MEETING DATE: April 27, 2020
TIME: 7:00 PM
PLACE: Avon Town Hall, 6570 E US Hwy 36, Avon, IN 46123

1. Call to order/Pledge of Allegiance
2. Roll Call/ Determination of Quorum
3. Approval of Minutes: February 24, 2019
4. Committee Reports:
5. Request for Continuances or Agenda Modifications:
6. Public Comments: (Public may comment on items NOT part of a public hearing)
7. Old Business:

DOCKET# DPR(A) 18-04 Misty Eyes Animal Center Parking Lot, DEVELOPMENT PLAN REVIEW
A request for approval of a development plan to build one (1) building addition, one (1) accessory building and update the parking lot. There will be a 3,700 sq. ft. Cat Housing, 8,000 sq. ft. Dog Housing and a separate 5,500 sq. ft. Education Center. The petitioner has requested two (2) waivers form the development standards. One building materials wavier and increase in parking waiver. The property is 3.21 acres and is zoned R-2. The property is located at 616 south County Road 800 east.

PETITIONER: SEAN MCMANUS

DOCKET# MIP(P) 19-01 STEVENSON MINOR PLAT, PRIMARY PLAT
A request for a primary plat to create one lot and a remainder lot. The property is 5.01 acres and is zoned E(Estate). The property is located 4616 Gibbs Road. Danville, IN. The property is located near the intersection of Gibbs Road and Liberty Meadows Road.

PETITIONER: JOEL BRAME

DOCKET# DPR(A) 20-04 CREW CARWASH ADDTION, DEVELOPMENT PLAN REVIEW
A request for a development plan approval to build a 5,700 square foot interior cleaning building. The property is 2.4 acres and is zoned C-2. The property is located at 10764 E US Highway 36.

PETITIONER: AUSTIN TRACEY

8. New Business / Public Hearings:

DOCKET# DPR 20-06 COUNTRYSIDE CROSSING, DEVELOPMENT PLAN REVIEW
A request for a development plan approval to build a storage facility with approximately 550-650 units, 26 duplexes containing a total of 52 units and a tree preservation site of 4 acres. This project is zoned PUD Countryside Crossing and is located near the intersection of Dan Jones and Country Road 100 North.

PETITIONER: GREG ILKO
DOCKET# MAP(A) 20-04 REPLAT OF LOT 2 (REAGAN CROSSING), MAJOR PLAT AMENDMENT
A request for the plat amendment to turn lot 2 in the Regan Crossing PUD from one lot into two lots. With the objective a selling the newly formed lot. The property will have a shared access agreement. The property is 2.47 acres and is zoned PUD Reagan Crossing. The property is located 10325 E Country Rd 100N.

PETITIONER: JON SZUTARSKI

DOCKET# DPR(A) 20-05 O'REILLY AUTO PARTS, DEVELOPMENT PLAN REVIEW
A request for a development plan approval to build a one story, 25’ and 7,398 square foot O’REILLY AUTO PARTS. The property is 1.27 acres and is zoned SC (Shopping Center). The property is located at 7752 Cobblesprings Dr.

PETITIONER: BOBBY DEITZ

DOCKET# DPR 20-07 W.S. GIBBS MEMORIAL PARK PHASE 1, DEVELOPMENT PLAN REVIEW
A request for a development plan approval to build W.S. Gibbs Memorial Park Phase 1. Phase 1 is 68 acres that will include basic infrastructures, driveways and parking areas. The project is zoned AG and is located at 4541 Gibbs Road. The petitioner has requested a waiver to reduce the number of parking spaces by an equal number to the required bicycle spaces

PETITIONER: RYAN J.FMLEY

9. Other Business:
10. Adjournment:

Next Meeting: May 18, 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.
MINUTES
FOR THE February 24th, 2020
AVON PLAN COMMISSION
REGULAR MEETING

I. Call to Order/Pledge of Allegiance – 7:03 P.M.

II. Roll Call/Determination of a Quorum – In attendance: Mr. Petrides, Mr. Niemeyer, Mrs. Ransburg, Mrs. Albers, Mr. Duval, and Mr. Guckenberger, as were Town Planners Jodi Dickey, Desire Iraoko, Town Attorneys Dan Taylor, and Town Engineer Greg Ilko.

III. Consideration of minutes – January 27th, 2019

IV. Committee Reports:

BZA: No meeting this month.

RDC: Dan Jones paving and contracts.

Town Council: none

V. Request for Continuances or Agenda Modifications: DPR(A) 20-04 Crew Carwash Addition has been continued to next month’s Plan Commission. DPR 20-02 Washington Township Fire Department Training Facility was moved up to first on new business.

VI. Public Comment: Mr. Petrides opened the floor to public comment at 7:22 P.M. seeing no one he closed the floor to public comment at 7:23 P.M.

VII. Old Business:

MIP(P) 19-01 Stevenson Minor Plat, Primary Plat

Mr. Iraoko spoke on behalf of the staff. He noted that the petitioner is requesting to split a 40-acre lot into two lots. One lot would be 34.72 acres and the other lot would be 5.08 acres. He noted that this property had been rezoned from AG (Agriculture) to E-1 (Estate). This allowed the petitioner re-plat the lot. He noted that staff recommends approval of MIP(P) 19-01 Stevenson Minor Plat with the usual condition and that the petitioner dedicated 50’ of right-of-way onto both lots.

Dale Kruse presented for the petitioner. He briefly went over the project’s history and the need for the plat amendment. He noted that he did not believe in staff’s recommendations, stating that only lot 1 is being platted and only lot 1 should have to dedicate right-of-way. He proceeded to go over similar petition that have been approved in the area without having to dedicated right-of-way to both lots.

The Plan Commissioners asked about the cost to the petitioner if he were to dedicate 50’, when and where the examples where approved. They also asked about taxes and any other practical difficulties.

Dan Taylor noted that if Mr. Kruse wants to challenge the staff’s interpretation of the Subdivision Control Ordinance, he may do so at The Board of Zoning Appeals.

Mr. Petrides opened the floor to public comment at 7:38 P.M. seeing no one he closed the floor at 7:39 P.M.

Mr. Kruse asked for a continuance to next month’s Plan Commission meeting.

Mr. Guckenberger made a motion to continue MIP(P) 19-01 Stevenson, Mr. Niemeyer seconded the motion and the motion passed 6-0
New Business:

**DPR 20-02 Washington Township Fire Department Training Facility**

Mr. Irakoze spoke on behalf of the staff. He noted that the petition is located on 479 South Avon Ave and is 2.85 acres. The petition has had previous approvals with SE 19-02 allowing the use of gravel parking lot and MAP(A) 19-07 a plat amendment. He then stated that DPR 20-02 Washington Township Fire Department Training Facility is request a development plan approval to build a fire training facility within the Avon Town limits. He noted that the petitioner is requesting a waiver to allow an increase in the required parking spaces by more than 15%. Staff Recommends approval of the waiver request and DPR 20-02 Washington Township fire Department Training Facility.

Mr. Petrides opened the floor to public comment at 8:22 P.M.

Trustee and members of the fire department spoke on behalf of the petitioner they went over the technical advisory committee issues and comments. They went over the need for a fire department in Avon. That when they train outside of town limits, Brownsburg FD or Plainfield FD has to respond to the emergency calls. They went over smokeless training and live-fire drills procedure and foam suppression.

Edwin Lancaster and Mark Sutterman spoke against the petition. They noted they had a petition signed by 43 citizens of the area that were all against this development. They argued that the petition did not have adequate landscape screening, environmental test, and that there was no need to put it so close to homes and schools. They worried about the type of chemicals that were being used during the training.

Don Hodson and Jason Border spoke in favor of the petition. They noted the need for a fire training facility centralized location in Avon so that emergency response times stay low during training times. They went over the different types of fires they would create for the training and how they would be contained.

Mr. Petrides closed the public comment at 8:35 P.M.

The Plan Commission members deliberated over the number of people that would be in attendance during each session. If there would be any joint training with other municipalities, the type of chemicals used during the training sessions and the need for the extra parking spaces waiver.

Mrs. Ransburg made a motion to approve wavier for 11 parking spaces, Mrs. Albers seconded the motion and the motion passed 6-0

Mrs. Ransburg made a motion to approve DPR 20-02 Washington Township Fire Department Training Facility, Mr. Guckenberger seconded the motion and the motion passed 6-0

**MAP(A) 19-13 State Bank of Lizton, Plat amendment / DPR 19-20 State Bank of Lizton, Development Plan Review.**

Seeing as MAP(A) 19-13 and DPR 19-20 shared the same property and petitioner they were presented at the same time.

Mr. Irakoze spoke on behalf of the staff. He went over the 2 minor amendments that were requested previously. He noted that staff had chosen to approve one and reject the other. Staff approved the minor amendment of decreasing the building height minimum for the Satori PUD form 25’ to 23’. He noted that MAP(A) 19-13 plat amendment is requesting to split one lot into two lots. DPR 19-20 is a request to build a 2,300 square foot Bank with drive-through functions. Going over the parking requirements he noted that the petitioner is requesting a waiver to increase the parking requirement by 15%. The Avon Zoning Ordinance would only allow 8 parking spaces and the petitioner needs 22 spaces. Staff Recommends approval of MAP(A) 19-13, DPR 19-20 State Bank of Lizton and the increase parking waiver.
Dale Kruse spoke on behalf of the petitioner. He went over the building elevations and building materials. He noted that the State Bank of Lizton has similar parking calculations at other locations and believe 22 parking spaces is what they will require.

Mr. Petrides opened the floor to public comment at 9:07 P.M. for both petitions seeing no one, he closed the floor for public comment at 9:08 P.M.

The Plan Commission asked questions regarding the waiver, building orientation, and access points.

Mr. Duval made a motion to approve MAP 19-13 with staff conditions, Mrs. Ransburg seconded the motion and the motion passed 6-0

Mr. Guckenberger made a motion to approve the parking increase waiver to no more than 22 parking spaces, Mr. Duval seconded the motion and the motion passed 6-0

Mr. Guckenberger made a motion to approve DPR 19-20 with staff conditions, Mrs. Albers seconded the motion and the motion passed 6-0

MAP(A) 20-01 Avon Self-Storage/DPR 20-01 Avon Self-Storage, Development Plan Review

Seeing as MAP(A) 20-01 and DPR 20-01 shared the same property and petitioner they were presented at the same time.

Mr. Irakoze spoke on behalf of the staff. He noted that MAP(A) 20-01 Avon Self-Storage will simply change a platted setback line and have nothing to do with the development. He noted that DPR 20-01 is requesting to build six (6) self-storage buildings containing storage units of varying sizes. Finally, he went over the petitioner’s waiver request to increase the parking spaces required by 15%. Staff recommends approval of MAP(A) 20-01 Avon Self-Storage, DPR 20-01 Avon Self-Storage and the parking increase waiver.

Josh Rodgers spoke on behalf of the petitioner. He gave a brief history of the project noting it had been rezoned from SC to I-2 to allow a storage facility. He went over the need for the extra parking spaces noting that Zoning Ordinance would only allow them 1 parking space.

Mr. Petrides opened the floor to public comment at 9:30 P.M., seeing no one he closed the floor to public comment at 9:31 P.M.

Jenny Hoffman showed the elevations of the main office a two-storied building. She noted that the building is climate controlled and sprinkled. She went over the fence and its building material details and elevations.

The Plan Commissioners asked questions on regulations on what is stored, why they need to re-plat the setback lines and Drainage detention.

Mrs. Albers made a motion to approve the parking wavier, Mr. Niemeyer seconded the motion and the motion passed 6-0.

Mr. Duval made a motion to approve with staff conditions, Mrs. Ransburg seconded the motion and the motion passed 6-0

DPR 20-03 Camden Section 4, Development Plan Review

Mr. Irakoze spoke on behalf of the staff. He noted that this is the fourth and final section of the Camden Subdivision. This section would build 36 single-family homes and will complete the 165 single-family
subdivision. He went over the brief history and noted that staff recommends approval of DPR 20-03 Camden Section 4.

Kyle Eichhorn spoke on behalf of the petitioner. He noted that there are 36 single-family lots in this section.

The Plan Commissioners asked questions about the drainage pond fencing, access, and aeration. They asked questions about the landscaping and with types of trees would be installed.

Mr. Eichhorn noted that the pond will be aerated and will not be stocked. The pond is at the end of a cul-de-sac and therefore safe from drivers.

Mr. Petrides opened the floor to public comment at 9:48 P.M. seeing no one he closed the floor at 9:49 P.M.

Mr. Guckenberger made a motion to approve DPR 20-03 Camden Section 4 with staff conditions, Mrs. Ransburg seconded the motion and the motion passed 5-1 (Mr. Petrides against.)

VIII. Other Business:

Plan Commissioners asked that staff investigate improving parking space matrices, landscaping around ponds and clustering in buffer yards.

IX. Adjournment: 10:00 PM

NEXT PLAN COMMISSION REGULAR MEETING
MONDAY –March 23rd 2020
Avon Town Hall

James Petrides - President

Desire Irakoze – Assistant Secretary
**MIP(P) 19-01 Stevenson Minor Plat, Primary Plat**
Planning & Building Department Staff Report
April 27th, 2020
Advisory Plan Commission, Public Hearing
Desire Irakoze

<table>
<thead>
<tr>
<th>A. Petition Number:</th>
<th>MIP(P) 19-01, Stevenson Minor Plat, Primary Plat</th>
</tr>
</thead>
<tbody>
<tr>
<td>B. Applicant:</td>
<td>Dale Stevenson, Joel Brame</td>
</tr>
<tr>
<td>C. Location:</td>
<td>The address is 4616 Gibbs Road</td>
</tr>
<tr>
<td>D. Parcel Size:</td>
<td>Approximately 5.07 acres</td>
</tr>
<tr>
<td>E. Land Use and Zoning:</td>
<td>Current zoning is E (Estate District). The property currently contains a single-family residence. To the north, south, east and west the properties are all zoned AG. The properties to the south and west contain single-family residential.</td>
</tr>
<tr>
<td>F. Action Requested:</td>
<td>Approve a primary plat to subdivide the single lot into two lots.</td>
</tr>
<tr>
<td>G. History</td>
<td>ZA 19-07 Stevenson rezoned the property from AG to Estate zoning to allow the use of platting.</td>
</tr>
<tr>
<td>H. Staff Comments:</td>
<td>The petitioner is seeking to subdivide the existing one lot into two lots. Lot 1 would be approximately 5.07 acres and would contain a future home, while Lot 2 would be approximately 35 acres and would remain farmland. There is an existing driveway, off Gibbs Road, which will be utilized to provide access to the homes.</td>
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</table>

**Plat Analysis:**

Staff recommends **approval** of MIP(P) 19-01 with the following conditions:

1. The project receives any necessary review and approval by HCSO and HC Drainage Board; and,
2. The final plat will comply with all relevant portions of the Subdivision Control Ordinance. 
3. 50' ROW easement be added/ continued to both lots.

| J. Recommendation | |


MIP(P) 19-01 Stevenson Property
Location Map
Sample Plan Commission Motion

AVON ADVISORY PLAN COMMISSION

Motion for approval of a Primary Plat for a Major Subdivision
Case Number: MIP(P) 19-01 Stevenson Minor Plat

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 MIP(P) 19-01, Stevenson Minor Plat, subject to the following conditions:

Prior to recording a final plat:

1. The project receives any necessary review and approval by HCSO and HC Drainage Board; and,
2. The final plat will comply with all relevant portions of the Subdivision Control Ordinance.
3. 50' ROW easement be added/ continued to both lots.
FINDINGS OF FACT FOR A SUBDIVISION PLAT

AVON ADVISORY PLAN COMMISSION

Motion for approval of a Primary Plat for a Major Subdivision

Case Number: MIP(P) 19-01 Stevenson Minor Plat

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; and,

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 MIP(P) 19-01, Stevenson, subject to the following conditions:

Prior to recording a final plat:

1. The project receives any necessary review and approval by HCSO and HC Drainage Board; and,
2. The final plat will comply with all relevant portions of the Subdivision Control Ordinance.
3. 50' ROW easement be added/ continued to both lots.

ADOPTED THIS 27th DAY OF April, 2020

President

James Petrides

Desire Irakoze, Assistant Secretary

This instrument was prepared on March 11, 2020 by:

Desire Irakoze
Assistant Planner, Planning & Building
Town of Avon, Indiana
TOWN OF AVON, INDIANA

APPLICATION FOR A WAIVER FROM THE STANDARDS OF THE SUBDIVISION CONTROL ORDINANCE

Name of Project: Crew Carwash No. 17 Expansion

Applicant: Mikes No. 17 LLC (Justin Furr)

Waiver Request from Avon Subdivision Control Ordinance Section #

Waiver Request: We are requesting a waiver from the requirement that a sidewalk be placed along US Highway 36 parking and utilities. A retaining wall along the property line as well as the entrance loop for the carwash prevents the possibility for installation of the sidewalk without disruption of circulation and function of the carwash. The proposed improvements associated with the development plan include a building addition and its associated parking and utilities. A retaining wall along the property line as well as the entrance loop for the carwash prevents the possibility for installation of the sidewalk without disruption of circulation and function of the carwash. The proposed improvements associated with the development plan include a building addition and its associated

Applicant must provide finding of the following pursuant to Town of Avon Subdivision Control Ordinance, from here in referred to as “SCO”, Section 1.15 – “Waivers”. Please fill in below or attach documentation providing the following findings.

Findings: The Plan Commission shall not approve waivers unless the Commission makes written findings based upon the evidence presented to the Commission in each specific case below such that:

1. Public Safety: The granting of the waiver will not be detrimental to the public health, safety, or general welfare, or be injurious to adjacent or nearby property; The proposed improvements to the site include the addition of an accessory structure and not a complete redevelopment. The functionality and daily operations of the carwash will remain the same. The granting of the waiver will not be detrimental to the public health, safety, or general welfare, or be injurious to nearby property.

2. Subdivision Control Ordinance: The granting of the waiver will not contradict the intent of design standards within or the purpose of the Town of Avon Subdivision Control Ordinance; The carwash is consistent with other developments along US Highway 36 and was built to the applicable ordinances when originally constructed. The proposed improvements are limited to the addition of an accessory structure. Any sidewalk would require significant alteration to the function and layout of the entire carwash site. It is our intention to minimize impact on the circulation and function of the carwash.
3. **Unique Conditions:** The conditions upon which the request for the waiver is based are unique to the property for which a waiver is sought and are not applicable generally to other properties; The existing site currently functions without a sidewalk as the entrance drive and a retaining wall are along the property line. The proposed improvements are limited to the addition of an accessory structure and not a complete redevelopment of the site. Any sidewalk would require significant alteration to the function and layout of the carwash site. It is our intention to leave the entrance loop as it currently is and maintain its functionality.

4. **Physical Characteristics:** Because of the particular physical surrounding, shape, or topographical conditions of the specific property involved, a hardship to the owner would result if the strict letter of these regulations were carried out. A hardship is distinguished from a mere inconvenience; and Under existing conditions, the entrance drive to the carwash and a retaining wall are along the property line. Any sidewalk would require significant alteration to the function and layout of the carwash site. It is our intention to leave the entrance loop and retaining wall as they are and maintain their functionality.

5. **Comprehensive Plan and Zoning Ordinance:** The granting of a waiver will not contradict the goals and objectives in the Town of Avon Comprehensive Plan or the intent of the regulations in the Town of Avon Zoning Ordinance. The existing carwash is consistent with other developments along US Highway 36 and was built to the applicable ordinances when originally constructed. The proposed improvements include the construction of an accessory structure to allow the carwash to provide an additional service to its customers. Construction of a sidewalk would adversely alter the function and operations of the existing carwash and affect the ability of the carwash to provide the additional service for
**DPR(A) 20-04 Crew Carwash Building Addition**
Planning & Building Department Staff Report
April 27th, 2020
Advisory Plan Commission, Public Hearing
Desire Irakoze

<table>
<thead>
<tr>
<th>A. Petition Number:</th>
<th>DPR(A) 20-04 Crew Carwash Building Addition, Development Plan Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>B. Applicant:</td>
<td>Austin Tracey, Hamilton Designs, LLC</td>
</tr>
<tr>
<td>C. Location:</td>
<td>The subject property is located 10764 E US Highway 36</td>
</tr>
<tr>
<td>D. Parcel Size:</td>
<td>The subject parcel is 2.4 acres.</td>
</tr>
<tr>
<td>E. Land Use and Zoning:</td>
<td>The current parcel is zoned C-2 and contains Crew Carwash. To the north the property is Hendricks County and contains single family residential. To the properties to the east and west are zoned C-2 and contain the Crown Plaza and Papa Murphy's Pizza. To the south the property is zoned SC and contains Meijer and Chick-fil-a.</td>
</tr>
<tr>
<td>F. Action Requested:</td>
<td>Approve a Development Plan to build a 5,700 square foot interior cleaning building. The building addition will match the existing brick building materials of the carwash.</td>
</tr>
<tr>
<td>G. History:</td>
<td>MAP(A)20-06 Replat of Crew Carwash. This plat amendment combined two lots into one lot to allow the construction of the 5,700 square foot building addition.</td>
</tr>
<tr>
<td>H. Staff Comments:</td>
<td>This petition is to develop a 5,700 square foot interior cleaning building. The new interior cleaning building is to provide customers with a quick interior cleaning service post carwash.</td>
</tr>
</tbody>
</table>

**DPR RELEVANT ORDIANCES**
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.

This development is located within Tier 1 of the US Highway Overlay District. The standards of the Overlay District are stricter and therefore the standards enforced.

(b) All applicable Overlay Districts- This petition is within the Tier-1 of the US Highway 36 Overlay District.

Per Chapter 23, section 23-9 (Setbacks) (2) the maximum front setback for all the lots with Tier 1 is 125 feet.

This petition meets the standard.

Per Chapter 23, section 23-12 (Parking & Loading) (2) Within Tier 1, the maximum amount of parking that shall be allowed in front of the building shall be 2 rows.

This petition only has one row of parking located in the front yard.

Per Chapter 23, section 23-12 (Parking & Loading) (4) Handicapped- Parking shall be located the closest to the entrances.

Due to the nature of the carwash business model there is no entrance for public use. The handicapped spaces are located near the building out of the way of traffic circulation.

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

The petitioner has provided bicycle parking complaint with the number of vehicle parking spaces provided.

Per Chapter 23, section 23-15 (Landscaping) (4) (Foundation Planting) (A) Buildings up to 20,000 square feet shall include shrubs, annuls or perennials. At least 10 shrubs shall be required every 50'.

The petitioner provided the complaint number of shrubs for the building addition along the eastern and western sides of the building.

Per Chapter 23, section 23-17 (Exterior Lighting) The underlying zoning districts' exterior lighting standards shall apply to all properties within the US Highway 36 Overlay Zoning District.

See chapter 14 performance standards.

Per Chapter 23, section 23-18 (Architectural Design Requirement) (2) (Building Materials) Buildings within Tier 1 shall be 80% masonry on all sides.
The building addition has provided a brick building material the meets the 80% brick requirement.

Per Chapter 23, section 23-19 (Trash and Recycling) Trash collection and recycling areas shall be enclosed and screened on all sides, with an opaque wall, a minimum of 7 feet in height, but not exceeding 10 feet in height. Within Tier 1, screening walls shall be constructed of the same building materials as the principal building.

The petitioner has provided plans in the elevations the indicate that the screening with meet the conditions of chapter 23.

(c) The standards of the Subdivision Control Ordinance-
The standards of the Subdivision Control Ordinance are being followed with this petition.

With the approval of MAP(A) 20-06 Replat of Crew Carwash. The petition meets the standards of the SCO.

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

Chapter 14 section 14-15 (Outdoor lighting) 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) (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)

The petition is surround by C-2, SC to the east, west, and South. The petition surround by residential to the north. The petitioner has provided a photometric plan the indicates 0.0-foot candles at the property lines.

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

Per Chapter 15, Section 15-4 (Specifications for Off-Street Parking Areas) (1) (size and Access) Aisle with no parking (drive through) is 12' for one way and 24' for two way.

The petitioner has provided plans that indicate 12' lanes.

Per Chapter 15, Section 15-6 (Stacking Requirements for Drive-Through Facilities) (1) Every drive-through facility shall provide stacking spaces in the amount prescribed below. The stacking spaces shall be designed so to not interfere with the ingress and egress of the off-street parking provided on the site. Carwash Automated equals 6
The petitioner has two lanes that turn into one lane. The two lanes have 6 stacks spaces a piece for a total of 12 while the one lane has 7 stacking spaces. This meets and the requirements set forth.

Per Chapter 15, Section 15-6 (Stacking Requirements for Drive-Through Facilities) (2) Each stacking space must be twenty (20) feet long, and each lane of stacking spaces must be at least twelve (12) feet wide.

The petitioner has provided stacking spaces that are 12 feet wide and 20' long meeting the requirements set forth.

Per Chapter 15, Section 15-6 (Stacking Requirements for Drive-Through Facilities) (3) Each drive-through lane shall further be provided with a by-pass lane at least twelve (12) feet in width. Such lane need not be marked.

The petitioner has a by-pass lane before you get into the carwash building. As this petition is a building addition the requirement is still met.

Per Chapter 15-7 (Off-Street Parking Requirements) (1) (Required Spaces- Automobiles). Carwashes equal 1 space per employee on the largest shift, please stacking spaces.

The petitioner has provided stacking spaces that meet the requirement. The Petitioner has indicated they will have 10 employees on the largest shift and have provided 10 parking spaces.

(f) Chapter 16 (Landscaping and Screening) Chapter 23 section 23-15 (Landscaping) controls the landscaping requirements for this petition. As stated above the petition meets the landscaping requirements.

(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 from 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) 20-04 Crew Carwash Building Addition with 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.
DPR(A) 20-04 Crew Carwash Building Addition
Location Map
Sample Plan Commission Motion

AVON ADVISORY PLAN COMMISSION

Motion for approval of a Development Plan
Case Number: DPR(A) 20-04, Crew Carwash Building Addition

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) 20-04, Crew Carwash Building Addition, 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) 20-04 Crew Carwash Building Addition

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) 20-04, Crew Carwash Building Addition, 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 27th DAY OF April 2020

______________________________
James Petrides, President

______________________________
Desire Irakoze, Assistant Secretary

This instrument was prepared on April 20, 2020 by:
Desire Irakoze
Assistant Planner, Planning & Building
Town of Avon, Indiana
DPR 20-06 Countryside Crossing
Planning & Building Department Staff Report
April 27th 2020
Advisory Plan Commission, Public Hearing
Desire Irakoze

A. Petition Number: DPR 20-06 Countryside Crossing, Development Plan Review

B. Applicant: Greg Ilko, CrossRoad Engineers

C. Location: The subject property is located near the intersection of Dan Jones and Country Road 100 N

D. Parcel Size: The subject parcel is 33.08 acres.

E. Land Use and Zoning: The current parcel is zoned PUD Countryside Crossing and currently contains farmland. To the north the property is zoned AG (Agriculture) and contains a single-family home. To the east the property is zoned Hendricks County and contains Lakeland Farms single family subdivision. To the south the property is zoned PUD and future south is in Hendricks County and contains future PUD Countryside Crossing development and Austin Lakes single family subdivision. To the west the property is zoned R-2 and contains Kingsway Christian School.

F. Action Requested: Approve a Development Plan to build 26 duplexes, a storage facility containing 550-650 units and a commercial out lot.

G. History: PUD(P) 19-01 Countryside Crossing- Created a mixed-use PUD of Commercial, Industrial and residential uses.
MAP(P) 19-10 Countryside Crossing- Created the individual lots for the different uses within the PUD.

H. Staff Comments: The petitioner is requesting one waiver from the Appendix A of Avon Zoning Ordinance. The petitioner is requesting to install a drive separation of less than 150'. Staff recommends approval, staff wants to limit access off of Dan Jones, and Due to the approved plat, this is the furthest the petitioner can have the drive separation.

The petitioner is developing the northern portion of the Countryside Crossing PUD. The northern commercial lot, the self-storage and the duplexes. The southern section will be developed at a later date.
DPR RELEVANT ORDINANCES
Development Standards, Zoning Ordinance Sec. 4-8(7)

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

the development standards set forth in the zoning district in which the use is or is proposed to be located.

(a) All applicable Overlay Districts- This petitioner is governed by the Countryside PUD.

Per Exhibit D (Residential Development Standards) (H) (Landscaping Standards) (1) Follow section 16-7 (3) with the amendment to increase the standard to require placement of one tree and six shrubs every twenty-three (23) lineal feet, rather than thirty.

1,129 lineal feet / 23 lineal feet equals 49.09

The petitioner has provided 49 trees and 295 shrubs. There for the petitioner is compliant with this standard.

Per Exhibit D (Residential Development Standards) (H) (Landscaping Standards) (2) Parkway Trees referenced in section 16-8 (3) (A) of the Avon Zoning Ordinance shall be amended and increased to require placement of parkway trees every forty (40) lineal feet, rather than fifty (50)

4,480 lineal feet / 50 lineal feet equal 112 trees.

The petitioner has provided plans that comply with this requirement. 112 trees.

(b) The standards of the Subdivision Control Ordinance- The standards of the Subdivision Control Ordinance are met by this petition.

(c) 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 Lighting) (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.

The petitioner has provided plans that indicate 0.0 at the property line.

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

Per Chapter 15, Section 15-4 (Specifications for Off-Street Parking Areas) (1) (size and Access) Aisle with no parking (drive through) is 12' for one way and 24' for two way.

The petitioner has provided plans that indicate a minimum 24' for a two way.

Per Chapter 15-7 (Off-Street Parking Requirements) (1) (Required Spaces- Automobiles).

The petitioner has provided revised plans that show a parking matrix with a complaint number of parking spaces.

Per Chapter 15 Section 15-7(Off-Street Requirements) (2) (Required Spaces-Bicycles) (C) (Required Number) A minimum of one bicycle rack shall be provided for every 20 automobile parking spaces required in Section 15-7 (1) provided that each development must have at least one bicycle rack.

40 spaces /20= 2 bike racks.

The petitioner has provided 2 bike racks on the southside of the building on lot 30.

(e) Chapter 16 (Landscaping and Screening)

Per Chapter 16, Section 16-7 (Foundation Plantings) (3) (Plant Material) Plant material shall be provided according to the following equation: one (1) ornamental tree plus ten (10) shrubs per 50 linear feet of landscape area. Plant material substitutions may be made in accordance with Section 16-5.1 (A-D).

East 444 linear feet/50 = 9 trees and 89 shrubs required.

West 130 linear feet/50 = 3 trees and 26 shrubs required.

The petitioner has provided compliant.

Per Chapter 16, Section 16-8 (Parkway Landscaping) (3) (Parkway Trees) Parkway trees shall be provided at the equivalent of one per fifty (50) lineal feet apart in the right-of-way adjacent to the parcel.

The petitioner has provided compliant plans.

(f) Chapter 17 (Floodplain Regulations) – no portion of this petition lies with the floodplain.
(g) Chapter 18 (Signs) - Signs were submitted with this petition. Signs are reviewed/approved by staff.

(h) 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.

(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.). 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 20-06, Countryside Crossing Addition with 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, DLZ at the preconstruction meeting.
DPR 20-06 Countryside Crossing
Location Map
Sample Plan Commission Motion

AVON ADVISORY PLAN COMMISSION
Motion for approval of a Development Plan
Case Number: DPR 20-06, Countryside Crossing

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 20-06, Countryside Crossing, 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, DLZ at the preconstruction meeting.
FINDINGS OF FACT FOR A DEVELOPMENT PLAN

AVON ADVISORY PLAN COMMISSION

Case Number: DPR 20-06, Countryside Crossing

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 20-06, Countryside Crossing, 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, DLZ at the preconstruction meeting.

ADOPTED THIS 27th DAY OF April 2020

James Petrides, President

Desire Irakoze, Assistant Secretary

This instrument was prepared on April 20th, 2020 by:
Desire Irakoze
Assistant Planner, Planning & Building
Town of Avon, Indiana
MAP(A) 20-04 Replat of Lot 2 (Reagan Crossing)  
Planning & Building Department Staff Report  
April 27th, 2020  
Advisory Plan Commission, Public Hearing  
Desire Irakoze

A. Petition Number: MAP(A) 20-04 Replat of Lot 2, Plat amendment.

B. Applicant: Jon Szutarski, 814 Development

C. Location: 10325 E County Road 100 N

D. Parcel Size: The entire parcel is 2.47.

E. Land Use and Zoning: The parcel is zoned PUD Reagan Crossing and is currently contains vacant. To the north the property is zoned C-2 and contains IU West Hospital. To the east, south and west the property is zoned PUD Reagan Crossing and contains life journey, Wellbrooke, Aldrich pediatric Dentistry, Cox Creek and Kinder Care.

F. Action Requested: The petitioner is requesting to replat one lot into two lots.

G. History: Previous approvals for this area are related to a PUD Reagan Crossing. These include:
- DPR 11-09 Independent Living Campus
- DPR 12-10 Assisted Living facility (Wellbrooke)
- DPR 17-10 1312 Dental (Dental Offices)
- DPR 17-15 Cox Creek (Apartments)

DPR 18-23 Rainbow Child Care (Kinder Care)- Approved to build an 11,900 square foot child care center located in the Reagan Crossing PUD. This development is part of lot wishing to be subdivided.

H. Staff Comments: When DPR 18-23 Rainbow Child Care (Kinder Care) was development with the idea that it would be split into two lots. The parking, driveway and design layout of Kinder Care supports the lot split.

Plat Analysis: The petitioner has met all procedural requirements for this case. Compliance with the Avon Subdivision Control Ordinance.
I. Recommendation:

Staff recommends **approval** of MAP(A) 20-04, Replat of Lot 2 (Reagan Crossing) Plat Amendment with the following conditions:

1. Any revised plans must comply with all commitments and conditions noted as part of any approval granted;
2. The final Plat will comply with all the relevant portions of the subdivision Control Ordinance and the Town Code.
MAP(A)20-04 Replat of Lot 2 (Reagan Crossing), Plat Amendment.
Location Map
Sample Plan Commission Motion

AVON ADVISORY PLAN COMMISSION

Motion for approval of a Primary Plat for a Major Subdivision
Case Number: MAP(A) 20-04 Replat of Lot 2 (Reagan Crossing), Plat Amendment.

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(A)20-04 Replat of Lot 2 (Reagan Crossing), Plat Amendment, subject to the following conditions:

Prior to recording a final plat:
1. Any revised plans must comply with all commitments and conditions noted as part of any approval granted;
2. The final plat will comply with all relevant portions of the Subdivision Control Ordinance.
FINDINGS OF FACT FOR A SUBDIVISION PLAT

AVON ADVISORY PLAN COMMISSION

Motion for approval of a Primary Plat for a Major Subdivision
Case Number: MAP(A) 20-04 Replat of Lot 2 (Reagan Crossing), Plat Amendment.

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(A) 20-04, Replat of Lot 2 (Reagan Crossing), Plat Amendment, subject to the following conditions:

Prior to recording a final plat:
1. Any revised plans must comply with all commitments and conditions noted as part of any approval granted;
2. The final plat will comply with all relevant portions of the Town Code.

ADOPTED THIS 27th DAY OF April 2020

James Petrides, President

Desire Irakoze, Assistant Secretary

This instrument was prepared on March 12th, 2020 by:
Desire Irakoze
Assistant Planner, Planning & Building
Town of Avon, Indiana
DPR(A) 20-05 O'Reilly Auto Parts
Planning & Building Department Staff Report
April 27th 2020
Advisory Plan Commission, Public Hearing
Desire Irakoze

A. Petition Number: DPR(A) 20-05 O'Reilly Auto Parts, Development Plan Review

B. Applicant: Bobby Deitz, Bacon Farmer Workman Engineering & Testing, INC.

C. Location: The subject property is located 7752 Cobblesprings Drive.

D. Parcel Size: The subject parcel is 1.27 acres.

E. Land Use and Zoning: The current parcel is zoned SC and contains the old Splash Carwash building. To the north the property is zoned SC and contains Lifeway Apostolic Church. To the east the property is zoned SC and contains a three-tenant building where Domino's Anylabtestnow and Tuchman's Cleaners is located. To the south the property is zoned C-2 and contains Aqua Systems and Huntington Bank. To the west the property is zoned C-2 and is a strip mall that contains Avon Sports apparel, AT&T and Danny's Mexican Ice Cream.

F. Action Requested: Approve a Development Plan to build a 7,398 square foot 25' one story O'Reilly's Auto Parts building in the Tier 1 of the US Highway Overlay District.

G. History: Splash Carwash was approved in 1996 by Hendricks County. This petition is part of the Avon Crossing Shopping Center VAR 19-11 (O'Reilly Landscaping) The petitioner was granted a variance to reduce the front yard landscape buffer from 20 feet to an average area of 16' wide. VAR 19-16 (O'Reilly Loading Zone/ Setback) The petitioner was granted a variance to reduce the side yard setback from 10' to 5' and allow the loading area to face a public street.

H. Staff Comments: This petition is both an infill and a redevelopment site. The petitioner will demolish and then build an O'Reilly Auto Parts. Due to the site constraints of 1-acre corner lot in the US Highway 36 Overlay District that petitioner received two variances at the BZA for this site. Previous, VAR 19-11 Landscape Buffer and VAR 19-16 Setback and loading Zone. The store will be operated for the sole purpose of the retail sale of auto parts and accessories. The typical hours of operation are Monday through Saturday, 7:30 A.M. to 9:00 P.M. and Sunday,
9:00 A.M. to 7:00 P.M. The store will employ around 12 people with 8 employees at the store at all times.
Staff recommends that the petitioner provided the co

DPR RELEVANT ORDIANCES
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.

This development is located within Tier 1 of the US Highway Overlay District. The standards of the Overlay District are stricter and therefore the standards enforced.

(b) All applicable Overlay Districts- This petition is within the Tier-1 of the US Highway 36 Overlay District.

Per Chapter 23, Section 23-8 (Minimum Lot size) The minimum lot size for new lots within the overlay zoning district shall be one (1) acre, except that for those properties which have an underlying zoning designation of SC, the minimum lot size shall be six (6) acres.

The petitioner is building on a out lot which has is allowed to have C-3 building standards according to chapter 11. This allows this petition to meet the standards of the lot size.

Per Chapter 11, Section 11-4 (SC Shopping Center District Regulations) Table 11-3 (Shopping Center District Bulk Matrix) Development occurring on any out lot shall conform to the development standards for the C-3 district.

With the setback variance it was granted this petition meets the standards of the C-3 district.

Per Chapter 23, section 23-9 (Setbacks) (3) The minimum side and rear setbacks for all lots within the overlay shall be as required in the underlying zoning district, except where adjacent to any residential use or zone, the minimum shall be 45 feet.

The petitioner received a variance to allow a 5' side yard setback. Due to the nature of corner lots the petition does
not have a rear yard.

Per Chapter 23, section 23-9 (Setbacks) (2) The maximum front setback for all the lots with Tier 1 is 125 feet.

This petition meets the standard.

Per Chapter 23, section 23-12 (Parking & Loading) (2) Within Tier 1, the maximum amount of parking that shall be allowed in front of the building shall be 2 rows.

This petition only has one row of parking located in the front yard.

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

The petitioner has provided 2 bicycle racks with 4 bicycle parking spaces.

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

The petitioner received a variance allowing the loading and unloading are to face a public street. The loading area is located on the north east section of the property.

Per Chapter 23, Section 23-15 (Landscaping) (2) (Parkway Plantings) Parkway plantings, as required by the underlying zoning regulations, shall still be provided.

The underlying zoning is SC 2 large shade trees every 70 linear feet. There are 280 linear feet which equals 4 Evergreen trees.

The petitioner has provided complaint landscape plans.

Per Chapter 23, Section 23-15 (Landscaping) (3) (Front Yard Landscaping) Each front yard must contain a 20' wide buffer. At a minimum, each 50-linear-foot segment of front yard buffer shall contain 10 shrubs or 1 large deciduous tree.

The petitioner received a variance to reduce the buffer yard to 16'.

The petitioner has provided 4 tress and 37 shrubs as required by the Zoning Ordinance.

Per Chapter 23, section 23-15 (Landscaping) (4) (Foundation Planting) (A) Buildings up to 20,000 square feet shall include shrubs, annuls or perennials. At least 10 shrubs shall be required every 50'.

The petitioner has 170 linear feet of foundation that equals to 34 shrubs that are provided on the landscape page on as
seen on L1.1

Per Chapter 23, section 23-17 (Exterior Lighting) The underlying zoning districts' exterior lighting standards shall apply to all properties within the US Highway 36 Overlay. Per Chapter 14, Section 14-15 (Outdoor Lighting). 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) (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)

The petitioner has provided a photometrics plan that meets the 0.30 foot candles at the property line in a commercial, industrial and shopping district.

Per Chapter 23, Section 23-18 (Architectural Design Requirements) (A) Masonry-Buildings within Tier 1 shall be 80% masonry on all sides.

The petitioner has provided elevations that meet the 80% masonry requirement.

Per Chapter 23, Section 23-19 (Trash and Recycling) Within Tier 1, screening walls shall be constructed of the same building materials as the principal building.

The petitioner has provided elevations that show the screening wall shall be constructed of the same building materials.

(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.

The petition meets the requirements of chapter 14.

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

Per Chapter 15, Section 15-4 (Specifications for Off-Street Parking Areas) (1) (size and Access) Aisle with no parking (drive through) is '12' for one way and '24' for two way.

The petitioner has provided plans that indicate a 30' and 28" aisle. This meets the requirement for 24'.

Per Chapter 15-7 (Off-Street Parking Requirements) (1) (Required Spaces- Automobiles). Retail Service Establishments = 1 space per 225 square feet of gross floor
area.
7,400 square feet divided by 225 equals 32.8 spaces. The petitioner has provided 33 parking spaces.
The petitioner has provided compliant landscape plans.

(f) Chapter 16 (Landscaping and Screening) Chapter 23 section 23-15 (Landscaping) controls the landscaping requirements for this petition. As stated above the petition meets the landscaping requirements.

(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) 20-04 Crew Carwash Building Addition with 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.
4. The petitioner provide the cost of the sidewalk and allow the Town to install the sidewalk at a later date.
Motion for approval of a Development Plan

Case Number: DPR(A) 20-05, O'Reilly Auto Parts

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) 20-05, O'Reilly Auto Parts, 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.
4. The petitioner provides the cost of the sidewalk and allow the Town to install the sidewalk at a later date.
FINDINGS OF FACT FOR A DEVELOPMENT PLAN

AVON ADVISORY PLAN COMMISSION

Case Number: DPR(A) 20-05 O'Reilly Auto Parts

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) 20-05, O'Reilly Auto Parts, 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.
4. The petitioner provides the cost of the sidewalk and allow the Town to install the sidewalk at a later date.

ADOPTED THIS 27th DAY OF April 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
DPR 20-07 W.S. GIBBS MEMORIAL PARK  
Planning & Building Department Staff Report  
April 27th 2020  
Advisory Plan Commission, Public Hearing  
Desire Irakoze

<table>
<thead>
<tr>
<th>A. Petition Number:</th>
<th>DPR 20-07 W.S. Gibbs Memorial Park, Development Plan Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>B. Applicant:</td>
<td>Ryan Lemley, Hendricks County Parks and Recreation.</td>
</tr>
<tr>
<td>C. Location:</td>
<td>The subject property is located 4541 Gibbs Rd.</td>
</tr>
<tr>
<td>D. Parcel Size:</td>
<td>The subject parcel is 68 acres.</td>
</tr>
<tr>
<td>E. Land Use and Zoning:</td>
<td>The current parcel is zoned AG and contains farmland. To the north, east, south and west the properties are zoned AG (Agriculture). They are all farmland with some single-family house.</td>
</tr>
<tr>
<td>F. Action Requested:</td>
<td>Approve a Development Plan to build basic infrastructure, including internal driveways, parking areas and pond construction. This will provide the ground work of future trials, shelters, picnic areas and other amenities.</td>
</tr>
<tr>
<td>G. History:</td>
<td>This is the first petition with this property.</td>
</tr>
<tr>
<td>H. Staff Comments:</td>
<td>This petition is phase 1 of the Gibbs Memorial Park. The overall park will be 141 acres. The initial phase is 68 acres and will include drives and parking with future shelter areas. The petitioner is only providing parking for the initial 68 acres at this time.</td>
</tr>
</tbody>
</table>

**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 not within any overlay districts.

(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.

There will be no outdoor parking lot lighting. The petitioner has indicated that the park hours will be from dusk to dawn.

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

Per Chapter 15, Section 15-4 (Specifications for Off-Street Parking Areas) (5) (Curbing) Off-Street parking lots or areas shall provide concrete curbing along perimeter of the parking areas and along and interior island.

The petitioner has requested a variance from this standard to the BZA. At the time of the delivery of this report the BZA has not voted for or against. Should the BZA vote in favor then this petition will meet this standard. Should the BZA vote against staff recommends a condition of approval be the petitioner work with staff to provide plans that comply with this standard.

Per Chapter 15, Section 15-7 (Off-Street Parking Requirements) (1) (Required Spaces- Automobiles). Parks Outdoor = A minimum of 2 spaces plus 1 space for every ½ acre.

68 acres equals 132 parking spaces required.

The petitioner has indicated 133 vehicle parking spaces.

Per Chapter 15, Section 15-7 (Off-Street Parking Requirements) (2) (Required Spaces- Bicycles) 1 bicycle space per 20 vehicle parking spaces. 133/20 = 6.65 bicycle racks for a total of 12 spaces.

The petitioner has provided 8 bicycle racks for a total of 16 bicycle spaces.
(f) Chapter 16 (Landscaping and Screening)

Per Chapter 16, Section 16-8 (Parkway Landscaping) (3) (Parkway Trees) Parkway trees shall be provided at the equivalent of one per fifty (50) lineal feet apart in the right-of-way adjacent to the parcel.

Per Chapter 16, Section 16-10 (Parking Lot Landscaping (In All Zoning Districts) (3) (Perimeter Parking Lot Landscaping) One (1) tree for every fifty (50) lineal feet of length; however, shade trees may be clustered based on specific site requirement.

The petition has provided the required number of trees for the parking lot.

(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 20-07 W.S. Gibbs Memorial Park with 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.
DPR 20-05 W.S. Gibbs Memorial Park
Location Map
Sample Plan Commission Motion

AVON ADVISORY PLAN COMMISSION

Motion for approval of a Development Plan
Case Number: DPR 20-07, W.S. Gibbs Memorial Park

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 20-05, W.S. Gibbs Memorial Park, 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 20-07 W.S. Gibbs Memorial Park

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 20-07, W.S. Gibbs Memorial Park, 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 27th DAY OF April 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

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