

**WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION**

**Petition Number** 0707-DP-09  
**Approximate Address** 2714 East 146<sup>th</sup> Street  
**Petitioner** Brenner Design  
**Request** Development Plan Review and Site Plan review of a proposed 4,000 square-foot structure on an outlot in the Cool Creek Village integrated center  
**Current Zoning** SB-PD  
**Approximate Acreage** 01.046

**Associated Petitions**

0703-DP-04	Cool Creek Village Admin Approval
0703-SIT-02	Cool Creek Village Site Plan
0701-DP-01	Cool Creek Village Admin Approval
0701-SIT-01	Cool Creek Village Site Plan
0604-DP-09	Water Tower Place DPR
0604-SPP-04	Water Tower Place Preliminary Plat

**Exhibits**

- 1) WCD Staff Report, 07/23/07
- 2) WCD Finding of Fact, 07/23/07
- 3) E-mail, Westfield Public Works, 07/09/07
- 4) E-mail, Hamilton County Surveyor's office, 07/09/07
- 5) Petitioner's Exhibits, 07/09/07

**PROCEDURE**

- o Development Plan Review requires a Public Hearing.
- o Approval of a Development Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district or applicable PUD, any Variances associated with the site, and any Commitments associated with the site.
- o The Advisory Plan Commission may approve, conditionally approve, continue, or deny the requested approval. Any conditions must be determined through agreement of the APC and the petitioner. Any continuance should also be determined through agreement of the APC and the petitioner
- o Any denial must be justified in writing on the accompanying Finding of Fact sheet.
- o No subdivision primary plat accompanies this request - the property in question is not seeking subdivision approval.

**PETITION HISTORY - JULY 23, 2007:**

The July 23, 2007 public hearing for this petition represents the first appearance before the Advisory Plan Commission.

## **ANALYSIS**

This development plan review would provide for the development of a four thousand (4,000) square-foot multi-tenant structure on an outlot parcel within the Cool Creek Village integrated center. The outlot in question is a single parcel consisting of approximately one acre, and is currently unimproved with any building or above-ground structure. Portions of the infrastructure for the subject site are undergoing installation at the time of this report, including private access drives and underground utilities.

Properties abutting the subject site to the north and west are included within the Cool Creek Village integrated center, are currently unimproved, and are also undergoing installation of infrastructure at the time of this report. In addition, property abutting the subject site to the north is improved with a water tower. Property abutting the subject site to the west is improved with the Cool Creek Village integrated center, and is separated from the subject site by floodway and Cool Creek. Property abutting the subject site to the south is improved with a water tower and associated facilities, as well as a residential subdivision.

The parcel is located within the SB-PD (Special Business-Planned Development) District. Properties abutting the subject site to the north, east and west are also within the SB-PD District. Property abutting the subject site to the south is located within the planning and zoning jurisdiction of the City of Carmel, and is located in Carmel's R-1 District. The Carmel R-1 District is identified as a low-density single-family residential district, characterized by lots with areas between 10,000 square feet and one acre.

The subject site abuts the public right-of-way of 146<sup>th</sup> Street to the south. The subject site abuts the westernmost access drive of the Cool Creek Village integrated center to the west and a future internal access drive to the north. Neither of these drives are public rights-of-way.

## **DEVELOPMENT PLAN REVIEW**

### **Development Requirements – General**

This development plan complies with the applicable SB-PD zoning standards. No waiver requests are associated with this petition. The property in question is not located within any overlay zone. This portion of the subject site is not being subdivided, so the terms of the Subdivision Control Ordinance are not applicable.

The Westfield-Washington 2007 Comprehensive Plan identifies the subject site as located within a "Regional Commercial" area. The Comprehensive Plan recommends commercial development, and identifies "big-box-type retail, with one or more anchor stores" as the anticipated development pattern, and further states that "The character of these areas will include large, suburban-style buildings, usually in commercial centers that depend upon high traffic volumes" (page 49). The outlot parcel that is the subject of this petition is located within a commercial integrated center consistent with the

recommended development pattern.

The proposed street access points have been designed and located so as to minimize safety hazards and congestion, and the capacity of adjacent streets is sufficient to safely and efficiently accept traffic generated by the new development. The applicable utilities have sufficient capacity to provide a satisfactory level of service to meet the needs of the proposed development, and the entrances, streets and internal traffic circulation facilities are compatible with existing and planned streets and adjacent development.

### **Development Requirements for Each District**

#### ***Site Access and Circulation***

The petitioner's plans would provide for safe and efficient movement of vehicles into and within the site (WC 16.04.165, D4a). The access drives within the overall Cool Creek Village integrated center were reviewed and approved in petition 0703-DP-04, and have been constructed in accordance with approved plans. The access points from the existing internal access drives to the outlot parcel were also approved in this same petition, and the location of the proposed access points is unchanged. Internal circulation within the proposed outlot was reviewed at the June 27, 2007 TAC meeting, and no revisions to the proposed internal circulation were proposed.

No direct access is proposed to the 146<sup>th</sup> Street right-of-way. Access to the subject site would be provided from two access points from the south side of the future internal access drive abutting the subject site to the north, from the east side of the main access drive abutting the subject site to the west, and from the parking area of the future outlot abutting the subject site to the east.

Submitted plans depict an eight-foot wide multi-use asphalt path within the right-of-way of 146<sup>th</sup> Street. The required path is shown on the submitted plans. Submitted site plans also depict a proposed walk abutting the north-south access road to the integrated center, which is not required.

The proposed site access and circulation was reviewed at the June 27, 2007 TAC meeting. The submitted plans reflect compliance with the comments issued by the attending agencies. Correspondence from the commenting agencies reflecting approval is attached (Exhibits 3 & 4).

#### ***Landscaping***

Previous Development Plan Reviews (0604-DP-09, 0701-DP-01, and 0703-DP-04) depicted landscaping for the overall integrated center, but did not depict landscaping for future outlots. The petition includes a compliant landscaping plan for the proposed outlot.

***Road Frontage***

The subject site abuts the public right-of-way of East 146<sup>th</sup> Street to the south. Road frontage planting would be required abutting the public right-of-way of 146<sup>th</sup> Street. The submitted landscaping plan depicts compliant Road Frontage plantings, as depicted in the table below.

<u>Road Frontage</u>	<u>Linear frontage</u>	<u>Req'd</u>	<u>Shown</u>	<u>+/-</u>
1 per 40'	+/- 185'	5	6	+1

***Buffer Yards***

The subject site abuts like zoning and uses to the north, east, and west. Property abutting the subject site to the south is used residentially, and therefore requires buffer yard plantings. The submitted landscaping plan depicts compliant buffer yard plantings, as depicted in the table below.

<u>Buffer Yard</u>	<u>Linear frontage</u>	<u>Req'd</u>	<u>Shown</u>	<u>+/-</u>
Tree = 1/30'	+/- 185'	7	7	-
Shrubs = 5/30'	+/- 185'	31	44	+13

***On-Site Standards***

The terms of the landscaping ordinance establish on-site standards, calculated on a per-acre basis. The submitted landscaping plan depicts compliant on-site plantings, as depicted in the table below.

<u>On-Site Stds</u>	<u>Acreage</u>	<u>Req'd</u>	<u>Shown</u>	<u>+/-</u>
Shade = 10/ac	+/- 1.046	11	21	+10
Ornamental / evergreen = 10/ac	+/- 1.046	11	13	+2
Shrubs = 25/ac	+/- 1.046	27	219	+192

***Parking***

The terms of the Zoning Ordinance require one parking space per three hundred square feet of floor space for banks and other financial institutions. This would result in a requirement of fourteen spaces; the submitted site plan depicts twenty-four proposed parking spaces. These twenty-four spaces would result in the requirement of approximately two hundred and forty square feet of landscaped interior parking lot area; the submitted site plan depicts approximately eight hundred square feet of landscaped interior parking lot area, which would satisfy the standard.

***Lighting***

The filed development plans include a lighting plan that depicts compliant photometric foot-candle outputs, compliant fixtures, and compliant lighting pole heights.

***Signs***

The submitted site plan depicts the approximate location of a proposed monument sign, and materials submitted for the July 23, 2007 include renderings of a proposed monument sign. The terms of the Sign Ordinance do not provide for individual outlots within nonresidential centers to erect individual monument signs. While it is possible to approve the submitted plans as presented, provided the petitioner acknowledges that the sign depicted on the submitted plans does not meet the terms of the Sign Ordinance, and accepts that no sign permit will be issued for the proposed sign.

***Building Orientation***

As per WC 16.04.165, D, 3, e, loading docks or spaces are not permitted to face a public street or an adjoining residential district. Plans submitted by the petitioner do not depict any proposed loading docks or spaces.

No outside storage is permitted. Plans submitted show no outside storage areas.

Roof and ground-mounted mechanical equipment must be completely enclosed. The submitted site plans and elevations do not depict any proposed mechanical equipment as extending beyond the proposed parapets and roof accents.

Each facade that is visible from a public street or oriented to an adjoining residential district must be a finished facade. The proposed structure would be required to provide a finished facade on the southern elevation. Submitted elevations depict all four sides of the proposed structure as finished.

***Building Materials***

As per WC 16.04.165, D, 3, f, finish materials shall be either all brick or comprised of two or more building materials, with the primary material being either brick or E.F.I.S. The submitted elevations depict brick and E.F.I.S finish materials supplemented with various textures, architectural elements, and colors on all sides. The submitted elevations depict the proposed structure as constructed entirely of brick and EIFS, with granite, aluminum and bronze accents.

**PLAN DOCUMENTATION**

Pending compliance with any conditions, the petitioner will have provided the required documents.

<b><u>Required Plan</u></b>	<b><u>Original</u></b>	<b><u>Amended</u></b>	<b><u>Status</u></b>
Site Plan	6/13/07	7/3/07	Compliant
Demolition Plan	6/13/07	-	Compliant
Overall Plan	6/13/07	7/3/07	Compliant
Landscape Plan	6/13/07	7/3/07	Compliant
Lighting Plan	6/13/07	7/3/07	Compliant
Building Elevations	6/13/07	7/3/07	Compliant
Access & Circulation	6/13/07	7/3/07	Compliant

**PROCEDURES**

The petitioner has followed all required procedures.

<b><u>Required Procedure</u></b>	<b><u>Original</u></b>	<b><u>Status</u></b>
Pre-Filing Conference	6/4/07	Compliant
Fees	6/13/07	Paid
Legal Description	6/13/07	Compliant
Consent Form	6/13/07	Compliant
Contact Sheet	6/13/07	Compliant
TAC	6/27/07	Compliant
Notice - Sign on site	6/27/07	Compliant
Notice- Newspaper	7/2/07	Compliant
Notice -Mail	6/19/07	Compliant
Submit Revisions	7/3/07	Compliant

**FINDINGS OF FACT**

See attached.

**RECOMMENDED MOTION**

Approve 0707-DP-09 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
3. That the petitioner acknowledges that the sign depicted on the submitted site plan is not permitted by the terms of the Sing Ordinance, and that no permit for any such sign will be issued;
4. That these conditions be fulfilled prior to receiving a building permit for the proposed improvements.

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AFS

**WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION**

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**Current Zoning** SB-PD  
**Approximate Acreage** 01.046

**FINDINGS OF FACT**

The Advisory Plan Commission must determine the following:

1. The proposed development is consistent with the intent and purpose of the Comprehensive Plan.

**Finding:** The Westfield-Washington 2007 Comprehensive Plan identifies the subject site as located within a “Regional Commercial” area. The Comprehensive Plan recommends commercial development, and identifies “big-box-type retail, with one or more anchor stores” as the anticipated development pattern, and further states that “The character of these areas will include large, suburban-style buildings, usually in commercial centers that depend upon high traffic volumes” (page 49). The outlot parcel that is the subject of this petition is located within a commercial integrated center consistent with the recommended development pattern.

2. The proposed Development Plan satisfies the development requirements specified in this ordinance.

**Finding:** Pending compliance with any conditions, the proposed development plan satisfies the applicable requirements specified in the Westfield-Washington Township Zoning Ordinance.

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Jim Carey	_____ Jim Carey	_____ Jim Carey
_____ Gloria Del Greco	_____ Gloria Del Greco	_____ Gloria Del Greco
_____ Robert Horkay	_____ Robert Horkay	_____ Robert Horkay

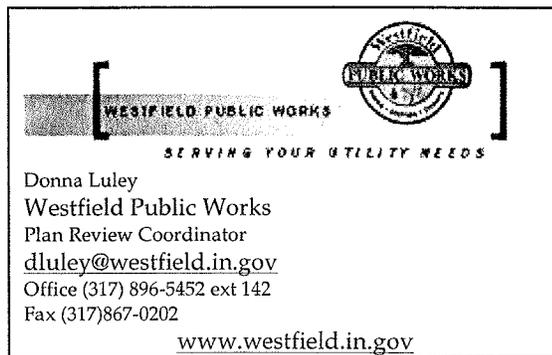


**Al Salzman**

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**From:** Donna Luley  
**Sent:** Wednesday, July 11, 2007 10:07 AM  
**To:** Al Salzman  
**Subject:** RE: Crunch time!

National Bank of Indianapolis is approved since they have considered their project separate from the "island issue".



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**From:** Al Salzman  
**Sent:** Wednesday, July 11, 2007 8:30 AM  
**To:** Harry Nikides; Donna Luley  
**Subject:** Crunch time!

Guys-

I've got to finalize reports for the 7/23/07 APC by noon today. I need the final "OK to proceed" for two petitions:

0707-DP-09, National Bank of Indianapolis (Cool Creek Village Outlot)

and

0608-DP-18, Periwinkle Plaza (formerly Cherry Street Plaza).

Thanks.

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**Al Salzman, AICP**  
*Senior Planner*

Town of Westfield  
Community Development Department  
130 Penn Street  
Westfield, Indiana 46074

7/11/2007

## Al Salzman

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**From:** Greg Hoyes [grh@co.hamilton.in.us]  
**Sent:** Monday, July 09, 2007 9:50 AM  
**To:** Al Salzman  
**Subject:** Re: Petitions proceeding to the Westfield APC on July 23, 2007

Al

We have no issues with the one proceeding to PC. We are still working with Maple Village 3, but being that is a subdivision, we are going to have to approve the plans before they start anyway, so that is not big issue. I know we still have some issues on the ones tabled by staff, but they will not be an issue until August anyway. If you have any questions, please let me know.

Greg Hoyes  
HCSO Plan Reviewer

>>> "Al Salzman" <asalzman@westfield.in.gov> 3:43 PM Friday, July 06,  
>>> 2007 >>>  
All-

WCD staff will be preparing reports for the upcoming Plan Commission meeting on July 23, 2007 next week. The items scheduled for consideration are listed on the attached agenda.

Please note that many of these items are already continued by staff due to incomplete information.

Please review the agenda and indicate to myself or Jennifer Miller whether your agency has unresolved concerns with any of the petitions still set for hearing.

If possible, please do so by the close of business on Monday, July 9.

Thanks for your continued assistance.

Al

BTW> Please note: There is a petition shown on this agenda that has not been presented to TAC yet, so your agency will not have seen plans. This petition is 0707-REZ-02, 16201 Springmill Road. This petition will be before TAC on 8-1-07 for comment.

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Al Salzman, AICP  
Senior Planner

Town of Westfield  
Community Development Department  
130 Penn Street  
Westfield, Indiana 46074

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Website: www.westfield.in.gov <<http://www.westfield.in.gov/>>

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**Exhibits**

- 1) WCD Staff Report, 07/23/07
- 2) Petitioner's Exhibits, 07/09/07

**PROCEDURE**

- Site Plan Review does not require a Public Hearing.
- Approval of a Site Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district or applicable PUD, and any Commitments associated with the site.
- The Advisory Plan Commission may approve, conditionally approve, continue, or deny the requested approval. Any conditions must be determined through agreement of the APC and the petitioner. Any continuance should also be determined through agreement of the APC and the petitioner
- No subdivision primary plat accompanies this request - the property in question is not seeking subdivision approval.

**PETITION HISTORY - JULY 23, 2007:**

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### **RECOMMENDED MOTION**

Approve 0707-SIT-07 with the following conditions:

1. That the petitioner complies with any conditions of 0707-DP-09 prior to the issuance of an ILP for the subject site.