

DEV25-03 **2055 Barrett Dr**, Katie Fitzjarrald of Kimley-Horn c/o HD Development of Maryland INC requests approval of a **Development Plan** to install Outdoor Storage and Sales Display areas on the Front and Rear of the building and parking lot, as well as the installation of Seasonal Sales area(s) within the parking lot, located within Greenfield Business Park Section 5 Block A, encompassing approximately +/- 9.38 acres. Zoned "CN" - Commercial North

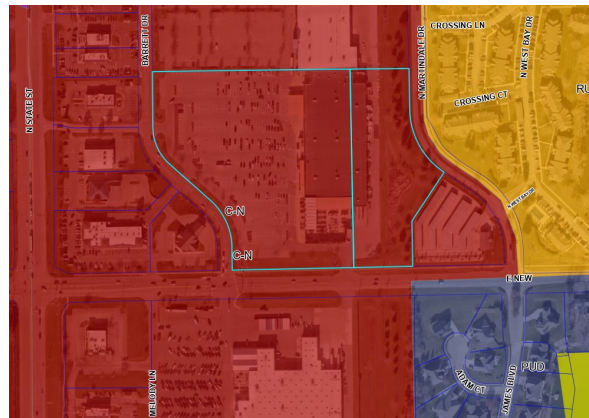
Exhibits:

1. Proposed Development Plan file dated May 23, 2025
2. Staff Report from PC2002-12
3. Staff Report from PC2003-24

Location and Surrounding Uses:



Aerial Map



Zoning Map, Commercial North

North CN - Commercial North – Retail
 South CN - Commercial North – Retail
 East RU – Residential Urban Density - Residential
 West CN – Commercial North – Retail & Restaurant

History:

Originally proposed to the Plan Commission in 1987 (1987-11), Greenfield Business Park was contemplated to provide a mixed-use development of industrial and commercial operations. Covenants were approved at that time related to the development of the overall site. As a part of Greenfield Business Park, petition 2002-12 was approved by the Plan Commission in May of 2002, providing for a 94,981 square-foot home improvement store with 25,582 square feet of permanently enclosed outdoor sales, and limited outdoor display to only within permitted areas in the front of the building. In 2003, petition 2003-24 was filed to address issues relating to outdoor storage, display, and seasonal sales on the site in an attempt to bring the property into compliance with the Zoning Code.

Since then, Temporary Use permits had been issued for the Seasonal Sales area on occasion, but not regularly. However, the site has struggled to remain in compliance with both the previously approved Development Plans as well as the applicable Zoning Codes. This came to a head in 2023-2024 with the City issuing multiple violations to the property for storage of materials in inappropriate locations. The Petitioner and the City came to an agreement that a

Development Plan would be filed to formalize an expansion of the Seasonal Sales area within the parking lot and to install a screened storage area to the rear of the building. This petition is the result of those efforts between the City and the Petitioner.

Current Development Plan Proposal:

The current Development Plan Proposal requests four amendments to previously approved Development Plans from PC2002-12 & PC2003-24.

1.) Rear Storage Area-

First, there is proposed to be installed an Outdoor Storage area to the rear of the building screened by opaque fencing similar in style to the existing fencing screening the Garden Center. This will be approximately 20' deep and encompassing almost the entirety of the rear façade. In total, this area would be approximately 7,573 square feet of additional outdoor storage.

Findings- Staff finds that the creation of a screened and isolated storage area to the rear of the building will help resolve issues related to unsightly trash, debris, and overflow of merchandise while also ensuring that the drive isle remains clear for traffic to the surrounding facilities. Staff finds that the use of similar screen-fencing as has been used for the Garden Facility is in keeping with the aesthetics of the existing building while also providing sufficient screening for the surrounding residential areas.

2.) Seasonal Sales Area-

Second, there is proposed to be an expansion of and perpetual allowance for the Seasonal Sales area located within the Parking Lot outside of the Garden Center, totaling 7,251 square feet in size, and covering both a drive isle and 36 parking spaces. The current plans show this as being in place from March 1 through August 1 annually. This Seasonal Sales area was originally approved in a smaller form as part of the previous Development Plans for this site but required annual Temporary Use Permits to remain in compliance. The infrequency of those Temporary Use Permits being applied for, the unapproved expansion of the area, and the lack of sufficient screening for the use necessitated a formal re-evaluation of this use. It was agreed to by both the Petitioner and the City that an expansion and formalization of the use would be allowable, if sufficient screening were used and if formal Development Plan Approval were acquired from the Planning Commission.

Findings- Staff finds that the expansion of the Seasonal Sales area is reasonable in scope and appropriate for both the use and site. Staff further finds that, with the appropriate screening as previously approved in the 2003 Development Plan (8-foot-tall black chain link fence with an opaque shade / wind cloth affixed to the fencing), this will have minimal impact on the surrounding properties. With the formalization of this use in size, scope, and screening requirements, Staff is hopeful that future violations can be avoided.

3.) North Parking Lot Area-

Third, there is proposed to be an installation of outdoor sales, display, and storage for "riding mowers and fence panels" along the northern boundary of the parking lot, totaling 3,438 square feet and encompassing 17 parking spaces.

Findings- Staff finds that the creation of what is effectively an off-site open-air storage and sales area is inappropriate for this property. No screening has been proposed, meaning it detracts from the neighboring properties. It has few if any security measures proposed, making it an inviting site for mischief and criminal activities. Staff finds that what is proposed here is unsupportable as presented, both generally and specifically.

4.) Front Façade Area-

Fourth and finally, there is proposed to be an official allowance for approximately 9,769 square feet of outdoor sales, display, and storage along the front façade of the building. This was denied under the previous Development Plans. The UDO allows for 1% of the Gross Floor Area of a retail location as outdoor sales and display along a front façade. The building has approximately 121,317 square feet of Gross Floor Area between the main building and the Garden Center. This would allow 1,214 square feet of sales and display along the front façade.

Findings- Staff finds that an increase of the front façade sales and display area of 8 times what is allowed is not supportable as proposed. No justification for the need for that display, sales, and storage has been provided. Staff is concerned that, similar to our comments regarding the North Parking Area, this will detract from the surrounding properties and be an invitation for mischief. Further, Staff is concerned that by allowing the entirety of a façade to be covered by storage and sales, the area could easily fall into a state of dishevelment and disrepair.

Summation-

In summation, this amounts to approximately 20,458 square feet of permanent outdoor storage, sale, and display area in front of the building, with an additional 7,573 square feet of storage in the rear. This amounts to approximately 16% of the gross floor area of the building and garden center being used as outdoor sales, display, and / or storage at various times of the year. This is in addition to the 7,573 square feet of rear storage being proposed.

Findings- Staff finds that, though individual parts of this proposal are supportable and even appropriate, the totality of the proposal goes beyond what Staff would consider to be a reasonable expansion of use on the site.

Tech Review:

Tech Review for this proposal was held in person on Tuesday May 6. The primary concerns noted by the various departments revolved around maintaining access to the utility easements on the front and rear of the building, as well as ensuring sufficient access for Fire and Safety vehicles to the rear of the building. Fire also had concerns related to the permanent storage of lumber on-site, stating that any such storage must be surrounded by an approved fence with specific requirements for fire safety.

Assurances have been made by the petitioner to ensure that the access issues are resolved, including marking the rear drive-lane as a fire lane to remain clear at all times.

Staff is concerned that the fence required to surround the lumber which would be stored along the front façade would not be allowable or appropriate in front of the building from a code or aesthetic perspective.

Access

The rear paved area used by service and delivery trucks will be expanded to the east based on the recent lot-line adjustments. This will ensure continued access for all tenants within this shopping center.

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: Staff finds that the proposal meets or falls within the setback, height, lot coverage, and similar requirements for properties within the CN district per the UDO.

Landscaping- Increased Landscaped Screening in the form of tall and dense evergreen trees on the berm to the south east of the property has been proposed to enhance the screening between this property and the residential properties to the south and east. This screening will also buffer the view of vehicles on New Rd from the store area.

Findings: Staff finds that the increased Landscaped Screening as proposed sufficiently ensures that the residential areas to the south and east remain minimally impacted by the operations and installations on this site.

Parking- Parking layouts will remain unchanged from the previously approved Development Plan(s). Parking Requirements within the CN District for Commercial Retail calls for 1 space per every 200 sq ft of usable retail space. Parking Maximums are generally held to be 1.5 times the minimums.

The existing parking lot has 518 parking spaces, per the Petitioner. The Seasonal sales area would remove 36 spaces, bringing that number down to 482. The northern parking area proposed to be dedicated to sales, display, and storage would remove a further 17 spaces, bringing the total parking spaces available to 465.

Findings: The UDO requires 660 parking spaces, with allowances for the Planning Director to give up to a 25% reduction to the minimum requirements. Such a reduction would put the minimum parking spaces at 495.

The previous Development Plans and the several Temporary Use Permits which have been issued for the Seasonal Sales area have taken the required parking into account and found that the reduction in available parking spaces had no significant negative impact on this or any surrounding property.

Staff finds that the parking lot on-site has historically been over-sized and is frequently mostly empty. As such, Staff is supportive of the prospect of allowing for the loss of 36 parking spaces to the Seasonal Sales area being enshrined into and formally allowed by this Development Plan Approval. This would reduce the total parking spaces provided within the development to 516 spaces during Seasonal Sales operation.

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: Staff finds that the proposed Development Plan does not negatively impact the traffic management on this site.

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: Staff finds that the installation of the screened storage to the rear of the building is appropriate and in keeping with the other screened outdoor storage and sales areas for this development.

Staff finds that the seasonal sales area is appropriately located and was previously vetted through Development Plan Process. As such, Staff finds that the seasonal sales area being perpetually allowed is appropriate.

Staff finds that the parking lot storage, display, and sales area to the north for "riding mowers and fence panels" is inappropriate both as a permanent installation and as a seasonal one. Insufficient screening has been proposed, and this display has a negative impact on this and surrounding properties. Such an installation is not allowed by code, and no justification has been provided which would give Staff reasoning to support it.

Staff finds that the front display, sales, and storage area(s) along the front façade of the building grossly exceeds what is allowed by code. It is not compatible with the surrounding properties to have a business lined with merchandise and sales areas. What is proposed on these plans was expressly forbidden in the previous Development Plan approval(s). Staff finds no justification for this particular site to exceed what is allowed by code and finds that the existing and proposed excess in this regard is out of compliance with previously approved Development Plans and current UDO Zone Code(s).

The City's desire to keep sites neat and orderly is a function of its responsibility to ensure that neighboring properties are not negatively impacted in their quality of place or their property values. It is Staff's responsibility to ensure that any and all developments within

the City are reviewed from this perspective, and as such, we can not support this entire proposal as presented.

Staff Recommendation: Denial of Amendments #3 & 4 of the Development Plan to expand an existing retail development within Greenfield Business Park Section 5 Block A,

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**Staff Recommendation: Approval of Amendments #1 & 2 of the Development Plan to expand an existing retail development** within Greenfield Business Park Section 5 Block A, subject to the findings in the staff report and the following conditions:

1. The proposed "Permanent Storage" areas as shown on the Development Plan along the front façade of the building and along the north of the parking lot (Modifications# 3 & 4) are to be denied approval and removed from the plans.
2. A revised set of Development Plans shall be submitted to and recorded by the Planning Department with the above-mentioned "Permanent Storage" areas along the front façade of the building and the north of the parking lot area removed.
3. Screening for the Seasonal Sales area shall adhere to the previously approved requirements from PC2003-24, as detailed here: *"an 8-foot-tall black chain link fence, with an opaque shade/ wind cloth affixed to the fencing"*.
4. All storage and display of materials and / or items on-site shall be confined to the screened areas as approved through this Development Plan, excepting for the display of goods as allowed under the UDO generally.
5. The site shall be brought into complete compliance with the UDO within 6 months of the approval of the proposed Development Plan.



Plotted By: Marciano, Michael    Sheet Set: HOME DEPOT #2026    Layout: C-000 COVER SHEET    May 23, 2025    07:27:05am    K:\WEB\IDEV\Home Depot\Legal\2026 Greenfield, IN\Concept\C-000 COVER SHEET.dwg    This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PROJECT TEAM

OWNER/DEVELOPER  
HOME DEPOT U.S.A., LLC  
2455 PACES FERRY ROAD  
ATLANTA, GA, 30339  
PHONE: (770) 384-4442

CIVIL ENGINEER  
KIMLEY-HORN MEMPHIS, INC.  
6750 POPLAR AVENUE, SUITE 600  
MEMPHIS, TN 38138  
CONTACT: CASEY WILDER  
PHONE: (901) 374-9109

ZONING  
GENERAL BUSINESS DISTRICT

LEGAL DESCRIPTION

LOT A OF GREENFIELD BUSINESS PARK, SECTION 5, SECONDARY PLAT, A REPLAT OF GREENFIELD BUSINESS PARK, SECTION 1, RECORDED JUNE 14, 2002, AS INSTRUMENT NO. 0209667, OF RECORD IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA, FURTHER DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHEAST QUARTER OF SECTION 20 AND A PART OF THE SOUTHWEST QUARTER OF SECTION 21, ALL IN TOWNSHIP 16 NORTH, RANGE 7 EAST, IN CENTER TOWNSHIP, HANCOCK COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

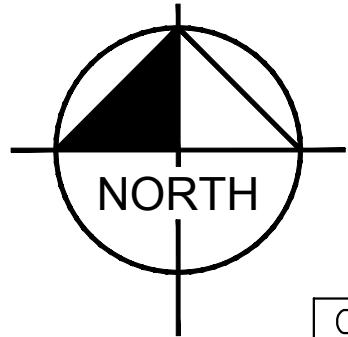
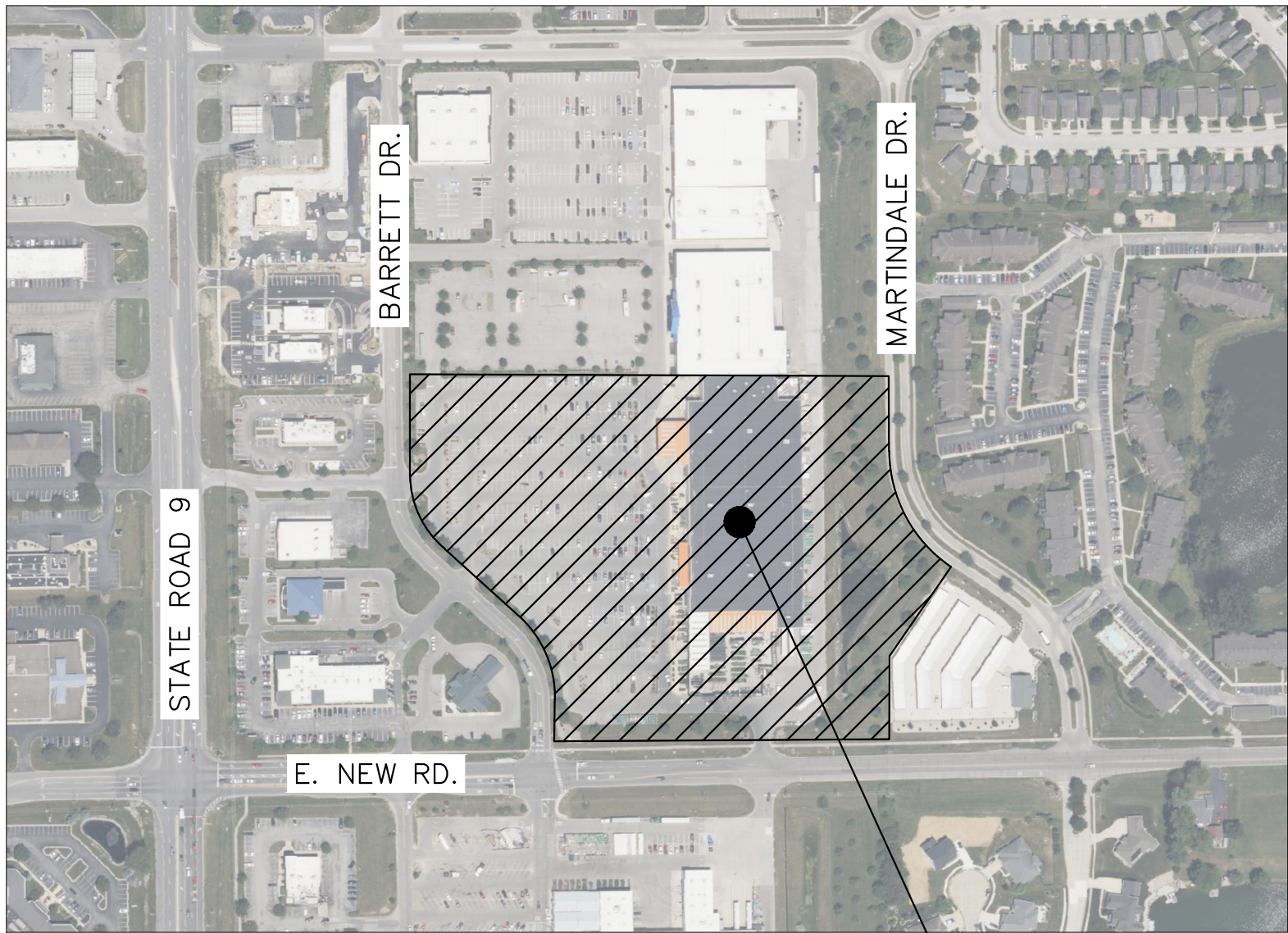
COMMENCING AT A BRASS MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF NORTH 01 DEGREES 08 MINUTES 04 SECONDS WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 88 DEGREES 43 MINUTES 34 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 426.13 FEET TO A 5/8 INCH CAPPED REBAR MARKED "C2LS FIRM #0035" (HEREAFTER REFERRED TO AS CAPPED REBAR); THENCE NORTH 00 DEGREES 40 MINUTES 34 SECONDS WEST A DISTANCE OF 80.61 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 225.00 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 89 DEGREES 19 MINUTES 26 SECONDS WEST; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 187.31 FEET TO A POINT WHICH BEARS NORTH 41 DEGREES 37 MINUTES 31 SECONDS EAST FROM SAID RADIUS POINT; THENCE NORTH 48 DEGREES 22 MINUTES 29 SECONDS WEST A DISTANCE OF 194.92 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 41 DEGREES 37 MINUTES 31 SECONDS EAST; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 145.69 FEET TO A POINT WHICH BEARS SOUTH 89 DEGREES 19 MINUTES 26 SECONDS WEST FROM SAID RADIUS POINT; THENCE NORTH 00 DEGREES 40 MINUTES 34 SECONDS WEST A DISTANCE OF 198.00 FEET TO A CAPPED REBAR; THENCE NORTH 89 DEGREES 19 MINUTES 26 SECONDS EAST A DISTANCE OF 906.04 FEET TO A CAPPED REBAR ON THE WEST RIGHT-OF-WAY LINE OF MARTINDALE DRIVE AS SHOWN ON THE PLAT BOOK B, SLIDE 282, INSTRUMENT NUMBER 96-00268, IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA; THENCE SOUTH 01 DEGREES 08 MINUTES 47 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 147.00 FEET TO A REBAR MARKING THE SOUTHEAST CORNER OF SAID PLAT OF GREENFIELD BUSINESS PARK, SECTION ONE, SAID POINT ALSO BEING ON A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 270.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 00 DEGREES 51 MINUTES 13 SECONDS EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE AND ALONG WEST RIGHT-OF-WAY LINE OF SAID MARTINDALE DRIVE AS SHOWN ON THE PLAT OF GREENFIELD BUSINESS PARK, SECTION TWO, AS RECORDED IN PLAT CABINET B, SLIDE 304, INSTRUMENT NUMBER 96-11029, AN ARC DISTANCE OF 261.65 FEET TO A CAPPED REBAR WHICH BEARS SOUTH 33 DEGREES 19 MINUTES 43 SECONDS WEST FROM SAID RADIUS POINT; THENCE SOUTH 33 DEGREES 19 MINUTES 43 SECONDS WEST A DISTANCE OF 206.99 FEET TO A CAPPED REBAR; THENCE SOUTH 01 DEGREES 08 MINUTES 47 SECONDS EAST A DISTANCE OF 159.26 FEET TO A CAPPED REBAR; THENCE SOUTH 88 DEGREES 51 MINUTES 13 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21 A DISTANCE OF 210.74 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE RIGHTS, BENEFITS AND EASEMENTS OVER THE REAL ESTATE DESCRIBED IN THE RECIPROCAL EASEMENT AND OPERATION AGREEMENT BY THE BETWEEN SKILKEN GREENFIELD, LLC, A OHIO LIMITED LIABILITY COMPANY, BRANDYWINE ASSOCIATES, LTD, AN INDIAN LIMITED PARTNERSHIP AND HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION DATED MAY 30, 2002 AND RECORDED JUNE 14, 2002, AS INSTRUMENT NO. 0209673, IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA.

FIRE DEPARTMENT ACCESS REQUIREMENTS

1. FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED AT THE START OF THE PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION (NFPA 1, CH.16).
2. FIRE DEPARTMENT ACCESS ROAD SHALL BE UNOBSTRUCTED 20 FEET WIDE, STABILIZED SURFACE TO SUPPORT 80,000 lbs. AND PROVIDE TURNAROUND FOR A 50 FOOT FIRE APPARATUS (NFPA 1, CH.18).

SITE PLAN  
FOR  
HOME DEPOT STORE # 2026  
GREENFIELD  
2055 BARRETT DR  
LOCATED IN  
HANCOCK, IN 46140  
SECTION 20, TOWNSHIP 16N, RANGE 7E



VICINITY MAP  
1" = 300'

PROJECT LOCATION

CONTRACTOR IS TO REFER TO THE HOME DEPOT SPECIFICATIONS, WHERE MORE STRINGENT THAN AGENCY HAVING JURISDICTION, THE HOME DEPOT SPECIFICATIONS SHALL BE FOLLOWED.

| Sheet List Table |                                 |
|------------------|---------------------------------|
| Sheet Number     | Sheet Title                     |
| C-000            | COVER SHEET                     |
| C-100            | SITE PLAN                       |
| C-101            | SITE PLAN (AERIAL)              |
| C-201            | OVERALL LANDSCAPE PLAN          |
| C-202            | PROPOSED LANDSCAPE PLAN DETAILS |

GREENFIELD  
PREPARED FOR  
THE HOME DEPOT

PREPARED BY:  
**Kimley»Horn**

SHEET NUMBER  
**C-000**

COVER SHEET

GREENFIELD  
PREPARED FOR  
THE HOME DEPOT

PREPARED BY:  
**Kimley»Horn**

SHEET NUMBER  
**C-000**

Kimley»Horn

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PHONE: 772-794-4100  
WWW.KIMLEY-HORN.COM    REGISTRY NO. 35106

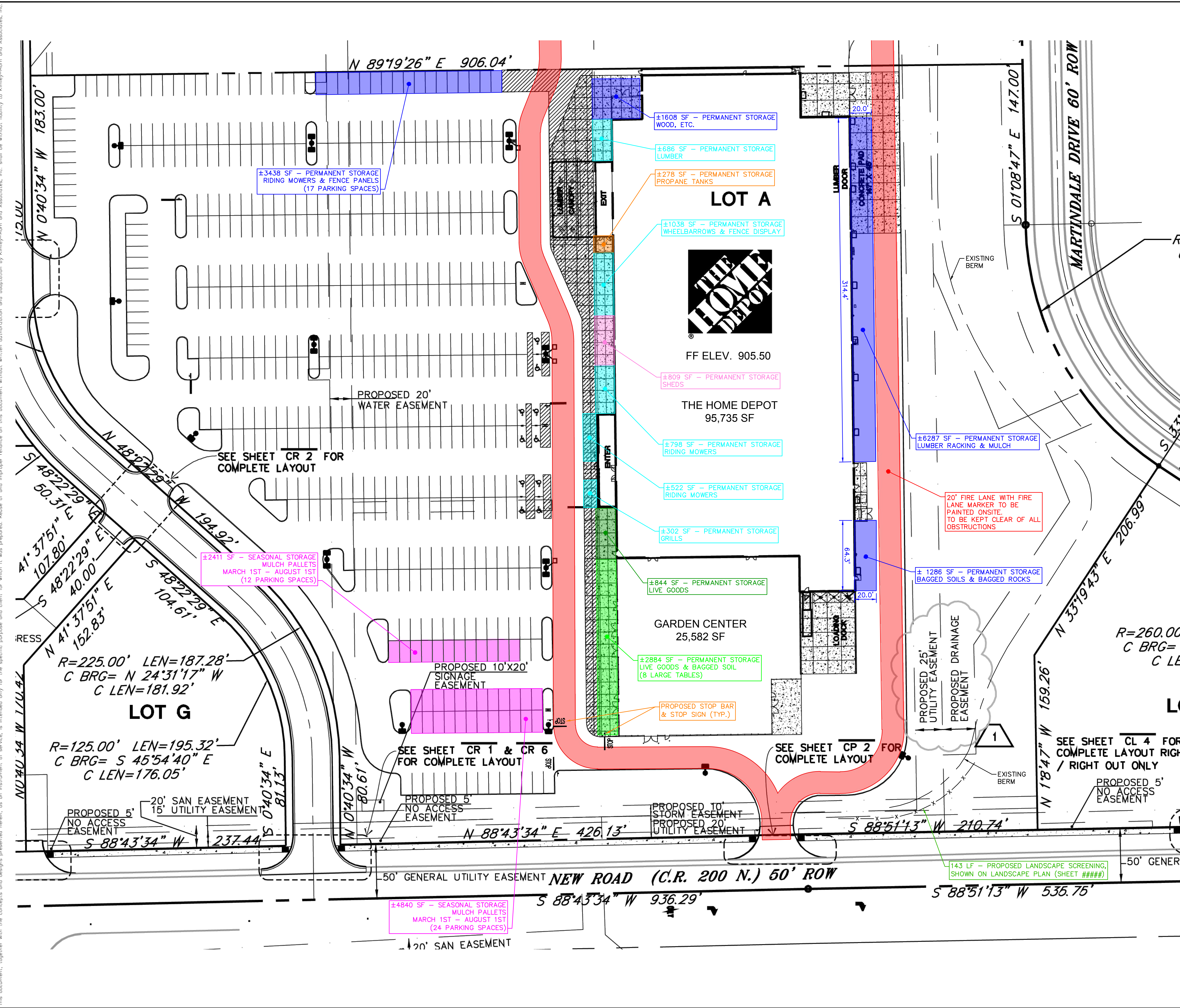
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047096440  
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5/23/2025  
SCALE AS SHOWN  
DESIGNED BY LF  
DRAWN BY MM  
CHECKED BY KF  
DATE:

REVISIONS

DATE

BY



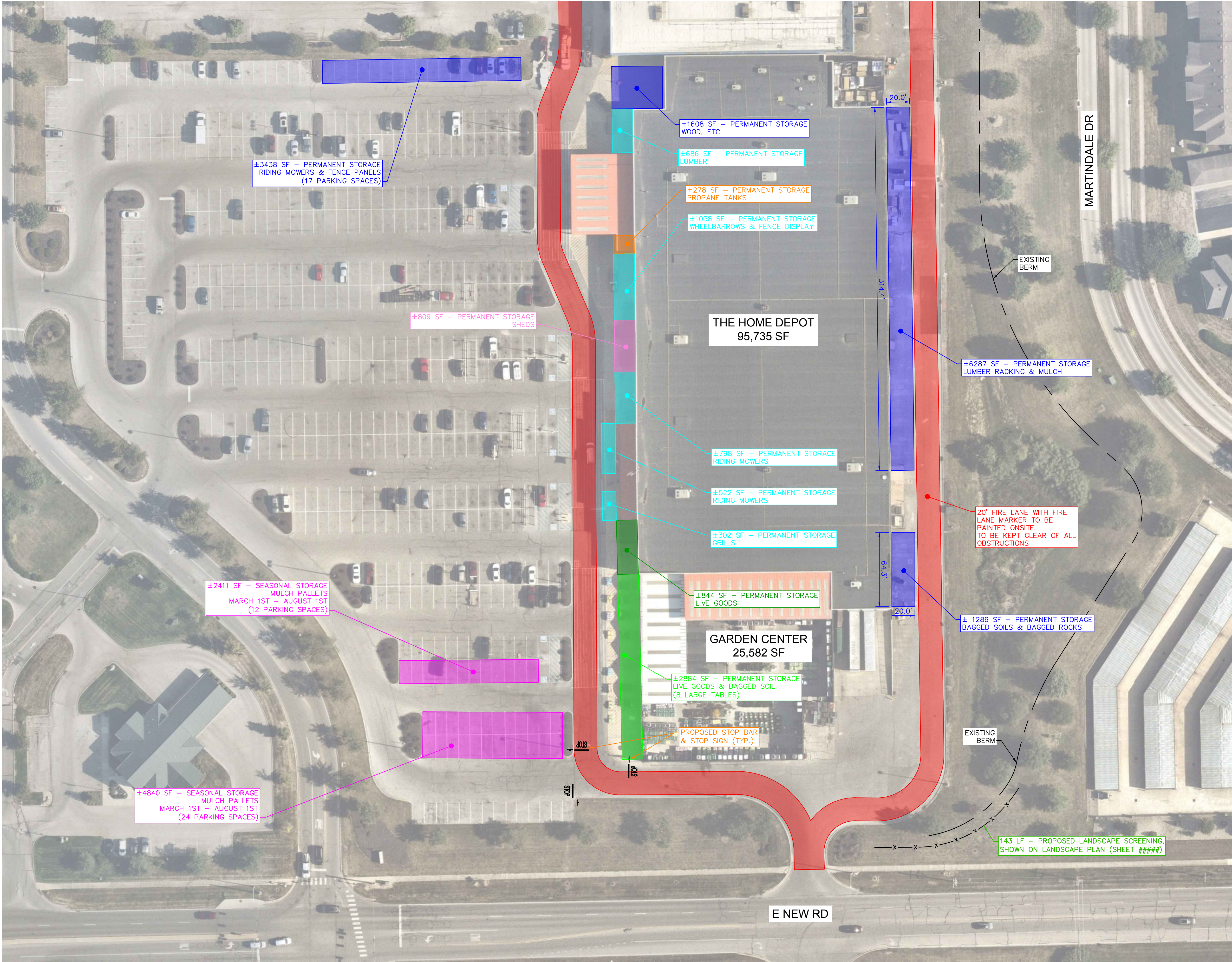


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|                                                                                                                                                                                                                           |     |

# SITE PLAN



Plotted By:Moreno, Michael Sheet Set:HOME DEPOT #2026 Layout:C-101 SITE PLAN (AERIAL) May 23, 2025 07:28:36am K:\VRB\_LDEV\home depot\Legal\2026 greenfield, in\Concept\C-100 SITE PLAN.dwg  
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| SITE AREA                     |                                             |  |
|-------------------------------|---------------------------------------------|--|
| THE HOME DEPOT (LOT A)        | ± 13.17 AC.                                 |  |
| FUTURE TENANT (LOT B)         | ± 12.39 AC.                                 |  |
| LOT C - H                     | ± 8.42 AC.                                  |  |
| R.O.W.                        | ± 1.62 AC.                                  |  |
| TOTAL                         | ± 35.60 AC.                                 |  |
| ZONING CLASSIFICATION         |                                             |  |
| EXISTING                      | Planned Unit Development / Planned Business |  |
| PROPOSED                      | Planned Unit Development / Planned Business |  |
| HOME DEPOT PARKING            |                                             |  |
| PROVIDED                      | 518                                         |  |
| BASE BUILDING                 | 479                                         |  |
| GARDEN CENTER                 | 128                                         |  |
| SEASONAL FRONT FIELD DISPLAY  | 36                                          |  |
| PERMANENT FRONT FIELD DISPLAY | 17                                          |  |
| TOTAL REQUIRED                | 660                                         |  |

GREENFIELD  
PREPARED FOR  
THE HOME DEPOT

C-101

SITE PLAN  
(AERIAL)

KHA PROJECT  
047096440

DATE  
5/22/2025

SCALE AS SHOWN

DESIGNED BY LF

DRAWN BY MM

CHECKED BY

LICENSED PROFESSIONAL

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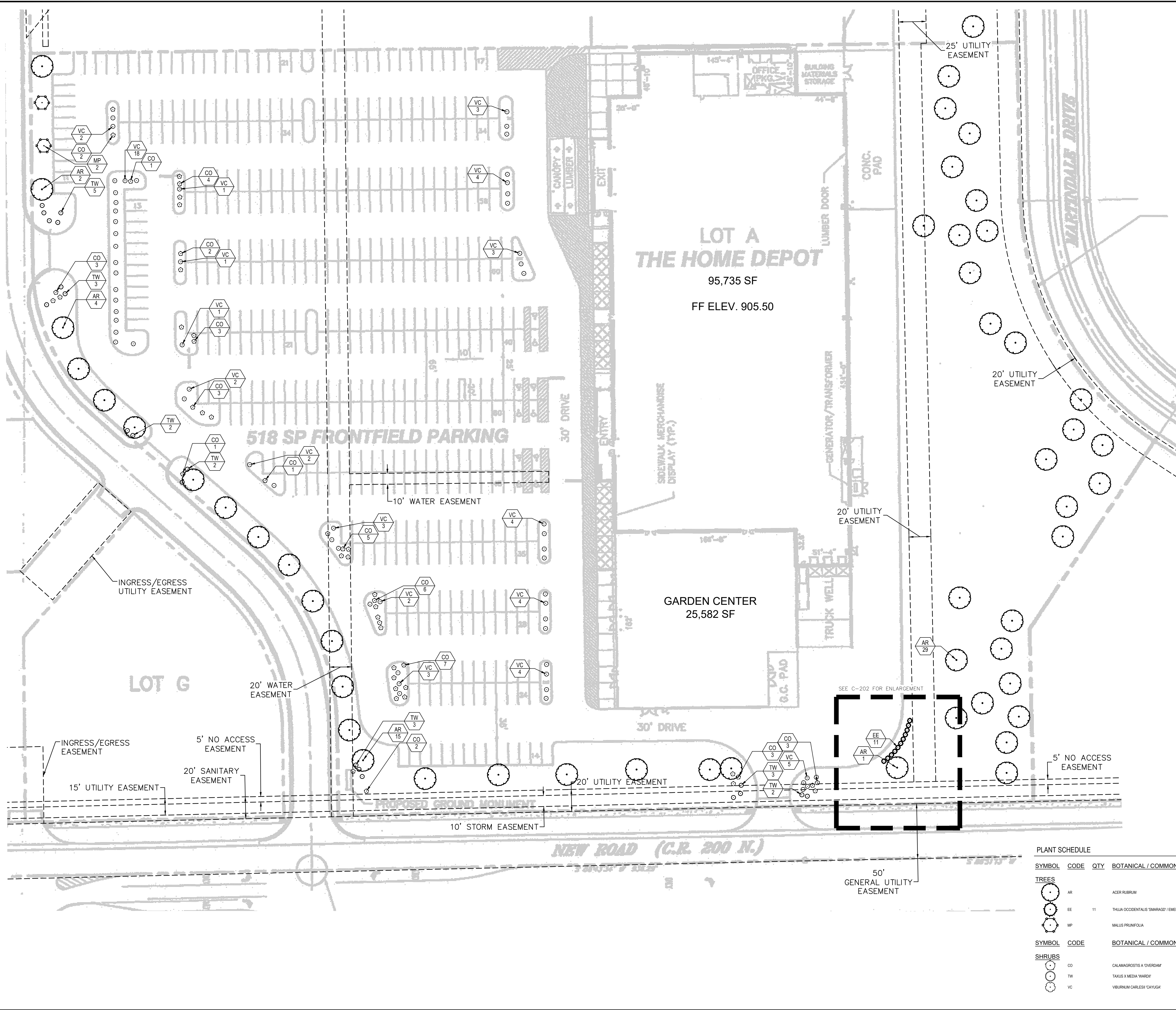
Kimley»Horn

REVISIONS

DATE

BY





GRAPHIC SCALE IN FEET  
0      20      40      80

KIMLEY-HORN PROJECT  
DATE  
SCALE AS SHOWN  
DESIGNED BY LF  
DRAWN BY MM  
CHECKED BY KF

LICENSED PROFESSIONAL  
\_\_\_\_\_  
DATE:

OVERALL LANDSCAPE PLAN

GREENFIELD PREPARED FOR THE HOME DEPOT

HANCOCK SHEET NUMBER C-201

SITE AREA

|                        |             |
|------------------------|-------------|
| THE HOME DEPOT (LOT A) | ± 13.17 AC. |
| FUTURE TENANT (LOT B)  | ± 12.39 AC. |
| LOT C - H              | ± 8.42 AC.  |
| R.O.W.                 | ± 1.62 AC.  |
| TOTAL                  | ± 35.60 AC. |

ZONING CLASSIFICATION

|          |                                             |
|----------|---------------------------------------------|
| EXISTING | PLANNED UNIT DEVELOPMENT / PLANNED BUSINESS |
| PROPOSED | PLANNED UNIT DEVELOPMENT / PLANNED BUSINESS |

HOME DEPOT PARKING

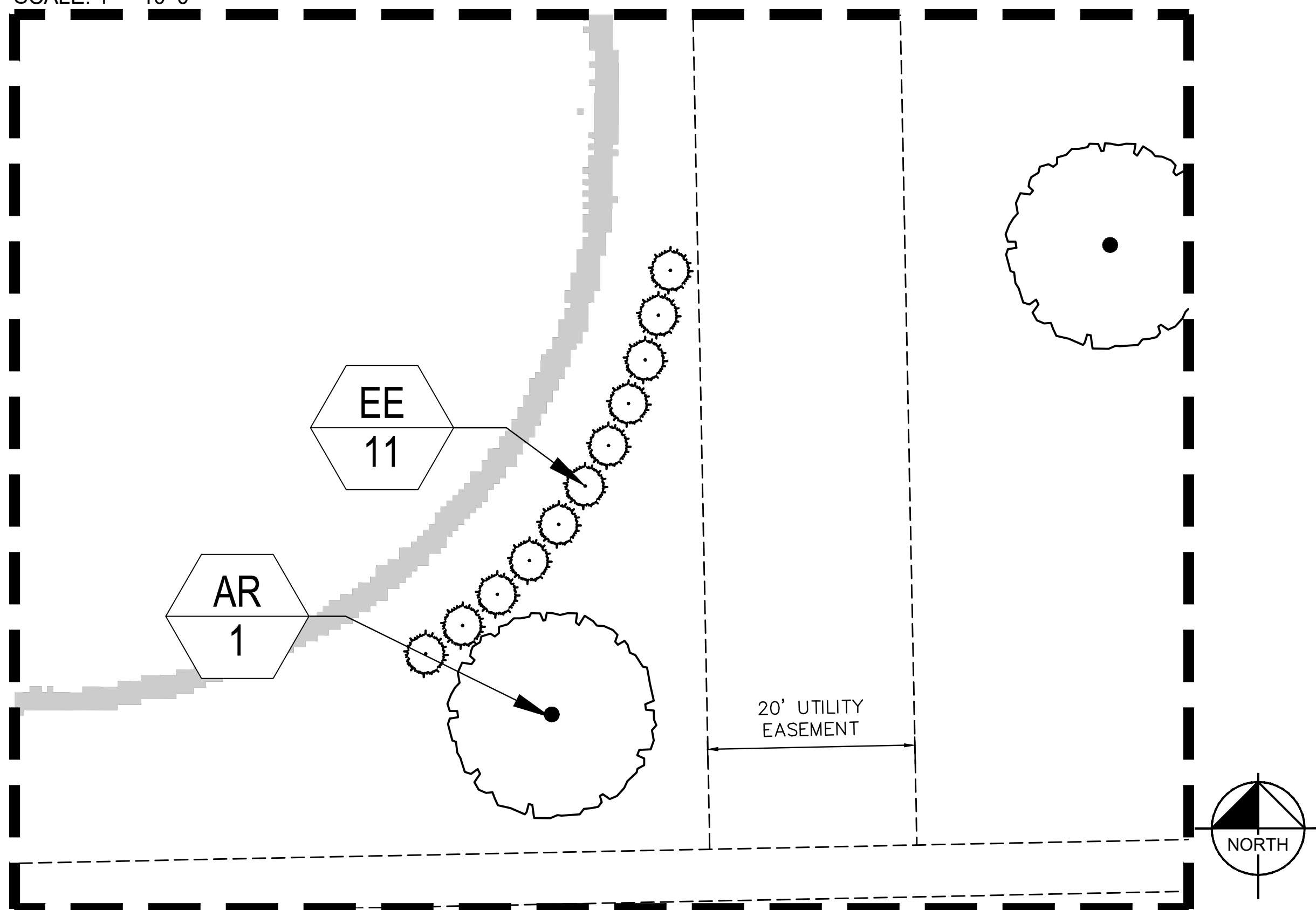
|                                              |     |
|----------------------------------------------|-----|
| PROVIDED                                     | 518 |
| BASE BUILDING<br>95,735 / 200                | 479 |
| GARDEN CENTER<br>25,582 / 200                | 128 |
| SEASONAL FRONT FIELD DISPLAY<br>7,251 / 200  | 36  |
| PERMANENT FRONT FIELD DISPLAY<br>3,348 / 200 | 17  |
| TOTAL REQUIRED                               | 660 |

PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

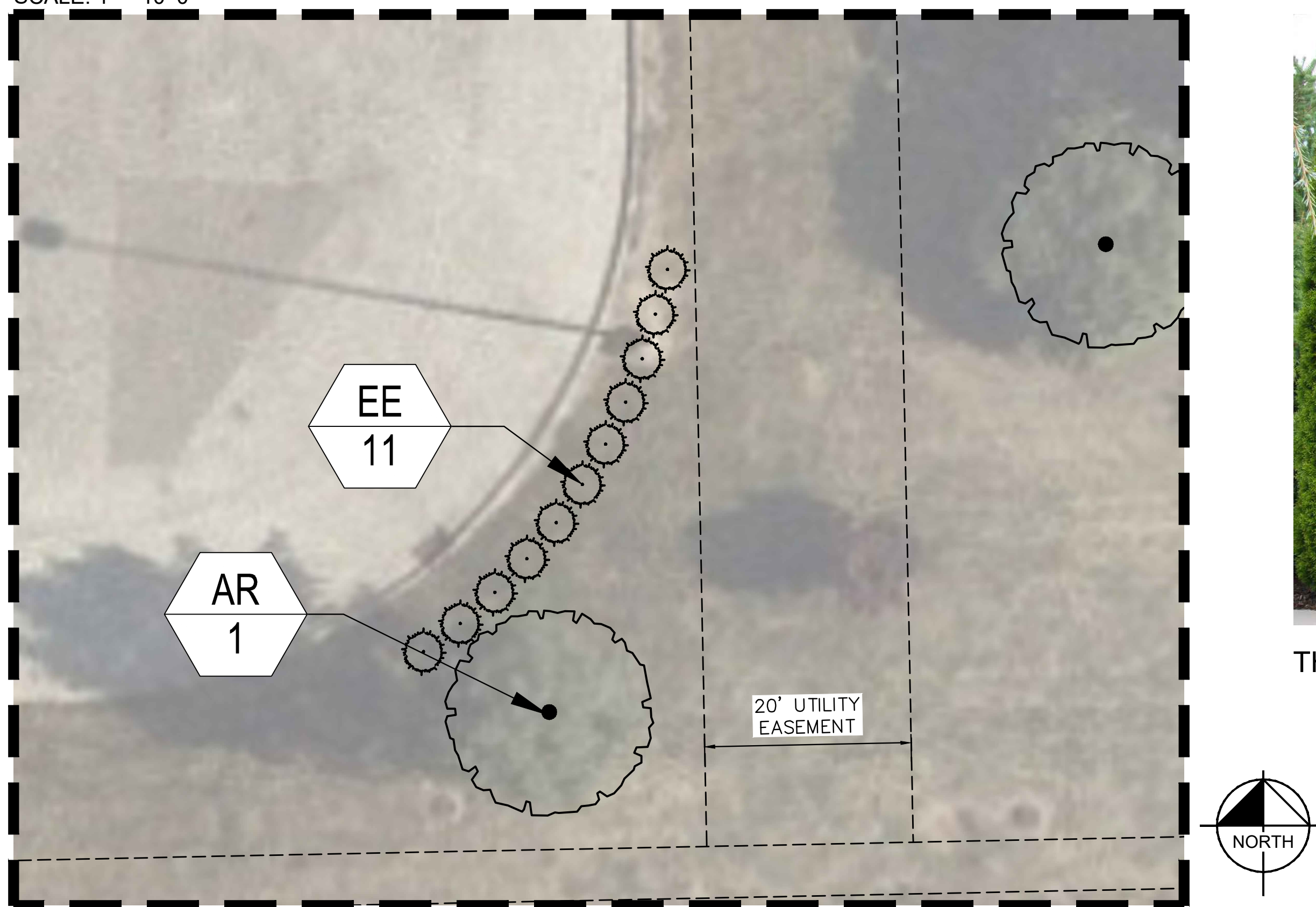
| CONT.         | CALIPER | HEIGHT  | REMARKS                                |
|---------------|---------|---------|----------------------------------------|
| EXISTING      | N/A     |         | EXISTING DECIDUOUS TREE TO REMAIN      |
| ORVITAE CONT. | 5' HT.  |         | STRONG CENTRAL LEADER, FULL & MATCHING |
| EXISTING      | N/A     |         | EXISTING DECIDUOUS TREE TO REMAIN      |
| CONT.         | SIZE    | SPACING | REMARKS                                |
| EXISTING      |         |         | EXISTING TO REMAIN                     |
| EXISTING      |         |         | EXISTING TO REMAIN                     |
| EXISTING      |         |         | EXISTING TO REMAIN                     |



# ENLARGEMENT SITE PLAN



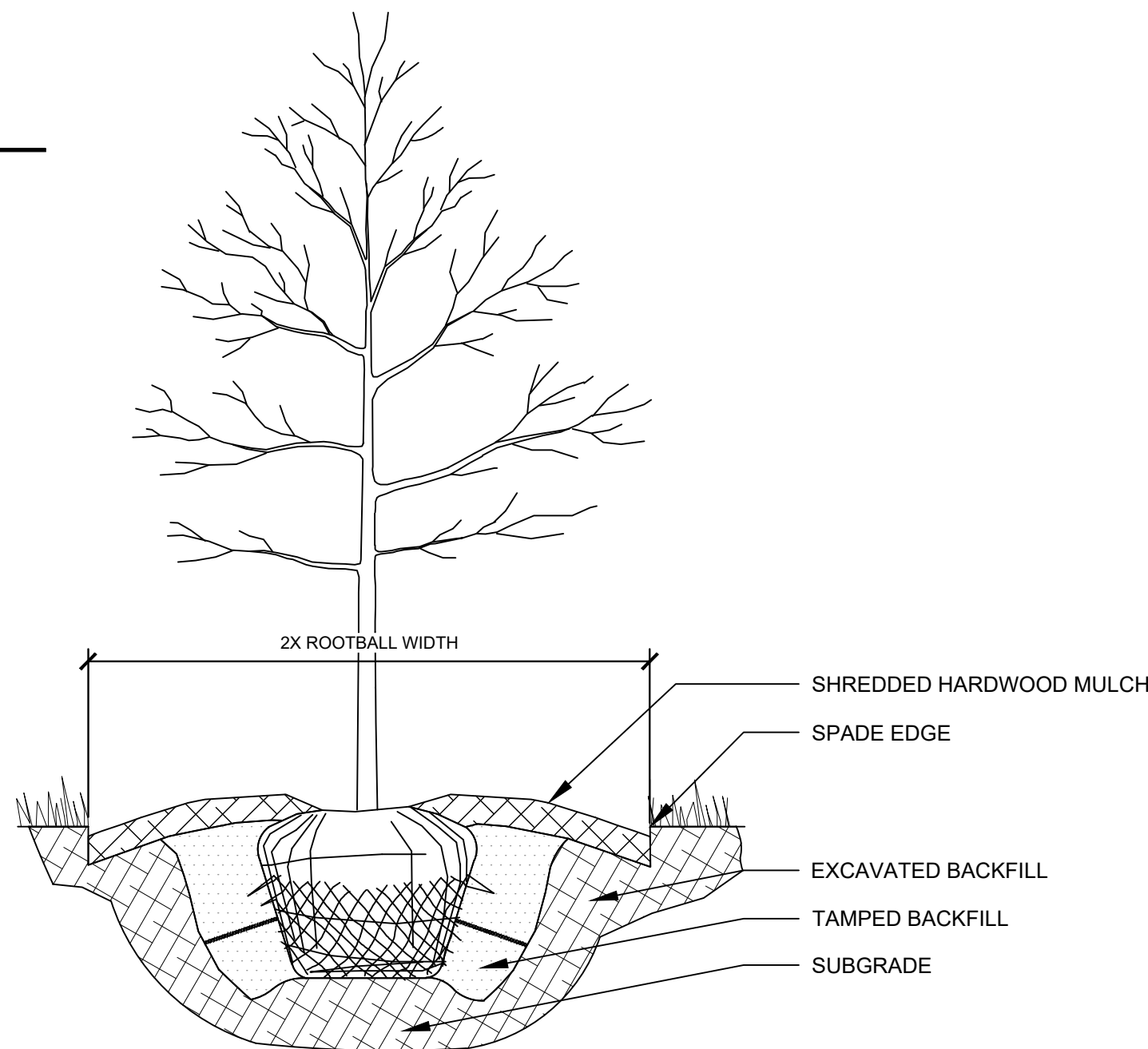
## ENLARGEMENT AERIAL



## THUJA OCCIDENTALIS 'EMERALD GREEN'

## LANDSCAPE NOTES







1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
6. PLANTING AREA SOIL SHALL BE TOPSOIL FOR ALL SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL.
7. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
8. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
9. WEED FABRIC SHALL BE APPLIED UNDER MULCH.
10. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
11. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
12. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
13. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
14. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED BY CONTRACTOR IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.
15. SEE PROJECT MANUAL TECHNICAL SPECIFICATIONS FOR COMPLETE LANDSCAPE PLANTING & PLANTING SOIL PREPARATIONS.
16. ALL PLANTING AREAS SHALL RECEIVE 3" DEPTH OF SHREDDED HARDWOOD MULCH, FREE OF CORN COBS, WOOD CHIPS, GRAVEL AND CRUSHED STONE.
17. MULCH SHALL NOT BE HELD IN PLACE BY PLASTIC NET, OR SPRAYING OF ANY BINDER MATERIAL OR ASPHALT EMULSION.
18. PLANTS SHALL BE WATERED BY THE CONTRACTOR AFTER INSTALLATION PER PROJECT WATERING SCHEDULE. LOSSES DUE TO LACK OF WATER DURING WARRANTY PERIOD BECOME LIABILITY OF CONTRACTOR.
19. WEEDING, LANDSCAPE MAINTENANCE AND WATERING TO BE THE CONTRACTOR'S RESPONSIBILITY DURING CONSTRUCTION.
20. TOPSOIL SHALL CONFORM TO TECHNICAL SPECIFICATIONS FREE OF HEAVY CLAY, ROCKS AND DIRT CLODS OVER 1 INCH IN DIAMETER AS WELL AS CONTAIN 3%-5% ORGANIC MATTER.
21. CONTRACTOR SHALL STAKE INDIVIDUAL TREE AND SHRUB LOCATIONS AND OUTLINE AREAS FOR MULTIPLE HERBACEOUS PLANTINGS, ADJUST LOCATIONS WHEN REQUESTED AND OBTAIN PROJECT LANDSCAPE ARCHITECT'S ACCEPTANCE PRIOR TO PLANTING.
22. ALL PLANT ID TAGS SHALL BE REMOVED AFTER INSTALLATION.
23. ALL EXISTING TREES AND PLANT MATERIAL ON SITE SHALL REMAIN AND BE PROTECTED, UNLESS OTHERWISE NOTED ON THE DEMOLITION PLAN.

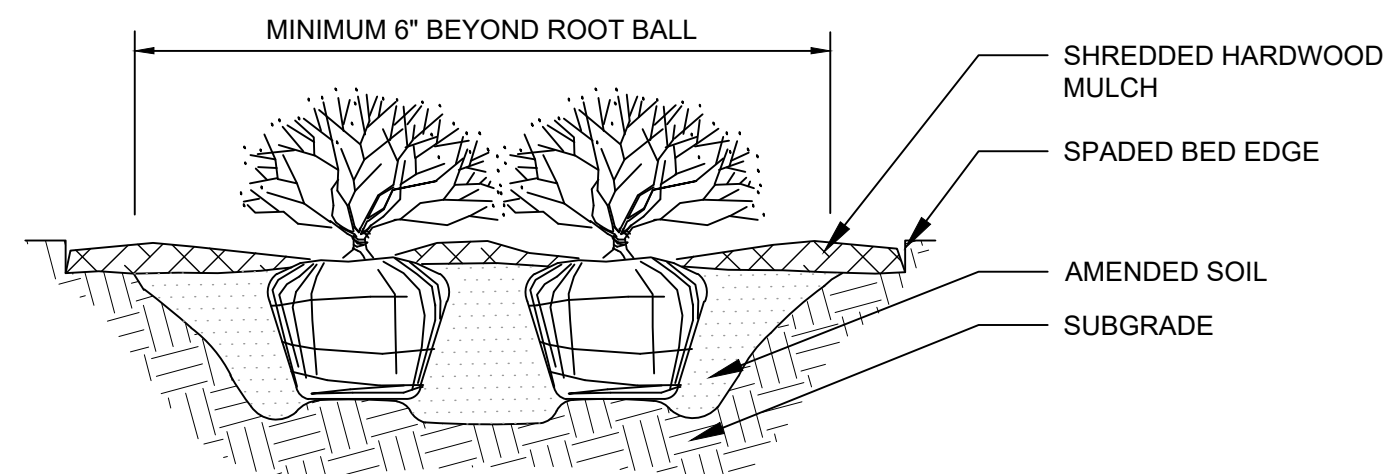


NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. IF LANDSCAPE PLANTINGS ARE WITHIN OR ADJACENT TO AREAS WHERE LIME STABILIZATION OCCURS, CONTRACTOR SHALL FULLY REMOVE SOIL CONTAINING LIME STABILIZATION AND REPLACE WITH HIGH QUALITY PLANTING SOIL.
3. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL, TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
4. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL, REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
5. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
6. BACKFILL REMAINDER EXCAVATED SOIL, TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
7. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
8. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
9. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

## PLANT SCHEDULE

| <u>SYMBOL</u>                                                                         | <u>CODE</u> | <u>QTY</u> | <u>BOTANICAL / COMMON NAME</u>                          | <u>CONT.</u> | <u>CALIPER</u> | <u>HEIGHT</u> | <u>REMARKS</u>                         |
|---------------------------------------------------------------------------------------|-------------|------------|---------------------------------------------------------|--------------|----------------|---------------|----------------------------------------|
| <b>TREES</b>                                                                          |             |            |                                                         |              |                |               |                                        |
|  | AR          |            | ACER RUBRUM                                             | EXISTING     |                | N/A           | EXISTING DECIDUOUS TREE TO REMAN       |
|  | EE          | 11         | THUJA OCCIDENTALIS 'SMARAGO' / EMERALD GREEN ARBORVITAE | CONT.        | 5' HT.         |               | STRONG CENTRAL LEADER, FALL & WATCHING |
|  | MP          |            | MALUS PRUNIFOLIA                                        | EXISTING     |                | N/A           | EXISTING DECIDUOUS TREE TO REMAN       |
| <b>SHRUBS</b>                                                                         |             |            |                                                         |              |                |               |                                        |
|  | CO          |            | CALAMAGROSTIS A 'OVERDAM'                               | EXISTING     |                |               | EXISTING TO REMAN                      |
|  | TV          |            | TAXUS X MEDIA 'WARD'                                    | EXISTING     |                |               | EXISTING TO REMAN                      |
|  | WC          |            | VEBURNUM CARLESI 'CAYUGA'                               | EXISTING     |                |               | EXISTING TO REMAN                      |



NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HRS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LAYOUTS.

## 1 TREE PLANTING

NTS

## 2 SHRUB PLANTING

NTS



## **CITY OF GREENFIELD PLAN COMMISSION –May 13, 2002**

**2002-12, Skilken Properties**, Detailed Unit Development Plan, 13.07 acres / Subdivision Plat Approval, 35.06 acres, 2200 block North State Street, zoned Planned Unit Development.

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### **EXHIBITS:**

1. Comprehensive Plan Map, 11/13/97.
2. Location / Zoning Map, 04/08/02.
3. Preliminary PUD Site Plan, 04/01/02.
4. Detailed PUD Site Plan, 05/01/02.
5. Subdivision Plat, file-dated 05/01/02.
6. Minutes, Tech Review, 4/23/02.

### **PROJECT BACKGROUND**

Originally proposed to the Plan Commission in 1987 (1987-11), Greenfield Business Park was proposed to provide a mixed-use development of industrial and commercial operations. Covenants were approved at that time related to the development of the overall site. Portions of the site have been developed to serve as a medium density single-family residential subdivision, a hotel, and a multi-family residential development. Most recently, petition 2002-09 was approved by the Plan Commission, which served to amend the previous approval, to provide for the construction of an 8 lot commercial center.

The current petition involves the review of a detailed planned unit development to provide for the construction of a 94,981 square foot retail building on a 13.07-acre parcel, known as Lot A, within the 8 lot commercial center. The parcel would derive access from West New Road, and the proposed Barrett Drive. The site improvements would also include an 18,667 square-foot permanent outdoor sales area, 7,000 square feet of additional seasonal sales operations, 2,500 square feet of “sidewalk” sales operations, three vestibules encompassing 2,372 square feet, and a hardsurfaced parking area. Located on the proposed building would be 522.7 square feet of wall signage, contained within four separate signs. An on-site freestanding sign has not been included within the submitted documentation, and given that the requested wall signage exceeds the permitted 300 square feet per site, it would not be permitted, by right. If an individual freestanding sign were proposed, a monument style sign should be encouraged, with a maximum height of six feet.

### **PART ONE - THE SUBDIVISION PLAT**

The original plat for the subdivision was submitted on April 12, 2002. The plat (Exhibit 5) has been amended, file-dated May 1, 2002, to comply with the comments from the Technical Review Committee. The proposed plat substantially complies with the Subdivision Control Ordinance. The subdivision plat would also serve to relocate the right-of-way of Martindale Drive.

## **PART TWO - THE DEVELOPMENT PLAN**

As proposed, the site would be improved with a 94,981 square foot home improvement retail operation that would provide for sales of house wares, hardware, building materials, landscaping materials, plantings, and for the rental of tools and equipment. The building setback is proposed to be, at its closest point, approximately 360 feet from Barrett Drive, approximately 135 feet from Martindale Lane, and approximately 140 feet from West New Road, with the seasonal operations area reducing the proposed setback along West New Road to approximately 90 feet.

As this site is adjacent to residential uses, the proposed use of this site must be sensitive to the adjacent multi-family residential development and single-family residential development to the east, as well as sensitive to the single-family residential development to the southeast. The proposed development would be separated from the existing residential development by two existing streets. A proposed commercial lot (lot H), to be improved with a less intense use, would also separate the proposed building from the adjacent multi-family residential development. Additionally, a landscaped area would be installed along the Martindale Drive frontage that would be improved with a 10-foot tall earthen mound within an approximately 90-foot wide planting area, which would include a variety of evergreen and deciduous plantings with a maximum height at the time of planting of up to seven feet. Wall mounted lights would be installed, serving to illuminate the service drive at the rear of the building. These units would be installed 16 feet from grade, and would have a flat lense, which would focus toward the ground. It is anticipated that light spillage would be mitigated by the landscaping buffer.

The site would also contain permanent and seasonal outdoor storage, sales, and display of merchandise and equipment and tools for rental. While this activity is generally provided for in commercial districts, measures should be taken to screen storage from public view or mitigate the visual impact that the outdoor operations may have on the public traversing city streets. Additionally, outdoor display and sales areas should remain contained within specific areas, with this containment serving to route pedestrian traffic out of path of vehicular traffic. With these concepts in mind, the following items are proposed:

**Garden Center:** As the Garden Center is a permanent feature of the site, the presence of that feature should look permanent in nature. Locating walls around the Center that are of the same materials and colors as the remainder of the building would accomplish this. In addition, where openings are desired within walls, decorative fencing should be installed to begin to screen the product storage and display from the street. Finally, opaque mesh screening material should be installed and attached to the fencing. Chain link fencing of any nature is not considered decorative fencing.

**Seasonal Sales Area:** This area, when in use, should be enclosed with a fence structure, of which the fence panels fasten together as well as to the ground. It would also be beneficial to define a time frame of “seasonal”. Up to 90 consecutive days within a 12-month time period would be an acceptable time frame. As seasonal sales are considered a temporary use, a Temporary Use Permit would be required to be issued by the City. The items available in the Seasonal Sales Area should also be defined.

**Sidewalk Sales Area:** The location of this outdoor sales area is not delineated on the submitted site plan, but as requested the area would encompass 2,500 square feet. This

manner of outdoor operations should only be provided for as display of merchandise that requires a larger area to be viewed by the public. However, this display area should not project away from the building in such a manner that it forces customers and pedestrians into the drive isles or maneuverability areas. Therefore, this manner of “sales” should be limited to areas that are in proximity to the entrance / exit vestibules, and should not project away from the building for more than 4 feet. The length of the area should be no longer than 20 feet, with all the items in this area functioning as display only, and not being immediately available to the public. This area should be limited to the display of fencing panels, accessory building packages (facades only), and concrete and stone paving and landscaping products. The display of tools and equipment available for rent shall be prohibited.

As proposed, 522.7 square feet of wall signage would be located on the building. All signage would be located on the main facade of the building. The requested signage exceeds the permitted size and number of signs per side of the building, per the Sign Code. However, as the site is located in the PUD zoning district, the Plan Commission has the authority to modify the requirements of the sign regulations as they pertain to the proposed development. Given the size of the property, the lineal dimension of the street frontage, and the size of the proposed building, providing for more signage and at additional locations on the building would be supportable. However, the intensity of the signage should be sensitive to the residential uses that are located adjacent or in proximity to the site. Therefore, illuminated wall signs on the rear of the building should not be permitted, to discourage light intrusion on the adjacent multi-family residential development.

The Technical Review Committee examined the plat and development plan at their meeting on April 23, 2002. In summary, utilities exist in the area, and would be extended to service the site. All infrastructure is anticipated to be installed concurrent with the improvement of Lot A. Sidewalks would be installed on the north side of West New Road for the entire length of the project. A Traffic Impact Study had been completed and submitted for review and was discussed at the meeting. Improvements may be required to West New Road, to increase the capacity of turning lanes. A signal may be warranted, for the intersection of West New Road, and Barrett Lane. A signal should not be installed until such a time as it is warranted, and when the overall project is nearing completion. Storm Water Management calculations were submitted on April 12, 2002, and were revised in a submittal dated May 1, 2002.

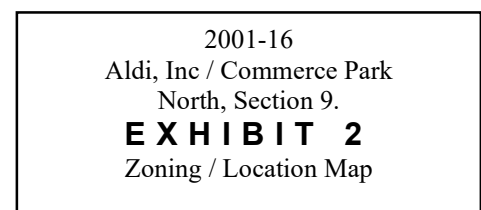
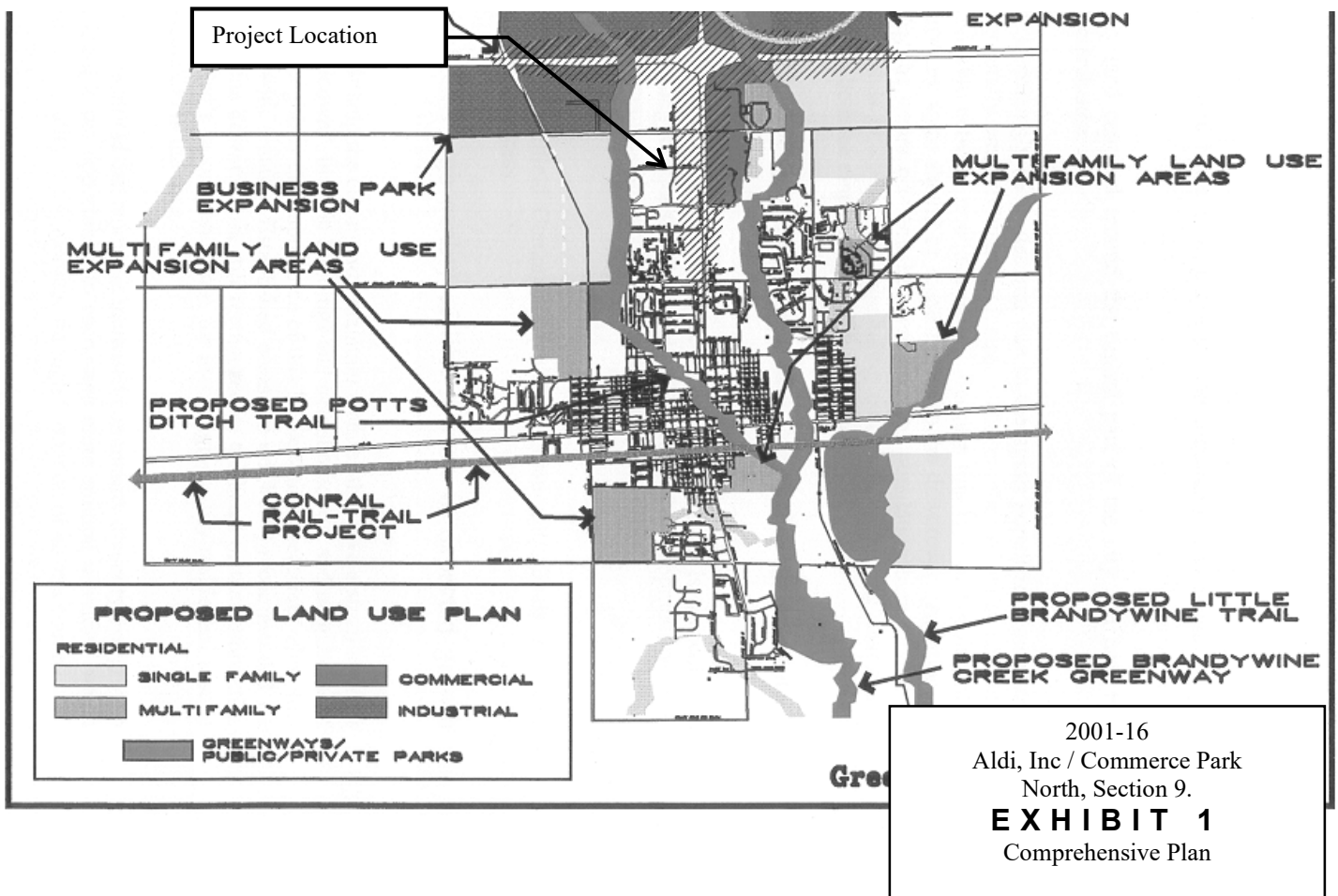
**Staff Recommendation:** Approve the plat, file-dated May 1, 2002 based upon the findings.

**Staff Recommendation:** Approve the development plan and the submitted sign program, file-dated May 1, 2002, as amended with the following conditions:

1. That, when in use, the seasonal sales area be enclosed with fence panels that fasten together and attach to the ground.
2. That the use of the seasonal sales area be limited to no more than 90 days within a 12 month time period. Items available in the seasonal sales area shall be limited to the following: evergreen and deciduous plantings, annual and perennial flowers, other landscape materials including bagged ground cover, straw bales, bagged aggregate materials, and stone and concrete decorative materials.
3. That the proposed sidewalk sales area be limited to a 4-foot in depth by 20-foot in length areas adjacent to either side of the entrance / exit vestibules. These areas shall be

dedicated to the display only of merchandise limited to: fence panels, stone and concrete pavers and edging products, accessory buildings, and liquid propane tanks (20 lb. size). No sales activity shall be permitted within this area.

4. Wall signage on portions of the building facing Martindale Drive shall not be illuminated.
5. The outdoor storage display of tools and equipment available for rent, with the exception of licensed motor vehicles associated with a tenant, shall be prohibited outside of the Garden Center.
6. Automated signalization of New Road shall not be installed until warrants are met, and the project has demonstrated the need for the signal, subject to the approval of the City Engineer.
7. The proposed earthen mound and landscaping shall be installed on Lots A and B, prior to the final occupancy of the building, and shall be maintained at all times thereafter.
8. Signage for the site shall be limited the 522.7 square feet requested, with the exception to provide for commercial vehicles operated by the tenant that are available for rent to the public, temporary commercial banners and incidental window signage as defined by the Sign Code of the City of Greenfield, and pricing panels / product descriptions that are necessary for items available in the outdoor display or seasonal sales areas.
9. No additional outdoor retail operations shall be permitted, beyond the areas delineated on the development plan, or described in the above stated conditions.
10. The Garden Center shall be enclosed with the same materials finished in the same colors as the remainder of the proposed building, with the enclosure maintaining the same or similar height as the proposed building. In addition, where openings are desired within the walls, decorative fencing shall be installed to begin to screen the product storage and display from the public view. Opaque mesh screening material shall be installed and attached to the fencing. Chain link fencing is not considered decorative fencing.
11. Lighting of the rear of the building shall be limited to wall lighting, at a maximum height from grade of 16 feet.



## **CITY OF GREENFIELD PLAN COMMISSION - October 20, 2003**

**2003-24 Home Depot**, approval of amended development plan, Outlot A, 13.07 acres, 2055 North Barrett Drive, zoned PUD.

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### **EXHIBITS:**

1. Zoning/ Location Map, 06/26/03.
2. Amended Development Plan, 08/26/03
3. Fence Detail, 08/26/03.

This petition was continued to the October 20, 2003 Plan Commission meeting, to allow the petitioner time to complete the notice requirements.

### **September 8, 2003 Plan Commission**

Originally proposed to the Plan Commission in 1987 (1987-11), Greenfield Business Park was contemplated to provide a mixed-use development of industrial and commercial operations. Covenants were approved at that time related to the development of the overall site. As a part of Greenfield Business Park, petition 2002-12 was approved by the Plan Commission in May of 2002, providing for a 94,981 square-foot home improvement store with 25,582 square feet of permanently enclosed outdoor sales, and limited outdoor display to only within permitted areas in the front of the building.

Per the original petition, temporary seasonal sales areas were not approved as a part of the development. At the time of the approval, large outdoor accumulations of merchandise, scrap materials (cardboard), and pallets and racks, were not anticipated to exceed the parameters of the Zoning Code or the approval of the Plan Commission. This petition proposes to address issues with the operation of the facility. Additionally, it is intended to bring the property into compliance with the Zoning Code related to outdoor storage. Additionally, subsequent to the original approval, the Zoning Code has been amended, to regulate the size and intensity of temporary outdoor sales, and to establish parameters as to how seasonal merchandise sales are permitted, and secondarily, how outdoor display of merchandise is regulated.

### **Temporary Seasonal Display**

As proposed by the current petition, the site would be improved with a new enclosure (7,801 square feet), installed on the site from April 1, to September 7, annually, providing for the sale of seasonal merchandise.

The proposed temporary enclosure on the west side of the building, being freestanding in the parking lot, is proposed to be an 8-foot tall black chain link fence, with an opaque shade/ wind cloth affixed to the fencing. The enclosure would occupy 24 parking stalls, reducing the number of stalls on the site to 518. The location would not interfere with maneuverability, would not encroach into any existing drive isles, and is within the minimum required setbacks. The enclosure would also be screened from New Road by the existing landscaped area that exists between road and the parking lot. The characteristics of the proposed seasonal enclosure function more as if this were a "permanent" improvement to the site.

### **Permanent Outdoor Storage**

This petition, however, does not mitigate the permanent storage of materials, merchandise, scrap

cardboard, pallets, and racks that are currently located on the site. These materials are required to be screened, or relocated to a point that is screened. In addition, the Building Materials Area located at the north end of the building should have originally been required to contain slating, or opaque mesh screening material, to effectively screen this storage area.

### **Permanent Outdoor Storage**

Under the original approval, the location of merchandise related to outdoor display was limited to four, 80 square foot areas adjacent to the building. These dimensions were a result of staff recommendation. However, since the original approval, the minimum requirements related to outdoor display have been modified, and are less restrictive than what the previous approval allows. It is recommended that the previous approval be modified, to reflect the current standard adopted by the City, being a standard that is enjoyed by all commercial properties in the vicinity.

**Staff Recommendation:** Approve the amended development plan, dated August 26, 2003, to provide for additional enclosures, screening, and outdoor display, based on the submitted site plan and fencing details, dated August 26, 2003, and the findings, with the following conditions:

1. That prior to installation of the enclosure, an Improvement Location Permit be obtained from the City of Greenfield,
2. that no commercial signage shall be affixed to the exterior, or facing outward, of the temporary seasonal enclosure, with the exception of two signs, with a maximum size of 15 square feet, each,
3. that an Improvement Location Permit be obtained annually for the Temporary Use,
4. that the accumulation on site of merchandise for the annual temporary use shall not commence until 15 days prior to the occupancy of the enclosure, and the enclosure and related merchandise shall be removed from the site within 15 days of expiration of the temporary use's approval,
5. that the building materials enclosure be screened with opaque screening cloth, or slatting,
6. that the accumulation of materials and the like be removed from the east side of the building, and
7. that outdoor display of merchandise conform to the requirements of the Zoning Code (PB Standards).





Petition 2003-24  
Home Depot  
**EXHIBIT 1**  
Zoning / Location Map

Petition 2003-24  
Home Depot  
**EXHIBIT 3**  
Fence Details

2003-24  
Home Depot  
**EXHIBIT 2**  
Amended Dev. Plan