

DPR 17-05 Prime Car Wash

Planning & Building Department Staff Report

April 24, 2017

Advisory Plan Commission

Caitlin Dopher

- A. Petition Number: DPR 17-05 Prime Car Wash
- 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(P) 17-05 – scheduled for April 24, 2017 Plan Commission meeting. This will combine the two lots into one.
MAP(F) 17-06 – administrative review
- H. Staff Comments: The petitioner has submitted a development plan for a Prime Car Wash facility. The property is located within Tier 1 of the US 36 Overlay, and has frontage along US 36, CR 900 E, Angelina Way, and Eden Gate Dr.
- The property currently has a single family dwelling with accessory building. Both buildings will be demolished as part of this development plan.
- The site will feature a 11,262 square feet building with 46 spaces available for stacking. The largest shift will consist of 20 employees. Based off this number and the square footage of the building the site will have 21 parking spaces.

The petitioner has submitted three waivers. These include:

Waiver 1: (23-18-3-B) Permission to use colors split face block as wainscot, detail banding and as “tower” element finish material.

Waiver 2: (23-18-3-A) Deviation from requirement to have wall plane projections of 3’ minimum depth every 40’ for wall planes exceeding 60’ in length.

Waiver 3: (23-18) Deviation from requirement to have front-like façade on all elevations that face a public street.

These waivers must be voted on by the Plan Commission prior to the approval of the development plan.

DPR RELEVANT ORDINANCES

Development Standards, Zoning Ordinance Sec. 4-8(7)

A. A Development Plan under this Section shall be required to meet:

(a) the development standards set forth in the zoning district in which the use is or is proposed to be located. The plan as submitted meets the standards in the ordinance if the submitted waivers are granted.

(b) all applicable Overlay Districts – The site is within Tier 1 of the US 36 Overlay District. Due to the location of the lot and the proposed use, the petitioner has submitted waivers to provide relief from some of the architectural requirements.

(c) the standards of the Subdivision Control Ordinance – A pedestrian sidewalk is noted along US 36, CR 900 East, and Angelina Way. The design provides for safe and convenient pedestrian access from the parking lot to the building and to existing and future development. Plans comply with this requirement.

(d) Chapter 14 (Performance Standards) – The petitioner has submitted a lighting plan for the central parking lot, which complies with the light emissions standards and fixture types.

(e) Chapter 15 (Off-Street Parking and Loading) – The petitioner has provided 19 standard parking spaces and 2 ADA parking spaces, with a total of 21 parking spaces. Parking is in compliance.

(f) Chapter 16 (Landscaping and Screening) – The landscape plan is in compliance with the Zoning Ordinance.

(g) Chapter 18 (Signs) – Signs are considered and approved by staff and will be reviewed for compliance with the ordinance when submitted.

(h) All storm water management, erosion control and soil conservation, and technical specifications of the Town of Avon – Plans submitted by the petitioner have been through TAC review, and has received approval from CrossRoad Engineers, PC.

(i) All applicable recommendations of the Town of Avon Comprehensive Plan and all associated components of the Comprehensive Plan (ex. Thoroughfare Plan, Gateway Plan, etc.) – Complies with Comprehensive Plan recommendations for land use in the area.

B. Section 4-8 (7) (B) (c) Building Materials:

The petitioner has submitted a waiver request to use split face block as a wainscot. Other than this building material request, plans submitted by the petitioner show all four facades using a concrete brick. The material choices match the Prime Car Wash location in Noblesville.

C. Section 4-8 (7) (C) Building Orientation:

Plans submitted by the petitioner comply with the Zoning Ordinance.

Development Plan Criteria for Review, Zoning Ordinance Sec. 4-8(8)

Arrangement of structures on the site...

a. Allows for safe and effective use of proposed development:

Plans show a pedestrian sidewalk along US 36, 900 E, and Angelina Way. Due to access being limited to Angelina Way and Eden Gate Drive the site layout is as safe and effective as possible.

b. Creates innovative and efficient environments:

The site layout is efficient and gets customers safely through the site.

c. Is compatible with adjacent development:

The project is within the US 36 Overlay, and is next to other commercial uses. The design of the building compliments the uses in the area.

d. Considers off site utilities and services:

Service agencies were given the opportunity to review and comment on proposed plans through Avon's technical review committee. Staff has received no negative comments

on this proposal.

ADDITIONAL CRITERIA FOR REVIEW

Open space and landscaping...

Creates desirable and functional environment:

The project shows the required sidewalk and landscaping.

Preserve unique natural resources where possible:

There are no unique natural resources present on site.

Respects desirable natural resources on adjacent sites:

The proposed project should not result in negative effects on adjoining property resources.

Traffic management...

Design and location of proposed access points:

Access is off Angelina Way and Eden Gate Drive. These access points are part of a condition of approval from the rezone.

Safe pedestrian circulation:

As noted in the staff report, the proposed sidewalk will safely and efficiently serve customers to the site.

Internal traffic circulation:

This proposal is one use on one lot. Ingress/egress is simple, efficient, and should not result in negative impacts to internal use or the adjacent roadway network.

Site illumination:

Plans submitted by the petitioner show compliant light emission and fixture standards.

The petitioner has met all procedural requirements for this case.

This petition was review for technical compliance.

I. Waiver Requests: The petitioner has submitted three waivers. These include:

Waiver 1: (23-18-3-B) Permission to use colors split face block as wainscot, detail banding and as “tower” element finish material.

Waiver 2: (23-18-3-A) Deviation from requirement to have wall plane projections of 3’ minimum depth every 40’ for wall planes exceeding 60’ in length.

Waiver 3: (23-18) Deviation from requirement to have front-like façade on all elevations that face a public street.

Applicant must demonstrate compliance with the following:

1. **The proposed alternative demonstrates consistency with the recommendations of the Comprehensive Plan and all related land use plans (ex: Thoroughfare Plan, Bicycle and Pedestrian Master Plan, etc)** The Avon Comprehensive Plan 2005-2025 recommends the future use of the subject site to be commercial. The request Waiver would permit a development that is consistent with this recommendation.
It appears that this criterion is met for all waivers.

2. **That the proposed alternative demonstrates consistency with the intent of the applicable Zoning District and/or Overlay District:** The intent/purpose of the US Highway 36 Overlay District “is to preserve and enhance the aesthetic qualities of properties both adjacent and visible from the corridor”.
Waiver 1: The split face block will simulate a rough cut stone and will complement the other building materials.
Waiver 2: The exterior features articulation where possible, and due to the use, and the integrated thru lanes, the required spacing of the offsets is not feasible.
Waiver 3: Due to the site having three frontages the required “front-like” façade is a difficult requirement to meet for any business wishing to build on this site. The petitioner has provided facades that meet this requirement as much as possible while also allowing for the use of the business.
It appears that this criterion is met for all waivers.

3. **That the proposed alternative demonstrates consistency with both the existing building environment and the built environment that would be required under the terms of the ordinance were the waiver not granted compliance with the recommendations of the Town of Avon Comprehensive Plan:**

Waiver 1: The proposed materials are important to long term use, and will allow for low maintenance while maintaining the appearance of the facility.

Waiver 2: The building features offsets where possible. Through different building materials and varying roof height the building still has a multi-dimensional feel which is the purpose of the articulation requirement.

Waiver 3: Because of the use of the building, the orientation of it on the site, and configuration of openings on the site. Not permitting this would prevent the business from operating. The design of the building and use is consistent with the surrounding environment.

It appears that this criterion is met for all waivers.

4. That the proposed alternative represents an improvement, increase, advance, or expansion beyond the terms of the applicable standard:

Waiver 1: The alternative allows the building to comply with the “2 different materials” requirement in the overlay, while still creating a structure that is compatible with the building use.

Waiver 2: The offsets that are provided on the north and south elevations far exceed the required minimum length and depth required. The only deviation from the ordinance is the maximum length between horizontal offset locations.

Waiver 3: The design complies with the spirit of the ordinance in that there are multiple openings on all sides, which promotes the business operations, in the same manner as how retail display windows display the products they sell.

It appears that this criterion is met for all waivers.

Staff recommends approval of all waivers.

J. Action:

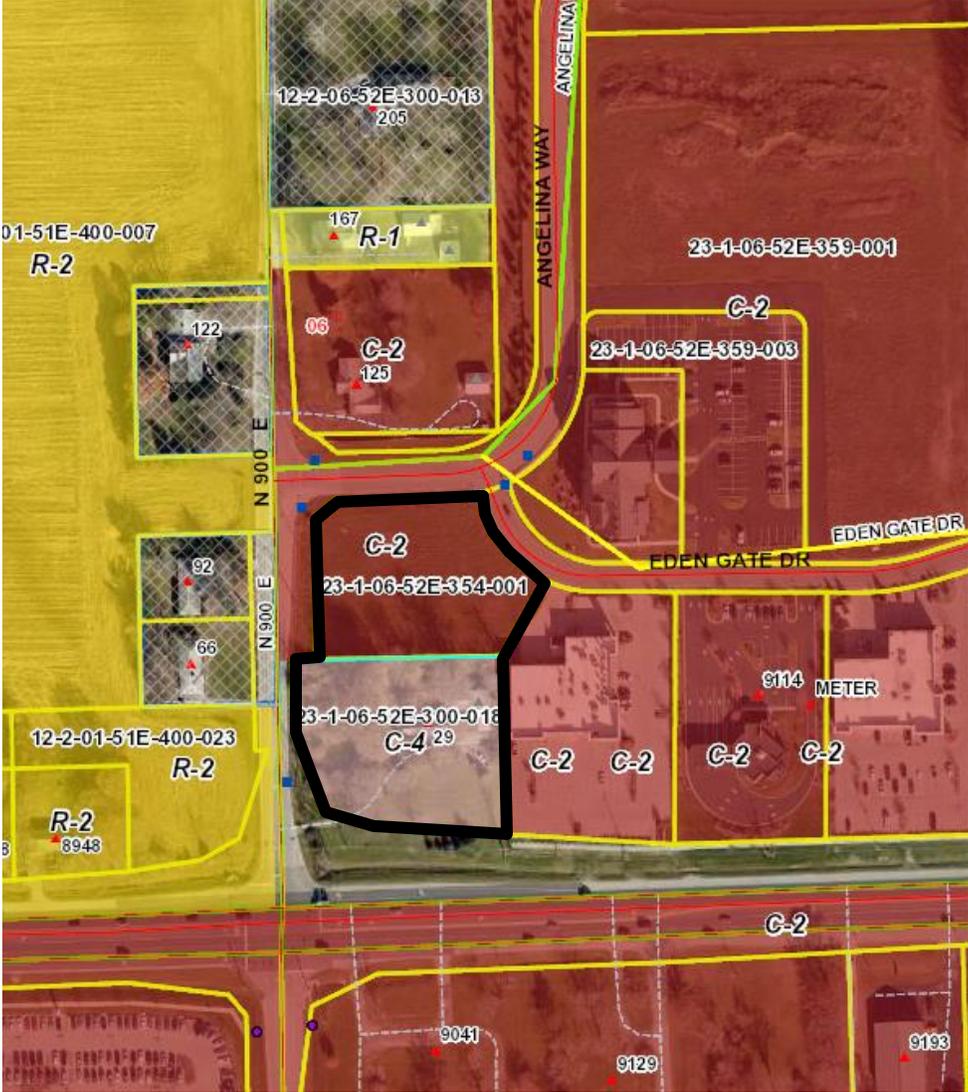
The Plan Commission may choose to approve, approve with conditions, deny, or continue this petition.

Staff recommends approval of DPR 17-05 Prime Car Wash with the following conditions:

1. If the requested waivers are not granted, the petitioner shall submit revised plans showing compliance with all applicable design standards;
2. Submission of plans shall reflect the approval and conditions of the Primary Plat.
3. Revised plans must comply with all commitments and conditions noted as part of any approval granted;

4. The petitioner must post a landscape bond prior to issuance of a Certificate of Occupancy; and,
5. The development shall comply with all relevant portions of Town Code, and comments by Public Works, Fire Department, CRE, and NRCS at the preconstruction meeting.

DPR 17-05 Prime Car Wash Location Map



Sample Plan Commission Motion

AVON ADVISORY PLAN COMMISSION

Motion for approval of a Development Plan

Case Number: DPR 17-05, Prime Car Wash

The Avon Plan Commission staff has considered the proposed Development Plan and has found that it meets all the standards of the Subdivision Control Ordinance and the Zoning Ordinance, with the following conditions:

I move that we **approve** DPR 17-05, Prime Car Wash, subject to the following conditions:

1. If the requested waivers are not granted, the petitioner shall submit revised plans showing compliance with all applicable design standards;
2. Submission of plans shall reflect the approval and conditions of the Primary Plat.
3. Revised plans must comply with all commitments and conditions noted as part of any approval granted;
4. The petitioner must post a landscape bond prior to issuance of a Certificate of Occupancy; and,
5. The development shall comply with all relevant portions of Town Code, and comments by Public Works, Fire Department, CRE, and NRCS at the preconstruction meeting.

FINDINGS OF FACT FOR A DEVELOPMENT PLAN

AVON ADVISORY PLAN COMMISSION

Case Number: DPR 17-05, Prime Car Wash

The Avon Plan Commission Staff has considered the proposed Development Plan Review on the subject site and has found that the plan will meet the criteria set forth in the Avon Zoning Ordinance. The Avon Plan Commission Staff further finds that the proposed development meets the requirements of the Town of Avon's Subdivision Control Ordinance, Storm Drainage, Erosion and Sediment Control Ordinance, and the land use policies and goals and objectives of the Comprehensive Plan, with the conditions listed below:

DECISION

IT IS THEREFORE THE DECISION OF THE AVON STAFF THAT DEVELOPMENT PLAN **APPROVAL** BE GRANTED TO PETITION DPR 17-05, Prime Car Wash, subject to the following conditions:

1. If the requested waivers are not granted, the petitioner shall submit revised plans showing compliance with all applicable design standards;
2. Submission of plans shall reflect the approval and conditions of the Primary Plat.
3. Revised plans must comply with all commitments and conditions noted as part of any approval granted;
4. The petitioner must post a landscape bond prior to issuance of a Certificate of Occupancy; and,
5. The development shall comply with all relevant portions of Town Code, and comments by Public Works, Fire Department, CRE, and NRCS at the preconstruction meeting.

ADOPTED THIS 24th DAY OF APRIL, 2017

Paul Guckenberger, President

Caitlin Dopher, Secretary

This instrument was prepared on April 17th, 2017 by:
Caitlin Dopher
Senior Planner: Economic Development Specialist, Planning & Building
Town of Avon, Indiana