

WESTFIELD-WASHINGTON

ADVISORY PLAN COMMISSION

WORKSHOP MEETING

January 5, 2009

0901-DP-01

Exhibit 1

<b>PETITION NUMBER:</b>	0901-DP-01	
<b>SUBJECT SITE ADDRESS:</b>	17827 Commerce Drive	
<b>PETITIONER:</b>	Com-Tech Construction, Inc.	
<b>REPRESENTATIVE:</b>	Adam DeHart, <i>Keeler-Webb</i>	
<b>REQUEST:</b>	Development Plan Review and Site Plan Review of a proposed industrial structure, approximately 11,700 square feet.	
<b>CURRENT ZONING:</b>	EI	
<b>CURRENT LAND USE:</b>	Industrial/Office	
<b>APPROXIMATE ACREAGE:</b>	3	
<b>ASSOCIATED PETITIONS:</b>	0901-SIT-01	
<b>EXHIBITS:</b>	1. Staff Report	
	2. TAC Letters	
	3. Petitioner's Exhibits	
<b>STAFF REVIEWER:</b>	Kevin Todd	
<b>ZONING HISTORY:</b>	98-V-12	Variance of Use to allow manufacturing of detergents and soaps, <i>Approved</i>
	0503-DP-07	Development Plan Review, <i>Approved</i>
<b><u>PETITION HISTORY</u></b>		
The January 5, 2009 APC Workshop Meeting represents the first APC Workshop appearance of this petition. This petition was before the Technical Advisory Committee on December 23, 2008.		
<b><u>PROCEDURAL</u></b>		
<ul style="list-style-type: none"> <li>○ Requests for Development Plan Review are required to undergo public hearing. The public hearing for this petition is scheduled for the January 20, 2009 meeting of the APC.</li> <li>○ The purpose of the workshop meeting is to allow the APC to direct comments and questions to the petitioner. No action will be taken on this petition at the January 5, 2009 Workshop Meeting.</li> <li>○ Notification of the January 5, 2009 Workshop Meeting was provided to abutting property owners in accordance with the Rules of Procedure.</li> <li>○ Notice of the January 5, 2009 Workshop Meeting was posted to the City website and at City Hall.</li> </ul>		
<b><u>PROJECT DESCRIPTION</u></b>		



This proposal is for a Phase II expansion of the existing Com-Tech site. Expansion was contemplated during the site’s original development plan approval in 2005 (0503-DP-07); however, the current proposal exceeds the original expansion plan by approximately 1,700 square feet. The proposed plan calls for an 11,700 square foot industrial structure and an additional 35 parking spaces. The proposed structure would match the existing structure.

*NOTE – This report was prepared based on the materials and exhibits that were submitted at the initial filing date. The petitioner’s materials submitted for Exhibit 3 of this report may reflect changes that have been made since the December 23, 2008 TAC meeting. The findings of this report do not reflect any revisions to the plans since the TAC meeting. The January 20, 2009 Staff Report will be modified to reflect any changes to the petitioner’s plans since the TAC meeting.*

**DEVELOPMENT REQUIREMENTS** (WC 16.04.165, C)

<b><u>1. Zoning District Standards</u></b>	<b><u>PROPOSED</u></b>	<b><u>STATUS</u></b>
<b><u>Industrial Districts</u></b> (WC 16.04.060)		
A. Performance Standards – no products that decompose by detonation	None	Compliant
A1. EI – operations entirely within enclosed buildings	Operations entirely within enclosed buildings	Compliant
A2. OI – operations requiring open area	NA	NA
A3. Standards – <i>the following standards (A3a – A3h) are not reviewed at the plan review stage, but are measured and monitored by Code Enforcement, as necessary.</i>		
A3a. Smoke – 70 smoke units per stack	NA	NA
A3b. Particulate Matter – 0.06 lbs/1000 lbs	NA	NA
A3c. Odor – not a nuisance or hazard	NA	NA
A3d. Poisonous Fumes & Gases – >10%	NA	NA
A3e. Glare & Heat – not a nuisance	NA	NA
A3f. Vibration – none detected within 250’ of residential, 150’ of business	NA	NA
A3g. Noise – see table in Zoning Ordinance for maximum dB at 125’ from property line	NA	NA
A3h. Fire Hazards – storage, utilization, manufacturing of:		
- Solid Materials	NA	NA
- Liquids or Gases	NA	NA
A4a. Waste Discharge – comply with IC 13-1-3	Information not submitted	<b>Need WPWD and/or HCSO approval</b>



A4b. Rear alley part of rear yard	NA	NA
A4c. More than one principal building per lot	2 proposed	Compliant
A4d. Building Height >60' if side & rear setbacks are increased 1' for every 2' of height above 45'	NA	NA
A4e. Chimneys, cooling towers, etc – no max height	NA	NA
A4f. ZO and Comp Plan compliance	See comments in this section and Section 5 below	See comments in this section and Section 5 below
<b>B. Enclosed Industrial</b>		
B1. Permitted Uses	Manufacture & Assembly of Communication Equipment	Compliant
B2. Special Exceptions	NA	NA
B3. Min Lot Size – 3 acres	3 acres	Compliant
B4. Min. Road Frontage – 70'	100'	Compliant
B5a. Min. Front Yard Setback (SW) – 40'	135'	Compliant
B5b. Min. Side Yard Setback - (East) – 20' - (West) – 20' - (South) – 20'	115' 20' 103'	Compliant Compliant Compliant
B5c. Min. Rear Yard Setback (North) – 20'	21'	Compliant
B5d. Min Lot Width at Building Line – None	NA	NA
B6. Max. Building Height – 60'	Elevations not submitted	<b>Need elevations to determine compliance</b>
B7. Min. Gross Ground Level Space – None	NA	NA
<b>B8. Off-Street Parking (WC 16.04.120)</b>		
2a. Use – parking for passenger vehicles, patrons, occupants, or employees	Parking for patrons, occupants, employees	Compliant
2b. Location – within 300' of entrance	Within 75' of entrance	Compliant
2c. Computation – fractional spaces	NA	NA
2d. Collective Provisions – separate uses may provide parking collectively	NA	NA
2e. Space Size – 10'x20'	10'x20'	Compliant
2f. Access – 90 degree spaces = 24' aisle	24'	Compliant
2g. In Yards – allowed in front & side yards	NA	NA
2h. Surfacing – dustless material	Heavy Duty Asphalt	Compliant
2i. Lighting – NA	NA	NA



2j. Required Spaces – 1space/2 employees on largest shift	58 spaces	<b>Need number of employees on largest shift to determine compliance</b>	
B9. <u>Loading and Unloading Berths</u> (WC 16.04.120, 1b) – 1 berth/40,000 square feet of building space	2 berths/11,700 SF	Compliant	
C. Open Industrial	NA	NA	
D. EI-PD	NA	NA	
E. OI-PD	NA	NA	
<b><u>2. Overlay District Standards</u></b>			
The subject property is not located in an overlay zone.			
<b><u>3. Subdivision Control Ordinance</u></b>			
The Subdivision Control Ordinance is not applicable to business or industrial development (WC 16.04.010, R).			
<b><u>4. Development Plan Review</u></b> (WC 16.04.165, D4)			
<b>a. <u>Site Access &amp; Circulation</u></b>			
1. Access locations	Unchanged from existing	Compliant	
2. Safe & efficient movement to and from site	Unchanged from existing (pedestrian connectivity eliminated by APC waiver, case 0503-DP-07)	Compliant	
3. Safe & efficient movement in and around site	Sidewalks around parking lots/building	Compliant	
<b>b. <u>Landscaping</u></b> (WC 16.06 et seq.)			
	<b><u>Required</u></b>	<b><u>Proposed</u></b>	<b><u>+/-</u></b>
<b>On-Site</b> (Industrial, 3 acres)			
- Shade Trees	15	7	<b>-8</b>
- Orn/Ev Trees	15	28	+13
- Shrubs	75	136	+61
<b>Road Frontage</b>	3	3	0



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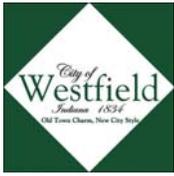
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Exhibit I

<b>Shade Trees</b> (100')			
<b>North Buffer Yard</b> (511')			
- Buffer Yard (EI-AG-SF1)	15'	15'	Compliant
- Evergreen Trees	17	13	<b>-4</b>
- Evergreen Shrubs	85	34	<b>-51</b>
<b>East Buffer Yard</b> (260')			
- Buffer Yard (EI-AG-SF1)	15'	15'	Compliant
- Evergreen Trees	9	11	+2
- Evergreen Shrubs	44	25	<b>-19</b>
<b>Interior Parking Lot</b> (58 spaces, 11,600 SF lot, 10% island)	1,160 SF (1 tree & 4 shrubs per island)	0 SF (0 trees & 0 shrubs per island)	<b>-1,160 SF (1 tree &amp; 4 shrubs per island)</b>
<b>Perimeter Parking Lot</b>	NA	NA	NA
<b>Wall-Softening</b> (WC 16.06.040, K) – plant material every 40' on ≥ 80' walls	East side of existing building	Plant material shown	Compliant
	West side of proposed building	Plant material shown	Compliant
<b>c. Lighting</b> (WC 16.07.010)			
E1. Fully shielded, directed downward		Fixture cut sheets not submitted	<b>Need cut sheets to determine compliance</b>
E2. Directed away from reflective surfaces		Fixture cut sheets not submitted	<b>Need cut sheets to determine compliance</b>
E3. Directed away from adjacent property and ROW		NA	Not reviewed at the plan review stage, but are measured and monitored by Code Enforcement, as



		necessary
E4. Max. pole height – 25'	Information not submitted	<b>Need information to determine compliance</b>
E5. Fixtures meet building code	Fixture cut sheets not submitted	<b>Need cut sheets to determine compliance</b>
F1. Light emitting surface not visible from residential area of ROW	NA	Not reviewed at the plan review stage, but are measured and monitored by Code Enforcement, as necessary
F2. Foot-candle measurements – 0.5 at residential property line; 1.0 at non-residential property line	Photometric plan not submitted	<b>Need photometric plan to determine compliance</b>
F3. Shield, adjustable reflector & non-protruding diffuser	Fixture cut sheets not submitted	<b>Need cut sheets to determine compliance</b>
F4. Under-canopy lights – recessed	NA	NA
F5. Under-canopy & under-awning lights – not illuminate canopy or awning	NA	NA
F6. Parking area lighting – 30% of lighting turned off within 30 minutes of closing or 11 PM	NA	Not reviewed at the plan review stage, but are measured and monitored by Code Enforcement, as necessary
F7. Outdoor sports/recreation facilities – no illumination after 11 PM	NA	NA
<b>d. Signs</b>		
Sign review and approval has been delegated to staff and will be reviewed administratively under a separate application and review process.		
<b>e. Building Orientation</b>		
1. Finished façade – façades visible from public street or adjoining Residential District	Elevations not submitted	<b>Need elevations to determine compliance</b>
2. Loading spaces – not facing public street or adjoining Residential District	Loading spaces on each building face each other	Compliant



3. Outside storage – not permitted between building line and ROW or adjoining Residential District	None depicted	Compliant
4. Mechanical equipment – completely enclosed. - Ground-mounted – landscaped on all sides	Information not submitted	<b>Need location and screening method of mechanicals to determine compliance</b>
<b>f. <u>Building Materials</u> (applicable to façades visible from public street or adjoining Residential District)</b>		
1. Brick or masonry (architectural concrete, pre-cast concrete, EIFS, or stone)	Elevations not submitted	<b>Need elevations to determine compliance</b>
2. If masonry (not brick) used, façade supplemented with multiple colors, multiple textures, or architectural elements	Elevations not submitted	<b>Need elevations to determine compliance</b>
3. Primary material used – 60%	Elevations not submitted	<b>Need elevations to determine compliance</b>
<b><u>5. Comprehensive Plan Compliance</u></b>		
The 2007 Comprehensive Plan identifies the subject area as “Business Park” (p. 23). The subject property is part of an existing and developed business park. A manufacturing and assembly use is consistent with the recommendations of the Comprehensive Plan, and the proposed plan meets many of the stated “Business Park” development policies (pp. 55-56).		
<b><u>6. Street and Highway Access</u></b>		
The proposed expansion of the business does not require a new curb cut or improvement to existing public rights-of-way. All existing access would be unchanged. The subject property is located at the end of a cul-de-sac in an existing business park.		
<b><u>7. Street and Highway Capacity</u></b>		
The size of the proposed business/business expansion does not warrant a traffic study. The petitioner’s submitted narrative indicates that the expansion would not change the level of service on Commerce Drive or Alpha Drive, but no documentation supporting the claim. .		
<b><u>8. Utility Capacity</u></b>		
Awaiting comments from the TAC agencies.		
<b><u>9. Traffic Circulation Compatibility</u></b>		
The site access is not changing from the existing access point. The expanded circulation is		



compatible with the existing traffic circulation and vehicle movement on the subject property.

**PUBLIC POLICIES**

Comprehensive Plan-Feb 2007

See 'Comprehensive Plan Compliance' section above.

Thoroughfare Plan-Feb 2007

Commerce Drive is not specifically identified in the Thoroughfare Plan. As such, the road would be considered a "Local Street." The Thoroughfare Plan indicates that Local Streets are regulated by the City's Construction Manual.

Parks & Recreation Master Plan-Dec 2007

The Westfield Parks & Recreation Master Plan makes no specific recommendation for the subject property.

Water & Sewer System-Aug 2005

The subject property is currently on both, the City's water and sewer systems.

Annexation

The subject property is within the corporate boundaries of the City of Westfield.



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

<u>Required Submittals</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Application	12/02/08	-	Compliant
Fees	12/02/08	-	Compliant
Legal Description	12/02/08	-	Compliant
Consent Form	12/02/08	-	<b>Not Compliant</b>
Site Plan	12/02/08	-	<b>Not Compliant</b>
Demolition Plan	NA	-	NA
Location Map	12/02/08	-	Compliant
Landscape Plan	12/02/08	-	<b>Not Compliant</b>
Sign Plan	NA	-	NA
Lighting Plan	None	-	<b>Not Compliant</b>
Building Elevations	None	-	<b>Not Compliant</b>
Access & Circulation	12/02/08	-	Compliant

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	11/17/08	Compliant
TAC	12/23/08	Compliant
Notice - Sign on site	<i>Pending</i>	<i>Pending</i>
Notice- Newspaper	<i>Pending</i>	<i>Pending</i>
Notice -Mail	<i>Pending</i>	<i>Pending</i>
Submit Revisions	<i>Pending</i>	<i>Pending</i>

**RECOMMENDATION**

Forward this petition to the January 20, 2009 Advisory Plan Commission public hearing, subject to compliance with any outstanding issues.

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***KMT***