



DPR 25-12: Park Place Crossing – 56-108 Park Place Boulevard (approx. address)

Planning & Building Department Staff Report

For Hearing on January 26, 2026

Plan Commission, Public Hearing

Paul J. Lambie, Senior Planner

A. PETITION NUMBER	DPR 25-12: 267 Park Place Crossing
B. APPLICANT	Tranquility, LLC, by Kruse Consulting, Inc.
C. LOCATION	56, 82, & 108 Park Place Boulevard (approximate addresses), Avon IN 46123 Lots 5, 6, & 7 in Avon Park Place
D. PARCEL SIZE	1.68 acres
E. LAND USE & ZONING	The site is undeveloped, is zoned C-2: General Commercial District, and located within Tiers 1 & 2 of the U.S. Highway 36 Zoning Overlay.
F. ACTION REQUESTED	Request for approval of a Development Plan Review to allow for construction of a one-story, multi-tenant commercial building with surface parking and related improvements.
G. HISTORY	The site was platted and recorded in 1988 under the jurisdiction of Hendricks County.
H. ADDITIONAL STAFF COMMENTS FOR JANUARY 26, 2026	This petition was continued from the December 22, 2025 hearing. While some revised plans, responses, and waiver requests were submitted by the petitioner, not all required plans and responses were received by the January 2, 2026 deadline to provide adequate review for this hearing. It is anticipated that all required documentation will be submitted in advance of the January 30, 2026 deadline to proceed at the February Plan Commission meeting. Therefore, this petition should be continued from the January 26, 2026 hearing, to the February 23, 2026 hearing, with mailed notice to be



	provided by the petitioner, and revised notice by publication by staff, with notice including all waiver requests.
I. ADDITIONAL COMMENTS FOR DECEMBER 22, 2025	<p>This petition was continued from the October 27, 2025 hearing, to the December 22, 2025 hearing, to allow the petitioner time to revise plans and/or request waivers. There has been some written correspondence between the petitioner and staff about different options the petitioner might pursue, however, no revised plans and/or formal responses to the TAC meeting comments have been submitted. The petitioner has indicated that they will submit revisions and waiver requests by the January 2nd submittal deadline for the January 26th Plan Commission hearing. Therefore, this petition should be continued from the December 22, 2025 hearing, to the January 26, 2026 hearing.</p>
J. STAFF COMMENTS (OCTOBER 27, 2025)	<p>This petition was discussed at the September 18, 2025 Technical Advisory Committee (TAC) meeting, and there are several outstanding issues with the proposed development plan that require either revisions and/or waiver requests (see Exhibit C). Staff met with the petitioner on October 10, 2025 to discuss the matter. To allow adequate time for submission and review of revised plans and/or waiver requests, this petition should be continued to the December 22, 2025 Plan Commission hearing, with mailed notice to be provided by the petitioner.</p>



Exhibit A –Location / Zoning Map

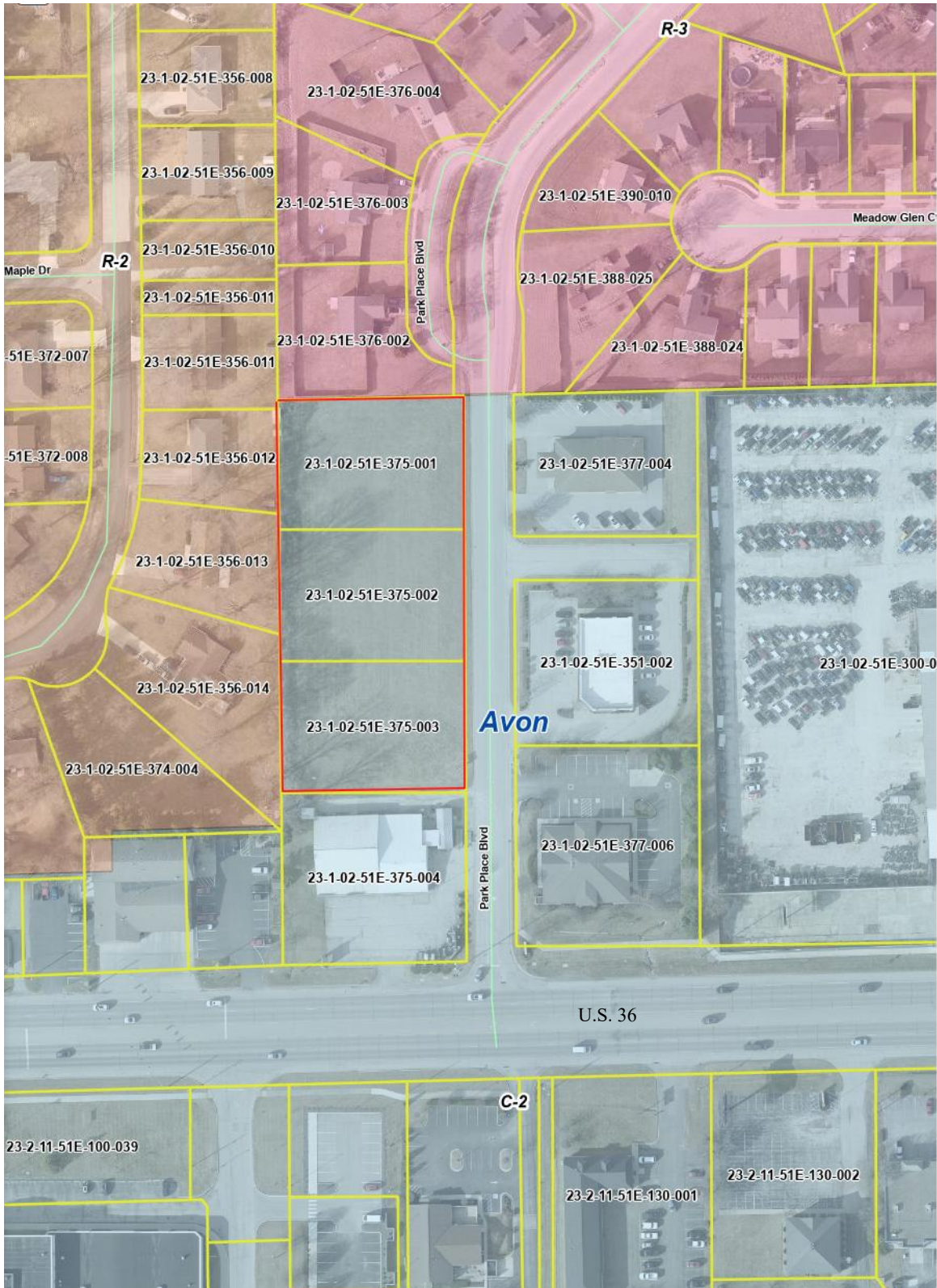
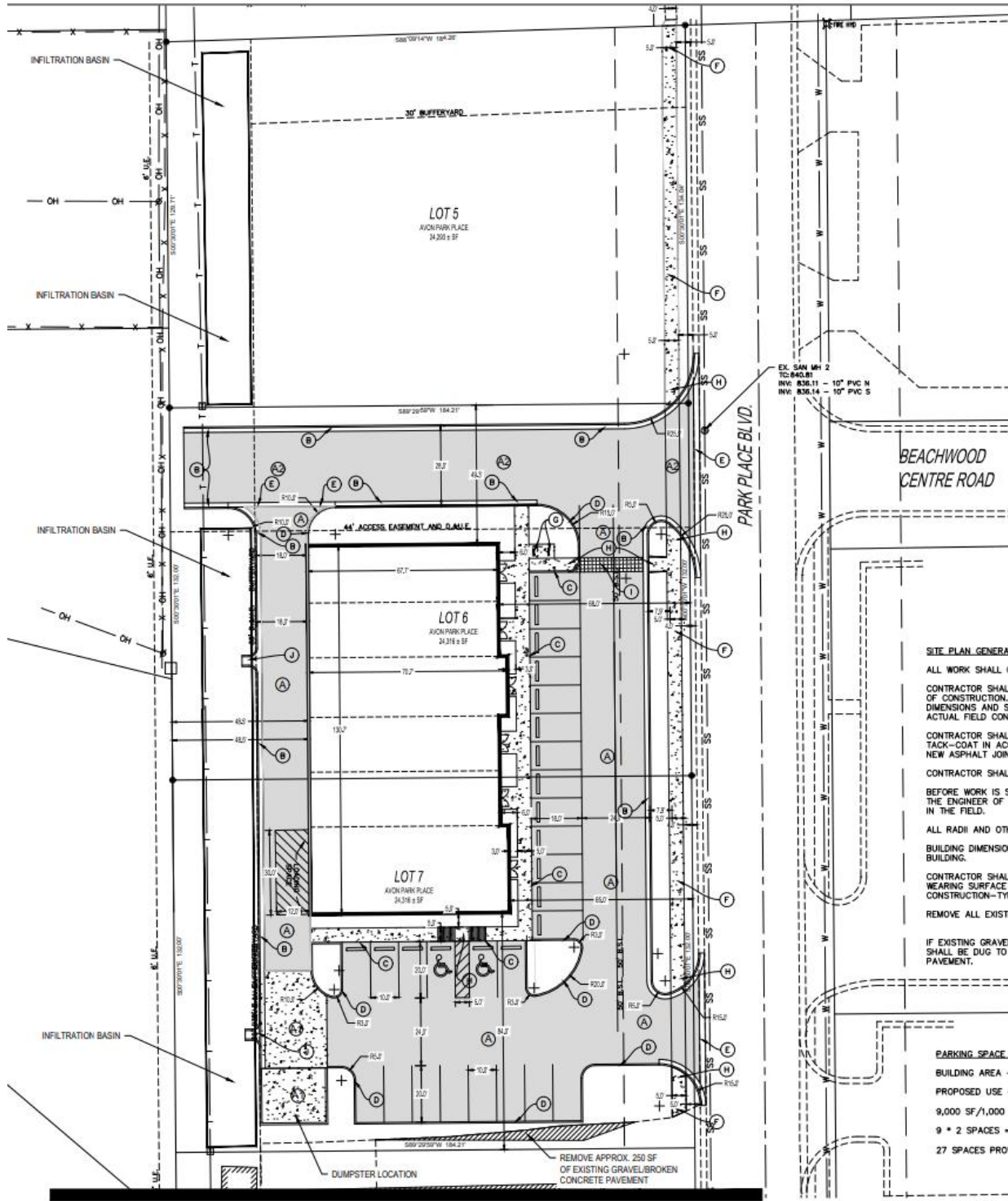




Exhibit B2 – Revised Proposed Site Plan (Received 2-Jan-2026)



SITE PLAN GENERAL

- ALL WORK SHALL BE AS SHOWN ON THIS PLAN.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SPACING OF CONSTRUCTION. DIMENSIONS AND SPACING SHALL BE AS SHOWN ON THIS PLAN.
- CONTRACTOR SHALL TACKLE AND COAT IN ACCORDANCE WITH NEW ASPHALT JOINTS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SPACING OF CONSTRUCTION. DIMENSIONS AND SPACING SHALL BE AS SHOWN ON THIS PLAN.
- BEFORE WORK IS STARTED, THE ENGINEER OF RECORD SHALL BE IN THE FIELD.
- ALL RADI AND OTHER DIMENSIONS SHALL BE AS SHOWN ON THIS PLAN.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SPACING OF CONSTRUCTION. DIMENSIONS AND SPACING SHALL BE AS SHOWN ON THIS PLAN.
- REMOVE ALL EXISTING GRAVEL/BROKEN CONCRETE PAVEMENT.
- IF EXISTING GRAVEL/BROKEN CONCRETE PAVEMENT SHALL BE DUG TO REVEAL PAVEMENT.

PARKING SPACE

- BUILDING AREA -
- PROPOSED USE -
- 9,000 SF/1,000
- 9 * 2 SPACES -
- 27 SPACES PROPOSED

DATE	ISSUE/REVISION	BY	NO.	DATE	ISSUE/REVISION	BY

KRUSE CONSULTING
 Civil Engineers & Land Surveyors
 7384 Business Center Drive
 Avon, Indiana 46123-6531
 (317) 272-6608 • Fax: (317) 272-2410



Exhibit C – Planning TAC Letter (Page 1 of 4)

MEMORANDUM

To: Dale Kruse, Kruse Consulting, Inc.

From: Paul J. Lambie, Senior Planner

Date: September 17, 2025

Re: DPR 25-12: Park Place Crossing – 102 Park Place Boulevard (approx. address)

After reviewing the submittal for the above-mentioned project, the Planning staff has the following comments

1. The site is zoned C-2 and is located partly within Tier 1 of the U.S. Highway 36 Overlay, and partly within Tier 2 of the U.S. Highway 36 Overlay. It appears that all proposed improvements, with the exception of the detention pond, would be located within Tier 2.
2. Per comments from the Department of Public Works and UDO 2.10(L), an extension of the business collector street (Beechwood Centre Road) identified in the Town of Avon Thoroughfare Plan must be constructed with development of this site. The site plan will need to be revised to relocate the proposed improvements to accommodate said street extension.
3. Per UDO 2.10(O)(2)(a), buildings in Tier 2 must have at least 80% masonry, excluding windows and doors, on the side facing U.S. 36. EIFS does not meet the definition of masonry. Staff's rough calculation indicates ~ seventy-six percent (76%) of the south façade, exclusive of windows and doors, would be masonry. Please provide calculations on the elevations sheet indicating the square footage of each material and the percentage of masonry to show compliance.
4. There appear to be discrepancies between the submitted site plan and building elevations in that the submitted building elevations appear to show six entrances on the east facade, but the site plan shows only four. Please make sure these plans match.
5. Per UDO 2.10(O)(3)(a), building elevations in Tier 1 and 2 greater than 60 feet in length must incorporate wall plane projections or recesses every 40 feet, having a depth of at least 3 feet and a width of at least 20 feet. The east façade provides projections, but the other three facades do not meet this requirement.
6. Per UDO 2.10(O)(3)(b), buildings up to 25,000 square feet must have a minimum of two of the architectural features listed therein. Please demonstrate compliance with this standard on the building elevations.



Exhibit C – Planning TAC Letter (Page 2 of 4)

7. Per UDO 2.10(M)(1), a minimum 20' deep front yard landscape buffer is required. The submitted plans are deficient. Please revise plans accordingly or request a variance or waiver (if eligible).
8. Per UDO 6.6(C), one parkway tree is required to be planted in the right-of-way per 50 lineal feet of frontage. No parkway trees are indicated on the submitted landscape plan. Please revise the landscape plan accordingly.
9. Per UDO 2.10(M)(4) & UDO 6.7(C), two (2) shade trees per seventy feet of lineal feet of parking lot perimeter are required. This appears to require four trees along the east perimeter and six along the west perimeter, where only three and four respectively are shown on the landscape plan. Please revise the landscape plan accordingly.
10. Per UDO 6.7(C)(2)(b), a continuous dense hedge running the length of the parking lot is required abutting the west and north perimeters of the lot, and covering 75% of the east and south perimeters of the lot. Please revise the landscape plan accordingly.
11. Per UDO 6.8(D), a solid, year-round screen at least 8 feet high is required within the north and west buffer yards. A 6-foot high shadow box fence is proposed on the landscape plan. Please revise plans to indicate compliance with one or more of the options listed in UDO 6.8(D).
12. Per UDO Table 6.1, 90-degree angle parking requires 20-foot deep spaces, however, 18-foot deep spaces are shown in one of the rows. A variance or waiver can be requested, or the plans will need to be revised accordingly.
13. The application indicates that the building would be used for "office flex space". The closest match to this for purpose of parking requirements in UDO Table 6.3 would be "Office, All Others", which requires 2 spaces per 1,000 square feet of gross floor area, which would require 49 parking spaces for the proposed 24,293 square-foot building. Only 33 spaces are shown on the proposed plan. A variance or waiver can be requested or the plans will need to be revised accordingly, unless the proposed use of the building is revised.
14. Per UDO Table 6.5, one loading space would be required, which would need to be a minimum dimension of 12 feet by 30 feet, unless tractor-trailers would be servicing the site, and would need to meet the standards in UDO 6.13(C). Please revise plans accordingly.
15. Per UDO Table 6.4, a development providing parking spaces within a range of 26 to 50 must provide a minimum of two (2) accessible parking spaces meeting the standards of UDO 6.12(E). No such spaces appear to be indicated on the plans. Please revise the plans accordingly.



Exhibit C – Planning TAC Letter (Page 3 of 4)

16. Per UDO 6.11(F), wheel stops are required adjacent to pedestrian walkways. Please revise plans accordingly.
17. Per UDO 6.11(G), all rows of parking must have terminal islands with a minimum width of eight (8) feet and a minimum area of 130 square feet. The terminal island at the north end of the parking in front of the building appears to measure ~ five (5) feet wide and ~ ninety square feet. Please revise plans accordingly.
18. Per UDO 6.11(D)(3), the first twenty (20) feet of a drive must be kept free from parking maneuvers. The parking space at the southeast corner of the site would violate this requirement. Please revise plans accordingly.
19. Per UDO 6.5(A), a minimum five (5)-foot wide landscaped strip is required around the perimeter of all principal buildings exclusive of doorways and loading areas. The west façade and portions of the east façade do not appear to meet this requirement. Please revise plans accordingly.
20. Per UDO 6.12, a minimum of two bicycle racks meeting the standards listed therein must be provided. Please revise plans accordingly.
21. Per UDO 7.19 and UDO 2.10(J), the development must integrate the interior and exterior pedestrian network through means of a safe dedicated pedestrian connection between the public sidewalk and the building, and where said connection crosses driving surfaces it must be distinguished therefrom through means of low maintenance materials such as pavers, bricks, or scored/stamped concrete or asphalt. Please revise plans accordingly.
22. Per UDO 5.11(H), landscaping is required around the trash enclosure. Please revise the landscaping plan accordingly.
23. Per UDO 6.10(A), light trespass onto adjoining public right-of-way must not exceed 0.3 footcandles. The submitted plan indicates light trespass up to 1.5 footcandles. Please revise the lighting plan accordingly.
24. Per 7.10(D)(9), retail buildings must provide glazing on a minimum of 35% of the ground floor front façade, with a minimum 10% glazing required on side façades. The UDO counts a maximum story height of 14 feet. Since the building is one-story, but taller than 14 feet, we will only calculate the ground floor façade as being 14 feet tall. Staff's rough calculation indicates ~forty percent (40% glazing on the front façade, which appears to be compliant, but only ~ seven percent (7% glazing on the side (north and south) façades. Please submit revised elevations indicating compliance with this requirement with calculations of glazing area vs ground floor façade area.



25. Per UDO 7.10(E), roofs must include at least two of the listed features. Please revise architectural plans accordingly to meet/demonstrate compliance with this standard.
26. Other than the aforementioned items, staff's initial review finds that this request appears to be consistent with the requirements of the Unified Development Ordinance. This review does not preclude the need to meet all applicable standards of the UDO, even if not included in this review letter.
27. A variance or waiver, depending on the item and extent of deviation from the applicable UDO standard, may be requested. Waivers may be included with this DPR request. Variances must be requested from the Board of Zoning Appeals. Please let us know at your earliest opportunity if you plan to request waivers and/or variances for any items.

Responses to these comments and any additional information for the submittal are due back on or before **October 2, 2025**. This petition is scheduled for a hearing at the Plan Commission on **October 27, 2025**. The Plan Commission requires the presentation at the meeting to be digital. Information that is not submitted on time may result in the continuance of this project to the subsequent Plan Commission meeting. Town Staff reserves the right to highlight additional issues as they may develop.

The following items should be submitted:

1. The written response to comments – For those comments with which you agree, the plans must be revised. For those comments with which you disagree, a written explanation must be provided and a written waiver (or variance) requested, when necessary.
2. Eight (8) copies of all required exhibits for review by the full Plan Commission no larger than 11x17 paper, unless specifically exempted by staff in writing;
3. Two hard copies and two flash drives with PDF versions of the final revised plans.
4. **PUBLIC NOTICE:**
 - i) Public notice letters must be mailed to adjoining property owners on or before **October 17, 2025**. Please provide the notice letter for this hearing date even if a continuance is likely.
 - ii) One sign per public road frontage must be posted on the property by the same date. Staff will place this sign.
 - iii) Affidavits attesting to the mailings must be received by the Planning and Building Department prior to the public hearing.
5. **For the Public Hearing:** The Plan Commission requires that presentations before them be PowerPoint or another digital format in lieu of presentation boards. All presentations must be submitted to Town Staff at least 24 hours prior to the public hearing.



Exhibit E – Site Photos



1) View of site facing west across Park Place Boulevard from Beechwood Centre Road.



2) Facing south along Park Place Boulevard from front of site.



Exhibit E – Site Photos



3) Facing north along Park Place Boulevard from front of site.



4) Facing east across Park Place Boulevard from front of site.