



Petition Number: 1503-SPP-05 & 1503-ODP-05

Subject Site Address: Northeast corner of State Highway 32 and Grassy Branch Road

Petitioner: First Merchants Bank by Maurer Surveying, Inc.

Request: **Primary Plat** and **Overall Development Plan** review for Grassy Branch Commercial Subdivision consisting of 2 commercial lots.

Current Zoning: LB-PD: Local Business / Planned Development District, subject to the State Highway 32 Overlay District

Current Land Use: Vacant

Approximate Acreage: 13.16 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Overall Development Plan & Primary Plat

Property History:

0111-VS-79	Variance of Development Standards (Westfield Lighting Signs) (01/22/02)
00-AP-38	Development Plan Approval (Westfield Lighting Building Expansion) (09/25/00)

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PROCEDURAL

Approval of a Primary Plat and 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.

PROJECT OVERVIEW

The 13.16-acre site is located on the northeast corner of State Highway 32 and Grassy Branch Road (see **Exhibit 2**). The site currently includes the existing Westfield Lighting building. The request is for approval of a Primary Plat (see **Exhibit 3**) and Overall Development Plan (see **Exhibit 4**) (collectively, the “plans”) for the Grassy Branch Commercial Subdivision to allow for the development of the proposed Lot 1, located between Westfield Lighting and Grassy Branch Road, abutting State Highway 32.

The petition was reviewed by the Technical Advisory Committee at its February 17, 2015, meeting. This petition has been properly noticed for a public hearing at the Plan Commission’s March 2, 2015, meeting.



The applicable zoning district is the LB-PD: Local Business / Planned Development (the “LB-PD”) District, and the property is subject to the State Highway 32 Overlay District (the “SR32 Overlay”). To the extent provisions established elsewhere within the UDO conflict with the provisions of the SR32 Overlay, then the provisions of the SR32 Overlay shall supersede and apply¹.

PRIMARY PLAT STANDARDS (Article 10.12(J) of UDO)

The plans comply except for those items identified as outstanding below:

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) 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.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (Article 4.23 & Article 5.3(G))
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
Comment: The petitioner is coordinating with the Public Works Department and the County Surveyor’s Office regarding the proposed development and existing drainage infrastructure.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.

¹ Article 5.3(B)(3) of the Unified Development Ordinance.



- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
 - 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
 - 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
 - 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
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DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

The plans comply except for those items identified as outstanding below:

- 20) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 21) Address and legal description of the property.
- 22) Boundary lines of the property including all dimensions.
- 23) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 24) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 25) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 26) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 27) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 28) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 29) Location and dimensions of all existing structures and paved areas.
- 30) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 31) Location of all Floodplain areas within the boundaries of the property.
- 32) Names of legal ditches and streams on or adjacent to the site.



- 33) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 34) Identify buildings proposed for demolition.
- 35) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 36) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 37) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

Comment: Please see District Standards comments herein.

- 38) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

Comment: Please see SR32 Overlay District Standards comments herein.

- 39) 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 points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 40) 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.

DISTRICT STANDARDS

The plans comply with Article 4.23 (LB-PD District).

- 41) General Requirement: Outlots shall not exceed 25% of the development's gross acreage
- 42) Minimum Tract Requirements: 5 acres
- 43) Minimum Road Frontage (required on Street of primary frontage): 330 feet
- 44) Minimum Building Setback Lines:



- a) Front Yard: 30 feet
 - b) Side Yard: 15 feet
 - c) Rear Yard: 20 feet
 - 45) Minimum Lot Width: No minimum
 - 46) Minimum Number of Structures: No minimum
 - 47) Minimum Building Size: No minimum
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SR32 OVERLAY DISTRICT STANDARDS

The plans comply with Article 5.3 (SR32 Overlay District), as applicable to a Primary Plat and Overall Development Plan, except for those items identified as outstanding below:

- 48) Access Control Requirements (Article 5.3(F)(3)): Access roads in substantial compliance with the design plan included in FIGURE 5.3(2) ACCESS ROADS shall be provided for Lots along State Highway 32 unless the Council approves the development of a Lot without providing the normally required access road, and shall be dedicated as Right-of-way.
 - 49) Setback Requirements (Article 5.3(G)(2)): The Established Front Yard on Lots abutting State Highway 32 or the Trail Corridor, as defined herein, shall be a minimum of thirty (30) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.
 - 50) Trail Corridor Requirement (Article 5.3(L)(2)): A linear green space (the "Trail Corridor") along each side of State Highway 32 that contains the alternative transportation trail mentioned herein shall be provided.
 - 51) Trail Corridor Width (Article 5.3(L)(4)(a)): The Trail Corridor shall be a minimum width of thirty (30) feet parallel and immediately abutting the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.
 - 52) Trail Corridor Design Standards (Article 5.3(L)(4) and (5)).
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DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Primary Plat and Overall Development Plan, except for those items identified as outstanding below:

- 53) Landscaping Standards (Article 6.8)
 - a) Minimum Lot Landscaping Requirements
Comment: This will be reviewed at the time of each Lot's Detailed Development Plan.
 - b) External Street Frontage Landscaping
 - c) Buffer Yard Requirements



Comment: Only the north (abutting SF4) and northeast (abutting AG-SF1) boundaries of Block A are required to have a buffer yard, in accordance with below. The specific planting schedule will be further reviewed at the time of the Detailed Development Plan for Block A; however, preliminary, the plans comply with the exception that the required mound along the north boundary is not depicted.

	Landscape Easement Width	Shade Trees	Evergreen Trees	Shrubs	Mound
North Property Line (adjacent property zoned SF4) (Buffer B)	40 feet	4 per 100'	4 per 100'	10 per 100'	4' tall undulating (for at least 60% of the shared lot line)
East Property Line (adjacent to property zoned AG-SF1, which is 240' south from the NEC of Block A) (Buffer A)	30 feet	3 per 100'	3 per 100'	10 per 100'	None required

d) Parking Area Landscaping

Comment: To be reviewed at the time of the Lot's Detailed Development Plan.

- 54) Lot Standards (Article 6.10)
- 55) Setback Standards (Article 6.16)
- 56) Vision Clearance Standards (Article 6.19)
- 57) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply except for those items identified as outstanding below, and subject to further review and comment by the Public Works Department.

- 58) Block Standards (Article 8.1)
- 59) Easement Standards (Article 8.3)
- 60) Monument and Marker Standards (Article 8.5)
- 61) Pedestrian Network Standards (Article 8.7)

Comment: Article 8.7(C) requires sidewalks on both side of internal streets (public and private). Please add the required sidewalks on both sides of Nancy Street along the future right-of-way segment (north side of existing Westfield Lighting building) and both sides of the north/south ingress/egress easement (private street).

- 62) Storm Water Standards (Article 8.8)
- 63) Street and Right-of-Way Standards (Article 8.9)
- 64) Street Light Standards (Article 8.10)



- 65) Street Sign Standards (Article 8.11)
- 66) Surety Standards (Article 8.12)
- 67) Utility Standards (Article 8.13)

STAFF COMMENTS

- 1) No action is required at this time except to hold the public hearing.
- 2) Prior to the final deposition, the Petitioner will make any necessary revisions to the plans, as noted 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 Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.