

Petition No.: **1604-SE-01 & 1604-VS-07**

Petition Location: 303 East 161st Street

Petitioner: Noah Herron (d/b/a Urban Vines)

Packet Includes:

- 1. Spring Mill Station Task Group Letter of Support**
- 2. Revised Petitioner's Narrative**
- 3. Updated Petitioner's Site Plan & Floorplan**
- 4. Summary of Staff's Recommended Conditions**

Tuesday March 29, 2016

To Whom It May Concern,

My name is Chris Bluto. I am a 10 year resident of Westfield. I reside with my family at 16438 Lakeville Crossing in the Countryside subdivision which borders 161st street from Oakridge to Spring Mill Road. Like Mr. Herron I am proud to live in this area where he is proposing a small local vineyard and winery. Please accept this letter in support of Noah Heron's application to operate and promote this agro tourism based business at 303 E 161st Street.

Similar to the ongoing endeavors by Mr. Herron, this proposed use will enhance and preserve agricultural land in a way that will truly benefit the immediate area.

Westfield continues to attract many new families. Many of whom have an affinity and longing for more things and places derived from natural and organic farming right in their own communities. Thus Mr. Herron's use of this property is something that will add to the satisfaction and attraction they value more and more. The intangible value of preserving natural open air spaces like this are also increasingly important to many existing residents who continue to voice their concerns over the loss of farm and forested space to the widening reach of new sub-divisions.

I applaud Mr. Herron for creating a path that many of us hope to see others share. Not only is Mr. Herron's proposal contributing to the betterment of the immediate area. He is setting a tone that should promote and invigorate others to explore a variety of agro tourism business opportunities within our City borders.

The proximity and access of this agro tourism business along the corridor leading into Spring Mill Station will make it widely accessible via the new network of new paths that serve this predominantly residential area. I envision many Westfield residents taking advantage of a healthy walk or bike ride to relax and enjoy the peace and tranquility a vineyard can provide. In fact I expect we may see residents of Carmel and Noblesville utilize the Monon and Midland Trace Trails to make an enjoyable day trip as well.

Although the Spring Mill Station Task Group does not provide direct input and review of this particular land area it is a use that a majority of the committee members support and would like to see more of in relation to the eastern corridor of the Spring Mill Station hub. When combined with some of the established agro tourism uses along the 161st corridor heading west from Spring Mill Station we may already be seeing a fledgling zone of attractive organic activity that will draw the interest of people near and far.

I also know that as a family man and Westfield resident that lives within walking distance of both Urban Farmer and his proposed vineyard / winery, Noah is committed to creating a successful and thriving business that everyone in Westfield can be proud of. In fact, I suspect this is just the tip of the iceberg related to more great things to come from the Herron family.

Sincerely,

Christopher T. Bluto

317.465.1046
cbluto_2000@yahoo.com

Petitioner's Narrative

We intend to purchase 303 E 161st St in Westfield, Indiana and start a vineyard and winery to be known as "Urban Vines". As a result, this request is to allow a Special Exception for an Agritourism Use and related Variances of Development Standard to accommodate our proposed use. The Agritourism Use will include a vineyard (4.5 acres +/-) and 4,000 sq. ft. +/- building. The building is proposed to include wine processing (i.e. grape crushing, fermenting, aging, storage) and related sales (i.e. retail, tasting facilities). Urban Vines will host wine tours and small events on the premises, which may on accession include live music. Event sizes will be limited to the capacity of the parking lot and tasting room, as regulated by the Fire Department.

The requested Variances of Development Standard include:

1. Landscaping Standards (Article 6.8).
Petitioner requests that the following landscaping standards not apply to the property: Minimum Lot Landscaping Requirements (Article 6.8(K)); External Street Frontage Landscaping Requirements (Article 6.8(M)); Buffer Yard Requirements (Article 6.8(N)); Interior Parking Area Landscaping (Article 6.8(O)(1)). (. The property is proposed to consist of over 2,000 grape vines that will span the entire area of property. The grape vines will require full sun and air circulation for viability, and the property will otherwise include the required foundation plantings and perimeter parking area landscaping required by the UDO.
2. ~~Screening of Receptacles and Loading Areas (Article 6.1).
Petitioner requests that Article 6.1 (H) shall not apply to the property; rather, screening will be provided in accordance with Article 6.8(H)(2) with landscaping.~~
3. Off-street Parking Surfacing and Curbs (Article 6.14).
Petitioner requests that the standards of Article 6.14(G)(7) (Off-street Parking Surfacing and Curbs) not apply to the property; rather, a gravel driveway and parking surface is proposed to better allow for storm water management for the grape vines. Petitioner agrees to work with the City and County to ensure adequate surface design, parking space delineation, and maintenance is being provided (e.g., for storm water management, traffic circulation and management, and emergency equipment access).
4. Architectural Standards (Article 6.3).
Petitioner requests that the standards of Article 6.3 (Architectural Standards) not apply to the property; rather, to enhance and contribute to the desired agricultural theming of the proposed use and surrounding properties, the petitioner agrees that buildings on the property shall be substantially similar in quality and character to the illustrative building exhibits attached hereto.

Noah Herron
260-602-9400
noah@ufseeds.com



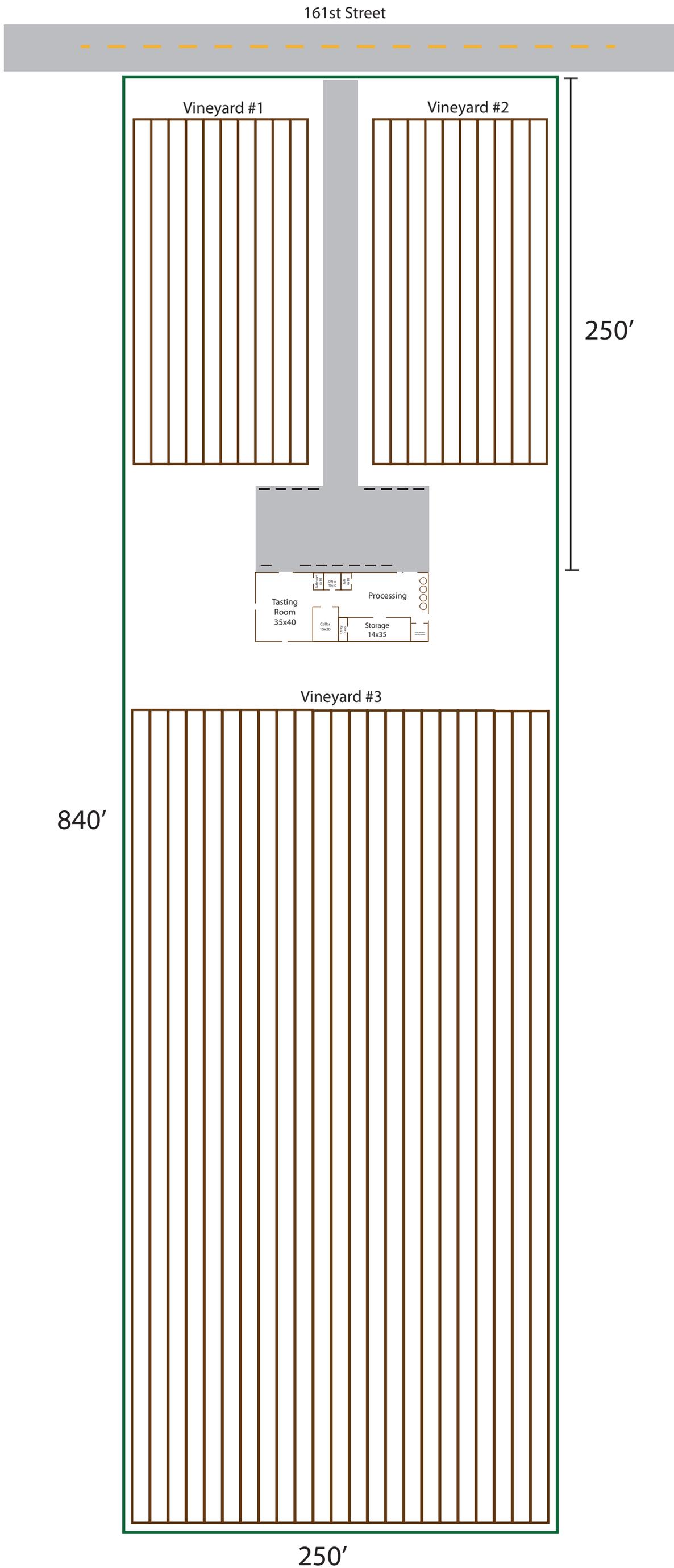
SITE PLAN (ver032216)

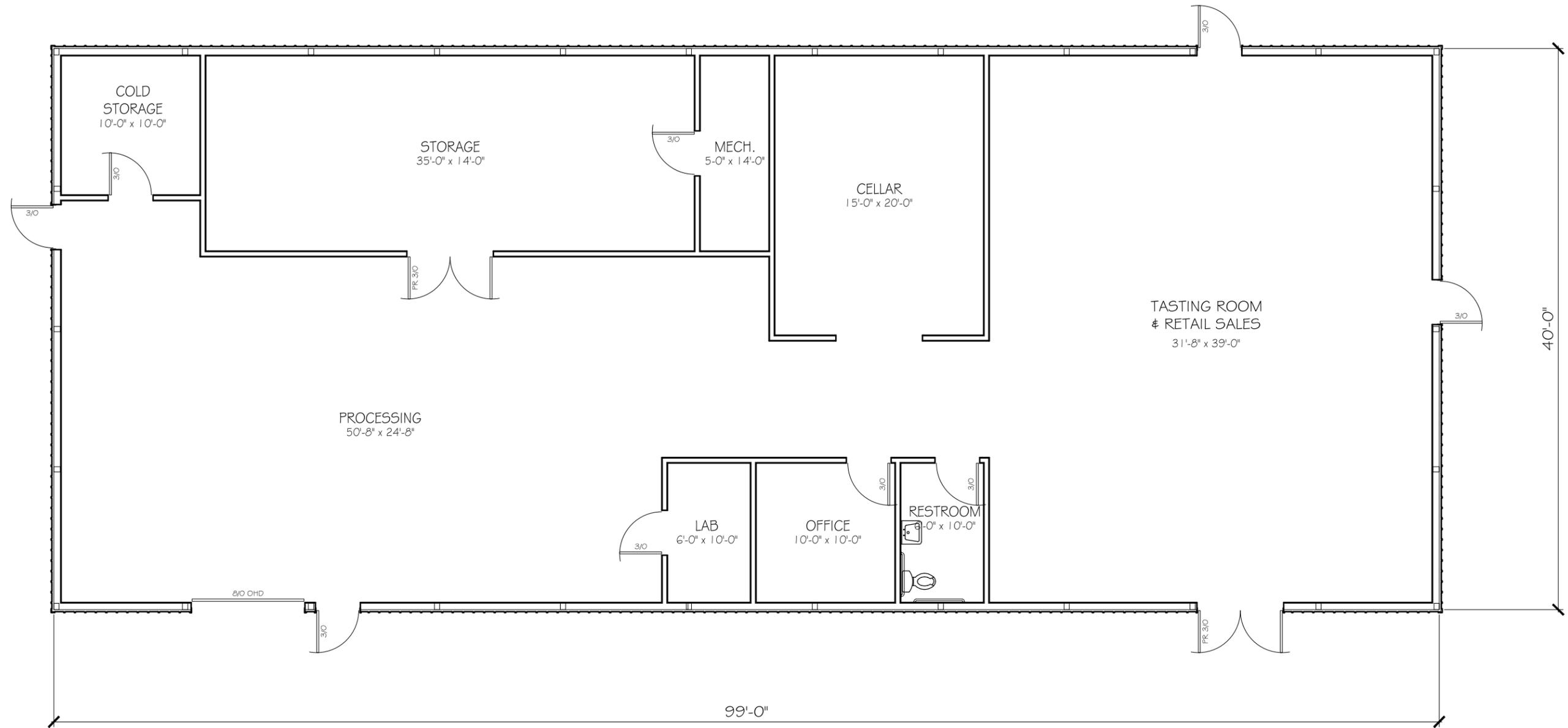
Parcel No: 08-09-11-00-00-013.103

Address: 303 E 161st St

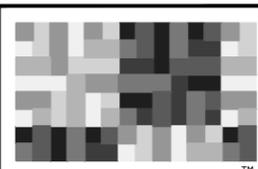
City: Westfield

Zip: 46074





ARCHITECT OF RECORD



the
CREIGHTON
 STUDIOS LLC
 109 1/2 West Main Street
 Lebanon IN 46052
 765.485.2212

Urban Vines Winery

Urban Vines LLC
 303 East 161st Street
 Westfield, Indiana 46074



1604-SE-01: Urban Vines Agritourism Special Exception:

Recommended Conditions of Approval:

1. The Agritourism Use shall be developed and operated in substantial compliance to the Petitioner's Narrative and Site Plan Exhibit, as revised, subject to review and approval for compliance with applicable ordinances and laws of the development plan and appropriate permits. Any expansion or substantial alteration to the scope and operation of the Agritourism Use, as determined by the Director, shall require approval by the Board of Zoning Appeals.
2. The standards of Chapter 6 and Chapter 8 of the Unified Development Ordinance that are applicable to nonresidential uses and buildings in a Business District shall apply to the Agritourism Use, except as otherwise varied by an approved Variance of Development Standard (1604-VS-07) or waiver by the Plan Commission as part of a Detailed Development Plan approval.
3. The Petitioner shall record an acknowledgement of this approval with the Hamilton County Recorder's Office and return a copy of the recorded instrument to the Economic and Community Development Department prior to the approval of a development plan and/or issuance of a building permit for the property.

1604-VS-07: Urban Vines Variances of Development Standard:

Variance #1: Petitioner requests the following landscaping standards not apply: Minimum Lot Landscaping Requirements (Article 6.8(K)); External Street Frontage Landscaping Requirements (Article 6.8(M)); Buffer Yard Requirements (Article 6.8(N)); Interior Parking Area Landscaping (Article 6.8(O)(1)).

Recommended Condition: No recommended condition.

Variance #2 [WITHDRAWN]: ~~Petitioner requests that Article 6.1(H)(3) through (7) not apply.~~

~~**Recommended Condition:** 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 adjoining properties, in accordance with Article 6.8(H)(2) of the Unified Development Ordinance, and shall not be located in an Established Front Yard or in any required Side or Rear Yard.~~

Variance #3: Petitioner requests the standards of Article 6.14(G)(7) (Off-street Parking Surfacing and Curbs) not apply.

Recommended Condition: Approval of this variance shall be subject to the approval of a Detailed Development Plan that ensures that adequate surface design, parking space delineation, and maintenance is provided (e.g., for storm water management, traffic circulation and management, and emergency equipment access), as deemed appropriate by the City (e.g., Department of Public Works, Fire Department, Economic and Community Development Department) and County Surveyor's Office.

Variance #4: Petitioner requests the standards of Article 6.3 (Architectural Standards) not apply.

Recommended Condition: Buildings on the property shall exceed or be substantially similar in quality and character to the Illustrative Character Exhibit.