

DEV24-01 **2175 Barrett Dr**, Bomgaar's Supply, INC requests approval of a Development Plan to install Outdoor Storage and Sales Display areas on the Side and Rear of building behind Fenced Screening on Lot A of the Replat of Lot B in the Greenfield Business Park Section 5. Zoned CN Commercial North

Exhibits:

1. Proposed Development Plan file dated October 10, 2024
2. Greenhouse Brochure
3. Bomgaars Request Commentary Letter
4. Bomgaars Example Imagery
5. PC2013-10 Staff Report (Original Development Plan for site with Gander Mountain)
6. Gander Mountain Approved Landscape Plan dated October 4, 2013 (PC2013-10)

Location and Surrounding Uses:



Aerial Map



Zoning Map, Commercial North

North CN - Commercial North – Retail
 South CN - Commercial North – Retail
 East RU – Residential Urban – Greenfield Crossing Apartments
 West CN – Commercial North – Retail & Restaurant

History:

This building was approved in 2013 under PC2013-10 as part of a Development Plan to construct a Gander Mountain retail location within the Greenfield Business Park PUD. Extensive landscaping and screening were designed for the site to beautify the location. Gander Mountain was granted permission to use the side-lot between it and the building to the north as an outdoor storage and sales area as part of their Development Plan. In roughly 2017-2018 Gander Mountain closed. Since then, the owner Camping World has used the property off-and-on as overflow storage for their stores with no customer-facing aspects to this site. The landscaping has been neglected and the parking lot has become a problem location with trucks, trailers, and other vehicles using it as a stay-over lot. The lack of maintenance and active public use of the lot has allowed for this deterioration of the site.

Current Development Plan Proposal

The current Development Plan Proposal is to allow for outdoor storage of large and bulk items in the rear of the building, with outdoor seasonal sales along the side of the building. This proposal is to allow for a new tenant (Bomgaar's Supply) to make use of the site. The rear addition would be fully screened with metal fencing similar to the adjacent Home Depot outdoor storage to the south. This rear area would be used for the storage of larger and bulk items primarily, with the customers picking up these purchases at the rear of the building. The side location would be a seasonal greenhouse and garden center in operation approximately 3-4 months of the year. The side location would be screened to the rear with the same black metal fencing, but it would be open to the public towards the front, facing the parking lot. Bomgaar's has provided example imagery in the exhibits of how they typically set up these garden center facilities with cattle-guard gates.

The greenhouse proposed is 21'x30' in dimensions. The space between buildings on this side lot is approximately 30'6". This means that there is not sufficient room for the standard 10' minimum building setback on a side lot line between the greenhouse and the neighboring building to the north. As such, a Modification Request will need to be incorporated into this Development Plan to waive the 10' side yard setback for the north lot line.

Tech Review

Tech Review for this proposal was held digitally. All departments reviewed the plans and few comments or concerns were raised as this is an existing building with established infrastructure and utilities. The primary exception is a lingering question regarding Fire Safety and the Greenhouse proposed on the Side Yard.

Due to the regulations regarding Temporary vs Permanent Structures from State Building Code, the garden center greenhouse would be considered a Permanent Structure if it remains in place for more than 30 days at a time. As such, the Building Commissioner and Fire Marshal are working with the petitioner to determine what if any fire prevention measures will be required as part of the building permit process for the garden center greenhouse.

Access

There is a cross-access agreement with the other shopping center locations nearby which ensures the free flow of truck traffic to the rear of the building. The new screened storage area would not encroach on this capacity and would have large gates to allow for deliveries to function as normal at the rear of the building. The public would only be accessing this rear section from the drive and only for the pick-up of larger or bulk purchased items.

The space to the north between this building and Petsmart is split into two parts, with the

Petsmart property owning the rear half of it. The garden center proposed as part of this Development Plan Petition would be situated on the forward portion of this side lot location, within its property lines. The public would enter and exit the garden center from the parking-lot and sidewalk. There are no proposals for either the garden center or rear storage area to be accessible to the public from inside the building directly.

Findings: Staff finds that this proposal does not negatively impact the truck access to the rear of the building nor does it negatively impact pedestrian access to any portion of this or neighboring sites.

Development Standards – CN (Commercial North)

Building Placement and Standards- Setbacks in the CN zoned districts have a front building setback requirement of 15' minimum and a 60' maximum, with a side and rear building setback requirement of 10' minimum. The 60' maximum can be waived if a 25' greenspace along the front property line is provided to accommodate parking. Building Height Maximum is 65'. Lot Coverage maximum is 70%.

Findings: The proposal meets all of these requirements except for the site building setback, for which they are requesting a Modification to waive the 10' setback requirement on the north property line. This waiver is reasonable considering that the CN district allows for shared walls within shopping centers, and this would keep more open space between the buildings than if the walls were built to the property line(s). Staff is supportive of this requested Modification.

Landscaping- The Landscape Plan which was approved under PC2013-10 will be used for this site again. Petitioner is going to replace all missing, damaged, or dead plants and work to bring this site into compliance with the previously approved Landscape Plan.

Findings: Staff finds that the previously approved Landscape Plan is more than adequate for the buffering and beautification of this site.

Accessory Building- Accessory buildings are required to be on the side or rear yards of a property and follow the same setbacks as other buildings within the CN district. The garden center greenhouse will be considered an accessory building.

Findings: Staff finds that the location of the greenhouse is appropriate and Staff is supportive of the Modification Request regarding the waiver of the setback requirements on this portion of the lot for the purposes of installing the garden center generally, and the greenhouse specifically.

Parking- Parking demands and layout will remain unchanged from the previously approved Development Plan.

Findings: Staff finds that there is no need for changes to the parking at this site as compared to the previously approved Development Plan.

In General the Plan Commission must be satisfied that the development meets the following five premises:

1. **Compatibility with surrounding land uses-** The surrounding Land Uses are primarily Big Box retail stores and chain restaurants.

Findings: This area is zoned CN for the purpose of encouraging commercial development along this northern corridor. Staff finds this type of development compatible with the surrounding land uses.

2. **Utility availability-**

Findings: All appropriate utilities are available at the site.

3. **Traffic Management that is favorable to health, safety, convenience, and the harmonious development of the community-**

Findings: A perpetual cross-access agreement exists between all commercial properties in this larger commercial development. Staff finds that the proposed Development Plan does not negatively impact the ability of the other properties, their customers, or their delivery drivers to operate as normal on, around, and through the property.

4. **Vehicular and pedestrian circulation on-site, with appropriate tie-ins to adjacent public circulation systems -**

Findings: Staff finds that there will be no negative impact on the ability of vehicles or pedestrians to navigate to, through, or around the site, nor will there be any changes to the existing tie-ins to adjacent circulation systems.

5. **Compatibility of scale, materials, and style of improvements with the surrounding area. The style of the architecture of the buildings and structures proposed to be constructed shall be subject to the approval of the Plan Commission. The approval shall be based on the architectural style creating or continuing a unified design which will be in character and proper relationship to the surrounding areas.**

Findings: The building itself will not be changed. Staff finds that the installation of a moderately sized greenhouse in an area previously approved for display and sales of kayaks and other sporting goods does not significantly nor negatively impact this or surrounding properties as it is both similar in scale to the previous use and well hidden from public view, being tucked between the buildings. Staff finds that the fencing proposed matches that used on the neighboring Home Depot lot, and that it is appropriate for this use and location.

Modifications Being Requested by Petitioner:

1. Requesting a waiver of the 10' Side Yard Setback between the tenant building and the property to the north to allow for the installation of a garden center and greenhouse.

Findings: Staff finds the request to be reasonable considering the CN district allows for shared walls between commercial properties and considering that this is a continuation of a similar use as previously permitted at this location.

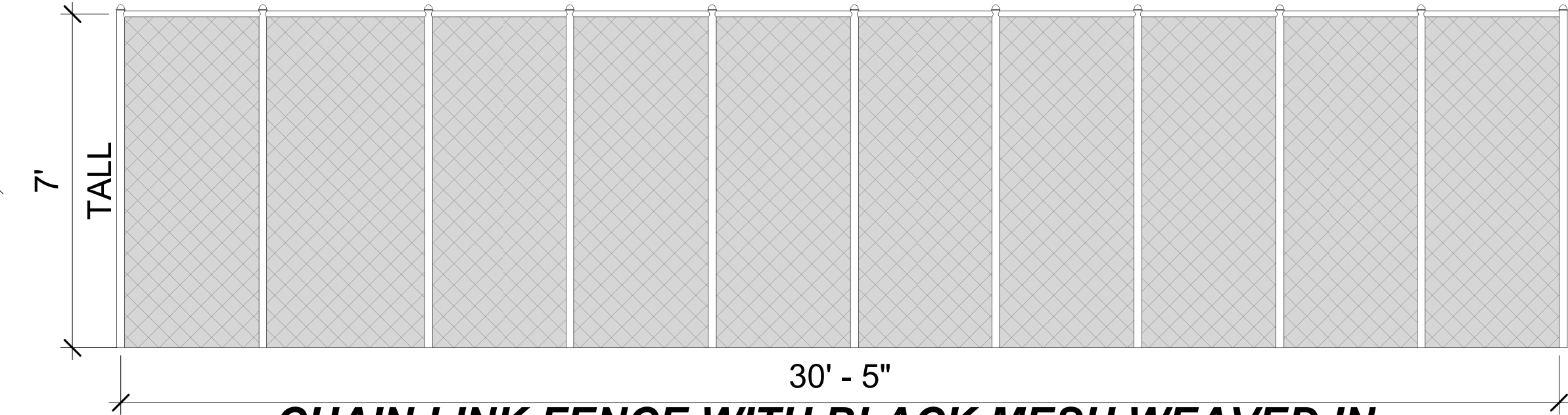
Staff Recommendation: Approve the **Modification Request** to allow for the construction and installation of a Greenhouse and Garden Center within the building setback to the north of the primary building.

Staff Recommendation: Approve the **Development Plan** for the **Outdoor Storage and Sales Display** areas on the **Side and Rear** of building behind Fenced Screening on Lot A of the Replat of Lot B in the Greenfield Business Park Section 5, subject to the findings in the staff report, the approved modifications, and the following conditions:

1. All signs shall follow, adhere to, and be in compliance with UDO Sign Regulations including but not limited to those found in UDO Section 155.065.
2. All necessary Building Permits shall be applied for and approved through normal means.
3. All landscaping shall be repaired or replaced as necessary to bring into compliance with the previously approved Landscape Plan from PC2013-10.



① SITE PLAN
1/16" = 1'-0"



② West
3/8" = 1'-0"

CHAIN LINK FENCE WITH BLACK MESH WEAVED IN

Date

Description

No.

GANDER
2175 BARRETT DRIVE
GREENFIELD, INDIANA

SITE PLAN

PRELIMINARY

PRELIMINARY CONCEPT - FOR REVIEW ONLY

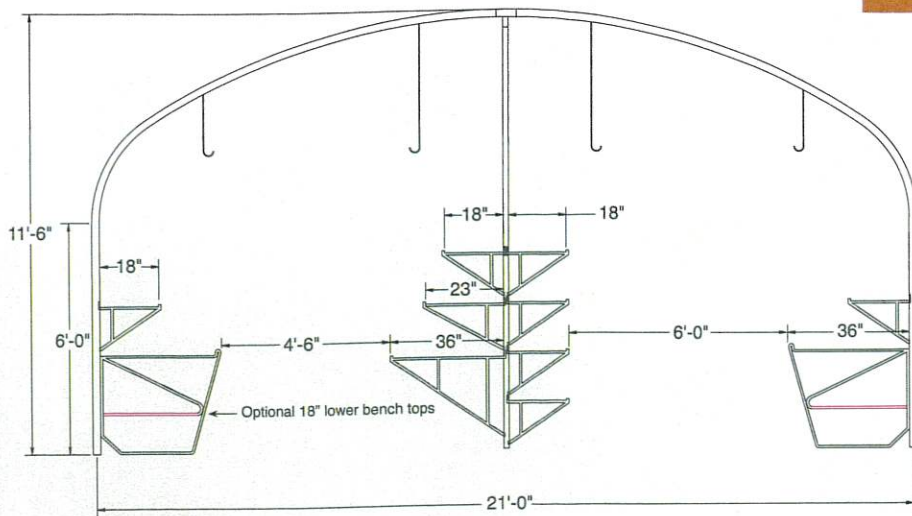
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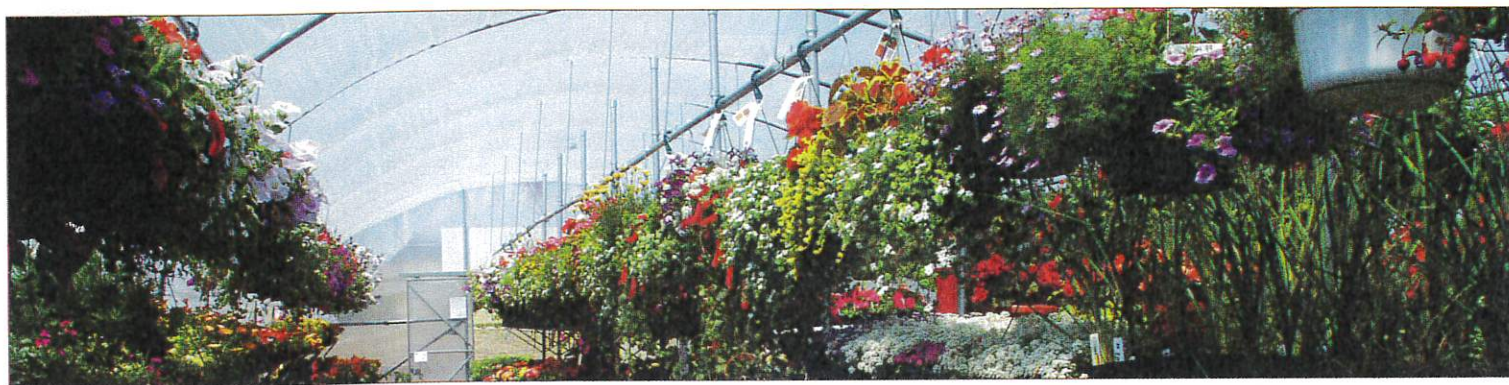
Scale

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SPECIFICATIONS

Width: 21'
Length: 24'-96' (in 6' sections)
Sidewall Height: 6'
Height to Apex: 11'-4"
Frame Spacing: 6'
Door: (2) 3' wide x 6'-8" high
Cover: Clear or white 6 mil. UVI treated polyethylene
End Wall Cover: Clear 6 mil. UVI treated polyethylene
Frame: 2" O.D. 14 ga. galvanized steel tubing
Ventilation: Slide-Side or Roll-Up sides



Garden Mart Base Package Includes: 2" O.D. 14 ga. galvanized snap-button frame with wind braces, (4) full-length runs of hanging basket purlins, integrated center & side bench support brackets, Slide-Side or Roll-up Side ventilation, (1) set of double sliding end doors, clear or white single layer 6mil roof and end wall polyethylene, Wiggle Wire poly fastenings system, assembly hardware and instructions

PACKAGE OPTIONS

Upgrade your Base Package with either of these benching packages:



Standard Bench Package:
 Great for displaying flats! Includes: Two-tier arrangement roll-form bench tops for the sides of your greenhouse and your choice of either tiered or flat stacker style roll-form bench tops for the center.



Expanded Metal Bench Package:
 Display flats as well as smaller items that aren't in a tray. Includes: Two-tier arrangement expanded metal bench tops for the sides and your choice of tiered or flat stacker expanded metal bench tops for the center.

Capacity			
Standard Sizes	Benching Area	Flat Capacity (1020 style)	Basket Capacity (10" baskets)
21' x 24'	360 sq. ft.	216	96
21' x 30' ✓ #170	486 sq. ft.	294	120
21' x 36'	612 sq. ft.	372	144
21' x 42'	738 sq. ft.	450	168
21' x 48'	864 sq. ft.	528	192
21' x 54'	990 sq. ft.	606	216
21' x 60'	1,116 sq. ft.	684	240
21' x 96'	1,242 sq. ft.	1,152	384
6' add'l. sections	126 sq. ft.	78	24

GARDEN MART ADDITIONS



Additional Side Door
 Add a side door to your structure for improved traffic flow and customer access between garden center areas.



Additional End Door
 Add an end door to your structure for improved traffic flow and ventilation.

ACCESSORIES Additional items to round out your garden center:



Cart Corrals and
 Signage:
 see page 11.



Basket Hanger
 Displays:
 see page 27



Wide Selection
 of Sign Holders:
 see page 31.




GARDEN MART

This structure was designed with the three E's in mind—Ease, Economy, and Efficiency. The ease of our tool-free snap button design allows for simplified set-up in just hours. Economically, you'll benefit from this structure's convenient ventilation options and built-in display benching, which allows for greater merchandising of flats and hanging baskets. Easy expansion options ensure you can efficiently upgrade your operation at any time.

Made with **GATORSHIELD®** Stronger Than Your Average Steel Tube

FEATURES

Polyethylene Film Choices: Choose from white or clear poly film with Wiggle Wire® attachment system.

Hold Down System Selection: We have an option to suit your needs; choose from water tubes, ground stakes or leg stands.

Side Benching Brackets Included: Structure comes complete with side display brackets ready for optional bench tops so you can simply assemble and sell.

Hanging Basket Purlins: Structure comes with four runs of hanging basket purlins and attractively displays baskets conveniently within your customer's reach.

Double Sliding End Door: Space saving double sliding door measures six feet wide and provides ample room for customer and cart access.

Center Benching: Select from our Flat Stacker or Tiered Display.

Ventilation Options: Your selection of Slide-Side or Roll-up Side ventilation; both allow you to easily control the climate of your structure; Slide-Side Ventilation is constructed of 8mm commercial grade polycarbonate sheeting; Roll-up Sidewall Vents include a self-locking gearbox.



Snap Button Design

Simple and strong.

Our snap button connection system, decreases your set-up time and provides added strength.



Roll-up or Slide-Side Ventilation

Optional roll-up sidewall vents with self-locking gearbox will provide even greater control of airflow. Slide-Side Ventilation is constructed of 8mm commercial grade polycarbonate sheeting.

2175 Barrett Drive. Bomgaars Supply-Development Plan Amendment Request

Bomgaars Supply is interested in leasing the former Gander Mountain located at 2175 Barrett Drive in Greenfield, Indiana.

Bomgaars is requesting a development plan amendment what would allow them to have their seasonal nursery and other retail items (photo attached) displayed in the outdoor areas located on the north side of the building (between buildings) and in the rear of the building (east).

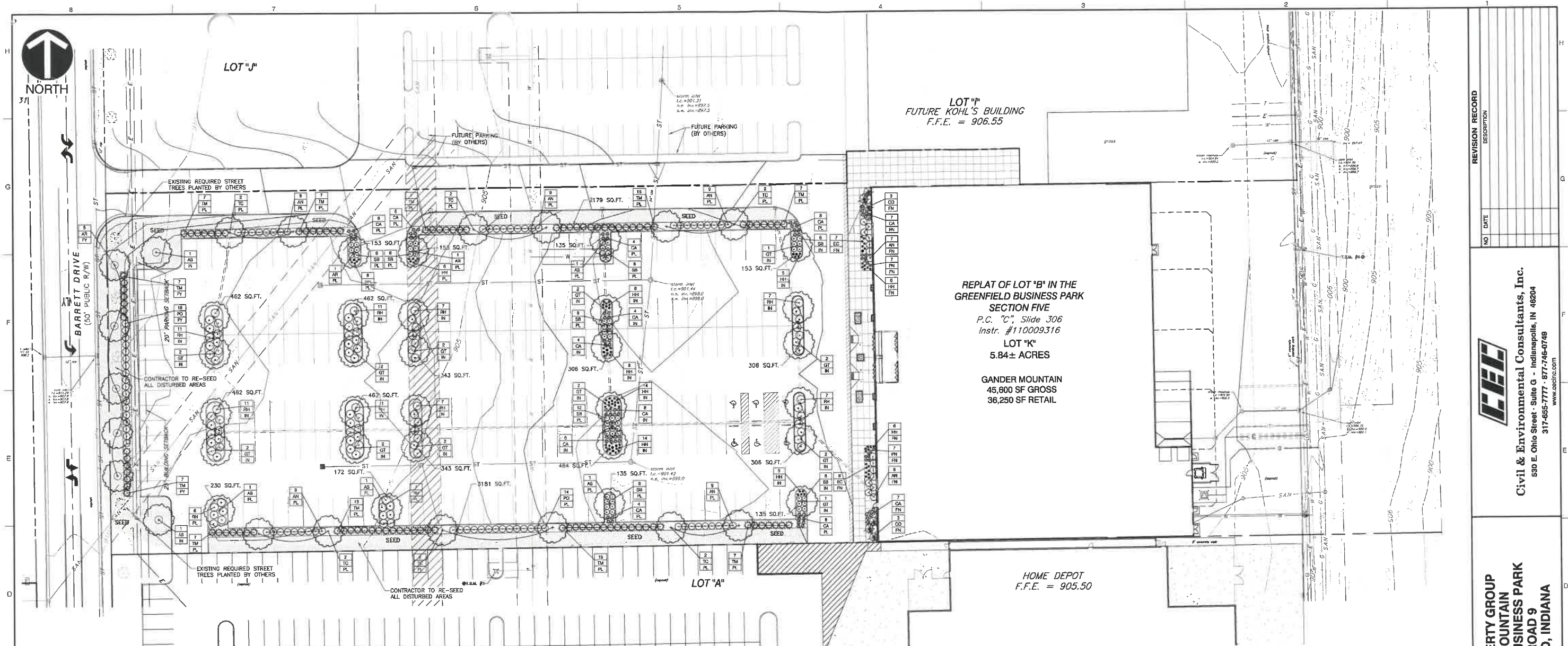
In the north area between the buildings, Bomgaars will be installing a landscape barrier in the sidewalk for screening purposes. The landscaping will match that of the current building's landscaping plan that was formerly approved for Gander Mountain. They will also have an opaque iron fence with screening (similar to Home Depot) installed on the back side of this area. A gate can be installed within this fence if required by fire code. A fire sprinkler system will be installed in this area if required by fire code. Bomgaars will also be making use of out door displays in the front of the building that are generally allowed per UDO 155.010.4.A.i.1,

In the rear of the building, Bomgaars will be storing farm retail items such as t-posts, corral panels, gates, stock tanks, etc. These items will also be surrounded by an opaque iron fence with screening (similar to Home Depot). There will be an unobstructed minimum 26' lane left on the back drive. No fire exits will be blocked by fencing or retail items.

Lastly, Bomgaars Supply will be replacing any damaged, dead, or missing plants.

About Bomgaars: Bomgaars Supply is a family owned farm and ranch retailer. They stock well over 60,000 items in 13 major departments, including Lawn and Garden plus Nursery, Clothing and Footwear, Farm, Pet and Automotive supplies, Paint, Hardware, Tools, Housewares, and Toys.





LAND DESCRIPTION:
LOT 'K' OF THE REPLANT OF LOT 'B' IN THE GREENFIELD BUSINESS PARK SECTION 5, SECONDARY PLAT, RECORDED IN PLAT BOOK 306, PER INSTRUMENT NUMBER 110009316 IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, CONTAINING 5.84 ACRES, MORE OR LESS.

REFERENCE:
EXISTING BOUNDARY SURVEY AND TOPOGRAPHY PREPARED BY COOR CONSULTING AND LAND SERVICES CORPORATION 303 WEST MAIN STREET, KNIGHTSTOWN, IN. 46148
PHONE: (765) 345-5943
DATED 08-21-2013, PROJ. NO. 2013-082. CONTOUR INTERVAL: 1 FT.

FLOOD NOTE:
THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD ZONE X AS SHOWN TRACT PLOTS BY SCALE ON COMMUNITY PANEL NUMBER 1805001340 OF THE FLOOD INSURANCE RATE MAPS FOR HANCOCK COUNTY, INDIANA (MAPS DATED DECEMBER 4, 2007).

UTILITY NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

SP- STREET FRONTAGE
(1) LARGE DECIDUOUS TREE PER 40' OF PROPERTY ABUTS R.O.W.)

SYMBOL	TOTAL LENGTH	EXISTING NUMBER OF TREES ALREADY PLANTED
	224 LF	4 (EXISTING RED MAPLES)

FY- FRONT YARD PARKING LOT PLANTING TABLE
(2 TREES PER 8' & 10 SHRUBS PER 100 LINEAR FEET OF FRONTAGE)

SYMBOL	LINEAR FEET OF FRONTAGE	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
	224 LF	4.48	5	22.4	32

IN- INTERIOR PLANTINGS TABLE
(PARKING LOTS OVER 200 SPACES: INTERNAL ISLANDS EQUAL AT LEAST 15% OF THE PAVED SURFACE)
(1) TREE PER 100 SQUARE FEET OF LANDSCAPE AREA
(17 SHRUBS PER 25 SQUARE FEET OF LANDSCAPE AREA)

SYMBOL	PARKING LOT PAVED AREA	REQUIRED LANDSCAPE ISLAND AREA	PROVIDED LANDSCAPE ISLAND AREA
	84,872 SQ.FT.	12,730 (15%)	5,202 (6.1%)
	PARKING LOT ISLAND AREA	TREES REQUIRED	TREES PROVIDED
	5,202 SQ.FT.	52	30
		SHRUBS REQUIRED	SHRUBS PROVIDED
		208	145

OVERALL PLANTING SCHEDULE

LEGEND	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	HEIGHT AT MATURITY
	AR	7	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	2-1/2' Cal.	Deciduous Tree	50'
	AS	6	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2-1/2' Cal.	Deciduous Tree	50'
	AN	59	Fraxinus melanocarpa 'raguosa Beauty'	raguosa Beauty Black Chokeberry	18"-24" No. 7 Cont.	Deciduous Shrub	15'
	CA	66	Campanula medium 'Karl Foerster'	Karl Foerster Reed Grass	12"-18" No. 3 Cont.	Ornamental Grass	3'
	CO	6	Chamaecyparis obtusa 'Nana Goldie'	Goldie Hinoki Falsecypress	4'-5' Ht. No. 25 Cont.	Evergreen Shrub	6'-8'
	EC	15	Euonymus alatus 'Little Giant'	Little Giant Cane Spindle	12" No. 2 Cont.	Perennial Shrub	18' O.C.
	GT	22	Gleditsia triacanthos 'Honeylocust'	Honeylocust	2-1/2' Cal.	Deciduous Tree	50'
	HI	78	Hemerocallis ssp. 'Mini Stella'	Mini Stella Daylily	12" No. 2 Cont.	Perennial Shrub	18' O.C.
	PN	14	Pennisetum setaceum 'Panicum'	Panicum Dwarf Fountain Grass	12" No. 3 Cont.	Ornamental Grass	2'-3'
	PO	32	Phytolacca quinquifida 'Nana'	Nana Eastern Nannybush	12"-15" No. 5 Cont.	Deciduous Shrub	2'-3'
	RH	79	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	18"-24" No. 7 Cont.	Deciduous Shrub	3'-4'
	SB	54	Sorbus x humilis 'Gold Flame'	Gold Flame Shrub	15"-18" No. 5 Cont.	Deciduous Shrub	2'-3'
	TM	101	Taxus x media 'Densiformis'	Densiformis Yew	18"-24" No. 7 Cont.	Evergreen Shrub	3'-4'
	TC	12	Tilia cordata 'Greenfield'	Greenfield Linden	2-1/2' Cal.	Deciduous Tree	50'

GENERAL LANDSCAPE NOTES:

- ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT/RECORD DRAWINGS ON THE JOB SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
- NO CHANGES TO THE SITE LANDSCAPE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
- CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT "AMERICAN ASSOCIATION OF NURSERY STOCK, ANSI Z60.1-1996", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
- ALL PLANTS SHALL BE PLANTED SO THAT THE ROOT CROWN IS PLANTED AT GRADE LEVEL.
- ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. TWINE OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE OR SHRUB.
- WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY OWNER(S).
- THE LANDSCAPE CONTRACTOR SHALL REFER TO CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE (1) CALENDAR YEAR FROM THE TIME OF SUBSTANTIAL COMPLETION OF PROJECT.
- IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT SCHEDULE, THE PLANS SHALL TAKE PRECEDENCE.
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
- STAKES AND OR GUY WIRES SHALL BE REMOVED AFTER ONE (1) YEAR OF INSTALLATION.
- ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIAL DEEMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT, WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO OWNER.
- IF PLANT SPECIES SPECIFIED ARE FOUND TO BE UNAVAILABLE OR NOT IN SUFFICIENT QUANTITIES AT TIME OF PLANTING, THE CONTRACTOR MAY SUBSTITUTE SPECIES UPON WRITTEN APPROVAL BY LANDSCAPE ARCHITECT AND CITY OF GREENFIELD.

LANDSCAPE PLAN

DATE: OCTOBER 04, 2013 (DRAWN BY: BRF)
DWS SCALE: 1" = 30' (CHECKED BY: ACH)
PROJECT NO: 131-018
APPROVED BY: [Signature]

SCALE IN FEET: 0 30' 60'

INDIANA 811
Call before you dig.

PROFESSIONAL ENGINEER
No. PE10300058
STATE OF INDIANA
Clayton C. Hunt, 10/04/2013

DRAWING NO.: C600
SHEET 13 OF 20

P:\2013\131-018\131-018.dwg (Proj) 10/04/2013 12:28 PM - User: [Name] - Plot Size: 11.00 x 17.00

PC2013-10: approximately 2100 block, Barrett Dr. Lauth Group, Inc. as applicant, and Skilken Greenfield LLC, as owner, request approval of an amended Planned Unit Development and a **Detailed Unit Development Plan** of 5.84 acres, to be known as Greenfield Business Park, Sec 5, Lot K, zoned “PUD”, Planned Unit Development and “PB”, Planned Business.

Amendment: 10.14.2013

After a discussion and review of Section 155.030 “PUD” Planned Unit Development District” with the City Attorney, it has been determined that a Detailed Unit Development Plan (DUD) does not automatically trigger an amendment to the Planned Unit Development Zone, as previously stated in the staff report. Section 155.030C.4. states: “Upon adoption by Common Council, the Planned Development shall be returned to the Plan Commission, which shall thereafter exercise continuing jurisdiction...Approval is conditional upon finding by the Plan Commission that the detailed site plan is consistent with the approved preliminary development plan.” Therefore, it will not be necessary to certify the DUD Plan to Common Council as a PUD zone amendment.

Exhibits:

1. Location & Zoning Map, file dated 10.07.2013
2. Re-plat of Lot B, Greenfield Business Park, Section 5, recorded 10.18.2011
3. Building Elevation plans, file dated 10.07.2013
4. Signs plans, file dated 10.07.2013
5. Site Plan, file dated 10.07.2013
6. Landscape plan, file dated 10.07.2013
7. Photometric plan, file dated 10.07.2013

SURROUNDING USES

North – Greenfield Business Park, Sec 5, Lot J, & I, zoned PB/CO1/PUD, vacant, proposed Kohl's Department Store

South – Greenfield Business Park, Sec 5, Lot A, zoned PUD, Home Depot Home Improvement Store

East – Greenfield Business Park Sec 4, zoned PUD, Multi-family, Greenfield Crossing Apartments
Greenfield Business Park Sec 2, zoned PUD, Single family, Brandywine Village Subdivision

West- El Rodeo Restaurant (vacant) zoned PB, proposed Restaurant and retail center

Originally proposed to the Plan Commission in 1987, (1987-11) Greenfield Business Park has developed utilizing a mixed use format, including medium density single family, multi-family, hotel, restaurant and retail uses. Covenants and conditions exist from the original and the various amended petitions related to the development of the overall PUD.

Of particular note is a 2002 Subdivision Agreement for Greenfield Business Park Section 5 that was amended in 2012. In the amended agreement, the Developer of the Business Park, Skilken, agrees to design and install a traffic signal at the intersection of New Road and Barrett Drive when development begins on Section 5 Lot I, or a building is completed on Lot K. The Agreement was amended when Kohl's and Skilken received a detailed unit development plan approval for Lot I and construction of that retail store was expected to begin within the year. Completion of the retail store that is the subject of this petition will trigger a traffic warrant analysis for the traffic signal installation.

Current Proposal

The current petition involves the review of a Detailed Planned Unit Development to provide for the construction of a 45,600 square foot retail building on a 5.84 acre lot known as Lot K within the Greenfield Business Park. The Detailed Site Plan is consistent with the approved Re-Plat and the Preliminary Unit Development Plan "PUD" (PC 2011-05-06). The re-plat of Section 5 Lot B into Lots J, K, and I, was recorded on October 19, 2011.

Access and site layout:

The PUD commitments establish baseline development standards using the "PB" Planned Business standards. Previous submittals establish a minimum 20-foot parking setback along the perimeter of the site which shall be maintained as lawn. It also establishes building setbacks of 25 feet along Barrett Drive and 110 feet along North Martindale Drive (rear).

The proposed building will face Barrett Drive (west) with a proposed setback from Barrett Drive of 504 feet. The building will house a Gander Mountain retail store for the sale of, firearms, outdoor gear and clothing.

The site improvements include a hard surfaced parking lot with an entry from Barrett Drive to be shared with Kohl's. The entry drive is located partially on Lot I and partially on the Lot K. Two drive connections to the Kohl's parking lot to the North and 2 drives to the Home Depot lot to the south are required for internal parking lot access. The developer is working on updating the existing reciprocal easement agreements with both Kohl's and Home Depot. A secondary access

drive is already installed from E. Martindale Drive along the East side of Lot I, K and A. This drive provides delivery access to the rear of the proposed Gander Mountain, as well as to the proposed Kohl's and to Home Depot.

Adequate buffering of the rear of these buildings and the access drive along N. Martindale Drive were accomplished through the previous DUD approvals of the Business Park. The platted buffer area along the rear of these shopping center lots serve the purpose of protecting the residential properties to the East and provide the required 110' setback from N. Martindale Drive. The buffer area has been improved with 10 foot tall mounds and a 90 foot wide planting area. Maintenance of the buffer area and the drainage facilities located there are addressed through blanket easements and plat agreements of owners of the business park properties. It should be noted that some of the existing trees and shrubbery along N. Martindale Drive are dead or dying and need to be replaced.

The Gander Mountain Site, like the Kohl's site, and the Home Depot site, is proposed to be developed with a removal of the original PUD commitment to the "PB" side yard standard of 10 feet. The buildings will all connect. The approved Kohl's building design indicates an unusual building extension that projects 24' to the south property line. The property line between Lots I and K follows this building extension. This creates a 24 foot wide by 115 foot deep cul de sac of sorts between the buildings that is part of Lot K. Gander Mountain proposes to use this area for outdoor display of canoes and other gear. The area is 2,722 square feet. The PB Standards allow 1% of the gross floor area to be used for Outdoor display, or in this case, 4,560 square feet. Additional foundation landscaping should be used to provide interest to the area as it aligns fairly closely with the entry drive. Additional outdoor display is anticipated at various times on the front sidewalk near the front door for sale items. Adequate 5 foot wide sidewalk paths must be maintained at all times for persons with disabilities and to be ADA compliant.

Pedestrian Access:

Barrett Drive is classified as a non-residential local street and is not required to have sidewalks per the Greenfield Public Improvements Design Specifications manual. The Manual states the Plan Commission may ask for sidewalks on non-residential streets to provide safe pedestrian passage to places of public assemblage including schools, parks, and churches. The 2002 PUD amendment of Greenfield Business Park Section 5 states that sidewalks shall be installed along any street that is identified as a collector or arterial street, therefore, sidewalks have not been installed required along Barrett drive in the existing portions of the retail shopping center to the south. Under the conditions of the PUD ordinance, the Plan Commission may review any pertinent site development detail. Sidewalks are required to be installed along E. Martindale Drive when Kohl's is built or by 2015, to connect the residential and commercial areas to the newly installed sidewalk on State Street. Pedestrian access will be provided along the entire front of the Kohl's store and the Gander Mountain store.

Parking:

The site plan depicts 210 parking spaces with 6 spaces being ADA compliant and all are the required 10'x20' dimensions. The ordinance requires the number of parking space provided for the 45,600 square foot retail space be calculated using the net retail floor area. The net floor area is 36,250 square feet and one space is required for every 200 square feet, equaling 181 spaces. The site plan submitted proposes 29 spaces more than is required. The City Engineer has typically left the number of parking space requirements up to the owner of the property as they can ascertain their needs the best.

In 2011 the Corridor Overlay area was reduced to only affect property that lies within 500 feet of State Street. Lot K is only partially within the boundaries of the Corridor Overlay, so by definition, is not subject to Corridor Overlay Standards. The Corridor Overlay standards do not apply to this site and are simply being used as a guideline for the landscape installation. If the standards were applied the number of parking spaces could be reduced to 145 (an allowance of 80% reduction) or increased to 199 (a limit of 110% increase).

Landscaping:

As stated, the Petitioner has agreed to install parking lot landscaping using the Corridor Overlay standards as a guide. A landscape plan has been submitted that provides a 20 foot wide green space along Barrett Drive, widening to 40 feet at each corner. Parking lot landscape islands are proposed every 120 feet on the interior parking lot and 15 feet wide buffer yards adjoin the entry drive and the property line to the south. This exceeds the Corridor Overlay requirements of 10 feet buffer yards. The exhibit shows that 6% of the paved parking area is to be improved with landscape islands and this appears to be more than adequate. (This plan indicates there could be practical difficulties meeting the Corridor Overlay requirement of 15% parking lot islands for lots with over 200 spaces.)

The Petitioner proposes to install trees and shrubs within the landscaping areas of adequate size and spacing to buffer the site. The landscape plan shows the use of Maples, Lindens and Honey Locusts, as well as various shrubs. Landscape foundational plantings are proposed along the front facade.

The dumpster is shown to be enclosed with a gate, on the rear of the building. The rear loading dock and the dumpster area are hidden from view by the buffer area along N. Martindale Drive.

Architecture, Signs & Site Lighting

Detailed building plans have not been submitted for permitting to date. The building elevations submitted indicate a wall height of 24 feet to the parapet and 45 feet to the peak of the entry gable. The PUD standards allow a maximum of 45 feet. The rear parapet will screen rooftop equipment to the east. The building face is made of precast wall panels painted khaki, tan and green. The entry is three dimensional with the typical Gander brand style of timber beams and stone pillars and a green standing seam metal roof. The front gable will be solid wood on the front face.

The Gander Mountain Logo and Name Sign are proposed in the entry gable. An additional wall sign is proposed to indicate the site is a Firearms Super Center.

Gander Mountain logo	10' x 10'	100 square feet
Gander MTN sign	8' x 30.5' & 4.25' x 10.66'	286.8 square feet
Firearms Super Center sign	3.66' x 25'	91.7 square feet

The site is allowed a maximum of 400 square feet of signage plus the ordinance allows an additional 25% increase due to the excessive setback from Barrett Drive (504 foot setback). The total signage proposed totals 478.5 square feet where 500 square feet of wall signs are allowed.

3 monument signs exist in the Greenfield Business Park Section 5 that will have sign panels added for the new business. These signs are located at the SE corner of Barrett and E. Martindale, at the NE corner of Barrett and New Rd and on State Street at the access drive to Home Depot.

A photometric plan for the parking lot has been submitted with an average foot candle of 2.96. Lighting plans should provide the minimum lighting necessary to ensure adequate vision and comfort in parking areas, and avoid glare or direct illumination onto adjacent properties or streets. Parking lot light poles shall be no taller than 20 feet and the fixtures down lit in nature to maintain a dark sky while providing for a safely lit parking lot and drive. Wall mounted lighting on the rear of building along the access drive shall not be installed at a height higher than 15 ft. in order to limit glare onto the residential property to the East. No free standing light poles are proposed for the rear of the property. Parking lot lighting is proposed to be LED and casts minimal foot candles of light at the perimeters of the site.

Loading docks and the dumpster are located at the rear of the building and will be blocked from view. Nevertheless, an enclosure with gates is being provided for the trash dumpster.

Technical Review

Technical Review was provided to review site drainage and utility systems to ensure they are operating effectively and at today's standards. Responses to review comments include providing a reciprocal easement agreement between Kohl's and Lauth as well as shared parking access agreement with Home Depot. A fire hydrant has been added along the access drive. The entry drive is 30 feet wide with a 20 foot radius. The lighting plan shall provide proper illumination of the entire entry drive. It is not planned for semi trucks to enter the site from Barrett Drive. They will utilize the access drive from E. Martindale Drive to the rear of the building where the loading dock is located. The water quality control for storm water has been modified to meet the current standards. Availability fees are paid in full.

Staff Recommendation: Approve the Detailed Unit Development Plan of Greenfield Business Park, Sec 5, Lot K, based on the findings of the staff report, the development plans file dated October 4, 2013 and the following conditions:

1. All conditions, commitments, and covenants previously agreed to for the Greenfield Business Park Section 5 Plats and Planned Unit Development plan and any amendments thereto are to remain in full force and effect.
2. Side yards are reduced to 0' between the building and adjoining properties.
3. The existing landscaping in the buffer yard along N. Martindale Drive shall be replaced as necessary, and hereafter maintained in healthy condition.
4. Landscape beds and plants shall be added to the exterior outdoor display area between Kohl's and Gander Mountain to compliment the beds along the front façade and provide interest in the view of the entry drive.
5. Wall mounted lighting on the rear of building along the access drive shall not be installed at a height higher than 15 ft.
6. Skilken Greenfield LLC shall submit a traffic warrant analysis 90 days after the building on Lot K is open to the public, if not before, for the installation of a traffic light at Barrett Drive and New Road, as per the Subdivision Agreement dated June 12, 2012.
7. The Subdivider of the property shall complete all public improvements required, and shall enter into a Subdivision Improvement Agreement between the Subdivider and the Board of Public Works and Safety, prior to beginning site work, and the applicant shall submit surety on an approved form, in an amount equal to 110% of the cost of the incomplete improvements, or 20% of the cost of the completed and accepted improvements.
8. All public improvements shall conform to the Public Improvements Design Manual. The design, installation, and maintenance of all public infrastructures shall be subject to the approval of the appropriate governmental agency.
9. A permanent address shall be assigned in accordance with Chapter 158, Greenfield Addressing Code after a plat is recorded but prior to the issuance of a building permit.

Project Location



PC2013-10
Greenfield Business Park,
Sec 5 Lot K
EXHIBIT 1
Location and Zoning Map 10-07-13

PC2013-10
Greenfield Business Park,
Sec 5 Lot K
EXHIBIT 2
Re-plat of Lot B, Greenfield Business Park,
Section 5, recorded 10.18.2011

PC2013-10
Greenfield Business Park
Sec 5 Lot K
EXHIBIT 3
Building Elevations 10-7-13

PC2013-10
Greenfield Business Park
Sec 5 Lot K
EXHIBIT 4
Signs 10-07-13

PC2013-10
Greenfield Business Park
Sec 5 Lot K
EXHIBIT 6
Landscape Plan 10-7-13

PC2013-10
Greenfield Business Park
Sec 5 Lot K
EXHIBIT 5
Detailed Unit Development Plan 10-07-13

PC2013-10
Greenfield Business Park
Sec 5 Lot K
EXHIBIT 7
Site Lighting Plan 10-07-13