

**MAP(P) 17-04 Prime Car Wash Primary Plat**

Planning & Building Department Staff Report

April 24, 2017

Advisory Plan Commission, Public Hearing

Caitlin Dopher

- A. Petition Number: MAP(P) 17-04 Prime Car Wash, primary plat
- B. Applicant: PCWH Properties Four, LLC
- C. Location: 35 North CR 900 East
- D. Parcel Size: The entire parcel is 2.74 acres
- E. Land Use and Zoning: The parcel is zoned C-2, and lies within Tier 1 of the US Highway 36 Overlay District, and contains a dwelling with accessory building and a vacant lot. Properties surrounding the site to the east, south, and north are also zoned C-2 and contain commercial uses. To the west, property is zoned R-2 and contains a single family residence as well as large vacant property.
- There are also single family residences to the west of the property that are within Hendricks County's jurisdiction (zoned RB – residential).
- F. Action Requested: The petitioner is requesting a development plan review for a Prime Car Wash facility.
- G. History Associated petitions:
- ZA 16-05 – rezone one lot from C-4 to C-2 to match the adjoining lot.  
MAP(F) 17-06 – administrative review  
DPR 17-06 – Development Plan review scheduled for the April 24<sup>th</sup> Plan Commission meeting.
- H. Staff Comments: The petitioner has filed to combine these two parcels into one property with the intent of building a Prime Car Wash facility. Generally a case where the petitioner seeks to combine parcels does not require a public hearing, and is a staff level review, however, when easements are created the petition must have a public hearing.
- Because these two lots are going from a vacant and/or residential use to a commercial use, the petitioner is adding access easements to the property. These access easements are shown along Angelina Way and Eden Gate Drive per the

conditions of approval of the rezone as approved by Town Council.

The petitioner has met all procedural requirements for this case. This petition was reviewed for technical compliance. There are no outstanding technical issues for the primary plat.

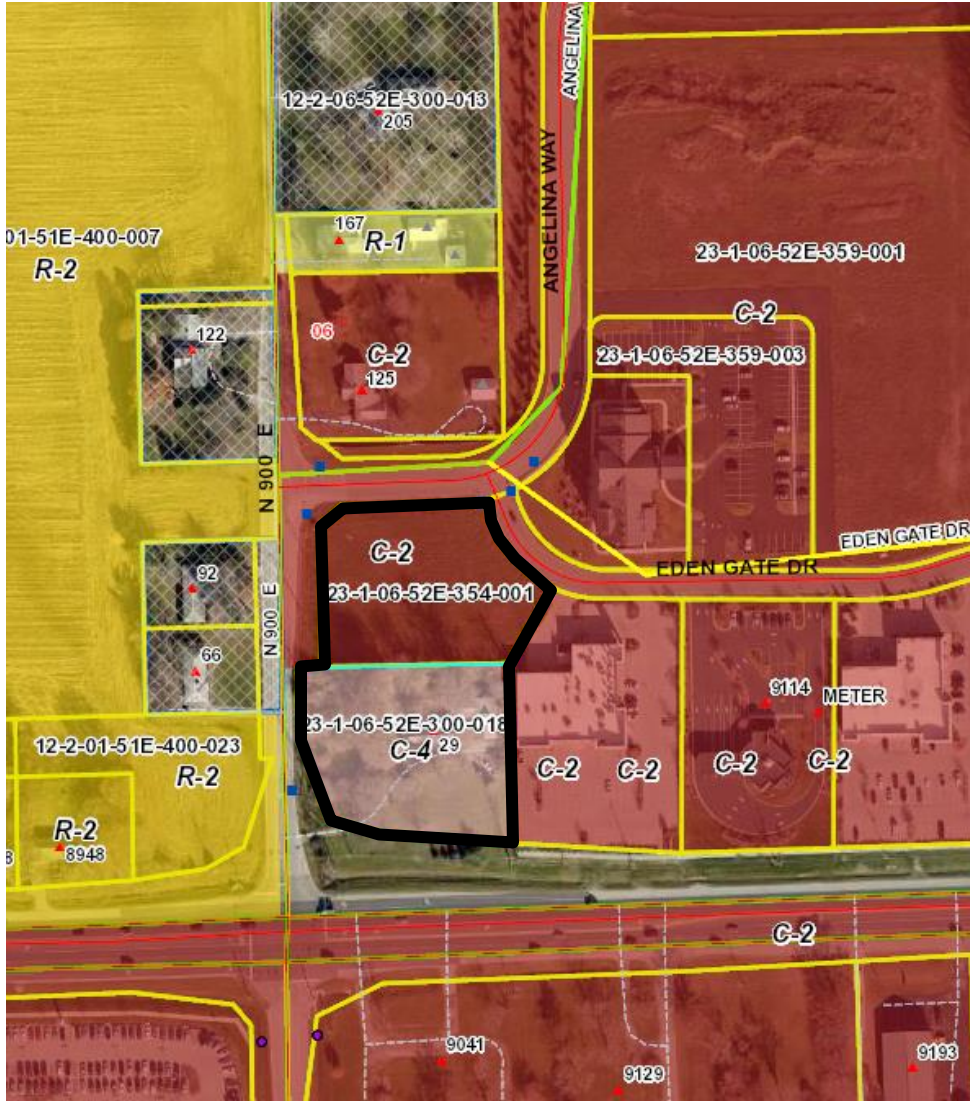
Plat Analysis:

Staff has determined the submitted plat to be substantially in compliance with the Avon Subdivision Control Ordinance.

I. Recommendation:

Staff recommends approval of MAP(P) 17-05 with the following conditions:

# MAP(P) 17-05 Prime Car Wash Location Map



## Sample Plan Commission Motion

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### AVON ADVISORY PLAN COMMISSION

Motion for approval of a Primary Plat for a Major Subdivision

**Case Number: MAP(P) 17-04, Prime Car Wash**

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The Avon Plan Commission Staff has considered the proposed primary plat on the subject property and has found that the plat meets all the standards of the Subdivision Control Ordinance and the Zoning Ordinance, with the following conditions:

I move that we **approve** MAP(P) 17-04, Prime Car Wash, subject to the following conditions:

Prior to recording a final plat:

1. The project receive any necessary review and approval by the HCSO and HC Drainage Board; and,
2. The final plat will comply with all relevant portions of the Subdivision Control Ordinance.

## FINDINGS OF FACT FOR A SUBDIVISION PLAT

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### AVON ADVISORY PLAN COMMISSION

Motion for approval of a Primary Plat for a Major Subdivision

**Case Number: MAP(P) 17-04, Prime Car Wash**

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The Avon Plan Commission Staff has considered the proposed primary plat on the subject property and has found that the plat will meet all the standards of the Subdivision Control Ordinance and the Zoning Ordinance.

The Avon Plan Commission Staff further finds that the proposed development meets or will meet the requirements of the Town of Avon's Zoning Ordinance, Storm Drainage, Erosion and Sediment Control Ordinance, and the land use policies and goals and objectives of the Comprehensive Plan.

### DECISION

IT IS THEREFORE THE DECISION OF THE AVON ADVISORY PLAN COMMISSION THAT PRELIMINARY PLAT **APPROVAL** BE GRANTED TO PETITION MAP(P) 17-04, Prime Car Wash, subject to the following conditions:

Prior to recording a final plat:

1. The project receive any necessary review and approval by the HCSO and HC Drainage Board; and,
2. The final plat will comply with all relevant portions of the Town Code.

ADOPTED THIS 24<sup>TH</sup> DAY OF APRIL, 2017

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Paul Guckenberger, President

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Caitlin Dopher, Secretary

This instrument was prepared on April 17, 2017 by:  
Caitlin Dopher  
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Town of Avon, Indiana