

ESTD 1988

**INDIANA** 

Plan Commission Staff Report Meeting Date: July 16, 2024

PETITIONER: BDC Realty Group

PETITION: Multi-tenant Retail Building at Shoppes at Brookside

**REQUEST:** Petitioner requests approval of a Development Plan for development of a portion of Block A of the Shoppes at Brookside

# **LOCATION:** The subject property is located along the westside of CR 600W, between the Leo's Market & Eatery and the Villages at Brookside residential neighborhood.

**ZONING:** The subject property is zoned Villages at Brookside PUD and is currently undeveloped. Zoning and land use for the surrounding area are as noted below:

	Zoning	Land Use
North:	Villages at Brookside PUD	Fuel Station
South:	Villages at Brookside PUD	Single-family residential
East:	Emerald Springs PUD	Single-family residential
West:	Villages at Brookside PUD	Attached residential

**STAFF REVIEW:** The petition proposes a +/- 14,000 square feet multi-tenant retail building on Block A of the Shoppes at Brookside development. The proposed building will be located in the center within Block A, allowing for other commercial development immediately north and south.

This site has an extensive zoning history. It was originally zoned for commercial use in 2005, as part of the original Villages at Brookside PUD. Over the years, there have been a number of Amendments to the Villages at Brookside PUD, but notedly, all Amendments have kept the commercial zoning, in some form, on this property.

## **Infrastructure**

The site will receive sanitary sewer service through the Town. Water service will be provided Citizens Energy Group. Villages at Brookside has a master stormwater detention plan and this site will outlet to existing detention facilities in accordance with the previously approved drainage plans and in compliance with the applicable Town standards.

All of Block A will have one (1) direct access point onto CR 600W. The curb cut for this access point is in existence today. No additional curb cuts will be permitted. The site will also share cross access with the Leo's site and staff has requested the petitioner provide proof of the applicable easements or covenants denoting this cross access.

#### Lot & Yard Standards

The following bulk standards apply to the property:

٠	Minimum Lot Size:	1 acre
٠	Minimum Lot Width at Building Line:	100 feet
٠	Minimum Front Yard Setback – 600W:	50 feet
٠	Minimum Side Yard Setback:	5 feet
٠	Minimum Rear Yard Setback:	20 feet
٠	Minimum (West) Buffer-yard:	30 feet
٠	Maximum Lot Coverage:	65%
٠	Maximum Height-Principal:	45 feet

#### Landscaping

The Town's requirements for parking lot landscaping (internal and perimeter), foundation plantings, outdoor dining area plantings, connector sidewalk, buffer-yard, and CR 600W perimeter tree plantings (via the new Overlay) apply to this project. The petitioner's plans comply with these standards with the exception of the 600W perimeter tree planting requirement. This was something staff missed on our initial plan review but caught upon a second plan review. The petitioner is making this plan update.

## Pedestrian Connectivity

The Town's Ordinances require perimeter pedestrian infrastructure in the form of a 10' wide multi-use path along CR 600W, which is existing, building foundation sidewalks, and sidewalks connecting the perimeter path to the foundation sidewalks. Crosswalks shall be decorative matching that used by Leo's. This project is in compliance with these requirements.

#### Parking [Varking]

The Town's Parking Schedule would require 48 spaces plus one (1) space per employee. We would estimate approximately 12 spaces for employees. The petitioner is providing 80 parking spaces. This project is in compliance with these requirements.

#### **Lighting**

The Town's exterior lighting standards apply to this site, as modified by the Villages at Brookside PUD, which requires free-standing site lighting to match that used by Leo's Market & Eatery. The Town's standard site lighting requirements include:

- Maximum height of twenty-five (25) feet (from grade)
- All free-standing fixtures, posts, and components shall be black
- Fully recessed fixtures for all sight and building lighting, except for architectural accent lighting

We are still working with the petitioner to ensure the site lighting packages match that used by Leo's. The Town's required streetlighting along CR 600W is already in place.

# **Architecture**

The building features primarily a brick, stone, and EIFS building. The petitioner has incorporated a significant amount of fenestration, vertical and horizontal articulation, and a three-dimensional cornice. The architectural design is being presented to the ARC immediately preceding the Plan Commission meeting. Staff will provide an update at the Plan Commission meeting.

# <u>Signage</u>

All signage is required to go through a site permit process which is separate from the Development Plan process.

The project went to TAC on June 20<sup>th</sup> and received a number of comments. The petitioner has addressed all comments applicable to the Plan Commission's review except for the items summarized below:

- 1. CR 600W Perimeter Tree Plantings
- 2. Lighting details to ensure free-standing site lighting match Leo's and that all freestanding lighting is no higher than 25' (from grade).
- 3. Cross access easement (or rights) documentation.

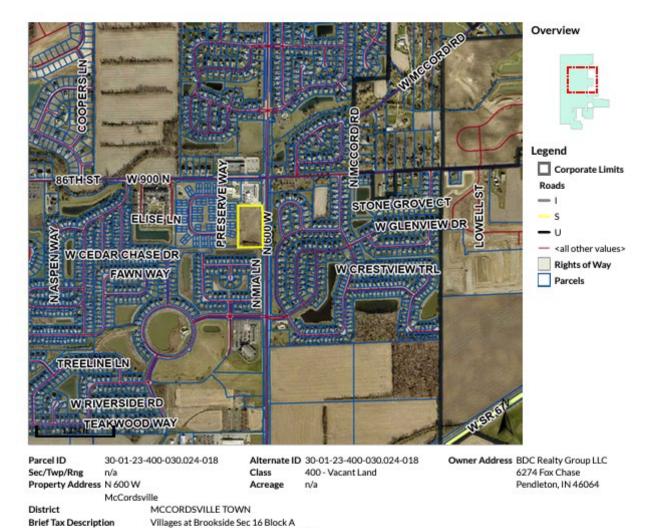
Staff has provided this list to the petitioner and we anticipate revised plans prior to the meeting. Staff will be prepared to answer any detailed questions regarding these requirements at the meeting.

## STAFF COMMENTS/RECOMMENDATION:

Staff finds that the proposed project is a high-quality addition to the Town and following the resolution of the items noted above, we will provide a recommendation to approve this Development Plan.

The Plan Commission can motion to provide (a) approval, (b) continuance, or (c) denial of the Development Plan.



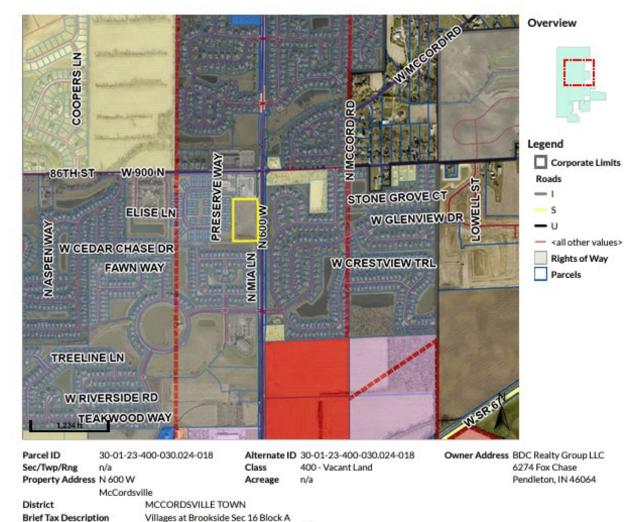


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Villages at Brookside Sec 16 Block A (Note: Not to be used on legal documents)

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