



Petition Number: 1501-SIT-01

Subject Site Address: 14921 Thatcher Lane, Carmel IN

Petitioner: Sharon Sills, Huntington Bank
Ryan Rediger, EMH&T

Request: Detailed Development Plan approval for 1.42 acres within the Village Park Plaza development.

Current Zoning: Special Business-Planned Development (SB-PD)

Current Land Use: Commercial

Exhibits:

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

Staff Reviewer: Jennifer M. Miller, AICP

PROJECT OVERVIEW

The 1.42-acre property within Village Park Plaza, is located at 14921 Thatcher Lane, Carmel. The proposed detailed development plan is for the construction of a single story, approximately 2500 SF bank (the "Project"). The current building located on the site will be demolished.

PROCEDURAL

The Plan Commission is required to hold a public hearing on its consideration of a Development Plan. This petition received its public hearing at the January 5, 2014, Advisory Plan Commission (the "APC") meeting. Notice of the public hearing was properly advertised in accordance with Indiana law and the Rules of Procedure.

Approval of Detailed Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site. The APC may consider approval during their January 20, 2015 meeting.



Any standard listed is compliant unless otherwise stated.

DEVELOPMENT PLAN REVIEW COMMENTS (Chapter 10.7 (E))

E. Development plans shall comply with the following criteria:

1. Compliance with all applicable Development and Design Standards of the Zoning District in which the real estate is located **(see page 4)**.
2. Compliance with all applicable provisions of the any Overlay District in which the real estate is located **(see page 4)**.
3. Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community such that:
 - a. The design and location of proposed street and highway access point shall minimize safety hazards and congestion.
 - d. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - e. The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
4. 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.

G. Required Documentation and Supporting Plans:

4. A Landscaping Plan shall be in accordance with Article 6.8 and shall be required as part of any Development Plan review **(please see page 5)**.
5. An Open Space and Development Amenity Plan in accordance with Article 8.6 shall be part of any Development Plan review **(please see page 6)**.
6. A Lighting Plan shall be in accordance with Article 6.9 and shall be required as part of any Development Plan review **(please see page 6)**.



7. A Sign Plan in accordance with Article 6.17 may be required as part of any Development Plan review **(please see page 6)**.

8. Building Elevations in accordance with Article 6.3 shall be filed with a Development Plan review and include the following:

- a. Address of the property and graphic scale. – **Compliant**
- b. Proposed name of the development. - **Compliant**
- c. Elevations for each Building Façade. - **Compliant**
- d. Specification or sample of the type and color of exterior materials to be used for wall, window, roof and other architectural features. – **Compliant**
- e. A separate true color rendering, or other realistic depiction, of the proposed building including any areas designated for signage. – **Will be available Tuesday January 20, 2015.**
- f. Details of any exterior architectural lighting. – **Compliant**

DISTRICT STANDARDS (Chapter 4 of UDO)

Article 4.22 Special Business/Planned Development (SB-PD)

B. General Standards: Developments in this district shall be subject to the requirements and standards of the LB-PD and GB-PD Business / Planned Development.

Article 4.23 Local Business Planned Development (LB-PD) and General Business Planned Development (GB-PD)

- 1) Minimum Tract Requirement: 10 acres
- 2) Minimum Lot Frontage: 660 feet
- 3) Minimum Building Setback Lines:
 - 1. Front (parcel is a through lot): 60 feet
 - 2. Side: 15 feet
- 4) Minimum Lot Width: No Minimum
- 5) Minimum Number of Structures: No Minimum
- 6) Minimum Building Size: No Minimum
- 7) Development Plan Review: Development Plan

Article 6.14 Parking and Loading Standards

E. Stacking Requirements for Drive-Through Facilities:

- 2. Minimum size of a stacking space shall be a minimum of eight by 20 feet with direct forward access to a service station or window of a drive through facility. – **Compliant**



4. Minimum Number of Spaces: The minimum number of required stacking spaces shall be as follows (this excludes the position at the service window):

b. Financial Institutions: three spaces per service window. – **Compliant**

H. Bicycle Parking: It is the purpose of this section to provide adequate and safe facilities for the storage of bicycles. This section shall apply to all new development and/or building expansions requiring Development Plan approval or an Improvement Location Permit.

1. Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building. - **Compliant**

2. Proximity to Principal Building: The bicycle parking spaces shall be located in close proximity to the main entryway into the Principal Building or be located inside the Principal Building. - **Compliant**

3. Rack Requirement: A bicycle rack, which may contain multiple bicycle parking spaces, shall be installed on a hard dustless surface that allows the parking structure to be securely fastened to the ground and that secures the bicycles. – **Compliant**

4. Pedestrian Ways: Bicycle Parking Areas shall be designed such that when in use, the bicycles (and trailers), shall not obstruct an adjacent sidewalk, path, or other pedestrian way and located to provide a minimum of five (5) feet of clearance behind the bicycle to allow for room to maneuver. - **Compliant**

OVERLAY STANDARDS (Chapter 5 of UDO)

Article 5.2 US Highway 31 Overlay District

E. Height and Area Requirements:

1. Maximum Building Height: NTE 50% of the depth of the Front Yard and Frontage Road - **Compliant**
2. Minimum Building Height: 12 feet to lowest eaves – **Compliant**
3. Minimum Front Yard: 90 feet along US 31 – **Compliant**
60 feet along all other streets
4. Minimum Side Yard: 45 feet - **Compliant**
5. Minimum Rear Yard: **Not applicable on a Through Lot**
6. Minimum Aggregate of Side Yard: 90 feet
7. Minimum Lot Width: Equal to or more than half the depth of the lot.
9. Maximum Lot Coverage: 35% required – **Compliant**

F. Loading Berm Requirements: **Not Applicable**



G Landscaping:

1. A Greenbelt area between within the Front Yard shall be provided. Parking shall not be permitted in this area. - **Compliant**
2. A minimum of 20% of the lot surface area shall be landscaped. – **31% provided.**

H. No outside, unenclosed storage of refuse shall be permitted. – **Compliant**

I. All heating, ventilating, communication and like equipment for any facility shall be completely screened from view. – **Compliant**

J. Architecture: Must include three materials one of which is stone or brick and buildings shall be designed with eight corners. – **Compliant**

DEVELOPMENT STANDARDS (Chapter 6 of UDO) and Design Standards (Chapter 8 of UDO)

Article 6.8 Landscaping

H. General Screening Standards: ***Please identify the location of all mechanicals and the dumpster location.***

1. Ground mounted Heating and Cooling units shall be completely screened from all ground level viewpoints. – **Compliant**
2. Dumpster enclosures, trash pads, loading areas, loading docks, service areas, and maintenance areas shall be screened from residential uses and rights-of-way. – **Compliant**

K. Minimum Lot Landscaping Requirements (Business Uses):

- | | |
|-----------------------------------|-----------------------|
| 1. Shade Trees: | 14 - Compliant |
| 2. Ornamental or Evergreen Trees: | 14 – Compliant |
| 3. Shrubs: | 35 - Compliant |

L. Foundations Plantings – **Not Applicable**

M. External Street Frontage Landscaping Requirements:

2. Non-residential uses: a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development and shall include: three (3) shade or evergreens, two (2) ornamental trees, and 25 shrubs per 100 lineal feet. – **Compliant**

N. Buffer Yard Requirements – **Not Applicable**

O. Parking Area Landscaping:

1. Interior Parking Area Landscaping:
 - a. Minimum Area Required: 25 Spaces require five (5) percent
 - b. Parking Lot Islands shall be dispersed throughout the parking areas.



- c. Parking Lot Island shall be constructed six inches above grade, be a minimum of 120 square feet and a minimum of seven feet in width.
- d. Plantings in a Parking Lot Island shall include one tree and four shrubs.
- e. No landscaping shall interfere or obstruct visibility.

2. Perimeter Parking Landscaping – **Not Applicable**

3. Multi-family Districts – **Not Applicable**

Article 8.6 Open Space and Amenity Standards – Not Applicable

Article 6.9 Lighting- Compliant

Article 6.17 Sign Standards - Not applicable at this time. A sign permit application is required before the installation of any onsite signage. Sign permits are reviewed by the Economic and Community Development Department.

Article 6.3 Architectural Standards

F. Business Districts:

1. All roof or ground mounted mechanical equipment shall be completely enclosed. Ground mounted equipment shall be landscaped on all sides not facing the building served. – **Compliant**

2. Building Materials (**see comment below**):

a. Each Building Façade visible from a Street shall comply with the following:

i. Shall be 100 percent masonry materials, excluding windows, doors, roofing, fascia and soffit materials; or,

ii. Shall incorporate two or more building materials, excluding window, display window, door and roofing materials; provided that a minimum of 60 percent of the Building Façade shall be Masonry Materials. – **Compliant**

b. No more than 25 percent of all other building facades exclusive of windows, doors, loading berths may be covered with metal, Fiber Cement Siding, Polymeric Cladding, EIFS, stucco or vinyl exterior building materials. – **Compliant**

c. General Standards:

i. The exterior building material selection for all Building Facades shall be supplemented with: (i) the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.); or (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.). - **Compliant**



ii. No loading spaces, loading docks or oversized service doors shall be permitted on an External Facade, as defined herein; however, if all Building Facades are determined to be External Facades, then loading spaces, loading docks or oversized service doors may be permitted on the least visible External Facade if screened in accordance with the General Screening Standards of Article 6.8 Landscaping Standards. – **Not Applicable**

3. Architectural Theme: Buildings and structures within a single development shall have complementary architectural themes. – **Not Applicable**

4. Four-sided Architecture: All Building Facades visible from an adjacent Lot or Street shall be constructed with the same building material quality and level of architectural detail on all Building Facades (e.g., 360 degree architecture). - **Compliant**

5. Building Elevations:

a. Horizontal Design: All Building Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, cornice or moulding. - **Compliant**

b. Wall Planes: Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Facade. The offset may be met with setbacks of the Building Facade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement. - **Compliant**

6. Gutters and Downspouts: Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials. – **Color renderings will be available Tuesday January 20, 2015 to confirm.**

7. Roof Design:

b. Flat Roofs: Flat roofs shall comply with the following:

i. Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice or moulding. – **Compliant**

ii. Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass



and roof-mounted architectural elements (which may include screening elements for roof mounted equipment). - **Compliant**

iii. Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. - **Compliant**

iv. Flat roofs shall be prohibited for one-story buildings in the LB: Local and Neighborhood Business District, unless otherwise approved by the Plan Commission or Director after consideration of the building architecture, building context, and sensitivity to the residential character of the area. - **Not Applicable**

c. General Standard: All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (i) painted to match the color of the roof or flat black; and (ii) oriented to minimize their visibility from adjacent Lots and Streets. – **Compliant**

8. Main Entrances - **Compliant**

9. Windows:

a. All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building. - **Compliant**

b. Window trim and other architectural design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design elements as approved by the Plan Commission or Director. – **Compliant**

10. Awnings – **Not Applicable**

11. Gasoline Service Station Canopies – **Not Applicable**

12. Accessory Buildings - **Not Applicable**



Article 8.7 Pedestrian Network Standards

A. Applicability: All developments shall integrate an interior and exterior pedestrian network comprised of sidewalks or asphalt paths for pedestrian transportation and recreation, which shall be depicted on the Development Plan or Primary and Secondary Plats.

B. General Standards:

1. All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.
2. Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.
3. When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e. painted crosswalks, signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.

C. Internal Pedestrian Network Standards:

1. The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater. - **Compliant**
2. Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments. - **Compliant**
3. When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed. - **Not Applicable**
4. Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety. - **Compliant**

D. Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following - **Not Applicable, not consistent with Thoroughfare Plan.**

Article 8.8 Storm Water Standards - Petitioner is coordinating with the Public Works Department.

Article 8.13 Utility Standards - Petitioner is coordinating with the Public Works Department.



STAFF RECOMMENDATION:

Approve petition 1501-SIT-01 as presented with the following condition:

1. All necessary approvals be obtained from the Westfield Public Works Department, the Hamilton County Surveyor's Office and Citizens Westfield prior to the issuance of an improvement location permit.

If any Plan Commission members have questions prior to the public hearing, then please contact Jennifer Miller at 317.223.6420 or jmiller@westfield.in.gov.