

Town of Brownsburg Advisory Plan Commission

Project Synopsis

TO: Advisory Plan Commission

CC: Jessica Pearson, TMG Construction Management, Inc.

FROM: Adeleke Taiwo Mustapha, Development Services Staff

DATE: January 17, 2023

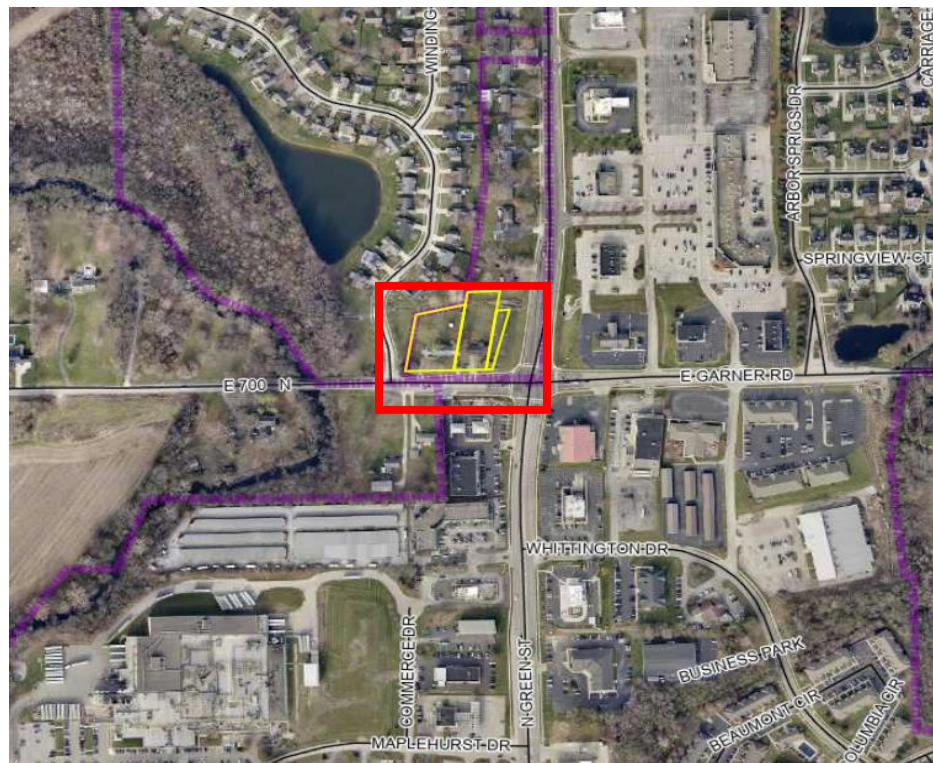
RE: CASE # PSDP-22-30 | 7Brew Coffee | Development Plan Review

GENERAL INFORMATION:

CASE NUMBER: PSDP-22-30

APPLICANT: Jessica Pearson, for 7Venture, Inc.

LOCATION: NW Corner N. Green and 700 N (Garner Rd)



PARCEL SIZE:

Subject lot is approximately 1.5 acre

LAND USE AND ZONING:

The site is improved with residential structures and zoned Neighborhood Commercial (NC)

Direction:	North	West	East	South
Zoning:	RB (county)	R3	C2	GB (county)
Use:	Residential (unplatted lots)	Residential (Winding Creek)	Commercial	Commercial

ACTION REQUESTED:

The Applicant requests Development Plan approval for a Coffee Shop of 509 square feet and associated parking and drive- through services.

SITE HISTORY:

The property was annexed and rezoned to Neighborhood Commercial (NC) in June 2022 (Ord. 2022-16) (PCCZ 22-3) A variance to allow a modification to the building roofline was granted in November 2022 as well. (BZDV-22-11)

STAFF ANALYSIS:

The Applicant requests Development Plan approval for a coffee shop with associated parking and some site features that includes drive through services.

This application is associated with PCPP-22-12 primary plat combining the (3) lots into (1) development site.

Plans show the coffee shop in the southeastern portion of the site, with drive-through lanes closest to CR 700. There is minimal parking as the shop is for drive-through service only. The building façade is a mix of brick with fiber cement siding, which meets the UDO architectural requirements. As noted above, the project received a variance to allow a curved roof.

The landscape plan shows the required buffering to the north, as well as parking and drive aisle lane perimeter plantings

The development plan falls below the threshold of 15,000 square feet of retail that would normally require a traffic impact study. The Applicant did, however, submit a letter from a traffic engineer during the rezone consideration (PCCZ 22-3) which suggested two access points. One along CR 700 for two-way traffic and one along SR 267/Green Street for right-in/right-out traffic. The Applicant has been working with INDOT (who has control on access in this location) for approval of full access drives on both perimeter roads. INDOT has given preliminary approval and is awaiting a performance bond for the work. Commissioners may want to include written approval from INDOT as a condition of DPR approval.

This proposal was considered by the TECH committee on December 22, 2022. In addition to general Development Services comments, Water and Wastewater provided comments on Tap, Meter pit, relocation of the laterals and installation. The Street Department commented that the entrances provided falls within INDOT ROW. There were no comments from other Tech committee members as at the time of the report.

Stormwater review has been completed for the site. Planning comments have been addressed.

STATUTORY REQUIREMENTS

In accordance with UDO Article 9, § 9.05 "Development Plan" the Plan Commission must make findings of fact based on the following criteria:

1) The development plan is consistent with the Brownsburg Comprehensive Plan.

The Future Land Use Map notes this area as being most appropriate for Neighborhood Commercial uses. The section notes that some commercial, coffee shops, office, general, retail, restaurant offices, and the like are considered appropriate. The development plan submitted is consistent with Comprehensive Plan.

2) The development plan satisfies the requirements Article 2: Zoning Districts.

The proposed use as a coffee shop is a permitted use in the NC District. Additionally, the submitted site plan meets the bulk standards contained in Article 2 (lot size, setbacks, lot coverage, etc.). The proposal meets this standard.

3) The development plan satisfies Article 5: Development Standards.

Staff believes that the Development Plan meets applicable requirements of the UDO, with the following sections highlighted:

Lighting

The applicant has submitted a photometric plan that complies with the UDO standards for light trespass. Staff is awaiting cut sheet for the fixtures to ensure they are full cut-off as required.

Landscaping

The provided landscaping plan meets the requirements of the UDO including onsite, street frontage, and buffer yard plantings.

Parking

This proposal provides parking in accordance with UDO.

Subject to the "Recommendations" section of this report, we believe that the Applicant has satisfied the requirements of Article 5: Development Standards.

4) The development plan satisfies any other applicable provisions of the UDO.

The site is not within any overlay district.

5) The development plan satisfies any provision related to a development's design, especially street layout, street features, pedestrian facilities, drainage, and utility installation of the UDO.

The Applicant's design is in line with the UDO in terms of access and vehicular provisions. However we still need an approval from INDOT as regards the two access points, Garner Road/CR 700 N and SR 267/Green Street .A sidewalk is noted across the front of the property and drainage reviews are complete for the site. Subject to the "Recommendation" section of this report, we believe the Applicant has satisfied all provisions related to the development's design.

6) The development plan satisfies the construction requirements of the Brownsburg Standard Details.

Staff believes the Applicant has satisfied all applicable construction requirements of the Brownsburg Construction Standards, Specifications, and Details.

7) The development plan satisfies the intent of the architectural guidelines.

The architectural section is met with the percentage of masonry used and architectural overhangs. Building plans are also in conformance with the granted variance.

As is customary, construction plans must be stamped and any remaining TECH committee comments addressed prior to permitting.

RECOMMENDATIONS

Upon reviewing all of the materials provided by the Applicant, a review of the site, and the applicable Town regulations, staff recommends the Plan Commission **APPROVE** the Development Plan, pursuant to Art. 9, Sec. 9.05(D) of the Brownsburg Unified Development Ordinance, subject to and conditioned upon the following:

- 1) The stamped approval of the Development Plan by the Director of Development Services.
- 2) The approval of the Findings of Fact and Report of Determination by the Plan Commission.
- 3) Formal/written approval from INDOT regarding site access.

Advisory Plan Commission
MOTION
WORKSHEET



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Docket # PSDP-22-30

Name: 7Brew Coffee DPR

Proposed Motion:

I move to **APPROVE** / **DENY** the Development Plan sought by Jessica Pearson Docket # PSDP-22-30 **7Brew Coffee DPR** The subject property being located on NW Corner N. Green and 700 N (Garner Rd)

I believe the petition has **SATISFIED** / **NOT SATISFIED** the requirements of Art. 9, § 9.05 "Development Plan" of the Zoning Ordinance as follows:

1) The development plan is consistent with the Brownsburg Comprehensive Plan:

2) The development plan satisfies the development requirements of *Article 2: Zoning Districts*.

3) The development plan satisfies the standards of *Article 5: Development Standards*.

4) The development plan satisfies any other applicable provisions of the Unified Development Ordinance:

5) The development plan satisfies the provisions related to a development's design, including street layout, street features, pedestrian facilities, drainage, and utility installation of Article 6 and 7 of the Unified Development Ordinance:

6) The development plan satisfies the construction requirements of the Brownsburg Standard Details:

7) The development plan satisfies the intent of the architectural guidelines:

I further move that this approval be made subject to and conditioned upon the following conditions and/or commitments:

- 1) The stamped approval of the Development Plan by the Director of Development Services.
- 2) The approval of the Findings of Fact and Report of Determination by the Plan Commission.
- 3) Formal/written approval from INDOT regarding site access.