



Petition Number: 1409-SPP-17 & 1409-DP-26

Subject Site Address: Southwest Corner of State Road 32 and Oak Ridge Road

Petitioner: Beau Wilfong

Representative: Jamie Shinneman, Weihe Engineers

Request: Petitioner requests Development Plan and Primary Plat review for a new commercial subdivision on 14.5+/- acres within Oak Ridge Pointe PUD.

Current Zoning: Oak Ridge Pointe PUD, SR 32 Overlay District

Current Land Use: Vacant

Approximate Acreage: 14.5 acres

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan
5. PUD District Map (for reference)

Zoning History:

Ord. 07-34	Rezoning to Oak Ridge Pointe PUD
Ord. 08-48	Amendment to Oak Ridge Pointe PUD
Ord. 11-09	Amendment to Oak Ridge Pointe PUD

Staff Reviewer: Andrew Murray, Associate Planner

Procedural

Requests for Primary Plat and Overall Development Plan review are required to be considered at a public hearing. The public hearing for this petition is scheduled for the September 2, 2014 Advisory Plan Commission (the "APC") meeting. Notice of the public hearing was provided in accordance with the APC Rules of Procedures.

- TAC Meeting 08/19/2014
- Public Hearing Notice Deadline 08/22/2014
- APC First Meeting (Public Hearing) 09/02/2014
- Revised Plan Submittal & APC Packet Materials 09/05/2014



- APC Second Meeting

09/15/2014

Project Overview

Project Description

The proposal is for the primary platting and overall development plan of five (5) commercial lots on the southern portion of the Oak Ridge Pointe PUD project (the "Proposal"). The subject property is located at the southwest corner of State Highway 32 and Oak Ridge Road and encompasses the ORP Office District and ORP Commercial District 1 of the Oak Ridge Pointe PUD (see **Exhibit 5**). The Oak Ridge Pointe PUD establishes the General Office (GO) District as the underlying zoning district for the ORP Office District and the Local Business (LB) District as the underlying zoning district for ORP Commercial District 1. The Proposal includes internal ingress/egress easements between lots, the State Highway 32 trail corridor identified as "Block A" on the plat, and a portion of the Monon/Midland Loop along the east side of the property.

The accompanying Overall Development Plan includes preliminary engineering and site design plans for shared infrastructure. The Development Plan includes landscaping, trails and the appropriate roadway improvements.

The Secondary Plat will be reviewed and approved by the Department. Improvements for the individual lots will require plan review and approval by the Plan Commission under a separate application.

Vehicular Access

The property, as proposed, is accessed at two points off of Oak Ridge Road and one point off of State Highway 32. Per the State Highway 32 Overlay Zone, new road access points are not permitted unless specifically approved by the Westfield City Council and the Indiana Department of Transportation (WC 16.05.065.5.b). The petitioner will present its request for approval during the September 8, 2014 Westfield City Council meeting.

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—**COMPLIANT**
 - Any street related to the subdivision —**COMPLIANT**
 - Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities — **COMPLIANT**
 - Title, scale, north point and date —**COMPLIANT**
 - Land use adjacent to proposed subdivision and owner’s names —**COMPLIANT**
2. A primary plat prepared by a land surveyor or land planner showing:
- Proposed name of the subdivision - **COMPLIANT**
 - Names and addresses of the owner, owners, land surveyor or land planner - **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. — **COMPLIANT**
 - Easements - locations, widths and purposes — **COMPLIANT**
 - Statement concerning the location and approximate size or capacity of utilities to be installed —**COMPLIANT**
 - Layout of lots, showing dimensions and numbers and square footage — **COMPLIANT**
 - Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes — **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 - **COMPLIANT**
 - Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners - **COMPLIANT**
 - Building setback lines — **COMPLIANT**
 - Legend and notes - **COMPLIANT**
 - Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage - **COMPLIANT**
 - Other features or conditions which would affect the subdivision favorable or adversely — **N/A**
 - 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 —**COMPLIANT**
 - A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land — **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 – **NOT COMPLIANT**
Comment: The petitioner is working with INDOT and the Department of Public Works towards compliance.
- If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property – **N/A**
- If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc. – **NOT COMPLIANT**
Comment: The petitioner is coordinating with Hamilton County Surveyors Office.
- 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. – **COMPLIANT**
Comment: Any improvements in the floodway will require the necessary approvals from IDNR.

Oak Ridge Pointe PUD (Ordinance 11-09)

Article 2.1 General Requirements

- G. Twelve (12) feet in width, a pedestrian path shall be constructed within the Oak Ridge right-of-way. - **COMPLIANT**

Article 2.2 ORP – Office District

- C. Minimum Development Plan Requirement – a minimum of three (3) acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section. - **COMPLIANT**
- D. Minimum Lot Area – None – **COMPLIANT**
- E. Minimum Development Plan Frontage on Road – 330 feet - **COMPLIANT**
- F. Minimum Building Setback Lines (applied to Perimeter of ORP – Office District)
 - 1. Front yard – Thirty (30) feet along SR 32. Twenty (20) feet along all other streets. - **COMPLIANT**
 - 2. Side yard – Twenty (20) feet (Zero (0) feet for interior lots) - **COMPLIANT**



3. Rear Yard - Twenty (20) feet (Zero (0) feet for interior lots) – **COMPLIANT**

O. Miscellaneous Requirements

1. A gated access drive will be constructed between the existing access drive south and east of the City of Westfield Public Safety Building and the western most parking area within the ORP – Office District. Said access drive shall be gated and accessible only to public safety personnel. - **COMPLIANT**
2. A minimum of two connection points (in addition to the trails intersection with Oak Ridge Road along Midland Trace Trail into the ORP – Office District). Connections shall be subject to the approval of the City of Westfield. Signage at these access points shall be as approved by the Westfield Parks Department. - **COMPLIANT**

Article 2.3 ORP – Commercial 1 District

C. Minimum Tract Requirement - a minimum of two (2) acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section. – **COMPLIANT**

D. Minimum Lot Area – None – **COMPLIANT**

E. Minimum Development Plan Frontage on Road – 330 feet – **COMPLIANT**

F. Minimum Building Setback Lines (applied to Perimeter of ORP – Office District)

1. Front yard – Thirty (30) feet along SR 32. Twenty (20) feet along all other streets. - **COMPLIANT**
2. Side yard – Twenty (20) feet (Zero (0) feet for interior lots) - **COMPLIANT**
3. Rear Yard - Twenty (20) feet (Zero (0) feet for interior lots) – **COMPLIANT**

Article 3 – SR 32 Overlay Zone

A. Access to the Real Estate from State Highway 32 shall be limited to one right-in/right-out drive cut on each side of State Highway 32. – **COMPLIANT**



F. The trail required within the Trail Corridor shall be permitted to cross the Anna Kendal Legal Drain within the existing SR 32 right-of-way. – **COMPLIANT**

Comment: The petitioner is coordinating with INDOT on proper permits and approvals.

Article 6 – Landscaping Standards

6.4. Buffer Yard Requirements – Buffer yards shall not be required internal to any District, and shall be required only in areas adjacent to (i) streets on the perimeter of Districts, and (ii) along the south, west and north perimeter of the Real Estate. All buffer yards shall be a minimum of twenty (20) feet in width. – **COMPLIANT**

6.7 Corporate Park Signage and Landscaping Easement – An area 20’ in depth from the road right of way and 50’ in length as measured from the intersection right of way shall be established as an easement in favor of the City of Westfield. Said easement shall be reserved for the establishment and maintenance of landscaping and signage associated with the business park designation of property north and east of the Real Estate. – **COMPLIANT**

Article 7 – Signage Standards

COMPLIANT

State Highway Overlay District Standards.

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. - **COMPLIANT**
- b) New road cuts shall not be permitted unless specifically approved by the Westfield City Council and Indiana Department of Transportation. **NOT COMPLIANT**

Comment: Road cut approval is required by both the Westfield City Council and INDOT. The Westfield City Council will consider this matter during the September 8th meeting.

- c) 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.

COMPLIANT

ii) Trail corridor requirements

(1) A linear green space 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.

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) feet in width and constructed in compliance with City construction standards – **COMPLIANT**

iv) Interconnectivity: Alt. transit interconnectivity between neighboring uses, developments, and the Trail Corridor shall be required.

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

COMPLIANT

2) **Subdivision Control Ordinance**: Please see primary plat comments.

3) **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: Compliance will be confirmed during Detailed Development Plan approval.

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.

COMPLIANT

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: Compliance will be confirmed during Detailed Development Plan approval.

b) **Signs:** (*WC 16.08 et seq.*) N/A

4) 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.

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

COMPLIANT

6) 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

COMPLIANT

7) 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

COMPLIANT

8) 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.

COMPLIANT



STAFF COMMENTS

1. No action is required at this time except to hold the public hearing.
2. Prior to final deposition, the petitioner will make any 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 to the public hearing, then please contact Andrew Murray at 317.379.9080 or amurray@westfield.in.gov.