



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

Planning & Building Department Staff Report

For Hearing on February 23, 2026

Plan Commission, Public Hearing

Paul J. Lambie, Senior Planner

<b>A. PETITION NUMBER</b>	DPR 25-12: 267 Park Place Crossing
<b>B. APPLICANT</b>	Tranquility, LLC, by Kruse Consulting, Inc.
<b>C. LOCATION</b>	56, 82, & 108 Park Place Boulevard (approximate addresses)  Lots 5, 6, & 7 in Avon Park Place
<b>D. PARCEL SIZE</b>	1.68 acres
<b>E. LAND USE &amp; ZONING</b>	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.
<b>F. ACTION REQUESTED</b>	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.
<b>G. HISTORY</b>	<p>The site was platted and recorded in 1988 under the jurisdiction of Hendricks County.</p> <p>This petition was discussed at the September 18, 2025 Technical Advisory Committee (TAC) meeting, and accordingly docketed for the October 27, 2025 Plan Commission (PC) meeting. The petition was continued to the December 22, 2025 meeting, and then to the January 26, 2026 hearing to allow for the submission of revised plans and/or waiver requests. Prior to the January 26, 2026 PC meeting being canceled due to the Hendricks County Travel Advisory Warning, a request to continue this matter to the February 23, 2026 PC meeting had been published. Revised plans and waiver requests have been submitted and reviewed, and legal</p>



	<p>notice has been submitted for publication and provided to the petitioner for mailing to surrounding property owners.</p>
<b>H. STAFF COMMENTS</b>	<p>This request would allow for construction of 9,000-square foot commercial building indicated for use as “flex office” space. Initial plans proposed locating the building across Lots 5 &amp; 6 with a drainage facility to the south on Lot 7 (see Exhibit B). It was determined that, per UDO 2.10(L), an extension of Beechwood Centre Road is required to be built by the property owner in conjunction with development of the site. While a waiver request has been submitted to reduce the width of the street extension, the revised development plans now include an extension of the street that would generally match what was constructed across Park Place Boulevard when that property was developed. Accommodating the required street extension resulted in the proposed building location shifting southward straddling Lots 6 &amp; 7, with Lot 5, north of the Beechwood Centre Road extension remaining unimproved (see Exhibit B2).</p> <p>The southward relocation of the proposed building and trash enclosure resulted in imposition of the Tier 1 architectural standards for the south façade of the proposed building and the trash enclosure. The building elevations (see Exhibit D) have been revised to meet all applicable architectural standards, except for the request to waive the articulation requirement for the rear façade (see Waiver F).</p> <p>The 184-foot depth of this commercial property measured east to west is considerably more shallow than typical modern commercial lots. This condition presents practical difficulties in developing these lots for typical commercial uses permitted by the site’s zoning. Specifically, designing a viable commercial building with the necessary vehicular circulation and parking while meeting the requirements for front and rear buffer yards and foundation landscaping on all sides of the building would be difficult. The requirement to dedicate land for the construction of a public street extension is an additional condition exacerbating the difficulty in developing the site. Because of these challenges, several waivers of Unified Development Ordinance (UDO) standards have been requested. Each waiver is individually evaluated below. All</p>



other issues indicated in the Planning TAC letter and subsequent reviews have been adequately addressed.

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**-Sec. 8-10(A) Development Plan Purpose:**

Per UDO 8.10(A), the development plan review process is designed to: promote the safe and efficient use of land, protect property values, and ensure for an orderly and harmonious development pattern according to the Comprehensive Plan.

**Development Standards:** Development Plans are required to meet the applicable development standards set forth in the Unified Development Ordinance (UDO). The Technical Advisory Committee reviewed this proposal for compliance with those standards, as well as those of the Storm Water Management Ordinance. The development plan was found to meet the development standards of the UDO, except as described below, which necessitates conditions requiring submission of revised plans.

**1) Miscellaneous Applicable Development Standards:**

Except for the waivers requested, the development plans appear consistent with the development standards for the C-2 District, such as building setbacks, height, and bulk.

**2) Applicable Overlay District Standards:**

The property is located within Tiers 1 & 2 of the U.S. Highway 36 Overlay Zoning District. This imposes additional development and design requirements, including higher architectural standards, a greater front landscape buffer yard, and a requirement to extend a public street westward through the site. Except for the waivers requested, the development plans appear consistent with the Overlay standards.

**3) Lighting, Chapter 6:**

A lighting plan has been submitted, however, it needs to be revised in order to not cause excessive light spillage into the right-of-way.

**4) Off-Street Parking and Loading, Chapter 6:**



a) **Parking:** The site plan proposes 27 spaces. UDO Table 6.3 specifies the required amount of off-street parking based upon the type of commercial use that occupies each building, such as two (2) spaces per 1,000 square feet of Gross Floor Area (GFA) for general office use, two and one-half (2.5) spaces per 1,000 for retail sales, and five (5) parking spaces per 1,000 for restaurants or taverns. The proposed three (3) spaces per 1,000 square feet of GFA would meet the requirement for either general office or retail uses. If permitted uses requiring additional parking are proposed in the future, additional parking could be required at that time.

The waiver request to reduce the parking space length from the required twenty (20) feet to the proposed eighteen (18) feet is discussed specifically in the Waiver section.

b) **Loading:** A loading space, as required, is identified on the site plan at the rear of the building in a location that does not prevent ingress/egress to any parking areas.

**5) Landscaping and Screening, Chapter 6:**

Except for Waivers B & D to reduce the front buffer yard and foundation planting areas, the proposed landscape plan appears to meet all other requirements of the UDO.

**6) Floodplain Regulations:**

This property is not located within a regulatory floodplain.

**7) Signs, Chapter 6:**

Signs were not proposed or reviewed as part of this development plan. Signs are typically reviewed for compliance during the sign permit application review process.

**8) Engineering / Stormwater Management:**

The revised submissions from the petitioner following TAC review are under review by our consulting engineer.



**9) Subdivision Control Regulations:**

The site will need to be replatted to combine Lots 6 & 7 prior to issuance of a building permit.

**10) Architectural Standards**

Except for the requested Waiver F, the building elevations appear to meet both the requirements of UDO 7.10 and the additional U.S. Highway 36 Overlay requirements of UDO 2.10(O).

**11) Comprehensive Plan**

The Comprehensive Plan Future Land Use Map recommends Mixed Use development for this site, and the proposed development would be consistent with said recommendation. It should be noted that this petition was filed prior to adoption of the current Comp Plan. The previous Comp Plan provided no specific recommendation for this property. Therefore, development permitted by the existing C-2 zoning was supported by the Plan.

**12) Additional Development Plan Review Criteria**

The proposed development appears generally compliant with the review criteria indicated in UDO 8.10(F).

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**WAIVER “A”**

Waiver: A waiver of development standards of UDO 2.10(L), to construct a 28-foot wide private access road within a 44-foot wide access easement in lieu of constructing a public street extension of Beechwood Centre Road with a 36-foot wide street and 5-foot wide sidewalks within a 60-foot wide public right-of-way (construction to public street standards required).

Applicant must demonstrate compliance with the following:

1. The proposal does not create conditions detrimental to the public health, safety, and welfare:

*Petitioner’s response: “because this reduction still allows for future collector street access from east to west.”*



Staff concurs with the petitioner's response. The proposed pavement width and easement (or right-of-way) width would be adequate to provide for future traffic needs.

2. The proposal is harmonious with the purpose and intent of the zoning district in which the project is located:

*Petitioner's response: "because the roadway is similar to the access collector to the east."*

Staff concurs with the petitioner's response. The proposal matches what was constructed and dedicated for Beechwood Centre Road immediately east of Park Place Boulevard.

3. The proposal enhances the overall Development Plan, the abutting streetscapes and neighborhoods, and surrounding area:

*Petitioner's response: "because the standard reduction in the roadway is similar to that roadway the provides access to the east."*

Staff concurs with the petitioner's response. Matching what was dedicated and constructed across the street to the east will enhance the surrounding area.

4. The proposal does not produce a site design that is impractical or detracts from the appearance of the proposed development and the surrounding area:

*Petitioner's response: "because the reduction in roadway standard still allows for street access from the east to the west."*

Staff concurs with the petitioner's response for the reason indicated above for Finding #3.

5. The proposal provides improved site design characteristics such as increased pedestrian connections, enhanced landscaping, tree preservation, or public art.

*Petitioner's response: "because it allows future roadway connectivity to the west."*

Staff concurs with the petitioner's response. While not needed immediately, the area proposed for the easement (or right-of-way) would allow for future construction of a sidewalk to increase pedestrian connectivity.

**Staff recommends approval of this waiver request.**



### WAIVER “B”

Waiver: A waiver of development standards of UDO 2.10(M)(1) to provide for a 16.9-foot front landscape buffer with sidewalk therein (minimum 20-foot front landscape buffer required).

Applicant must demonstrate compliance with the following:

1. The proposal does not create conditions detrimental to the public health, safety, and welfare:

*Petitioner’s response: “because this reduction still allows for street plantings and pedestrian access as well as providing the required sidewalk/ tree plot.”*

Staff concurs with the petitioner’s response. The request is a minor deviation from the standard and will not preclude meeting the overall required number and type of landscape plantings.

2. The proposal is harmonious with the purpose and intent of the zoning district in which the project is located:

*Petitioner’s response: “because the addition of an interconnected and additional plantings along the corridor matches or exceeds those developments previously constructed.”*

The request is a minor deviation from the standard and would still meet the purpose and intent of the district by providing all required plantings as well a buffer between the sidewalk and both the street and parking lot.

3. The proposal enhances the overall Development Plan, the abutting streetscapes and neighborhoods, and surrounding area:

*Petitioner’s response: “because the reduction in the bufferyard is larger than several other developments in this corridor of Park Place that have been previously constructed under archived ordinances.”*

Staff concurs with the petitioner’s response. The proposed front buffer yard would exceed what has been provided on some nearby commercial properties on Park Place Boulevard.



Therefore, it would enhance the streetscape, neighborhood, and surrounding area.

4. The proposal does not produce a site design that is impractical or detracts from the appearance of the proposed development and the surrounding area:

*Petitioner's response: "because the reduction in bufferyard still allows room for street plantings and pedestrian access across the frontage of the development for connectivity."*

**Staff concurs with the petitioner's response.**

5. The proposal provides improved site design characteristics such as increased pedestrian connections, enhanced landscaping, tree preservation, or public art.

*Petitioner's response: "because the reduction in bufferyard still allows room for street plantings and pedestrian access across the frontage of the development for connectivity."*

**Staff concurs with the petitioner's response..**

**Staff recommends approval of this waiver request.**

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#### **WAIVER "C"**

Waiver: A waiver of development standards of UDO Table 6.1 to provide for a row of 18-foot deep off-street parking spaces (minimum 20-foot parking space depth required).

Applicant must demonstrate compliance with the following:

1. The proposal does not create conditions detrimental to the public health, safety, and welfare:

*Petitioner's response: "because this reduction still allows for the average car size to fit within the stall."*

**Staff concurs with the petitioner's response. A 10' x 18' parking space with a 24' two-way drive aisle will provide adequate maneuvering for drivers visiting an office development that typically has lower parking lot turnover than many other retail commercial uses.**

2. The proposal is harmonious with the purpose and intent of the zoning district in which the project is located:

*Petitioner's response: "because the reduced length in parking stall along the eastern façade matches or exceeds those*



*parking stalls within developments previously constructed within the corridor.”*

Staff believes this finding would be met. The requested deviation is minor, and the length of the spaces in conjunction with the 24’ wide drive aisle will meet the purpose and intent of the zoning district.

3. The proposal enhances the overall Development Plan, the abutting streetscapes and neighborhoods, and surrounding area:

*Petitioner’s response: “because the reduced stall length does not contrast from the typical developments within this corridor of Park Place that have been previously constructed under archived ordinances.”*

The requested two-foot reduction in parking space length allows for additional depth of the front buffer yard, which improves the abutting streetscape. Therefore, staff believes this finding would be met.

4. The proposal does not produce a site design that is impractical or detracts from the appearance of the proposed development and the surrounding area:

*Petitioner’s response: “because the reduction in parking stalls still allows room for the average car on the streets within the development corridor.”*

Staff believes that this finding would be met, because this minor deviation from the standard does not create an impractical site design and because the appearance of the development would be more attractive.

5. The proposal provides improved site design characteristics such as increased pedestrian connections, enhanced landscaping, tree preservation, or public art.

*Petitioner’s response: “because the reduction in parking stalls still allows room for the average car on the streets within the development corridor.”*

Staff believes this finding would be met because this minor deviation from the standard allows for more area for landscape area to be included in the site design.

**Staff recommends approval of this waiver request.**

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#### WAIVER “D”

Waiver: A waiver of development standards of UDO 6.5(A) to provide for no foundation planting area adjacent to the west façade and a reduced width of foundation planting area along portions of the east façade (minimum 5-foot wide planting area required around the building except at loading areas and doorways);

Applicant must demonstrate compliance with the following:

1. The proposal does not create conditions detrimental to the public health, safety, and welfare:

*Petitioner’s response: “because this reduction still allows for the area to be planted as required and plantings to be located elsewhere on-site where they can be planted.”*

**Staff concurs with the petitioner’s response.**

2. The proposal is harmonious with the purpose and intent of the zoning district in which the project is located:

*Petitioner’s response: “because the reduced landscape strip along the eastern façade matches or exceeds those foundation planting areas within developments previously constructed within the corridor.”*

**Staff concurs with the petitioner’s response. The limited depth of the site, along with the requirement to construct an extension of Beechwood Centre Road, present challenges in meeting all development standards. However, the overall proposal would be harmonious with the purpose and intent of the zoning district.**

3. The proposal enhances the overall Development Plan, the abutting streetscapes and neighborhoods, and surrounding area:

*Petitioner’s response: “because the reduced landscape strips still allow for foundation plantings for screening, the intent of the UDO and landscape to be planted elsewhere on the site.”*

**Staff believes the overall proposal would enhance the neighborhoods and surrounding area.**

4. The proposal does not produce a site design that is impractical or detracts from the appearance of the proposed development and the surrounding area:



*Petitioner's response: "because the reduction in landscape strip still allows room for foundation plantings to screen the building as intended and plantings to be located in areas where the quantities can be provided."*

Staff believes the reduced areas of foundation plantings would not detract significantly from the appearance of the proposed development, and the overall proposal would improve the appearance of the surrounding area.

5. The proposal provides improved site design characteristics such as increased pedestrian connections, enhanced landscaping, tree preservation, or public art.

*Petitioner's response: "because the reduction in landscape strip still allows room for foundation plantings to screen the building as intended and plantings to be located in areas where the quantities can be provided."*

Staff concurs with the petitioner's response. A waiver to reduce the foundation plantings areas allows for a public sidewalk and landscaping to be provided along the site's frontage. Given the practical difficulties present in developing this site and the need to balance the areas available to provide landscaping, staff believes the proposal adequately provides for the necessary pedestrian connections and landscaping.

**Staff recommends approval of this waiver request.**

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#### **WAIVER "E"**

Waiver: A waiver of design standards of UDO 7.21(E) to provide for a full-access driveway onto Park Place Boulevard offset from two existing driveways on the opposite side of the street (minimum 150-foot separation required).

Applicant must demonstrate compliance with the following:

1. The proposed alternative will not be detrimental to the public health, safety, or general welfare, or be injurious to adjacent or nearby property because:

*Petitioner's response: "this location of the driveway allows for access to the roadway with no visual interference to the other drive locations."*

Staff concurs with the petitioner's response. The proposed location being generally centered opposite two existing



driveways appears to be the safest option available to provide access along Park Place Boulevard.

2. The proposed alternative will not contradict the intent of the design standards or the purpose of the Subdivision Regulations because:

*Petitioner's response: "the drive location is similar to those within the subdivision and not aligned with others."*

Staff believes that maximizing separation from the Beechwood Centre Road intersection would be consistent with the intent of the standard and the purpose of the Subdivision Regulations.

3. The proposed alternative is due to conditions specific to the property and the proposed development and not applicable generally to other properties because:

*Petitioner's response: "the drive location allows additional access to the development and keeps cars from stacking on Park Place that are traveling west."*

The need for the waiver is caused by the existence of two driveways opposite the site that do not conform to the Town's separation standards, and thus, no compliant location is available that would be properly separated from both those driveways. This is not a condition generally applicable to other properties.

4. The proposed alternative enhances the proposed development and the surrounding area because:

*Petitioner's response: "the drive location is similar to those developments that are constructed along the corridor."*

Staff believes that the proposal represents the safest location to provide access to the site from Park Place Boulevard.

**Staff recommends approval of this waiver request.**

**WAIVER "F"**

Waiver: A waiver of design standards of UDO 2.10(O)(3)(a) to provide for construction of a building without the required recesses or projections along the rear (west) façade.

Applicant must demonstrate compliance with the following:



1. The proposed alternative will not be detrimental to the public health, safety, or general welfare, or be injurious to adjacent or nearby property because:

*Petitioner's response: "by not constructing the building with wall projections at the rear of the building, the building would be the same façade projection along the entire wall so there would be no projections to run or bump into along the length of the wall."*

Staff does not believe that the lack of projections or recesses along the rear façade would be detrimental to the public or injurious to nearby properties because the overall design of the building generally meets the intent and purpose of the architectural standards of the ordinance.

2. The proposed alternative will not contradict the intent of the design standards or the purpose of the Subdivision Regulations because:

*Petitioner's response: "the façade is similar to the rear of other commercial buildings in the local district."*

Staff believes that the proposed waiver is a minor deviation considering that the required articulation is provided on the other three facades and that the rear façade meets the intent of the design standard through use of different materials and colors as well as roofline variation.

3. The proposed alternative is due to conditions specific to the property and the proposed development and not applicable generally to other properties because:

*Petitioner's response: "with the flat façade of the rear wall of the building, it makes access into the rear of these buildings for deliveries easier to maneuver."*

Staff believes that the relatively shallow depth of the lot, combined with the requirement to extend a public street through the site, creates a condition that is challenging to design a commercial development and meet all standards of the ordinance. The unarticulated rear façade allows for a viable building size and landscape yards of a depth similar to nearby properties.

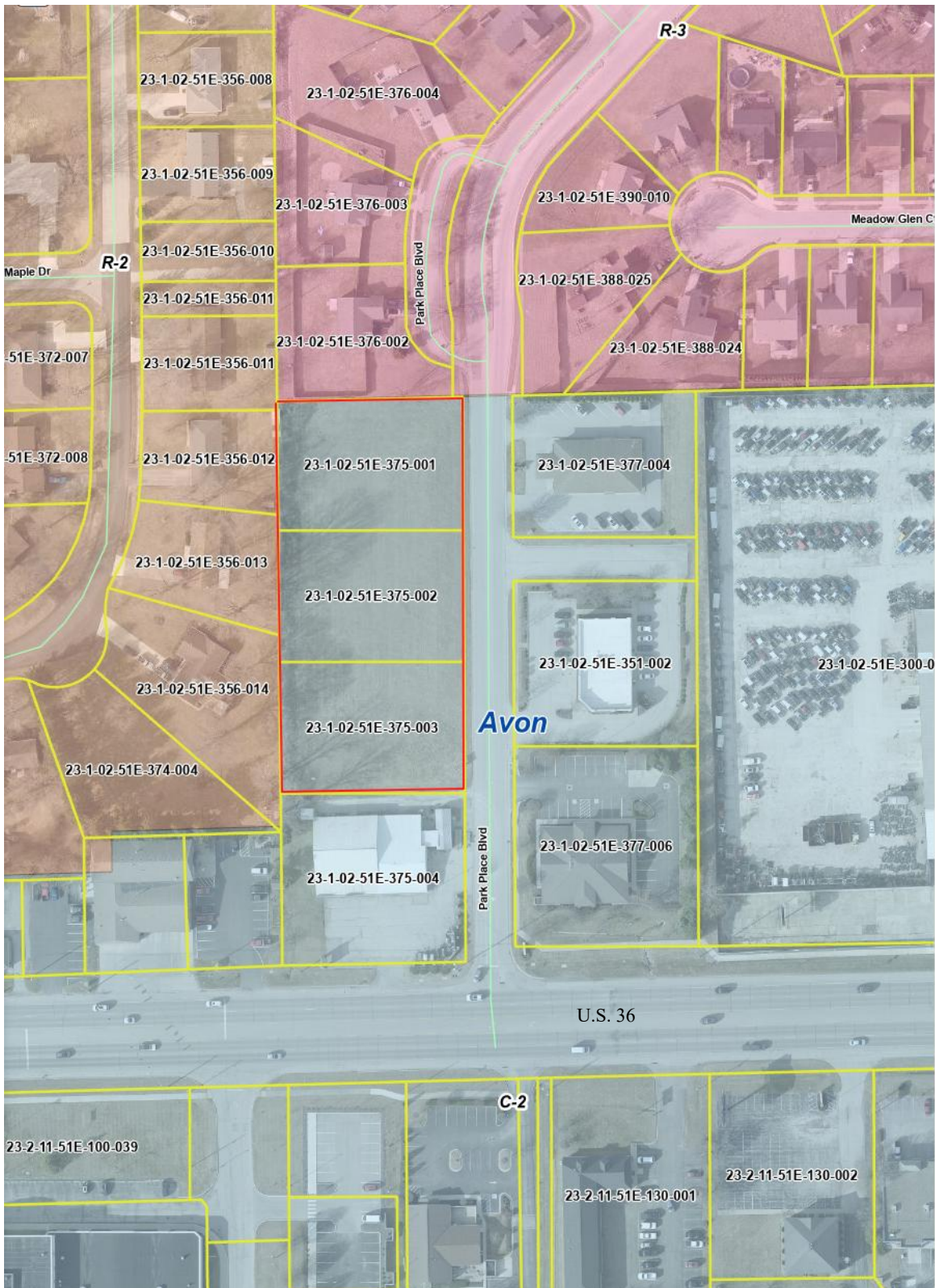
4. The proposed alternative enhances the proposed development and the surrounding area because:



	<p><i>Petitioner's response: "with the rear wall being flat with no projections or recesses does not detract from the overall architectural features of the building that the public will see from Park Place Blvd. and is similar to other commercial buildings in the area."</i></p> <p><b>Staff believes that the overall development proposal generally meets the intent of the architectural standards of the ordinance and would thereby enhance the surrounding area.</b></p> <p><b>Staff recommends approval of this waiver request.</b></p>
<b>I. RECOMMENDATION</b>	<p>If the requested waivers are approved, Staff finds that the overall development plan would be consistent with the standards of the UDO, except as requiring modification per requested Conditions One &amp; Two below, and therefore, <b>staff would recommend approval of petition DPR 25-12: Park Place Crossing, subject to the following conditions:</b></p> <ol style="list-style-type: none"><li>1. Prior to issuance of a building permit, a revised lighting plan shall be submitted for approval of the Administrator.</li><li>2. Prior to issuance of a building permit, a plat combining Lots 6 &amp; 7 and dedicating right-of-way for Beechwood Centre Road (unless a waiver is granted to allow for an easement in lieu of right-of-way) shall be submitted and approved. Said plat shall be recorded prior to issuance of a certificate of occupancy.</li><li>3. Any revised plans must comply with all commitments and conditions noted as part of any approval granted.</li><li>4. A landscape bond is required per Section 6.1(D)(3) of the Unified Development Ordinance. This bond must be provided to the Town of Avon prior to the issuance of a full Certificate of Occupancy for the subject site.</li><li>5. The development shall comply with all relevant portions of Town Code, the necessary approval by Crossroad Engineers on behalf of the Town, and comments by Public Works, the Fire Department, and Crossroad Engineers at the preconstruction meeting.</li></ol>

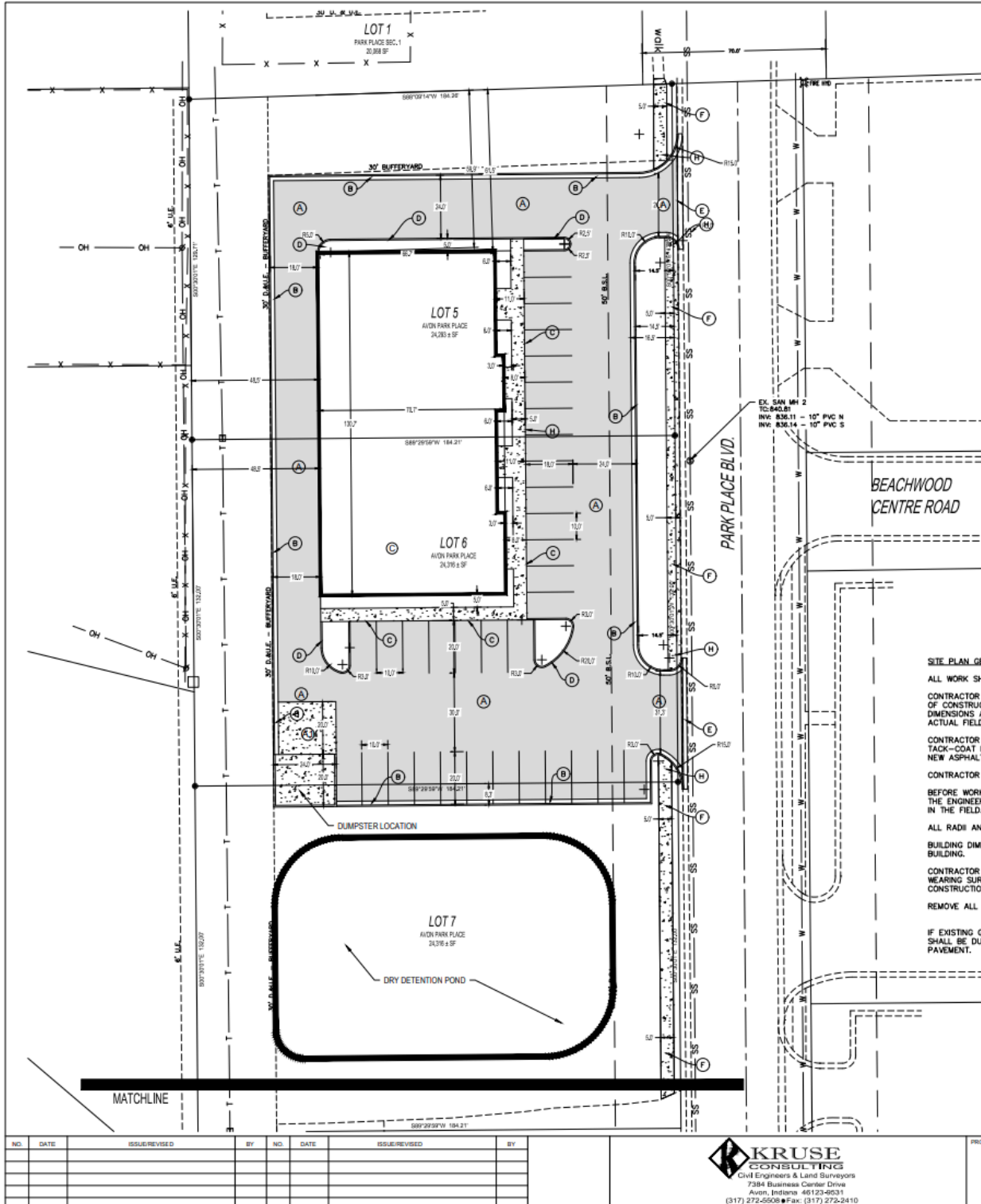


## Exhibit A –Location / Zoning Map



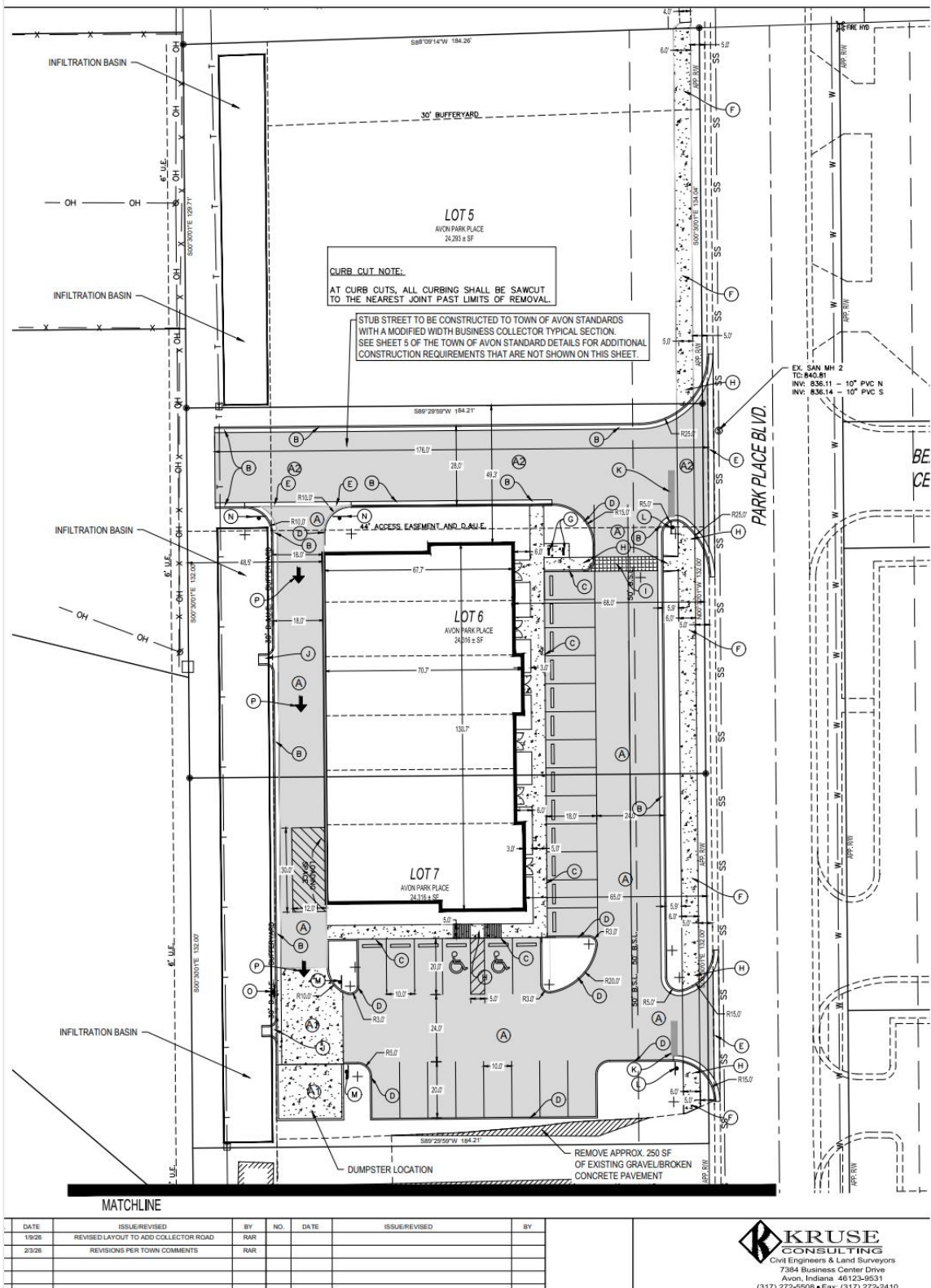


## Exhibit B – Proposed Site Plan



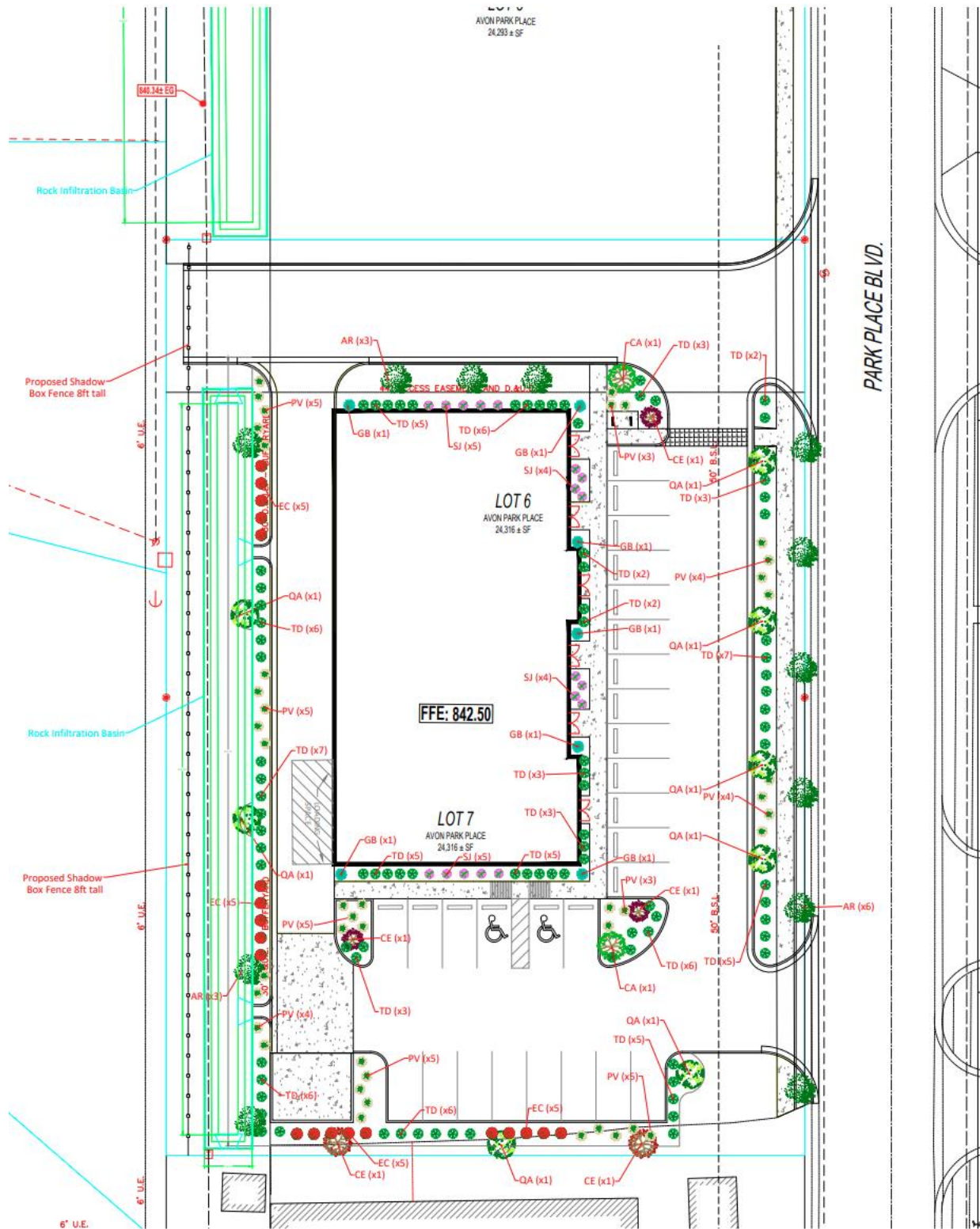


## Exhibit B2 – Revised Site Plan (6-Feb-2026)





# Exhibit B3 – Revised Landscape Plan (6-Feb-2026)





## 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.

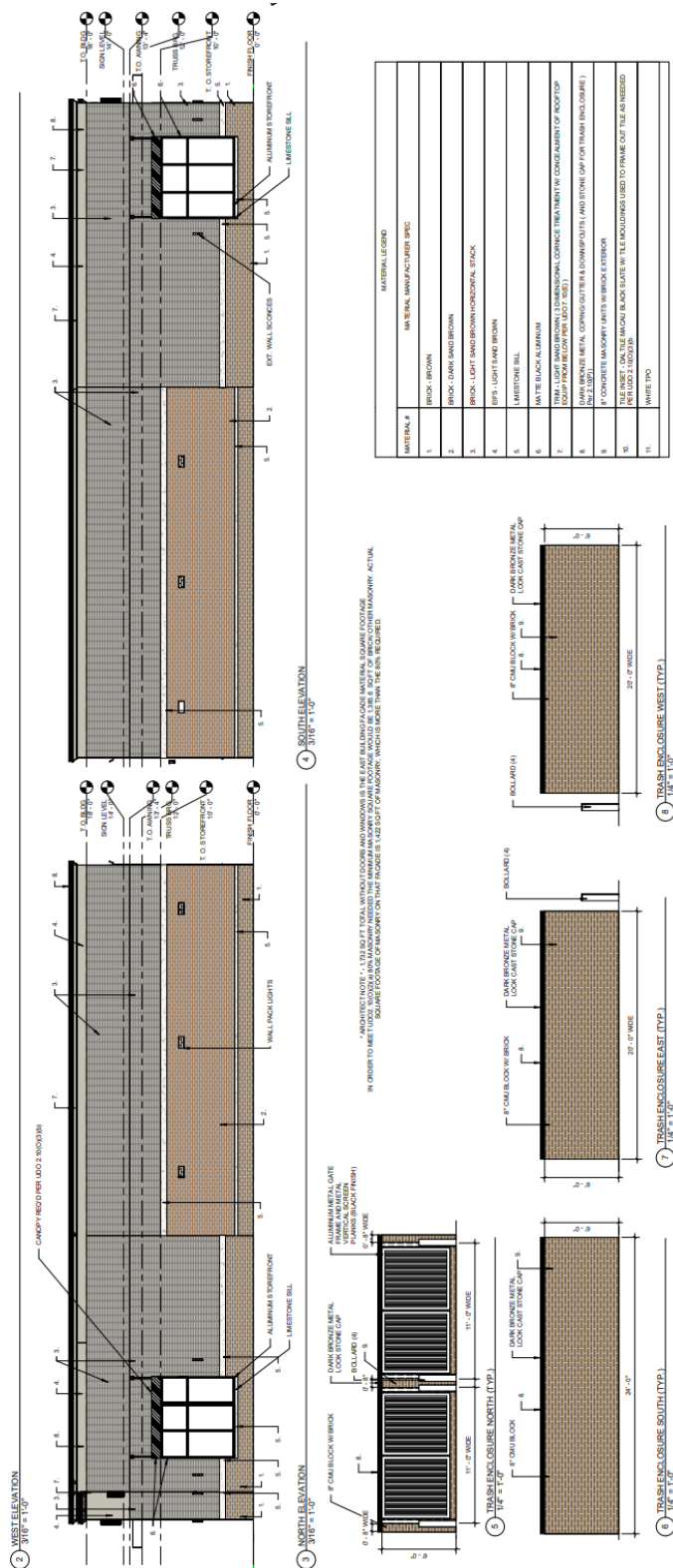
The following items should be submitted:

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 D – Revised Building Elevations (6-Feb-2026) (Sides & Trash Enclosure)





## 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.**