

WESTFIELD BUSINESS CENTRE



PREPARED FOR:
OAK RIDGE ROAD, LLC

PRESENTED BY
STEVEN D. HARDIN, ESQ.

FAEGRE BAKER
DANIELS

REQUEST FOR VARIANCE OF DEVELOPMENT STANDARDS
BOARD OF ZONING APPEALS | MAY 10, 2016

TABLE OF CONTENTS

WESTFIELD BUSINESS CENTRE



Owner:

Carter Jackson

Oak Ridge Road, LLC
11805 Pennsylvania Street, Suite 108
Carmel, IN 46032

Attorney:

Steven D. Hardin, Esq.
Rex Ramage,
Land Use Consultant

Faegre Baker Daniels, LLP
600 East 96th Street, Suite 600
Indianapolis, Indiana 46240
telephone. 317.569.9600
fax. 317.569.4800

Engineer:

Bill Butz, PE

Kimley-Horn & Associates, Inc.
600 East 96th Street, Suite 460
Indianapolis, IN 46240
telephone. 317.218.9560

Architect:

Paul Meier

JRA Architecture, LLC
7222 Shadeland Avenue, #200
Indianapolis, IN 46250
telephone. 317.806.1060

TABLE OF CONTENTS

<u>Tab 1</u>	Executive Summary
<u>Tab 2</u>	Aerial Location Map
<u>Tab 3</u>	Site Plan
<u>Tab 4</u>	Rendering
<u>Tab 5</u>	Elevations & Palette
<u>Tab 6</u>	Findings of Fact



TAB 1

EXECUTIVE SUMMARY	
WESTFIELD BUSINESS CENTRE	

Oak Ridge Road, LLC (“Oak Ridge”) is pleased to present its plans for the proposed Westfield Business Centre, located on 5.56 (+/-) acres just north and east of the intersection of 169th Street and Oak Ridge Road (please see the Aerial Location Map at Tab 2). The property is zoned Open Industrial (OI), and the proposed facility will include approximately 133,000 ft² and represents a \$3.5 Million investment into the community.

As part of the development process, Oak Ridge respectfully requests the following two (2) variances from the development standards set forth in the Westfield Zoning Ordinance:

- (1) Variance from Article 6.3(G)(2)(a)(i) to allow pre-cast concrete walls to be the primary materials on the building facade.
- (2) Modify Article 6.3(G)(2)(a)(ii) to increase the allowable building facade length from 60’ to 85’.

Exterior Materials:

Article 6.3(G)(2)(a)(i) provides that a minimum of sixty percent (60%) of the Building Facade (exclusive of windows and doors) shall be Masonry Materials. In this case, the building is planned to be constructed with architectural pre-cast concrete walls, a standard material for a light industrial building. Through the use of multiple colors and textures, the building aesthetic will achieve a high quality design (please see the Rendering at Tab 4 and Elevations at Tab 5).

Facade Length:

The proposed building has four separate decorative curtain wall entries, and a series of windows and vertical accents to add visual interest to the building’s west facade facing Oak Ridge Road. Through the use of color, glass, and multiple 4-foot offsets, the building’s west facade will present an attractive “front door” to the property.

The site plan and proposed rendering can be found at Tabs 3 & 4, respectively, while the proposed elevations can be found at Tab 5.

If approved, Oak Ridge plans to begin construction later this year.

Thank you for your consideration.

TAB 2

AERIAL LOCATION MAP

WESTFIELD BUSINESS CENTRE



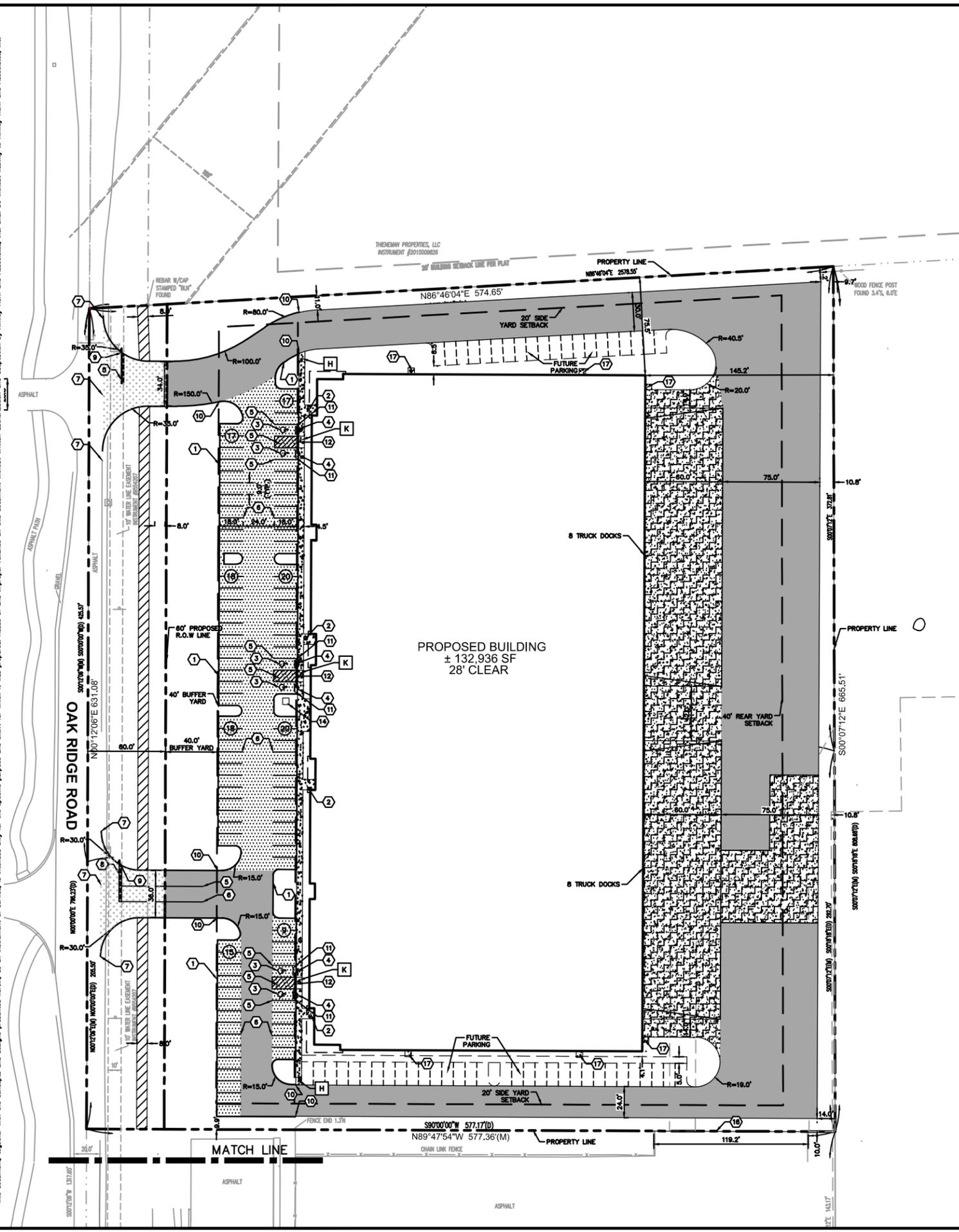
Site



NORTH

TAB 3

Drawing name: I:\WD_LIVE\16837200_Cover_0000.dwg User: jacobson_j Date: 03/03/2016 11:56am
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and/or propagation of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT**
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT**
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK**
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
SEE ARCHITECTURAL PLANS FOR SCOURING PATTERN
- HEAVY DUTY CONCRETE PAVEMENT**
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
SEE ARCHITECTURAL PLANS FOR SCOURING PATTERN
- ASPHALT PATH**
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CITY PAVEMENT SECTION P-X (WITHIN RIGHT OF WAY)**
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- 6-INCH CURB**

Indiana Utilities Protection Service
Call 811
before you dig

NORTH

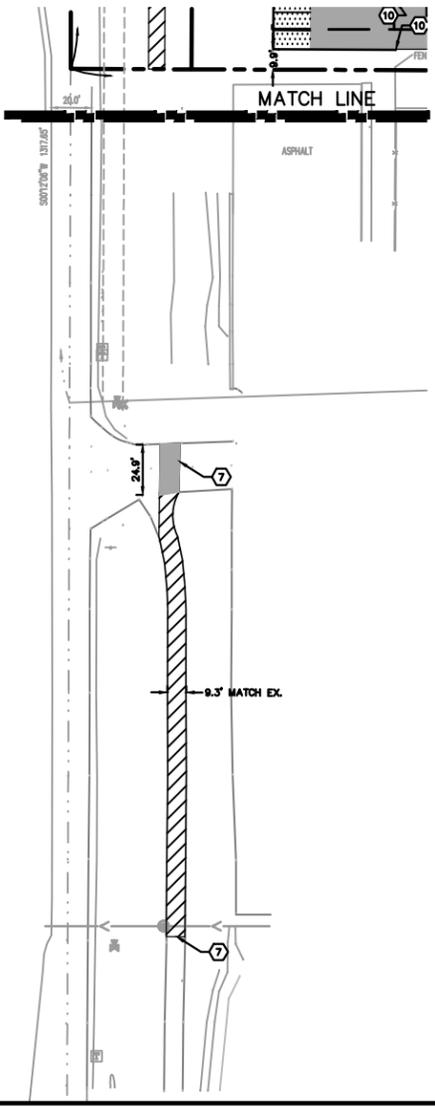
GRAPHIC SCALE IN FEET
0 20 40 80

- GENERAL NOTES**
1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
 4. RADIi ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 4.5- FEET, TYPICAL.
 5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
 6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

- KEY NOTES**
- 1 6" CONCRETE BARRIER CURB (SEE DETAILS)
 - 2 CONCRETE SIDEWALK, TYP. (SEE DETAILS)
 - 3 ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
 - 4 ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
 - 5 4" WIDE PAINTED WHITE SOLID LINE, TYP.
 - 6 4" WIDE PAINTED YELLOW SOLID LINE, TYP.
 - 7 CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
 - 8 24" WIDE STOP BAR, TYP.
 - 9 STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
 - 10 CURB TRANSITION FROM 6" TO 0" OVER 3 FEET
 - 11 CONCRETE WHEEL STOP, TYP. (SEE DETAILS)
 - 12 DEPRESSED CURB
 - 13 TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
 - 14 TRANSFORMER PAD (SEE ARCHITECTURAL PLANS FOR DETAILS)
 - 15 MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
 - 16 PATCH FENCE (MATCH EXISTING FENCE TYPE, COLOR, AND HEIGHT)
 - 17 5' X 5' CONCRETE SIDEWALK AT EXIT DOOR
 - X ACCESSIBLE RAMP (NDOT TYPE BY LETTER)

PARKING SUMMARY

PARKING SPACES REQUIRED (CITY STANDARD)	= N/A
PARKING SPACES PROVIDED (FUTURE SPACES)	= 93 SPACES (92 SPACES)
ACCESSIBLE PARKING SPACES PROVIDED	= 4 SPACES
TOTAL PARKING SPACES	= 97 SPACES



Kimley-Horn	© 2015 KIMLEY-HORN AND ASSOCIATES, INC. 600 EAST 96TH STREET, SUITE 400, CARMEL, INDIANA 46032 PHONE: 317-216-1900 WWW.KIMLEY-HORN.COM						
JACKSON	DEVELOPMENT 11805 NORTH PENNSYLVANIA STREET CARMEL, INDIANA 46032 PHONE: 317-797-1115						
SITE PLAN							
WESTFIELD BUSINESS CENTRE 17100 OAK RIDGE ROAD WESTFIELD, INDIANA							
ORIGINAL ISSUE: 03/03/2016 KHA PROJECT NO. 16837200 SHEET NUMBER C3.0							
							PER TAC COMMENTS REVISIONS DATE BY

TAB 4



JACKSON
DEVELOPMENT

Westfield Business Centre

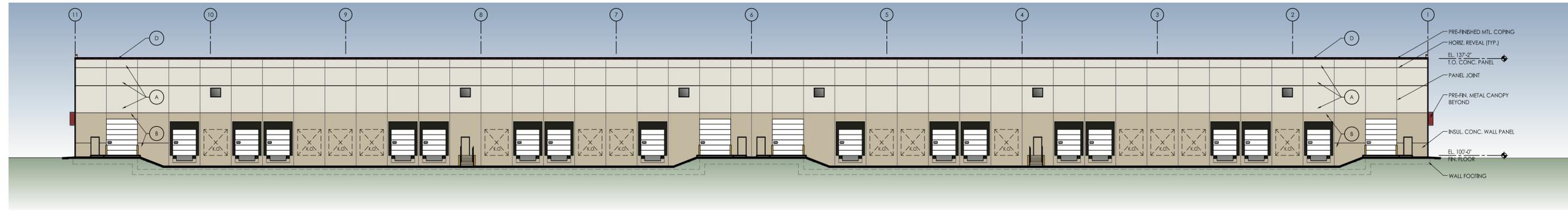
05 FEBRUARY 2016

171ST STREET & OAK RIDGE ROAD - WESTFIELD, INDIANA

ARCHITECTURE®
7222 North Shadeland Avenue, #200
Indianapolis, Indiana 46250
317.806.1060
FAX 317.806.1061
© 2016 JRA ARCHITECTURE #15326-Y

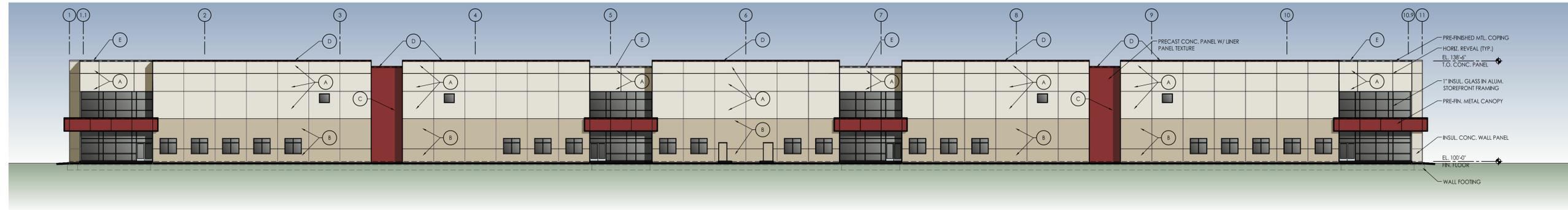
TAB 5

EXTERIOR COLOR SCHEDULE		
ITEM	MFG.	COLOR
CONCRETE WALL PANEL		
COLOR A	SHERWIN-WILLIAMS	SW 7010 - WHITE DUCK
COLOR B	SHERWIN-WILLIAMS	SW 7037 - BALANCED BEIGE
COLOR C	SHERWIN-WILLIAMS	SW 6328 - FIREWED
BUILDING COPING COLOR D	UNA-CLAD	COLONIAL RED
BUILDING COPING COLOR E	UNA-CLAD	ALMOND
ALUM. WINDOW & DOOR FR.	MANUFACTURERS STANDARD	CLEAR ANODIZED
GLASS	PPG	SOLARBAN 60 (2) SOLAR GRAY
CANOPY FASCIA PANELS	CITADEL	COLONIAL RED
CANOPY SOFFIT PANELS	CITADEL	BONE WHITE
CANOPY COPING	UNA-CLAD	COLONIAL RED
HOLLOW METAL FRAMES		MATCH ADJACENT FRBD COLOR
OVERHEAD DOORS	MANUFACTURERS STANDARD	WHITE
STEEL BOLLARDS	MANUFACTURERS STANDARD	SAFETY YELLOW
EXTERIOR WALL MTD. LIGHTS	MANUFACTURERS STANDARD	BRONZE
WALL LOUVERS	MANUFACTURERS STANDARD	CLEAR ANODIZED



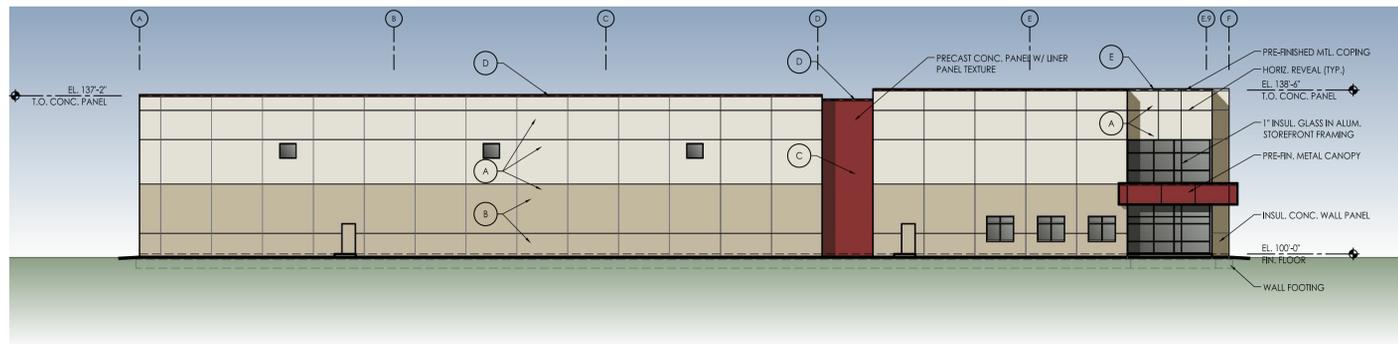
EAST ELEVATION

1" = 20'-0" (24x36)
0 5' 10' 20' 40'



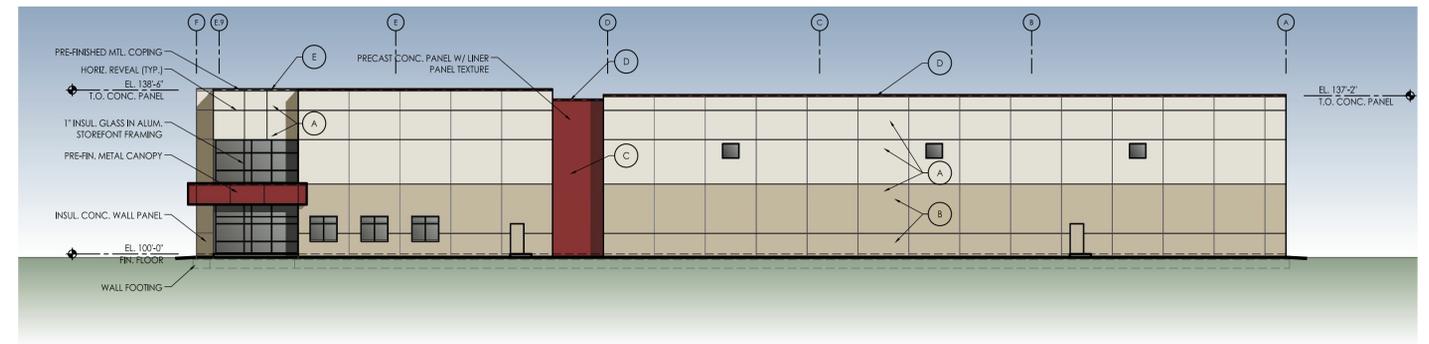
WEST ELEVATION

1" = 20'-0" (24x36)
0 5' 10' 20' 40'



NORTH ELEVATION

1" = 20'-0" (24x36)
0 5' 10' 20' 40'



SOUTH ELEVATION

1" = 20'-0" (24x36)
0 5' 10' 20' 40'

JACKSON
DEVELOPMENT

Westfield Business Centre

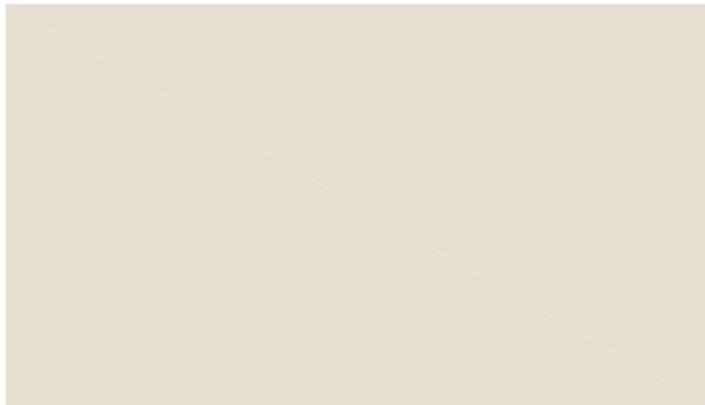
171ST STREET & OAK RIDGE ROAD - WESTFIELD, INDIANA

05 FEBRUARY 2016

ARCHITECTURE
JRA

7222 North Shadeland Avenue, #200
Indianapolis, Indiana 46250
317.806.1060
FAX 317.806.1061

© 2016 JRA ARCHITECTURE #15326-Y



PAINT COLOR A: Sherwin Williams,
SW 7010, White Duck



PAINT COLOR B: Sherwin Williams,
SW 7037 Balanced Beige



PAINT COLOR C: Sherwin Williams,
SW 6328, Fireweed



GLAZING: Solar Gray glass in
clear anodized aluminum
storefront/curtainwall framing



METAL WALL PANEL & TRIM:
Citadel Panel 20, Colonial Red

TAB 6



FINDINGS OF FACT (VARIANCE OF DEVELOPMENT STANDARD)

APPLICANT: Jackson Development, LLC - Carter Jackson

DOCKET #: (Masonry Material)

In taking action on a variance request, the Board of Zoning Appeals uses the following decision criteria to approve or deny a variance, as established by Indiana Code, and the Board may impose reasonable conditions as part of its approval. The applicant must address the criteria below (if multiple variances of development standard are being requested, then this sheet should be completed separately for each requested variance). A variance of land use may be approved by the Board of Zoning Appeals only upon a determination that the Board finds all of the following to be true:

A. The approval will not be injurious to the public health, safety, morals, and general welfare of the community because: _____
The building is located in an industrial area and will enhance the character of the Oak Ridge Road corridor.

B. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because: _____
The building is located in an industrial area and will enhance the character of the Oak Ridge Road corridor.

C. The strict application of the terms of the Ordinance will result in practical difficulties in the use of the property because: _____
A brick and mortar building at this location would not be consistent with the adjacent industrial buildings in the area.
The cost and scale to construct a large warehouse building out of brick and mortar is significant and may make constructing the building on the property difficult or infeasible.



FINDINGS OF FACT (VARIANCE OF DEVELOPMENT STANDARD)

APPLICANT: Jackson Development, LLC - Carter Jackson

DOCKET #: (Building Facade)

In taking action on a variance request, the Board of Zoning Appeals uses the following decision criteria to approve or deny a variance, as established by Indiana Code, and the Board may impose reasonable conditions as part of its approval. The applicant must address the criteria below (if multiple variances of development standard are being requested, then this sheet should be completed separately for each requested variance). A variance of land use may be approved by the Board of Zoning Appeals only upon a determination that the Board finds all of the following to be true:

A. The approval will not be injurious to the public health, safety, morals, and general welfare of the community because: _____
The building is located in an industrial area and will enhance the character of the Oak Ridge Road corridor.

B. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because: _____
The building is located in an industrial area and will enhance the character of the Oak Ridge Road corridor.

C. The strict application of the terms of the Ordinance will result in practical difficulties in the use of the property because: _____
A brick and mortar building at this location would not be consistent with the adjacent industrial buildings in the area.
The cost and scale to construct a large warehouse building out of brick and mortar is significant and may make constructing the building on the property difficult or infeasible.

