



## Plan Commission

### Staff Report

October 28, 2025

<b>Case No:</b>	PC-25-33
<b>Location:</b>	5030 Hamburg Pike
<b>Applicant:</b>	Jacob Knigge
<b>Current Zoning:</b>	<b>NS</b> (Institutional Uses)
<b>Proposed Use:</b>	Roofing Contractor with Light Manufacturing
<b>Council District:</b>	District 4 – Scott Anderson

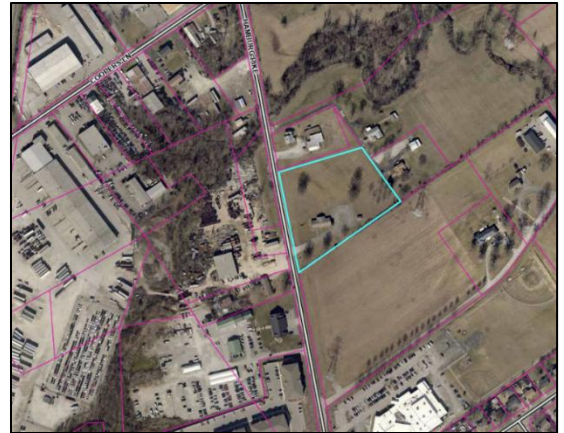
### Request

Rezone property from **NS** (Institutional Uses) to **C2** (Business Park/Light Industrial).

### Case Summary

The applicant is proposing to rezone the property that formerly housed the Jeffersonville Baptist Temple from NS to C2 to allow for a roofing contractor and manufacturing shop to be located at the site. The entire site is in the 100-year floodplain of Lick Run.

The applicants for this property initially requested the property to be rezoned to I1 (Business Park/Light Industrial). This matter was heard by the Plan Commission in September, 2025 and was tabled at that meeting. The applicants are now requested the property to be rezoned to C2 (to match existing properties) and are also applying for a Use Variance to establish the proposed use on the property.



### Staff Finding/Opinion

Following the tabling of this matter from the September Plan Commission meeting, Staff has worked with the applicants and neighboring property owners to reach a compromise for how best to move this project forward. The initial rezoning request to the I1 zoning district could have opened the door to potentially noxious uses. The current rezoning request to C2 removes most of those potential uses and is more in line with current zoning on this side of Hamburg Pike. Staff feels the C2 zone is appropriate for this property. The Board of Zoning Appeals will also be deciding on a Use Variance to establish the specific use the applicant is requesting.

### Criteria for Consideration

The Jeffersonville Zoning Ordinance and Indiana State Statute IC 36-7-4-603 outlines that the following shall be considered when the Plan Commission is reviewing a rezoning request:

- The Comprehensive Plan;
- Current conditions and character of 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
- Responsible development and growth.

### Required Action

Make a motion to forward this rezoning to the Jeffersonville City Council with one of the following options: **Favorable Recommendation**, **Unfavorable recommendation**, or **No Recommendation**.

### Recommended motion

*"I make a motion to forward the rezoning request (PC-25-34) to the Jeffersonville City Council with [insert recommendation] as presented to the Plan Commission on October 28, 2025.*

## **Staff Analysis for Change in Zoning**

The following is a summary of staff's analysis of the proposed development as it relates to the land use and development policies of the Comprehensive Plan and Unified Development Ordinance:

### **Current Zoning and UDO Zoning District Intent**

#### Current Zoning

The subject property is shown in the zoning map to the right. The property is zoned NS (Institutional Uses). Adjoining properties are zoned C2 (Commercial – Large Scale) to the North and South, R2 (Single Family Residential Medium Scale) to the East and West, and I1 (Business Park/Light Industrial) to the West.

#### District Intent: Existing

The "NS" (Institutional Uses) District is intended to provide a land use category for institutionally owned lands, including state, county, and city facilities. The IS district is also intended for social service oriented uses, and similar non-profit or quasi-public institutions where the use is for public purpose and is anticipated to remain so permanently.

The Plan Commission and Board of Zoning Appeals should encourage institutional structures and uses to set a standard for development throughout the planning jurisdiction.

#### District Intent: Proposed

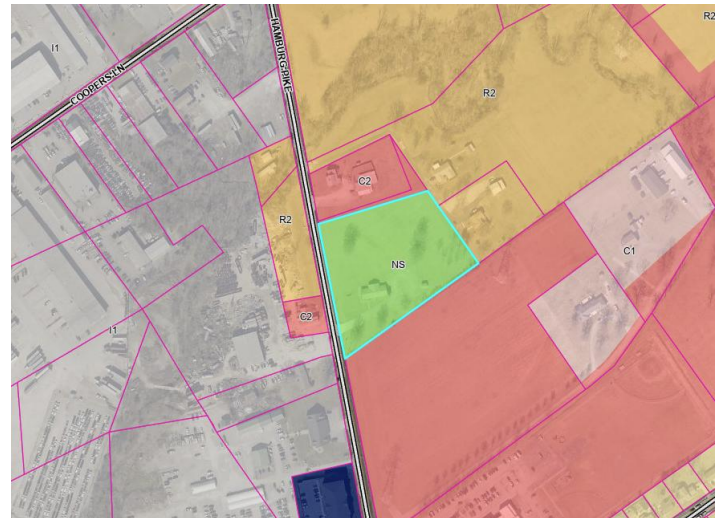
The "C2" (Commercial - Large Scale) District is intended to provide a land use category for most large-scale general business uses. This district can be used adjacent to all other commercial, industrial, and multifamily residential districts. Adequate buffering should be provided where located adjacent to any single family residential district.

Uses within the C2 district also include some multi-family uses that may be used to create mixed-use commercial and residential districts within the city and/or help rejuvenate aging commercial corridors.

The Plan Commission and Board of Zoning Appeals should not encourage "strip development," rather development in clusters that share resources and minimize the cost of public utilities and services. The Plan Commission and Board of Zoning Appeals should also strive to minimize lighting, un-landscaped large parking lots, parking lots fronting major streets, and traffic conflicts in the C2 District.

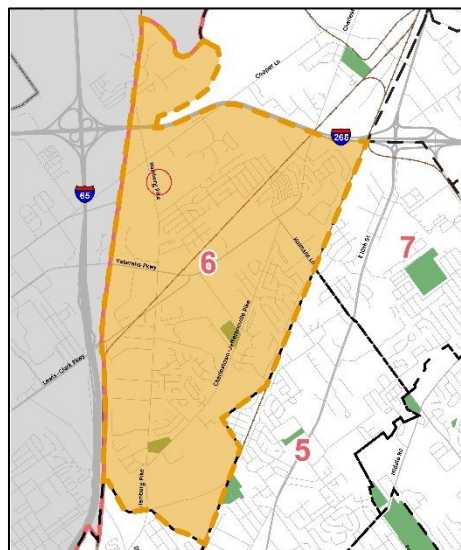
### **Future Land Use Map and Planning Districts**

This property has a Future Land Use classification of Commercial Corridors. These areas, centered along major thoroughfares, are slated to retain their broad mix of commercial and institutional uses, but would benefit by the introduction of multi-family or highly-dense single-family residential such as townhomes or condos. For the sake of maximizing commercial street frontage, residential developments should be located above street facing businesses shops or as a transitional element between the commercial corridor and local neighborhoods. Emphasis should be placed on improving sidewalk connectivity between commercial and residential uses. The development of smaller "town centers" or "pocket neighborhoods" with small public spaces is also encouraged where feasible.





**Future Land Use Map**



**Planning Districts Map**

The project falls into the West Jeffersonville district on the Planning Districts Map. The following is description of this Planning District from the Comprehensive Plan.

**Planning District 6:** West Jeffersonville

The West Jeffersonville Planning District is primarily organized along Hamburg Pike, Charlestown Pike, and Veterans Parkway. This area has been developed almost entirely after 1970 and continues to be developed today. There is a mix of uses in the District, but unlike Districts 1 and 2, these uses are highly compartmentalized into industrial parks, commercial centers, and residential neighborhoods. The District should be seen as mostly stable except for the areas around Veterans Parkway that are continuing to develop. The following goals are established for Planning Area 6:

- Support mixed-residential and commercial development at Jeffersonville Town Center and adjacent parcels around the Hamburg Pike and Veterans Parkway intersection
- Promote neighborhood-friendly development and densification along Veterans Parkway, Hamburg Pike and Woehrle Road corridors

- Support infill development and redevelopment elsewhere where sensible. Uses and development standards should align with adjacent, similarly-zoned parcels to the greatest extent possible
- Support industrial development where established along Hamburg Pike. Consider changes to zoning north of I-265 that allow for further industrial development
- Ensure that any new developments or building additions within existing residential neighborhoods are appropriate in elements such as scale, form, and setbacks;
- Reserve open space within new developments for recreational uses which serve local residents. Open spaces should be well connected to the street network to ensure public use

### **Additional Notes**

- None

### **Attachments**

1. Letter of Intent
2. Current Zoning Layout
3. Proposed Zoning Layout
4. Site Plan

### **Letter of Intent**

#### **Letter of Intent (written)**

I am requesting rezoning approval for the property located at 5030 Hamburg Pike, Jeffersonville, IN 47130, currently serving as a church, to allow for use as a contractor office and shop facility.

Geoghegan Roofing, founded in 1947 in Louisville, KY, specializes in commercial and industrial roofing, roof repairs, and maintenance. We currently employ over 20 people and plan to relocate our business operations from Louisville to Jeffersonville, bringing these jobs to Indiana with plans for future growth.



## NS District (Institutional Uses)



### 3.32 NS District Intent, Permitted Uses, and Special Exception Uses

#### District Intent

The "NS" (Institutional Uses) District is intended to provide a land use category for institutionally owned lands, including state, county, and city facilities. The NS district is also intended for social service oriented uses, and similar non-profit or quasi-public institutions where the use is for public purpose and is anticipated to remain so permanently.

The Plan Commission and Board of Zoning Appeals should encourage institutional structures and uses to set a standard for development throughout the planning jurisdiction.

#### Permitted Uses

##### Commercial: General Business

- child care center (day care)
- funeral home/mortuary

##### Commercial: Recreation/Fitness

- ball fields
- fraternal organization/lodge/private club

##### Institutional/Public Facilities

- church, temple or mosque
- community center/senior center
- government building
- government offices
- library
- museum
- police/fire station
- post office
- public park
- public recreation center/pool
- school, elementary/secondary
- school, higher education - campus
- substance abuse treatment - outpatient (counseling only)<sup>2</sup>

##### Residential

- dwelling single-family
- short-term rental (See Article 8.11)

#### Special Exception Uses

##### Commercial: Auto Sales/Services

- automobile/truck storage/bus (open air) - no sales
- filling/gas station<sup>1</sup>
- motor bus station

##### Commercial: Recreation/Fitness

- banquet hall/event space

##### Communication/Utilities

- public wells
- sewage treatment plant
- telecommunications facility (other than microcellular)
- utility substation

##### Institutional/Public Facilities

- cemetery/mausoleum/crematorium
- hospital
- school, higher education - single facility
- substance abuse treatment - inpatient<sup>2</sup>
- substance abuse treatment - outpatient<sup>2</sup>

##### Residential

- assisted living facility
- child care institution (children's home)
- nursing home
- residential facility for developmentally disabled/mentally ill (less than 4 units)
- residential facility for developmentally disabled/mentally ill (more than 4 units)

#### Additional Notes:

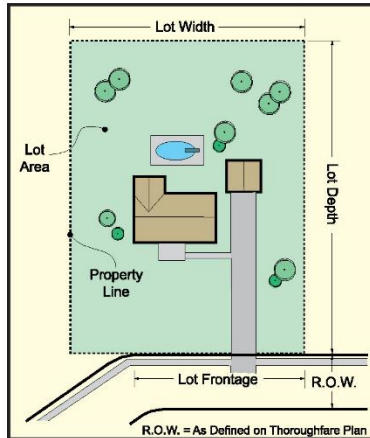
1. Only where accessory to another use listed on this table; otherwise see convenience store with gas pumps.
2. See Article 8.12 for additional standards.

# NS District (Institutional Uses)

## 3.33 NS District Development Standards



### Lot Dimensions



#### Minimum Lot Area:

- 10,000 sq.ft.

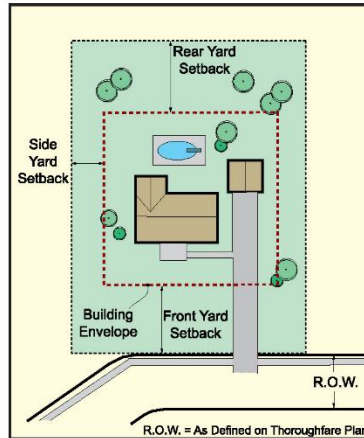
#### Minimum Lot Width:

- 70 ft.

#### Minimum Lot Frontage:

- 65 ft.

### Setbacks



#### Minimum Front Yard Setback:<sup>1</sup>

- 35 ft. when adjacent to an arterial
- 25 ft. when adjacent to a local street

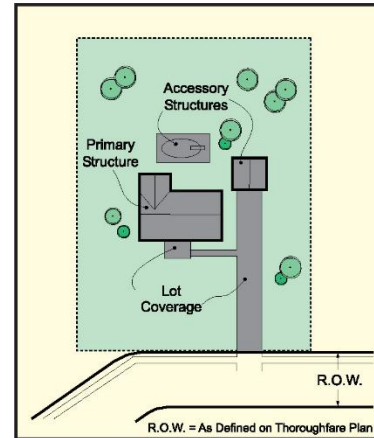
#### Minimum Side Yard Setback:

- 15 ft. for the Primary Structure<sup>2</sup>
- 5 ft. for an Accessory Structure<sup>2</sup>

#### Minimum Rear Yard Setback:

- 20 ft. for the Primary Structure<sup>3</sup>
- 5 ft. for an Accessory Structure<sup>3</sup>

### Other Requirements



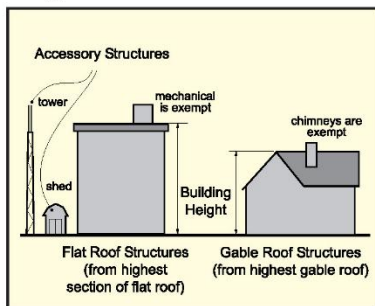
#### Maximum Lot Coverage:

- 65% of the lot area<sup>4</sup>

#### Minimum Main Floor Area:

- 900 sq. ft. min. for primary struct.

### Height



#### Maximum Structure Height:

- Primary Structure: 35 ft.
- Accessory Structure: 25 ft.

### Miscellaneous Notes:

1. Where located in the Downtown or Downtown-adjacent neighborhoods, the front yard setback may be reduced to the average of the adjacent structures at the discretion of the Planning Director.
2. Where located in the Downtown or Downtown-adjacent neighborhoods, the side yard setback for primary structures may be reduced to 5 feet; the side yard setback for accessory structures may be reduced to 2 feet.
3. Where located in the Downtown or Downtown-adjacent neighborhoods, the rear yard setback for primary structures may be reduced to 12 feet; the side yard setback for accessory structures may be reduced to 2 feet.
4. Where located in the Downtown or Downtown-adjacent neighborhoods, the maximum lot coverage may be increased to 85%.

See Article 6 for subdivision regulations

See Article 7 for additional development standards

See Article 8 for additional use-specific standards

## C2 District (Commercial - Large Scale)



### 3.6 C2 District Intent, Permitted Uses, and Special Exception Uses

#### District Intent

The "C2" (Commercial - Large Scale) District is intended to provide a land use category for most large scale general business uses. This district can be used adjacent to all other commercial, industrial, and multi-family residential districts. Adequate buffering should be provided where located adjacent to any single family residential district.

Uses within the C2 district also include some multi-family uses that may be used to create mixed use commercial and residential districts within the city and/or help rejuvenate aging commercial corridors.

The Plan Commission and Board of Zoning Appeals should not encourage "strip development," rather development in clusters that share resources and minimize the cost of public utilities and services. The Plan Commission and Board of Zoning Appeals should also strive to minimize lighting, un-landscaped large parking lots, parking lots fronting major streets, and traffic conflicts in the C2 District.

#### Permitted Uses

- Commercial: Auto & Vehicle**
- auto accessory installation
  - auto repair, minor<sup>1</sup>
  - auto parts sales
- Commercial: Food Sales/Service**
- butcher shop/meat market
  - convenience store without gas pumps
  - drive thru/drive in restaurant
  - food service: small scale<sup>4</sup>
  - food service: small scale (w/drive thru)
  - food/farmers market (food hall)
  - grocery store
  - microbrew/distillery (ltd production)<sup>2</sup>
  - restaurant/pub

#### Permitted Uses

- Commercial: General**
- artisan studio/artisan center
  - barber/hair salon/nails/tanning
  - bank/credit union/ATM<sup>3</sup>
  - building/landscape/civil contractor<sup>4</sup>
  - coin laundry
  - child care center/day care
  - clothing alterations/shoe repair
  - dry cleaning service
  - health spa
  - hotel or motel
  - medical/dental/physical therapy/chiropractor office
  - pet care/grooming/vet. clinic
  - photography studio
  - print shop/copy center
  - professional office<sup>1</sup>
  - retail 1,2,3,4 or 5<sup>1</sup>
  - tattoo studio/piercing shop
  - temporary service agency
  - veterinarian office/hospital
- Commercial: Recreation/Fitness**
- banquet hall/event space
  - bar/night club/cigar bar<sup>6</sup>
  - dance/aerobics/gymnastics/martial arts studio
  - fitness center/gym
  - fraternal organization/lodge/private club
  - indoor entertainment venue<sup>1,5</sup>
  - theater, indoor<sup>5</sup>
- Institutional/Public Facilities**
- convention/business center
  - hospital
  - school, higher ed. - single facility
  - church/temple/mosque, etc.
- Residential Uses**
- assisted living facility
  - nursing home
- Miscellaneous**
- accessory uses
  - child care/day care: owner occupied

#### Additional Notes:

1. See definition(s) in Article 12
2. Production area limited to 2,000 square feet
3. With or without drive-thru
4. No outdoor storage
5. Not adult entertainment uses
6. Less than 40% of building and not located on street front.
7. See article 8.12 for additional standards.
8. 200 foot maximum building length for all attached units

#### Special Exception Uses

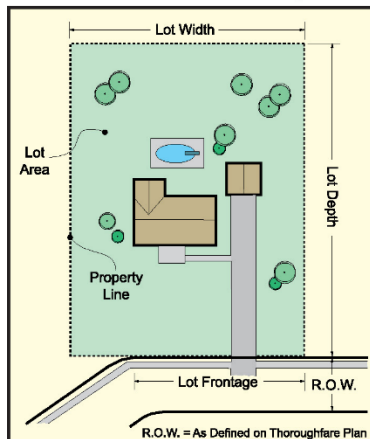
- Commercial: Auto & Vehicle**
- auto body repair shop
  - auto repair, major<sup>1</sup>
  - auto rental
  - auto sales (limited or no services)
  - auto sales (with showroom and/or full services)
  - auto wash
  - parking lot, stand alone
  - small engine repair
- Commercial: Food Sales/Service**
- convenience store with gas pumps
- Commercial: General**
- building/landscape/civil contractor (with outdoor storage)
  - funeral home/mortuary
  - kennel; commercial
  - retail 6<sup>1</sup>
  - sign fabrication
  - storage: indoor<sup>6</sup>
- Commercial: Recreation/Fitness**
- marina
  - outdoor entertainment venue<sup>1,5</sup>
  - theater, outdoor
- Communications/Utilities**
- public well
  - radio/TV station
  - telecommunication facility
- Institutional/public facilities**
- substance abuse treatment - outpatient (counseling only)<sup>7</sup>
  - government offices
  - library
  - post office
- Residential uses**
- co-housing community
  - dwelling: duplex
  - dwelling: multi-family 3-4 units
  - dwelling: multi-family 5-6 units
  - dwelling: multi-family 7-12 units
  - dwelling: multi-family > 12 units
  - dwelling: single-family
  - dwelling: single family attached<sup>8</sup>
  - Senior living/retirement community

## C2 District (Commercial - Large Scale)

### 3.7 C2 District Development Standards



#### Lot Dimensions



##### Minimum Lot Area:

- 1.5 acres (65,340 sq.ft.)

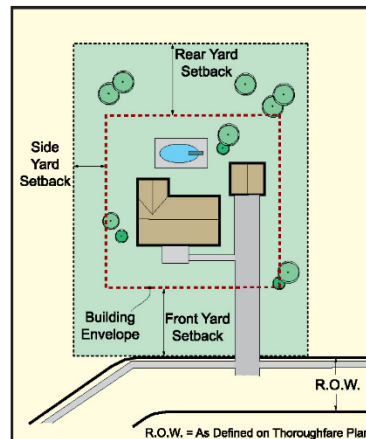
##### Minimum Lot Width:

- 200 ft.

##### Minimum Lot Frontage:

- 150 feet<sup>5</sup>

#### Setbacks



##### Minimum Front Yard Setback:

- 30 ft. when adjacent to an arterial
- 20 ft. when adjacent to a local street

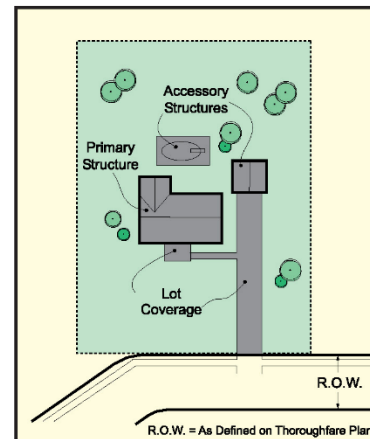
##### Minimum Side Yard Setback:

- 25 ft. for the Primary Structure<sup>1,2</sup>
- 10 ft. for an Accessory Structure<sup>3</sup>

##### Minimum Rear Yard Setback:

- 25 ft. for the Primary Structure<sup>1,2</sup>
- 10 ft. for an Accessory Structure<sup>3</sup>

#### Other Requirements



##### Maximum Lot Coverage:

- 75% of the lot area

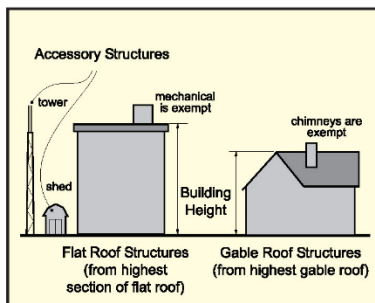
##### Minimum Main Floor Area:

- 2,500 sq.ft. for primary structures<sup>6</sup>

##### Minimum Floor Area per Unit:

- 700 sq.ft. average per Dwelling Unit in a multiple-unit primary structure, with 400 sq. ft. the absolute minimum

#### Height



##### Maximum Structure Height:

- Primary Structure: 35 ft.<sup>4</sup>
- Accessory Structure: 20 ft.

#### Miscellaneous Notes:

1. Side and Rear Yard setbacks may be reduced to 15 feet where they abut another commercially or industrially zoned property
2. Side and Rear Yard Setbacks for residential buildings (not mixed use) may be reduced to 10 feet regardless of the neighboring zone district
3. Side and Rear Yard setbacks may be reduced to 5 feet where they abut another commercially or industrially zoned property
4. Maximum Height may be increased to 45 feet if the building includes residential units.
5. In large developments a privately maintained road or access drive may count toward this requirement.
6. If the use is "Commercial: Food sales/services", any outdoor seating areas may be counted toward the Minimum Main Floor Area.

**See Article 6 for subdivision regulations**

**See Article 7 for additional development standards**

**See Article 8 for additional use-specific standards**



Site Plan

