



ZIONSVILLE PLAN COMMISSION MEETING RESULTS

Monday November 21, 2016

The Regular meeting of the Zionsville Plan Commission was scheduled for Monday November 21, 2016, at 7:00 p.m. in the Beverly Harves Meeting Room at Zionsville Town Hall, 1100 West Oak Street.

The following items were scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the October 17, 2016 Plan Commission Meeting Minutes
- IV. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2016-37-PP	Cobble Creek	9085 E. Oak Street	<p>Withdraw Request filed by Petitioner Approved 6 in Favor 0 Opposed Continued from the August 15, 2016, September 19, 2016, and the October 17, 2016 Meeting, to the November 21, 2016 Plan Commission Meeting Petition for Primary Plat to subdivide 99.671 acres into 105 lots in the (R1) and (R2) Rural Residential Zoning Districts</p>
2016-38-DP	Cobble Creek	9085 E. Oak Street	<p>Withdraw Request filed by Petitioner Approved 6 in Favor 0 Opposed Continued from the August 15, 2016, September 19, 2016, and the October 17, 2016 Meeting, to the November 21, 2016 Plan Commission Meeting Petition for Development Plan Approvals to provide for a 105 lot subdivision in an (R1) and (R2) Rural Residential Zoning Districts</p>
2016-47-PP	200 West	125, 165, 235 W. Sycamore Street	<p>Continued from the October 17, 2016, and the November 21, 2016 Meeting to the January 17, 2016 Plan Commission Meeting 6 in Favor 0 Opposed Petition for Primary Plat approval to establish (2) two lots in the (B2) and (B3) Urban Business Zoning Districts</p>
2016-48-DP	200 West	125, 165, 235 W. Sycamore Street	<p>Continued from the October 17, 2016, and the November 21, 2016 Meeting to the January 17, 2016 Plan Commission Meeting 6 in Favor 0 Opposed Petition for Development Plan Approval to provide for (2) two, commercial structures with office uses on the frontage of the site in</p>

2016-54-DPA	Zionsville Christian Church	120 N. 9 th Street	Approved 6 in Favor 0 Opposed Petition for Development Plan Amendment to allow for construction of a 15'-6" x 20'-10" building canopy to an existing church building in (SU-2) Urban Special Use Zoning District
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V. New Business

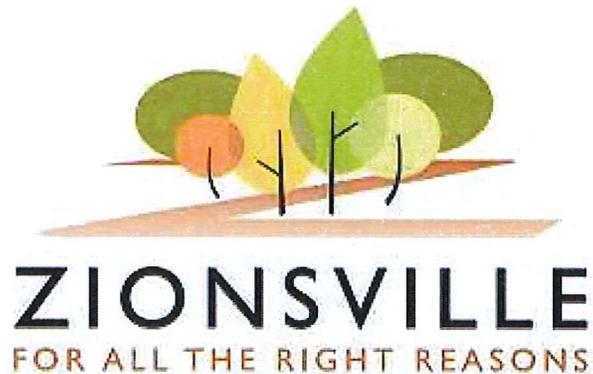
Docket Number	Name	Address of Project	Item to be Considered
2016-57-Z	Northfields	8666 E. 400 South	Continued from the November 21, 2016 meeting to the December 19, 2016 Plan Commission Meeting Petition for Zone Map change to rezone 71.58+/- acres from the (R1) Rural Residential Zoning District, to the (R2) Rural Residential Zoning District to provide for a residential subdivision
2016-55-DPA	McDonalds	50 Brendon Way	Approved 6 in Favor 0 Opposed Petition for Development Plan Amendment to provide the addition of (1) drive thru order point, and to modify the parking area by increasing the paved surface
2016-56-OA	Town of Zionsville	1100 W. Oak Street	Given a Favorable Recommendation to the Town Council 6 in Favor 0 Opposed Petition for Ordinance Amendments to Modify: <ol style="list-style-type: none"> 1) Chapter 194, Section 194.078 and Section 194.079 (MRO Urban US Highway 421-Michigan Road Corridor, and Rural Overlay Districts-Use of Drive Through Service Units in the MRO) 2) Chapter 194, Section 194.105 (Urban Off Street Parking Regulations- Parking Requirements when in proximity to VBD, Village Business District) 3) Chapter 195, Section 195.01 (Amendments to Fee Schedule) 4) Chapter 194, Section 194.024 (Interpretations Definitions - Defining Drive Through Facility).

VII: Other Matters to be Considered

Docket Number	Name	Address of Project	Item to be Considered
2016-05-PP 2016-06-DP	DeRossi	8810-8811 Whitestown Road	Status Update: Commitments Commitments are Recorded
			Review/Approval of the 2017 Plan Commission Meeting Dates Approved
			2017 Professional Service Contract-Legal Approved

Respectfully Submitted:
Wayne DeLong, AICP
Director of Planning and Economic Development
Town of Zionsville

November 22, 2016



Petition Number: 2016-54-DPA

Subject Site Address: 120 N. 9th Street

Petitioner: Zionsville Christian Church

Representative: David Rainey

Request: Petition for Development Plan Amendment to allow for construction of a 15'-6" x 20'-10" building canopy to an existing church building in (SU-2) Urban Special Use Zoning District

Current Zoning: (SU-2) Urban Special Use Zoning District

Current Land Use: Special Use (Church)

Approximate Acreage: 4.85 Acres

Related Petitions: 2016-28-Z, 2016-34-MP, and 2016-50-SP. A Rezone, Minor Plat, and Secondary Plat Petition in order separate from the church, a 0.28 acre residential lot

Exhibits:
Exhibit 1 – Staff Report
Exhibit 2 – Aerial Location Map
Exhibit 3 – Site Plan
Exhibit 4 – Exterior Materials Palette
Exhibit 5 – Engineering Comment letter (dated November 2, 2016)
Exhibit 6 – Findings of Fact

Staff Reviewer: Wayne DeLong, AICP

PETITION HISTORY

This petition will receive a public hearing at the November 21, 2016 Plan Commission meeting.

PROPERTY HISTORY

The property has been utilized as a Church, and recently undertook the process of splitting .028 acres from the parent parcel to sell for residential use.

ANALYSIS

As proposed, the 4.85 acre site would be improved with a 15'-6" x 20'-10" building canopy installed on the south side of the current facility.

DEVELOPMENT PLAN REVIEW

Zoning Ordinance

The development plan has been reviewed using the standards of the Zionsville Zoning Ordinance (Ordinance) and found to be in compliance (based on the submitted revised plan, see Exhibit 5).

Architecture

The proposed improvements utilize materials which will match the existing improvements. As filed, staff is supportive of the proposed architecture and material palate.

Procedure – Review of Building Design and Building Materials

In conjunction with the Development Plan review process, the applicant is required to demonstrate that the project complies with the following Town standards:

Building Design

- i). the Building materials utilized represent the use of said materials which enhance the overall aesthetic exterior character of the Building and will not be detrimental to the use or value of area properties.
- ii). the Building materials utilized are appropriate when compared to the Building materials utilized on other Buildings on the site and surrounding sites
- iii). the Building materials utilized are consistent with and compatible with other Building materials utilized on, and with the overall exterior character of, other Buildings and development located along the Street; and
- iv). the Building materials utilized are consistent with the intent and purpose of this Ordinance.

Proposed Findings of Fact are attached for the Plan Commission's consideration.

Staff is in agreement with the Petitioner's proposed findings.

Building Materials

- i). the Building materials utilized represent the use of said materials which enhance the overall aesthetic exterior character of the Building and will not be detrimental to the use or value of area properties.

- ii). the Building materials utilized are appropriate when compared to the Building materials utilized on other Buildings on the site and surrounding sites

- iii). the Building materials utilized are consistent with and compatible with other Building materials utilized on, and with the overall exterior character of, other Buildings and development located along the Street; and

- iv). the Building materials utilized are consistent with the intent and purpose of this Ordinance.

Proposed Findings are attached for the Plan Commission's consideration.

Staff is in agreement with the Petitioner's proposed findings.

Utility Access

Adequate access to utilities is available be not required to facilitate the project. No issues are known at this time.

Streets & Vehicular Circulation

The Canopy addition to the development will not increase or impede traffic.

Parking

The Canopy addition to the development will not reduce the amount of available parking.

Lighting

The Canopy addition to the development will not require lighting (however, if lighting is added in the future, the lighting elements are required to adhere to Town standards related to lumens and temperature).

Signage

No signage has been proposed for the addition of the canopy.

Stormwater / Drainage

The Town's Street / Storm Water Department and Town Engineer BLN have reviewed the scope of this project and determined that the scope of this project does not warrant any review specific to Stormwater or Drainage.

FINDINGS

The Plan Commission shall hear, and approve or deny, Development Plans based on Findings of the Building Commissioner or Plan Commission. Per Section 4.3.C of the Ordinance the Plan Commission finds:

1. The Development Plan **is** compatible with surrounding land uses because:
2. The Development Plan **does** demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because:
3. The Development Plan **does** demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because:
4. The Development Plan **does** utilize building materials and building style compatible with the Zionsville theme because:
5. The Development Plan **does** provide for the calculation of storm water runoff because:
6. The Development Plan **does** provide for current and future right-of-way dedications because:
7. The Development Plan **does** provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because:

The petitioner has prepared findings which are a part of the packet for Plan Commission review.

STAFF RECOMMENDATIONS

Staff recommends approval of the petition as filed, a 15'-6" x 20'-10" building canopy to be installed to an existing facility (the Petitioner is required to obtain an Improvement Location Permit prior to the commencement of site improvement activities associated with the project).

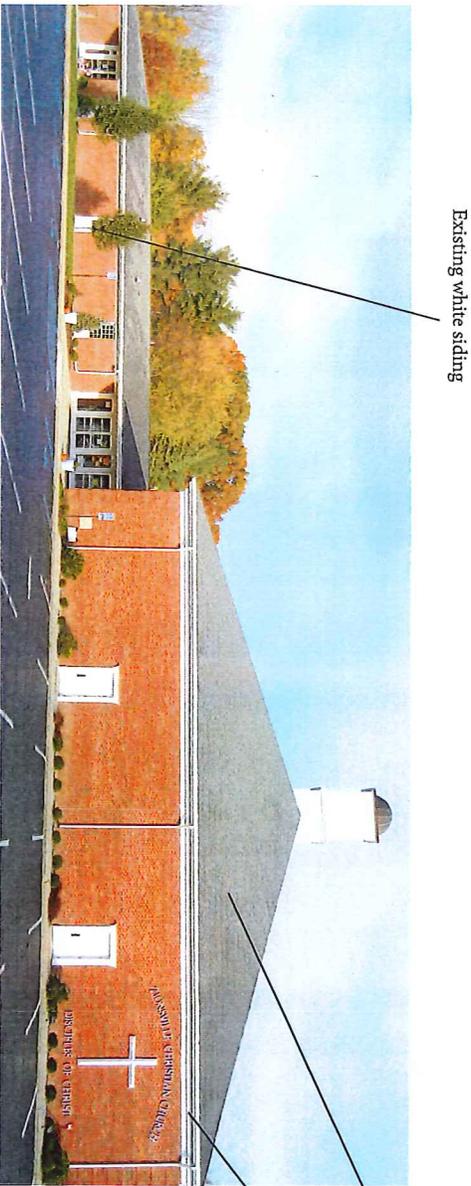
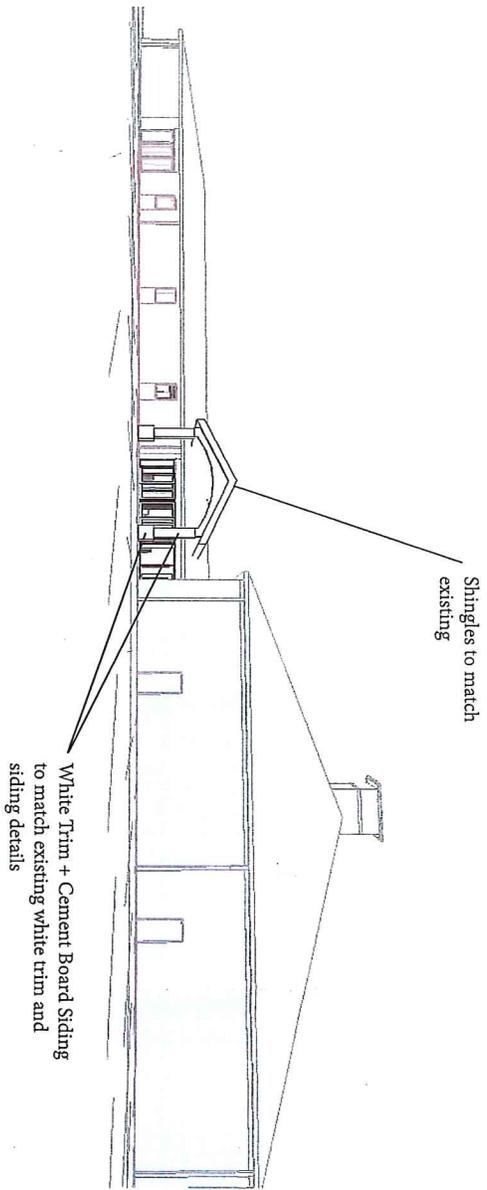
RECOMMENDED MOTIONS

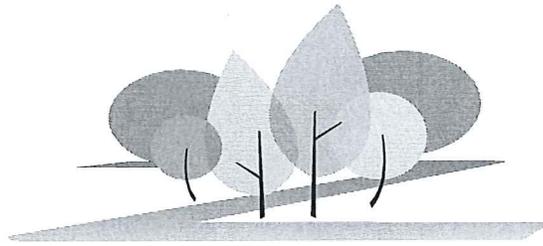
I move that Docket # 2016-54-DPA Development Plan Amendment Approval to allow for construction of a 15'-6" x 20'-10" building canopy to an existing facility in (SU-2) Urban Special Use Zoning District, at 120 N. Ninth Street be (Approved based the findings in the staff report, staff recommendation, and submitted findings of fact / Denied/ Continued) as presented.

ZCC Scope Description:
Exterior Materials Palette

New canopy addition design will match existing
White trim and white siding, painted to match
No new brick or other materials to be introduced
trim and cladding to be Cement Board (Hardiplex
equal)

11.07.2016





ZIONSVILLE

FOR ALL THE RIGHT REASONS

To: Wayne DeLong, Director of Planning and Economic Development
 From: Mark DeBruler, P.E., Town Engineer *md*
 Date: November 2, 2016

We have completed our review of the following submittal for the referenced project.

PROJECT DESCRIPTION

Project	Name	New Canopy (Reduced Renovation Scope)	
	Location	120 N. 9 th Street	
	Developer	Zionsville Christian Church	
	Submittal	#1	
Documents Reviewed	Document Name		Document Date
	Zionsville Christian Church Renovations Construction Set		11/01/2016 (Owner's Comments)
Zoning	Current	SU-2	
	Proposed	SU-2	
Land Use	Current	Commercial (Church)	
	Proposed	Commercial (Church)	
Requested Variances			

A brief scan of the project did not identify any scope items necessitating an engineering review.

**TOWN OF ZIONSVILLE PLAN COMMISSION
BOONE COUNTY, INDIANA**

**PETITION FOR PLAN COMMISSION APPROVAL
OF A DEVELOPMENT PLAN / MODIFICATION OF DEVELOPMENT PLAN**

FINDINGS

1. The Development Plan/Modification of Development Plan (is/is not) compatible with surrounding land uses because:

This is a canopy addition which will be similar to that of the existing church.

2. The Development Plan/Modification of Development Plan (does/does not) demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because:

The canopy addition will be open and not require utilities other than those provided to the existing building.

3. The Development Plan/Modification of Development Plan (does/does not) demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because:

The canopy addition will not increase or impede traffic.

4. The Development Plan/ Modification of Development Plan (does/does not) utilize building materials and building style compatible with the Zionsville theme because:

The canopy addition will resemble the existing church building.

5. The Development Plan/Modification of Development Plan (does/does not) provide for the calculation of storm water runoff because:

The canopy addition will create minimal stormwater runoff.

6. The Development Plan/Modification of Development Plan (does/does not) provide for current and future right-of-way dedications because:

The canopy addition will not be located near the right-of-way.

7. The Development Plan/Modification of Development Plan (does/does not) provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because:

The canopy addition is not located within setback lines and is being constructed to accommodate pedestrian convenience and safety.

DECISION

It is therefore the decision of this body that this Development Plan/Modification of Development Plan is **APPROVED / DENIED.**

Adopted this _____ day of _____, 20____.



Petition Number: 2016-57-Z

Subject Site Address: 8666 E. 400 South

Petitioner: Leander Goodwin

Representative: Beazer Homes-Andy Buroker

Request: Petition for Zone Map change to rezone 71.58+/- acres from the (R1) Rural Residential Zoning District, to the (R2) Rural Residential Zoning District to provide for a residential subdivision

Current Zoning: (R1) Rural Low Density Single Family Residential Zoning District

Current Land Use: Agricultural / Undeveloped

Approximate Acreage: 71.58 acres

Related Petitions: None

Exhibits: Exhibit 1 - Staff Report
Exhibit 2 - Aerial/Location Map
Exhibit 3 – Petitioners Executive Summary
Exhibit 4 - Conceptual Site Exhibit
Exhibit 5 - Comprehensive Plan Map, 2010 (excerpt)
Exhibit 6 - Town Engineers Comment Letter dated November 2, 2016

Staff Reviewer: Wayne DeLong, AICP

PROJECT OVERVIEW

Project Location

The subject property is approximately 71.58 acres located at the northwest corner of County Road E. 400 South and County Road S. 875 East. The site is adjoined by single-family residential development, agricultural land uses, a power utility substation both aerial towers and a telecommunications component, and land intended to be improved by the Town in the future for both a Fire Station as well as Park Board uses.

Project Description

The proposed 71.58 acre area is currently zoned as (R1) Rural Residential Zoning District. The Petitioner requests to rezone the property to the (R2) Rural Residential Zoning District in anticipation of the construction of a residential housing development.

Zoning Ordinance

In preparing and considering rezoning proposals under the 600 series of Indiana Code, the Plan Commission and the Town Council shall pay reasonable regard to:

- (1) the comprehensive plan;
- (2) current conditions and the character of current structures and uses in each district;
- (3) the most desirable use for which the land in each district is adapted;
- (4) the conservation of property values throughout the jurisdiction; and
- (5) responsible development and growth.

Responses (findings) to each of these items are offered below:

Comprehensive Plan

The Comprehensive Plan recommends low density residential development for the subject site at "a density ranging from less than 1.0 to 2.0 Dwelling Units per gross acre".

Current conditions and the character of current structures and uses in each district

As the use to the west consists of existing single-family dwellings and the remaining area is recommended for single-family residential development, the proposed rezoning is anticipated to support the current character of and uses of the district.

The most desirable use for which the land in each district is adapted

To the west of the subject site's location is both the Rockbridge subdivision which is an Urban (R-SF-2) Open Space Residential Single Family Zoning District and Preserve of Spring Knoll which is an Urban (R-SF-2) Open Space Residential Single Family Zoning District (in addition to metes and bounds platted lots). The southern, western and northern parcels are zoned (R1) Rural Residential Zoning District, and to the southeast of the subject site is the Hampshire subdivision which is zoned Urban (R-SF-2) Residential Single Family Zoning District. The subject site has access to existing public roads as well as adequate utilities (or expanded utilities, in the case of sanitary sewer), and is requesting zoning that is consistent with the established (or contemplated) residential pattern.

The conservation of property values throughout the jurisdiction

Planned, orderly development of property is a key component in the conservation of property values. Nothing is noted in this proposal or associated petition filings to be contrary to the conservation of property values in the immediate area or the Town.

Responsible growth and development

The petition represents responsible growth and development as it is following the recommendations of the Comprehensive Plan for the Town of Zionsville.

STAFF COMMENTS

Staff is supportive of the project in principle and encourages further dialog and efforts on behalf of the Petitioner, Interested Parties, and the Town regarding the proposed development (noting here that as of this writing, a request for continuance of the public hearing process is on file with the Plan Commission).

Staff recommends a favorable recommendation of the rezoning petition.

RECOMMENDED MOTIONS

Motion

I move that Docket #2016-57-Z, Zone Map Change to rezone 71.58 acres from the (R1) Rural Residential Zoning District, to the (R2) Rural Residential Zoning District receive a (favorable recommendation based upon the findings in the staff report / unfavorable recommendation / Continued) as presented, with the recommendation being certified to the Town Council for adoption or rejection.

PROCEDURAL NOTES

The recommendation of the Plan Commission, if finalized on November 21, 2016, will be forwarded (as certified) to the Town Council for consideration at its next available regular meeting.

As the site is adjacent to a Legal Drain, the Boone County Surveyor and the County Drainage Board will maintain continuing jurisdiction over a portion of the project area.

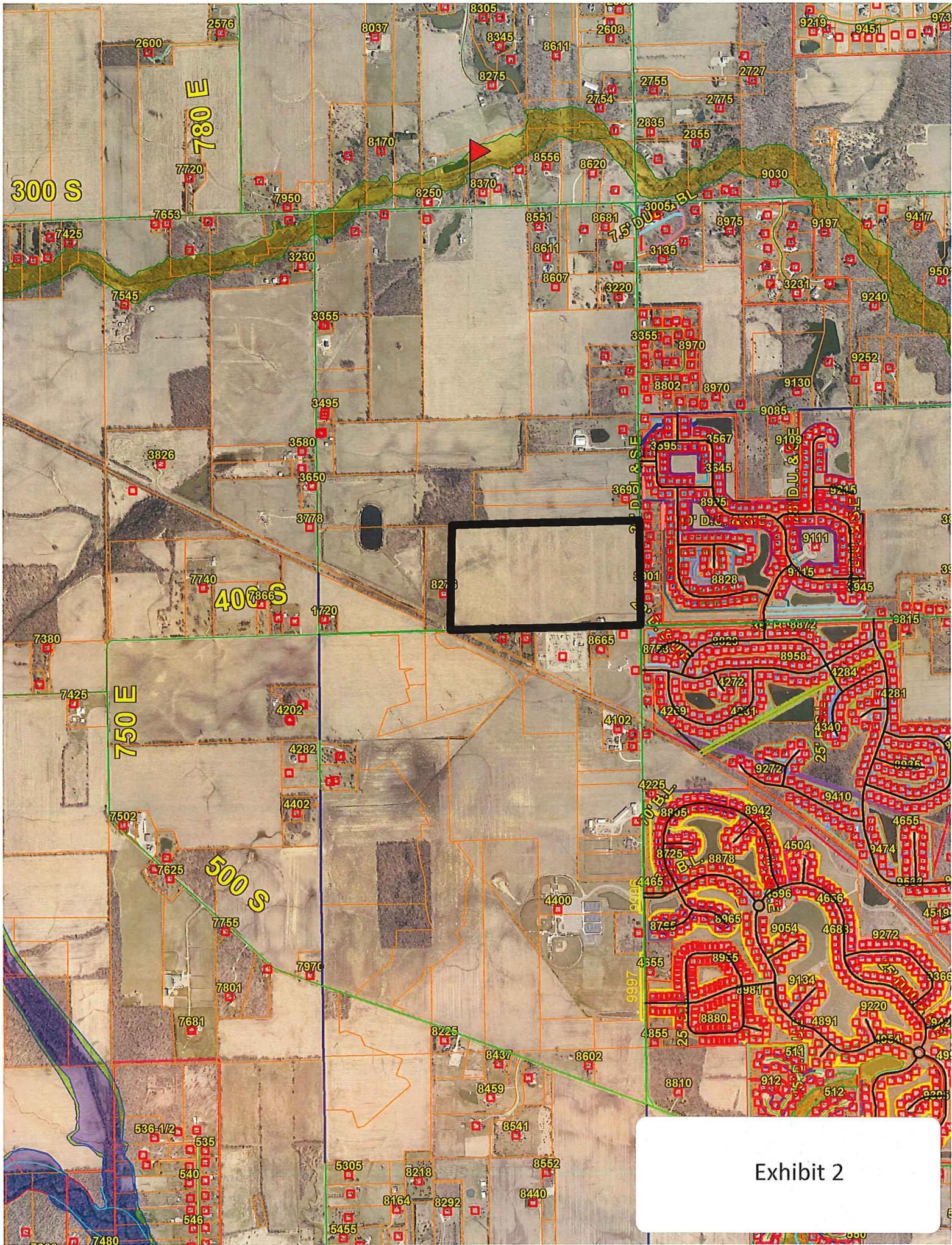
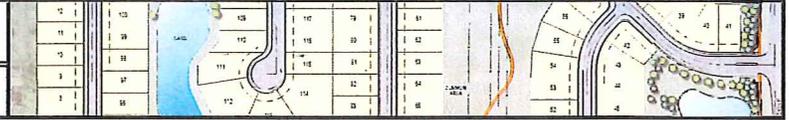


Exhibit 2

EXECUTIVE SUMMARY

NORTHFIELDS



Beazer Homes Indiana LLP (“Beazer”) is pleased to introduce its newest Zionsville single-family residential development, Northfields, a 120-lot subdivision located generally on the 71.58 +/- acres located at the northwest corner of CR East 400 South and CR South 875 East, near the Rail Trail and just northeast of the Hampshire subdivision currently under development near the intersection of CR 800 East and CR 500 South (please see the Aerial Location Map at Tab 2). Beazer respectfully requests approval of its Petition for Zone Map Change to rezone the land to R2 for the development of this proposed subdivision.

About the Concept Plan

Northfields is a thoughtfully designed single-family residential neighborhood. Careful and strategic design created the opportunity for over 39% of the total 71.58 +/- acres to be dedicated to open space and common area, while incorporating limitations from the overhead power lines, 150’ legal drain, and the substation located on the south side of of CR East 400 South. Homeowners will enjoy views of the three ponds and will benefit from direct access to the twelve foot shared-use trail that will connect Northfields to the Zionsville Rail Trail. The Concept Plan can be found at Tab 4.

About the Homes

Northfields will feature a mix of one-story and two-story single-family homes with Beazer’s newest designs, from its Crossroads Collection, ranging in size from 2,000 to 3,500+ square feet, with an expected average sales price of \$400,000. Exteriors will include masonry, stone, fiber cement siding, decorative garage doors, shakes and dimensional shingles. The Home Elevations are included at Tab 5.

If this rezoning is approved, Beazer plans to start development activity in 2018 with homes to come in late 2018. The homes will be built over a four year period, with approximately 30 homes built every year starting in 2018 and concluding development in 2021.

Thank you for your consideration.

CONCEPT PLAN

NORTHFIELDS



NORTHFIELDS
SITE EXHIBIT
ZIONSVILLE, INDIANA
NOVEMBER 1, 2016



GRAPHIC SCALE
100' 200' 250'
SCALE: 1" = 200'



HWC
ENGINEERING

Exhibit 4



To: Wayne DeLong, Director of Planning and Economic Development
 From: Mark DeBruler, P.E., Town Engineer *md*
 Date: November 2, 2016

We have completed our review of the following submittal for the referenced project.

PROJECT DESCRIPTION

Project	Name	Northfields	
	Location	NW Corner of CR 875E and CR 400S	
	Developer	Beazer Homes	
	Submittal	#1-A	
Documents Reviewed		Document Name	Document Date
		Site Exhibit	October 13, 2016 (Plot Date)
		ALTA Survey	October 12, 2016
		Site Exhibit	November 2, 2016
Zoning	Current	R-1	
	Proposed	R-2	
Land Use	Current	Agriculture	
	Proposed	Residential	
Requested Variances			

A brief review was conducted of a Site Exhibit for the proposed Northfields subdivision related to a proposed re-zoning of the property. This review does not represent a comprehensive investigation into the development's design, characteristics, or zoning compliance.

I. SITE EXHIBITS

- A. Dimensions or areas were not provided on the Site Exhibit, but it appears that all lots exceed the minimum 5,000 SF area with public water and sewer service. Applicant has indicated the average lot size is 9,800 SF.
- B. All lots have street access.
- C. The possibility exists that Lot 16 exceeds the 3:1 lot width/depth ratio. This condition could not be confirmed with the available information but should be correctable with minor revisions of the lot lines.

- D. Water, sanitary sewer, and other utilities are to be provided.
- E. The average lot size of 70' x 140' will not readily support the front setback in the R-2 district of the greater of 20' from the R/W or 70' from the road centerline. This requirement would necessitate a 40' front building setback from the R/W (70' - 30' Half R/W). This zoning standard is difficult to achieve in urban-type subdivisions. Approval of a variance for reduced front building setbacks is supported.
- F. A distance of 75' will be required from the top-of-bank of the Simpson Legal Drain along the south periphery of the subdivision to any building or structure. The indicated legal drain easement encroaches on Lots 48, 49, 70, and 71. It appears that home construction on these lots will not be impacted by the presence of the legal drain. However, locations desired by these homeowner's for their accessory structures may be impacted.
- G. The proposed 120 lots do not trigger the need for a traffic study.
- H. Inadequate information was provided to review accessory uses or structures, minimum lot areas, primary building maximum heights, minimum main floor areas, maximum lot coverage, minimum structure width, lot depth:width ratio (see C. above), rear yard setbacks, side yard setbacks, minimum parking spaces, structures in a floodway, or bulk storage for compliance with the proposed zoning classification.



Petition Number: 2016-55-DPA

Subject Site Address: 50 Brendon Way

Petitioner: McDonald's USA, LLC

Representative: Blair Carmosino

Request: Petition for Development Plan Amendment to provide the addition of (1) drive thru order point, and to modify the parking area by increasing the paved surface

Current Zoning: (B2) Urban General Business District

Current Land Use: Commercial/Restaurant

Approximate Acreage: 1.01 acres

Zoning History: 1993-38: Amendment to Secondary Plat (related to easement, and drainage)
1993-39: Improvement Location Permit Approval
2004-11: Request to Install a Canopy and approve exterior color. Received exterior color approval only
2014-20-DPA: Request to approve exterior color

Exhibits: Exhibit 1 – Staff Report
Exhibit 2 – Aerial Location Map
Exhibit 3 – Petitioners Statement of Purpose
Exhibit 4 – Site Plan
Exhibit 5 – Landscaping Plan
Exhibit 6 – Customer Order Here Graphic
Exhibit 7 – Double Arm Gateway-Drive Thru Graphic
Exhibit 8 – Town Engineers Comment Letter dated November 15, 2016
Exhibit 9– Findings of Fact

Staff Reviewer: Wayne DeLong, AICP

PETITION HISTORY

This petition will receive a public hearing at the November 21, 2016 Plan Commission meeting.

PROPERTY HISTORY

The subject property is located in the urban district of Zionsville, as a part of Zionsville Business Park, Section 2.

PROJECT OVERVIEW

Project Location

The subject property is located south of Oak Street, west of Brendon Way, North of Parkway Drive and east of Ford Road.

Project Description

The applicant requests approval to add a side by side Drive Through Service Component, including additional paving, landscaping and signage

DEVELOPMENT PLAN REVIEW

Zoning Ordinance

The development plan amendment has been reviewed using the standards of the Zionsville Zoning Ordinance (Ordinance) and found to be in compliance. Staff has reviewed the project and has found no outstanding concerns with a change in the impervious cover or drainage patterns. The Fire Marshal, during the normal course of review, raised a concern regarding verification that the cross-arm does not encroach on the designated drive lane, but notes that this will be reviewed during the Improvement Location Permit application process (pending Plan Commission review and approval of the overall project).

Architecture & Building Materials

The contemplated architectural components are illustrated within the materials attached to this report. While the Zoning Ordinance has very specific requirements related to building materials associated with foundations, facade walls, windows, and the pitch of roof systems, it is silent as to the minimum architectural standards related to a Drive Through Service Component.

Utility Access

Adequate access to utilities is available to facilitate the project.

Streets & Vehicular Circulation

The development currently derives access from West Oak Street via Brenden Way.

Vehicle Dependent Uses

The proposed additional components intended to serve the existing Drive Through Service Unit result in a stacking pattern which meets the minimum standards of the Zoning Ordinance.

Drainage

Adequate access to drainage infrastructure is available to facilitate the project.

Signage

No new signage (communicating a commercial message to the general public) is intended to be installed as a part of the contemplated site improvement. The Petitioner does request to install site improvements associated with the contemplated facility, including: two (2) Custom Order structures, a Double Arm Gateway, two (2) Outdoor Menu Boards, and a Pre-Sell Menu Board.

These structures are consistent with drive thru standards and are not considered free-standing signs.

FINDINGS

The Plan Commission shall hear, and approve or deny, Development Plans based on Findings of the Building Commissioner or Plan Commission. Per Section 4.3.C of the Ordinance the Plan Commission finds:

1. The Development Plan **is** compatible with surrounding land uses because:
2. The Development Plan **does** demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because:
3. The Development Plan **does** demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because:
4. The Development Plan **does** utilize building materials and building style compatible with the Zionsville theme because:
5. The Development Plan **does** provide for the calculation of storm water runoff because:
6. The Development Plan **does** provide for current and future right-of-way dedications because:
7. The Development Plan **does** provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because:

The petitioner has prepared findings which are a part of the packet for Plan Commission review.

STAFF RECOMMENDATIONS

Staff recommends approval of the petition as filed.

RECOMMENDED MOTIONS

I move that Docket # 2016-55-DPA Development Plan Approval to provide the addition of one (1) drive thru order point, and to modify the parking area by increasing the paved surface to the existing building located at 50 Brendon Way, which is within the (B2) Urban General Business Zoning District be (Approved based the findings in the staff report, staff recommendation, and submitted findings of fact / Denied/ Continued) as presented.

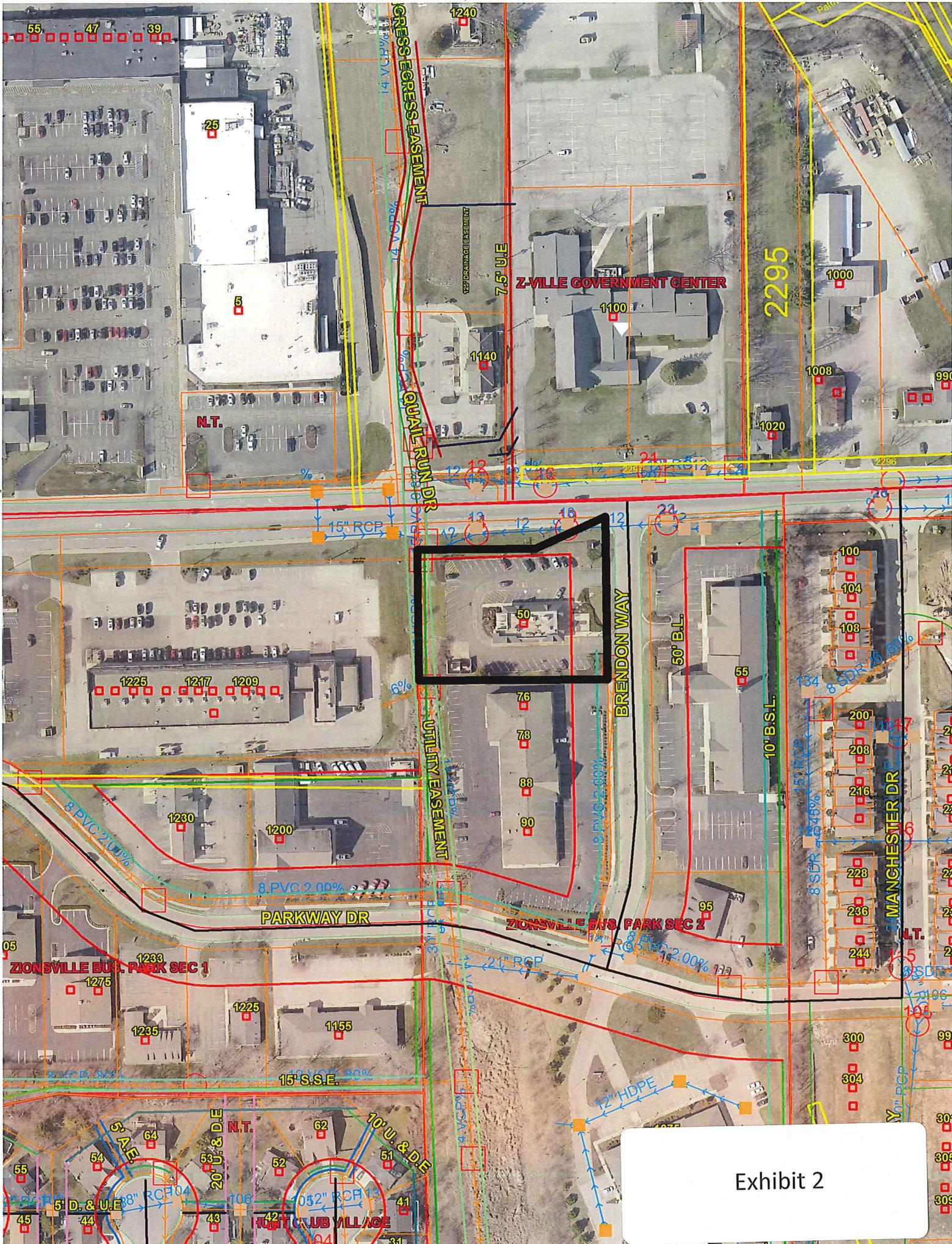


Exhibit 2

STATEMENT OF PURPOSE – TAB 1

Side-by-side Drive through Addition

McDonald's USA, LLC is seeking to make further investment in the 50 Brendon Way facility to improve the existing store, customers experience and meet market demands by adding a side-by-side drive through at this facility. A side by side drive through allows two cars to order at the same time as well as increasing the stack area to minimize vehicles stacking back to the customer entry path.

The project involves minor site modifications and the installation of the Drive Through elements on the property. The site improvements include minor pavement modifications, most notably an addition of pavement to the rear (west end) of the existing parking lot by five (5) feet. Other pavement areas will also be modified for the reconfiguration of the drive through area. Net result is that the overall paved surface area proposed will only result in an increase of 482 square feet of new paving, with a disturbed area for these improvements being 7,715 square feet total.

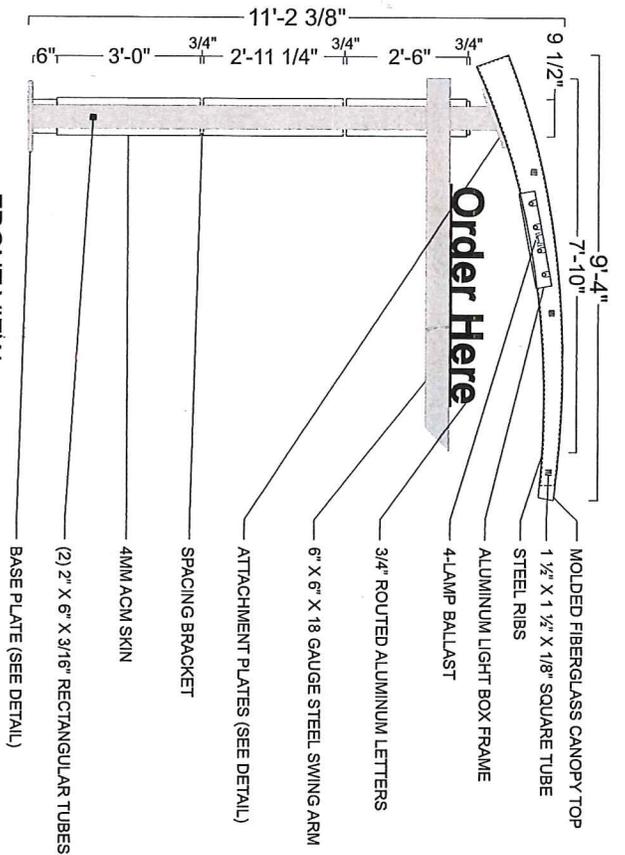
The drive through elements to be added include two Customer Order Points, two menu boards for each order point, a pre-sell board leading into the order points, and a double arm gateway for vehicle clearance safety.

Details of the site improvements and drive through elements are included with this petition for review and consideration.

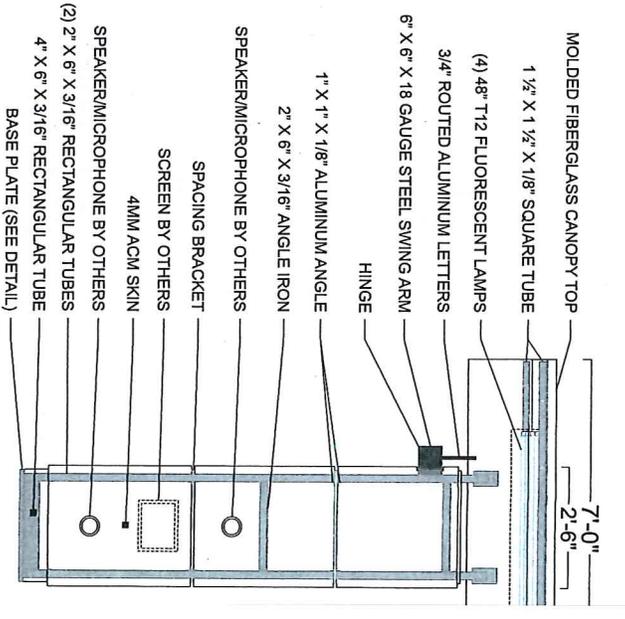
The results of improvements proposed will provide for a better customer experience by decreasing queues and wait times through the drive through. Internal site circulation is also an expected improvement since the dual drive through will increase drive through orders processing by as much as 50%, thus eliminating longer queues and on-site congestion with only a single point drive through ordering point.

The improvements proposed meet the zoning code and subdivision regulations with stacking requirements, parking and all other development standards. All improvement will be contained to the site, and there will be no impact to adjoining properties or adjacent Right-of-ways. There is no change in use or change in the manner in which the facility will operate as a result of these improvements.

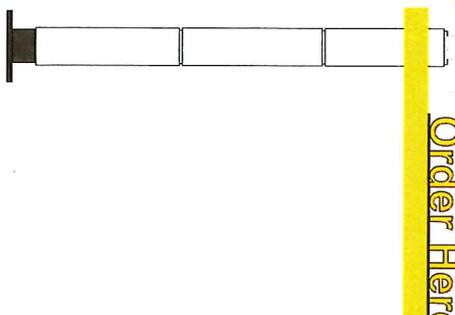
Thank you for your consideration.



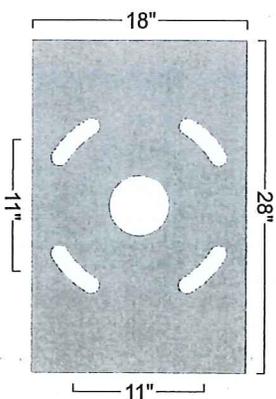
FRONT VIEW
SCALE: 1/4" = 1'-0"



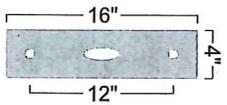
SIDE VIEW
SCALE: 1/4" = 1'-0"



GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"



SQUARE FOOTAGE: ACTUAL = 17.10
BOXED = 104.51



ATTACHMENT PLATE DETAIL
SCALE: 3/4" = 1'-0"

- 1 1/4" X 18" X 28" PLATE
- 1 3/8" SLOTTED HOLES
- 1" ANCHOR BOLTS
- 5" CENTER HOLE

BASE PLATE DETAIL
SCALE: 3/4" = 1'-0"

FIBERGLASS CANOPY DETAIL
DESIGN FACTOR: TBD
FIBERGLASS CANOPY WITH STEEL TUBE AND RIB INTERNAL STRUCTURE
EXTERIOR FINISH: PAINT TO MATCH PMS 109 C YELLOW
LIGHT LENS REMOVABLE FOR SERVICE
U.L. APPROVED
ELECTRICAL: 0.59 AMPS, 120 VOLTS

BASE DETAIL
DESIGN FACTOR: 90 MPH
ALUMINUM ANGLE IRON STRUCTURE
4MM ACM SKIN
EXTERIOR FINISH:
SWING ARM - PAINT TO MATCH PMS 109 C YELLOW
BASE - BONE WHITE
SHROUD & POLE - DEEP CAVIAR
U.L. APPROVED

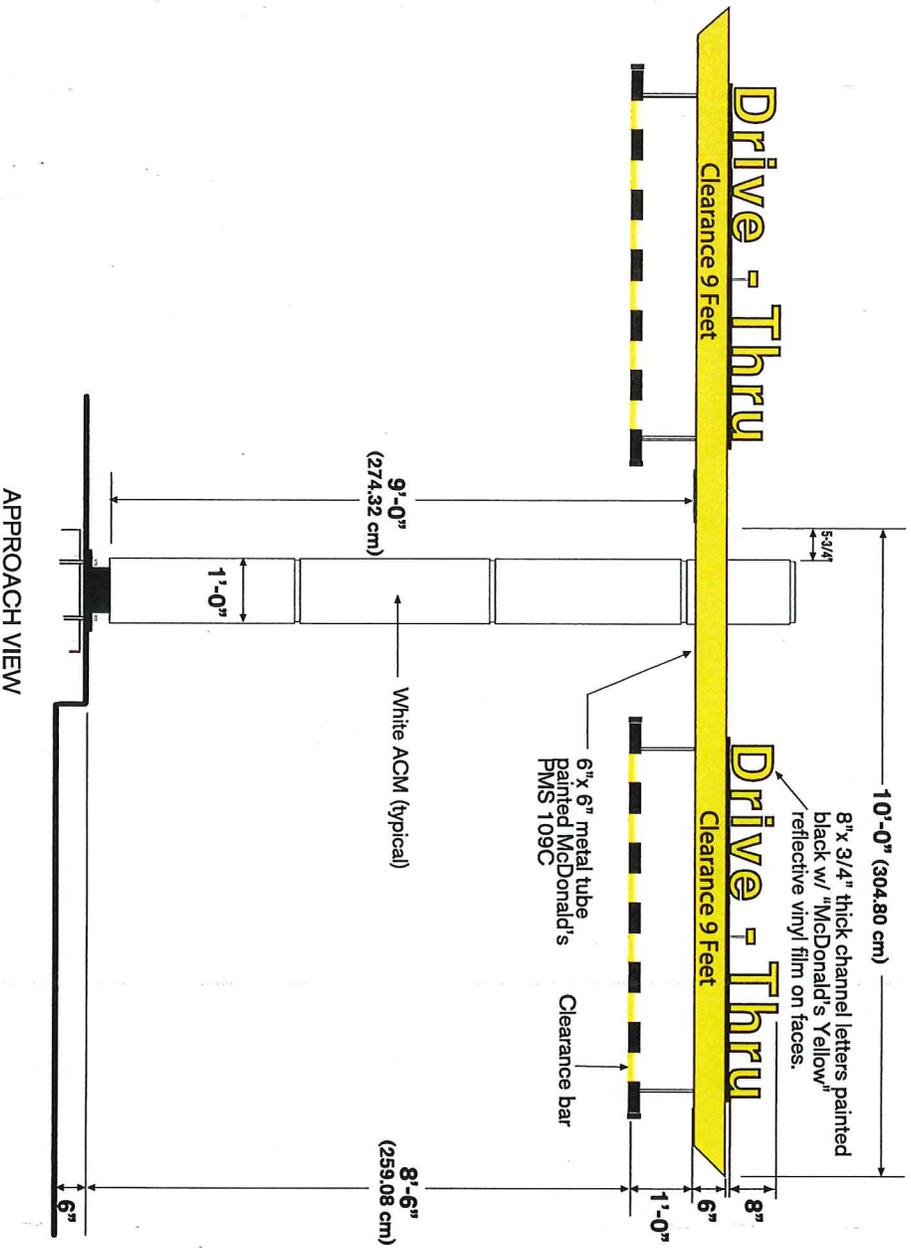
"ORDER HERE" LETTER DETAIL
3/4" ROUTED ALUMINUM LETTERS W/ 1ST SURFACE VINYL DECORATION:
180-15 BRIGHT YELLOW (OPAQUE) - "ORDER HERE" COPY
BLACK - COPY OUTLINE

Customer:	MCDONALD'S	Date:	02/18/13	Prepared By:	RA
Item Number:	MCD-ORDERHERERBAS99S MCT-OUTSICANOPYTOP-Z6 MCD-8RLOORDERHERELUM-S MCD-OHCLAMPMT-5	File Name:	MCD ORDER HERE CANOPY		
<p><small>Note: Color output may not be exact when printing or printing this drawing. All colors used are PMS or the closest CMX equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small></p>					
Revision:	5				

Double Welcome Point Gateway



Exhibit 7



Illumination:

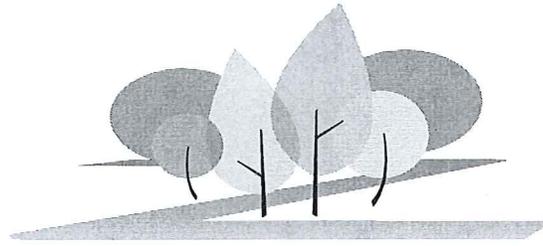
N/A

Ship Weight:

840 lbs.

Other:

- Non-illuminated clearance sign with spring loaded break away clearance arm.
- Adjustable bang bar.
- Needs McDonald's Corporate Approval.



ZIONSVILLE

FOR ALL THE RIGHT REASONS

To: Wayne DeLong, Director of Planning and Economic Development
 From: Mark DeBruler, P.E., Town Engineer *md*
 Date: November 15, 2016

We have completed our review of the following submittal for the referenced project.

PROJECT DESCRIPTION

Project	Name	McDonald's Dual Lane Drive-Thru Modification	
	Location	50 Brendon Way	
	Developer	McDonald's USA	
	Submittal	#1	
Documents Reviewed		Document Name	Document Date
		Construction Plan	November 1, 2016 (Plot Stamp)
Zoning	Current	B-2	
	Proposed	B-2	
Land Use	Current	Restaurant	
	Proposed	Restaurant	
Requested Variances			

Based on our review, we did not identify any items that that were inconsistent with the Town's standards or requirements:

**TOWN OF ZIONSVILLE PLAN COMMISSION
BOONE COUNTY, INDIANA**

**PETITION FOR PLAN COMMISSION APPROVAL
OF A DEVELOPMENT PLAN / MODIFICATION OF DEVELOPMENT PLAN**

FINDINGS

1. The Development Plan/Modification of Development Plan **(is/is not)** compatible with surrounding land uses because:
The proposed improvements do not change use or operations of facility in any manner, and any and all improvements are well contained within the site.
2. The Development Plan/Modification of Development Plan **(does/does not)** demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because:
Proposed improvements, do not impact sanitary or water in any manner. No changes to storm water routing or overland flow flow conditions on site are affected.
3. The Development Plan/Modification of Development Plan **(does/does not)** demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because:
Proposed improvements do not impact traffic in any way off-site. On-site traffic circulation will be improved with the addition of a drive through, which will decrease on-site queues for the drive through and improve on-site circulation and process customers faster.
4. The Development Plan/ Modification of Development Plan **(does/does not)** utilize building materials and building style compatible with the Zionsville theme because:
No material or building changes included with proposed improvements. Elements proposed are designed to service customers in a safe and efficient manner and integrate with various other elements on site.
5. The Development Plan/Modification of Development Plan **(does/does not)** provide for the calculation of storm water runoff because:
Area of disturbance for improvements is 7,715 sft with increase in impervious area of 482 sft proposed. Storm water ordinance exempts projects with land disturbing activities of less than 10,000 SFT. No changes in overland flow routes or no measurable increases in runoff volumes to occur.
6. The Development Plan/Modification of Development Plan **(does/does not)** provide for current and future right-of-way dedications because:
Improvements proposed are all contained within site and present no impact or change in current use, nor warrant future R/W dedications.
7. The Development Plan/Modification of Development Plan **(does/does not)** provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because:
All improvements proposed comply with setback lines, coverage, separation, vehicle and pedestrian circulation, landscaping, recreation area or green space, outdoor lighting, and all improvements are in compliance with development standards for zoning district.

DECISION

It is therefore the decision of this body that this Development Plan/Modification of Development Plan is **APPROVED / DENIED.**

Adopted this _____ day of _____, 20____.



TO: Plan Commission Members
FR: Wayne DeLong, AICP
DT: November 21, 2016
RE: November Plan Commission
CC: Plan Commission Attorney Carol Sparks Drake

As discussed at the October Plan Commission meeting, Staff is focusing on four Zoning Ordinance amendments for discussion at the November Plan Commission meeting:

Amendments to Chapter 194 (Sections 194.024, 194.078, & 194.079): *An amendment to both the Rural and Urban Michigan Road Overlay Districts (MRO) in an effort to be inclusive of both Drive Through Facilities & Drive Through Service Units (order / pick up windows) in certain locations, establishing locations within the MRO corridor that would support a Drive Through Facility, and defining what constitutes a Drive Through Facility.* Currently the Ordinance prohibits Drive Through Facilities, however, there is no definition offered as to what constitutes a Drive Through Facility. The outcome of this effort would result in 1) establishing permissible areas(s) within the MRO for Drive Thru Service Units in high traffic areas within the MRO while articulating criterial as to supportable characteristics associated with a Drive Through Service Unit (example: orientation, location, intensity), 2) offer a definition of Drive Through Facilities and 3) establish permissible area(s) within the MRO for Drive Through Facilities (in high traffic areas).

Amendment to Chapter 194 (Section 194.105): *An amendment to the Minimum Parking Requirements for commercially zoned and special use zoned properties when those properties are in proximity to VBD zoned land uses.* Non-residential properties which border the VBD district are required to provide off street parking which exceeds what a neighboring property across the street is required to provide (generally speaking). Additionally, as the parking section of the Zoning Ordinance is written, it could, in Staff's opinion, encourage a development pattern which is not complementary to the Downtown feel. Staff would encourage the discussion of reducing the parking requirements for these perimeter properties and to adopt the standard currently applicable in the VBD.

Amendment to Chapter 195 (Section 195.01): *Fee Schedule Amendments.* The Fee Schedule was last amended in 2013, and the contemplated amendments would not alter any of the fees as adjusted in 2013 (the 2013 effort was associated with ILP fees). Staff is suggesting that the fees charged for certain services and filings be adjusted (increased) or in some cases, established.