

RaceTrac Project Narrative

Intent

The developer intends to develop the site for a fuel station and 8,100 sf market including an eight pump passenger vehicle canopy and 7 pump diesel canopy. The site will also contain associated passenger vehicle parking. To accommodate the development, there will be existing right-of-way vacation and re-zone.

Location

The project is located on the south side of Stafford Road between Columbia Drive and Ronald Reagan Parkway in Guilford Township, Plainfield, Indiana.

Property

The site is comprised of Blocks A, B and Lot 4 in Coastal Commerce Section 1 and consists of 5.83 acres plus approximately 0.43 acres of Swift Drive right-of-way that would be vacated. The site is bound on all four sides by public roads, RRP to the east, Stafford to the north, Columbia to the west and Midfield Drive to the south.

Existing Use and Zoning

The lots are vacant and currently zoned General Commercial (GC). Adjacent zoning (across public roads) includes Agriculture to the west and east and PUD to the north and south consisting of industrial uses.

Proposed Use and Zoning

The zoning proposed for the site is Heavy Manufacturing (I4) as this is the only zoning classification that will allow a fuel station use. This use requires 120' setbacks and renders the parcel undevelopable without granting of variances. The site is positioned geographically accommodating for a fuel station which is a better suited use in-lieu of general commercial uses for this corner due to access to major thoroughfares within the Town.

Access

The site currently has 2 access points, Midfield Road and Swift Drive (right-in, right-out). Redevelopment for the fuel station will require upgrade of the surrounding public road system and will include dedicated turn lanes, decel/accel tapers, medians and a traffic signal at Columbia and Stafford. Swift Drive will be vacated however, a private drive with right-in right-out access will still be included on Stafford. The existing transportation system in this area is in need of improvements, this project will provide those needed improvements and the cost will be borne by the developer.

Right-of-Way Dedication

The development will provide additional right-of-way at the Columbia/Stafford intersection, along Stafford, and at the Stafford/RRP intersection.

Storm Water Management

The development will utilize the existing storm water collection system which routes south to an existing detention pond. It is assumed this pond is sized adequately for the proposed development, no additional detention facilities are expected.

Sewer and Water

Sanitary sewer and water mains, owned and maintained by the Town are located on or adjacent to the site. There does not appear to be the need for any main extensions.

Building Architecture

Architectural elevations including colors and building material call outs have been provided as part of the application. The building will have a flat roof with a parapet to screen mechanical equipment and storefront entries. Access to the roof will be via ladder interior to the building, no ladder will be visible along the exterior. All sides of the building and canopy columns are brick.

Parking

Passenger vehicle parking is proposed near the market. The developer historically sees 4 spaces +/- per 1,000 sf of market satisfies the parking needs for the development. This development will provide 39 spaces.