



Petition Number: 1610-DDP-30

Subject Site Address: Lot 2 of pending Spring Mill Station subdivision

Petitioner: Rainbow Child Development Day Care

Representative: Donna Smithers, Northpointe Engineering & Surveying

Request: Detailed Development Plan approval for a 10,788 square foot +/- building.

Current Zoning: Spring Mill Station SWC PUD

Current Land Use: Vacant

Approximate Acreage: 2 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Elevations
5. Landscape Plan
6. Example Projects
7. Spring Mill Station Area Map

Property History: 1506-PUD-11 (Ordinance 15-15, Spring Mill Station SWC PUD)
1610-SPP-09 (Primary Plat, *pending*)
1610-ODP-10 (Overall Development Plan, *pending*)
1610-SFP-30 (Secondary Plat, *pending*)

Staff Reviewer: Pam Howard, Associate Planner

PROCEDURAL

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

PROJECT OVERVIEW

The 2-acre site is located on the south side of 161st Street, just west of Spring Mill Road (see **Exhibit 2**). The request is for approval of a Detailed Development Plan for a new child care center on Lot 2 of the pending Spring Mill Station Subdivision.



The petition was reviewed by the Technical Advisory Committee at its September 20, 2016, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's October 3, 2016, meeting.

The applicable zoning district is the Spring Mill Station SWC PUD District (the "PUD"). To the extent provisions established within the UDO conflict with the provisions of the PUD, then the provisions of the PUD shall supersede and apply.

DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

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

- 1) 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: The Department is working with petitioner to ensure compliance.

- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) 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: The Department is working with petitioner to ensure compliance.

- 5) 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.
- 6) 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.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

Comment: The Department is working with petitioner to ensure compliance.

- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

Comment: The Department is working with petitioner to ensure compliance.

- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.



Comment: The Department is working with petitioner to ensure compliance.

- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

Comment The Department is working with petitioner to ensure compliance.

- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) 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, telephone and cable.

Comment: Petitioner coordinating with the Public Works Department and utility providers.

- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) 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).

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

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:

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

Comment: Please see District Standards comments herein.

- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 20) 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.



- c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

21) 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.

Comment: Petitioner coordinating with the Public Works Department and utility providers.

DISTRICT STANDARDS (Chapter 4 of UDO and Ord. 15-15)

The plans comply with Chapter 4 of the UDO and Ordinance 15-15: Spring Mill Station SWC PUD except for those items identified as outstanding below:

22) Permitted Uses (Sec. 3 of PUD)

- a) Lot 1: All uses permitted in the Underlying Zoning District for MF2 shall be permitted in Lot 1, except for the following: Utilities-Regulated by IURC
- b) Lot 2: All uses permitted in the Underlying Zoning District for LB shall be permitted in Lot 2.

23) General Regulations for Lot 1 (Article 4.11 of UDO and Sec. 4 of PUD)

Comment: Not applicable to this petition.

24) General Regulations for Lot 2 (Article 4.14 of UDO)

- a) Minimum Lot Frontage: 50'
- b) Minimum BSL:
 - i) Front: 60'
 - ii) Side: 15'
 - iii) Rear: 20'

Comment: The Department is working with petitioner to ensure compliance.

- c) Maximum Building Height: 45'

Comment: Will be reviewed at the time of the Lot's Detailed Development Plan.

- d) Project Perimeter Setback
- e) Building Size Req.: 800 – 30,000sf, 90,000 aggregate



25) Development Standards (Sec. 5 of PUD)

a) Architectural Standards: Article 6.3 Architectural Standards applies. In addition, the following also applies:

(1) Site Concept Design Plan: Site shall be developed in substantial compliance with Exhibit B.

(2) Character and Quality of Multifamily: Multifamily buildings shall be built in substantial compliance with the elevations provided in Exhibit C. The building nearest to 161st Street (depicted on the Site Concept Design Plan as building 1) shall be built in substantial compliance Building Type VII

Comment: Not applicable to this submittal.

(3) Character and Quality of Other Uses: Uses other than multifamily, which may be proposed on Lot 2, shall be built in substantial compliance with the elevations provided in Exhibit C, or in substantial compliance with the character and quality consistent with the Spring Mill Station Comprehensive Plan Addendum, as determined by the Director.

Comment: Petitioner is continuing to work with the Springmill Station Task Group. See also #28 Architectural Standards for additional comments.

b) Parking and loading Standards

i) Required Spaces for Multi-Family Dwellings: 1.6 spaces per Dwelling Unit

Comment: Not applicable to this submittal. See #37 for additional comments.

26) Design Standards (Sec. 6 of PUD)

a) Open Space and Amenity Standards

Comment: Please list open space calculation. Amenities will be reviewed as part of a Detailed Development Plan for Lot 1. See #43 for additional comments.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Detailed Development Plan, except for those items identified as outstanding below, that need addressed prior to approval:

27) Accessory Use and Building Standards (Article 6.1)

a) Screening of Receptacles and Loading Areas (Article 6.1(H))

Comment: The Department is working with petitioner to ensure compliance.



28) Architectural Standards (Article 6.3)

- a) Mechanical Screening

Comment: The Department is working with petitioner to ensure compliance.

- b) Building Materials

- c) Architectural Theme

Comment: Petitioner is continuing to work with the Springmill Station Task Group.

- d) Four-Sided Architecture

Comment: Petitioner continuing to work with the Springmill Station Task Group.

- e) Building Elevations

Comment: The Department is working with petitioner to ensure compliance.

- f) Gutters and Downspouts

Comment: The Department is working with petitioner to ensure compliance.

- g) Roof Design

Comment: The Department is working with petitioner to ensure compliance.

- h) Main Entrances

- i) Windows

- j) Awnings

29) Building Standards (Article 6.4)

30) Fence Standards (Article 6.5)

31) Height Standards (Article 6.6)

32) Landscaping Standards (Article 6.8)

- a) General Screening Standards (Article 6.8(H))

Comment: The Department is working with petitioner to ensure compliance.

- b) Detention and retention Areas (Article 6.8(I))

- i) Natural Appearance

(1) Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).



- (2) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.
- (3) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.

Comment: The Department is working with petitioner to ensure compliance.

- c) Location: Detention and Retention Areas should be located to enhance view sheds and incorporated as amenities to the development
- d) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1. Side slopes above the water line for Detention Areas shall not exceed 4:1 and shall be graded to harmonize with the overall Open Space design of the site.

Comment: The Department is working with petitioner to ensure compliance.

- e) Minimum Lot Landscaping Requirements (Article 6.8(K))

	Required	Provided	Remaining
Shade (10 per acre)	20	26	complies
Ornamental (10 per acre)	20	19	- 1
Shrub (25 per acre)	50	192	complies

Comment: The Department is working with petitioner to ensure compliance.

- f) Foundation Plantings (Article 6.8(L)): 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. Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet.

Comment: Thirteen (13) plantings required along front façade to meet standard. Additional plantings also required along east and west fence, and rear building façade.

- g) External Street Frontage Landscaping

161 st Street, 295'			
	Required	Provided	Remaining
Shade or Evergreen (3 per 100')	9	9	complies
Ornamental (2 per 100')	6	6	complies
Shrub (25 per 100')	74	74	complies



Access drive, 295'			
	Required	Provided	Remaining
Shade or Evergreen (3 per 100')	9	9	complies
Ornamental (2 per 100')	6	7	complies
Shrub (25 per 100')	74	74	complies

h) Buffer Yard Requirements

Comment: Not applicable to this lot.

i) Interior Parking Area Landscaping

j) Perimeter Parking Area Landscaping

Comment: The standard requires 1 tree per 30 feet and 1 shrub per 3 feet in a 5' strip along the perimeter of the parking area. Please revise landscape plan accordingly.

33) Lighting Standards (Article 6.9)

Comment: The Department is working with petitioner to ensure compliance.

- a) All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
- c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.
- d) All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

34) Lot Standards (Article 6.10)

35) Outside Storage and Display (Article 6.12)

36) Outdoor Café and Eating Areas (Article 6.13)

37) Parking and Loading Standards (Article 6.14)

Comment: Two (2) bicycle spaces are required. Please identify and label on the site plan.

38) Setback Standards (Article 6.16)



39) Sign Standards (Article 6.17)

Comment: Any proposed sign(s) will require a sign permit and will be reviewed by the Department for compliance at that time.

40) Vision Clearance Standards (Article 6.19)

41) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply except for those items identified as outstanding below, that need addressed prior to approval:

42) Easement Standards (Article 8.3)

Comment: Petitioner coordinating with the Public Works Department and utility providers.

43) Open Space and Amenity Standards (Article 8.6)

44) Pedestrian Network Standards (Article 8.7)

Comment: The Department is working with petitioner to ensure compliance.

45) Storm Water Standards (Article 8.8)

46) Street and Right-of-Way Standards (Article 8.9)

47) Surety Standards (Article 8.12)

48) Utility Standards (Article 8.13)

Comment: Petitioner coordinating with the Public Works Department and applicable utility agencies for items #45 - #48.

DEPARTMENT COMMENTS

1) **Action: Hold a public hearing at the October 3, 2016, Plan Commission meeting.**

2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.

3) If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at 317-531-3751 or poward@westfield.in.gov.