

CASE SUMMARY

Site Plan Review

Case: 2025-2228
Danville Community School Corporation, Tracey Shafer, Superintendent
Andrew Bearman, A & Z Engineering

Request: Site Plan Review, Transportation Facility

Location: 1571 West Lincoln Street

Acreage: 10 acres

Zoning: Planned Unit Development (PUD)

Staff Summary:

Zoning:

- This project includes the construction of a new transportation facility that will be replacing their existing one on the north side of Lincoln Street. The zoning of the property allows for a campus type facility with multiple uses related to the function of the school.

Utilities:

- This site will be served by Danville for water service.
- This site will be served by Danville for wastewater service.

Public Streets/Public ROW:

- No new public streets will be created by this addition. Access to the transportation facility will be off of an existing private drive for the Middle School.

Stormwater/Drainage:

- The applicant has responded to the drainage comments from the TAC meeting and the Town's engineer has determined that the project complies with the Town's technical standards for stormwater. His approval letter is attached to this summary.

Off-street Parking:

- The plans propose a parking facility to accommodate employee parking. The off-street parking plan meets the requirements of the ordinance.

Landscaping:

- The landscaping plan has been revised addressing comments during the TAC meeting. One of the comments was to provide landscape materials along the east and south side of the parking lot to meet ordinance requirements for parking

lot perimeter landscaping (Section 4.07.C.8). The plans do not reflect any landscaping along the south parking lot and must be revised.

Lighting:

- The lighting plan submitted shows light poles that exceed the maximum height of 25 feet in some locations. The height of the light poles is 35 feet within the bus parking lot and must be reduced to 25 feet. A photometric plan has been submitted and complies with the maximum foot-candle requirement.

Signage:

- No signage is being proposed other than a monument sign is for directional purposes such as student drop-off and pick-up which does not require a permit. However, the maximum size of the sign is 2-square feet. If the petitioner wants a 4-square foot sign as proposed, a permit and landscaping will be required for a monument sign.

Other Comments:

- Fire hydrant locations must be verified by the Fire Chief at the time of construction.
- Plan and profiles for utilities must be shown on the same sheet.
- Utility contacts, index, vicinity map, location map, local jurisdiction information and a development summary must be provided indicating lot area, building square footage, lot coverage, building height, area of hard surface provided, the number of parking spaces and landscape amounts must be provided on the cover page.

Based on the comments above, staff recommends approval of the site plan review.

Plan Commission Action on Site Plan:

Approve Site Plan
Deny Site Plan
Approve Site Plan with modifications

Date of Hearing: 4-9-25
Plan Commission Action: _____

MAR 06 2024

App. No.: 2025-2228
Fee: \$1600.00
Received By: RT

\$200.00 Stormwater
\$1400.00 P+F SPR

APPLICATION FOR APPROVAL (Check all that apply)

- Plat
- Replat
- Revision
- Amendment
- Minor Plat
- PUD
- SPR
- Rezone
- Exempt Subdivision

* Please fill out the form in its entirety

Name (s) of Owner (s) Danville Community School Corporation (Superintendent - Dr. Tracey Shafer)

Address (s) 200 Warrior Way, Danville, IN 46122

Phone (s) (317) 745-2212 Email (s) tshafer@danville.k12.in.us

Owners' Representative (Subdivider, if any) and /or Registered Engineer or Land Surveyor:

Address (s) A&Z Engineering LLC, 1220 Ruston Pass, Fort Wayne, IN 46825

Phone (s) (260) 485-7077 Email (s) Abearman@az-engineering.net (Andy Bearman)

I (We) do hereby apply for approval of the following described plat of a subdivision in accordance with the Subdivision Control Ordinance. I (We) am (are) the owner (s) of the real estate included in said subdivision.

Name of Subdivision: N/A

Address of Subject Property: 1571 W Lincoln Street, Danville, IN 46122

Generally described as follows:

Area (in acres): 10 acre project on 69.9 acre parcel Number of Lots: 1

Existing Zoning District (if applicable to rezone): N/A

Proposed Zoning District (if applicable to rezone): N/A

Parcel ID#: 32-11-08-400-001.000-003 Current Zoning District: PUD

Feet of new streets to be dedicated to the public: N/A

Feet of sanitary sewers to be dedicated to the public: N/A

Feet of water main to be dedicated to the public: 420'+/-

Feet of storm sewer to be dedicated to the public: N/A

STATE OF INDIANA)

) SS:

HENDRICKS COUNTY)

The undersigned certifies that the above information is true and correct to the best of his (her) knowledge.

Signature of Owner/Applicant (s)
Superintendent of Danville Community School Corporation
Title of Applicant



853 Columbia Road, Suite 101, Plainfield, IN 46168
Phone: (317) 707-3700 | Fax: (317) 707-3800

April 4, 2025

Lesa Ternet, Planner
Town of Danville
49 N. Wayne St.
Danville, IN 46122

RE: Danville Schools Transportation Facility

Dear Ms. Ternet:

I have reviewed the drainage report and the construction plans received March 27, 2025. I do not have any additional comments. I recommend approval in regards to storm water. If you have any additional questions please contact me.

All the best,


Joseph L. Miller, P.E.



AIZ ENGINEERING
 1000 N. W. 10th St.
 Fort Lauderdale, FL 33304
 Phone: (954) 561-1111
 Fax: (954) 561-1112
 www.aiz-engineering.com

BCV
BARTON COE VILAMA
 ARCHITECTS & ENGINEERS

PROJECT:
NEW TRANSPORTATION FACILITY
 DANVILLE COMMUNITY SCHOOL CORPORATION
 DANVILLE, INDIANA

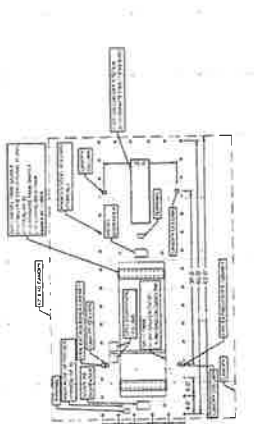
SITE DEVELOPMENT PLAN - ALTERNATE BIDS
 DATE: 08/15/2011
 DRAWN BY: J. B. BERRY

C301A

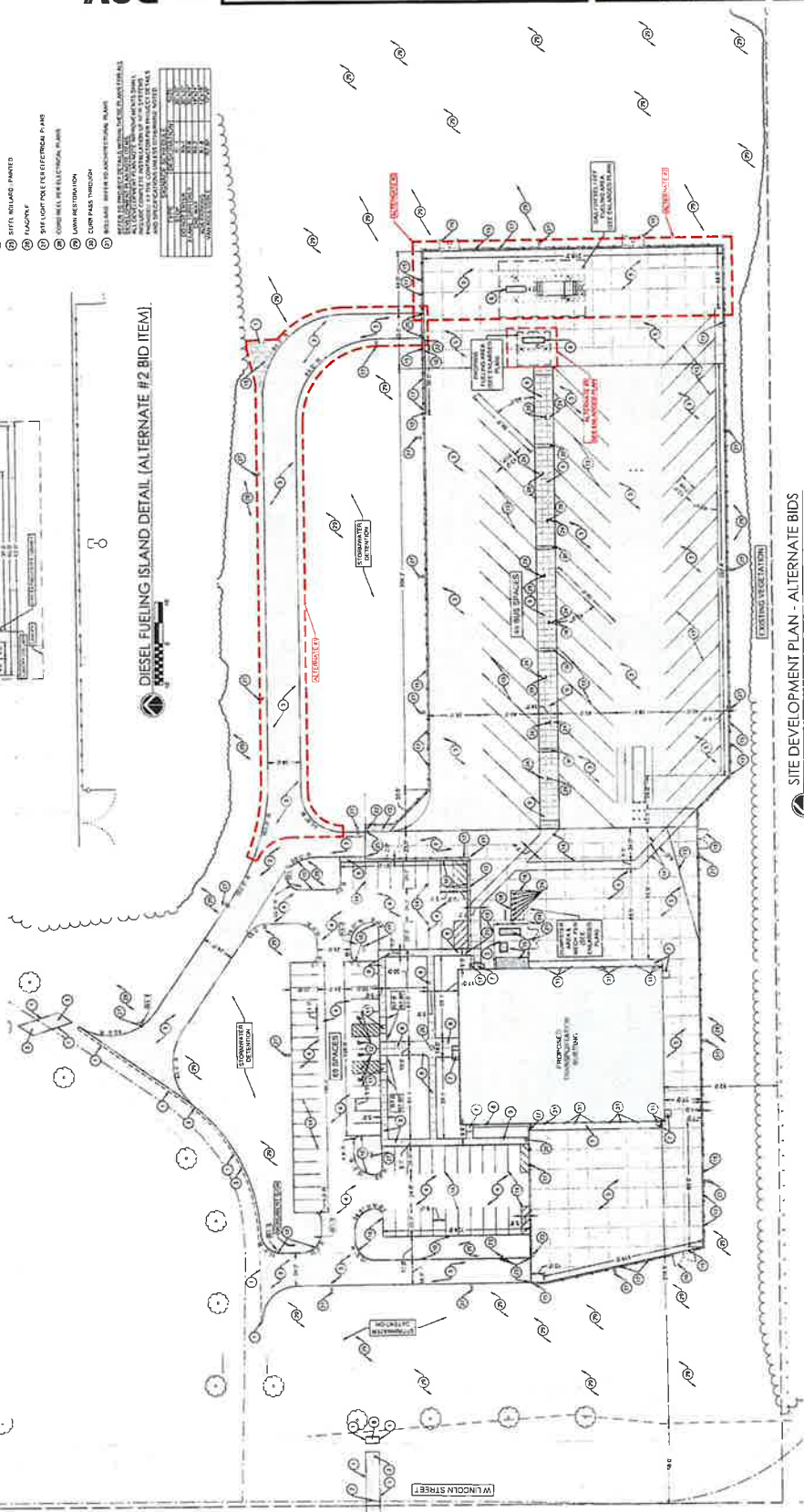
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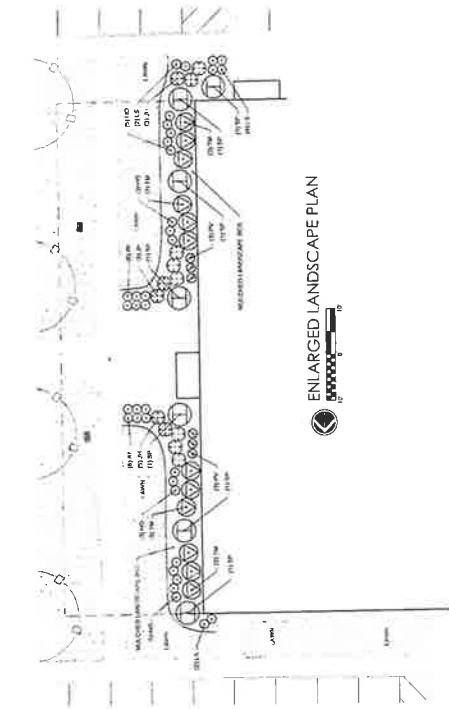


DIESEL FUELING ISLAND DETAIL (ALTERNATE #2 BID ITEM)



SITE DEVELOPMENT PLAN - ALTERNATE BIDS

THIS PLAN SHALL BE USED IN CONJUNCTION WITH THE SCALE DRAWINGS AND SPECIFICATIONS.



PLANT LIST

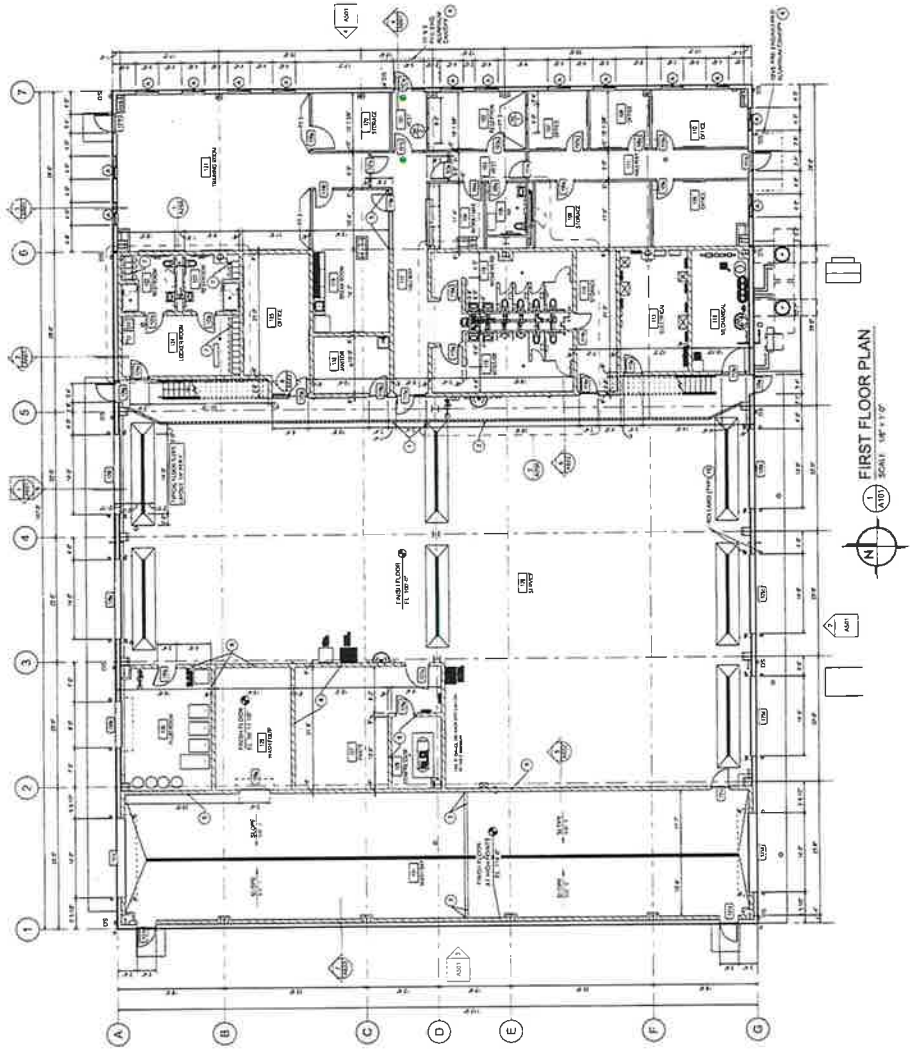
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BCV
BARTON COE VILAMAA
 ARCHITECTS & ENGINEERS

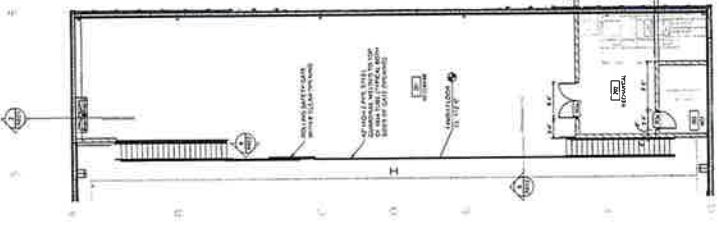
PROJECT:
NEW TRANSPORTATION FACILITY
 DAVENPTE, INDIANA

FLOOR PLANS
 SHEET NO. **A101**
 DATE: 2009



- GENERAL FLOOR PLAN NOTES**
1. STRUCTURAL STEEL CONNECTIONS TO BE PROVIDED BY CONTRACTOR.
 2. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
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- SPECIFIC FLOOR PLAN NOTES**
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MEZZANINE FLOOR PLAN
 SCALE: 1/8\"/>

- GENERAL FLOOR PLAN NOTES**
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2 1/4" deep frame

Qty. 1
Single-sided

48"

→ **STUDENT DROP-OFF / PICK-UP**
→ **VISITOR PARKING / OFFICE**
↑ **RECEIVING DELIVERIES**
↑ **BUSSES**
↑ **EVENT PARKING**

2 3/8" H Arrow centered
in left margin.

GRADE

Poured concrete footer

12"

30"

12"

12"

30

1
2
3
4