

AVON PLAN COMMISSION
SPECIAL MEETING AGENDA

MEETING DATE: April 16, 2020

TIME: 6:30 PM

PLACE: Remotely and Avon Town Hall, 6570 E US Hwy 36, Avon, IN 46123

1. Call to order
2. Roll Call/ Determination of Quorum
3. New Business / Public Hearings:

Resolution 2020-01: A Resolution adopting a policy for remote participation.

The resolution would amend the Rules of Procedure to allow the Advisory Planning Commission to conduct business via remote meetings.

DOCKET# DPR(A) 20-09 WHITE OAK & MAPLE ELEMENTARY, DEVELOPMENT PLAN REVIEW

A request for approval of a development plan to build a building addition and improve the parking and traffic circulation of both White Oak and Maple Elementary. The property is located 7221 E US Highway 36. The property is 26.96 acres and is zoned R-2.

PETITIONER: Veridus Group/Avon Schools

4. **Other Business: EDA resolution approval for Avon Landing.** This resolution amends the earlier Declaratory Resolution for Avon Landing (2018) to add property on the east side of Ronald Reagan Parkway

5. **Adjournment:**

Next Meeting: April 27, 2020

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of *Town of Avon*, should contact the *Town Administrative Offices* as soon as possible but no later than 48 hours before the scheduled event.

DPR(A) 20-09 White Oak and Maple Campus Staff Report.
Planning & Building Department Staff Report
March 23, 2020
Advisory Plan Commission, Public Hearing
Desire Irakoze

A. Petition Number: DPR 20-09 White Oak and Maple Campus, Development Plan Review

B. Applicant: Scott E. Senefeld, The Veridus Group.

C. Location: The subject property is located 7221 E US Highway 36.

D. Parcel Size: The subject parcel is 26.96 acres.

E. Land Use and Zoning: The current parcel is zoned R-1 and contains White Oak and Maple Elementary. To the north the property is zoned C-2 and contains All American Grooming Salon, Mantooth Insurance and Ally accounting. To the east the property is zoned I-2 and contains Harlan Bakeries. To the south the property is zoned I-2 and contains CSX rail yard. To the west the property is zoned R-1 and contains Avon Transportation Center.

F. Action Requested: To approve a Development Plan to build three (3) building additions, rework the traffic circulation, and a utility expansion.

G. History: The Original buildings were approved by Hendricks County. The petitioner has requested a VAR 20-01 Avon School Multiples buildings. The request if granted would allow two principal uses on one lot.

H. Staff Comments: The petition is building a gymnasium, classrooms and cafeteria on Maple Elementary. The Parking lot is being reworked. The Buses will be picked on the south and exit on Avon Ave. The Parents will pick up kid on the northside and exit of off US Highway 36.

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.

(b) All applicable Overlay Districts- This petition is within

Tier 3 of the US Highway 36 Overlay District.

Per Chapter 23, section 23-12 (Parking & Loading) (1) (Pedestrian Walkways) All surface-parking areas with more than 200 parking spaces shall provide continuous internal pedestrian walkways to connect the parking area with the primary building entrance(s).

Per Chapter 23, section 23-12 (Parking & Loading) (6) Bicycle Paring) A bicycle parking area may be provided for each building, in an appropriate and accessible location.

White Oak Elementary School: 1 rack per 20 parking spaces /20 = 5 racks = 10 bicycle parking spaces

The petitioner has provided 10 bicycle parking spaces.

Maple Elementary School: 1 rack per 20 parking spaces. 217 spaces / 20 = 11 racks =22 bicycle parking spaces.

The petitioner has provided 24 bicycle parking spaces.

The petitioner has provided revised plans that show compliant bicycle parking spaces.

Per Chapter 23, section 23-12 (Parking & Loading) (7) (Loading) Loading and unloading areas shall not be oriented to US Highway 36 or any other public street and shall in all cases be placed behind the building.

The petition has show plans the indicate the buses will be loading in the backyard of the elementary schools.

Per Chapter 23, section 23-15 (Landscaping) (4) (Foundation Planting) (B) Buildings 20,000 sq. ft to 50,000 square feet - Foundation planting areas shall be within 12' of the building when a sidewalk is adjacent to the building. Foundation plantings shall include shrubs, annuals or perennials and ornamental trees. At least one ornamental tree and 10 shrubs shall be required every 50 feet.

1,117 linear feet of new building = 23 trees and 224 shrubs provided. The petitioner has provided 23 trees and 224 shrubs.

The petitioner has provided revised plans that show compliant landscaping plans.

Per Chapter 23, section 23-15 (Landscaping) (6) (Perimeter Parking Lot Landscaping) Landscape standards shall apply as they would to the underlying zoning districts, except that there shall be 2 (large deciduous) shade trees for every 70 lineal feet of length. A minimum of 50% of which should be evergreen.

The petitioner has provided revised plans that show compliant landscaping plans.

Per Chapter 23, Section 23-18 (Architectural Design Requirements)(2) (Building) Buildings within Tier 3 shall follow the existing standards of the Avon Zoning Ordinance, and shall have 60% brick, stone, dryvit, or stucco, excluding windows and doors, on the elevation facing a public street and 30% masonry, excluding windows and doors, on the remaining sides.

The Petitioner has submitted plans the exceed the 60% brick requirement.

Per Chapter 23, Section 23-18(Architectural Design Requirements) (3)(D) (Fences and Gates) ...chain link fencing may be used in Tier 3 if it is not visible from a public street. Gates for fences and all other screening walls shall be constructed of metal facing with wood or wood-look PVC slats.

The petitioner has shown plans with complaint building materials for the fences located in the rear yard.

(c) The standards of the Subdivision Control Ordinance-

The standards of the Subdivision Control Ordinance are met by this petition.

(d) Chapter 14 (Performance Standards) – At this time the only enforceable section of chapter 14 is the outdoor lighting.

Per Chapter 14, Section 14-15 (Outdoor Storage) (1) (Light Trespass) All areas containing outdoor lighting (except street lighting) shall limit light spillage onto adjacent property, when measured at any point along a property line to the requirements set forth below.

(E-1, R-1, R-2, R-3, R-4, R-5, MHP, Residential PUD, Residential/Commercial PUD) = 0.10-foot candles at the property line.

(C-1, C-2, C-3, C-4, SC-1, Commercial PUD, Commercial/Industrial PUD, I-1, I-2, I-3, I-4, Industrial PUD, Public Right-of-Way) = 0.30-foot candles at the property line.

This petition is surrounded by C-2 and I-2. This petitioner meets the 0.30-foot candles at the property line.

(e) Chapter 15 (Off-Street Parking and Loading)

Per Chapter 15, Section 15-7 (Off-Street Parking Requirements) School spaces are calculated.

(1) (Required Spaces- Automobiles). 2 per classroom + 1

per 200 sq. ft. of offices + 1 per 5 seats in the auditorium)

The petitioner has provided plans that are complaint with vehicular parking space requirement.

Per Chapter 15, Section 15-7(Off-Street Parking Requirements) (2) (Required Spaces- Bicycles) 1 bicycle space per 20 vehicle parking spaces.

Maple Elementary 217 spaces /20 equals 11 racks required.

The petitioner has provided 2 racks, Staff recommends the condition that the petition provide 4 more of the same bicycle racks.

White Oak Elementary 97 parking spaces/ 20 = 5 racks required.

The petitioner has provided 1 rack, Staff recommends the condition that the petitioner provide 1 more of the same bicycle racks.

(f) Chapter 16 (Landscaping and Screening)

The landscaping requirements are determined by chapter 23 (US Overlay District).

(g) Chapter 17 (Floodplain Regulations) – no portion of this petition lies with the floodplain.

(h) Chapter 18 (Signs) -Signs were submitted with this petition. Signs are reviewed/ approved by staff.

(i) All storm water management, erosion control and soil conservation, and technical specifications of the Town of Avon –. The plans submitted by the petitioner have been through TAC review and received comments by the Town's engineering Consultants and Public Works department. The plans are compliant.

(j) All applicable recommendations of the Town of Avon Comprehensive Plan and all associated components of the Comprehensive Plan (ex. Thoroughfare Plan, Gateway Plan, etc.). –the submitted plans are complaint with all applicable recommendations of the Town of Avon Comprehensive plan.

I. Action:

The Plan Commission may choose to approve, approve with conditions, deny, or continue this petition. Development Plan Reviews are ministerial; if the plan complies, the Plan Commission must approve.

Staff recommends **approval** of DPR(A) 20-09 White Oak and Maple Campus with the following conditions:

1. Any revised plans must comply with all commitments and

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

DPR(A) 20-09 White Oak and Maple Campus
Location Map



Sample Plan Commission Motion

AVON ADVISORY PLAN COMMISSION

Motion for approval of a Development Plan

Case Number: DPR(A) 20-09, White Oak and Maple Campus

The Avon Plan Commission Staff has considered the proposed Development Plan on the subject property and has found that the plan will meet all the standards of the Subdivision Control Ordinance and the Zoning Ordinance, under the conditions of this approval.

I move that we **approve** DPR(A) 20-09, White Oak and Maple Campus, subject to the following conditions:

1. Any revised plans must comply with all commitments and conditions noted as part of any approval granted;
2. The petitioner must post a landscape bond prior to issuance of a Certificate of Occupancy; and,
3. The development shall comply with all relevant portions of Town Code, and comments by Public Works, Fire Department, CRE at the preconstruction meeting.

FINDINGS OF FACT FOR A DEVELOPMENT PLAN

AVON ADVISORY PLAN COMMISSION

Case Number: DPR(A) 20-09 White Oak and Maple Campus

The Avon Plan Commission Staff has considered the proposed Development Plan Amendment 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(A) 20-09, White Oak and Maple Campus**, subject to the following conditions:

1. Any revised plans must comply with all commitments and conditions noted as part of any approval granted;
2. The petitioner must post a landscape bond prior to issuance of a Certificate of Occupancy; and,
3. The development shall comply with all relevant portions of Town Code, and comments by Public Works, Fire Department, CRE at the preconstruction meeting.

ADOPTED THIS 23rd DAY OF March 2020

James Petrides, President

Desire Irakoze, Assistant Secretary

This instrument was prepared on March 11th, 2020 by:
Desire Irakoze
Assistant Planner, Planning & Building
Town of Avon, Indiana



AXON



ATHLETIC ENTRANCE



MAIN ENTRANCE



GARDEN

VERIFICATION NOTE
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CLEARANCES AND ALL EXISTING FIELD CONDITIONS BEFORE STARTING CONSTRUCTION. COMMENCEMENT OF WORK CONSTITUTES ACCEPTANCE OF CONDITIONS. SHOULD DIFFERENT CONDITIONS BE ENCOUNTERED, CONTACT THE ARCHITECT BEFORE PROCEEDING WITH WORK.

SIGNATURE

PROFESSIONAL AND CONFIDENTIAL
 This drawing and its contents are the property of Performance Services, Inc. and are to be used only for the project and site identified on this sheet. No other use, reproduction or distribution is permitted without the express written consent of Performance Services, Inc.



Renovation and Addition to
Maple Elementary
 7237 East US Highway 36, Avon In. 46123
 Avon Community School Corporation
 2019 Design Build Delivery

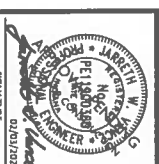
JOB NO. 18-01-1377
 DATE 3.15.2019
 DRAWN BY MJA
 CHECKED BY MJA

REVISIONS
 TOWN OF AVON PERMIT SHEET

A-203
 EXTERIOR
 RENDERINGS



6280 N. Shadeland Avenue, Suite A
 Indianapolis, IN 46220
 Phone: (317) 598 6647 | www.theveridusgroup.com



DATE: 02/15/2020
 PROJECT: WHITE OAK AND MAPLE SCHOOLS
 SHEET: PRELIMINARY PLANS



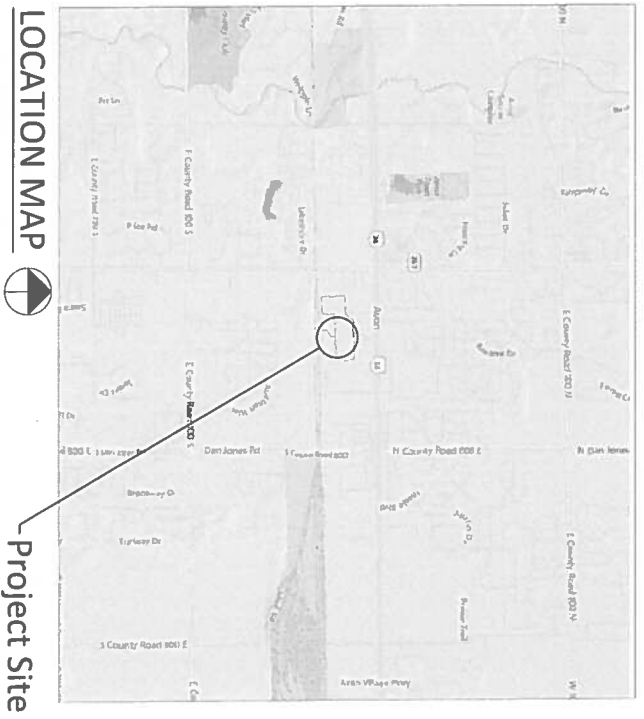
Renovation and Additions to
WHITE OAK AND MAPLE CAMPUS
 Avon Schools Design Build
 Avon Indiana
 Avon Community School Corporation
 2019 Design Build Delivery

PROJECT NO.	2019 0414
DATE:	02/15/2020
DRAWN BY:	KGI
CHECKED BY:	MW
SCALE:	AS SHOWN
TITLE SHEET	
C001	

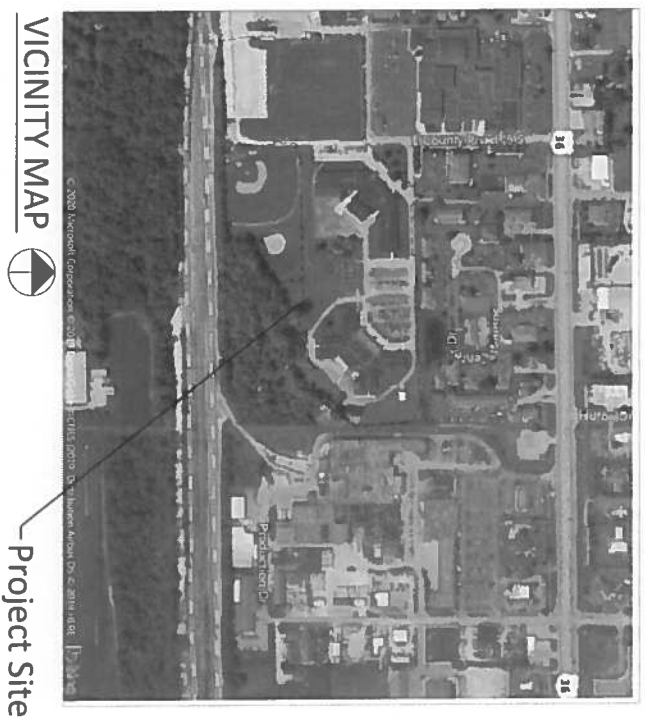
WHITE OAK AND MAPLE SCHOOLS

PRELIMINARY PLANS

7221 EAST US HIGHWAY 36
 AVON, INDIANA



LOCATION MAP
 Project Site



VICINITY MAP
 Project Site

Sheet Number	Sheet Title
C001	TITLE SHEET
C100	EXISTING TOPOGRAPHY
C101	SHEET LEGEND
C111	DEMOLITION PLAN
C112	DEMOLITION PLAN
C113	DEMOLITION PLAN
C201	SITE PLAN
C202	SITE PLAN
C203	SITE PLAN
C301	GRADING PLAN
C302	GRADING PLAN
C303	GRADING PLAN
C350	POND PROFILES
C401	UTILITY PLAN
C402	UTILITY PLAN
C403	UTILITY PLAN
C404	UTILITY PROFILES
C405	UTILITY PROFILES
C501	EROSION AND SEDIMENT CONTROL PLAN
C502	EROSION AND SEDIMENT CONTROL PLAN
C503	EROSION AND SEDIMENT CONTROL PLAN
C590	STORMWATER POLLUTION PROTECTION PLAN
C600	SITE DETAILS
C601	SITE DETAILS
C602	EROSION AND SEDIMENT CONTROL DETAILS

PROJECT DESCRIPTION
 ROAD AND BUILDING IMPROVEMENTS/ADDITIONS WITH RESPECTIVE GRADING AND UTILITIES

LAND DESCRIPTION
 SEE C100 - EXISTING TOPOGRAPHY

CONTACT INFORMATION

OWNER:
 AVON COMMUNITY SCHOOL CORPORATION
 7201 EAST US HIGHWAY 36
 AVON, INDIANA 46123
 (317) 544-8000

PRIME CONSULTANT:
 PERFORMANCE SERVICES
 1200 WEST WASHINGTON STREET, SUITE 200
 INDIANAPOLIS, IN 46204
 (317) 713-1750

CIVIL ENGINEER:
 THE VERIDUS GROUP
 THOMAS FERRIN, P.E. - SUITE A
 INDIANAPOLIS, IN 46220
 (317) 598-6647

SUBSTOR:
 CENTRAL STATES CONSULTING, LLC
 228 NORTH GREEN STREET
 INDIANAPOLIS, IN 46204
 (317) 854-8661

CONTRACTOR:
 TBD

SITE DETAILS

ZONING DISTRICT	TOWN OF ANOUI
LOT SIZE	24.98 ACRES
BUILDING SIZE	34,770 SQ FT
PERVIOUS SURFACE AREA	49,442 SQ FT
IMPERVIOUS SURFACE AREA	679,516 SQ FT
PROPOSED PAVEMENT SPACES	416 SPACES
EXISTING PAVED SPACES	416 SPACES
TOTAL PAVED SPACES	832 SPACES
BUS DROP OFF SPACES	13 SPACES

UTILITY STATEMENT

The underground utilities shown have been located from field survey. Information regarding the location and depth of these utilities is provided for informational purposes only. The utility companies shown are not responsible for the accuracy of the information provided. The utility companies shown are not responsible for the accuracy of the information provided. The utility companies shown are not responsible for the accuracy of the information provided.

UTILITY CONTRACTS

UTILITY	COMPANY	CONTACT	PHONE
SEWER	WEST CENTRAL CONSERVATION DISTRICT	TBD	(317) 272-2880
STORM DRAINAGE	TOWN OF ANOUI DEPT. OF PUBLIC WORKS	RYAN CANNON	(317) 924-2848
WATER SERVICE	CITIZENS ENERGY GROUP	MARK SHOCKLEY	(317) 924-3111
GAS SERVICE	TBD	TBD	(800) 227-1176
ELECTRIC SERVICE	AVET	TBD	(317) 558-4000
TELEPHONE	TBD	TBD	TBD
COMMUNICATION	CONCAST	TBD	TBD

PROPRIETARY AND CONFIDENTIAL