



MEMORANDUM

Department of Development Services

Date: 6/10/2021

To: Jeff Eder, town manager
Al Geans, assistant town manager

From: Jodi Dickey, director

Subject: Pit Road rezone request

Thank you for the opportunity to present a new project to you this evening. This is an Informational item only and no action is expected or required of council this evening.

This proposal involves property located in Lincoln Business Park, just north of I 74, addressed as 554 Pit Road. The request is to rezone the property from C1 (moderate intensity general commercial to I1 (low intensity industrial). Properties surrounding the site are currently zoned C1. Across I74 properties are zoned I1 and contain mostly warehouse facilities.

The purpose of this request is to accommodate the expansion and relocation of an existing Brownsburg business (World Communion Cups). The property is approximately 5.5 acres and will be used, in part, as space to assemble pre-filed communion cups for distribution to other locations. There are existing uses (co-working space with various tenants, indoor recreation) within the building already on site that would qualify as industrial uses. The existing worship facility would also remain as a non-conforming use.

The proposal was heard by the technical advisory committee on May 20, 2021. Because this is an existing building and is expected to remain intact, there were very few technical comments at this stage.

This project is anticipated to have the public hearing and Advisory Plan Commission consideration at the June 28, 2021 meeting. The rezone petition will then come to the council for approval.

The petitioner's representative is present to answer questions and accept any feedback.

Attached to this memo is existing site plan (from Beacon).

Kovey Ventures, LLC

554 Pit Road, Brownsburg

