



Petition Number: 1412-SIT-15
Subject Site Address: 17219 Foundation Parkway
Petitioner: Thieneman Properties, LLC, by American Structurepoint, Inc.
Request: Detailed Development Plan approval for Lot 1 of Custom Commerce Park, located within the Custom Commerce Park PUD.
Current Zoning: Custom Commerce Park PUD
Current Land Use: Vacant
Approximate Acreage: 4.5 acres +/-
Zoning History:
0307-PUD-05 Original PUD Ordinance (Ordinance 03-29) (09/18/03)
0612-DP-29 Overall Development Plan
0612-SPP-10 Primary Plat
0706-SFP-06 Secondary Plat (recorded 03/20/08)
1101-PUD-03 PUD Amendment (Ordinance 11-05) (03/14/11)
1102-SFP-01 Secondary Plat Amendment (recorded 03/24/11)
1411-PUD-16 PUD Amendment (Ordinance 14-45) (pending)

Exhibits:
1. Staff Report
2. Location Map
3. Elevations
4. Development Plan
5. Landscape Plan
6. Public Comment

Staff Reviewer: Andrew Murray, Associate Planner

PROJECT OVERVIEW

The 4.5-acre property is Lot 1 in Custom Commerce Park, located at the southeast corner of Oak Ridge Road and Foundation Parkway (the "Property") (see [Exhibit 2](#)).

The proposed detailed development plan is for the construction of a two-story office building (approximately 18,000 square feet), warehouse space (approximately 12,000 square feet) and an outside storage yard located in the Custom Commerce Park PUD (the "Project").

The Project includes anticipated future development to include an additional 30,000 square feet of building(s), as identified on the Concept Plan (see [Exhibit 3](#)).



PROCEDURAL

Public Notice: The Plan Commission is required to hold a public hearing on its consideration of a Development Plan. This petition is scheduled to receive its public hearing at the December 1, 2014, Plan Commission meeting. Notice of the public hearing was properly advertised in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Development Plan: Approval of a Primary Plat and Development 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.

Review Criteria: Pursuant to Article 10.7(E) of the UDO (Development Plan Review Criteria), Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

1. Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
2. Compliance with all applicable provisions of any Overlay District in which the real estate is located.
3. Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that: (a) the design and location of proposed street and highway access points shall minimize safety hazards and congestion; (b) the capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development; and (c) the entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
4. 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.

DEVELOPMENT PLAN REVIEW COMMENTS

PUD DISTRICT STANDARDS (Custom Commerce Park PUD Amendment Ordinance 14-45)

The PUD Amendment Ordinance establishes the **EI: Enclosed Industrial District** as the underlying zoning district. As a result, the comments herein include the standards applicable to the EI District and standards otherwise modified or enhanced by the PUD Ordinance.

DISTRICT STANDARDS (Chapter 4 of UDO)

The Development Plan complies with Article 4.24 (EI District).

- 1) Minimum Tract Requirement: 3 acres
- 2) Minimum Lot Frontage: 70 feet
- 3) Minimum Building Setback Lines:



1. Front: 100 feet (Oak Ridge Road) and 40 feet (Foundation Parkway)
2. Side: 20 feet
3. Rear: 20 feet
- 4) Minimum Lot Width: No Minimum
- 5) Maximum Building Height: 60 feet
- 6) Minimum Building Size: No Minimum
- 7) Performance Standards: Development Plan complies.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The Development Plan complies with those Articles of Chapter 6 applicable to this Project, except as otherwise noted below.

8) Architectural Standards (Article 6.3(G)):

1. Mechanical Screening: 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: Please identify location of mechanical equipment and provide screening detail.

2. External Building Facades: Each Building Façade visible from a Street shall comply with the following: (i) A minimum of sixty percent (60%) of the Building Façade (exclusive of window and doors) shall be Masonry Materials; (ii) Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Offsets shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Facade. The offset may be met with setbacks of the Building Facade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement; and (iii) No loading spaces, loading docks or oversized service doors shall be permitted on an External Facade, as defined herein.
3. All Building Facades: If materials other than Masonry Materials are utilized on any Building Facade, then the Building Facade shall be supplemented with: (i) the use of multiple colors and textures (e.g., rough, smooth, striated, etc.); or (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.).

9) Building Standards (Article 6.4(E)): Development Plan complies.

10) Fence Standards (Article 6.5): Development Plan complies.

11) Height Standards (Article 6.6(C)): Development Plan complies.

12) Landscaping Standards (Article 6.8):

1. Preservation and Replacement of Trees:

Comment: Please provide a tree inventory and locate trees on the Landscape Plan along the south Lot Line that are being preserved and credited.



2. General Design Standards:

- a. Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.

Comment: Please relocate the two (2) evergreen trees closest to the storm pipe at the south end of the Lot to be at least ten (10) feet from the pipe location.

3. General Screening Standards (Article 6.8(H)):

- a. Heating and Cooling Facilities: Ground-mounted heating and cooling units for nonresidential structures shall be completely screened from all ground-level viewpoints.

Comment: Please identify location of equipment and provide screening detail.

- b. Dumpster and Loading Areas: Dumpster enclosures, trash pads, loading areas, loading docks, service areas, and maintenance areas shall be screened from residential uses and Rights-of-way. Screening shall be achieved by using either: (i) a six (6) feet high, completely opaque fence or wall; (ii) a six (6) feet high berm; (iii) a six (6) feet high screen of evergreen trees planted nine (9) feet on center in a double staggered row; or (iv) a combination of the aforementioned that accomplishes the same effect. See also Article 6.1 Accessory Use and Building Standards regarding dumpster enclosures.

Comment: Please identify dumpster location on Development Plan. Please include enclosure detail if appropriate.

4. Minimum Lot Requirements: 5 shade trees, 5 ornamental or evergreen trees and 25 shrubs per acre for Industrial Uses are required. The site 4.4 acres in size, thus a minimum of 22 shade trees, 22 ornamental or evergreen trees and 110 shrubs is required for the Lot.

Comment: Will be confirmed once tree preservation inventory is reviewed.

5. Foundation Plantings: Development Plan complies.

- a. Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.
- b. Plant materials shall also be required along the Front Building Facade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet.
- c. PUD Ordinance provides that plantings are not required along the east and south side of the fence enclosing the outside storage area.

6. External Street Frontage Requirements: Development Plan complies.

- a. A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street [Oak Ridge Road] along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2)



ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way. In addition for Industrial Districts, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.

- b. The PUD Ordinance provides street frontage landscaping and mound are required along Oak Ridge Road within the existing pipeline easement.
7. Buffer Yard Requirements: Development Plan complies. No buffer yards required.
8. Parking Area Landscaping: Development Plan complies. The PUD Ordinance provides that if required landscaping is not permitted within the pipeline easement, then the plantings may be located elsewhere on the property.
 - a. Interior Parking Area Islands: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred (100) percent of every island shall be covered with permitted Groundcover material to achieve complete coverage.
 - b. Perimeter Parking Area Landscaping: A minimum of one (1) tree per thirty (30) linear feet and a minimum of one (1) shrub per three (3) feet of Parking Area length is required. Plantings may be clustered in an aesthetically pleasing manner.
- 13) Lighting Standards (Article 6.9): Development Plan complies.
- 14) Lot Standards (Article 6.10): Development Plan complies.
- 15) Outside Storage and Display (Article 6.12(D)): The PUD Ordinance provides that this section shall apply to the Outside Storage Area of the property, with modifications which are incorporated below.

Comment: Please provide a detail cross section and color exhibit of the Outside Storage Area enclosure and gate.

1. Yards: No Outside Storage shall be permitted in the Established Front Yard or in a Yard adjoining a Residential District.
2. North and West Screening: The north and west boundaries of the Outside Storage Area shall be screened as follows:
 - a. A wall shall extend perpendicular from the building, and then extending a minimum twenty-five (25) feet down each Side Yard. The wall shall be: (i) a minimum of eight (8) feet in height, but shall not extend beyond the eave of the building's roofline; and (ii) Constructed with architectural block, brick or decorative tilt up concrete to be consistent with and compatible with the architectural character and materials of the building.
 - b. At the termination of the wall, a fence, consistent with and compatible with the architectural character and materials of the building, shall encompass the remainder of the Outside Storage area and shall be a minimum of eight (8) feet in height and opaque.



- c. Materials stored outside shall not be stacked higher than one (1) foot below the top of the wall or fence. Equipment and vehicles shall be stored at their lowest state.
 3. East and South Screening [as modified by the PUD Ordinance]: An eight (8) foot, solid, opaque, wooden fence shall be required to screen and enclose the east and south boundaries of the Outside Storage Area.
 4. Storage Area Gate [as modified by the PUD Ordinance]: An eight (8) foot tall black, vinyl-coated chain link gate, slatted to provide the appearance of an opaque wall, shall serve as the storage yard gate entry.
 5. Storage Surface [as modified by the PUD Ordinance]: (a) An area twenty (20) feet in depth adjacent to the building and the point of entry into the Outside Storage Area from Foundation Parkway to a point at least three (3) feet past the gate entry shall be hard surfaced with asphalt or concrete. (b) The balance of areas used for Outside Storage shall, at a minimum, be finished with stone and have dust control measures implemented by the business during operation. (c) Curbing shall not be required around Outside Storage areas.
Comment: Please modify the Development Plan to show the concrete apron at least three feet past the entry gate.
- 16) Parking and Loading Standards (Article 6.14): Development Plan complies, except as otherwise noted below.
1. Off-Street Parking; Surfacing and Curbs: Public Parking Areas and loading and unloading berths shall be paved with a dust proof or hard surface. All open off-street Parking Areas shall be improved with a compacted gravel or stone base and surfaced with all-weather, dustless material, in accordance with the City's Construction Standards. The perimeter of all Parking Areas, and any islands located therein, shall be curbed and guttered, in accordance with the City's Construction Standards.
Comment: Petitioner is coordinating with the Public Works Department.
 2. Bicycle Parking; Proximity to Principal Building: Proximity to Principal Building: The bicycle parking spaces shall be located in close proximity to the main entryway into the Principal Building or be located inside the Principal Building.
Comment: Please provide connectivity to the bicycle rack.
- 17) Performance Standards (Article 6.15): 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 building is constructed and the use is operational.
- 18) Setback Standards (Article 6.16): Development Plan complies.
- 19) Sign Standards (Article 6.17): Signs will require a sign permit and will be reviewed by the Department for compliance at that time.



20) Vision Clearance Standards (Article 6.19): Development Plan complies.

21) Yard Standards (Article 6.21): Development Plan complies.

DESIGN STANDARDS (Chapter 8 of the UDO)

The Development Plan complies with those Articles of Chapter 6 applicable to this Project, except as otherwise noted below.

22) Block Standards (Article 8.1): Development Plan complies.

23) Easement Standards (Article 8.3): Development Plan complies.

24) Monument and Mark Standards (Article 8.5): Development Plan complies.

25) Open Space and Amenity Standards (Article 8.6): Development Plan complies.

26) Pedestrian Network Standards (Article 8.7):

1. Internal Pedestrian Network Standards:

- a. Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.

Comment: Please provide a connector sidewalk from the required path along Foundation Parkway to the front entrance of the building.

- b. Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.

Comment: Please provide a five (5) foot wide sidewalk along Foundation Parkway, within the right-of-way and connect to the path along Oak Ridge Road.

27) Storm Water Standards (Article 8.8): Petitioner is coordinating with the Public Works Department.

28) Street and Right-of-Way Standards (Article 8.9): Development Plan complies.

29) Street Light Standards (Article 8.10): Development Plan complies.

30) Street Sign Standards (Article 8.11): Development Plan complies.

31) Surety Standards (Article 8.12): Petitioner is coordinating with the Public Works Department.

32) Utility Standards (Article 8.13): Development Plan complies.



STAFF COMMENTS:

1. Hold public hearing. No additional action is required at this time.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the plans, as addressed in this staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If any Plan Commission members have questions prior to the public hearing, then please contact Andrew Murray at 317.379.9080 or amurray@westfield.in.gov.