

## Andrew Murray

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**From:** Brian <brian46074@aol.com>  
**Sent:** Sunday, April 20, 2014 11:15 PM  
**To:** APC; brian46074@aol.com  
**Cc:** Council Members  
**Subject:** Dairy Queen 1404-DP-09 & 1404-SIT-04 - April 2014  
**Attachments:** 0212142019.jpg

Dear Advisory Plan Commission,

You will be making a decision on the proposed Dairy Queen on 940 Tournament Trail.

After looking at the site plan, I can predict interior traffic flow issues. This project looks like it is 'shoe horned' in.

Does the radius of the entry allow semi delivery trucks to come into the lot safely? Customers driving in not seeing the separation of the drive-thru lane with the lane to enter the parking lot? I can see the southern exit only lane being used as an entry.

Attached is a picture of the new Taco Bell located nearby as an example. It was taken this last February. Drive thru lane is busy and entry into the lot is hampered. If this local area is planned to be busy with traffic in the next few years, interior traffic flow for these fast food restaurants need to be thought through carefully. Signage needs to be clear and not wording on the pavement like in the Taco Bell lot. I did see a car go into the 'out' of the drive thru lane and was stopped by a car leaving the drive thru lane. This Dairy Queen site plan has parking aggravation/confusion all over it.

Chapter 2 of the Westfield Washington Comprehensive Plan, Commercial.

"Require the size, materials, color and design of buildings to be unique to Westfield. "Franchise" architecture that represents no effort to create a unique design that fits Westfield - Washington Township is not acceptable."

This Dairy Queen, even though with nice materials, is disappointing. So are the McDonalds and Taco Bell projects.

This area will be an important gateway to Westfield when US31 is finished. This area has always been a resting spot for travelers going to/coming from the Indianapolis area. Please push for higher standards. Standard store elevations can go anywhere, let Westfield be a step above.

Thank you.

Brian D. Morales