



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (November 12, 2015 Meeting)

Docket No. / Project Title: PUDF-15-12 (Chevrolet of Columbus)
Staff: Melissa Begley

Applicant: Chevrolet of Columbus
Property Size: 4.05 Acres
Current Zoning: PUD (Planned Unit Development)
Location: Lot 3 is located at the west end of the Merchants Mile cul-de-sac, west of Sam's Club.

Background Summary:

Chevrolet of Columbus is requesting to revise a Final PUD Plan for Chevrolet of Lot 3 of Columbus Crossing. The proposal is to allow a freestanding sign that is 225 square feet in size and 47 feet in height and to allow for a 3rd wall sign "Certified Service" on the east façade that is 33.5 square feet in size

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application:

1. Is a sign that is 225 square foot in size and 47 feet in height appropriate at this location?
2. Is the additional wall sign that is 33.5 square feet in size appropriate at this location?

Staff Recommendation:

Approval of the additional wall sign; it is consistent with the intent of the Columbus Crossing PUD.
Denial of the freestanding sign; the proposed sign is not consistent with the intent of the Columbus Crossing PUD.

Current Property Information:	
Land Use:	Car dealership (under construction)
Site Features:	Commercial building, parking lot and landscaping (under construction)
Flood Hazards:	The site is located within the 100 year and 500 year floodplain
Vehicle Access:	Merchants Mile (Local, Commercial, Suburban)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	PUD (Planned Unit Development)	Undeveloped lot
South:	PUD (Planned Unit Development)	Storm water pond
East:	PUD (Planned Unit Development)	Sam's Club
West:	N/A	Interstate I-65

History of this Location:

The relevant history of this property includes the following: A final PUD plan for a 21,862 square foot car dealership was approved in February 11, 2015 (PUDF-15-02).

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as commercial.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

- **POLICY A-2-16:** Promote simple, objective design standards (not an architectural review committee) for commercial, industrial, and institutional development. *Because the appearance of the community is important, the City needs to promote design standards that will lead to attractive development. These standards might include such things as variations in roof lines or building facades, requirements for windows, or standards for the placement of buildings on their lots.*
- **POLICY E-2-1:** Encourage development of these corridors in a manner that is visually appealing. *Highway corridors greatly impact the appearance of a community. Because community appearance is important to local residents, the city should encourage these corridors to be developed in a manner that enhances community appearance. Elements to be considered include landscaping, screening or outdoor storage and display, appearance of buildings, design of parking areas, and others.*
- **POLICY E-2-3:** Establish objective design standards (not an architectural review committee), to encourage development with appropriate landscaping, parking, setbacks, visually appealing buildings, and attractive and effective signage. *Design standards could include such things as requirements for variations in building facades, roof lines, materials, colors, and limitations on outside storage.*

This property is located in the Western Gateway character area. The following Planning Principle(s) apply to this application: In order to reflect the importance of this area as the city's primary entry, design standards should be adopted for layout, buildings, landscaping, signs, and lighting.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The applicant is requesting a freestanding sign that is 47 feet tall and 225 square feet in size to be located on the western portion of the lot. The applicants have indicated the sign is to provide visibility from I-65. The applicant is also requesting a 3rd wall sign on the east façade that is 33.5 square feet in size.
2. The Columbus Crossing Preliminary PUD sign standards were recently amended on September 13, 2015 (PUD-15-09) as follows:
 - All permanent signs on each lot shall be subject to the review and approval of the Plan Commission as part of the Final PUD Plan for that lot. Approval for permanent signs

businesses or other occupants that are not specifically known at the time of Final PUD Plan review (such as shopping center tenants, etc.) may be approved by the Plan Commission in the form of maximum areas, design stipulations, etc. noted in writing on the Final PUD Plan document.

- Signs shall be generally consistent with the CR (Commercial: Regional Center) Zoning District (or any similarly intended zoning district as may be adopted in the future). The Plan Commission shall not be bound exclusively to the CR zoning district standards and may further limit and/or permit signs.
 - All permanent signs shall be designed with appearance in mind and shall be consistent and compatible with the overall design characteristics of the structure(s) on each lot. Permanent freestanding signs shall make use of supports and other design elements that are consistent and compatible with those used on the structure(s) on the same lot on which they are located.
 - Two multi-tenant-capable pylon signs shall be permitted. One located in the vicinity of the Merchants Mile cul-de-sac with a maximum height of 70. The other shall be located at the intersection of State Road 46 and Carr Hill Road and shall have a maximum height of 40 feet. Each sign shall have a maximum area of 400 square feet (including a development identification element of 170 square feet and initially no more than 4 tenant signs totaling 230 square feet).
 - Additional tenant signs may be added to either or both development entry signs upon approval by the Plan Commission, either as a specific Final PUD Plan for changes to the signs themselves, or as part of a Final PUD Plan for a lot or lot(s) for which signage on the development entry sign(s) is also sought. No lot that is represented on either or both development entry signs shall also have a freestanding sign located on that lot, unless the Plan Commission deems that freestanding sign essential for safe wayfinding and traffic circulation. Where a freestanding sign on a lot in addition to representation on the development entry sign is deemed necessary its size and height shall be minimized to the extent possible.'
3. The table below details the freestanding sign requested by the applicant compared to the standards provided by the PUD. The sign that is proposed is much larger than what would be considered a freestanding sign, but does not conform with the standards of an interstate oriented sign. It is shorter than an interstate oriented sign but is larger in area than an interstate oriented sign.

Sign Type	Chevrolet of Columbus	Preliminary PUD Guidance (CR Zoning District Standard)
Freestanding sign	Area: 225 square feet Height: 47 feet	Maximum Area: 150 square feet Maximum Height: 25 feet.
Interstate Oriented Signs:		Maximum Area: 200 square feet Maximum Height: 90 feet.

4. There are two multi-tenant pylon signs in the PUD. One is located on the Chevrolet of Columbus property and is 70 feet in height. The other is located at the intersection of State Road 46 and Carr Hill Road and is a total of 40 feet in height. Each sign has a maximum sign area of 400 square feet (including a development identification element of 170 square feet and allows no more than 4 tenant signs totaling 230 square feet). The recent changes that were made to the Preliminary PUD sign standards permits one additional tenant panel that was previously permitted. Chevrolet of Columbus would have the ability to add a tenant panel to this multi-tenant pylon sign.

5. The Chevrolet of Columbus property is located at the farthest west end of the Columbus Crossing PUD and at the end of Merchants Mile directly adjacent to I-65. Within the PUD it is the only lot that directly abuts the travel lanes of I-65.
6. There is an area of existing trees within the I-65 right-of-way, beginning at the northern half of the subject property and continues along the interstate off-ramp. The applicant has indicated these trees block the visibility of the property and therefore is the reason for the request for a freestanding sign that can be seen above the tree line. The applicants have indicated they have attempted to contact INDOT to explore the idea of removing a portion of the trees in the right-of-way to provide better visibility to the site.
7. The subject property received approval for several signs with their initial submittal (PUDF-15-02). They were approved for 2 wall signs for a total of 110.21 square feet and one directional wall sign of 5.21 square feet on the east façade. They were approved for 1 wall sign on the west façade that was 105 square feet in size. They also received approval for a freestanding sign located near Merchants Mile that was 20.43 square feet in size and 6 feet in height. This sign package complied with the sign standards that were present at the time. With the modification of the Columbus Crossing PUD sign standards, an additional wall sign is permitted per street frontage. They would like to change the previously approved directional sign (5.21 square feet) on the east façade to a larger wall sign that is 33.5 square feet in size.
8. The proposed freestanding sign would be located in an existing parking lot island on the property. The landscape plan will need to be revised to relocate the required plant material that was displaced to allow for the sign.

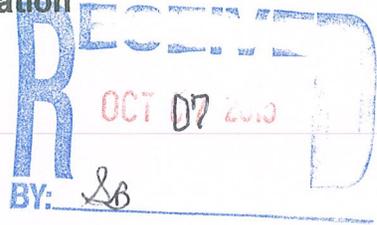
Decision Criteria:

When considering a request for *final PUD* approval the Plan Commission and legislative body shall pay reasonable regard to the following, consistent with IC 36-7-4-603 and IC 36-7-4-1509(d):

1. The extent to which the proposal is consistent with the approved Preliminary Plan;
2. The extent to which the proposal fulfills the requirements and intent of Article 5 of the Zoning Ordinance;
3. The Comprehensive Plan and any other applicable, adopted planning studies or reports;
4. The current conditions and the character of current structures and uses in each zoning district;
5. The most desirable use of which the land in each district is adapted;
6. The conservation of collective property values throughout the legislative body's jurisdiction as a whole; and
7. Responsible growth and development.

Plan Commission Options: In reviewing a request for a *final PUD* the Plan Commission may (1) approve the request, (2) deny the request, or (3) continue the review to the next Plan Commission meeting. The Plan Commission may request modifications to the proposed detail PUD.

**Columbus – Bartholomew County Planning Department
Planning Unit Development (PUD) Application**



Planning Department Use Only:

Jurisdiction: Columbus Bartholomew County Joint District
Docket No.: PUDF-15-12

Planned Unit Development (PUD) Application:

Application Type Preliminary PUD Plan Final PUD Plan & Rezoning
 Minor Modification Major Modification (a Preliminary or Final PUD Revision)

PUD Title: Columbus Crossing

Applicant Information (the person or entity that will own and/or execute what is proposed):

Name Chevrolet of Columbus, Inc.
Address 3560 N. National Rd. Columbus, IN 47201
(number) (street) (city) (state) (zip)
Phone No.: 812-375-2900 Fax No.: 812-375-1697 E-mail Address: leo@chevofcolumbus.com

Property Owner Information (the "owner" does not include tenants or contract buyers):

Name: Chevrolet of Columbus, Inc.
Address 3560 N. National Rd. Columbus IN 47201
(number) (street) (city) (state) (zip)
Phone No.: (812) 375-2900 Fax No.: (812) 375-1697 E-mail Address: leo@chevofcolumbus.com

Property Information:

Property Size: 4.05 acres *or* _____ square feet
Address Address not yet assigned
(number) (street) (city) (state) (zip)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, etc):

Lot 3, Columbus Crossing Resub of Lots 5A, 5B, 6A, 7A & Block BC, located south and west of the cul-de-sac on the west end of Merchants Mile, being also just east of Interstate 65 and approximately 1,000 feet south of State Road 46.

- A legal description is attached.
(a legal description is required for the processing of all *Final PUD Plan* requests).
- The PUD document is attached.
(refer to Columbus & Bartholomew County Zoning Ordinance Section 5.3(B) for Preliminary PUD Plan requirements and Section 5.4(B) for Final PUD Plan & Rezoning Requirements)

Notification Information (list the person to whom all correspondence regarding this application should be directed):

Name: Barbara Derbis, AIA, NCARB, LEED AP

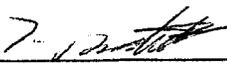
Address Nudell Architects 31690 W. Twelve Mile Rd. Farmington Hills, MI 48334
(number) (street) (city) (state) (zip)

Phone No.: 248-324-8800 Fax No.: 248-324-0661 E-mail Address: bderbis@ihn.com

How would you prefer to receive information (please check one): Email Phone Fax Mail

Applicant's Signature:

The information included in and with this application is completely true and correct to the best of my knowledge and belief.


(Applicant's Signature)

10/7/15
(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers):

I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.


(Owner's Signature)

10/7/15
(Date)

(Owner's Signature)

(Date)

