Petition Number:	1510-DDP-21
Subject Site Address:	Southeast corner of 161st Street and Spring Mill Road
Petitioner:	TMC Indiana 2, LLC
Request:	Detailed Development Plan review for a new pharmacy on Lot 1 of Spring Mill Station SE Corner.
Current Zoning:	Spring Mill Station SEC PUD
Current Land Use:	Residential
Approximate Acreage:	1.324 acres+/-
Exhibits:	1. Staff Report 2. Location Map 3. Detailed Development Plan 4. Elevations 5. Landscape Plan 6. Lighting Plan 7. Spring Mill Station Area Map
Property History:	1209-PUD-11 (Ordinance 14-46, Spring Mill Station SEC PUD) 1507-SPP-17 (Primary Plat) 1507-ODP-17 (Overall Development Plan) 1507-SFP-22 (Secondary Plat) 1507-DDP-11 (Detailed Development Plan)
Staff Reviewer:	Pam Howard, 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 associated with the site, and any commitments associated with the site.

PROJECT OVERVIEW

The 1.324 acre+/- site is located on the southeast corner of 161st Street and Spring Mill Road (see **Exhibit 2**), and is Lot 1 of the Spring Mill Station SEC Subdivision. On July 20, 2015, a Detailed Development Plan was approved for a 12,900 square foot pharmacy on this site. Since that time, the petitioner has increased the size of the building to 13,225 square feet (see **Exhibit 3**).

The petition was reviewed by the Technical Advisory Committee at its September 22, 2015, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's October 5, 2015, meeting.

The applicable zoning district is the Spring Mill Station SEC PUD (the "PUD"). To the extent provisions established within the UDO conflict with the provisions of the PUD, then the provisions of the PUD shall supersede and apply.

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

The plans comply 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.
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.
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 plans comply with Ordinance 14-46: Spring Mill Station SEC PUD **except for those items identified as outstanding below:**

22) General Regulations (Section 4.1)

    a) General Requirement: Real Estate shall be developed in substantial compliance with the Site Design & Architecture recommendations of the Spring Mill Station Plan. (see section 4.1 of PUD for further details)

    b) Use of Required Yards: If yard contains parking no portion of parking area may be closer than 4' to ROW line, and the remainder of the yard must be maintained as green space.

    c) Maximum Building Height: 45' above grade

    d) Pedestrian Accessibility:
        i) 8' wide perimeter path along 161st Street and Spring Mill Road
        ii) 5' wide pedestrian walkways from perimeter paths to building entrances
        iii) All internal pedestrian crossings shall be delineated and distinguished from driving surfaces using durable, low maintenance surface materials such as integrated concrete pavers, scored or textured concrete, or brick. There shall be at least 4 raised speed table crosswalks as depicted on the Concept Plan.

iv) 6' wide (or greater) sidewalks along full length of building facades containing customer entrances or abutting public parking.
v) 8' wide pedestrian walkway from 161st Street and Spring Mill Road paths to caboose/gathering space. May encroach into south or east property line buffer yards.
vi) Bike parking for each building and in common areas. Should be consistent with the bike parking facilities at Kroger. Approved by plan commission with the final approval of each building.

e) Trash Enclosures: Trash containers shall:
i) Be screened on all sides with enclosures constructed of masonry material that substantially matches and/or complements the building located on the northeast corner of the Real estate, not less than 6' in height above grade and equipped with wood covered gates
ii) Not be located between the front line of the primary building and the front lot line
iii) Not be located in any required yard
iv) Not be oriented towards residential properties or rights-of –way where reasonably possible.

23) Off-Street Loading and Parking (Section 4.2): Shall be provided in accordance with the Zoning Ordinance.

24) Landscaping and Screening (Section 4.3)
a) Shall be provided in accordance with the Zoning Ordinance.
b) Shall substantially adhere and be guided by the Transitions and Buffering recommendations of the Spring Mill Station Plan.
c) A final landscaping plan containing details concerning buffer area materials and treatment, tree retention and removal, landscaping elements proposed, specific location of perimeter walkways and ponds, etc., shall accompany Final Plan Approval related to the first building proposed for the real estate and the overall Site Development Plan.
d) Minimum buffer yards:
i) 161st Street and Spring Mill Road: no buffer required, but must comply with street frontage landscaping requirements in the zoning ordinance. A variable combination of masonry, fencing and landscaping with the intent of providing diversified continuous screening of parking areas shall be installed in substantial compliance with Exhibit F of the PUD.
ii) East Property Line: 10' buffer, plantings consistent with zoning ordinance
iii) South Property Line: 10' buffer, planting consistent with zoning ordinance and in substantial compliance with Exhibit F of PUD, existing vegetation preserved where possible and credited towards required buffer plantings
iv) Perimeter parking lot landscaping may occupy the same space as required buffer yard areas; provided, however, that in such instances, the required number of plantings for both perimeter parking lot and buffer yard areas shall be provided.

25) Sign Standards (Section 4.4)
Comment: Will be reviewed as each sign permit application is filed.

26) Lighting (Section 4.5)
   a) Uniformity. All lighting fixtures and poles shall be consistent in style, color, size, height and design and shall be compatible with the architecture of the overall Spring Mill Station Plan.
   b) Decorative Fixtures. Decorative light fixtures shall be provided along all the Real Estate's entrance drives, public rights-of-way, building and pedestrian walkways as part of the site's overall architectural design.
   c) Full Cut-Off Fixtures. With the exception of low intensity architectural lighting and internally-illuminated signage, all exterior wall mounted lights and pole mounted lights shall utilize full cut-off fixtures that direct light downward.
   d) Light Levels. No wall or pole mounted lights shall cause light levels along the south property line to exceed 0.1 foot candles. Additionally, the parking lot lights at the Real Estate that directly face and impact residential areas south shall be dimmed after 11:00pm to a level no greater than 65% of the maximum lighting levels.
   e) Light Poles. In order to enhance the Real Estate's pedestrian-scale design emphasis, pole mounted lights shall not exceed twenty (20) feet in height, including the base.
   f) Neon Lights. Neon lighting shall not be permitted.

27) Drive-Thru Regulations (Section 5.1)
   a) Drive-thru facilities shall only be permitted as follows and for the following uses:
      i) A drug Store associated with the structure labeled on the Concept plan (**Exhibit B** of the PUD) as a "Proposed CVS Pharmacy" and as generally depicted on said concept plan.
      ii) A bank associated with future structures on the Real Estate other than the structure labeled on said Concept Plan as a "Proposed CVS Pharmacy" provided that if Bank drive-thru facilities are proposed, there shall be no more than one (1) drive through banking facility and one (1) drive-thru or walk-up ATM facility.

28) Illustrative Conceptual Rendering Exhibit (Section 5.2)
   a) The Illustrative Conceptual Rendering Exhibit under Tab 4 (of the PUD) is hereby incorporated to demonstrate the character or the corner building, and the final design of the corner building shall substantially comply with the building and façade treatment depicted on the Illustrative Conceptual Rendering Exhibit as reasonably determined by the Director or Staff. Development of additional building on the Real Estate shall be guided by the Railroad Theme Architecture recommendations of the Spring Mill Station Plan. Additional building embellishments may be proposed by the developer which may include windows, faux windows, murals or other decorative design features as presented to and approved by the Plan Commission during the detailed plan approval process, provided they are thematically consistent with the Character included as **Exhibit C** and as reasonably determined by the Director.
   Comment: Window graphic designs not show on elevations. Asking that approval of the designs be delegated to staff with guidance from the Spring Mill Station Task Group.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Detailed Development Plan, except for those items identified as outstanding below, that need addressed prior to approval:

29) Accessory Use and Building Standards (Article 6.1)
    a) Screening of Receptacles and Loading Areas (Article 6.1(H))
30) Architectural Standards (Article 6.3)
    a) Mechanical Screening
    b) Building Materials
    c) Architectural Theme
    d) Four-Sided Architecture
    e) Building Elevations
    f) Gutters and Downspouts
    g) Roof Design
    h) Main Entrances
    i) Windows
    j) Awnings
31) Building Standards (Article 6.4)
32) Fence Standards (Article 6.5)
33) Height Standards (Article 6.6)
34) 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 be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect. 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
    f) Interior Parking Area Landscaping
    g) Perimeter Parking Area Landscaping

35) 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: Superseded by PUD, see #29e.

   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.

36) Lot Standards (Article 6.10)

37) Outside Storage and Display (Article 6.12)

38) Outdoor Café and Eating Areas (Article 6.13)

39) Parking and Loading Standards (Article 6.14)

40) Setback Standards (Article 6.16)

41) 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.

42) Vision Clearance Standards (Article 6.19)

43) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply except for those items identified as outstanding below, that need addressed prior to approval:

44) Easement Standards (Article 8.3)
45) Pedestrian Network Standards (Article 8.7)

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

47) Surety Standards (Article 8.12)

48) Utility Standards (Article 8.13)

STAFF COMMENTS

1) The Detailed Development Plan complies with the applicable zoning ordinances.
2) Staff recommends approving the petition with the following conditions:
   a) All necessary approvals be obtained from the Westfield Public Works and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.
   b) That approval of the window graphics be delegated to staff with guidance from the Spring Mill Station Task Group.
3) If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.