



Staff Report BZA23-002-VA

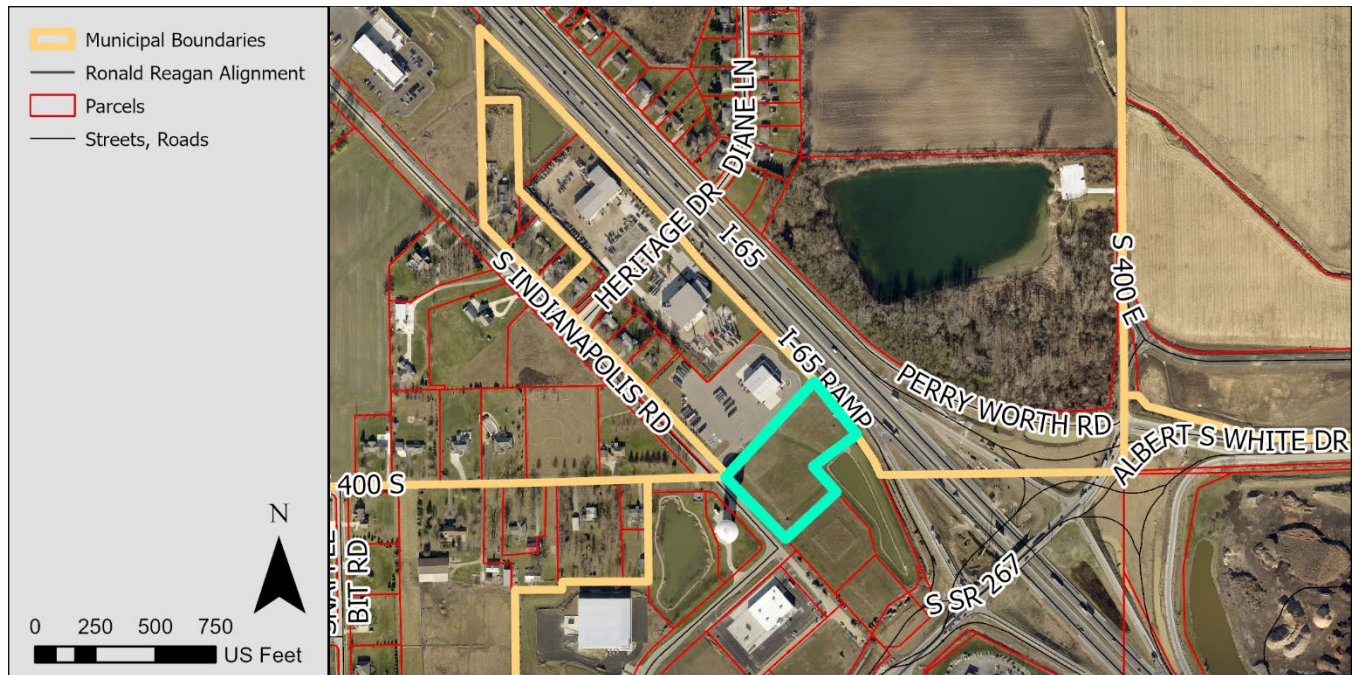
Blue Beacon Parking | Material | Color

Meeting Date: April 6, 2023

Docket BZA23-002-VA Blue Beacon Parking, Material, and Color Variances. The applicant is requesting three Variances to construct an approximate 11,377 square foot truck wash use on the northeast side of Indianapolis Road. The applicant is proposing (1) 38 standard parking stalls where the maximum is 11.3; (2) constructing the façade wall facing I-65 in a material not resembling Indiana limestone; and (3) using a bright color as a primary façade color rather than an accent. The applicant is Blue Beacon International, Inc. on behalf of the owner Whitestown Crossing, LLC.

Site Location

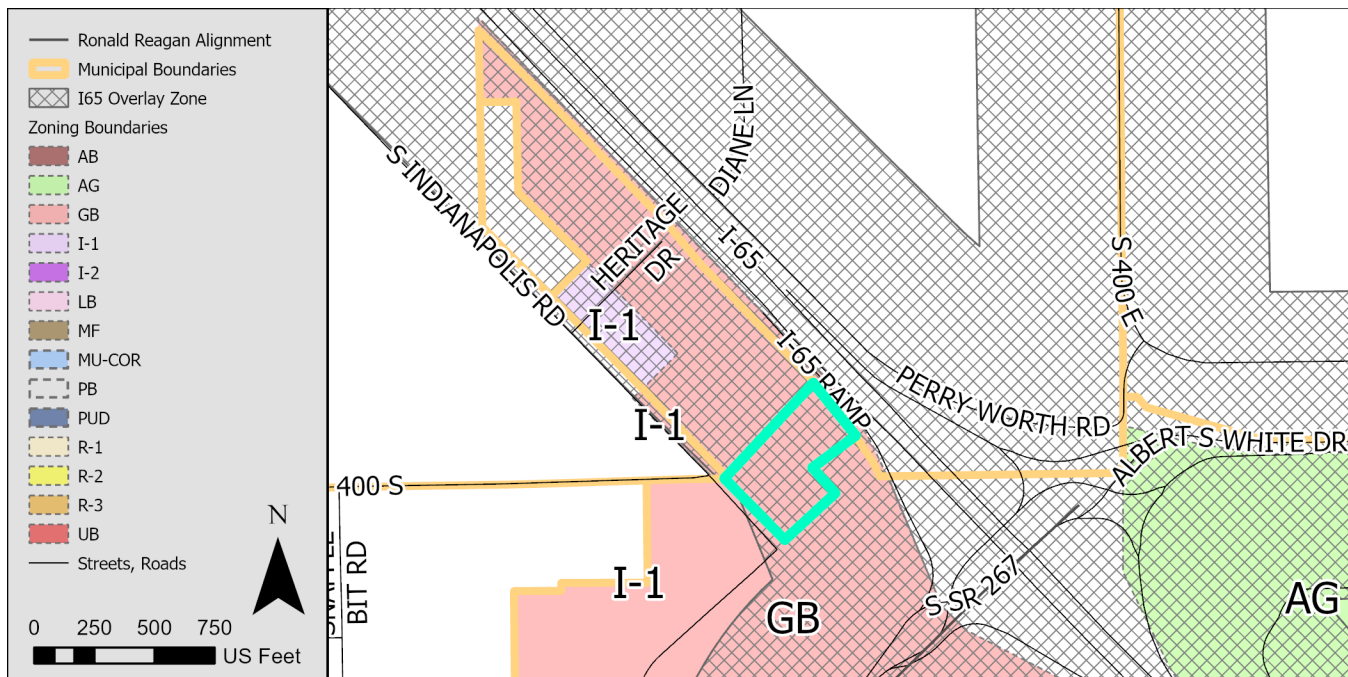
The site is located on the northeast side of Indianapolis Road, north of the State Road 267 and I-65 interchange. The site has right-of-way frontage on Indianapolis Road and Interstate-65. The area is surrounded by industrial and commercial uses including businesses such as Tractor Supply, Timpette Trailer, and Ram Tool. The site is directly across the street from a Whitestown water tower.



Zoning

The site in question is zoned General Business (GB). The GB “district is designed to include central business districts in established urban places. This district would be used for most types of business and service uses.” Permitted uses in this zone include but are not limited to government buildings, restaurants, hotels, and offices.

The site is also zoned I-65 Corridor Overlay. The Overlay “is established to provide consistent and coordinated treatment of the properties along I-65 within Whitestown. The I-65 Corridor is a premier office and industrial business location and employment center whose vitality, quality, and character are important to adjacent residents, employees, business owners, taxing districts, and the community as a whole.”



Unified Development Ordinance

Variance Request 1. UDO Section 7.10 G. Parking Requirements Table

COMMERCIAL SALES, SERVICES, AND REPAIR PRIMARY USES	Vehicle Min	Vehicle Max	Bicycle Min
Vehicle/Equipment Sales, Service & Repair			
Service Station, Local	3.5/1,000 of GFA; parking spaces at pumps may be included in count up to 75% of required	No requirement	1/30 vehicle stalls up to 15
All Other Types	0.5/1,000 of GFA	1/1,000 of GFA	1/30 vehicle stalls up to 15

The maximum number of standard parking stalls based on the square footage of the structure is 11.3 stalls. The applicant is proposing 38 standard parking stalls.

Variance Request 2. UDO Section 2.7. E. 8. C.

Façade Walls of Industrial Buildings and Warehouse Facilities (including self-storage and mini-warehouse uses) visible from I-65 must be constructed of one or more of the following materials:

- Red brick facades trimmed with split-faced aggregate block of a color and texture resembling Indiana limestone, provided it also includes red brick accents such as windowsills, lintels above windows and doorways, building corners, parapet coping, etc.*
- Split-faced aggregate block of a color and texture resembling Indiana limestone, provided it also includes red brick accents;*
- Pre-cast concrete wall panels of a color and texture resembling either red brick or Indiana limestone, provided the building design also incorporates architecturally appropriate details of contrasting color and material;*
- Architectural metal panels;*
- Glass (up to 75% of the façade area); and*
- Ornamental metal.*

The applicant is proposing to use pre-cast concrete wall panels (iii. above) but the panels do not resemble red brick or Indiana limestone in color or texture.

Variance Request 3. UDO Section 2.7 E. 8. E.

Colors. Colors used on building facades must be complementary. Natural, muted colors (earth tones or neutral colors) should serve as the primary façade color, with brighter colors used only as accents.

The applicant is using a bright color known as ‘BBI green’ as a primary façade color rather than an accent.

Proposed Development

The site received a Use Variance from the Board of Zoning Appeals in January 2023 to allow this truck wash use in the General Business zoning district (BZA22-011-UV). There were additional conditions with the approval of the Use Variance. At this time the applicant is in compliance with those conditions. The applicant has submitted Concept Plan, Development Plan, and Waiver applications to the Plan Commission (PC23-014-CP/PC23-015-DP).

The submitted materials and staff review indicate the following:

- The proposed structure is approximately 11,377 square feet of building footprint;
 - If a third bay is constructed the total square footage would be approximately 14,896 square feet;
 - Proposed building height of approximately 36 feet.
- Proposed on site parking including 38 standard stalls and 2 ADA stalls;
- Proposed pedestrian sidewalks along Indianapolis Road and internal to the site;
- Bicycle rack located on site;
- Awnings over all windows and doors;
- Parapet roof structure and metal roof on the tower;
- Proposed exterior building materials including:
 - Pre-cast concrete, Indiana limestone, and ornamental metal.
- Proposed percentages of BBI Green on the four wall facades include 35%, 25%, 43%, and 38%.
- A shed/garage, dumpster, and wash out bed on site.

Staff Recommendation

Variance Request 1. UDO Section 7.10 G. Parking Requirements Table

Staff is providing a favorable recommendation for the Blue Beacon parking Variance docket BZA23-002-VA.

Staff’s recommendation to the Board of Zoning Appeals finds the variance complies with the following requirements in accordance with UDO Section 11.14 F. 2. And is consistent with Indiana Code IC36-7-4-918.5 and approval be granted upon:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community because:
Approval of the variance will not be injurious to the public health, safety, morals, and the general welfare because the proposed use needs to be able to provide parking on site for its employees. It would be unsafe to park along Indianapolis Road or State Road 267 if sufficient parking is not provided on site. The proposed parking offers proper circulation, pedestrian connectivity, and a bicycle rack.
2. The use or value of the area adjacent to the property included in the variances will not be affected in a substantially adverse manner because:
The use or value of the surrounding area to the property will not be negatively affected if the variance is approved because the surrounding area is generally commercial and industrial in nature. Timpfe Trailer, adjacent to the site has a similar number of standard parking stalls and Tractor Supply across the street has almost double the number of standard parking stalls proposed. The applicant’s proposal to exceed the parking maximum is not out of character with the surrounding area.

3. The strict application of the terms of the Ordinance will result in practical difficulties as applied to the property for which the variance is sought because:
The ordinance's maximum parking standard would limit the applicant's ability to staff the business for practical operations. The business has been operating in other markets for many years and has an understanding of what its employee parking needs are, their analysis is more fine-tuned than the UDO parking table. Truck washes are not an explicit use in the UDO table and may require more parking stalls than the broad Vehicle/Equipment Sales, Service & Repair - All Others category.

Variance Request 2. UDO Section 2.7. E. 8. C.

Staff is providing an unfavorable recommendation for the Blue Beacon building material facing I-65 Variance docket BZA23-002-VA.

Staff's recommendation to the Board of Zoning Appeals finds the variance does not comply with the following requirements in accordance with UDO Section 11.14 F. 2. And is not consistent with Indiana Code IC36-7-4-918.5 and denial be based upon:

1. The approval will be injurious to the public health, safety, morals, and general welfare of the community because:
Approval of the variance will be injurious to the public health, safety, morals, and the general welfare because by allowing the use to use non-compliant façade materials will set a negative view for future similar projects and potentially lower the aesthetic quality of the area, which could be detrimental to the community's well-being.
2. The use or value of the area adjacent to the property included in the variances will be affected in a substantially adverse manner because:
The use or value of the surrounding area to the property will be negatively affected if the variance is approved because the interstate corridor is a vital entrance into Whitestown. Allowing lesser materials will detract from the character of the Town. While existing buildings are not representative of the I-65 Overlay, future buildings are expected to comply with the architectural standards. The UDO further states, "Preexisting buildings on adjoining parcels are not a factor in the design of new buildings unless they are consistent with the architectural objectives of this Overlay."
3. The strict application of the terms of the Ordinance does not result in practical difficulties as applied to the property for which the variance is sought because:
The strict application of the ordinance does not prohibit the applicant from constructing the proposed use. There is no hardship or practical difficulties evident that prohibits the applicant from complying with the terms of the Ordinance. The site faces no physical or peculiar condition.

Variance Request 3. UDO Section 2.7 E. 8. E.

Staff is providing an unfavorable recommendation for the Blue Beacon bright color being used as a primary color Variance docket BZA23-002-VA.

Staff's recommendation to the Board of Zoning Appeals finds the variance does not comply with the following requirements in accordance with UDO Section 11.14 F. 2. And is not consistent with Indiana Code IC36-7-4-918.5 and denial be based upon:

1. The approval will be injurious to the public health, safety, morals, and general welfare of the community because:
Approval of the variance will be injurious to the public health, safety, morals, and the general welfare because the quantity of bright color may be an unsafe distraction to drivers traversing through the community. The intent is to capture truck driver's attention but it may also distract truck and non-truck drivers because it is not a muted color.

2. The use or value of the area adjacent to the property included in the variances will be affected in a substantially adverse manner because:

The use or value of the surrounding area to the property will be negatively affected if the variance is approved because the intent of the I-65 Corridor Overlay is to foster development that creates a sense of identity. Although adjacent properties are not complicit with the I-65 Corridor Overlay, it does not preclude this site or future site developments from complying with the regulations and contributing to the desired identity. The UDO further states, "Preexisting buildings on adjoining parcels are not a factor in the design of new buildings unless they are consistent with the architectural objectives of this Overlay."

3. The strict application of the terms of the Ordinance does not result in practical difficulties as applied to the property for which the variance is sought because:

The strict application of the ordinance does not result in practical difficulties because the desire for the BBI Green color is a desire of the applicant. The site faces no physical or peculiar conditions that would require the building to utilize an accent color as a primary color. While the UDO does not define what an accent color is, under the Legacy Core District an accent color is noted as a maximum of 10% of the building façade.

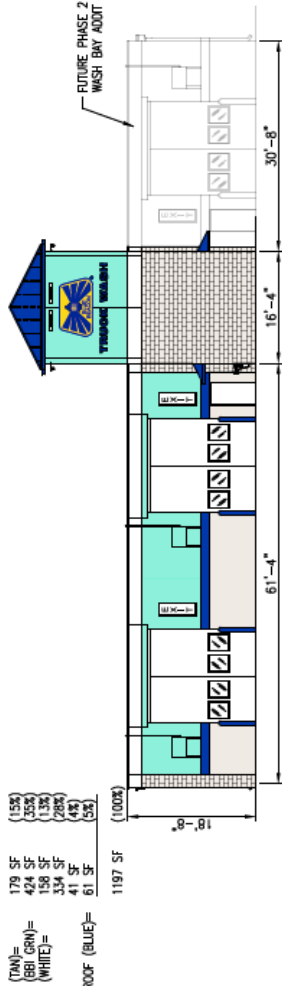
If the Board of Zoning Appeals approves Variance Request 2, staff recommends placing a minimum percentage of pre-cast concrete resembling Indiana Limestone that must be present on the façade facing I-65 or the Board can approve the elevations as presented.

If the Board of Zoning Appeals approves Variance Request 3, staff recommends placing a maximum percentage of BBI Green color that is permitted on each façade or the Board can approve the elevations as presented.

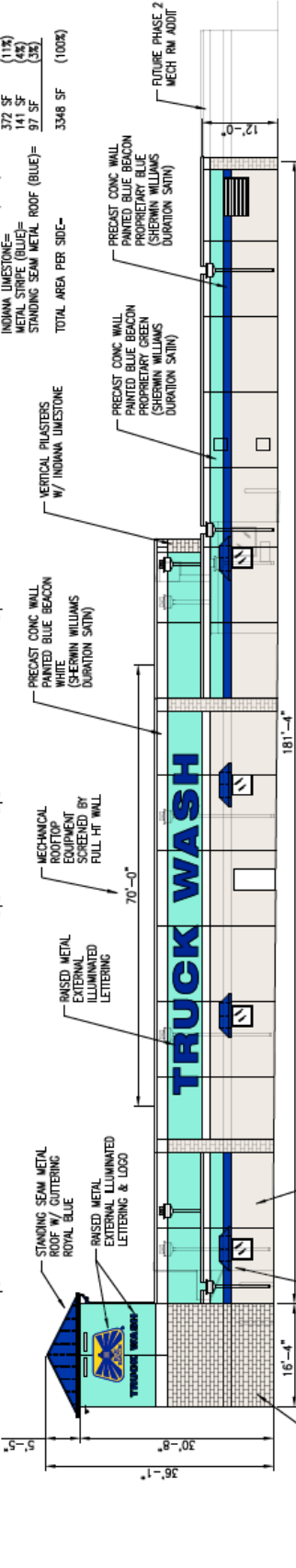
11/11/2022 11:11:11 AM - The following information was received from the Department of Health and Human Services, Office of the Inspector General, on 11/11/2022 11:11:11 AM.

BUILDING COLOR/MATERIAL AREAS

SMOOTH PRECAST PAINT (TAN)=	179 SF	(15%)
SMOOTH PRECAST PAINT (BB GRN)=	424 SF	(35%)
SMOOTH PRECAST PAINT (WHITE)=	158 SF	(13%)
INDIANA LESTONE=	334 SF	(28%)
METAL STRIPE (BLUE)=	41 SF	(4%)
STANDING SEAM METAL ROOF (BLUE)=	61 SF	(5%)
TOTAL AREA PER SIDE=	1197 SF	(100%)

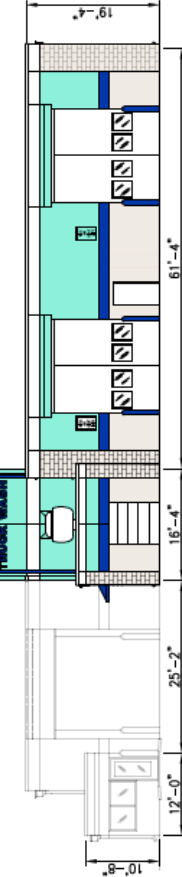


BUILDING COLOR/MATERIAL AREAS		
SMOOTH PRECAST PAINT (TAN)=	1374 SF	(41%)
SMOOTH PRECAST PAINT (BB GRN)=	851 SF	(25%)
SMOOTH PRECAST PAINT (WHITE)=	513 SF	(15%)
INDIANA LIMESTONE=	372 SF	(11%)
METAL STRIPE (BLUE)=	141 SF	(4%)
STANDING SEAM METAL ROOF (BLUE)=	97 SF	(3%)
TOTAL AREA PER SIDE=	3348 SF	(100%)



BUILDING COLOR/MATERIAL AREAS

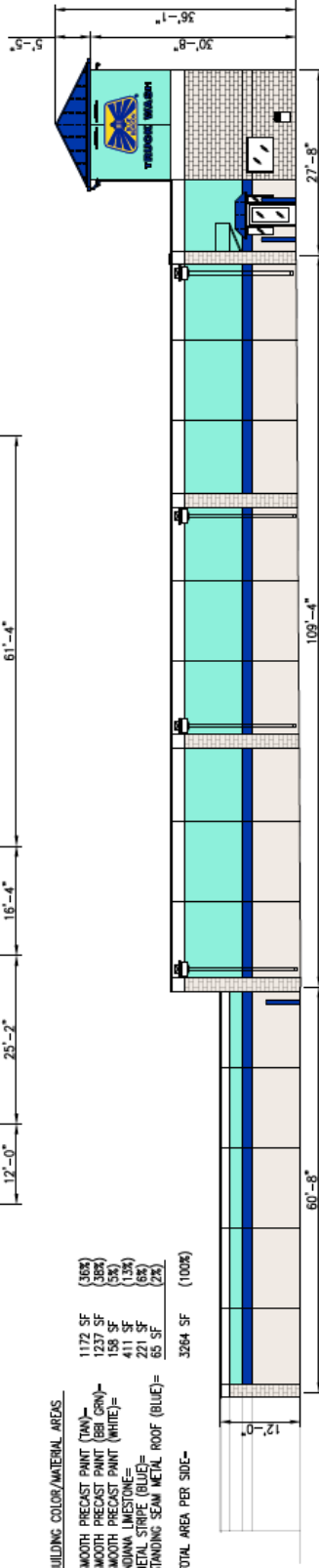
SMOOTH PRECAST PAINT (TAN)=	232 SF	(20%)
SMOOTH PRECAST PAINT (BB GRN)=	507 SF	(43%)
SMOOTH PRECAST PAINT (WHITE)=	187 SF	(16%)
INDIANA LESTONE=	157 SF	(13%)
METAL STRIPE (BLUE)=	56 SF	(5%)
STANDING SEAM METAL ROOF (BLUE)=	57 SF	(5%)
TOTAL AREA PER SIDE=	1189 SF	(100%)



BUILDING COLOR/MATERIAL AREAS (TOTALS-4 SIDES)	
SMOOTH PRECAST PAINT (TAN)=	2957 SF
SMOOTH PRECAST PAINT (BB GRN)=	3019 SF
SMOOTH PRECAST PAINT (WHITE)=	1009 SF
INDIANA LESTONE=	1274 SF
METAL STRIPE (BLUE)=	459 SF
STANDING SEAM METAL ROOF (BLUE)=	280 SF
TOTAL AREA 4-SIDES=	8988 SF

BUILDING COLOR/MATERIAL AREAS

SMOOTH PRECAST PAINT (TAN)=	1172 SF	(36%)
SMOOTH PRECAST PAINT (BB GRN)=	1237 SF	(38%)
SMOOTH PRECAST PAINT (WHITE)=	158 SF	(5%)
INDIANA LESTONE=	411 SF	(13%)
METAL STRIPE (BLUE)=	221 SF	(6%)
STANDING SEAM METAL ROOF (BLUE)=	65 SF	(2%)
TOTAL AREA PER SIDE=	3264 SF	(100%)



BLUE BEACON, INC.



OVERALL COLOR BUILDING ELEVATIONS - PHASE 1
BLUE BEACON OF WHITESTOWN, IN
277 INDIANAPOLIS ROAD, WHITESTOWN, IN

PRELIMINARY
PLANS
DATE: 01/15/2020
SCALE: 1/8"=1'-0"

A2.5a
SHEET 2 OF 2

Attachment D: Standards for Evaluating a Variance

Use the following form or attach a separate sheet(s) to explain the Variance request. The BZA's decision shall be based upon how each of the following statutory requirements is justified in the request.

Petition Information

Describe the proposed use of the property (type of use, hours of operation, access, necessary construction, employees, etc.):

The facility will operate 24 hours, offering washing services for semi-trucks, trailers, and more. It will provide easy access off of I-65 and convenience for truck drivers near the Love's Travel Stop. The construction will include three truck wash bays and employee parking. To support the facility, a general manager, one crew per wash bay, and additional service representatives will be hired.

Standards for Evaluation

1. The variance will not be injurious to the public health, safety, morals, and general welfare of the community because...

ample parking will be provided for employees, minimize parking congestion, and eliminate the risk of employees parking offsite or along Indianapolis Road.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because...

ample parking will be provided, and employees will not have to park offsite on or near adjacent properties. Additionally, the size of the proposed truck wash facility is smaller than other nearby commercial facilities, resulting in fewer parking spaces allowed under the Whitestown UDO. However, the number of proposed parking spaces is appropriate for the size of the facility and staff, and it is consistent with the parking requirements for other similar facilities in the area. Tractor Supply, located adjacent to the proposed truck wash facility, has a comparable number of parking spaces to the proposed truck wash facility. This indicates that the proposed parking arrangement is consistent with surrounding area and the needs of the community.

3. The strict application of the terms of the Ordinance will continue the unusual and unnecessary hardship as applied to the property for which the variance is sought because...

The current parking requirements in the ordinance are designed to accommodate larger commercial facilities and do not provide enough flexibility for smaller commercial facilities, such as the proposed truck wash facility. Strict application of the ordinance would not allow for enough parking during a shift changes. As a result, parking congestion will occur in the parking lot, and employees will resort to off-site and street parking.

Attachment D: Standards for Evaluating a Variance

Use the following form or attach a separate sheet(s) to explain the Variance request. The BZA's decision shall be based upon how each of the following statutory requirements is justified in the request.

Petition Information

Describe the proposed use of the property (type of use, hours of operation, access, necessary construction, employees, etc.):

The facility will operate 24 hours, offering washing services for semi trucks, trailers, and more. It will provide easy access off of I-65 and convenience for truck drivers near the Love's Travel Stop. The construction will include three truck wash bays and employee parking. To support the facility, a general manager, one crew per wash bay, and additional service representatives will be hired.

Standards for Evaluation

1. The variance will not be injurious to the public health, safety, morals, and general welfare of the community because...

the blue green theme of the company does not conflict or detract from other nearby commercial buildings. The company branding color blue green complements the associated limestone coloring with the rest of the building.

Proposed tan color of the brick is consistent with the blue theme of the company and other similar buildings in the area, such as the Walter Payton crane building, which has a similar blue and light color theme. Therefore, the proposed variance will not have any negative impact on the community.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because...

the proposed use of limestone color is consistent with the commercial buildings in the surrounding area, such as the nearby Timpco and Tractor Supply. The proposed color of the brick will enhance the visual appeal of the area, and will not have any negative impact on the use or value of adjacent properties.

3. The strict application of the terms of the Ordinance will continue the unusual and unnecessary hardship as applied to the property for which the variance is sought because...

strict adherence would prevent uniform color scheme for Blue Beacon blue/green for branding and limestone coloring throughout the exterior facade. As a result, the exterior color design would differ around the facility.

Attachment D: Standards for Evaluating a Variance

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Petition Information

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The facility will operate 24 hours, offering washing services for semi-trucks, trailers, and more. It will provide easy access off of I-65 and convenience for truck drivers near the Love's Travel Stop. The construction will include three truck wash bays and employee parking. To support the facility, a general manager, one crew per wash bay, and additional service representatives will be hired.

Standards for Evaluation

1. The variance will not be injurious to the public health, safety, morals, and general welfare of the community because...

the blue/green theme of the company does not conflict or detract from other nearby commercial buildings. The company branding color of blue/green complements the associated limestone coloring with the rest of the building.

Proposed tan color of the brick is consistent with the blue theme of the company and other similar buildings in the area, such as the Walter Payton crane building, which has a similar blue and light color theme. Therefore, the proposed variance will not have any negative impact on the community.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because...

the proposed use of limestone color is consistent with the commercial buildings in the surrounding area, such as the nearby Timpte and Tractor Supply. The proposed color of the brick will enhance the visual appeal of the area, and will not have any negative impact on the use or value of adjacent properties.

3. The strict application of the terms of the Ordinance will continue the unusual and unnecessary hardship as applied to the property for which the variance is sought because...

the current ordinance requires the use of muted colors, which conflicts with the blue theme of the company. Strict adherence to the ordinance would remove company branding, resulting in the facility being less recognizable and visible to clientele.