



Petition Number: 1512-DDP-23
Subject Site: 17400 Wheeler Road
Petitioner: Holladay Properties
Request: Detailed Development Plan review for a Hampton Inn hotel
Current Zoning: Hall and House PUD District Ordinance
Current Land Use: Agricultural/Undeveloped
Approximate Acreage: 2.66 acres+/-
Property History: Hall and House PUD District - Ord. 12-25
Primary Plat – 1206-SPP-02
Secondary Plat – 1310-SFP-23
Revised Secondary Plat – 1512-SFP-40 (pending)
Exhibits:
1. Staff Report
2. Location Map
3. Detailed Development Plan
4. Elevations
5. Hall and House PUD Ordinance
Staff Reviewers: Amanda Rubadue, Associate Planner

PROCEDURAL

Approval of Detailed 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, and variances associated with the site, and any commitments associated with the site.

PROJECT OVERVIEW

The 2.66-acre+/- site is located near the southwest corner of Wheeler Road and Westfield Park Drive at 17400 Wheeler Road. (see **Exhibit 2**). The request is for approval of a Detailed Development Plan (see **Exhibit 3**) for a new Hampton Inn Hotel.

The applicable zoning district is the Hall and House PUD (the “PUD District Ordinance”). Applicable underlying zoning district is General Business and is part of the State Highway 32 Overlay District.



The petition was reviewed by the Technical Advisory Committee at its November 24, 2015, meeting. This petition has been properly noticed for a public hearing at the Advisory Plan Commission's December 7, 2015 meeting.

DEVELOPMENT PLAN REVIEW

Hall & House PUD District Standards (Ordinance 12-25)

The plans comply except for those items identified as outstanding below:

- 1) Permitted Uses (*Section 2*)
- 2) Development Standards (*Section 3*)

Underlying Zoning District Standards (Article 4.16)

GB: General Business District

- | | |
|---|------------|
| 1. <u>Minimum Lot Area:</u> | No Minimum |
| 2. <u>Minimum Lot Frontage:</u> | 80 Feet |
| 3. <u>Minimum Building Setback Lines:</u> | |
| a. Front Yard: | 60 feet |
| b. Side Yard: | 20 feet |
| i. Abutting a residential district: | 60 feet |
| c. Rear Yard: | 20 feet |
| 4. <u>Minimum Lot Width:</u> | No Minimum |
| 5. <u>Maximum Building Height:</u> | 60 feet |
| 6. <u>Minimum Building Size:</u> | No Minimum |

(Minimum front yard setback standard superseded by Hall and House PUD District ordinance)

State Highway 32 Overlay District (Article 5.3)

- A. Purpose and Intent
- B. Applicability
- C. Permitted Uses
- D. Access and Control
- E. Setback Requirements:
 1. Maximum Setback

- F. Accessory Buildings

Comment: Plans will be further reviewed for compliance once storage building elevations have been provided.

- G. Building Height Requirements:



- 1. Maximum Building Height: No Minimum
- 2. Minimum Building Height: Eighteen (18) feet
- 3. Multiple Stories: Multiple stories encourage, not required
- H. Building Size Requirement:
 - 1. Minimum Gross Floor Area: Five Thousands (5,000) square feet
 - 2. Maximum Gross Floor Area: No maximum
- I. Architectural Design Requirements:
 - 1. General Design Theme Standards
 - 2. Building Elevations:
 - i. Openings
 - ii. Gutters and Downspouts
 - iii. Roofs:
 - 1. Pitched Roofs
 - 2. Flat Roofs
 - iv. Main Entrances
 - v. Windows
 - vi. Awnings
 - vii. Drive-thrus and Fueling Stations
 - viii. Building Materials:
 - 1. No more than twenty-five percent (25%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.
Comment: Plans will be further reviewed for compliance once E.I.F.S. percentage has been provided.
 - ix. Accessory Buildings
Comment: Please see comments herein.
- J. Trail Corridor Requirement
- K. Miscellaneous Requirements:
 - 1. Loading Berths
 - 2. Mechanical Equipment
 - 3. Walls and Fencing

Development Plan Approval – Application Documentation and Supporting Information (Article 10.7(G))

The plans comply except for those items identified as outstanding below:

- 1. General Plan Requirements:
 - a. Title, scale, north arrow and date
 - b. Proposed name of the development
 - c. Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property



- d. Address and legal description of the property
 - e. Boundary lines of the property including all dimensions
 - f. Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property
 - g. Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated
Comment: Plans will comply once location of existing/approved driveways on the north side of Wheeler Road is included in development plan.
 - h. Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers
 - i. All proposed Street and Driveway improvements, both on and off-site, including measurements of curb radius and/or taper
 - j. Location and dimensions of existing and proposed sidewalks pathways, trails or other alternate transportation plan improvements
 - k. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines
 - l. Location and dimensions of all existing structures and paved areas
 - m. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching)
 - n. Location of all Floodplain areas within the boundaries of the property
 - o. Names of legal ditches and streams on or adjacent to the site
 - p. Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephones and cable
Comment: Plans will be further reviewed once existing or proposed cable location(s) have been provided.
 - q. Identify buildings proposed for demolition
 - r. Areas of the property reserved for Development Amenities, Open Space and other similar uses
 - s. Use of each lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area)
 - t. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines
- 2. Primary or Secondary Plat
 - 3. Landscape Plan:
 - a. Groundcover



- b. Placement: Installed plantings shall comply with the following:
 - i. Clearance with Structures
 - ii. Vision Clearance
 - iii. Minimum Distance from Sidewalk and Curb
 - iv. Minimum Distance from Stormwater Structures
 - v. Easements
 - vi. Arrangement
- c. Energy Conservation
- d. Noise Reduction
- e. Minimum Lot Landscaping Requirements: Yards and Open Space areas of all Lots shall be landscaped in accordance with this section
 - i. Business Uses:
 - 1. 10 Shade Trees / acre
 - 2. 10 Ornamental or Evergreen Trees / acre
 - 3. 25 shrubs / acre
 - ii. Credit: All other landscaping plantings required by this Article to be located on the subject Lot (e.g., Foundation Plantings, Parking Area Landscaping) or within an Open Space/Common Area (e.g., Buffer Yard Landscaping, External Street Frontage Landscaping) may be credited toward the individual Lot's or Open Space/Common Area's Lot Landscaping Requirement at a 1:1 ratio, with the exception of Street Trees, as otherwise set forth herein, which may not be credited.

Comment: Plans will comply once landscape plan is revised to include additional tree plantings required below:

Additional Required Landscaping	Shade	Ornamental or Evergreen
Minimum Requirement	0	3
Frontage Road Requirement	7	2

- f. Foundation Plantings
- g. External Street Frontage Landscaping Requirements
- h. Buffer Yard Requirements
- i. Parking Area Landscaping:
 - i. Interior Parking Area Landscaping
 - ii. Interior Parking Area Islands:
 - 1. Location
 - 2. Design
 - 3. Plantings
 - 4. Vision Clearance



- iii. Perimeter Parking Area Landscaping:
 1. Application
 2. Drive Aisles
4. Open Space and Development Amenity Plan
5. Lighting Plan: A Lighting Plan in accordance with *Article 6.9 Lighting Standards*, shall be required as part of any Development Plan
 - a. General Lighting Standards
 - b. Multi-Family Residential, Business, and Industrial Standards
 - c. Lighting Plan
6. Sign Plan
7. Building Elevations:
 - a. Address of the property and graphic scale
 - b. Specification or sample of the type and color of exterior materials to be used for all wall, window, roof and other architectural features
8. Integrated Developments: Documentary assurances may be required for integrated developments that ensure that the development will be provided with, at a minimum: (i) regular trash pick-up; (ii) snow removal; (iii) common vehicle access point(s), and drive(s) and Parking Area(s), including maintenance thereof.
Comment: Plans will comply once a narrative statement has been provided.
9. Traffic Impact Study: A Traffic Impact Study may be required to be conducted at the discretion of the Director, the Department of Public Works Director, of the Plan Commission. If a Traffic Study is required, then it shall be prepared by a registered professional engineer and shall evaluate the impact of present and future traffic generated by the proposed development on the adjacent roadway system. Prior to commencement, an Applicant shall meet with the Department to determine the appropriate cope of the study.
Comment: Petitioner is coordinating with the Public Works Department.
10. Statement of Development Build-Out

STAFF COMMENTS

1. No action is required at this time except to hold the public hearing.
2. Prior to final disposition, the Petitioner will make any necessary revisions to the plans, as addressed in this staff report. The Economic and Community Development staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If any APC member has questions prior to the public hearing, please contact Amanda Rubadue at arubadue@westfield.in.gov or 317.432-6663.