



**Petition Number:** 1403-SPP-04

**Subject Site Address:** Southwest corner of U.S. 31 and 181<sup>st</sup> Street

**Petitioner:** Larry House – Hall & House, LLC

**Representative:** Ken Zumstein – Northpointe Engineering & Surveying, Inc.

**Request:** Primary Plat review for a commercial subdivision on approximately 25.64 acres +/- in the 181<sup>st</sup> Street PUD District.

**Current Zoning:** 181<sup>st</sup> Street PUD  
Underlying Zoning is GB

**Current Land Use:** Enclosed Industrial/Office and some vacant property

**Approximate Acreage:** 25.64 acres +/-

**Zoning History:** 181<sup>st</sup> Street PUD (Ord. 14-03)

**Exhibits:**

1. Staff Report
2. Aerial Location Map
3. Primary Plat

**Staff Reviewer:** Kevin M. Todd, AICP

---

**Procedural**

Approval of the Primary Plat must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance or applicable PUD, any variance associated with the site and any commitments associated with the site.

---

**Project Overview**

The proposal is for the primary platting of the 181<sup>st</sup> Street Commercial Subdivision (the “Proposal”). The subject property is approximately 25.64 acres in size and is zoned “181<sup>st</sup> Street PUD”. The property is located at the southwest corner of U.S. 31 and 181<sup>st</sup> Street. Wheeler Road bounds the property to the west and a new extension of Sun Park Drive bisects the property.

The petition was reviewed by the Technical Advisory Committee at its February 18, 2014 meeting.

---



---

**WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE**

**Primary Plat Review**

WC 16.04.220 Procedures

1. Location map (which may be prepared by indicating the data by notations on available maps) showing:
  - Subdivision name and location
    - **Staff Comment – COMPLIANT**
  - Any street related to the subdivision
    - **Staff Comment – COMPLIANT**
  - Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities
    - **Staff Comment – Not Applicable**
  - Title, scale, north point and date
    - **Staff Comment – COMPLIANT**
  - Land use adjacent to proposed subdivision and owners names
    - **Staff Comment – Not Applicable**
  
2. A primary plat prepared by a land surveyor or land planner showing:
  - Proposed name of the subdivision
    - **Staff Comment – COMPLIANT**
  - Names and addresses of the owner, owners, land surveyor or land planner
    - **Staff Comment – COMPLIANT**
  - Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
    - **Staff Comment – COMPLIANT**
  - Easements - locations, widths and purposes
    - **Staff Comment – COMPLIANT**
  - Statement concerning the location and approximate size or capacity of utilities to be installed
    - **Staff Comment – COMPLIANT**
  - Layout of lots, showing dimensions and numbers and square footage
    - **Staff Comment – COMPLIANT**
  - Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes
    - **Staff Comment – COMPLIANT**



- Contours at vertical intervals of two feet if the general slope of the site is less than 10 percent and at vertical intervals of five feet if the general slope is greater than 10 percent
  - **Staff Comment – COMPLIANT**
- Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners
  - **Staff Comment – COMPLIANT**
- Building setback lines
  - **Staff Comment – COMPLIANT**
- Legend and notes
  - **Staff Comment – COMPLIANT**
- Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage
  - **Staff Comment – COMPLIANT**
- Other features or conditions which would affect the subdivision favorable or adversely
  - **Staff Comment – Not Applicable**
- Scale, north point and date - primary plat of the subdivision shall be drawn to a scale of 50 feet to one inch, or 100 feet to one inch; provided, however, that if the resulting drawing would be over 36 inches in shortest dimension, a scale as recommended by the commission may be used
  - **Staff Comment – COMPLIANT**
- A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land
  - **Staff Comment – COMPLIANT**
- A statement from the County and State Highway Departments or the Westfield Utilities Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary
  - **Staff Comment – COMPLIANT**
- If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property
  - **Staff Comment – Not Applicable**
- If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc.
  - **Staff Comment – COMPLIANT**
- If floodplain is involved, a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
  - **Staff Comment -- Not Applicable**

General Business District (WC 16.0)

- Minimum Lot Area – None
  - **Staff Comment – COMPLIANT**



- Minimum Lot Frontage on Road - 80 Feet
  - **Staff Comment – COMPLIANT**
- Minimum Lot Width at Building Line - None
  - **Staff Comment – COMPLIANT**
- Maximum Building Height - Not to exceed 60 feet
  - **Staff Comment – Not Applicable at this time; will be reviewed at building permit stage**
- Minimum Ground Level Square Footage – None
  - **Staff Comment – Not Applicable at this time; will be reviewed at building permit stage**
- Parking - Off-street and/or private parking shall be provided in accordance with the provisions in this ordinance.
  - **Staff Comment – Not Applicable at this time; will be reviewed at development plan review stage**
- Loading and Unloading Berths - Loading and unloading berths shall be provided as identified in this ordinance.
  - **Staff Comment – Not Applicable at this time; will be reviewed at development plan review stage**



## 181<sup>st</sup> STREET PUD ORDINANCE

### SECTION 1.5. Transportation Infrastructure

A. The Real Estate shall comply with the Westfield Thoroughfare Plan (the “Thoroughfare Plan”). For portions of the Real Estate that adjoin or include existing streets that do not conform to the minimum right-of-way dimensions established in the Thoroughfare Plan, the additional width along either or both sides of such streets located on the Real Estate, sufficient to meet the requirements of the Thoroughfare Plan shall be dedicated to the City.

- **Staff Comment – COMPLIANT**

B. The following right-of-way shall be dedicated to the City of Westfield, at no cost to the City of Westfield, at the time of secondary platting or within sixty (60) days of written notice provided the Owner of the Real Estate or portion thereof (the “Owner”) from the City, whichever occurs first. If notice is provided to the Owner prior to secondary plat approval, then the City shall bear all expenses associated with preparing legal descriptions and recordable instruments to effectuate the conveyance. If the conveyance is done in conjunction with the secondary plat approval process, then the Owner shall bear the costs of preparing such document as part of preparing such secondary plat(s).

1. Wheeler Road – Twenty-five (25) feet from the centerline of the alignment of Wheeler Road existing at the time of this Ordinance adoption, along the West property line of the Real Estate;

- **Staff Comment – COMPLIANT**

2. 181<sup>st</sup> Street – Sixty (60) feet from the centerline of the alignment of 181<sup>st</sup> Street existing at the time of this Ordinance adoption, along the North property line of the Real Estate; and,

- **Staff Comment – COMPLIANT**

3. Roundabout – all property necessary to construct a roundabout at the future alignment of the 181<sup>st</sup> Street and Wheeler Road intersection.

- **Staff Comment – COMPLIANT**

### SECTION 2.1. Applicability

A. Development and Use Sequence – As outlined below, the full implementation of the 181<sup>st</sup> Street PUD Ordinance will occur over time. Full compliance with the 181<sup>st</sup> Street PUD



Ordinance shall be accomplished by no later than December 31, 2023. As requested by the Landowner, this Real Estate and PUD Ordinance are specifically exempt from IC 36-7-4-1109.

1. All new construction improvements shall fully comply with this 181<sup>st</sup> Street PUD Ordinance.
  - **Staff Comment – Not applicable to Primary Plat**
  
2. The buffer yard requirements that would normally apply to the Real Estate under WC 16.06.060 shall be installed within twelve (12) months of the adoption of this 181<sup>st</sup> Street PUD Ordinance , unless an agreement with the Westfield Public Works Department otherwise allows the Interim Streetscape Plan, as outlined below in this paragraph, to occur within the public right-of-way. The “Interim Streetscape Plan” attached hereto and incorporated herein by reference as Exhibit “3” shall be completed as follows:
  - **Staff Comment – Draft conditions of Encroachment Permit approval have been generated by the City. Final approval of the conditional Encroachment Permit will be coordinated with Secondary Plat approval.**
    - a. Within one hundred and eighty (180) days of the adoption of this 181<sup>st</sup> Street PUD Ordinance, the existing chain link type fence along the western, a portion of the southern and northern boundaries of Parcel “E” shall be removed.
      - **Staff Comment – Not applicable to Primary Plat**
  
    - b. Within twelve (12) months of the adoption of this 181<sup>st</sup> Street PUD Ordinance, the western and northern boundaries of Parcel “D” shall be landscaped in substantial compliance with the Interim Streetscape Plan as set forth in Exhibit “3”. The landscaping shall be planted with the following minimum requirements: evergreen trees having a minimum height of six (6) feet, spaced at twelve (12) feet on center. Prior to installation, a detailed landscaping plan shall be submitted and approved by the Director.
      - **Staff Comment – Not applicable to Primary Plat**
  
    - c. Within twelve (12) months of the adoption of this 181<sup>st</sup> Street PUD Ordinance, the existing wood privacy fence and chain link type fence gates along the northern boundary of Parcel “A”, Parcel “B” and portions of Parcel “D” as depicted in Exhibit “3” shall be repaired or replaced to like-new condition.
      - **Staff Comment – Not applicable to Primary Plat**



- d. Within twelve (12) months of the adoption of this 181<sup>st</sup> Street PUD Ordinance, the chain link type fence gates on Parcel “A”, Parcel “B” and Parcel “D” shall be covered with a matching black, brown or gray screening material, similar or equal to the material depicted in Exhibit “5”, as determined by the Director.
    - **Staff Comment – Not applicable to Primary Plat**
  - e. The existing one-story metal building that is located on the northern boundary line of Parcel “A” may be removed in conjunction with the U.S. 31 road improvements. In the event the building is removed, a wood privacy fence to match the existing wood privacy fence that is located on the northern boundary of Parcel “A”; or evergreen trees having a minimum height of six (6) feet, spaced at a minimum of twelve (12) feet on center; or a combination thereof shall be installed within one hundred and eighty (180) days of the buildings removal.
    - **Staff Comment – Not applicable to Primary Plat**
  - f. The landscape and fencing improvements shall be installed in substantial compliance with the Interim Streetscape Plan as set forth in Exhibit “3”.
    - **Staff Comment – Not applicable to Primary Plat**
  - g. Over time, the Interim Streetscape Plan shall be fully replaced by the Landscape Buffer Plan as set forth in Exhibit “4” in accordance with the terms of Section 2.1, B, 3.
    - **Staff Comment – Not applicable to Primary Plat**
3. The streetscape along Wheeler Road and 181<sup>st</sup> Street (the “Streetscapes”) as depicted on the Landscape Buffer Plan, which is attached hereto and incorporated herein by reference as Exhibit “4”, shall be installed 1) on each Parcel at the time development or redevelopment of each Parcel requires the Development Plan Review process, 2) on each Parcel at the time the first building on a Parcel requires an Improvement Location Permit; or 3) by no later than December 31, 2023 for all Parcels, whichever occurs first. The landscaping shall be installed in substantial compliance with the Landscape Buffer Plan as set forth in Exhibit “4”. When installing on a Parcel, the Landscape Buffer Plan as set forth in Exhibit “4” shall replace the correlating screening and landscaping required by the Interim Streetscape Plan of Exhibit “3” for that Parcel. The Streetscapes shall be planted with the following minimum requirements: A minimum of three (3) shade trees



and one (1) ornamental tree shall be provided per every one hundred (100) lineal foot of frontage along Wheeler Road and 181<sup>st</sup> Street. Shade trees shall be spaced at least fifteen (15) feet apart and no more than forty (40) feet apart, all trees shall be at least two and one half (2.5) inches in caliper at the time of planting.

- **Staff Comment – Not applicable to Primary Plat**

4. Expansion of a building that exists at the time of the adoption of this Ordinance for the purpose of warehousing use only is not required to comply with the Architectural Design Requirements of this Ordinance. If the expansion is for a non-warehouse use or changes the use of the building, then the building shall comply with the Architectural Design Requirements of this Ordinance.
    - **Staff Comment – Not applicable to Primary Plat**
  5. By December 31, 2023, all Parcels, including all buildings on the Parcels, shall be in full compliance with the Landscape Buffer Plan as set forth in Exhibit “4”, the Development Standards and Architectural Design requirements of this Ordinance.
    - **Staff Comment – Not applicable to Primary Plat**
  6. On January 1, 2024, all Enclosed Industrial (EI) District uses designated in Section 2.3 C of this Ordinance shall be prohibited on the Real Estate.
    - **Staff Comment – Not applicable to Primary Plat**
- B. Site Plan – The Conceptual Site Plan, which is attached hereto and incorporated herein by reference as Exhibit “2”, shall serve as the illustrative Site Plan for the Real Estate. The Real Estate shall consist of Five (5) Parcels, designated as Parcel “A” through Parcel “E” and a Common Area (which includes the storm water detention pond).
  - **Staff Comment – COMPLIANT**



SECTION 2.3. Development Standards and Architectural Design Requirements

A. Development Standards – The development and redevelopment of the Parcels shall be in accordance with the General Business (GB) and State Highway 32 Overlay Zone (the “Overlay Zone”) standards in the Zoning Ordinance, except as modified below by the addition or modification of the provisions and text thereof:

1. General Business (GB) District Modifications:

a. Development of the Real Estate into Parcels shall be substantially in accordance with the Conceptual Site Plan, and shall be in accordance with the Development Standards and Architectural Design Requirements listed below.

- **Staff Comment – COMPLIANT**

b. The Setback Requirements for all buildings (primary and accessory) and signs shall be modified as follows:

i. Front Yard Setbacks

1. From an expressway, primary arterial or secondary arterial right-of-way

a. Buildings – 60 feet

- **Staff Comment – COMPLIANT**

b. Signs – 10 feet

- **Staff Comment – Not applicable to Primary Plat**

2. From all street right-of-way

a. Buildings – 40 feet

- **Staff Comment – COMPLIANT**

b. Signs – 10 feet

- **Staff Comment – Not applicable to Primary Plat**

ii. Side Yard Setbacks

1. From a public street right-of-way

a. Buildings – 40 feet

- **Staff Comment – Not applicable to Primary Plat**

b. Signs – 10 feet

- **Staff Comment – Not applicable to Primary Plat**



2. From the other property lines
  - a. Buildings – 20 feet
    - **Staff Comment – Not applicable to Primary Plat**
  - b. Signs – 10 feet
    - **Staff Comment – Not applicable to Primary Plat**
  - iii. Rear Yard Setbacks
    1. Buildings – 10 feet
      - **Staff Comment – Not applicable to Primary Plat**
    2. Signs – 10 feet
      - **Staff Comment – Not applicable to Primary Plat**
2. State Highway 32 Overlay Zone Modifications
  - a. The Landscape and Amenity Requirement of the Overlay Zone (WC 16.04.065, 9) shall not be applicable; the streetscape along 181<sup>st</sup> Street and Wheeler Road shall be provided with a landscaping area adjacent to the right-of-way a minimum of ten (10) feet in width, which shall be limited to landscaping materials (a minimum of three (3) shade trees and 1 ornamental tree every one hundred (100) feet of frontage including five (5) shrubs per every thirty (30) feet of frontage). This ten (10) foot landscape area shall be unoccupied except for plant material, steps, pedestrian walkways, terraces, bike paths, utilities, driveways, lighting standards, signs or other similar structures (excluding parking).
    - **Staff Comment – Not applicable to Primary Plat**
  - b. Pedestrian Pathways shall be installed within the future right-of-way of Wheeler Road (East Side) and 181<sup>st</sup> Street (South Side). They shall be a minimum of eight (8) feet in width and shall be constructed in compliance with the City of Westfield's Construction Standards and Specifications. The Pedestrian Pathway installation requirements that would normally apply at the Secondary platting stage shall apply, unless an agreement with the Westfield Public Works Department states otherwise.
    - **Staff Comment – Draft conditions of Encroachment Permit approval, which include timing for pathway construction, have been generated by the City. Final approval of the conditional Encroachment Permit will be coordinated with Secondary Plat approval.**



- c. The number of loading berths shall be as is required under the Zoning Ordinance; except loading docks and other service areas shall be placed to the rear and/or side of the buildings.
  - **Staff Comment – Not applicable to Primary Plat**
- d. The Access Control requirements of the Overlay Zone (WC 16.04.065, 5) shall not be applicable, except for Parcels “B” through “E” shall have cross access easements to ensure interconnectivity between adjoining parcels, with restrictions on the use of any cross-access easements that may be of concern during the time of platting.
  - **Staff Comment – Not applicable to Primary Plat**
- e. Standards in the Overlay Zone that apply to the “State Highway 32 right-of-way line” shall be applied to the Wheeler Road and 181<sup>st</sup> Street right-of-way lines adjacent to the Real Estate.
  - **Staff Comment – Not applicable to Primary Plat**
- f. Fencing shall not be allowed in the front yard except for security purposes, as approved by the Director, or as otherwise allowed by the 181<sup>st</sup> Street PUD Ordinance.
  - **Staff Comment – Not applicable to Primary Plat**

---

**Staff Comments:**

- The submitted plans are compliant with the applicable PUD ordinances and zoning ordinances. Approve 1403-SPP-04 as submitted.
- If any APC member has questions prior to the APC meeting, then please contact Kevin Todd at 317.379.6467 or [ktodd@westfield.in.gov](mailto:ktodd@westfield.in.gov).