



Petition Number: 1304-DP-06 & 1304-SIT-02

Subject Site Address: Northwest Corner of SR32 and Sun Park Drive

Petitioner: Southern Bells, Inc.

Request: Petitioner requests Development Plan and Site Plan review for a Taco Bell drive-thru structure with outdoor seating and pergola on approximately 1.28 acres.

Current Zoning: GB (General Business)

Current Land Use: Vacant

Approximate Acreage: 28 acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Site Plan
4. Elevations
5. Development Plan

Zoning History: 1203-REZ-01 Rezoning from EI (Enclosed Industrial) to GB
1212-VS-16 Variance to exempt property from US 31 Overlay

Staff Reviewer: Ryan Clark, Associate Planner

Procedural

- Approval of a Primary Plat, Development Plan, and Site Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance or applicable PUD, any variances associated with the site, and any commitments associated with the site.

Project Overview

The proposal is for the development of a drive-thru Taco Bell restaurant with outdoor seating and pergola. The subject property is approximately 1.28 acres in size and is located on lot 2 of the 32 at 31 Henke Center Primary Plat. The property has frontage on State Route 32 and Sun



Park Drive, but is accessed by proposed connector street to be constructed by INDOT as part of the US 31 Major Moves Project.

Analysis

The project falls within the State Highway 32 Overlay Zone (the “32 Overlay”) which requires additional standards for buildings located within the overlay. The applicant is aware that the 5,000 square foot gross floor area requirement was established to create a certain massing for the SR 32 corridor. When the building size is smaller than 5,000 square feet, enhanced architectural materials and features may be required. The applicant has included a large outdoor dining space with pergola and landscaping to help achieve this massing. Other enhancements may also be required due to lessened footprint of the building. In addition, to meet the masonry material requirement of the 32 Overlay, building materials will need to be upgraded.

DEVELOPMENT PLAN REVIEW COMMENTS

Development Plan Review (WC 16.04.165)

1) Zoning District Standards: (Business District Standards (WC 16.04.050))

a) General Requirements: (WC 16.04.050(A)):

Comment: -**Compliant**

b) GB District Specific Standards: (WC 16.04.050(F))

i) Minimum Lot Area: none

ii) Minimum Lot Frontage on Road: 80 feet

iii) Minimum Setback Lines:

(1) Front Yard: 60 feet (SR 32 Overlay supersedes, min 30ft)

(2) Side Yard: 60 feet

(3) Rear Yard: 20 feet

iv) Maximum Building Height: 60 feet (SR 32 Overlay supersedes, no min. height)

v) Minimum Ground Level Square Footage: None

vi) Minimum Size of Structures: None

vii) Parking: provided in accordance with ordinance

viii) Loading and Unloading Berths: (SR 32 Overlay supersedes, see below)

Comment: -**Compliant**

c) Off-Street Loading and Parking

i) Required spaces: one space per two seats, one space per max shift

Comment: 70 seats/2 + 5 employees max shift= -**Not Compliant**



2) **Overlay District Standards:** US 31 Overlay (exempt from 1212-VS-16).

The subject property is located within the **SR 32 Overlay District WC 16.04.065** (the "Overlay");

SR 32 Overlay District WC 16.04.065

a) Access Control Requirements (WC 16.04.065 (5))

- i) All developments shall provide vehicular and pedestrian interconnectivity between neighboring uses, parking lots, and developments.

Comment: -**Not Compliant**

b) Setback Requirements

- i) Max setback: no further than one hundred and twenty (120) feet from SR 32 ROW
- ii) Min setback: Thirty (30) feet from SR 32 ROW

Comment: **COMPLIANT**

c) Height and Area Requirements

i) Building Height

- (1) Minimum building height (18 ft or buildings with flat roofs with parapets on all sides that extend to 18 feet

Comment: -**Not Compliant**

- (2) Multiple Stories: encouraged but not required

- (3) Maximum building height: no maximum

ii) Gross Floor Area

- (1) Min. gross floor area: Five Thousand (5000) sq ft (enhanced arch. materials may be required for structures no meeting minimum)

- (2) Max gross floor area: no maximum

Comment: -**Compliant**

d) Architectural Design Requirements

i) Design theme general standards

- (1) All structures shall be thoughtfully designed in a manner that visually and functionally complements existing topography of the building site

Comment: -**Compliant**

ii) Building elevations

- (1) All building elevations shall be encouraged to have defined base or foundation, a middle or modulated wall, and a top formed by pitched roof or articulated cornice

Comment: - **Not Compliant**

- (2) Building elevations which are ninety (90) feet or greater in length, shall be designed with aggregate offsets of not less than ten (10) percent of the building elevation length. Offsets shall not be constructed at intervals of not greater than sixty (60) feet.

Comment: -**Not Compliant**

- (3) All buildings shall be constructed with the same quality of building materials and same level or architectural detail on all elevations of such buildings.

Comment: **Not Compliant**



- (4) Openings
 - (a) Openings line up vertically and horizontally with other openings
 - (b) Arranged in a balanced, relatively uniform fashion
 - (c) Exceptions if organized in aesthetically pleasing manner

Comment: -**Compliant**
- iii) Gutter and downspouts visually integrated with arch. style of structure
- iv) Roofs
 - (1) Pitched roofs
 - (2) Simply and symmetrically pitched
 - (3) Clad in wood, slate, composition, clay tiles, or standing seams panels
 - (4) If asphalt composition shingles: color, grade, non-reflective
 - (5) If standing seam: color and non-reflective
- v) Flat roof
 - (1) Permitted if edged by architectural moulding, an articulated cornice feature or a decorative parapet wall
 - (2) Parapets shall be fully integrated into arch. design of buildings to create a seamless design transition between main building mass and roof-mounted arch elements
 - (3) Modulation of roof/roof lines required to eliminate appearance of box shaped buildings
 - (4) Dormers designed with appropriate details
 - (5) Visible vents

Comment: **Not Compliant**
- vi) Main Entrances
 - (1) Shall be designed with main entrance and at least two (2) windows openings associated with main entrance
 - (2) Buildings entrances shall be defined and articulated by arch. elements appropriate to building
 - (3) Location, orientation, proportion shall compliment style of building

Comment: -**Compliant**
- vii) Windows
 - (1) All windows design shall be compatible with style, materials, color, details, and proportion of building.
 - (2) Window trim and other design elements shall be designed to accent the windows

Comment: -**Compliant**
- viii) Awnings
 - (1) Fixed or retractable awnings are permitted if they complement the building's architectural style material, colors, and details
 - (2) Made of non-reflective material
 - (3) Shall be kept in good repair
 - (4) Awnings shall not be removed unless building will comply without awnings.
- ix) Drive-thrus and fueling station
 - (1) Drive-thru windows and lanes shall not be permitted between the right-of-way line and SR 32 and the side of structure that is nearest to said right-of-way.
 - (2) Vehicular Pumps and Canopies- N/A



- x) Building materials
 - (1) Brick and other masonry materials shall be preferred exterior building material
 - (2) Wainscot of brick or other masonry encouraged
 - (3) Min. 60% of each building elevation shall be covered in brick or other masonry material. E.I.F.S shall not constitute a brick or masonry material.
Comment: -**Not Compliant**
 - (4) Max 25% of each building elevation may be covered in metal or vinyl exterior building material.
 - (5) Increased or enhanced use of brick and other masonry materials and other arch. ornamentation shall be required around building entrances and elevations visible to SR 32.
Comment: -**Compliant**
- e) Landscaping and Amenity Requirements
 - i) Purpose: establish alternative transportation corridor
 - (1) Policy that trail corridor and improvements by owned and maintained by City the City of Westfield.
 - ii) Trail corridor requirements
 - (1) A linear greenspace along each side of SR 32 that contains alt. transportation trail.
 - (2) Width: Min. of 30 feet measured from SR 32 ROW line or edge of pavement, whichever results in a greater distance from SR 32 centerline.
Comment: -**Not Compliant**
 - iii) Alternative transportation trail
 - (1) Installed in substantial compliance with figure 16.04.065(r)
 - (2) Alt trail shall be at least eight (8) ft in width and constructed in compliance with City construction standards.
Comment: -**Not Compliant**
 - iv) Interconnectivity: Alt. transit interconnectivity between neighboring uses, developments, and the Trail Corridor shall be required.
Comment: **Not Compliant**
 - v) Corridor Plantings
 - (1) Primary landscape material: shade trees, ornamental trees, shrubs, ground cover, and grass
 - (2) Min. of three (3) shade trees and one (1) ornamental tree ever one hundred (100) linear feet of trail corridor.
 - (3) Shade trees planted shall be spaced: Min. fifteen (15) feet; Max forty (40) feet
 - (4) Trail Corridor planting shall be counted toward meeting planting requirements
Comment: **Compliant**
 - vi) Mound/berms
 - (1) Mound and berms encouraged
- f) Miscellaneous Requirements



- i) Loading berths
 - (1) Not visible from 32
 - (2) Minimize visibility from other ROW
 - (3) Shall comply with following standards
 - (a) Location
 - (b) Screening
 - (c) Landscaping
 - ii) Dumpsters
 - (1) Dumpsters shall be completely and permanently screened from view of public rights-of-way and adjoining properties.
 - (2) Screening methods: solid wall, fence enclosure that complements primary structure
 - (3) Structurally connected to primary structure encouraged
 - (4) Man-doors shall be encouraged
 - (5) Enclosures shall be kept closed at all times when not in active use
 - Comment: **Not Compliant**
 - iii) Mechanical equipment
 - (1) Shall be permanently screened from view
 - iv) Water retention/Detention ponds
 - (1) Natural appearance- designed with natural appearance, vegetation encouraged
 - (2) Side slopes shall not exceed 4:1 (wet pond)
 - (3) Side slopes shall not exceed 4:1(dry pond) and shall be graded to harmonize with overall open space design of the site.
 - Comment: **-Compliant**
 - v) Walls and Fencing
 - (1) Permitted fences: masonry, decorative metal, finished wood
 - (2) Prohibited: non-solid wood, chain link, non-decorative corrugated metal, electrified fences
 - (3) Walls/fencing shall not be located in front yard
 - (4) Permitted in side yard if consistent with primary structure building materials
- 3) **Subdivision Control Ordinance:** Not applicable. No subdivision is being proposed.
- 4) **Development Plan Review Standards:** (WC 16.04.165(D)(3))
- a) **Site Access and Site Circulation:**
 - i) Standard: All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference.
Comment: **Coordinate with Westfield Public Works Department (WPWD).**
 - ii) Standard: All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development.
Comment: **. Coordinate with Westfield Public Works.**
 - iii) Standard: Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and



pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network.

Comment: **Not Compliant**



- b) **Landscaping:** *(WC 16.06 et seq.)*
- i) General Landscape Design Standards: *(WC 16.06.040):*
 - (1) Softening of walls and fences: plant materials every 40 feet over 80 feet of building
Comment: **Not Compliant**
 - ii) On-Site and Street Frontage Requirements: *(WC 16.06.050):*
 - (1) On site requirements
 - (a) Business uses
 - (i) Shade trees- 10 per acre/ 13 required
 - (ii) Ornamental or evergreen trees: 10 per acre/13 required
 - (iii) Shrubs: 25 per acre/32 required
 - 1. Required:
 - a. Shade trees: 18 shown
 - b. Ornamental/evergreen: 19 shown
 - c. Shrubs: 183 shown
 - Comment: **Compliant**
 - iii) Road Frontage Standards
 - (1) One (1) shade tree per 40 linear feet of frontage
 - (a) SR 32: 5 shade trees shown
 - (b) Sun Park Drive: 6 shade trees shown
 - iv) Buffer Yard Requirements: *(WC 16.06.060):*
 - (1) East buffer: 15 feet; one (1) evergreen per thirty (30) linear feet and five (5) evergreen shrubs
Comment: **Not Compliant**
 - v) Parking Area Landscaping: *(WC 16.06.070):*
 - (1) Percentage of vehicular use area to be landscaped
 - (a) 25 to 49 parking spots (7.5% required landscaping)
 - (2) Islands shall include one (1) tree and four (4) shrubs per parking lot island
Comment: **Compliant**
 - vi) Perimeter Parking Lot Landscaping
 - (1) One (1) tree per thirty (30) linear feet and one (1) shrub per three (3) linear feet of parking lot length within twenty (20) feet of lot line or ROW line.
Comment: **Not Compliant**
- c) **Lighting:** *(WC 16.07 et seq.)*
- i) Light meter readings shall not exceed one (1.0) foot-candle at all non-residential property lines
Comments: Not Compliant
- d) **Signs:** *(WC 16.08 et seq.)* Not applicable. No new signs are being proposed.
- e) **Building Orientation:**
- i) Standard: Each building façade visible from a public street or oriented to an adjoining Residential District shall be a finished façade.
Comment: **Compliant.**



- ii) Standard: No loading spaces or loading docks shall be permitted to face a public street or an adjoining Residential District. (N/A SR 32 Overlay)
- iii) Standard: No outside storage shall be permitted between an established building line and the right-of-way of a public street or an adjoining Residential District.
Comment: **Compliant**
- iv) Standard: All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served.
Comment: **Compliant**



f) **Building Materials:**

- i) **Standard:** In order to create variation and interest in the built environment, all new buildings or building additions located within any Business District shall use the exterior building materials specified below on each facade visible from a public street or an adjoining Residential District: (1) All brick (excluding window, display window, door, roofing, fascia and soffit materials); or, (2) Two (2) or more building materials (excluding window, display window, door and roofing materials), provided, however, that the primary building material shall be either brick or Exterior Insulation and Finish System (E.I.F.S.) and shall constitute a minimum of sixty (60) percent of each facade visible from a public street or an adjoining Residential District.

Comment: N/A, SR 32 Overlay supersedes

- ii) **Standard:** The exterior building material selection shall be supplemented with the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.) or the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each facade visible from a public street or an adjoining Residential District.

Comment: N/A, SR 32 Overlay supersedes

- 5) **Comprehensive Plan Compliance:** The proposed development shall be appropriate to the site and its surroundings based upon the recommendations contained in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan").

Comment: The Future Land Use Map of the Westfield-Washington Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Employment Corridor". Office and service uses are contemplated along Westfield highway corridors. These types of uses are intended to be employment-generating uses. However, the Comprehensive Plan does acknowledge retail uses that are subordinate to and supportive of office and service uses, as acceptable.

- 6) **Street and Highway Access:** The design and location of proposed street and highway access points shall minimize safety and hazards and congestion.

Comment: To be reviewed by WPWD.

- 7) **Street and Highway Capacity:** The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development

Comment: To be reviewed by WPWD.

- 8) **Utility Capacity:** The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development

Comment: To be reviewed by WPWD and other service providers.

- 9) **Traffic Circulation Compatibility:** The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

Comment: To be reviewed by WPWD.



Staff Comments

- 1) No action is required at this time.
- 2) Prior to final deposition, the petitioner will make the necessary revisions to the plans, as addressed in this staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
- 3) If any APC member has questions prior the public hearing, then please contact Ryan Clark at 317-674-6599 or rclark@westfield.in.gov.