

Respectfully,

/s/Nathan D. Vis

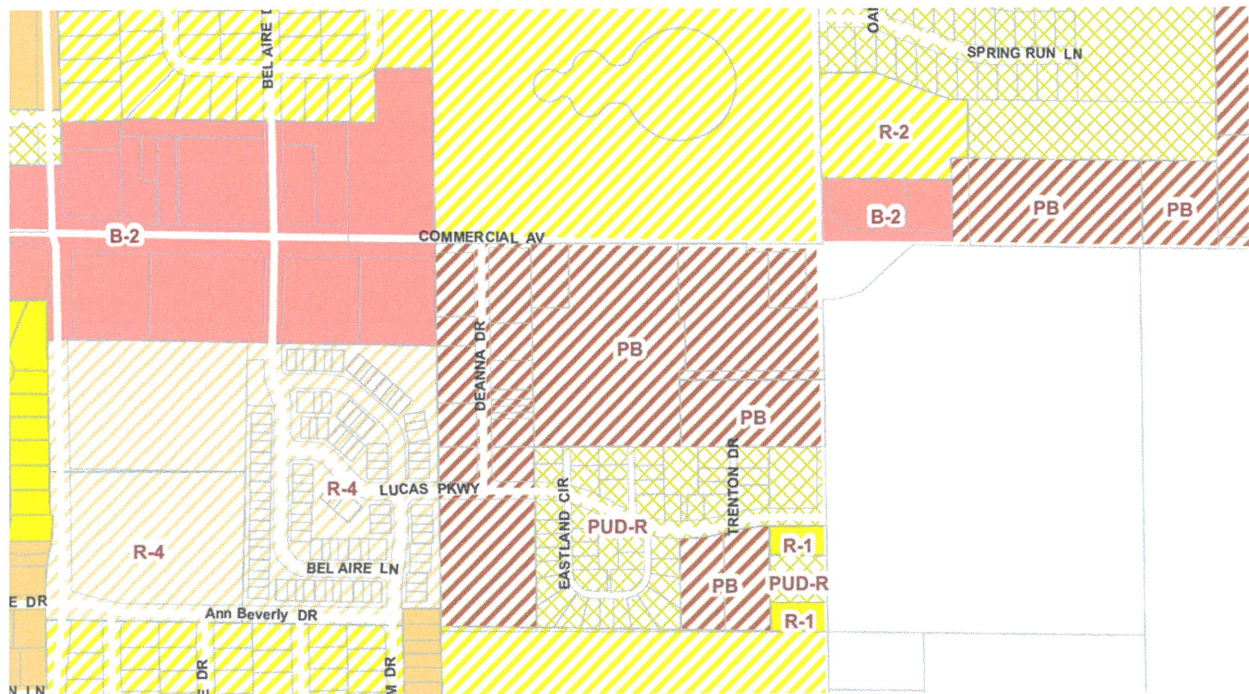
Nathan D. Vis

NDV/cso  
Attachment





A review of your zoning map reflects that as one commences east on Commercial Avenue, as you pass Deanna Drive, the zoning transitions from B-2 to PB zoning. And, once you transition past the large plaza, at the corner of Holtz, zoning turns again to B-2, then followed by PB.



A review of your zoning code reflects that the PB district is intended to provide a land use category which promotes commercial uses that are non-conflicting with residential areas of the Town. It is anticipated that these PB areas are immediately adjacent to existing or future neighborhoods, and the goal is formidable intrusion upon these residential areas. Based upon the existing uses of this area, it would appear that perhaps this PB zoning was applied after the fact.

As reflected on both the left and right side of this plaza, is B-2 zoning. This is intended to provide a land use category for commercial uses that are appropriate for locations along major corridors. This includes the development of businesses which are “vehicle related uses on a small, medium, or large scale”.

**We are seeking, as is found in the attached, to rezone this involved lot from PB to B-2.**

At the prior August study session, opportunities to improve the parking traffic flow in this area were outlined. My client has approached traffic engineers and the larger owner of a portion of the plaza (there are multiple) – who has expressed agreement to assist with traffic flow and design to improve this corridor and shopping area. These improvements, outlined in the attached, depict a variety of signage, painting, and island barriers to assist with good traffic flow and design.

The request being submitted would then be contingent upon the applicant and owner of the larger parking lot described, engaging in the noted parking lot improvements on or before final occupancy is granted to my client finalizing his proposed building, to ensure that these improvements are made.



In the past 5 years, my client has developed the two below locations, located at 9710 W 133<sup>rd</sup> Ave, Cedar Lake, IN, and 10860 Randolph St, Winfield, IN, as are depicted in the below screenshots showcasing their location. As are depicted from these recent pictures, the buildings are very aesthetically pleasing, well-constructed, and engage the use of greenery and are meticulously maintained. The type of work which is performed within the confines of the building is basic mechanic repair, brake replacement, and oil changes.



I have additionally provided an overlay below, which showcases how the proposed building would be laid on the above-stated lot. As is indicated thereon, safe ingress and egress can occur on the stated lot, and this will also provide greenery to improve the aesthetics of the complex.



Oct 2022













