



**Petition Number:** 1601-DDP-01

**Subject Site Address:** 4420 East 146<sup>th</sup> Street

**Petitioner:** StorAmerica 146<sup>th</sup> LLC

**Request:** The Petitioner requests review of a Detailed Development Plan Amendment for a self-storage facility on approximately 6.776 acres +/-, located in the 146<sup>th</sup> Street Commerce Centre PUD District.

**Current Zoning:** 146<sup>th</sup> Street Commerce Centre PUD District (Ord. 10-09)

**Current Land Use:** Self-Storage Facility

**Approximate Acreage:** 6.77 acres +/-

**Property History:** 1103-DP-02 (Development Plan)  
1103-SIT-01 (Site Plan)

**Exhibits:**

1. Staff Report
2. Location Map
3. Previously Approved Site Plan (1103-SIT-01)
4. Previously Approved Elevation (1103-SIT-01)
5. Detailed Development Plan Amendment
6. Proposed Elevations
7. Ordinance 10-09

**Staff Reviewer:** Jeffrey M. Lauer, Associate Planner

---

### **PROCEDURAL**

Approval of a Development Plan must be granted if the submitted plan demonstrates 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.

This petition received a public hearing at the January 4, 2016, Advisory Plan Commission (the "APC") meeting. Notice of the January 4, 2016 APC meeting was provided in accordance with Indiana law and the APC's Rules of Procedure.

---

### **PROJECT DESCRIPTION & HISTORY**

The 6.77 acre +/- site is located at 4420 East 146<sup>th</sup> Street. The request is for approval of a Detailed Development Plan Amendment to permit additional square footage than that approved by 1103-DP-02



and 1103-SIT-01. On March 21, 2011, the Advisory Plan Commission (the “APC”) approved 1103-DP-02 and 1103-SIT-01. The approved plans contemplate the construction of ten (10) self-storage structures, including an administration/wine storage building oriented towards 146<sup>th</sup> Street. To date, Building H (as identified on 1103-DP-02 and 1103-SIT-01) has not been constructed. However, Building H was approved as a one (1) story structure. The Petitioner has filed this Detailed Development Plan Amendment to permit Building H to be constructed as two (2) stories.

The applicable zoning district is the 146<sup>th</sup> Street Commerce Centre PUD District, pursuant to Ordinance 10-09, adopted by the Council on June 15, 2010 (recorded as Instrument No. 2010028293, in the Office of the Recorder of Hamilton County, Indiana on June 24, 2010). The PUD Ordinance establishes the GO: General Office (“GO”) District as the underlying zoning district.

---

**ZONING DISTRICT STANDARDS**

**The plans are compliant unless otherwise stated below.**

Underlying Zoning District – *GO: General Office District (Article 4.12)*

- |   |                      |
|---|----------------------|
| 1. <u>Minimum Lot Area:</u>               | Three (3) acres      |
| 2. <u>Minimum Lot Frontage:</u>           | 250 feet             |
| 3. <u>Minimum Building Setback Lines:</u> |                      |
| a. Front Yard:                            | 60 feet              |
| b. Side Yard:                             |                      |
| i. Abutting a Street:                     | 60 feet              |
| ii. Abutting a Residential District:      | 60 feet              |
| iii. All other:                           | 20 feet              |
| c. Rear Yard:                             |                      |
| i. Abutting a Residential District:       | 60 feet              |
| ii. All other:                            | 20 feet              |
| 4. <u>Maximum Building Height:</u>        | 50 feet              |
| 5. <u>Minimum Ground Area:</u>            | No minimum           |
| 6. <u>Maximum Lot Coverage:</u>           | Eighty percent (80%) |

---

**146<sup>TH</sup> STREET COMMERCE CENTRE PUD DISTRICT ORDINANCE (ORD. 10-09):**

**The plans are compliant unless otherwise stated below.**

\*Section 4 standards, where applicable, supersede GO zoning district standards outlined above.

- |   |                                   |
|---|-----------------------------------|
| 1. <u>Minimum Lot Area:</u>               | One (1) acre                      |
| 2. <u>Minimum Lot Frontage:</u>           | Two hundred and thirty (230) feet |
| 3. <u>Minimum Building Setback Lines:</u> |                                   |
| a. South Property Line of Real Estate:    | 60 feet                           |
| b. West Property Line of Real Estate:     | 45 feet                           |
| c. East Property Line of Real Estate:     | 5 feet                            |



- d. North Property Line of Real Estate 60 feet
  - 4. Ground Level Square Footage: No minimum and no maximum.
- 

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

**The plans are compliant unless otherwise stated below.**

1. Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application.
2. General Plan Requirements: An Overall Development Plan shall include the following, which shall be drawn to scale of not more than 1" – 100':
  - 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
  - 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
  - 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
3. Primary or Secondary Plat: If a property is being subdivided, then: (i) a Primary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Overall Development Plan; and (ii) a Secondary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Detailed Development Plan (see also *Article 10.12 Subdivision*)
4. Landscape Plan: A Landscape Plan in accordance with *Article 6.8 Landscaping Standards*, shall be required as part of any Development Plan. Landscape Plans for Overall Development Plans shall generally detail perimeter areas, Buffer Yards, common areas, entryways and any other Open Space as deemed appropriate by the Plan Commission or Director. Landscape Plans for a Detailed Development Plan shall generally be site or Lot specific showing compliance with Parking Areas, Buffer Yards, and on-site or foundation requirements
5. Open Space and Development Amenity Plan: A statement of the nature of extent of all existing and proposed Open Space and Development Amenities shall be provided either on the submitted Landscape Plan or in writing, along with any necessary explanatory materials or graphics as part of any Development Plan (see also *Article 8.6 Open Space and Amenity Standards*)
6. Lighting Plan: A Lighting Plan in accordance with *Article 6.9 Lighting Standards*, shall be required as part of any Development Plan
7. Sign Plan: A Sign Plan in accordance with *Article 6.17 Sign Standards*, may be required with the submission of any Development Plan; however, all signs shall be subject to approval and obtaining a Sign Permit (see also *Article 10.10 Sign Permits*) prior to erection
8. Building Elevations: Drawings of proposed buildings shall be filed in connection with the submission of a Detailed Development Plan and shall be drawn to scale and include the following (see also *Article 6.3 Architectural Standards*):
9. 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.
10. 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

11. Statement of Development Build-Out: The Overall Development Plan shall include a statement of: (i) the order of development of the major infrastructure elements of the project; (ii) development phase boundaries, if any; (iii) the order and content of each phase; and, (iv) an estimate of the time frame for build-out of the development

---

**DEVELOPMENT STANDARDS:**

**The plans are compliant unless otherwise stated below.**

- |   |                |
|---|----------------|
| 1. Architectural Standards (Ord. 10-09) |                |
| 2. Building Standards                   | (Article 6.4)  |
| 3. Fence Standards                      | (Article 6.5)  |
| 4. Height Standards                     | (Article 6.6)  |
| 5. Landscaping Standards (Ord. 10-09)   | (Article 6.8)  |
| 6. Lighting Standards                   | (Article 6.9)  |
| 7. Lot Standards                        | (Article 6.10) |
| 8. Parking and Loading Standards        | (Article 6.14) |
| 9. Performance Standards                | (Article 6.15) |
| 10. Setback Standards                   | (Article 6.16) |
| 11. Vision Clearance Standards          | (Article 6.19) |
| 12. Yard Standards                      | (Article 6.21) |

---

**DESIGN STANDARDS (Chapter 8 of UDO):**

**The plans are compliant unless otherwise stated below.**

- |                                      |                |
|--------------------------------------|----------------|
| 1. Block Standards                   | (Article 8.1)  |
| 2. Easement Standards                | (Article 8.3)  |
| 3. Monument and Marker Standards     | (Article 8.5)  |
| 4. Open Space and Amenity Standards  | (Article 8.6)  |
| 5. Pedestrian Network Standards      | (Article 8.7)  |
| 6. Storm Water Standards             | (Article 8.8)  |
| 7. Street and Right-of-Way Standards | (Article 8.9)  |
| 8. Street Light Standards            | (Article 8.10) |
| 9. Street Sign Standards             | (Article 8.11) |
| 10. Surety Standards                 | (Article 8.12) |
| 11. Utility Standards                | (Article 8.13) |

---

**DEPARTMENT COMMENTS**

1. The petition is fully complaint with all applicable zoning ordinances.



2. **Action:**

**Approve the detailed development plan with the condition that all necessary approvals and permits be obtained from the Westfield Public Works Department prior to the issuance of an Improvement Location Permit.**

3. If any APC member has questions or concerns prior to the meeting, then please contact Jeffrey M. Lauer at 317.910.2927 or [jlauer@westfield.in.gov](mailto:jlauer@westfield.in.gov).