



Staff Report PC23-053-DP

Fifth Third Bank

Meeting Date: December 11, 2023

Docket PC23-053-DP – Development Plan – Fifth Third Bank

The petitioner is requesting a review of a Development Plan to be known as Fifth Third Bank. The site in question is located at 6523 Whitestown Parkway. The site is zoned Anson PUD with the I-65 Corridor Overlay. The petitioner is proposing to develop a bank with associated parking on approximately 1.16 acres. The applicant is Moody Nolan and owner is Fifth Third Bank.

Location

The site in question is located on the south side of Whitestown Parkway between CVS Pharmacy and State Bank of Lizton. The site in question is a part of the Anson development. The surrounding area is characterized by commercial uses.



History

In 2022, the Whitestown Plan Commission approved a Concept Plan for the site to include Fifth Third Bank and a dental office (PC22-060-CP).

Proposed Development

The proposed development is located on approximately 1.16 acres. The site is zoned Anson PUD with I-65 Corridor Overlay.

The submitted plans and materials indicate the following:

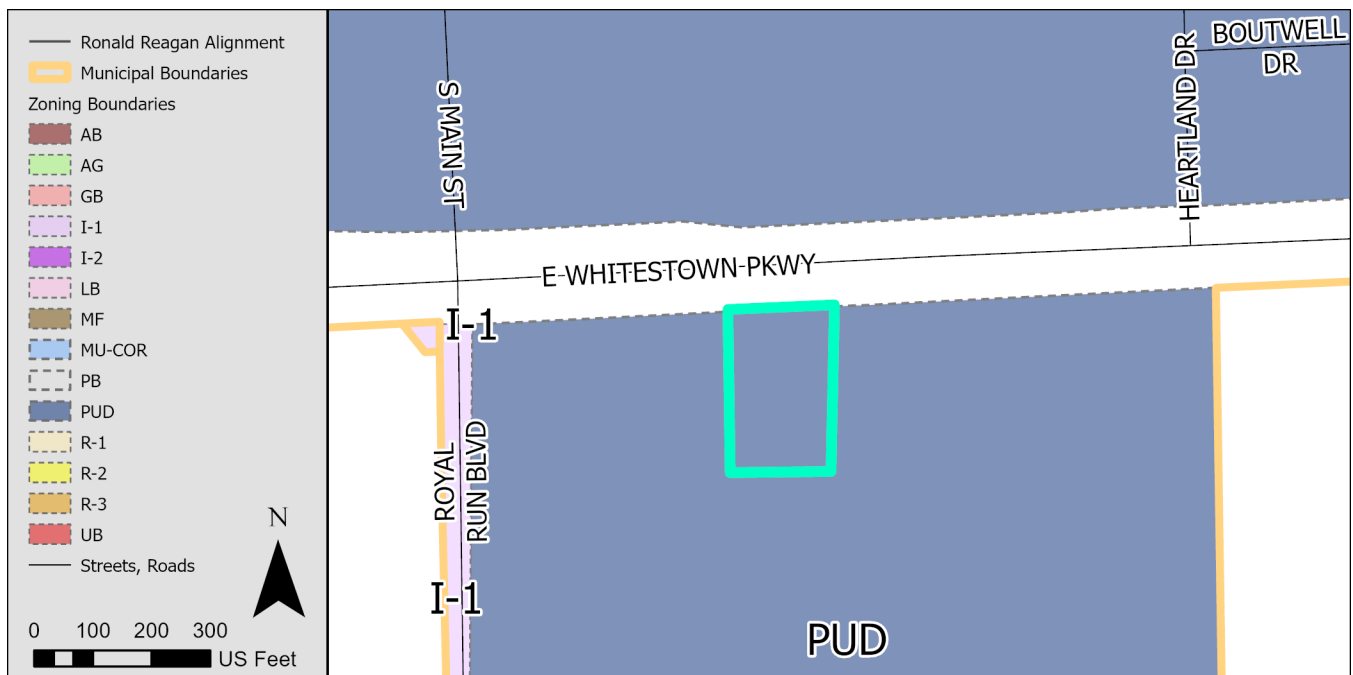
- Approximately 2,500 square foot building footprint for a bank branch use;
- Proposed drive-through on the south side of the site;

- Site layout meeting building setbacks;
- Proposed onsite parking including approximately:
 - o 20 standard parking stalls;
 - o 2 electric vehicle charging station stalls;
 - o 1 ADA parking stall; and,
 - o Bicycle parking.
- Two access points on the west to CVS pharmacy with access to the south private drive;
- One access point on the east side of the site directly to a private drive;
- Pedestrian facilities including:
 - o Existing sidewalk on the south side of the site;
 - o Proposed sidewalk on the east side of the site;
 - o Proposed 10 asphalt path on the north side of the site; and,
 - o Internal pedestrian network.
- Landscaping plan that meets the requirements of the UDO and PUD;
- Photometric plan that meets the requirements of the UDO and PUD; and,
- Dumpster enclosure and ground monument signage on site.

Zoning

The site in question is zoned Anson PUD and is part of the Business District. “The Business District shall be generally located as designated on the Land Use Districting Plan. The use Areas permitted within the Business District shall be limited to Two-Family Residential Areas, Multi-Family Residential Areas, Professional Office Areas, and Retail Areas.” Permitted uses include but are not limited to banks, insurance agencies, medical offices, and day care centers.

The site in question is also partially zoned I-65 Corridor Overlay Zone. The Overlay is “established to provide consistent and coordinated treatment of the properties bordering 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.”



Staff Recommendation

Staff is providing a favorable recommendation for the Fifth Third Bank Development Plan Docket PC23-053-DP. The applicant is proposing to construct a bank with associated parking.

Staff's recommendation to Plan Commission finds the development plan complies with the following requirements in accordance with UDO Section 11.8 E. and approval be granted upon:

1. ***The proposed Development Plan is in compliance*** with all applicable development and design standards of the zoning district where the real estate is located.
2. ***The proposed Development Plan manages traffic*** in a manner that promotes health, safety, convenience, and the harmonious development of the community.
3. ***The applicable utilities have enough capacity*** to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service to meet the needs of the proposed development.

If the Plan Commission approves the Development Plan, staff recommends adding the following condition:

1. Architectural elevations will need to be submitted meeting the requirements of the PUD prior to building permits.
2. The applicant will need to provide evidence they have corresponded with the Anson architectural review board or controlling developer prior to building permits.
3. Any outstanding TAC comments from the Public Works Department will need to be addressed prior to building permits.

November 2, 2023

Reference: Development Plan Submission – Project Narrative

Proposed Fifth Third Bank
 6523 Whitestown Parkway
 Zionsville, IN 46077

The current use of the property is a non-developed vacant lot located at the entry to The Marketplace at Anson. The applicant is proposing to develop the parcel with a financial service branch with a drive-thru. The property is zoned 1-65 Anson PUD – Business District and the proposed use is currently allowed within the zoned district. There are currently two driveway access points to the property which will be maintained. One on the east side of the site off The Marketplace at Anson entry and an additional entry off the loop drive on the south side of the site which will be shared with the adjacent CVS. In addition, on the northwest side of the site there is a cross access to the CVS site which will be maintained. No vehicular access will be provided directly off Whitestown Parkway. Refer to **Exhibit 1** below.



EXHIBIT 1



The project consists of a new freestanding facility for Fifth Third Bank on a single lot of 1.155 acres. The 2,500 sf one-story building includes a drive-thru with (1) VAT; 1) ATM lane and bi-pass lane. Per 1-65 Anson PUD (3) stacking spaces are provided per lane. Refer to **Exhibit 2** below.

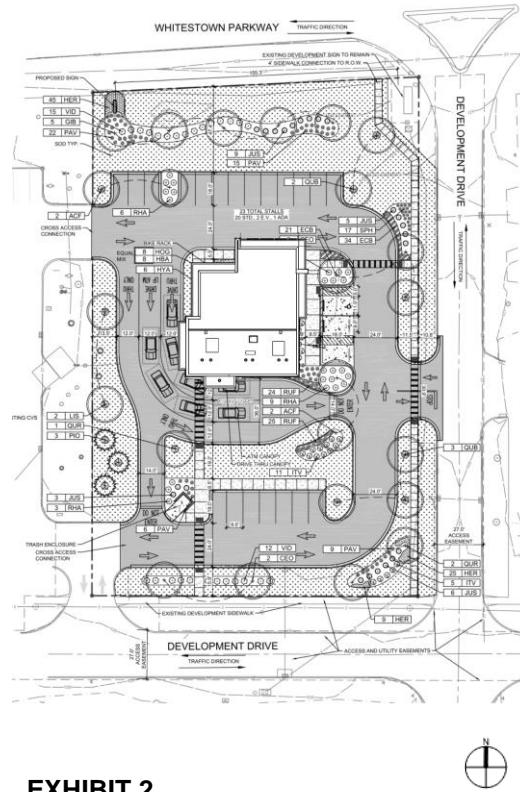


EXHIBIT 2

Employees –

This branch will have (4) full-time employees.

Hours of Operation –

Monday through Thursday – 9:00 AM to 5:00 PM; Friday - 9:00 AM to 6:00 PM and Saturday - 9:00 AM to 12:00 PM.

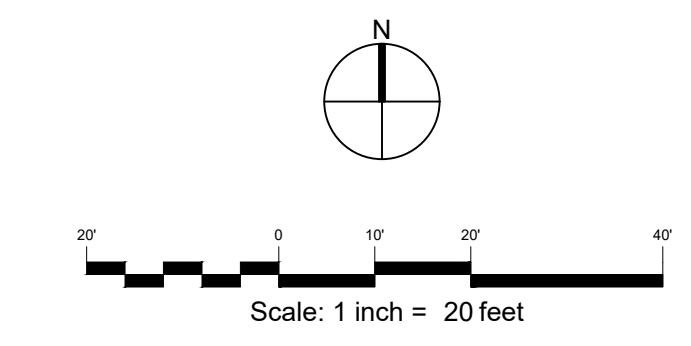
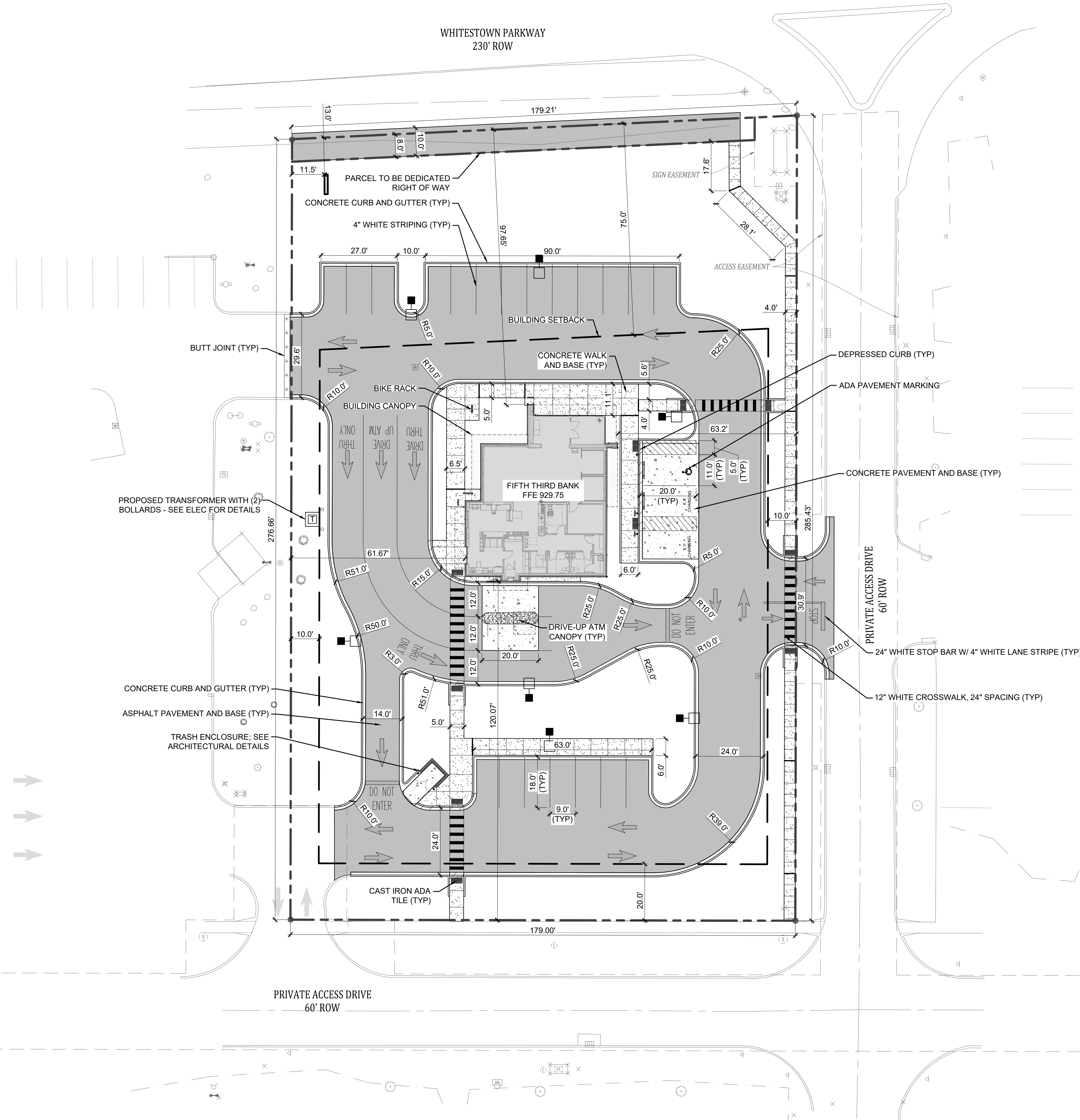
Anticipated Traffic Generation –

Historic 5/3 Bank data within the North Indy area indicates this branch will have ~1,500 customer visits per month. On average this equates to ~60 customers per day of which 60% (36 customers) come into the Lobby and 40% (24 customers) use the drive-thru facilities. The average drive-thru transaction is completed in 2 minutes. The heaviest flow occurs on Monday mornings and Friday afternoons.

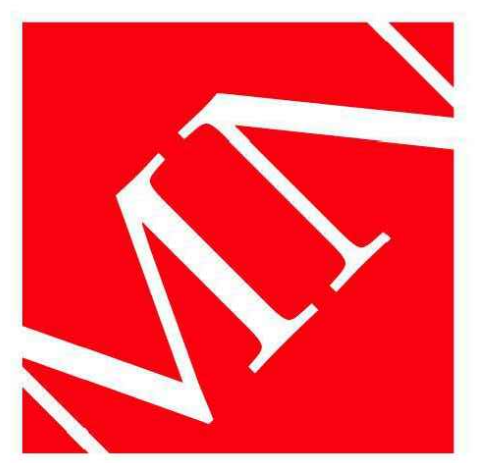
Miscellaneous -

All drawings, forms, calculations, and information were done in accordance with the I-65 Anson PUD and Overlay District Requirements, as well as the WPC Application Packet.





- PROPERTY LINE
- [Solid Grey] BUILDING
- [Dotted Grey] BUILDING CANOPY
- [Stippled Grey] CONCRETE PAVEMENT AND BASE
- [Cross-hatched Grey] CONCRETE WALK AND BASE
- [Dark Grey] ASPHALT PAVEMENT AND BASE
- === CONCRETE CURB AND GUTTER
- DEPRESSED CURB
- [Vertical Lines] BIKE RACKS
- [Square Symbols] ADA TILE
- [Dot Symbol] SIGN
- [Horizontal Line] WHEELSTOP
- [Wheelchair Symbol] ADA MARKING



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 BARLOW MOTORS BUILDING
 40 W. CENTRAL PKWY • FIRST FL
 CINCINNATI, OH 45202
 PHONE: (513) 914-5835



Zionsville, IN Branch
 ZIONSVILLE
 6523 WHITESTOWN PKWY
 ZIONSVILLE, IN 46077
 for
FIFTH THIRD BANK



#	DATE	CHANGE DESCRIPTION

DRAWING TITLE:
SITE DIMENSION PLAN

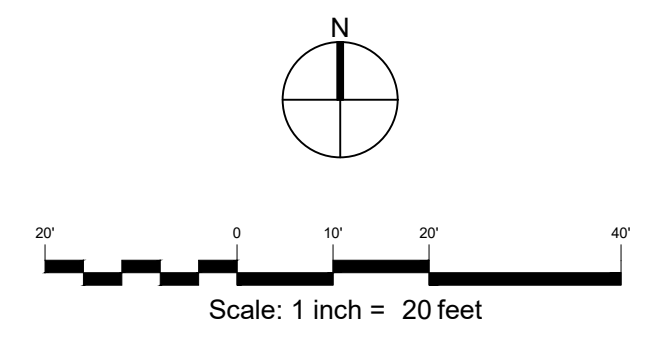
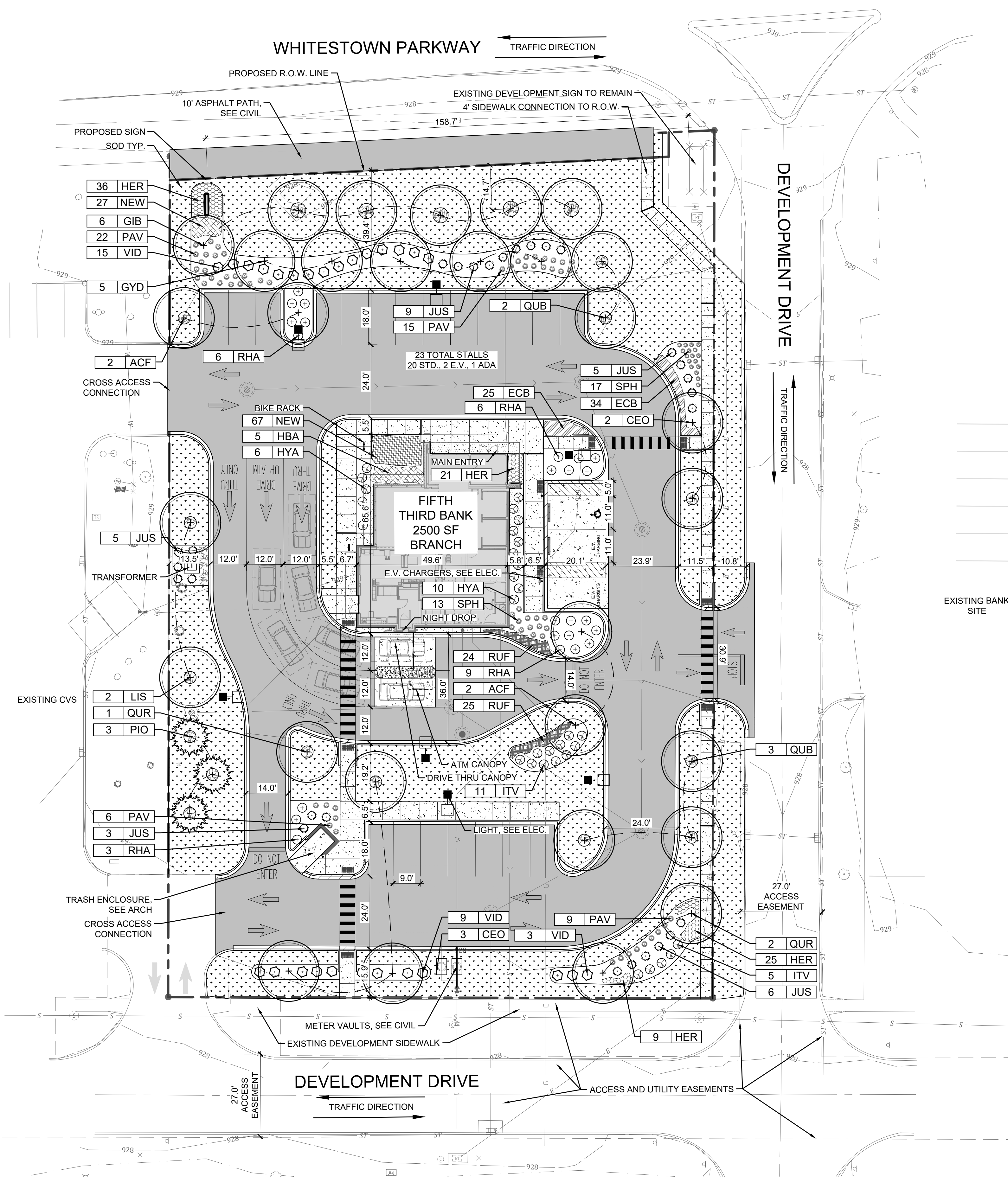
11/02/2023
 DRAWN BY: MB, CM, KS CHECKED BY: JH, CM, KG
 MOODY NOLAN PROJECT #: 20177.22

C2.0

BID AND PERMIT SET

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 LOCATION SERVICE TWO (2) WORKING
 DAYS BEFORE COMMENCING WORK.



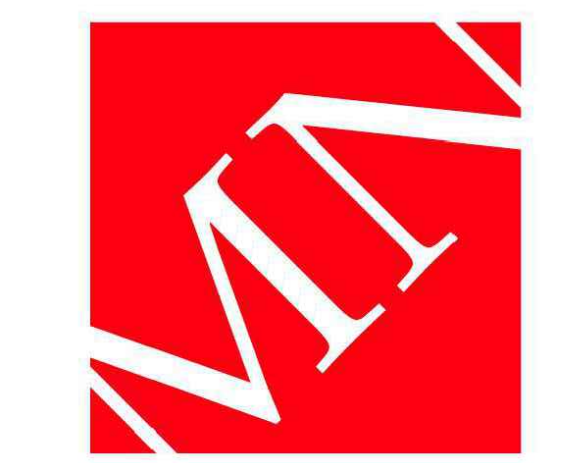
LEGEND:

- PROPERTY LINE
- [Pattern] BUILDING
- [Pattern] CONCRETE PAVEMENT AND BASE
- [Pattern] CONCRETE WALK AND BASE
- [Pattern] ASPHALT PAVEMENT AND BASE
- [Pattern] CONCRETE CURB AND GUTTER
- [Symbol] BIKE RACKS
- [Symbol] SIGN
- [Symbol] WHEELSTOP
- [Symbol] ADA MARKING
- [Symbol] LIGHT
- [Symbol] SHADE TREE
- [Symbol] EVERGREEN TREE
- [Symbol] DECIDUOUS SHRUBS
- [Symbol] EVERGREEN SHRUBS
- [Symbol] ORNAMENTAL GRASSES
- [Symbol] LAWN SOD
- [Symbol] PERENNIAL / GROUND COVER AREAS
- [Symbol] MULCH, 3" DEPTH

SITE DATA	
Site Address	6523 Whitestown Parkway, Zionsville, IN 46077
Building Area	2,500 SF
Site Area	50,265 SF or 1.55 Acres
Existing Use	Vacant Lot
Proposed Use	Bank with Drive Thru
Site Zoning	I-65 PUD District (Anson) - Business District
Neighboring Zoning	I-65 PUD District (Anson) - Business District
Whitestown Parkway / State Route 334	INDOT Jurisdiction
Parking Data	
Parking Requirements	4 Stalls per 1,000 SF of gross floor area. 2,500 SF / 1,000 x 4 = 10 Stalls required
Parking Provided	22 Stalls + 1 ADA = 23 Total
Parking Space Size	9'x18' Standard (11'x18' ADA) and min. 22' drive aisle
Drive Through Queue Required	3 cars waiting spaces per drive-thru / ATM lane
Drive Through Queue Provided	3+ cars waiting spaces per drive-thru / ATM lane
Bicycle Parking Required	1 per 20,000 SF of gross floor area. 2,500 SF = 1 required
Bicycle Parking Provided	1 Rack (2 Bicycles)
Building Requirements	
Front Yard - North	20 Feet
Side Yard - East/West	10 Feet
Rear Yard - South	10 Feet
Building Height	50' Max.
Whitestown Landscape Requirements (I-65 PUD District - Anson)	
Street Frontage Landscape Requirement:	1 Shade tree per 35 LF of frontage. 179 LF of frontage requires 6 trees. Trees must be planted within 25' of R.O.W.
Street Frontage Landscape Provided:	6 Trees
Parking Lot Frontage Landscape Requirement:	1 Shade tree and 4 large shrubs per 30 LF of frontage. 179 LF of frontage requires 6 trees and 24 shrubs. Min. 75% of linear distance of parking to be screened. Trees must be planted within 25' of R.O.W.
Parking Lot Frontage Landscape Provided:	6 Trees, 25 shrubs, and 37 tall ornamental grasses (Note: Due to the street frontage tree requirement noted above required within 25' of the ROW, the parking lot landscape is proposed closer to the parking lot. 96% of parking frontage screened.
Side and Rear Yard Landscape Requirement:	1 Shade tree per 60 LF of yard. West 276' = 5 Trees Req., South 179' = 3 Trees, East 286' = 5 Trees
Side and Rear Yard Landscape Provided:	5 Trees (2 shade and 3 evergreen) provided along west yard, 3 shade trees along south and 5 shade trees along east.
Interior Parking Landscape Requirement:	Lots with 15 or more parking stalls shall have interior landscape. A min. 6% of all vehicular areas require landscape for undeveloped commercial outlot. Min. 1 tree per 180 SF of interior landscape area. 23069 SF Vehicle use area requires 1384 SF of interior landscape area and 8 trees.
Interior Parking Landscape Provided:	3497 SF of interior landscape areas and 8 trees.
Open Space Provided:	11,554 SF of open space / 50,265 SF site area = 23% of site is open space

Plant Schedule

Fifth Third - 6523 Whitestown Parkway, Zionsville, IN						
Qty.	Key	Botanical name	Common name	Size	Notes	Native
SHADE TREES						
4	ACF	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	2" B&B	Central leader	X
5	CEO	Celtis occidentalis 'Chicagoland'	Chicagoland Common Hackberry	2" B&B	Central leader	X
6	GIB	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2" B&B	Central leader	X
5	GYD	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffeetree	2" B&B	Central leader	X
2	LIS	Liquidambar styraciflua 'Rotundiloba'	Rotundiloba Sweetgum	2" B&B	Central leader	X
5	QUB	Quercus bicolor	Swamp White Oak	2" B&B	Central leader	X
3	QUR	Quercus rubra	Red Oak	2" B&B	Central leader	X
EVERGREEN TREES						
3	PIO	Picea omorika	Serbian Spruce	6' Ht. B&B	Central leader	
SHRUBS						
16	HYA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5 Cont.	4' o.c.	
18	ITV	Itea virginica 'Sprich'	Little Henry Virginia Sweetpire	24" B&B	4' o.c.	X
26	JUS	Juniperus chinensis 'Sea Green'	Sea Green Juniper	30" B&B	5' o.c.	
24	RHA	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#5 Cont.	5' o.c.	X
27	VID	Viburnum dentatum 'Chistom'	Blue Muffin Arrowwood Viburnum	30" B&B	4' o.c.	X
PERENNIALS						
59	ECB	Echinacea 'Butterfly Kisses'	Butterfly Kisses Purple Coneflower	#1 Cont.	18" o.c.	X
91	HER	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	#1 Cont.	18" o.c.	
5	HBA	Hosta 'Blue Angel'	Blue Angel Hosta	#1 Cont.	36" o.c.	
94	NEW	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint	#1 Cont.	18" o.c.	
49	RUF	Rudbeckia hirta	Black-Eyed Susan	#1 Cont.	18" o.c.	X
ORNAMENTAL GRASSES						
52	PAV	Panicum virgatum 'Northwind'	Northwind Switch Grass	#1 Cont.	36" o.c.	X
30	SPH	Sporobolus heterolepis	Prairie Dropseed	#1 Cont.	30" o.c.	X



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