



**Petition Number:** 1406-DP-17 & 1406-SIT-08

**Subject Site Address:** 950 Tournament Trail; Northwest corner of Sun Park Drive and Tournament Trail

**Petitioner:** LOR Corporation

**Request:** Petitioner requests Development Plan and Site Plan review for two in-line tenant structures on approximately 2.5 acres.

**Current Zoning:** GB (General Business)

**Current Land Use:** Vacant

**Approximate Acreage:** 2.5 acres

**Exhibits:**

1. Staff Report
2. Aerial Location Map
3. Site Plan
4. Building Elevations
5. Landscaping Plan
6. Development Plan

**Zoning History:**

1203-REZ-01	Rezoning from EI (Enclosed Industrial) to GB
1212-VS-16	Variance to exempt property from US 31 Overlay
1401-VS-05	Variance for landscape and setback relief
1304-SPP-04	Primary Plat
1306-SFP-18	Secondary Plat
1404-SFP-06	Replat

**Staff Reviewer:** Andrew P. Murray, Associate Planner

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**PROCEDURAL**

- Approval of a Development Plan and Site Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance, any variances associated with the site, and any commitments associated with the site.



## **PETITION HISTORY**

- A development plan application was filed with the Economic and Community Development Department (ECD) on May 2, 2014. A public hearing was held during the June 2, 2014 APC meeting.
- The Petitioner has re-noticed for a public hearing to be held during the November 3, 2014 APC meeting

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## **PROJECT OVERVIEW**

The proposal is for the development of two retail, in-line tenant structures. The subject property is approximately 2.5 acres in size and is located on lot 4 within the “32 at 31 Henke Center” Secondary Plat (the “Property”). The Property has frontage on Tournament Trail, Wheeler Road and Sun Park Drive.

The Property is zoned General Business (“GB”) District and is currently unimproved. The Property does fall within the State Highway 32 Overlay Zone (the “32 Overlay”) which requires additional development and architectural standards to the underlying GB District. The petitioner is proposing two approximately 7,500 square foot multi-tenant structures with planned drive-thru end caps. An outdoor seating area is planned between the structures. The primary building materials include brick and E.I.F.S.

## **SINCE THE NOVEMBER 3, 2014 PUBLIC HEARING**

**Four-Sided Architecture:** Following a complete review of the revised Building Elevations (see **Exhibit 4**), ECD has determined compliance with the State Highway 32 Overlay Zone. Revisions to the Building Elevations include building material and building color variety to the north elevation to be consistent with all elevations. Multiple masonry materials were added to the north elevation including brick, EIFS and decorative clay block. In addition, the splash boxes and downspouts are now the same color of the brick to which they are located and visually integrate into the brick.

**Site Access/Site Circulation:** After working with the Petitioner and the Department of Public Works, there have been a few modifications to the site to better improve site access and site circulation. Those modifications include the relocation of the eastern most point of ingress/egress off of Tournament Trail and the redesign and reconfiguration of medians and parking islands to provide for safer circulation.



**Landscaping Plan:** The Landscape Plan (see Exhibit 5), as proposed, for the site is not in compliance. Due to policy changes that have occurred during the approval process of this project, staff is requesting final approval of the landscaping plan be delegated to the Department (see STAFF COMMENTS section).

## **DEVELOPMENT PLAN REVIEW COMMENTS**

### **Development Plan Review (WC 16.04.165)**

#### **1) Zoning District Standards: (*Business District Standards (WC 16.04.050)*)**

##### a) General Requirements: (*WC 16.04.050(A)*):

**Comment: Compliant**

##### b) GB District Specific Standards: (*WC 16.04.050(F)*)

###### i) Minimum Lot Area: none

###### ii) Minimum Lot Frontage on Road: 80 feet

**Comment: Compliant**

###### iii) Minimum Setback Lines:

###### (1) Front Yard: 60 feet (32 Overlay supersedes, minimum 30 feet)

**Comment: Compliant per Variance 1401-VS-03.**

###### (2) Side Yard: 60 feet

**Comment: Compliant per Variance 1401-VS-03.**

###### (3) Rear Yard: 20 feet

**Comment: Compliant**

###### iv) Maximum Building Height: 60 feet (32 Overlay supersedes, no minimum height)

###### v) Minimum Ground Level Square Footage: None

###### vi) Minimum Size of Structures: None

###### vii) Parking: provided in accordance with ordinance

###### viii) Loading and Unloading Berths: (32 Overlay supersedes, see below)

**Comment: None Proposed.**

##### c) Off-Street Loading and Parking

###### i) Required spaces:

**Comment: Compliant**

#### **2) Overlay District Standards: US 31 Overlay (This petition is exempt from the US 31 Overlay by the approval of a variance of standard, docket 1212-VS-16).**

The subject property is located within the **State Highway 32 Overlay District WC 16.04.065** (the "32 Overlay");



**32 Overlay WC 16.04.065**

- a) Access Control Requirements (WC 16.04.065 (5))
  - i) All developments shall provide vehicular and pedestrian interconnectivity between neighboring uses, parking lots, and developments.  
**Comment: Compliant**
- b) Setback Requirements
  - i) Maximum setback: no further than 120 feet from SR 32 right-of-way.  
**Comment: N/A**
  - ii) Minimum setback: 30 feet from SR 32 right-of-way.  
**Comment: N/A**
- c) Height and Area Requirements
  - i) Building Height
    - (1) Minimum building height (18 feet or buildings with flat roofs with parapets on all sides that extend to 18 feet).  
**Comment: Compliant**
    - (2) Multiple Stories: encouraged but not required.  
**Comment: N/A**
    - (3) Maximum building height: no maximum.
  - ii) Gross Floor Area
    - (1) Minimum gross floor area: 5,000 square feet (enhanced architectural materials may be required for structures not meeting minimum gross floor area).  
**Comment: Total square footage is approximately 15,000 square feet.**
    - (2) Maximum gross floor area: no maximum.  
**Comment: Compliant**
- d) Architectural Design Requirements
  - i) Design theme general standards
    - (1) Architectural variation is encouraged within the 32 Overlay Zone.  
**Comment: ECD staff has communicated this vision to the petitioner.**
    - (2) All structures shall be thoughtfully designed in a manner that visually and functionally complements existing topography of the building site.  
**Comment: Compliant**
  - ii) Building elevations
    - (1) All building elevations shall be encouraged to have defined base or foundation, a middle or modulated wall, and a top formed by pitched roof or articulated cornice.  
**Comment: Compliant**
    - (2) Building elevations which are 90 feet or greater in length, shall be designed with aggregate offsets of not less than 10 percent of the building elevation length. Offsets shall not be constructed at intervals of not greater than 60 feet.  
**Comment: Compliant**

- (3) All buildings shall be constructed with the same quality of building materials and same level or architectural detail on all elevations of such buildings.  
**Comment: Compliant**
  - (4) Openings
    - (a) Openings line up vertically and horizontally with other openings.
    - (b) Arranged in a balanced, relatively uniform fashion.
    - (c) Exceptions if organized in aesthetically pleasing manner.**Comment: Compliant**
  - (5) Gutter and downspouts shall be visually integrated with the architectural style of the structure.  
**Comment: Compliant**
- iii) Roofs
- (1) Pitched roofs – **Not Applicable**
  - (2) Flat roof
    - (a) Permitted if edged by architectural moulding, an articulated cornice feature or a decorative parapet wall.  
**Comment: Compliant**
    - (b) Parapets shall be fully integrated into the architectural design of buildings to create a seamless design transition between the main building mass and roof-mounted architectural elements.  
**Comment: Compliant**
  - (3) Modulation of the roof/roof lines shall be required to eliminate the appearance of box shaped buildings.  
**Comment: Compliant**
  - (4) Dormers shall be designed with appropriate details, proportion and style consistent with overall building composition – **Not Applicable**
  - (5) Visible vents shall be painted to match the color of the roof and oriented to minimize visibility from adjacent property and thoroughfares.  
**Comment: Compliant**
- iv) Main Entrances
- (1) Buildings shall be designed with a main entrance and at least 2 windows openings associated with main entrance.  
**Comment: Compliant**
  - (2) Building entrances shall be defined and articulated by architectural elements appropriate to the building.  
**Comment: Compliant**
  - (3) Location, orientation, proportion and style of doors shall complement the style of building.  
**Comment: Compliant**
- v) Windows



- (1) All window designs shall be compatible with the style, materials, color, details and proportion of the building.  
**Comment: Compliant**
- (2) Window trim and other design elements shall be designed to accent the windows (e.g., shutters, keystones, ledges, ect.).  
**Comment: Compliant**
- vi) Awnings
  - (1) Fixed or retractable awnings are permitted if they complement the building's architectural style material, colors, and details.  
**Comment: None Proposed.**
  - (2) Awnings shall be made of non-reflective material.  
**Comment: None Proposed.**
  - (3) All awnings shall be kept in good repair.  
**Comment: None Proposed.**
  - (4) Awnings used to comply with the Overlay standards shall not be removed unless the building will comply with such architectural design requirements without the awnings.  
**Comment: None Proposed.**
- vii) Drive-thrus and fueling station
  - (1) Drive-thru windows and lanes shall not be permitted between the right-of-way line of SR 32 and the side of structure that is nearest to said right-of-way.  
**Comment: Compliant**
  - (2) Vehicular Pumps and Canopies- **N/A**
- viii) Building materials
  - (1) Brick and other masonry materials shall be preferred exterior building material.  
**Comment: Compliant**
  - (2) Wainscot of brick or other masonry materials are encouraged.  
**Comment: Compliant**
  - (3) A minimum of 60% of each building elevation shall be covered in brick or other masonry materials. E.I.F.S shall not constitute a brick or masonry material.  
**Comment: Compliant**
  - (4) Maximum of 25% of each building elevation may be covered in metal or vinyl exterior building material.  
**Comment: None Proposed**
  - (5) Increased or enhanced use of brick and other masonry materials and other architectural ornamentation shall be required around building entrances and elevations visible to SR 32.  
**Comment: Compliant**
- e) Landscaping and Amenity Requirements – N/A
- f) Miscellaneous Requirements



- i) Loading berths  
**Comment: None Proposed.**
  - ii) Dumpsters
    - (1) Dumpsters shall be completely and permanently screened from view of public rights-of-way and adjoining properties.  
**Comment: Compliant**
    - (2) Screening methods shall include a solid wall or fence enclosure that complements primary structure.  
**Comment: Compliant**
    - (3) Dumpsters that are structurally connected to primary structure are encouraged.  
**Comment: None Proposed.**
    - (4) Man-doors are encouraged to provide daily access.  
**Comment: None Proposed.**
    - (5) Enclosures shall be kept closed at all times when not in active use  
**Comment: Compliant**
  - iii) Mechanical equipment
    - (1) Shall be permanently screened from view of public rights-of-way and adjoining property.  
**Comment: Compliant**
  - iv) Water retention/Detention ponds
    - (1) Ponds shall be designed to be natural in appearance. Vegetation is encouraged.  
**Comment: Underground detention proposed. N/A**
    - (2) Side slopes shall not exceed 4:1 (wet pond)  
**Comment: N/A**
    - (3) Side slopes shall not exceed 4:1(dry pond) and shall be graded to harmonize with overall open space design of the site.  
**Comment: N/A**
  - v) Walls and Fencing  
**Comment: None Proposed.**
- 3) **Subdivision Control Ordinance:** Not applicable. A subdivision isn't proposed with this application. The Property has already been subdivided.
- 4) **Development Plan Review Standards:** (WC 16.04.165(D)(3))
- 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: Compliant**

- 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: Compliant**
- 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 subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network.  
**Comment: The petitioner is working with ECD staff towards compliance.**
- b) **Landscaping: (WC 16.06 et seq.)**
  - i) General Landscape Design Standards: (WC 16.06.040)
    - (1) Heating and Cooling Facilities  
**Comment: Compliant**
    - (2) Lines of Sight  
**Comment: Compliant**
    - (3) Detention/Retention Ponds
      - (a) To be landscaped in a manner that replicates the natural form of ponds.  
**Comment: N/A**
  - ii) On-Site and Street Frontage Requirements
    - (1) Business uses require 10 shade trees, 10 ornamental or evergreen trees, and 25 shrubs per acre.  
**Comment: Compliant**
  - iii) Road Frontage
    - (1) A minimum of 1 shade tree required along Tournament Trail, Wheeler Road and SR 32 per 40 feet of road frontage and may be credited toward on-site requirements.  
**Comment: Compliant**
    - (2) Utility Easements  
**Comment: The petitioner is working to confirm approval of proposed landscaping located in any easements with all applicable utility agencies.**
  - iv) Buffer Yard Requirements – **N/A**
  - v) Parking Area Landscaping – **Compliant per Variance**
  - vi) Perimeter Parking Lot Landscaping
    - (1) 1 tree per 30 linear feet and 1 shrub per 3 linear feet of parking lot length.  
**Comment: Compliant**
- c) **Lighting: (WC 16.07 et seq.)**
  - i) Light meter readings shall not exceed 1 foot-candle at all non-residential property lines.

**Comments: Compliant**

d) **Signs:** (*WC 16.08 et seq.*) Any proposed sign(s) shall comply with the Zoning Ordinance. If the sign requires a sign permit, then it will be reviewed by the Department 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: Compliant**

ii) **Standard:** No loading spaces or loading docks shall be permitted to face a public street or an adjoining Residential District. (N/A, 32 Overlay)

**Comment: Not Applicable**

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: None 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: Compliant**

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 Business District shall use the exterior building materials specified below on each facade visible from a public street or an adjoining Residential District: (1) All brick (excluding window, display window, door, roofing, fascia and soffit materials); or, (2) Two (2) or more building materials (excluding window, display window, door and roofing materials), provided, however, that the primary building material shall be either brick or Exterior Insulation and Finish System (E.I.F.S.) and shall constitute a minimum of sixty (60) percent of each facade visible from a public street or an adjoining Residential District.

**Comment: N/A. The 32 Overlay supersedes this requirement.**

ii) **Standard:** The exterior building material selection 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.

**Comment: Compliant**

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 Future Land Use Map located in the Westfield-Washington Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Employment Corridor". Office and service uses are contemplated along Westfield**



highway corridors. These types of uses are intended to be employment-generating uses. However, the Comprehensive Plan does acknowledge retail uses that are subordinate to and supportive of office and service uses, as acceptable.

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

**Comment: Compliant**

- 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: Compliant**

- 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: Compliant**

- 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: Compliant**

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### **Staff Comments**

The submitted plans for 1406-DP-17 and 1406-SIT-08 are compliant with the exception to the Landscaping Plan. It is recommended that the Advisory Plan Commission approve the Development Plan petition with the following conditions:

1. Final approval of the landscaping plan is delegated to the Economic and Community Development Department; and
2. All necessary approvals and permits are obtained from the Westfield Public Works Department, the Hamilton County Surveyor's Office and all other applicable utility agencies prior to the issuance of an improvement location permit.