



To: City of Noblesville Planning Department
From: Brian Smallwood, PE
Date: June 27, 2024
Subject: Meijer #682 Noblesville – Lot 13 – Waivers Request

Meijer is proposing to develop the additional outlots at the 682 Noblesville Grocery Store site near the intersection of Little Chicago Road and Westfield Road (SR 32). As part of that development, Meijer is proposing an amendment to the PUD ordinance to allow more than one drive-through restaurant within the development. Woolpert has identified unique site characteristics for the proposed development that justify relief from additional sections of the UDO. Following is a summary of that review:

- 1. 8.H.8.M SR 32 Overlay Roadside Corridor Requirement
a. Requirement:
i. (4) The Roadside Corridor shall be a minimum width of 30 feet parallel and immediately abutting the SR 32 right-of-way line with construction of a meandering trail, minimum 10 feet wide.
b. Waiver Request:
i. Reduce the required minimum width of the Roadside Corridor to 15 feet parallel and immediately abutting the SR 32 right-of-way line and waive the requirement to construct a meandering trail.
c. Waiver Justification:
i. At the time of application, INDOT has not responded to requests for information regarding the right-of-way dedication they will be requiring from property owners along SR 32. In addition, they have not provided plans for the proposed SR 32 improvements. It is assumed that INDOT will be requiring dedication of a significant width of right-of-way for the improvements and that it will result in a significant reduction in the amount of space available for the required Roadside Corridor construction. The requested reduction in width is consistent with the amount of right-of-way that INDOT is expected to require to be dedicated. Because of the unknown nature of their planned construction, we are proposing that the new trail not be installed at this time. Pedestrian connection will be provided from the subject lot to connect to the future trail.
ii. The number of required tree plantings is provided within the reduced Roadside Corridor. No reduction in plantings is requested.
2. Table 10.0.4.A Off-Street Parking Dimensions
a. Requirement:
i. Required off-street parking stall dimensions for 90-degree parking spaces is 9 feet by 20 feet.
b. Waiver Request:
i. Reduce the required off-street parking stall dimensions for 90-degree parking spaces to 9 feet by 18 feet.
c. Waiver Justification:
i. Lot 13 is designed to provide continuity and connectivity with Lot 12 of the overall development. Reducing the off-street parking stall dimensions to match what is being requested for Lot 12 due to site constraints allows for the connectivity between the two lots.

3. 10 10.4.C.2 Driveways

- a. Requirement:
 - i. (c) No single non-residential driveway shall exceed a width of 30 feet at the right-of-way line.
- b. Waiver Request:
 - i. (c) Increase the maximum width of a commercial driveway at the right-of-way line to 40'.
- c. Waiver Justification:
 - i. Lot 13 is part of a previously permitted and platted PUD subdivision. The access driveway apron was constructed as part of the construction of the internal roadway system including Promenade Shops Boulevard. The proposed lot development intends to utilize the existing driveway apron for the site's access to the right-of-way without altering the location, width, or alignment of the existing curb cut. The drive entrance onto Promenade of Noblesville Parkway is approximately 40 feet wide at the ROW line. These existing features constitute a unique physical condition for this lot that existed when the original roadway system was constructed and was not self-created by the applicant.

4. 12.5.D.2 Perimeter Parking Lot Landscaping

- a. Requirement:
 - i. Minimum required perimeter parking lot landscaping width for parking lots adjacent to or abutting a public or private street, or within a front yard, is 20 feet.
- b. Waiver Request:
 - i. Reduce the minimum required perimeter landscape width along private streets and within a front yard to 15 feet.
- c. Waiver Justification:
 - i. At the time of application, INDOT has not responded to requests for information regarding the right-of-way dedication they will be requiring from property owners along SR 32. In addition, they have not provided plans for the proposed SR 32 improvements. It is assumed that INDOT will be requiring dedication of a significant width of right-of-way for the improvements and that it will result in a significant reduction in the amount of space available for the required Roadside Corridor construction. The requested reduction in width is consistent with the amount of right-of-way that INDOT is expected to require to be dedicated.
 - ii. The number of required tree plantings is provided within the reduced Roadside Corridor. No reduction in plantings is requested.

5. 12.6 Building Base Landscaping

- a. Requirement:
 - i. The entire base of each commercial building shall be surrounded by a landscape strip 10 feet wide.
 - ii. These landscape strips may be broken by pedestrian access ways for no more than 10% of the total area of the required landscape strip.
 - iii. Understory trees are required as part of the building base landscaping requirements.
- b. Waiver Request:
 - i. Reduce the minimum required width of building base landscaping to 2 feet wide.
 - ii. Allow more than 10% of the total landscape strip to be paved with pedestrian access ways.
 - iii. Allow for the required understory trees to be located in other locations on the site.
- c. Waiver Justification:
 - i. The existing lot has some unique site constraints related to the SR 32 right-of-way and utility easements across the frontage of the site that restrict the developable area of the lot. To provide the required 10-foot wide building base landscaping and sidewalk along the building, the site would be unable to comply with required setbacks and additional parking spaces would be eliminated. In lieu of the 10-foot wide landscaping strip, the development proposes to provide a 5-foot wide planting strip along the base of the building on the west and east sides of the building where they will not interfere with storefront access or ADA routes.
 - ii. The proposed building entrances need to remain accessible to the ADA parking spaces and pedestrian sidewalks. As an alternative to providing building base landscaping directly against the building in these

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areas, it is proposed to provide landscape planting beds at the edge of the entrance sidewalks where possible to give the impression of continuous building landscaping without interfering with access to the tenant spaces or ADA routes around the site.

- iii. Because of the reduced width available for building base landscaping, the required understory trees cannot be planted along the building. The development proposes to plant the number of required understory trees in other locations on the site so that the minimum number of plantings required is met.
- iv. The total number of required tree and shrub plantings is provided on the site. No reduction in plantings is requested.

6. 13.2 Lighting

a. Requirement:

- i. All on-site lighting of buildings, lawns, and parking areas shall be designed so as not to shine or cause glare in excess of 0.5 foot-candle onto any adjacent property.

b. Waiver Request:

- i. Increase the allowable light levels from on-site parking areas to 1 foot-candle onto adjacent property within the overall commercial development.

c. Waiver Justification:

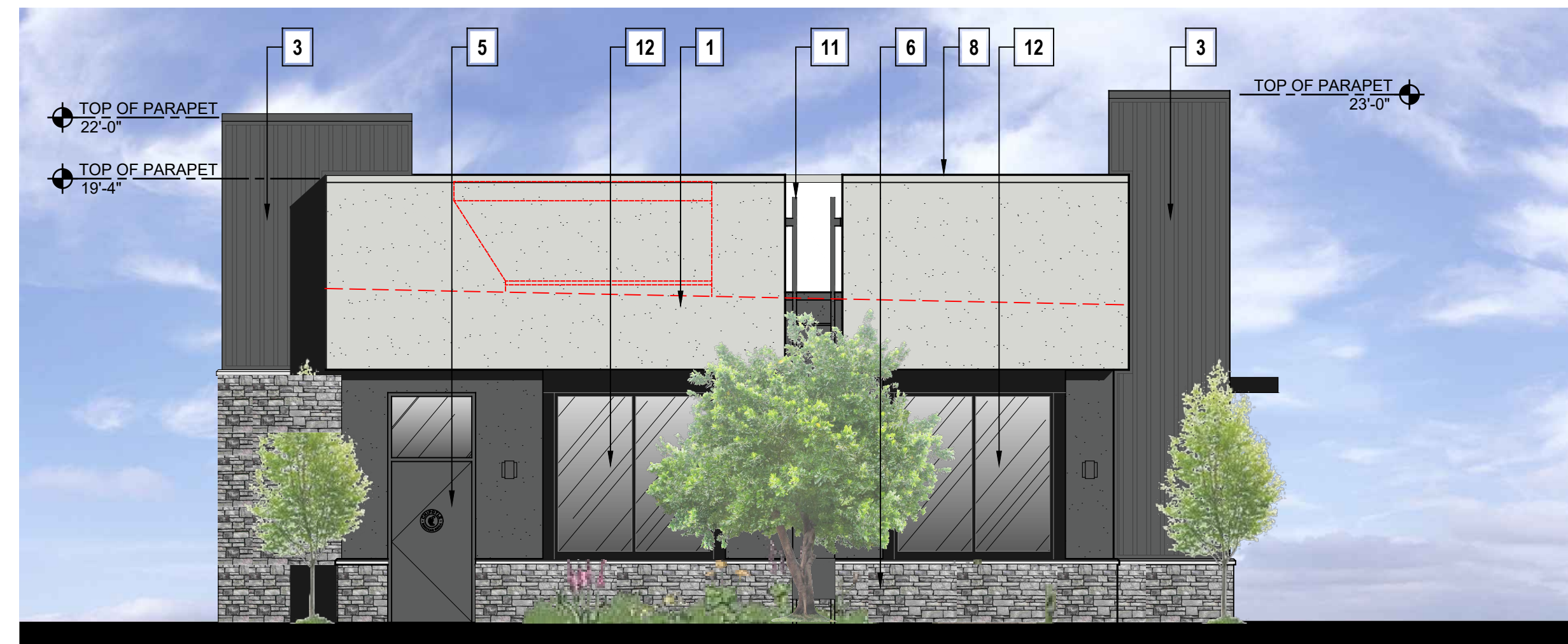
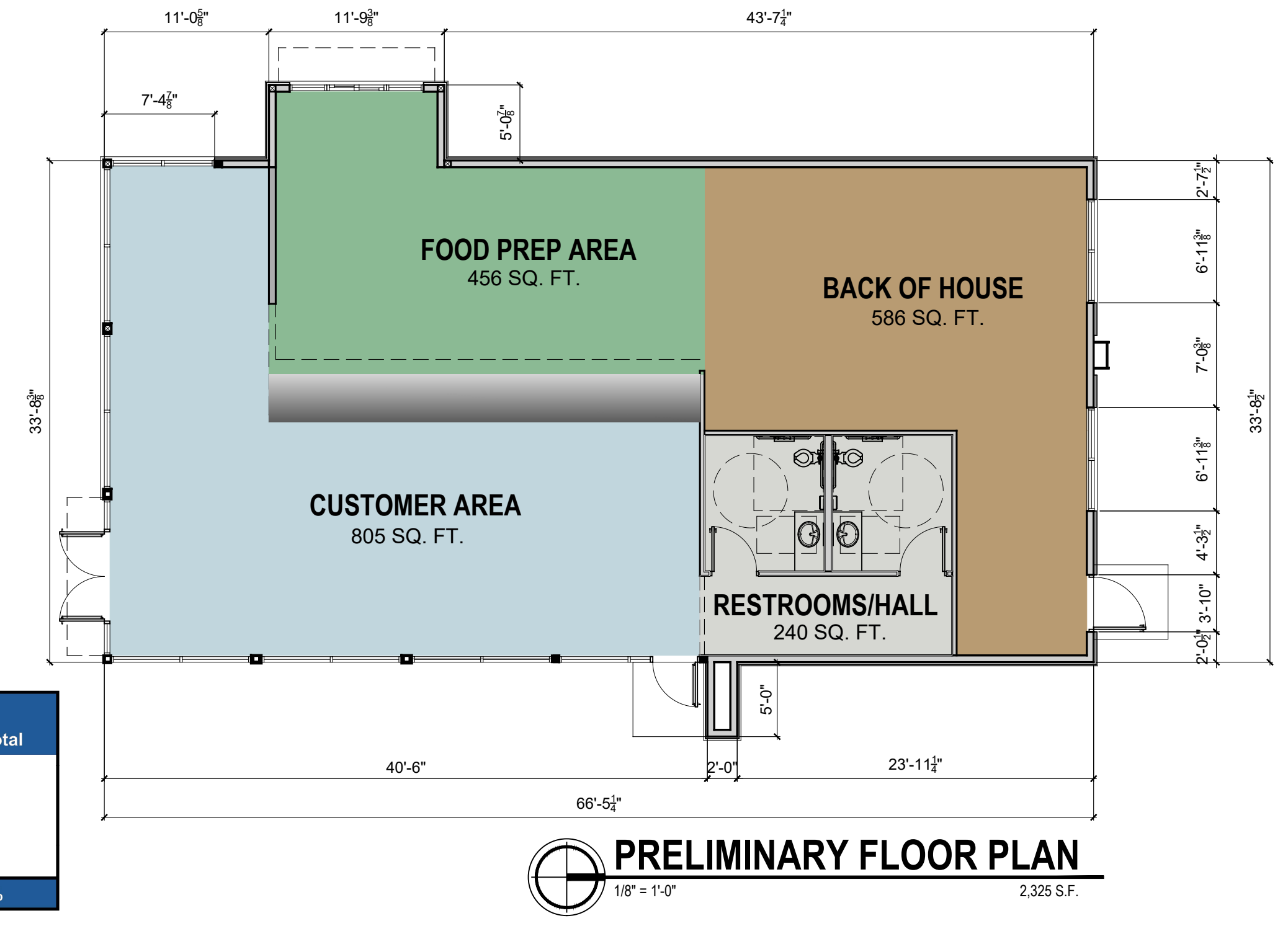
- i. The proposed Lot 13 is adjacent to Lots 12 and 14 of the overall development, all of which are owned and operated by Meijer. Due to the close proximity of the site improvements and commercial nature of the development, it is expected that some light levels will overlap property lines. It is expected that the businesses on both lots will have similar hours of operation and that lighting levels will not negatively impact adjacent properties or their operations.



EXTERIOR FINISHES		
1	EIFS	EXTERIOR INSULATION & FINISH SYSTEM - FINE FINISH COLOR TO MATCH PPG FOG
2	EIFS	EXTERIOR INSULATION & FINISH SYSTEM - FINE FINISH COLOR TO MATCH PPG KNIGHTS ARMOR
3	METAL PANEL	MCBI MASTERLINE 16 COLOR: SLATE GRAY
4	STOREFRONT SYSTEM	CHARCOAL ALUMINUM STOREFRONT SYSTEM W/ CLEAR GLASS
5	SERVICE DOOR	HOLLOW METAL DOOR & FRAME W/ TRANSOM PAINT TO MATCH KNIGHTS ARMOR
6	STONE	PROVIA - TERRA CUT - FROST GROUT: BLACK
7	CANOPY	PREFINISHED METAL CANOPY COLOR TO MATCH STOREFRONT
8	COPING	PREFINISHED METAL COPING COLOR TO MATCH ADJACENT EIFS
9	COPING	PREFINISHED METAL COPING COLOR TO MATCH METAL PANEL
10	PRECAST SILL	COLOR: NATURAL
11	ROOF ACCESS LADDER	PERMANENT STEEL LADDER W/ LOCKING GATE COLOR: PAINT TO MATCH KNIGHTS ARMOR
12	STOREFRONT SYSTEM	ALUMINUM STOREFRONT SYSTEM COLOR: DARK BRONZE W/ SPANDREL GLASS

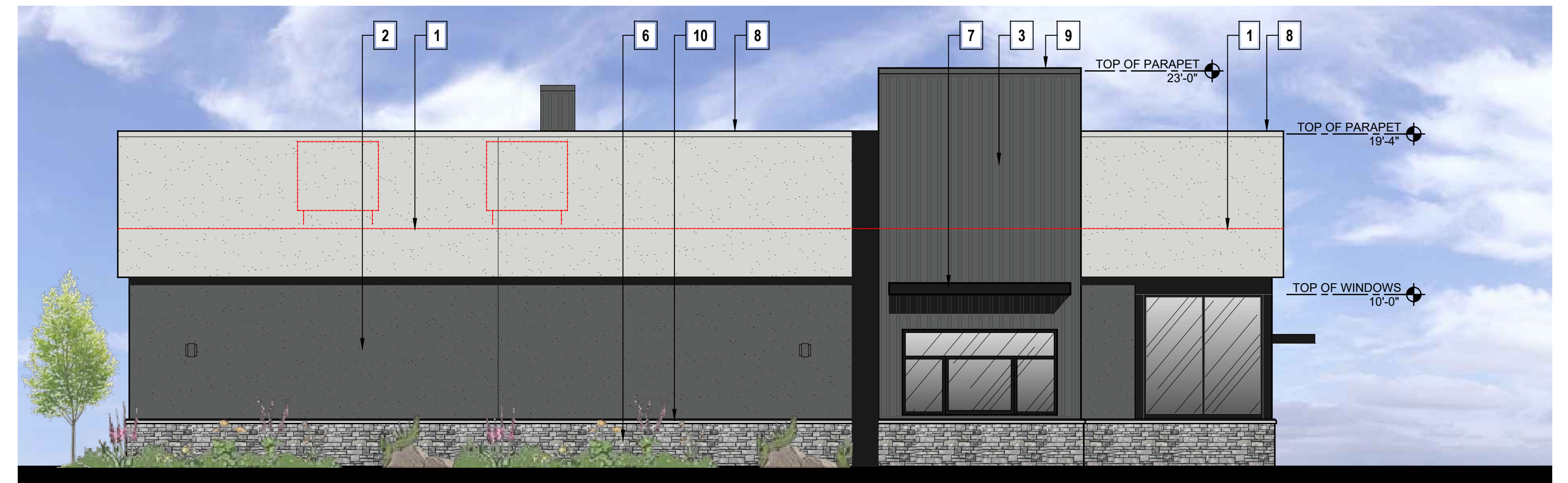
NOBLESVILLE - LOT 13 (D) - CHIPOTLE

Material	East		West		North		South	
	Material Sf.	% of Total	Material Sf.	% of Total	Material Sf.	% of Total	Material Sf.	% of Total
Storefront	404	30%	103	8%	138	15%	276	31%
EIFS	755	56%	862	64%	448	50%	294	33%
Metal	106	8%	209	15%	160	18%	198	22%
Stone	92	7%	183	13%	155	17%	133	15%
Total	1357	100%	1357	100%	901	100%	901	100%



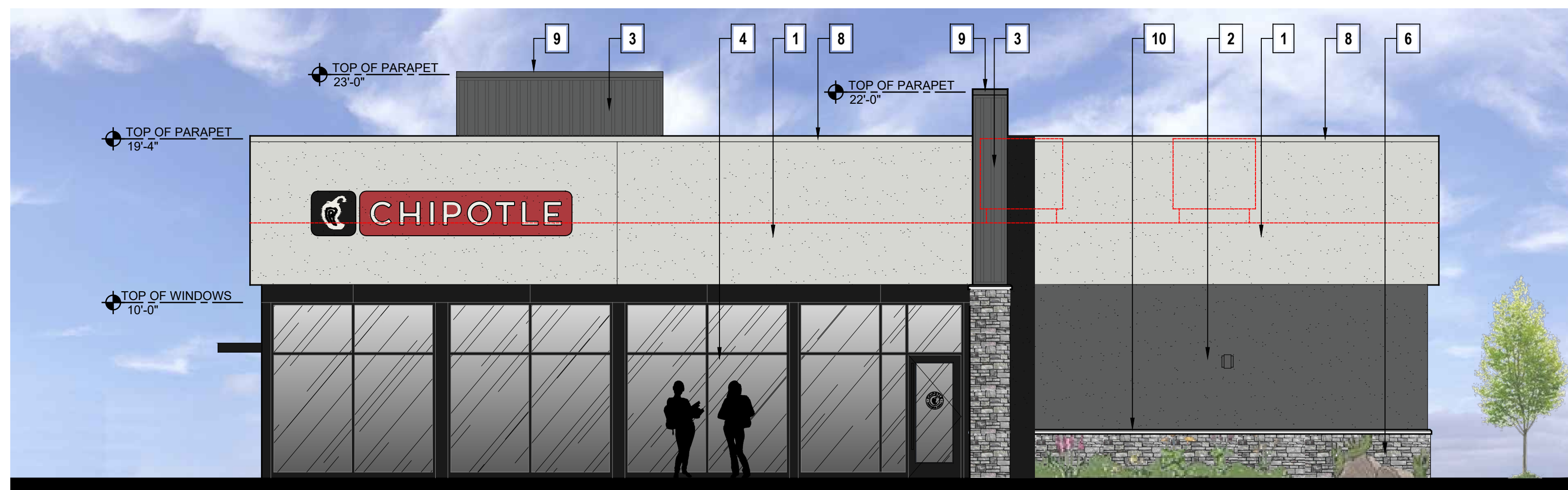
NORTH ELEVATION

3/16" = 1'-0"



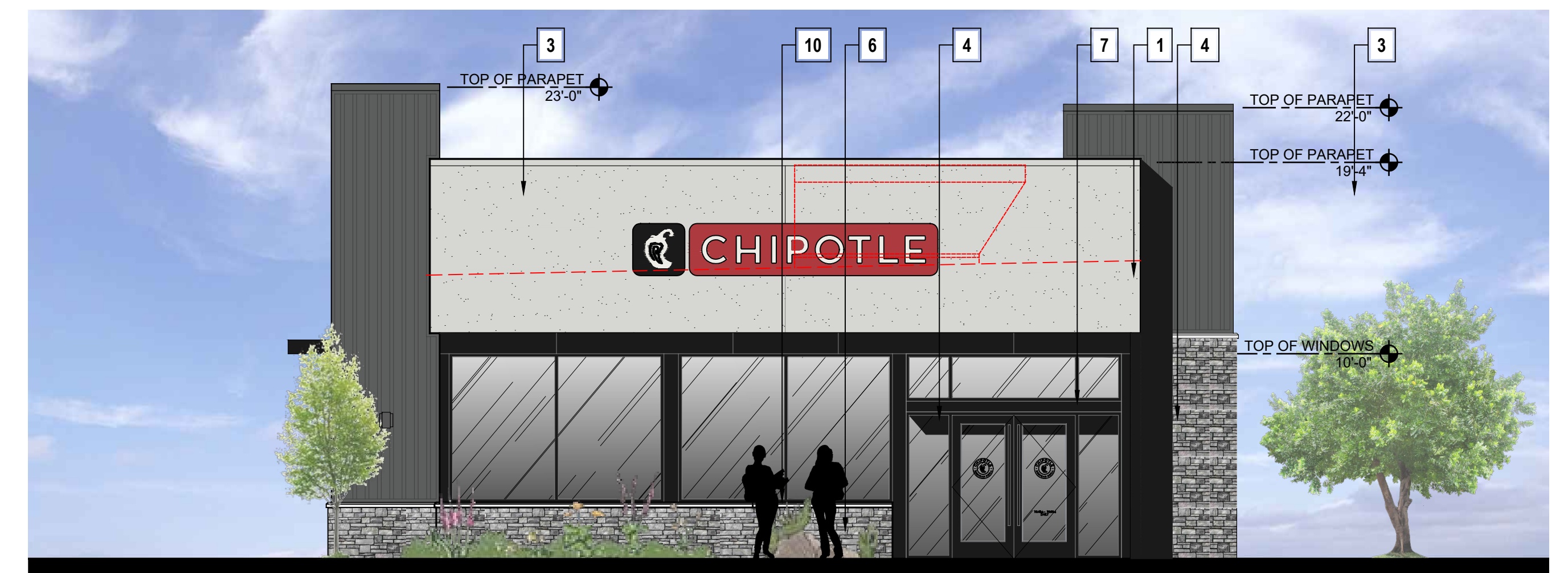
WEST ELEVATION

3/16" = 1'-0"



EAST ELEVATION

3/16" = 1'-0"



SOUTH ELEVATION

3/16" = 1'-0"

FLOOR PLAN, EXTERIOR ELEVATIONS & MATERIALS