



Petition Number: 1503-DDP-01
Subject Site Address: Southeast corner of State Road 32 and Wheeler Road
Petitioner: Weihe Engineers, Inc.
Request: Petitioner requests **Detailed Development Plan** review of one (1) commercial Lot to accommodate a convenience store and fueling station on 1.58 acres +/-
Current Zoning: Hull and House PUD District (Ordinance 12-25)
Current Land Use: Undeveloped / Agricultural
Approximate Acreage: 1.58 acres +/-
Exhibits:

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

Property History: Hull and House PUD District - (Ord. 12-25)
Primary Plat - (1206-SPP-06)

Staff Reviewer: Jeffrey M. Lauer, Associate 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 associate with the site, and any commitments associated with the site.

PROJECT OVERVIEW

This 1.58 acre +/- site is located in the southeast quadrant of State Road 32 and Wheeler Road (see **Exhibit 2**). The petitioner requests Detailed Development Plan (see **Exhibit 3**) approval one (1) commercial lot to accommodate a convenience store with gasoline sales.

The petition was reviewed by the Technical Advisory Committee at its February 17, 2015 meeting. This petition has been properly noticed and advertised for public hearing per all APC Rules of Procedure at the Plan Commission’s March 2, 2015 meeting.

The applicable zoning district is the Hull and House PUD District, pursuant to Ordinance 12-25 adopted by the City Council on July 9, 2012 (recorded as Instrument No. 2012041159, in the Office of the Recorder of Hamilton County on July 17, 2012) (see **Exhibit 6**). The PUD Ordinance establishes the GB: General Business District as the underlying zoning district.

Hull & House PUD District Standards (Ordinance 12-25)

Section 2. Permitted Uses

Comment(s): Compliant

Section 3. Development Standards

Comment(s): Compliant



Underlying Zoning District Standards (Article 4.16)

GB: General Business District

Comment(s): Compliant (Minimum front yard setback standard superseded by Hull and House PUD District Ordinance)

State Highway 32 Overlay District (Article 5.3)

1. Purpose and Intent

2. Applicability

3. Permitted Uses

Comment(s): Compliant

4. Access and Control

Comment(s): Compliant

5. Setback Requirements

Comment(s): Compliant.

6. Accessory Buildings

Comment(s): Compliant (no accessory buildings proposed)

7. Building Height Requirements

Comment(s): Compliant

8. Building Size Requirement

Comment(s): Compliant

9. Architectural Design Requirements:

1. General Design Theme Standards

2. Building Elevations:

Comment(s):

- *Petitioner is currently working with the Economic and Community Development Department (the "Department") to ensure that the proposed cornices are articulated three-dimensionally.*
- *Proposed building elevations do not comply. Because building is less than 10,000 square feet, the façades shall have offsets at no more than forty (40) foot intervals at least four (4) feet in depth.*
- *Petitioner is currently working with the Department to ensure that the same quality of architecture is provided across all façades.*

i. Openings:

Comment(s): Compliant

ii. Gutters and Downspouts:

Comment(s): Petitioner is currently working with the Department to ensure the gutters and downspouts are visually integrated.

iii. Roofs:

1. Pitched Roofs:

Comment(s): Compliant



2. Flat Roofs:

Comment(s):

- *Petitioner is currently working with the Department to ensure that the cornice is three-dimensionally articulated.*
- *Petitioner is currently working with the Department to ensure that the parapet walls are fully integrated.*
- *South elevations do not comply. No roof modulation or variation provided and creates a "box-shaped" appearance and does not comply with the 360 architecture requirement.*

iv. Main Entrances:

Comment(s): Compliant.

v. Windows:

Comment(s): Compliant

vi. Awnings:

Comment(s): No awnings proposed.

vii. Drive-thrus and Fueling Stations:

Comment(s): Compliant.

viii. Building Materials:

Comment(s): Compliant

ix. Accessory Buildings:

Comment(s): No accessory buildings proposed.

10. Trail Corridor Requirement:

Comment(s): Compliant

11. Miscellaneous Requirements:

1. Loading Berths:

Comment(s): Petitioner is working with the Department to provide more information on the location of any loading berths (no loading berth facilities shown on the Detailed Development Plan.

2. Mechanical Equipment:

Comment(s): Petitioner is working with the Department to provide more information as to the location of any mechanical equipment, whether roof-mounted or ground.

3. Walls and Fencing:



Comment(s): No fence or wall is proposed.

Development Plan Approval – Application Documentation and Supporting Information (Article 10.7(G))

Purpose: *The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), common areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, common areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.*

1. Development Plan Scope:

2. General Plan Requirements:

Comment(s): Compliant

3. Primary or Secondary Plat:

Comment(s): Compliant

4. Landscape Plan:

Comment(s): (see Development Standards comments below)

5. Open Space and Development Amenity Plan:

Comment(s):

6. Lighting Plan:

Comment(s): Compliant

a. Multi-Family Residential, Business, and Industrial Standards:

Comment(s): Compliant

b. Lighting Plan:

Comment(s): Compliant

7. Sign Plan: A Sign Plan in accordance with Article 6.17 Sign Standards, may be required with the submission of any Development Plan; however, all signs shall be subject to approval and obtaining a Sign Permit (see also Article 10.10 Sign Permits) prior to erection

8. Building Elevations:

Comment(s): Petitioner is working with the Department to ensure three-dimensional architecture is provided. Additionally, the petitioner will provide material samples for the Public Hearing (scheduled for March 2, 2015)

9. Integrated Developments:

Comment(s): Petitioner will continue to coordinate with Westfield Department of Public Works ("WPWD")

10. Traffic Impact Study:

Comment(s): Petitioner will continue to coordinate with WPWD

11. Statement of Development Build-Out:

Comment(s): Petitioner is currently working with the Department to provide a narrative statement of development build-out

Development Standards (Chapter 6)

1. Architectural Standards (Article 6.3)



Comment(s): Petitioner will continue to work with the Department regarding: (i) the location and screening of mechanical equipment; (ii) 360 degree architecture; (iii) building offsets; (iv) flat roofs; and (v) windows

2. Building Standards (Article 6.4)

Comment(s): Compliant

3. Height Standards (Article 6.6)

Comment(s): Compliant

4. Landscaping Standards (Article 6.8)

a. Groundcover:

b. Energy Conservation:

c. Noise Reduction:

d. Minimum Lot Landscaping Requirements:

i. Business Uses:

1. 10 Shade Trees / acre

2. 10 Ornamental or Evergreen Trees / acre

3. 25 shrubs / acre

ii. Credit: All other landscaping plantings required by this Article to be located on the subject Lot (e.g., Foundation Plantings, Parking Area Landscaping) or within an Open Space/Common Area (e.g., Buffer Yard Landscaping, External Street Frontage Landscaping) may be credited toward the individual Lot's or Open Space/Common Area's Lot Landscaping Requirement at a 1:1 ratio, with the exception of Street Trees, as otherwise set forth herein, which may not be credited

Comment(s): Compliant

e. Foundation Plantings:

Comment(s): Petitioner is working with the Department to provide foundation plantings along the east elevation

f. External Street Frontage Landscaping Requirements:

Comment(s): Petitioner is working with the Department to provide the following additional plantings:

Abutting SR 32

▪ *One (1) additional ornamental or evergreen tree*

▪ *Fifty-two (52) additional shrubs*

Abutting Westfield Park Road

▪ *One (1) additional shade trees*

▪ *Two (2) additional ornamental or evergreen trees*

▪ *Thirteen (13) additional shrubs*

g. Buffer Yard Requirements:

Comment(s): Buffer Yards not required

h. Parking Area Landscaping:

Comment(s): Compliant

i. Interior Parking Area Islands:



Comment(s): Compliant

ii. Perimeter Parking Area Landscaping:

Comment(s): Compliant

5. Lighting Standards (Article 6.9)

Comment(s): Compliant

6. Lot Standards (Article 6.10)

Comment(s): Compliant

7. Performance Standards (Article 6.15)

Comment(s): Compliant

8. Setback Standards (Article 6.16)

Comment(s): Compliant

9. Vision Clearance Standards (Article 6.19)

Comment(s): Petitioner will continue to coordinate with Public Works to ensure compliance

10. Yard Standards (Article 6.21)

Comment(s): Compliant

Design Standards (Chapter 8)

1. Block Standards (Article 8.1)

Comment(s): Compliant

2. Easement Standards (Article 8.3)

Comment(s): Petitioner will continue to coordinate with Public Works and utility service providers to ensure compliance

3. Monument and Marker Standards (Article 8.5)

Comment(s): Secondary plat has been recorded and public improvement (if any) have been dedicated

4. Pedestrian Network Standards (Article 8.7)

Comment(s): Compliant

5. Storm Water Standards (Article 8.8)

Comment(s): Petitioner will continue to coordinate with Public Works to ensure compliance

6. Street and Right-of-Way Standards (Article 8.9)

Comment(s): Petitioner will continue to coordinate with Public Works to ensure compliance

7. Surety Standards (Article 8.12)

Comment(s): Petitioner will continue to coordinate with Public Works to ensure compliance

8. Utility Standards (Article 8.13)

Comment(s): Petitioner will continue to coordinate with Public Works and utility service providers to ensure compliance

Staff Comments

1. No action is required at this time, except to hold a public hearing.



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

March 02, 2015

1503-DDP-01

2. Prior to this petition appearing before you for approval consideration, 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 you have any questions concerning the information or comments contained herein, please do not hesitate to contact Jeffrey M. Lauer in the Economic and Community Development Department at jlauer@westfield.in.gov or (317) 910-2927, prior to the March 2, 2015 meeting.