
STAFF REPORT

CASE NUMBER: PC 2020-01
CASE NAME: O'Reilly's Auto Parts Site Development

GENERAL INFORMATION

Applicant: Brewer Development Co, LLC.
449 S Ashland Ave., Ste 201
Lexington, KY 40502
(859) 475-3931

Property Owner: Groub II LLC C/O Jay C Food Stores
710 West Drive
Seymour, IN 47274

Acreage: 1.35 Acres (approximately 278' x 212')

Zoning District: GB- General Business & Highway Corridor Overlay

Legal Description: Lot 3 - John C Groub Minor Plat (Q/22D)

Parcel Number: 03-05-04-140-000.100-023

Current Land Use: Vacant

PROPERTY DESCRIPTION

This property consists of a vacant lot existing adjacent and immediately east of the Jay C Food Store on the west side of S. Eisenhower Drive. This lot is located within the Highway Corridor Overlay District.

SURROUNDING ZONING:

SURROUNDING LAND USE:

North: GB:	Residential
South: GB:	Vacant / Commercial
East: GB:	Vacant / Agricultural
West: GB:	Commercial

LEGAL NOTIFICATIONS

Petitioner has satisfied all documentation requirements, legal and public notifications specified in the Town of Edinburgh Plan Commission Application Packet.

CASE DESCRIPTION

This case comes before the Plan Commission as established in Division 3, §156.132 which requires approval by the Plan Commission for “any proposed or revised development plan or structure or structural alteration in the U.S. 31 and S.R. 252 Corridor Overlay Zone Districts”.

The board is to consider a petition by Brewer Development Company, LLC, for the development of a vacant lot within the Highway Corridor Overlay District which will include a new 7,225 square foot commercial structure and parking area having access via a Private Drive from S Eisenhower Drive.

Petitioner is requesting the Plan Commission to consider and approve its proposed development plans and waive requirements of the Town Subdivision Control Ordinance Division 3, §156.133 (2) & §156.133 (4).

This site is the vacant lot existing immediately adjacent on the east side of JC Food Store, abutting S. Eisenhower Drive.



CONSIDERATIONS

Plan Commission should review the following criteria when considering this petition and prior to issuing approval for the development of this site.

1. **§156.131** Establishes the boundaries of the Overlay District at 600 feet on each side of the designated highways as measured from the centerline of the right-of-way.
2. **§156.130** Establishes the Purpose, Intent and Significance of the approval process by the Plan Commission.

- a. **Statement of Purpose** – “It is the purpose of this ordinance to establish standards for the design of sites, buildings, structures, plantings, signs, street hardware and such other improvements that are visible to the public and affect the physical development of land within the U.S. 31 and S.R. 252 Corridor Overlay Zone Districts.”
 - b. **Statement of Intent** – “These standards are intended to promote high quality creative development that will combine imagination, innovation and variety in the appearance of buildings and sites in the overlay zone. These standards are further intended to preserve and enhance property values and to promote the public health, safety, and welfare by providing for consistent and coordinated treatment of the property encompassed by the U.S. 31 and S.R. 252 Corridor Zone Districts.”
 - c. **Statement of Significance** – “The U.S. 31 and S.R. 252 corridors form the physical and visual gateways to the Town of Edinburgh and are expected to experience increasing pressure for commercial development in the future. Future development of these highly visible corridors will dramatically change the image of Edinburgh. The visibility and accessibility of the land within the corridors is unique and therefore commands the highest standards of development which: stimulate substantial capital investments, encourage efficient land use, promote coordinated development, permit innovative site designs, establish development standards and preserve the integrity of the roadways within the corridors.”
3. **§156.132** Establishes the Plan Commission shall approve the “architectural design, landscaping, drainage, sewerage, parking, signage, lighting and access to the property shall be necessary prior to: (1) the establishment of any use of the land; (2) the issuance of any improvement location permit; (3) the erection, construction or structural alteration of any building(s) in the U.S. 31 and S.R. 252 Corridor Overlay Zone Districts; or (4) modification or revision of any site development plan.”
 4. **§156.133(2)** Establishes the following Architectural Design Requirements
 - a) “Exterior metal walls shall be prohibited on all buildings erected, constructed, altered, repaired or used in this Overlay Zone...”
 - b) “Building facades may be constructed from masonry or glass, as defined below, or other materials or products which provide the same desired stability and quality. Products other than those listed below must be approved by the Edinburgh Plan Commission or its duly appointed or designated representative.”
 5. **§156.133(4)** Establishes regulations related to Building Orientation, stating “All structures shall be sited to front onto Corridor Streets (as herein defined) or give the appearance of a front-like facade on Corridor streets”.

STAFF ANALYSIS

1. This lot is not directly adjacent to US 31 however the majority of the proposed project construction will be within 600 feet on the east side of US 31 as measured from the centerline of the right-of-way, thereby determining its existence within the Highway Corridor Overlay District. The proposed structure will be clearly visible from the Highway Corridor Overlay District.
2. The proposed metal exterior is the standard exterior design criteria for an O'Reilly's Auto Parts store for communities of our size. Granting the request for a waiver of requiring a masonry exterior will be a critical factor requisite to proceed with the development plans for this site.
3. The proposed metal siding is consistent with some of the buildings in the area. The CVS and Jay C Food Store are all masonry exteriors. Gillman Home Center and Bob-O-Link are partially masonry but mostly metal siding. The Edinburgh Insurance building is all metal siding.
4. Access to this site is proposed to be from the Private Driveway which extends east/west between S Eisenhower Dr and US 31 on the south side of Jay C Food Store. This development is not considering an access onto this site from Eisenhower Drive which would entail construction within an identified floodplain area.
5. The structure being proposed is sited to front onto the Private Driveway, consistent with the Jay C Food Store. This will result with the front of the business being most visible by northbound traffic along US 31 and Eisenhower Drive.
6. The back and east side of this proposed structure would be highly visible from S. Eisenhower Drive.

STAFF RECOMMENDATIONS

Based on these findings, staff recommends the Plan Commission to **approve** the developmental plans as submitted with the following conditions:

1. That this decision is only granted to the Petitioner, and any waiver of requirements granted will not be transferable to any other development of this property not directly associated with this plan submittal,
2. Plan Commission approve a waiver of the requirements of the Town Subdivision Control Ordinance **Division 3 §156.133 (2) a. and b.** to allow the use of metal exterior siding as proposed,

3. Plan Commission approve a waiver of the requirements of the Town Subdivision Control Ordinance **Division 3 §156.133 (4)** to allow the structure to be sited to front onto a Private Drive and not require giving the appearance of a front-like facade on the Corridor street,
4. Plan Commission require decorative elements to be included into the architectural and landscape plans which contributes to good appearances and providing an attractive view of the structures and property from S Eisenhower Drive. These landscaping elements should include screening any loading or service areas and any other places that tend to be unsightly by use of walls, fencing, planting, or a combination of these elements.
5. Requiring adherence to all other developmental standards established in the Edinburgh Zoning Ordinances for development within the Highway Corridor Overlay District for which a waiver is not specifically granted,
6. That all aspects of this project development be compliant with all applicable Building Codes adopted by the State of Indiana for construction of Commercial Buildings, and all developmental requirements of the Edinburgh Zoning Ordinances,
7. That prior to commencement of any site development on the subject parcel, the Developer shall submit construction plans to the Indiana Department of Homeland Security for a Construction Design Release and to the Town Building Commissioner for plan review, approval and the issuance of a local improvement permit by the Edinburgh Building & Zoning Department.

Respectfully Submitted,



Wade Watson
Building Commissioner
Town of Edinburgh