



Petition Number: 1408-DP-23 & 1408-SIT-10
Subject Site Address: 17808 Commerce Drive
Petitioner: John S. Voegel by Matthew L. Owen of Silver Creek Engineering, Inc.
Request: Petitioner requests Development Plan and Site Plan review for a proposed 3,600 square foot building addition.
Current Zoning: EI (Enclosed Industrial) District
Current Land Use: Existing Commercial Machinery Operation
Approximate Acreage: .92 acre+/-
Exhibits:
1. Staff Report
2. Aerial Location Map
3. Site Plan
4. Elevations
5. Development Plan
Staff Reviewer: Andrew Murray, Associate Planner

PROCEDURAL

Approval of a Development Plan and Site 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 proposed development plan is for a 3,600 square-foot addition to the Voegel Precision Machining existing building (the "Project"). The subject property is located in the Alpha Tau Business Park at 17808 Commerce Drive (the "Property"). The Property is located at the southwest corner of the intersection of Commerce Drive and Alpha Drive. The Property is located in the Enclosed Industrial District.

The addition is to be located directly west of the existing building. The primary building materials are concrete masonry units (CMU) and metal siding, which is consistent with the exterior of the existing structure. The overall purpose of the Project is to provide for additional space for the current operation of the facility.



DEVELOPMENT PLAN REVIEW COMMENTS

Development Plan Review (WC 16.04.165)

1) Zoning District Standards: (Industrial District Standards (WC 16.04.060))

a) Performance Standards: (WC 16.04.060(A)):

Comment: Below is a summary of the Zoning Ordinance's Performance Standards for Industrial Districts. In general, these standards apply to the operation of the use and not necessarily the design of the use. As a result, the Development Plan appears to comply with these standards; however, these standards will be applied and enforced, as with all Industrial District uses, in the Department's review of the building permit and after the addition is constructed and operational.

- i) Smoke: The emission of more than 70 smoke units per hour per stack and emissions in excess of Ringelmann No. 2 are prohibited, except that for one hour during any 24 hour period, this rate may be increased to 80 smoke units per stack up to and including Ringelmann No. 3 for the purging, soot blowing and fire cleaning.
- ii) Particulate Matter: The rate of emission of particulate matter from an individual process within the boundaries of any lot shall not exceed a figure of 0.06 pounds per 1,000 pounds of effluent gas for enclosed industrial use, not 0.2 pounds per 1,000 pounds of effluent gas for open industrial use. Not more than 50 percent by weight particles larger than 44 microns (325) mesh shall be allowed.
- iii) Odor: Any activity or operation which releases odors to the atmosphere shall be so controlled as to insure that it will produce no public nuisance or hazard at or beyond the nearest residential district boundary line.
- iv) Poisonous and Injurious Fumes and Gases: The emission of toxic or injurious fumes and gases shall be controlled so as to comply with the following: The emission from any source shall not cause at or beyond any lot line, concentrations of toxic and/or injurious fumes and gases in excess of 10 percent for an enclosed industrial use of the threshold limit as set for the fume or gas in question in the "Threshold Limit Values for Toxic Materials in Industry" issued by the Indiana Department of Environmental Management, from the American Conference of Governmental Hygienists, latest issue. The emission of any gas or fumes across lot lines in such concentrations as to be detrimental to or endanger public health, safety, comfort and welfare or shall cause injury or damage to property or business is prohibited.
- v) Glare and Heat: No use, operation, activity or structure shall cause heat or glare in such a manner as to be a public nuisance at or beyond any residential or business district boundary.



- vi) Vibration: Any use creating intense earthshaking vibrations such as are created by a heavy drop forge shall be set back from a residential district boundary at least 250 feet, or at least 150 feet from a business district boundary. Earthshaking vibrations at the industrial property line shall not be in violation of this ordinance as long as the vibration is not perceptible without the aid of instruments.

Comment: The closest non-industrial district boundary is the AG-SF1 District, located over 320 feet from the boundary of the subject property.

- vii) Noise: At no point 125 feet from the boundary of an enclosed industrial district, or any district which permits an enclosed industrial use, shall the sound pressure level of any operation or plant (other than background noises produced by sources not under the control of this chapter) exceed the decibel limits in the octave bands designated below [chart set forth in ordinance].

Comment: The closest non-industrial district boundary is the AG-SF1 District, located over 320 feet from the boundary of the subject property.

- viii) Fire Hazards: The storage, utilization or manufacture of solid materials, or products ranging from incombustible to moderate burning is permitted. The storage, utilization or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted provided the following conditions are met: (1) Said materials shall be stored, utilized or manufactured in such a manner and protected by such means as approved by the Indiana State Fire Marshal; and (2) The storage, utilization or manufacture of flammable liquids or gases which produce flammable or explosive vapors shall be permitted in accordance with the rules and regulations of the Indiana State Fire Marshall regulating the use, handling, storage and sale of flammable liquids - Official Regulation Number 5, effective July 23, 1973.

Comment: Development Plan complies.

- b) **Other Industrial District Requirements** (WC 16.04.060(A)(4)):

- i) The disposal of wastes discharged into public streams and sewage systems shall meet the requirements of the stream pollution control law of the State of Indiana (IC 13-1-3) as amended.

Comment: Development Plan complies.

- ii) The Plan Commission shall review and approve plans to assure adherence to developmental standards and overall conformity to the master plan and Zoning Ordinance.

- c) **EI District Specific Standards:** (WC 16.04.060(B))

- i) Minimum Tract Requirement (of industrial park): 3 acres
ii) Minimum Lot Frontage on Road: 70 feet
iii) Minimum Setback Lines:
(1) Front Yard: 40 feet
(2) Side Yard: 20 feet



- (3) Rear Yard: 20 feet
 - iv) Minimum Lot Width at Building Line: None
 - v) Maximum Building Height: 60 feet
 - vi) Minimum Gross Ground Level Space: None
 - Comment: Development Plan complies.**
- d) **Off-Street Loading and Parking Standards: (WC 16.04 et seq.)**
- Comment: Development Plan complies.**
- 2) **Overlay District Standards:** Not applicable; subject property is not located within an overlay district.
- 3) **Subdivision Control Ordinance:** Not applicable. No subdivision is being proposed.
- 4) **Development Plan Review Standards: (WC 16.04.165(D)(4))**
- a) **Site Access and Site Circulation:**
 - i) **Standard:** 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.
Comment: No new access points are proposed.
 - ii) **Standard:** All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development.
Comment: No new access points are proposed.
 - iii) **Standard:** 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 site.
Comment: Development Plan complies.
 - b) **Landscaping: (WC 16.06 et seq.)**
 - i) **General Landscape Design Standards: (WC 16.06.040):**
 - (1) **Standard:** Trash dumpsters, trash pads and loading areas consisting of two or more loading spaces, loading docks, service areas, and maintenance areas shall be screened from public roads.
Comment: Development Plan complies.
 - (2) **Standard:** Ground mounted heating and cooling units for nonresidential structures shall be completely screened.
Comment: Development Plan complies.
 - (3) **Standard:** Plant materials shall be placed intermittently (approximately every 40 feet) against long expanses (over 80 feet) of building walls to create a softening effect.
Comment: Not applicable to the petition.
 - (4) **Standard:** Detention/retention basins and ponds shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubbery, hedges and/or other plant materials.
Comment: Development Plan complies.
 - ii) **On-Site and Road Frontage Requirements: (WC 16.06.050):**
 - (1) **On-Site Standard:** Industrial uses require 5 shade trees, 5 ornamental or evergreen trees, and 25 shrubs per acre.



Comment: Development Plan complies.

- (2) Road Frontage Standard: A minimum of 1 shade tree required along Commerce Drive per 40' of road frontage and may be credited toward the on-site requirements.

Comment: Development Plan complies.

- iii) Buffer Yard Requirements: (WC 16.06.060):

Comment: Development Plan complies. No buffer yard is required as the property is surrounded on all four sides by the Enclosed Industrial (EI) District.

- iv) Parking Area Landscaping: (WC 16.06.070):

Comment: No new parking areas are proposed.

- c) **Lighting**: (WC 16.07 et seq.)

- (1) General Standards: (a) All light fixtures, with the exception of internally-illuminated signage or Electronic Signage, shall be fully shielded and direct light downward toward the earth's surface; (b) All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent property and public rights-of-way; (c) All lighting sources, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner as to direct light away from adjacent property and public rights-of-way; (d) 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.

Comment: Development Plan complies.

- (2) Applicable Industrial District Standards: (a) All light fixtures, with the exception of internally-illuminated signage or Electronic Signage, 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; (b) Light meter readings shall not exceed: one-half (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; (c) All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser.

Comment: Development Plan complies.

- d) **Signs**: (WC 16.08 et seq.)

Comment: Signs will require a sign permit and will be reviewed by the Department for compliance at that time.

- e) **Building Orientation**:

- i) Standard: Each building façade visible from a public street or oriented to an adjoining Residential District shall be a finished façade.

Comment: Development Plan complies. No adjoining residential district and three facades (north, west and south) are visible from a public street (Commerce Drive) and those facades comply.

- ii) Standard: No loading spaces or loading docks shall be permitted to face a public street or an adjoining Residential District.

Comment: Development Plan complies. Two new overhead garage doors are proposed and face south and are properly screened.



iii) Standard: 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.

Comment: Development Plan complies. No outside storage is proposed.

iv) Standard: 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.

Comment: Development Plan complies.

f) **Building Materials:**

i) Standard: 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 each facade visible from 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); (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.); or, (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.

(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 each facade visible from a public street or an adjoining Residential District.

Comment: Development Plan complies. The north, south and west façade includes split-face CMU and metal siding. The elevations are textured and include two earth-toned colors, consistent with the existing structure.

5) Comprehensive Plan Compliance: The proposed development shall be appropriate to the site and its surroundings based upon the recommendations contained in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan").

Comment: The Westfield-Washington Township Comprehensive Plan identifies this industrial park within the "Employment Corridor" and "Business Park" land use classifications. Among other uses, these classifications encourage office and service uses, research and development, warehousing, manufacturing, and subordinate office, retail and services. The development policies of the Comprehensive Plan for these areas include among other policies: (1) Locate industrial uses in areas that are removed from residential neighborhoods and other uses that would be detrimentally affected; (2) Encourage building design, height, scale, and mass that is appropriate to the surrounding area; (3) Require sufficient off-street parking; (4) Encourage building materials and colors that are appropriate to the setting. Metal buildings should be



enhanced with other building materials, such as stone or brick, to improve their appearance;
and (5) Promote smaller scale local office and service uses along SR32.

- 6) **Street and Highway Access:** The design and location of proposed street and highway access points shall minimize safety and hazards and congestion.

Comment: Development Plan complies.

- 7) **Street and Highway Capacity:** The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development

Comment: Development Plan complies.

- 8) **Utility Capacity:** 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

Comment: Petitioner is coordinating with all applicable service providers.

- 9) **Traffic Circulation Compatibility:** The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

Comment: Development Plan complies.

Staff Comments

1. No action is required at this time; however, if there is no remonstrance during the public hearing and the APC wishes to act on the petition, staff recommends approving the Development Plan petition with the condition that all necessary approvals and permits be obtained from the Department of Public Works, Hamilton County Surveyor's Office and all applicable utility agencies prior to the issuance of a building permit.
2. If any APC member has questions prior to the meeting, then please contact Andrew Murray at 317.379.9080 or amurray@westfield.in.gov.