



Petition Number: 1503-DDP-03

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

Petitioner: First Merchants Bank by Maurer Surveying, Inc.

Request: Detailed Development Plan approval for a new bank building on Lot 1 of the Grassy Branch Commercial Subdivision.

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

Current Land Use: Vacant

Approximate Acreage: 1.46 acres+/-

Exhibits:

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

Property History:

1503-SPP-05	Primary Plat (pending)
1503-ODP-05	Overall Development Plan (pending)
1503-SFP-10	Secondary Plat (pending)
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 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.

PROJECT OVERVIEW

The 1.46-acre+/- site is located on the northeast corner of State Highway 32 and Grassy Branch Road (see **Exhibit 2**). The request is for approval of a Detailed Development Plan (see **Exhibit 3**) for a 2,659-square foot bank building, located on Lot 1 of the Grassy Branch Commercial Subdivision.

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.

DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

The development plan complies except for those items identified as outstanding below:

- 1) 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.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) 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.
- 5) 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.
- 6) 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.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) 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.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

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



- 17) 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:

- 18) 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.

- 19) 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.

- 20) 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.

- 21) 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 development plan complies with Article 4.23 (LB-PD District).

- 22) General Requirement: Outlots shall not exceed 25% of the development's gross acreage

- 23) Minimum Tract Requirements: 5 acres

- 24) Permitted Uses: The proposed bank use is a "Low Intensity Retail" use, as defined in Chapter 12 of the UDO, which is a permitted use in the LB: Local and Neighborhood Business District.

- 25) Minimum Road Frontage (required on Street of primary frontage): 330 feet

- 26) Minimum Building Setback Lines:

- a) Front Yard: 30 feet
- b) Side Yard: 15 feet
- c) Rear Yard: 20 feet



- 27) Minimum Lot Width: No minimum
- 28) Minimum Number of Structures: No minimum
- 29) Minimum Building Size: No minimum

SR32 OVERLAY DISTRICT STANDARDS

The plans comply with Article 5.3 (SR32 Overlay District), except for those items identified as outstanding below:

- 30) 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.
- 31) 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.

Comment: Please add the Trailway block to the Detailed Development Plan (similar to the Overall Development Plan) and label "to be conveyed to the City of Westfield", in accordance with Article 5.3(L)(3).

- 32) 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.
- 33) Trail Corridor Design Standards (Article 5.3(L)(4) and (5)).
- 34) Setback Requirements (Article 5.3(G)):
 - a) Maximum Setback: 120 feet from State Highway 32 right-of-way line.
 - b) Minimum Setback: 30 feet from the State Highway 32 right-of-way line.
- 35) Building Height Requirements:
 - a) Maximum Building Height: No maximum
 - b) Minimum Building Height: Eighteen (18) feet

Comment: As proposed, the building height of the pitched roof is: (i) 19.5 feet for the main body of the structure; and (ii) 17.25 feet for the drive-thru canopy extension (the building height is measured as the mean height between eaves and ridges).

- c) Multiple Stories: Multiple stories are encouraged, but not required.



36) Minimum Building Size Requirements: 5,000 square feet

Comment: The proposed building has an area of 2,659 square feet (excluding the canopy structure covering the drive-through). Article 5.3(J) provides that:

“[t]he Gross Floor Area requirements...are intended to create a certain massing for buildings located within the corridor. Although it is contemplated some buildings may be acceptable with square footages below the minimum set forth herein, decisions to lower the requirement shall be considered on a case-by-case basis. In instances where the requirement...is lowered, enhanced architectural or site features (e.g., pergolas, outdoor seating, landscaped amenities) may be required.”

As a result, it is the discretion of the Plan Commission to determine whether to approve the smaller building and what, if any, site or architectural enhancements may be required to otherwise achieve the intent of the standard.

SR32 OVERLAY DISTRICT ARCHITECTURAL DESIGN REQUIREMENTS (ARTICLE 5.3(K))

The development plan complies with and/or exceeds those requirements of Article 5.3(K) (SR32 Overlay District), except for those items identified as outstanding below:

37) General Design Theme Standards: Architectural variation is encouraged. These architectural requirements are intended to provide consistent architectural quality among buildings and other improvements within the corridor. All structures shall be thoughtfully designed in a manner that visually and functionally complements the existing topography.

38) Building Elevations:

- a) 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, three-dimensional cornice as illustrated in FIGURE 5.3(3): BUILDING MODULATION.
- b) 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.

Comment: Not applicable, elevation lengths are between 51 feet and 53 feet.

- c) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Facades (e.g., 360 degree architecture).

39) Openings:

- a) Design elements of the Building Facade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings, as illustrated in FIGURE 5.3(5): DESIGN BALANCE.
- b) Openings in a Building Facade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS). Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.

40) 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.

Comment: Please identify and label on the elevations.

41) Roofs:

- a) Pitched roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips, with pitches ranging from 4:12 to 14:12 (see FIGURE 5.3(7): ROOF PITCHES).
- b) If standing seam panels are used then they shall be: (1) gray, black, dark blue, dark green, barn red or dark brown; and (2) made of a non-reflective material.

Comment: Please identify and label roof material on the elevations.

- c) Modulation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings, as illustrated in FIGURE 5.3(8): PITCHED ROOF - ROOF LINE MODULATION.
- d) Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs (see FIGURE 5.3(12): DORMERS AND CUPOLAS).
- e) All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (a) painted to match the color of the roof or flat black; and (b) oriented to minimize their visibility from adjacent Lots and Streets.

42) Main Entrances:

- a) All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.
- b) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole.
- c) The location, orientation, proportion and style of doors shall complement the style of the building.



43) 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 (see FIGURE 5.3(14): WINDOW DESIGNS).
- 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, as illustrated in FIGURE 5.3(15): WINDOW ACCENTS, or other such trim or design elements as approved by the Plan Commission or Director (see FIGURE 5.3(15): WINDOW ACCENTS).

44) Drive-thru windows and lanes shall not be permitted in between the State Highway 32 right-of-way line or the Trail Corridor and the Building Facade nearest to said right-of-way line (e.g., Established Front Yard) or Trail Corridor.

45) Building Materials:

- a) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.
- b) Masonry Materials shall be used to create a wainscot or brickwrap effect around buildings.
- c) A minimum of sixty percent (60%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
- d) No more than twenty-five percent (25%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.
- e) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Facades visible from State Highway 32.

46) All Accessory Buildings shall be architecturally compatible with the Principal Building(s) with which they are associated.

47) Loading berths shall be oriented in a manner so they are not visible from State Highway 32 and in a manner that minimizes their visibility from all other Rights-of-way and adjacent properties.

48) Mechanical Equipment:

- a) Screening of mechanical equipment, satellite dishes and other similar improvements shall be completely and permanently screened from view of Rights-of-way and adjoining properties.
- b) When attached to the ground, screening methods shall include a mound/berm or an opaque wall or fence enclosure of a material that matches or complements the Principal Building to which it is appurtenant.



- c) When roof mounted, screening methods shall include parapet walls, enclosures or other similar architectural treatment that matches or complements the Principal Building to which it is appurtenant.

49) Walls and Fencing:

- a) The following wall and fence types are permitted within the 32 Overlay Zone: Masonry Material, decorative metal (wrought iron, or wrought iron in appearance) or finished wood (stained or painted). In areas requiring security, decorative metal fencing with a spiked or curved top profile or razor/concertina/barbed wire mounted inside a solid fence or wall is recommended. This type of fence shall only be permitted with the express written approval of the Director and may not be permitted in all cases based on the visibility of the fence.
- b) The following wall and fence types are prohibited in areas visible from outside the Lot on which such walls or fences are installed: non-solid and/or unfinished wood, chain link (with or without slats), non-decorative corrugated metal, electrified fences and razor/concertina/barbed wire.
- c) Walls and fencing shall not be located in an Established Front Yard.
- d) If walls or fencing consists of the same building materials as used on the Principal Building to which they are appurtenant, then they shall be permitted to extend into a Side Yard in a manner that is flush with the Front Building Facade of the Principal Building.
- e) If walls or fencing do not consist of the same building materials as used on the Principal Building to which they are appurtenant, then they shall not be permitted to extend into a Side Yard in a manner that is flush with the Front Building Facade of the Principal Building. Instead such walls or fencing shall be setback a minimum of an additional eight (8) feet from the Established Front Yard.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The development plan complies, except for those items identified as outstanding below:

50) Accessory Use and Building Standards (Article 6.1)

- a) Screening of Receptacles and Loading Areas (Article 6.1(H))

51) Architectural Standards (Article 6.3)

Comment: Not applicable, superseded by the SR32 Overlay District standards.

52) Building Standards (Article 6.4)

53) Fence Standards (Article 6.5)

54) Height Standards (Article 6.6)

55) Landscaping Standards (Article 6.8)

- a) General Screening Standards (Article 6.8(H))
- b) Minimum Lot Landscaping Requirements (Article 6.8(K))



- c) Foundation Plantings (Article 6.8(L)): Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet.
- d) External Street Frontage Landscaping
- e) Buffer Yard Requirements

Comment: No buffer yard is required for this property.

- f) Interior Parking Area Landscaping
- g) Perimeter Parking Area Landscaping

56) Lighting Standards (Article 6.9)

- a) All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.

Comment: Please add height of light poles to Luminaire Schedule on Lighting Plan.

- c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.
- d) All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

Comment: Please add note stating this requirement on the Lighting Plan.

57) Lot Standards (Article 6.10)

58) Outside Storage and Display (Article 6.12)

59) Outdoor Café and Eating Areas (Article 6.13)

60) Parking and Loading Standards (Article 6.14)

- a) Stacking Requirements for Drive-Through Facilities (Article 6.14(E))
- b) Parking Spaces (Article 6.14(G))
- c) Bicycle Parking (Article 6.14(H))

61) Setback Standards (Article 6.16)

62) Sign Standards (Article 6.17)

Comment: Any proposed sign(s) will require a sign permit and will be reviewed by the Department for compliance at that time.

63) Vision Clearance Standards (Article 6.19)

64) Yard Standards (Article 6.21)



DESIGN STANDARDS (Chapter 8 of UDO)

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

65) Easement Standards (Article 8.3)

66) Pedestrian Network Standards (Article 8.7)

Comment: Article 8.7(C) requires sidewalks on both side of internal streets (public and private). The development plan identifies the required sidewalk along the north/south ingress/egress easement (private street) as “future”; however, this sidewalk is required at the time of the development of Lot 1. As a result, please remove the “future” label and revise the line work accordingly.

67) Street and Right-of-Way Standards (Article 8.9)

68) Surety Standards (Article 8.12)

69) 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 Plan Commission 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.