

Staff Report

PLANNING & BUILDING DEPARTMENT
Town of Avon, Indiana
6570 East U.S. Highway 36
Avon, IN 46123

Case Number: DPR 09-06
Case Name: Key Bank
Report Date: March 6, 2009

GENERAL INFORMATION AND CASE DESCRIPTION

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|------------------------|----------------------------|----------------------|-----------------------|
| Case Type: | Development Plan Review | | |
| Applicant: | Key Bank | Owner: | Same |
| Property Location: | 9192 East US Highway 36 | | |
| Adjacent Properties: | North: Undeveloped/ C-2 | East: Commerical/C-2 | |
| | South: Commercial/ I-2 | West: Commercial/C-2 | |
| Acreage: | 1.657 Acres | | |
| Existing Use & Zoning: | Vacant/C-2 | Proposed Use: | Financial Institution |
| Comprehensive Plan: | Commercial | | |

PROPERTY AND CASE HISTORY

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|---------------------|--|
| Previous Approvals: | <ul style="list-style-type: none">▪ MAP(P) 06-20, <i>Approved Sept. 2006</i>▪ MAP(F) 06-21, <i>Approved Oct. 2006</i> |
| Related Cases: | <ul style="list-style-type: none">▪ SE 09-04 (Drive-Thru), <i>To Be Heard March 19, 2009</i> |

STAFF COMMENTS

Development Plan

The planning staff has reviewed the development plan and has found it to be substantially in compliance with the Town's Zoning and Subdivision Control Ordinances.

In its review of a development plan proposal, the Plan Commission must look at the project's compliance with several specific criteria spelled out in the Zoning Ordinance. Staff's review of those criteria is as follows:

1. Arrangement of structures on the site: The parcel is located in Tier 1 of the US 36 Overlay. The auto bank will be oriented towards US Hwy 36, with a drive-thru oriented towards Eden Gate Drive. A special exception was filed with the BZA in February 2009. This site is proposed to include a 4,163 square foot bank.

Architecture: The proposed bank will be constructed of brick, with a cast stone band at 2, 8 and 10 feet. The entrance of the bank is oriented towards US 36 and features a projecting vestibule. Red fabric awnings are located over the doors and windows of the building.

The bank meets the architectural requirements of the Zoning Ordinance and specifically the US 36 Overlay District.

2. Open Space and Landscaping: The landscape plan includes a diverse variety of plantings. The plan exceeds the requirements of the landscape requirements.
3. Traffic Management: The site is accessed via a full access curb cut from Eden Gate Drive. A 6' sidewalk will be located along US 36, with 5' sidewalk along Avon Village Parkway. A 5' wide concrete walk is proposed to be connected from Avon Village Parkway to the internal sidewalk

system of the site. Twenty parking spaces, including one ADA space, are proposed for the building. This number meets the requirement of the zoning ordinance.

4. **Parking Lot Screening:** The parking lot is screened by a variety of shrubs, shade trees and ornamental trees. The screening meets the requirements of the Zoning Ordinance.
5. **Site Lighting:** The site lighting includes full cutoff parking lot and building lighting. The photometric plan meets light trespass limitations as outlined in the Zoning Ordinance.
6. **Compliance with Town Ordinances:** The proposed plan appears to meet all applicable requirements of the Zoning Ordinance.

GENERAL TERMS AND CONDITIONS

Development shall comply with all relevant portions of the Town Code. Development shall comply with comments from the Avon Fire Department, EMH&T, and the Natural Resources Conservation Service.

Engineering Review Comments: EMH&T has reviewed the site plan. They have no additional comments at this time.

Fire Department Comments: The Avon Fire Department has reviewed the site plan. They have no additional comments at this time.

Natural Resources Conservation Service: NRCS has reviewed the site plan. They have no additional comments at this time.

Hendricks County Drainage Board: A letter of approval from the Hendricks County Drainage Board will need to be submitted.

STAFF RECOMMENDATION

The Plan Commission Staff recommends **approval** of **DPR 09-06, Key Bank** with the following conditions:

- A letter of approval from the Hendricks County Drainage Board will need to be submitted;
- A landscape bond be set for \$11,000 to be held for a period of one year following the issuance of a certificate of occupancy; and
- An adequate storm water quality plan, including an erosion control plan, should be on file with the Town of Avon and a Notice of Intent (NOI) must be on file with the Indiana Department of Environmental Management (IDEM) prior to any land disturbance and construction activity

Submitted By:

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Town of Avon, Indiana