

PLANNING COMMISSION
TOWN OF EDINBURGH
107 S. Holland St.
Edinburgh, IN 46124

STAFF REPORT
PC 2021 – 01
January 19, 2021
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STAFF REPORT

CASE NUMBER: PC 2021-01
CASE NAME: Centra Credit Union Site Development

GENERAL INFORMATION

Applicant: Alvin E. "Rusty" Skoog, Jr., PE, PS
Civil & Environmental Consultants, Inc.
530 E Ohio Street, Suite G
Indianapolis, IN 46204
(812) 526-9743

Property Owner: Centra Credit Union
1430 National Rd,
Columbus, IN 47201

Acreage: 3.36 Acres

Zoning District: GB- General Business & Highway Corridor Overlay

Legal Description: Lot 2 - John C. Groub Minor Plat

Parcel Number: 03-05-04-140-000.102-023

Current Land Use: Vacant

PROPERTY DESCRIPTION

The property is commonly known as 15701 N US 31, Edinburgh, Indiana 46124, having its legal description as Lot Number Two (2) in The John C. Groub Minor Plat, as recorded January 5, 1999 in Plat Book "Q", Page 22D in the Office of the Recorder of Bartholomew County, Indiana.

SURROUNDING ZONING:

SURROUNDING LAND USE:

North:	General Business:	Commercial
South:	General Business:	Commercial
East:	General Business:	Agricultural
West:	General Business & R4 Residential:	Commercial & Agricultural

LEGAL NOTIFICATIONS

Petitioner has satisfied all documentation requirements, legal and public notifications specified in the Town of Edinburgh Plan Commission Application Packet. Staff has received no oral or written remonstrance in response to this petition prior to completion of this report

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 Civil & Environmental Consultants, Inc. for the proposed site development of a vacant lot within the Highway Corridor Overlay District which will include a new 2,832 square foot commercial structure and 13,765 square foot of parking area having access from 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); and §156.133(3)



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 “Plan Commission approval of 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(3)** Establishes the Relationship of Buildings to Site

- c) "Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other innovative means so as to attractively landscape and/or screen parking areas from view from public ways."

STAFF ANALYSIS

1. This property exists between the Jay C Food Store to the north and the CVS Store to the south and is highly visible from both U.S. 31 and Eisenhower Drive. It is visible from the most attractive gateway into our community. The Town of Edinburgh Comprehensive Plan, adopted May, 9th, 2011 lists "improving existing Town gateways and creating new gateways, as a priority consideration. Therefore, protecting the aesthetic beautification of this area is consistent with the goals and objectives of the Comprehensive Plan.
2. The Construction Documents, Drainage Report and Exterior Design & Finishes prepared for this project have been evaluated by Michael Buening, Professional Engineer on behalf of the Town of Edinburgh. A copy of Mr. Buening's technical review is attached to this report as "Exhibit A". As indicated in this report, the project is considered deficient and requires resubmittal.
3. The proposed exterior treatment is a combination of natural limestone/faced brick, aluminum composite panels and an anodized aluminum storefront consistent with design features of other Centra Credit Union facilities. The proposed metals are high quality architectural exterior finish products. The exterior color scheme will be consistent with Centra's standard corporate colors to meet their "branded" exterior façade.
4. The proposed exterior finish is consistent with other business exteriors in the area. The CVS and Jay C Food Store have an all-masonry exterior. Gillman Home Center and Bob-O-Link have a combination of masonry and commercial metal exteriors. The Edinburgh Insurance building has an all-metal exterior finish.
5. Access to this site is planned as a private driveway entering the site from Eisenhower Drive. At this time the site plan does not have access from US 31 or from the south side of the Jay C Food Store parking area.
6. The proposed landscaping plan is designed to provide an unrestricted view of the facility for maximum security and for business promotion. Decorative landscaping elements are included to provide an aesthetically pleasing compromise between fully blocking the view of the parking areas from public ways while maintaining the spirit of the Ordinance by

providing "decorative elements, plantings, berms, or other innovative means so as to attractively landscape and/or screen parking areas from view from public ways."

STAFF RECOMMENDATIONS

Based on these findings, staff recommends the Plan Commission approve the Centra Credit Union site developmental project subject to the following conditions:

1. That this approval be subject to the applicant submitting amended Construction Documents, and Drainage Report to the Town Building Commissioner and being approved at my sole discretion, per consulting with engineering experts of the Town. This submittal shall be in response to and in compliance with the recommendations of Mr. Buening's technical review
2. That the Plan Commission grant a waiver of the requirements of the Town Subdivision Control Ordinance **Division 3 §156.133 (2) a. and b.** to allow the use of the architectural exterior finishes as proposed,
3. That the Plan Commission grant a waiver of the requirements of the Town Subdivision Control Ordinance **Division 3 §156.133 (3) c.** and thereby not requiring a planting screen of the parking area blocking all view from public ways,
4. That the project be compliant with 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,
5. 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 applicable developmental requirements of the Edinburgh Zoning Ordinances, and the Town of Edinburgh Utility Department's standard practices,
6. 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 approval and the acquisition of a Construction Design Release and to the Town Building Commissioner for plan review, approval and issuance of a local improvement permit by the Edinburgh Building & Zoning Department,
7. That this decision is only granted to this Petitioner, and any waiver of requirements granted shall not be transferable to any other development of this property not directly associated with this plan submittal.

Respectfully Submitted,



Wade Watson
Building Commissioner
Town of Edinburgh

"EXHIBIT A"

MICHAEL W. BUENING, P.E.
8819 South Bergman Drive
Nineveh, IN 46164
317.627.9787
mbuening1@gmail.com

January 8, 2021

Wade Watson, Building Commissioner
Town of Edinburgh
107 South Holland
Edinburgh, IN 46124

Re: Centra Credit Union Site Plan & CSPPP technical review

Dear Wade:

I have reviewed the referenced project plan revisions that were submitted on January 5, 2020. The Construction / Stormwater Pollution Prevention Plan Review Form 1 has not been changed from the 12/19/20 review and will be addressed after the comments of this review are corrected. The project is still considered Deficient and requiring resubmittal. The following are comments related to the Site Plan technical review and SWPPP review:

1. All revised plan sheets shall have revision notes placed in the revision block.
2. The contours on the south side of the detention facility still need correcting. Additional spot elevations shall be shown to create positive flows for the drainage pattern in the area. Elevations shall be shown to direct drainage flows into the existing 12" RCP south of the property (Elev. 665.76). The current plan looks to create 1.3 ft deep ponding (Elevation 666.9 verses 665.6)
3. The detention facility minimum top of bank should be shown with spot elevations at a minimum 667.40 elevation. There is an elevation of 667.28 shown at the southwest corner of the pond that does not match the 667.40 top of bank.
4. The detention 3" underdrain pipe is shown on the plans with grades that will put the pipe above the ground level. If the pond bottom elevations can't be unilaterally raised, then the outlet pipe grade will require lowering (doing this may require upsizing outlet pipe to a 21" pipe with flatter slopes and adjusting grade of the Eisenhower drive ditch).
5. Additional spot elevations shall be shown in the detention area to identify positive slopes and clearly identify the entire grading plan for the pond.
6. The inlet type "J" (with 2 ft sump and R-3287-10V casting) is missing from the plans.
7. The riprap detail on Sheet C903 needs to show all the dimensions for the 7 riprap areas shown on the plans. Riprap area sizes will need checked for adequacy.
8. Sheet C900 requires additional Permanent and Temporary Seeding areas and Erosion control blanket labeled in the Eisenhower Drive right of way.

"EXHIBIT A"

SWPPP Form 1 comments for deficient items:

1. A23 – Final topography and finish grades needs correction.
2. B8 – Riprap size and areas missing on sheet C903. (Riprap at 7 locations)
3. B9 – See B8
4. B10 – Some Storm Water Quality Items require correction. Dry detention pond, outlets and outlet pipe elevation require correction.
5. B12 – Sheet C900 needs additional Eisenhower Drive right of way seeding and erosion control blanket areas labeled.

Feel free to call if you have any questions.

Respectfully,

Michael W. Buening

Michael W. Buening, P.E.

cc: Rusty Skoog, CEC, Inc.