Petition Number:	1602-DDP-03
Subject Site Address:	SEC of 151st Street and Towne Road (the "Property")
Petitioner:	Central Christian Church
Request:	Detailed Development Plan review for a new church building
Current Zoning:	AG-SF1: Agriculture / Single-Family-1
Current Land Use:	Unoccupied/Agricultural
Approximate Acreage:	19.99 acres+/-
Property History:	1601-SFP-02; Minor Secondary Plat (pending)
Exhibits:	1. Staff Report 2. Location Map 3. Project Narrative 4. Detailed Development Plan 5. Site Plan 6. Landscaping Plan 7. Building Elevations
Staff Reviewer:	Kevin M. Todd, AICP

PROCEDURAL

Approval of a Detailed 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 February 1, 2016, Advisory Plan Commission (the "APC") meeting. Notice of the February 1, 2016 APC meeting was provided in accordance with Indiana law and the APC's Rules of Procedure.

PROJECT DESCRIPTION

The applicable zoning district is the AG-SF1: Agriculture / Single-Family-1 District. The project is for the construction of a new 25,000 square-foot church building and associated parking. The proposal anticipates future additions on the plans.

The waiver requests that were part of the February 1, 2016 presentation have been withdrawn. They are no longer necessary.

ZONING DISTRICT STANDARDS (*Article 4.2*)

AG-SF1: Agriculture / Single-Family-1

1. Minimum Lot Area:	Three (3) acres
2. Minimum Lot Frontage:	250 feet
3. Minimum Building Setback Lines:	
a. Front Yard:	100 feet
b. Side Yard:	30 feet
c. Rear Yard:	30 feet
4. Minimum Lot Width:	100 feet
5. Maximum Building Height:	2.5 stories
6. Minimum Living Area (Ground Floor):	
a. Single Story:	1,350 square feet
b. All Others:	800 square feet

Comment(s): Compliant with all AG-SF1 standards above.

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

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.
   Comment(s): Acknowledged.

2. General Plan Requirements: An Detailed 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
   Comment(s): Compliant.

   b. Proposed name of the development
   Comment(s): Compliant.

   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
   Comment(s): Compliant.

   d. Address and legal description of the property
   Comment(s): Compliant.

e. Boundary lines of the property including all dimensions
Comment(s): *Compliant.*

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
Comment(s): *Compliant.*

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(s): *Compliant.*

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
Comment(s): *Compliant.*

i. All proposed Street and Driveway improvements, both on and off-site, including measurements of curb radius and/or taper
Comment(s): *Compliant.*

j. Location and dimensions of existing and proposed sidewalks pathways, trails or other alternate transportation plan improvements
Comment(s): *Compliant.*

k. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines
Comment(s): *Compliant.*

l. Location and dimensions of all existing structures and paved areas
Comment(s): *Compliant.*

m. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching)
Comment(s): *Compliant.*

n. Location of all Floodplain areas within the boundaries of the property
Comment(s): *No floodplains located on the Property.*

o. Names of legal ditches and streams on or adjacent to the site
Comment(s): *Compliant.*

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(s): *Compliant.*

q. Identify buildings proposed for demolition

Comment(s): *N/A.*

r. Areas of the property reserved for Development Amenities, Open Space and other similar uses

Comment(s): *N/A.*

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)

Comment(s): *Compliant.*

t. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines

Comment(s): *Compliant.*

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*)
Comment(s): *Petitioner is working with the City to ensure compliance. Staff can provide an update at the February 16, 2016 APC meeting.*

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
Comment(s): *See Development Standards section below for comments.*

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*)
Comment(s): *N/A.*

6. Lighting Plan: A Lighting Plan in accordance with *Article 6.9 Lighting Standards*, shall be required as part of any Development Plan
   Comment(s): See Development Standards section below for comments.

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
   Comment(s): Any signs shown on the Detailed Development Plan will not be reviewed for compliance. Approval of the Detailed Development Plan does not constitute approval of any depicted signage. Signage will be reviewed and approved through a separate sign permit process.

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*):
   Comment(s): See Development Standards section below for comments.

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
   Comment(s): N/A.

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
    Comment(s): Compliant.

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
    Comment(s): Compliant.

DEVELOPMENT STANDARDS (Chapter 6 of UDO):

1. Accessory Buildings/Dumpster Enclosures (Article 6.1, H)
   a) Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.
   Comment(s): *Compliant.*

   b) Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.
   Comment(s): *Compliant.*

   c) Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.
   Comment(s): *Compliant.*

   d) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.
   Comment(s): *Compliant.*

   e) Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, that shall not be oriented towards residential properties or the Right-of-way, where possible.
   Comment(s): *Compliant.*

   f) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.
   Comment(s): *Compliant.*

   g) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
   Comment(s): *Acknowledged*

   h) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards*.
   Comment(s): *Compliant*

2. Architectural Standards (SF Districts, Non-Residential Uses) (Article 6.3, D)
   a) No loading spaces or loading docks shall be permitted to face a Street.
   Comment(s): *Compliant*

b) Loading spaces or loading docks facing or oriented to a Side or Rear Lot Line of an adjoining Residential District shall be screened from view from such Residential District by the use of: (i) evergreen trees; or, (ii) a combination of overstory, understory or evergreen trees and a solid wall or fence, which creates a dense visual barrier to a minimum height of six (6) feet.
Comment(s): N/A

c) Building Materials: In order to ensure compatibility of non-residential uses with surrounding residential uses in Residential Districts, all nonresidential uses shall use exterior building materials, roof line treatments and roofing materials that are compatible with and consistent with the residential character and building materials of the surrounding residential area.
Comment(s): Compliant. The Department has determined that there is no surrounding residential character to emulate, nor are there nearby subdivision standards to be compatible with. The surrounding area is completely farm land.

3. Building Standards (Article 6.4)
Comment(s): Compliant.

4. Height Standards (Article 6.6)
Comment(s): Compliant.

5. Landscaping Standards (Article 6.8)
a) Heating/Cooling Facilities Screening.
Comment(s): Compliant. Roof mounted, screened by parapet walls.

b) Detention and Retention Areas.
Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.
Comment(s): Compliant.

c) Minimum Lot Landscaping:

Inst. Use/20 acres	Required	Provided	Difference
Shade Trees	40	110	+70
Ornamental or Evergreen Trees	60	84	+24
Shrubs	200	832	+632

d) Foundation Plantings

West Façade (270')	Required	Provided	Difference
Shrubs or Ornamental Trees	23	23	0

North Façade (130')	Required	Provided	Difference
Shrubs or Ornamental Trees	11	11	0

e) External Street Frontage Requirements

Towne Road (1200')	Required	Provided	Difference
Shade or Evergreen Trees	36	37	+1
Ornamental Trees	24	25	+1
Shrubs	300	353	+53

151st Street (540')	Required	Provided	Difference
Shade or Evergreen Trees	17	17	0
Ornamental Trees	11	11	0
Shrubs	135	135	0

f) Buffer Yard Requirements

East (1200') Buffer Type A	Required	Provided	Difference
Shade Trees	36	42	+6
Evergreen Trees	36	36	0
Shrubs	120	151	+31
Buffer Yard Width	30'	0	Compliant

g) Interior Parking Area Landscaping

89,000 SF Parking Area	Required	Provided	Difference
Island Area	8,900 SF	10,300 SF	+1,400 SF
Trees + Shrubs	1 tree + 4 shrubs/island	1 tree + 4 shrubs/island	Compliant

h) Perimeter Parking Area Landscaping

West (430')	Required	Provided	Difference
Trees	15	32	+17
Shrubs	144	175	+21

6. Lighting Standards (Article 6.9)
   Comment(s): *Compliant.*

7. Lot Standards (Article 6.10)
   Comment(s): *Compliant.*

8. Parking and Loading Standards (Article 6.14)
   a) The perimeter of all Parking Areas, and any islands located therein, shall be curbed and guttered, in accordance with the City's Construction Standards.

      If the proposed on-site storm water quality best management practices require that curbing or alternative surfacing, or portions thereof, not be installed, then a waiver from the requirements of this subsection may be considered by the Public Works Department, in its discretion.
      Comment(s): *Compliant.*

   b) Bicycle Parking (Article 6.14, H)
      Comment(s): *Compliant.*

9. Performance Standards (Article 6.15)
Comment(s): *To be monitored for compliance.*

10. Setback Standards (Article 6.16)
Comment(s): *Compliant.*

11. Vision Clearance Standards (Article 6.19)
Comment(s): *Compliant.*

12. Yard Standards (Article 6.21)
Comment(s): *Compliant.*

DESIGN STANDARDS (Chapter 8 of UDO):

1. Block Standards (Article 8.1)
Comment(s): *N/A*

2. Easement Standards (Article 8.3)
Comment(s): *Compliant.*

3. Monument and Marker Standards (Article 8.5)
Comment(s): *Compliant.*

4. Open Space and Amenity Standards (Article 8.6)
Comment(s): *N/A.*

5. Pedestrian Network Standards (Article 8.7)
Comment(s): *Compliant*

6. Storm Water Standards (Article 8.8)
Comment(s): *Compliant.*

7. Street and Right-of-Way Standards (Article 8.9)
Comment(s): Compliant.

8. Street Light Standards (Article 8.10)
Comment(s): N/A

9. Street Sign Standards (Article 8.11)
Comment(s): Compliant.

10. Surety Standards (Article 8.12)
Comment(s): Compliant.

11. Utility Standards (Article 8.13)
Comment(s): Compliant.

DEPARTMENT COMMENTS

1. The Detailed Development Plan complies with the applicable zoning ordinances.

2. **Recommendation:** The Department recommends **approving the petition with the following condition:**
   - **All necessary approvals be obtained from the Westfield Public Works Department, Westfield Fire Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.**

3. If any APC member has questions prior to the public hearing, please contact Kevin Todd at ktodd@westfield.in.gov or 317.379.6467.