



Petition Number: 1508-DDP-13

Subject Site Address: North side of South Park Drive, approximately 600 feet east of Oak Ridge Road

Petitioner: DuraMark Technologies, LLC by Keeler-Webb Associates

Request: Detailed Development Plan review of a new building and site improvements for an industrial business.

Current Zoning: West Oak PUD

Underlying Zoning: EI: Enclosed Industrial District

Current Land Use: Vacant

Approximate Acreage: 2.363 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. West Oak PUD Ordinance (Ord. 04-01)
5. Elevations
6. Landscape Plan
7. Detailed Development Plan

Staff Reviewer: Kevin M. Todd, AICP

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 applicable zoning district is the West Oak PUD. The property is within the Northern Industrial Area of the PUD, and has an underlying zoning classification of Enclosed Industrial (EI). The applicable standards default to the zoning ordinance that was in place at the time of PUD approval (2004). The project is for a new 20,098 square-foot building for DuraMark Technologies. The proposal also includes proposed future building addition(s) and parking areas.



The petition was reviewed by the Technical Advisory Committee at its July 21, 2015 meeting. This petition has been properly noticed for a public hearing at the Advisory Plan Commission's August 3, 2015 meeting.

DEVELOPMENT PLAN REVIEW

West Oak PUD Standards (Ord. 04-40)

SECTION 5. MODIFICATIONS TO UNDERLYING ZONING.

D. The provisions applicable only to the Northern Industrial Area are as follows:

1. Those uses permitted in the Northern Industrial Area include only the Northern Industrial Area Uses. – **COMPLIANT**
2. The EI Provisions shall apply to the Northern Industrial Area; provided, however, the minimum tract requirement of three (3) acres specified in the EI Provisions shall not apply to the Northern Industrial Area but, instead, the minimum tract requirement applicable to the Northern Industrial Area shall be 1.3 acres. – **COMPLIANT** (2.363 acres)
3. With respect to the Northern Industrial Area, Section 16.04.165(D)(4)(f) of the DPR provisions is hereby replaced and superseded by what is attached hereto and incorporated herein by reference as Exhibit 12. – **See below**
4. With respect to the Northern Industrial Area, outdoor sales and storage are prohibited, and all Northern Industrial Area Uses shall be conducted only inside buildings constructed upon the Northern Industrial Area. – **COMPLIANT**
5. For each lot within the Northern Industrial Area upon which a building is constructed, the maximum building height shall be forty (40) feet. The term "building height" shall be as described by the Zoning Ordinance. – **COMPLIANT**
6. Chimneys, cooling towers, elevator bulkheads, fire towers, scenery lofts, power transmission lines or towers and distribution poles and lines, and essential mechanical appurtenances may be erected to a height not to exceed fifteen (15) feet above the highest point of the roof. – **COMPLIANT**
7. In the event there are Initial Sales greater than one (1) Plot in the Northern Industrial Area, a stub road connecting Southpark Drive to the northern boundary of the Northern Industrial Area shall be constructed. – **COMPLIANT** (per 1304-SFP-09)

SECTION 6. OTHER APPLICABLE PROVISIONS. The following shall also apply to the Real Estate:

- A. Southpark Drive, now existing to the east of the Real Estate, shall be extended west to the western boundary of the Real Estate so that it accesses Oakridge Road directly opposite the entrance to Oak Trace Elementary School, at an exact location later to be determined by the Owner of the Real Estate and approved by the Town of Westfield. – **Not Applicable** (existing)



- B. The Owner of the Real Estate shall establish a second curb inlet on Oakridge Road, allowing access into the Residential Area from Oakridge Road, at a point later to be determined by the Owner of the Real Estate and approved by the Town of Westfield. – **Not Applicable**
- C. Access to Oakridge Road for occupants of the Local Business Area and the Northern Industrial Area shall be from Southpark Drive only. Access to Oakridge Road for occupants of the Residential Area shall be from drives internal to the Residential Area. – **COMPLIANT**

Exhibit 3: Enclosed Industrial (EI) Provisions of the Zoning Ordinance:

- 3. Minimum Lot Area – **COMPLIANT** (see “West Oak PUD Standards, Section 5” above)
- 4. Minimum Lot Frontage – 70 ft – **COMPLIANT**
- 5. Minimum Setback Lines:
 - Front yard – 40 ft - **COMPLIANT**
 - Side yard – 20 ft – **COMPLIANT**
 - Rear yard – 20 ft - **COMPLIANT**
 - Minimum Lot With at Building Line – None - **COMPLIANT**
- 6. Maximum Building Height – **COMPLIANT** (see “West Oak PUD Standards, Section 5” above)
- 7. Minimum Gross Ground Level Space – None – **COMPLIANT**
- 8. Parking
 - a. Parking Space Size. 10 feet by 20 feet – **COMPLIANT**
 - b. Access Aisle Width (90 degree spaces). 24 feet – **COMPLIANT**
 - c. Surfacing. Concrete or asphalt required. **COMPLIANT.**
 - d. Number of Spaces. 1 space per 2 employees on largest shift. 35 employees = 18 spaces required. 41 spaces provided. – **COMPLIANT**
- 9. Loading and Unloading Berths – None required. – **COMPLIANT**

Exhibit 8: Development Plan Review

- 4. Any Industrial District (EI, EI-PD, OI, OI-PD).
 - a. Site Access and Site Circulation:
 - (1) 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; -- **COMPLIANT**
 - (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and, - **COMPLIANT**



- (3) 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. - **COMPLIANT**
- b. Landscaping – See “Exhibit 9, Landscaping Standards” below.
- c. Lighting – See “Exhibit 10, Lighting Standards” below.
- d. Signs – **Not Applicable**

Building Orientation

- 1) Each building facade visible from a public street or oriented to an adjoining Residential District shall be a fished façade – **COMPLIANT**
- 2) No loading spaces or loading docks shall be permitted to face a public street or an adjoining Residential District - **COMPLIANT**
- 3) No outside storage shall be permitted between an established building line and the right-of-way of a public street or an adjoining Residential District - **COMPLIANT**
- 4) All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served. – **COMPLIANT**
- f. Building Materials. – See “Exhibit 12, Building Standards” below.

Exhibit 9: Landscaping Standards

LANDSCAPING STANDARDS

On-site Requirements

	<u>Required</u>	<u>Provided</u>	<u>Compliance</u>
Industrial Use			
Shade Trees	12	15	COMPLIANT
Evergreen/Ornamental Trees	12	52	COMPLIANT
Shrubs	60	110	COMPLIANT

Road Frontage Standards:

	<u>Required</u>	<u>Provided</u>	<u>Compliance</u>
Shade Trees			
South Park Drive (83')	2	2	COMPLIANT
Stub Road (317')	8	8	COMPLIANT



Buffer Yard Requirements:

	<u>Required</u>	<u>Provided</u>	<u>Compliance</u>
South Buffer Yard (83') (Ind to MF)			
Buffer Yard Width	40'	40'	COMPLIANT
Evergreen Trees	3	3	COMPLIANT
Evergreen Shrubs	14	14	COMPLIANT

	<u>Required</u>	<u>Provided</u>	<u>Compliance</u>
North Buffer Yard (278') (Ind to Ag)			
Buffer Yard Width	15'	15'	COMPLIANT
Evergreen Trees	10	Preserved Tree Credits	COMPLIANT
Evergreen Shrubs	47	47	COMPLIANT

Parking Area Landscaping

	<u>Required</u>	<u>Provided</u>	<u>Compliance</u>
8,200 SF of parking area			
Island SF (7.5 %)	615 SF	1,290 SF	COMPLIANT
1 Tree & 4 Shrubs/Island	3 Islands = 3 Trees & 12 Shrubs	3 Islands = 3 Trees & 12 Shrubs	COMPLIANT

Exhibit 10: Lighting Standards –

E: GENERAL LIGHTING STANDARDS -

For all areas located in Westfield-Washington Township the following standards shall apply:

- 1) All light fixtures shall be fully shielded and direct light downward toward the earth's surface; -- **COMPLIANT**
- 2) All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent property and public rights-of-way; -- **COMPLIANT**
- 3) All lighting sources shall be positioned in such a manner as to direct light away from adjacent property and public rights-of-way; -- **COMPLIANT**
- 4) Light pole height shall not exceed twenty-five feet (25'). All parking area light fixtures shall be designed and located to confine emitted light to the parking area; and -- **COMPLIANT**



- 5) All lighting fixtures must meet building code requirements for their appropriate construction class; -- **COMPLIANT**

F: MULTI-FAMILY RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL STANDARDS

For all multi-family residential, commercial, and industrial uses the following standards shall apply:

- 1) All light fixtures shall be positioned in such a manner so that no light-emitting surface is visible from a residential area or public right-of-way when viewed at ground level; -- **COMPLIANT**
- 2) Light meter readings shall not exceed: zero (0.5) foot-candles at a single-family residential property line, or one-half a (0.5) foot-candle at a multi-family residential property line or one (1.0) foot-candle at all other non-residential property lines. (It should be understood that, with all of these measurements, light will still be visible at or beyond property lines.) -- **COMPLIANT**
- 3) All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser; -- **COMPLIANT**
- 4) All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface; -- **Not Applicable**
- 5) Lighting under awnings and canopies shall only illuminate a building front, a sign under an awning or canopy, or the sidewalk, but shall not illuminate the awning or canopy itself; -- **Not Applicable**
- 6) Thirty (30) percent of all parking area lighting shall be turned off within 30 minutes of closing of the last business or no later than 11:00 p.m.; and – **Will be monitored by code enforcement.**
- 7) No outdoor sports or recreational facilities shall be illuminated after 11:00 p.m. except to conclude a scheduled recreational or sporting event in progress prior to 11:00 p.m. -- **Not Applicable**



Exhibit 11: Sign Standards – Not Applicable

Exhibit 12: Building Materials

In order to create variation and interest in the built environment, all new buildings or building additions located within any Industrial District shall use the exterior building materials specified below on the façade of the buildings closest to a public street or an adjoining Residential District:

1. Brick or other masonry material. Other masonry materials shall include:
 - a. Architectural concrete, if the surface of the architectural concrete simulates brick or stone (e.g., limestone, marble, or, granite); - **COMPLIANT**
 - b. Pre-cast concrete, if the surface of the pre-cast concrete is painted, textured (e.g. rough, striated, imprinted with a pattern or form), or designed to simulate brick or stone (e.g., limestone, marble, or, granite);
 - c. External Insulation and Finish System (E.I.F.S.); -- **COMPLIANT**
 - d. Stone.
2. If a masonry material other than brick is utilized, it shall be supplemented with the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.) or the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each facade visible from a public street or an adjoining Residential District. – **COMPLIANT**
3. The primary exterior building material shall constitute a minimum of sixty (60) percent of the available wall area (exclusive of window and doors) of the facade of the building closest to a public street or an adjoining Residential District. – **COMPLIANT**

5. Comprehensive Plan Compliance

When the West Oak PUD was approved, it was determined that it was compliant with the Comprehensive Plan. The general area near east of Oak Ridge Road and north of Southpark Drive is identified as Business Park on the Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan. The West Oak PUD identifies that same area as the Northern Industrial District.

6. Street and Highway Access - **COMPLIANT**

7. Street and Highway Capacity - **COMPLIANT**

8. Utility Capacity - **COMPLIANT**

9. Traffic Circulation Compatibility – **COMPLIANT**



STAFF COMMENTS

The plans are fully complaint, and if there is no public remonstrance, staff recommends approving 1508-DDP-13 with the following condition:

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

If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.