

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Pet Suites
Project Address: 1050 E. Rand Road
Prepared By: Steve Hautzinger

Date Prepared: June 12, 2020

PETITIONER INFORMATION:

DC Number: 20-038
Petitioner Name: Jack Westfall
Petitioner Address: 127 W Berry
Ft Wayne, IN 46802

Meeting Date: June 23, 2020

Requested Action(s):

Approval of the proposed architectural design of a façade renovation for a new pet boarding facility.

Design Commission Responsibility for Projects Reviewed by the Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for a Land Use Variation to allow a commercial kennel in the B-2 Zoning District. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

"For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission for building and signage only."

Summary:

The petitioner is proposing to renovate and reuse an existing 16,435 square foot retail building, formerly Teddy's Liquors, to create a new pet boarding facility. Pet Suites is a national pet boarding business that provides day care and overnight services for dogs and cats. The scope of the project includes interior and exterior renovation of the building, new signage, and site improvements.

Architectural Design:

The primary design feature for the exterior renovation is removal of the existing mansard roof feature, and replacement with a new stucco wall with metal "V" groove grid pattern. A decorative green metal canopy will highlight the entrance at the corner of the building. The existing clear anodized aluminum storefront and red face brick will remain.

Overall, the proposed design has a fresh clean appearance, and it will be a welcome improvement and update to the property. The proposed materials and colors work well together, and the green canopy coordinates nicely with the wall signage.

Signage:

The petitioner is proposing two new wall signs, and one new ground sign. The primary wall sign is located on the new stucco wall above the main entrance facing Rand Road. A second wall sign will face Jane Avenue to the north. The wall signs are nicely designed, code-compliant, and they fit comfortably on the building walls.

The existing large "Teddy's Liquors" ground sign will be removed in its entirety and replaced with a new code-compliant ground sign to be installed in the same location facing Rand Road. The new sign is a simple design with a purple painted structure to coordinate with the business' branding. Staff encourages the petitioner to consider a more decorative support structure for the ground sign with a brick masonry base to match the building. However, the mature landscaping across the front property line will conceal the base of the sign, so Staff does not object to the proposed post-mounted sign in this location.

Rooftop Mechanical Screening:

The existing rooftop mechanical equipment is located towards the back of the building, so it is not visible from the road. The petitioner has agreed to provide screening, if any visible new mechanical units are installed,

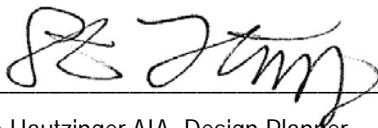
Trash Screening:

There is an existing trash dumpster enclosure at the east corner of the building constructed of slatted chain link fencing. The petitioner is proposing to replace the enclosure in the same location with a new split-face CMU enclosure, which will be a nice improvement. The color of the split-face CMU is not indicated, but it should be required to match or complement the building design.

RECOMMENDATION:

It is recommended that the Design Commission approve the architectural design for Pet Suites located at 1050 E. Rand Road. This recommendation is subject to compliance with the architectural plans received 5/27/20, and trash enclosure and signage plans received 6/12/20, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A more decorative support structure for the ground sign with a masonry base to match the building is encouraged.
2. The color of the split-face CMU trash enclosure match or complement the building design.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. All signage must meet code, Chapter 30, or approved variations.



June 12, 2020

Steve Hautzinger AIA, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 20-038