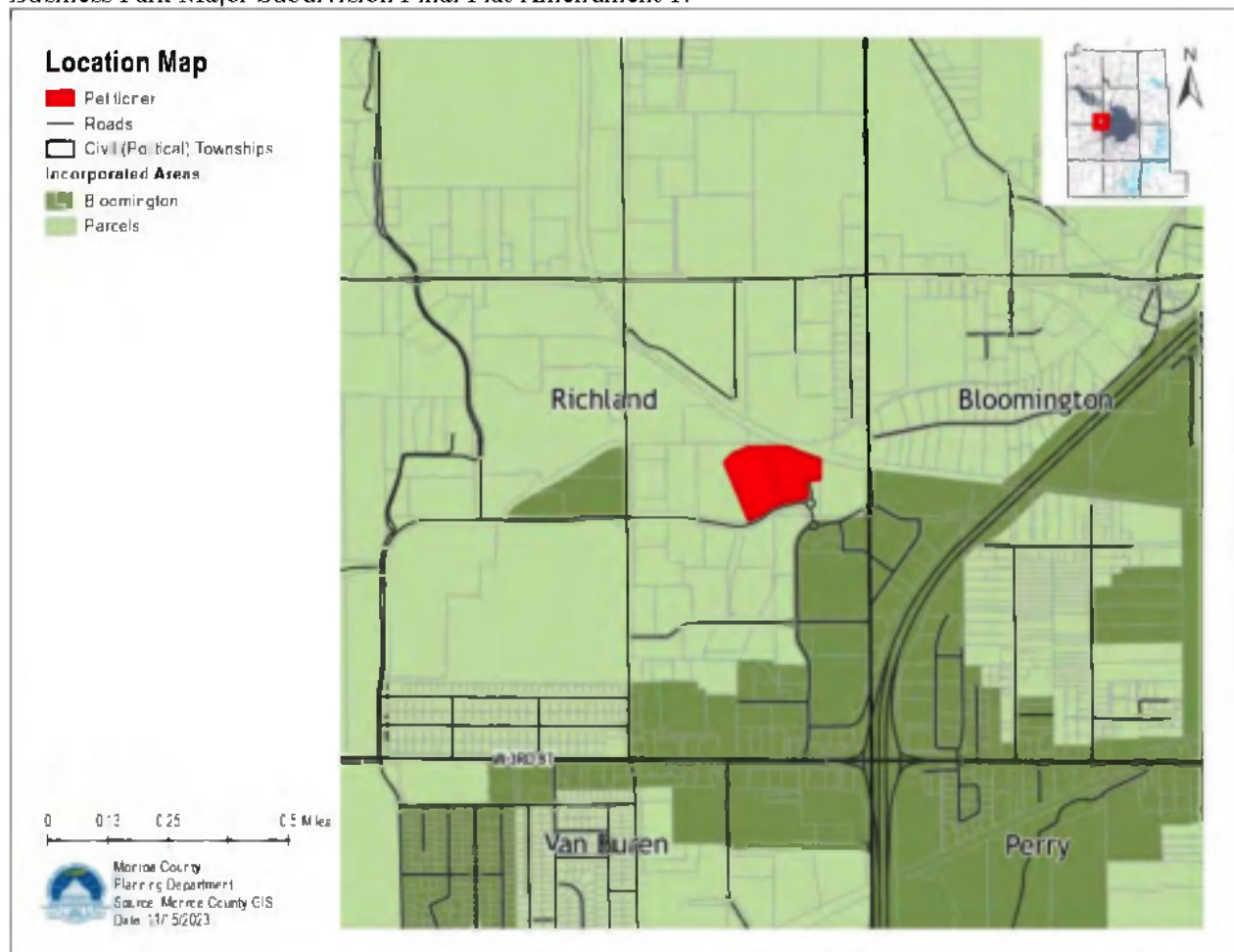


EXHIBIT 4: CURRENT ZONING

The parcel is zoned General Industrial (IG). All adjoining parcels are also zoned General Industrial, with nearby zoning designations RM15 to the northwest and Curry Industrial Park PUD to the south. There are no commercial uses directly adjacent to the subject property. The surrounding area consists of predominantly industrial uses.

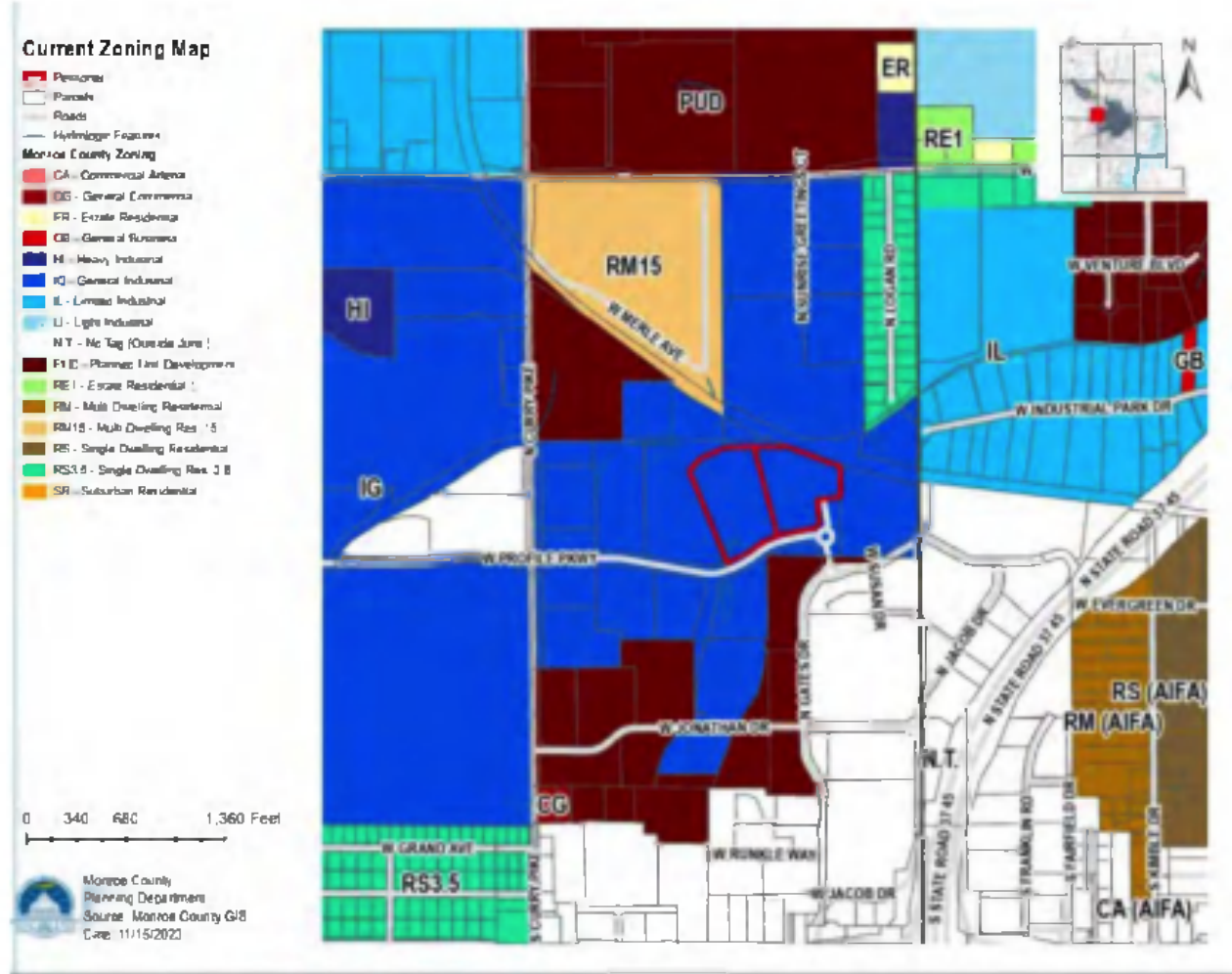


EXHIBIT 5: CDO ZONING

The Monroe County Development Ordinance currently has this site designated as Heavy Industrial (HI) in dark purple. The gray areas represent PUD zoning.















EXHIBIT 6: SITE CONDITIONS & INFRASTRUCTURE

The petition site is made up of two 12.84 acre +/- parcel. The site currently sits vacant. Access is from W Profile PKWY. There is no evidence of the presence of karst/sinkhole features on or near the petition site according to available contour data. An EPA Easement exists along the western and southwestern portion of Lot 6 (western property shown below).

The County will be pursuing a connection of Sunrise Greetings from W Profile Parkway to W Vernal Pike within the next few years. Due to the railroad crossing, this will require a bridge that will be several feet in height. Planning has taken this into consideration when reviewing the request by the petitioner.

Site Conditions Map

-  Minor Arterial (100')
-  Petitioner
-  Secondary Pipe
-  Water Pipe
-  2-Foot Contours
-  15% Slope (County F002)
-  C - 15
-  Local Roads (50')
-  Hydrologic Features
-  Parcels
-  Critical Watersheds
-  Sinkhole Creek



Stormwater Comments:



Kelsey Thetonia

Remove Comment • Nov 13, 2023 at 8:30 am

Future development on this lot is subject to the conditions of the Pinnacle Business Park development. Drainage Board approval will be required for new site plans. Future development must comply with all stormwater and safety regulations, including industrial stormwater permitting and SPCC regulations. The MS4 Coordinator can require additional treatment measures on site depending on proposed uses.

Highway Comments:



Ben Ayers

Remove Comment - Nov 9, 2023 at 9:45 am

Lot #6 & Lot #7 have existing driveway entrances that were constructed as part of the West Profile Parkway Road project. No new driveway entrances will be permitted.

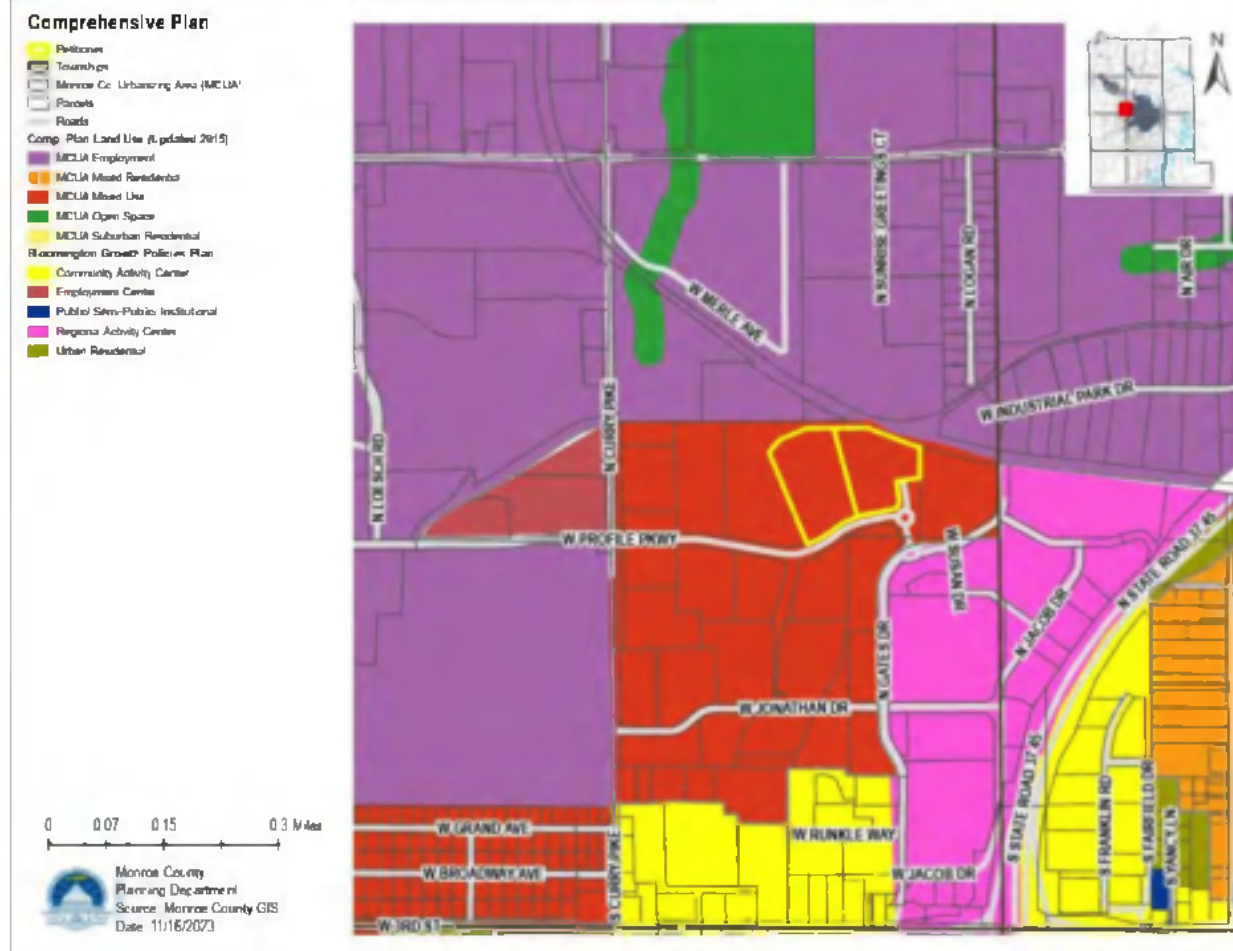


Paul Satterly

Remove Comment - Nov 13, 2023 at 1:55 pm

Development should be limited to one existing driveway that accesses Profile Parkway. Second driveway does not need to be removed.

EXHIBIT 7: COMPREHENSIVE PLAN DISCUSSION



COMPREHENSIVE PLAN DISCUSSION – PHASE I

The petition site is located in the **Mixed-Use** district on the Monroe County Urbanizing Area Plan portion of the Monroe County Comprehensive Plan. Points that align with the proposed PUD outline plan are highlighted in **green**. Points that differ from the MCUA districts are highlighted in **grey**.

Mixed-Use districts are the densest, most pedestrian oriented development types in the Urbanizing Area. **This land use type will vary in terms of form, scale, character, and the specific mix of uses, depending on location, access considerations and existing development context.** Uses may be integrated vertically

within buildings, such as residential or office over ground-floor retail, or horizontally among single-use buildings that are closely coordinated with one another. Mixed-Use areas may take the form of linear corridors along major roadways, large districts that serve as regional destinations for commerce, dining and entertainment, or small nodes at crossroads that serve nearby residential neighborhoods or employment areas. **Mixed-Use areas offer the greatest flexibility in terms of land use.** Individual parcels of land within a larger Mixed-Use area may be developed with a single use, so long as the site is designed in a way to integrate with surrounding sites to create a whole that is greater than the sum of parts. Most areas designated as mixed-Use on the land Use map are in locations with existing suburban-style development. These locations offer opportunities for reinvestment, infill, redevelopment, and transformation into more walkable centers of activity within the Urbanizing Area. Examples include the Third Street corridor, the Tapp Road/SR-45/Curry Pike Area, and key intersections along the South Walnut Street corridor.

A. Transportation

Streets: **Developments should be designed to create a system of interconnected streets and blocks. ideally, new streets should be platted as public rights-of way through the subdivision process;** however, private streets may also be acceptable, provided that they are designed and maintained to public street standards and are made publicly accessible through dedicated easements.

Bike, Pedestrian, and Transit modes: mixed-use streets should incorporate the full suite of complete street and “green” street design techniques. **Streets should safely accommodate pedestrian and bicycle travel,** as appropriate to the larger context of the transportation system and the surrounding scale and character of development. **Wider sidewalks or an enhanced buffer along the street** will provide a safer environment for pedestrians while allowing greater access to businesses in mixed-use areas. Streets should not be designed with a “one-size fits all” approach. Local streets may accommodate cyclists through an overall design that discourages high travel speeds by motorists, such as the use of narrower travel lanes (10 to 11 feet), on-street parking, and smaller curb radii at intersections (15 to 25 feet). These streets may simply require pavement markings or signage indicating that cyclists may use the travel lane. on the other hand, multi-lane roads should provide enhanced bicycle infrastructure, such as on-street bicycle lanes, cycletrack facilities, or off-street shared use paths, with special attention to transitions between different facility types. As the most likely to support transit service in the future, mixed-use streets should be designed to accommodate potential transit expansion.

B. Utilities

Sewer and water: Most areas designated for mixed-use development in the land Use Plan are already **served by sewer and water infrastructure.** All new developments should conduct water and sewer capacity analyses and contribute to system upgrades if necessary. Major sewer line extensions or upgrades, should be coordinated with other roadway or streetscape improvements where possible to minimize traffic disruption and improve cost efficiency of capital improvements. A major advantage to mixed-use development is that it reduces the peak usage in the area due to the diversity of building uses.

Power: **Overhead utility lines should be buried in mixed-use areas to eliminate visual clutter of public streetscapes and to minimize system disturbance from major storm events.**

Communications: Communications needs will vary within mixed-use developments, **but upgrades to infrastructure should be a key consideration for future development sites.** The county should create a standard for development of communications corridors to supplement and complement University research and development and the existing information technology sector.

C. Open space

Park Types: Small-scale parks and open spaces should be integrated into new developments and streetscapes. mixed-use districts may have a variety of park types, from small plazas and pocket parks along public sidewalks, to moderately-sized greens, squares, and neighborhood parks. Greenway connections should be provided wherever possible.

Urban Agriculture: Encourage the creation of community gardens and small scale urban agricultural systems, integrated with parks and open spaces. These may serve and be operated by residents, employees and businesses within a mixed use neighborhood. examples include restaurants with on-site gardens, or apartments and office buildings with common garden space. Attention should be paid to location and maintenance to ensure garden spaces remain well-kempt and attractive throughout the year.

D. Public Realm Enhancements

Lighting: Lighting needs will vary by street type and width but safety, visibility and security are important. Two-lane streets should provide lamp posts at a pedestrian scale (16 to 18 feet in height). Wider streets will require taller fixtures (up to 30 feet).

Street/Site Furnishings: Successful mixed-use streets require a vibrant, pedestrian-oriented public realm with an emphasis on amenities and aesthetics. Streets should have planters, benches, information kiosks, and public bicycle parking racks. These elements may occur within the public right-of-way, or on private development sites, if located at the front of the lot between the building and right-of-way, oriented toward the sidewalk, and available for public use.

E. Development guidelines

Open Space: The amount and type of open space appropriate for mixed-use areas will vary by the location and scale of individual developments. Large consolidated developments should include prominent open spaces with public street frontage. For residential uses, open space should generally be provided with a target of 200 square feet per dwelling unit. Commercial uses over 25,000 square feet of gross floor area should provide small pocket parks or plazas.

Parking ratios: Parking requirements will vary depending on the scale and mixture of uses within individual mixed-use areas. Shared parking arrangements should be encouraged to minimize the size of surface parking lots. On-street parking should be permitted to contribute to required parking maximums as a means to reduce surface parking and enliven mixed-use streets with foot traffic.

Site Design: Front setbacks should range from zero to 15 feet, with streetscape plazas and landscape treatments between the sidewalk and building face. Buildings should frame the street, with a high amount of building frontage. Parking should be located to the rear or side of buildings, but not between the building and street. Side-oriented parking should be screened with landscaping and/ or a low street wall. vehicular curb cuts should be used sparingly, and avoided on major thoroughfares. Access should instead be provided from the side or rear of the site. mixed-use districts should be designed with compatible mixtures of buildings, but with architectural variety as well.

Building form: The scale, form and character of buildings will vary depending on the specific location and surrounding context of existing development and infrastructure. mixed-use areas are appropriate locations for more urban-style buildings with flat roof designs, but pitched roofs may also be used. buildings may range from one to four stories in height, depending on location. Ground floors of mixed-use buildings should have taller floor to ceiling heights (14 to 18 feet) to accommodate retail and dining uses, with high amounts of window transparency (60 to 70 % of the front facade). building facades should

be designed with a clear base, middle, and top. buildings and tenant spaces should have prominent main entrances on the front facade, accessible from the public sidewalk.

LAND USE PLAN & POLICIES

The Land Use Plan is to be used when making public and private decisions about development, redevelopment, and related infrastructure investments. The Land Use Plan provides a framework to create a more organized pattern of development within the Urbanizing Area. Based on the preferred development scenario in the Land Use Plan is illustrated and provides descriptions of each land use category with specific policies related to transportation, infrastructure, open space, and development standards.

- **MIXED-USE**
Mixed-use Districts are the densest, most pedestrian-oriented development types in the Urbanizing Area.
- **MIXED-RESIDENTIAL**
Mixed residential neighborhoods accommodate a wide array of both single-family and attached housing types, integrated into a cohesive neighborhood. They may also include neighborhood commercial uses as a local amenity.
- **SUBURBAN RESIDENTIAL**
Suburban residential includes existing low-density single-family subdivisions and related multi-family apartment complexes.
- **CONSERVATION RESIDENTIAL**
Conservation residential are master-planned developments designed to preserve significant amounts of open space as a community amenity.
- **EMPLOYMENT**
Employment-oriented uses include light industrial, manufacturing and assembly, research and development facilities, flexible space, construction trades, warehousing and other types of commercial uses.
- **INSTITUTIONAL**
Core and institutional uses include educational and religious facilities and other types of public and private facilities intended for public assembly and gathering.
- **QUARRY LANDSCAPES**
Quarry landscapes are found throughout the Urbanizing Area, primarily in the north and west portions of the area. These include both actively mined and abandoned quarries, a number of which are either listed or eligible for inclusion on the National Register of Historic Places Landscape District Registry.
- **RURAL TRANSITION**
Portions of the Urbanizing Area, primarily in the west and south, are not suitable for intensive development due to access, infrastructure and environmental constraints.
- **PARKS AND OPEN SPACE**
Protected open space includes public parks and privately-owned lands dedicated for active or passive recreation or environmental preservation.

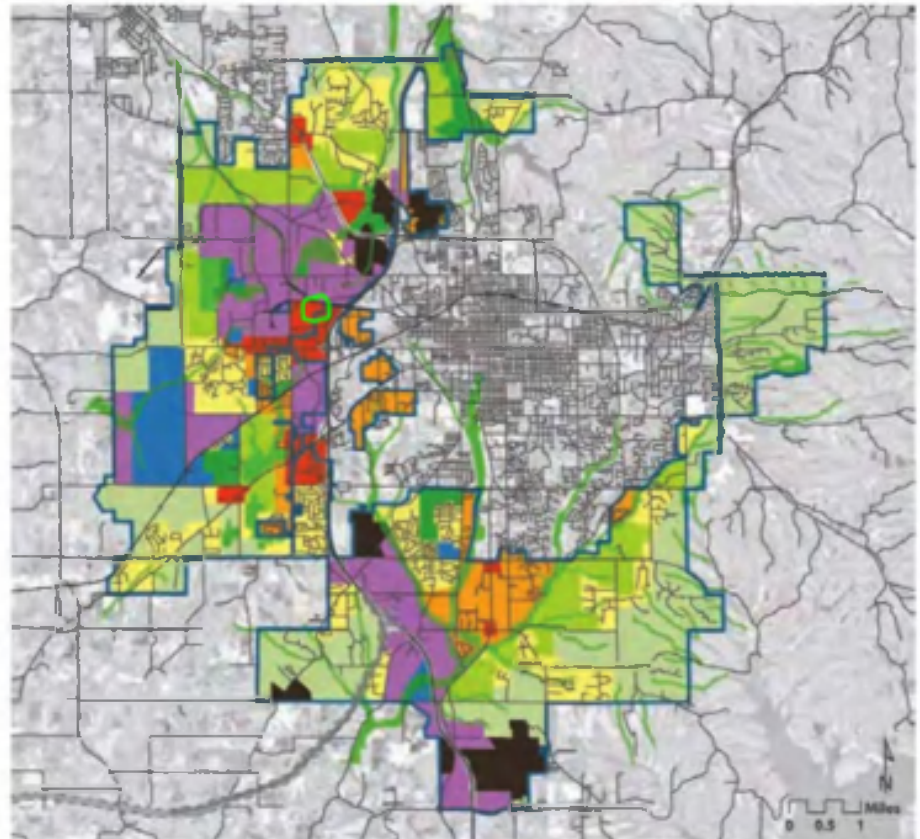


Figure 2. Comprehensive Plan Map (Area circled in green)

COMPREHENSIVE PLAN DISCUSSION – PHASE II

West Side Development

This district includes properties to the north of the Third Street Gateway, extending generally to SR 46 and generally designated as the Employment land use type in the Urbanizing Area Plan. It includes **existing office and industrial flex buildings and is intended to accommodate additional infill and redevelopment of these uses**, and benefit from Tax Increment Finance district opportunities. This district also includes existing industrial and office development, and highway-oriented commercial uses, south of Third Street between Curry Pike and I-69. Additional employment-oriented development should be compatible and consistent with surrounding patterns.

Phase II also incorporates expected **building types** for each district. Listed below are the expected building types of West Side Employment. These building types include:

Attached Townhome, Attached Courtyard, Multi-Family, Commercial, Commercial Outlot, Mixed-Use, Office Building, Flex Building (Option A), Flex Building (Option B), Large-Format Flex Industrial, Re-use/Retrofit.

Building Type Locations

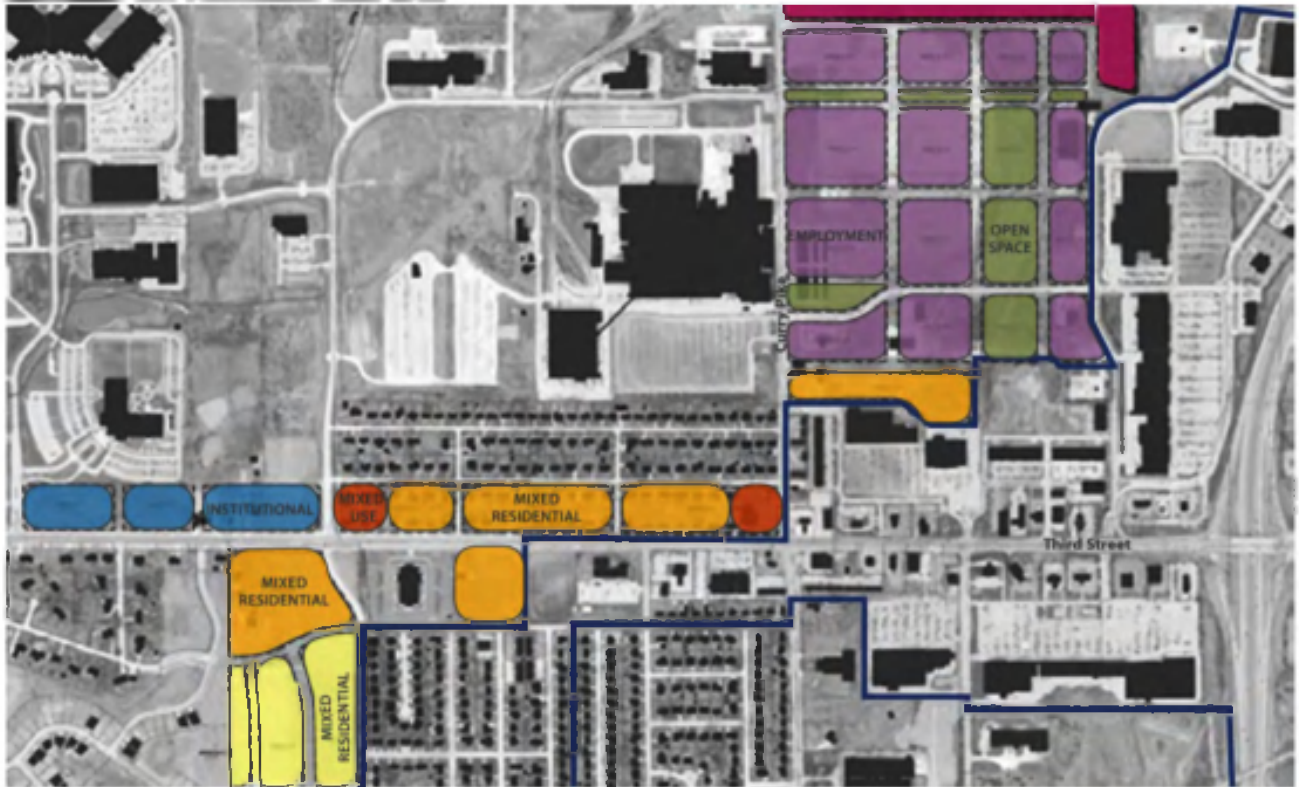
	GATEWAY DISTRICTS			EMPLOYMENT DISTRICTS			NEIGHBORHOOD DISTRICTS				SPECIAL DISTRICTS		
	GATEWAY WEST	GATEWAY SOUTH	GATEWAY NORTH	WEST SIDE EMPLOYMENT	SOUTH SIDE EMPLOYMENT	AIRPORT	URBAN INFILL NEIGHBORHOOD	NEIGHBORHOOD DEVELOPMENT	CONSERVATION DEVELOPMENT	RURAL TRANSITION	QUARRY LANDSCAPE	OPEN SPACE	CHIC
Single Family - Small Lot (Rear Loaded)		+					+	+	+				
Single Family - Small Lot (Front Loaded)		+					+	+	+				
Single Family - Contemporary							+	+					
Single Family - Mid Century							+	+					
Single Family - Rural Residential									+	+			
Attached Townhome	+	+		+			+	+					
Attached Courtyard		+		+				+					
Two Family Home (Duplex)		+					+	+	+	+			
Multi-Family	+	+		+			+	+					
Commercial Office	+	+	+	+	+		+	+					
Commercial Office	+	+	+	+	+		+	+					
Neighborhood Mixed Use	+	+					+	+					
Mixed Use	+	+		+			+	+					
Office Building	+	+	+	+	+		+	+					
Civic/Institutional Building	+	+	+				+	+					+
Flex Building - Option A	+	+	+	+	+	+							
Flex Building - Option B				+	+	+							
Large Commercial/Industrial				+	+	+							
Re-Use/Retain	+	+	+	+	+	+	+	+	+	+	+	+	+

Section 2: Proposed Zoning Framework

Third Street Corridor

The former ABB industrial site on Curry Pike, for example, is a site that could be developed with an industrial use. This site is a remediated brownfield and does not currently support redevelopment with

residential uses. Therefore, the site could be developed with employment focused mixed-use and/or integrated industrial. If the site is developed with industrial land uses, new development should be carefully integrated into the character of the corridor given its high visibility and adjacency to other residential and commercial land uses.



FINDINGS OF FACT - REZONE

In preparing and considering proposals to amend the text or maps of this Zoning Ordinance, the Plan Commission and the Board of County Commissioners shall pay reasonable regard to:

(A) The Comprehensive Plan;

Findings:

- The Comprehensive Plan designates the petition site as Mixed Use and Westside Employment.
- The current use of the petition site is vacant;

(B) Current conditions and the character of current structures and uses in each district;

Findings:

- See Findings under Section A;
- The rezone request is to change the zoning;
- The petition site is currently zoned General Industrial (IG);
- Ben Ayers of the Highway Dept. provided the following comment:
 - “Lot #6 & Lot #7 have existing driveway entrances that were constructed as part of the West Profile Parkway Road project. No new driveway entrances will be permitted.”

- Paul Satterly of the Highway Department provided the following comment:
 - “Development should be limited to one existing driveway that accesses Profile Parkway. Second driveway does not need to be removed.”
- The petition site does exhibit some areas of considerable slope greater than 15% (see Site Conditions Map), but is otherwise considerably flat;
- The site is not located within the DNR Best Available Floodplain Map;
- The petition site is not located in the Environmental Constraints Overlay (i.e., the Lake Monroe Watershed);
- There is no evidence of karst/sinkhole features present on or near the petition site according to available contour data;
- An EPA Easement is partially located on Lot 5.

(C) The most desirable use for which the land in each district is adapted;

Findings:

- See Findings under Section A and Section B;
- All adjacent parcels are zoned General Industrial;
- Land uses in the surrounding area are predominantly commercial, industrial, or vacant;

(D) The conservation of property values throughout the jurisdiction; and

Findings:

- Property value tends to be subjective;
- The effect of the approval of the rezone on property values is difficult to determine;

(E) Responsible development and growth.

Findings:

- See Findings under Section A, Section B, and Section C;
- The petition site is two parcels with 12.84 +/- acres;
- The purpose of the rezone is to allow for the permitted use of “Business or Industrial Center” in the General Business (GB) zone, with the intention of allowing for the use of both Automotive Rentals and Convenience Storage at the petition site;
- According to the Monroe County Thoroughfare Plan, W Profile Parkway is designated as a Local roadway.

EXHIBIT 8: Site Photos



Photo 1. Entrance Facing North (Lot 7)



Photo 2. Facing Northeast



Photo 3. Facing Northwest



Photo 4. Facing West



Photo 5. Facing South



Photo 6. Facing Northeast



Photo 7. Facing Northeast (Rear of the property) (Adjoining rail spur)



Photo 8. Facing South from rear of the property



Photo 9. Facing Southwest (Lot 6)



**Photo 10. Facing North
(Roundabout connecting Profile Parkway and proposed Sunrise Greetings Extension)**

EXHIBIT 9: Petitioner Letter

AMERCO[®]

REAL ESTATE COMPANY

2727 N. CENTRAL AVE., PHOENIX, AZ 85004
PHONE: (602) 363-6555 • FAX: (602) 277-5824 • EMAIL: Stephany_Sheekey@thaul.com

Narrative Project Summary

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive Monroe County's participation and counseling regarding a Rezoning at the property located at 3274 & 3300 W Profile Pkwy. AREC is the wholly owned real estate subsidiary of the U-Haul System.

The proposed 12.84 acre property is located at 3274 & 3300 W Profile Pkwy. Per Use Determination USE-23-51, U-Haul is proposing to develop the site into a U-Haul Moving Store. This mixed-use site will operate as a "business or industrial center" and will consist of interior self-storage, U-Haul truck and trailer sharing, and related retail sales. This infill development will allow U-Haul to better serve the storage needs of the community and activate a property that is currently vacant.

The property is currently zoned IG (Industrial General). In discussion with the Planning Director and staff, it was determined that a rezone to GB (General Business) would be appropriate for this site and our proposed use. U-Haul is proposing to apply for the rezoning to GB to allow for our proposed use.

Custom site design for every U-Haul store assures that the facility complements the community it serves. Adherence to community objectives is key to ensure each U-Haul store is both a neighborhood asset and an economic success.

U-Haul is more of a commercial type of use that serves residential communities within a 3-5-mile radius. We feel the U-Haul would be an appropriate use for the property and there are proven benefits for allowing self-storage facilities in communities:

- Self-storage facilities are quiet
- They provide an excellent buffer between zones
- They create very little traffic
- They have little impact on utilities
- They have no impact on schools
- They provide a good tax revenue
- They provide a community service

U-Haul Moving and Storage is a convenience business. Our philosophy is to place U-Haul stores in high growth residential areas, where we fill a need for our products and services. Customers are made aware of the U-Haul store, primarily via drive-by awareness, much like that of a convenience store, restaurant or hardware store. Attractive imaging and brand name recognition bring in area residents — by our measures, those who live within a four-mile radius of the center.

The U-Haul Store:

U-Haul stores characteristically serve the do-it-yourself household customer. The U-Haul Store will be staffed with 10-15 employees, both full-time and part-time. Families will generally arrive in their own automobiles, enter the showroom and may choose from a variety of products and services offered there. When situated near public transit, approximately 50% of those families utilize alternative transportation to access U-Haul equipment and services.

- Families typically use U-Haul Self-Storage rooms to store furniture, household goods, sporting equipment, or holiday decorations. During transition periods between moves, moving to a smaller home, combining households, or clearing away clutter to prepare a home for sale, storage customers will typically rent a room for a period of two months to one year.
- U-Haul stores also provide truck and trailer sharing for household moving, either in-town or across country.
- Families who need packing supplies in advance of a move or to ship personal packages can choose from a variety of retail sales items, including cartons, tape and sustainable packing materials.
- Families who tow U-Haul trailers, boats, or recreational trailers can select, and have installed, the hitch and towing packages that best meet their needs.
- Moving and storage are synergistic businesses. Over half of our storage customers tell us they used U-Haul storage because of a household move. Customers will typically use U-Haul equipment or their personal vehicle to approach the loading area and enter the building through the singular customer access. All new U-Haul stores are designed with interior storage room access, giving the customer the added value of increased security, and the community the benefit of a more aesthetically pleasing exterior.

Significant Policies:

- Hours of Operation:

Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.
- All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security

policies which protect the customer's belongings and decrease the ability of unauthorized access to the facility.

- It is against policy for a business to be operated from a U-Haul storage room.
- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so and are assessed an additional fee.
- Items that may not be stored include chemicals, flammables, and paints.
- U-Haul stores are protected by video surveillance.
- U-Haul stores are non-smoking facilities.
- U-Haul will provide added services and assistance to our customers with disabilities.

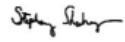
Traffic Study:

- U-Haul stores generate less vehicular traffic volume while still embodying an active-use site. Truck and trailer share and self-storage both represent dynamic transitions from one customer to another. DIY moving customers are presented with opportunities to utilize equipment and storage on a temporary basis, supporting a shared-economy, an effective economic model and an environmentally-sound way to conduct business.

USE COMPARISON					
Use	Square Feet	Traffic Volume		Typical Hours	Days
		Weekday	Weekend		
Fast Food Restaurant	1,000 sq ft	3,181 trips	3,438 trips	18 hours - 24 hours	7
Gas Station w/ Convenience Store	2,200 sq ft	1,200 trips	2,200 trips	18 hours - 24 hours	7
Hotel	80,000 sq ft	905 trips	961 trips	24 hours	7
Casual Dining	6,000 sq ft	1,078 trips	1,258 trips	11 am - 11 pm 12 hours	7
U-Haul Center	80,000 sq ft	31 trips	63 trips	7 am - 7 pm 12 hours	7

U-Haul looks forward to working with Monroe County as you consider the Rezone we are currently submitting.

Sincerely,



Stephany Sheekey, AICP
AMERCO Real Estate - Planner

EXHIBIT 10: USE DETERMINATION

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Monroe County Plan Commission and office of the Monroe County Board of Zoning Appeals
 Monroe County Government Center
 501 N. Morton St., Suite 224
 Bloomington, IN 47404
 Telephone: (812) 349-2560 / Fax: (812) 349-2967
<https://www.co.monroe.in.us/department/?structureid=13>

USE DETERMINATION USE-23-51

Issued on: October 10, 2023

NOTE: Any expansion or change from the description provided to staff using this form may change the use determination. It is recommended that you file a complete application for a permit or approval to establish compliance.

*****THIS IS NOT A PERMIT*****

Use Determination:	Business or Industrial Center
Use Permitted or Not Permitted?:	Not permitted (see below for next steps)
Date Issued:	September 26, 2023
Zoning of the Property:	IG
Current Use of the Property:	Vacant
Owner Name:	BB Profile LLC
Considered a Change of Use:	Yes
Ordinance Reference:	833
Township and Section:	Richland // 36
Zoning/ Floodplain:	IG / No Floodway
ECO:	N/A
Property Setbacks:	Building Setbacks: Front - 55' from centerline or 10' from Right-of-Way (whichever is greater), Side - 12' (0' along railroad easement), Rear - 20' (0' along railroad easement). Parking Setbacks: Front - 65' from centerline or 10' from Right-of-Way (whichever is greater), Side - 6', Rear - 10'
Address / Parcel #:	3274 W Profile PKWY Bloomington 47404 IN / 53-04-36-100-054.007-011
Constraints/Notes:	<p>Use is determined to be: Business or Industrial Center (mixed use). The definition for Business or Industrial Center is:</p> <p>Business or Industrial Center. A site developed and operated under single or common ownership to include of a mix of industrial and/or commercial uses where the majority of uses are permitted under the Business and Personal Services, Retail and Wholesale Trade and Manufacturing, Mining, Construction and Industrial use categories, with customer and employee parking provided on-site, provisions for goods delivery separated from customer access, aesthetic considerations and protection from the elements, and landscaping and signage in accordance with an approved plan.</p> <p>We discussed with the petitioner that a rezone to GB to allow for mixed use under Business or Industrial Center to allow for the following uses -</p> <p>Automotive Rentals. Establishments involved in renting passenger cars, noncommercial trucks, motor homes or recreational vehicles, including incidental parking and servicing of vehicles available for rent.</p> <p>Condition: 21. This use is prohibited in the area within 500 feet, measured perpendicularly from the nearest lane of traffic along State Road 37.</p> <p>Convenience Storage. A storage service primarily for personal effects and household goods within an enclosed storage area having individual access, but excluding uses such as workshops, hobby shops, manufacturing or commercial activities, and may include an on-site apartment for a resident manager.</p> <p>Conditions: 4. On-site apartment shall not exceed one thousand five hundred (1,500) square feet and shall be attached to, and incorporated into, the convenience storage facility. 6. All storage of materials shall be indoors. This condition does not apply to automotive repair when the use is located in a Heavy Industrial (HI) district.</p>

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	<p>21. This use is prohibited in the area within 500 feet, measured perpendicularly from the nearest lane of traffic along State Road 37.</p> <p>A rezone is subject to standards under Ch 831-3.</p> <p>- You may file a pre-design to discuss rezone options, such as to General Business (GB) with a planner: https://monroecountyin.portal.opengov.com/categories/1085/record-types/6475</p>
Reviewed by:	Shawn Smith
Any determination is subject to an appeal per Monroe County Zoning Ordinance Chapter 821, IC 36-7-4, and the Board of Zoning Appeals Rules of Procedure:	<p>https://www.co.monroe.in.us/egov/documents/59990883_fa90_b436_69cd_a52adf7a9902.pdf</p> <p>Appeals must be submitted within 30 days of the Use Determination issuance.</p>

[USE-23-51](#)

This is an e-permit. To learn more, scan this barcode or visit monroecountyin.viewpointcloud.com/#/records/29450

EXHIBIT 12: U-Haul Presentation

U-HAUL[®]

Self-
Storage

Truck/Trailer
Sharing

Retail
Sales



Ground Ups

Adaptive Reuse

Historic Revitalization



A Sharing Business Since 1945

- U-Haul has 75 years of experience and expertise utilizing a "sharing" business model.
- The Company was founded as WWII was ending and raw materials were in short-supply and veterans and their families were moving towards a new life.
- U-Haul maintains the same premise since inception that the "division of use and specialization of ownership" are good for the public.
- Sharing our equipment with as many customers as possible allows U-Haul to keep the customer's costs low while reducing the need for more privately owned large capacity vehicles in the community.





The city of Grand Rapids, MI

U-Haul Partners with Cities and Towns



U-Haul enhances local businesses and cities by:

- **Attracting customers who might not otherwise visit the location.**
- **Bringing new business to a city, ensuring a viable, expanding local economy.**
- **Improving the quality of life for residents needing work to support themselves and/or their families.**
- **Representing a responsible business model which is thoughtful towards the communities in which they do business.**



U-Haul Promotes Social and Economic Sustainability

- More than 18 million customers rented U-Haul trucks and trailers in 2016. U-Haul provides positive economic support to a community by attracting customers from different regions.
- This added customer base increases awareness of other nearby merchants and fosters relationships that may bring new business to the city, ensuring a viable, expanding local economy.
- Increased business traffic may require hiring additional employees, improving the quality of life for residents needing work to support themselves and/or their families.



U-Haul By the Numbers



150,000
Trucks



112,000
Trailers



40,000
Towing Devices



1,800
Company Owned/
Operated Stores



20,000
Independent
Dealers



28,000
Team Members



51.4 Million
Rentable Sq. Ft. of Storage



1,100 Locations
Offering Alternative Fuel

Largest

Retail Network of Propane
in the Country



1,300 of 1,800
U-Haul
buildings are adaptive reuse projects

Over time, every U-Haul vehicle placed in a community serves as a potential substitute for 19 personally owned large-capacity vehicles. Trailer sharing reduces environmental impact because trailers do not emit greenhouse gases. Our aerodynamics design optimizes fuel efficiency of the tow vehicle.



Partners for a Dynamic Community

U-Haul has a successful and reliable track record of stability and reliability and is a devoted neighbor in over 1,000 communities in North America



U-Haul Moving and Storage at Hayden Road, 15455 N 84th Street, Scottsdale, Arizona 85260



An Established Reputation Serving Your Community

Ground Ups



U-Haul strives to raise standards and provide a desired and essential product to the communities in which it serves.

Houston, TX

For over 50 years, U-Haul has been recognized as a symbol of quality and reliability throughout the United States and Canada.



Ground Ups



Fort Lauderdale, FL



An Asset To Your Community

Ground Ups



With your input, U-Haul ensures that it builds and operates retail centers that are aesthetically pleasing.

Elk Grove, CA



Ground Ups



Phoenix, AZ



Ground Ups



Lake Wylie, SC



Ground Ups



Laveen, AZ



U-Haul Security Features

- "State-of-the-Art" Burglar/Max Alarm System, includes 24-hour monitoring and interior motion detectors on all storage floors, stairwells and main showroom.
- Hands Free Intercom System, able to communicate to all Max Stations throughout all floors of storage, specifically designed for customers use
- 24 Digital, HD Video surveillance, with remote & web base viewing
- Individually Alarmed Rooms, armed & disarmed by a Keypad/Card swipe
- Programmable, automatic security gates which only allow paying customers to access exterior storage,
- 16+ Color/HD, Day and Night Cameras, will display facilities interior, exterior and elevator.
- Multiple, Audible sirens for Storage and Burglar Alarms
- The Exclusive U-Haul patented latch contact used in all storage units



U-Haul Sustainability Programs

- Box Exchange Program
- Facilitating Multiple Reuses
- Fuel Economy Gages
- U-Car Share
- 100% Biodegradable Packing Peanuts made of a starch mixture, replacing Styrofoam and reducing landfill waste
- Moving Blankets Manufactured from Denim and cotton/polyester
- Re-use Centers at Storage Locations
- Telecommute Program
- The Conservation Fund - Go Zero
- Placing U-Haul Dealerships and equipment in neighborhoods, reducing customer fuel consumption and CO2 generation when obtaining and returning rental equipment.



U-Haul Sustainability Programs



Our centers are constructed with methods and products that reduce energy consumption:

- Butler MR-24 Metal Roof Systems that have a life cycle of 35+ years. These are Energy Star compliant and recyclable.
- Mobile storage rooms made from 95% reused material Motion Sensor Lighting in Storage Centers.
- Permeable ground cover for rental equipment parking and self-storage drives. Reducing development footprint, recharging the ground water, and lowering impact on municipal water management systems.
- Partnership with Arizona State University on incorporating sustainable architecture into U-Haul Centers.
- Locating U-Haul Centers near public transportation lines to reduce customer fuel consumption and CO2 emissions.



Re-Use Centers

To reduce the amount of used goods being dumped, we provide centers in which our customers can leave their unwanted but reusable belongings, such as furniture, for others to take.

U-Haul has implemented more than 450 Storage Re-use Centers across the United States and Canada.

Annually, the existing re-use centers facilitate local residents reusing more than 135,000 household goods, which equates to avoiding:

- 4.6 million pounds of materials being dumped in landfills
- 720,000 pounds of GHG/CO₂ emissions from municipal waste trucks which would have been used to transport the materials to landfills.



Take a Box, Leave a Box

We designate a place at our center for our customers where they can leave their used moving boxes for future customers to reuse. Our idea is that while recycling is great, reuse should occur first to ensure more efficient use of our resources

Box Exchange and Take A Box, Leave A Box, were established in 2007:

- Both programs encourage reuse of U-Haul boxes, which are built to be reused again and again.
- Nearly 1 million boxes are reused every year.



Green Building

U-Haul Sustainable Development

At U-Haul, we are committed to sustainable development through environmental protection, social responsibility, and economic efficiency.

For us, sustainability means embracing our responsibility to act as a good corporate citizen. We are continually refining our products, services, and activities to meet the needs of the present without compromising the ability of future generations to meet their own needs.



Go Zero

Our centers are constructed with methods and products that reduce energy consumption:

To help protect and restore America's special places, U-Haul has partnered with **The Conservation Fund's Go ZeroSM** program to plant trees to help "zero out" carbon footprint. We ask customers to donate to the fund, in which The Conservation Fund receives 100% of the donation.

Since 2007, U-Haul and more than 840,000 customers have chosen to offset moving emissions with a donation to The Conservation Fund's Go Zero program.

We've passed along 100% of those contributions, which have planted nearly 300,000 native trees. As they grow, these new forests restore habitat for wildlife, preserve natural ecosystems and clean the air we breathe.



Traffic Studies & Commercial Uses

Our truck and self-storage uses generate less traffic than most other commercial uses.

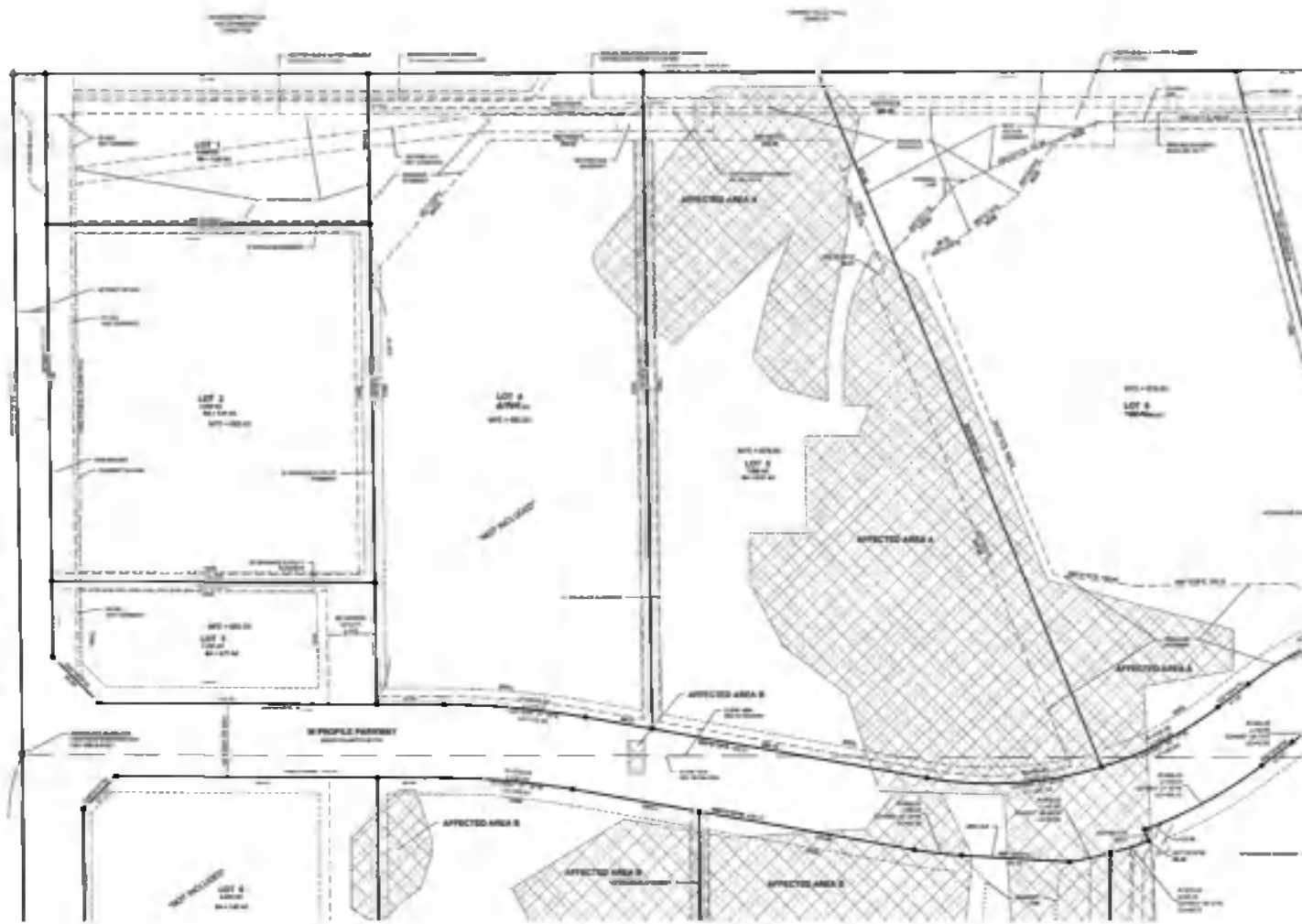
Use Comparison					
Use	Square Feet	Traffic Volume		Typical Hours	Days
		Weekday	Weekend		
Fast Food Restaurant	3,000 sq ft	3,161 trips	3,430 trips	18 hours – 24 hours	7
Gas Station w/ Convenience Store	2,200 sq. ft.	1,200 trips	2,200 trips	18 hours – 24 hours	7
Hotel	50,000 sq. ft.	905 trips	901 trips	24 hours	7
Casual Dining	5,000 sq. ft.	1,075 trips	1,258 trips	11 am – 11 pm 12 hours	7
U-Haul Center	80,000 sq. ft.	31 trips	53 trips	7 am – 7 pm 12 hours	7



Benefits to Your City

- Promotes growth in your community.
- Promotes sustainability and generates less traffic than other retail or commercial use. Thus, reducing congestion and pollution.
- Promotes sustainability via shared truck system. This reduces customer trip-length and CO₂ emissions.
- The proposed U-Haul would add to the property value and increase the tax base which strengthens the economic base of the community.
- Promotes reuse programs, that help reduce tree harvesting and pulp manufacturing.
- The planned U-Haul expansion would adhere to City Code and standards, creating a new use for an existing site.





SCALE 1"=40'

LEGEND

- Proposed Subdivision
- Proposed Lot
- Proposed Street
- Proposed Right-of-Way
- Proposed Easement
- Proposed Utility
- Proposed Structure
- Proposed Fence
- Proposed Sign
- Proposed Light
- Proposed Tree
- Proposed Plant
- Proposed Water
- Proposed Sewer
- Proposed Gas
- Proposed Electric
- Proposed Telephone
- Proposed Cable
- Proposed Fiber Optic
- Proposed Other

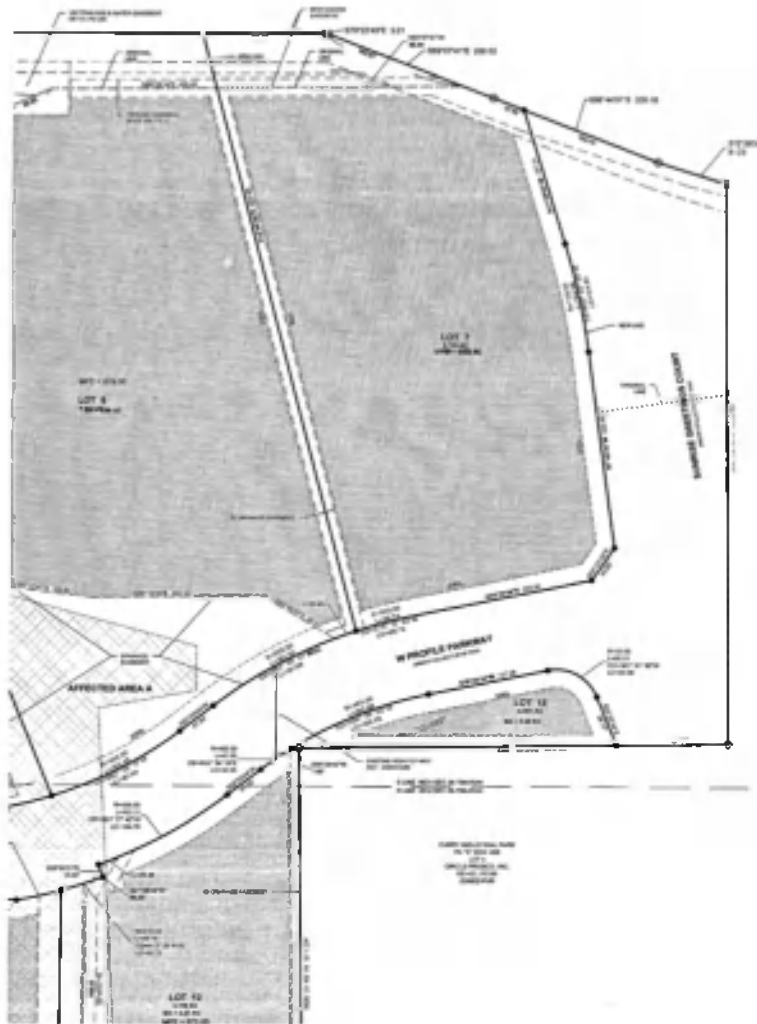
PLAT E.P.A. 11/11/2012

PINNACLE BUSINESS PARK MAJOR SUBDIVISION FINAL PLAT AMENDMENT 1

SMITH DESIGN GROUP, INC., 1407 W. WILKINSON ROAD, BLOOMINGTON, INDIANA 47401
 P. 317.336.8328 W. www.smithdesign.com

PLAT DATED: SEPTEMBER 11, 2012





LEGEND

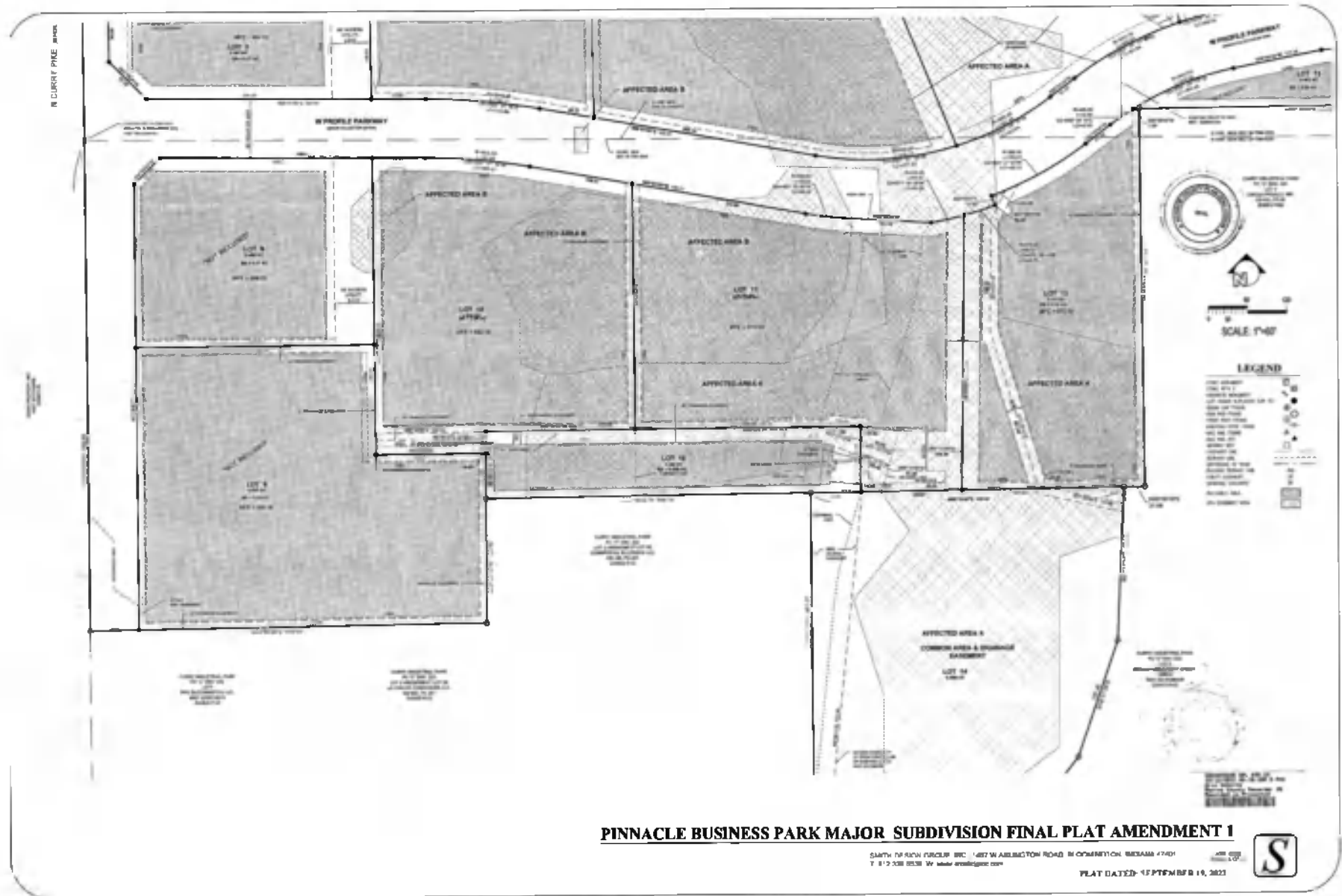
PROPOSED LOT	(Symbol)
EXISTING LOT	(Symbol)
PROPOSED DRIVE	(Symbol)
EXISTING DRIVE	(Symbol)
PROPOSED SIDEWALK	(Symbol)
EXISTING SIDEWALK	(Symbol)
PROPOSED UTILITY	(Symbol)
EXISTING UTILITY	(Symbol)
PROPOSED EASEMENT	(Symbol)
EXISTING EASEMENT	(Symbol)
PROPOSED CURB	(Symbol)
EXISTING CURB	(Symbol)
PROPOSED CONCRETED DRIVE	(Symbol)
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PINNACLE BUSINESS PARK MAJOR SUBDIVISION FINAL PLAT AMENDMENT 1

SMITH DESIGN GROUP, INC., 1407 W. WASHINGTON ROAD, BLOOMINGTON, INDIANA 47403
 TEL: 812.238.8828 WWW.SMITHDESIGN.COM

PLAT DATED 17 FEBRUARY 2012







LEGEND

Proposed Subdivision	---
Proposed Common Area	-----
Proposed Drainage Easement
Proposed Easement	----
Proposed Right-of-Way	=====
Proposed Street	=====
Proposed Alley	=====
Proposed Lot	-----
Proposed Building Footprint	-----
Proposed Utility Line	----
Proposed Survey Boundary	-----
Proposed Survey Point	●
Proposed Survey Line	-----
Proposed Survey Area	-----
Proposed Survey Easement	-----
Proposed Survey Right-of-Way	=====
Proposed Survey Street	=====
Proposed Survey Alley	=====
Proposed Survey Lot	-----
Proposed Survey Building Footprint	-----
Proposed Survey Utility Line	----
Proposed Survey Boundary	-----
Proposed Survey Point	●
Proposed Survey Line	-----
Proposed Survey Area	-----
Proposed Survey Easement	-----
Proposed Survey Right-of-Way	=====
Proposed Survey Street	=====
Proposed Survey Alley	=====
Proposed Survey Lot	-----
Proposed Survey Building Footprint	-----
Proposed Survey Utility Line	----



NOTICE
 THE PUBLIC IS HEREBY ADVISED THAT THE STATE OF INDIANA HAS A STATUTE THAT PROVIDES THAT ANY INSTRUMENT WHICH IS NOT RECORDED WITHIN THE TIME SPECIFIED IN THE STATUTE SHALL BE VOID AS TO THE INTEREST OF THE PARTIES TO THE INSTRUMENT. THE PUBLIC IS ADVISED THAT THE INSTRUMENTS WHICH ARE RECORDED WITHIN THE TIME SPECIFIED IN THE STATUTE SHALL BE VALID AS TO THE INTEREST OF THE PARTIES TO THE INSTRUMENT.

SURVEYOR'S CERTIFICATE
 I, the undersigned, being a duly licensed Surveyor in the State of Indiana, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office.

 Surveyor
 License No. 1521-20001
 State of Indiana



LEGAL DESCRIPTION
 THE FOLLOWING is a legal description of the land described in the foregoing plat, to-wit: A certain parcel of land situated in the County of [County Name], State of Indiana, containing [Area] acres, more or less, and being more particularly described as follows: [Detailed description of the land parcel].

OWNER APPROVALS AND SIGNATURES
 The undersigned, being the owner of the land described in the foregoing plat, do hereby approve and consent to the recording of the foregoing plat and the creation of the common area and drainage easement thereon.

 Owner
 License No. [Number]

NOTARY PUBLIC
 I, the undersigned, being a duly licensed Notary Public in and for the State of Indiana, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office.

 Notary Public
 License No. [Number]

 [Signature]

 [Signature]

 [Signature]



PINNACLE BUSINESS PARK MAJOR SUBDIVISION FINAL PLAT AMENDMENT I

SMITH DESIGN GROUP, INC., 1487 W. WASHINGTON ROAD, BLOOMINGTON, INDIANA 47401
 T. 812.339.8828 or www.smithdesign.com

PLAT DATED: SEPTEMBER 19, 2012

