



Petition Number: 2006-DDP-12

Project Name: Citizens Storage Building

Subject Site Address: 3511 W. 166th Street

Petitioner: Citizens Energy Group

Representative: Citizens Energy Group

Request: Detailed Development Plan review of a 6,000 square foot storage building on 40.11 acres +/- in the AG-SF1: Agriculture / Single-Family Rural District.

Current Zoning: AG-SF1 District

Current Land Use: Utilities

Approximate Acreage: 40.11 +/-

Property History: 07-IAD-001-380 (Industrial Addition, 2007)
Ordinance 14-04 (Annexation, 2014)
Variance of Development Standard ([2008-VS-18](#), 08/11/20)
Overall Development Plan and Primary Plat ([2008-ODP-13 & 2008-SPP-13](#), 08/17/20)
Secondary Plat (2008-SFP-43, *pending*)

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevations

Staff Reviewer: Caleb Ernest, 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.

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.
- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
- 4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***
- 5) Abbreviations:
 - a) WPWD: Westfield Public Works Department
 - b) HCSO: Hamilton County Surveyor's Office

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

The plans comply.

- 6) 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.
- 7) Address and legal description of the property.
- 8) Boundary lines of the property including all dimensions.
- 9) 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.

- 10) 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.
 - 11) 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.
 - 12) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
 - 13) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
 - 14) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
 - 15) Location and dimensions of all existing structures and paved areas.
 - 16) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
 - 17) Location of all Floodplain areas within the boundaries of the property.
 - 18) Names of legal ditches and streams on or adjacent to the site.
 - 19) 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.
 - 20) Identify buildings proposed for demolition.
 - 21) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
 - 22) 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).
 - 23) Misc.
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DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

The plans comply.

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:

- 24) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 25) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
 - a) State Highway 32 Overlay District:
- 26) 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.
- 27) 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.

DISTRICT STANDARDS

The plans comply with Article 4.2 (AG-SF1 District).

- 28) Minimum Lot Area: Three (3) acres



29) Minimum Lot Frontage: 50 feet*

Comment*: Variance of Development Standard ([2008-VS-18](#)) modifies two hundred and fifty (250) feet of road frontage to fifty (50) feet.

30) Minimum Building Setback Lines:

a) Front Yard:

i) Expressways / Arterials: 100 feet

ii) On all other Streets: 80 feet

b) Side and Rear Yard: 30 feet

31) Minimum Lot Width: 100 feet

32) Maximum Building Height: Two and one-half stories

33) Minimum Living Area (Ground Floor):

a) Single-story: 1,350 square feet

b) All others: 800 square feet

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply as applicable to a Detailed Development Plan.

34) Accessory use and Building Standards (Article 6.1)

a) Maximum Accessory Building Height:

i) Eighteen (18) feet.

35) Architectural Standards (Article 6.3)

36) Building Standards (Article 6.4)

37) Fence Standards (Article 6.5)

38) Height Standards (Article 6.6)

39) Home Business Standards (Article 6.7)

40) Landscaping Standards (Article 6.8 and Ord. 12-14)

a) Minimum Lot Landscaping Requirements:

b) Foundation Plantings:

i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Façades, fences, and other barriers to create a softening effect.

ii) 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 (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).

iii) The primary landscaping material used shall be ornamental trees, shrubs, and ornamental grasses. Groundcover plants may supplement the required plant materials. Plantings may be clustered to provide a more natural appearance and to accommodate vehicular and pedestrian access, loading and maintenance areas.

iv) Plantings shall be located within fifteen (15) feet of the Building Façade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) feet in width.

c) External Street Frontage Landscaping Requirements:

d) Buffer Yard Requirements:

e) Parking Area Landscaping:

41) Lighting Standards (Article 6.9)

42) Lot Standards (Article 6.10)

43) Outside Storage and Display (Article 6.12)

44) Outdoor Café and Eating Areas (Article 6.13)



- 45) Parking and Loading Standards (Ord. 12-14, Sec. 4 and Article 6.14)
 - 46) Performance Standards (Article 6.15)
 - 47) Setback Standards (Article 6.16)
 - 48) Sign Standards (Article 6.17)
 - 49) Vision Clearance Standards (Article 6.19)
 - 50) Yard Standards (Article 6.21)
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DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 51) Easement Standards (Article 8.3)
- 52) Monument and Marker Standards (Article 8.5)
- 53) Open Space and Amenity Standards (Article 8.6)
- 54) Pedestrian Network Standards (Article 8.7)
- 55) Storm Water Standards (Article 8.8)
- 56) Street and Right-of-Way Standards (Article 8.9)
- 57) Surety Standards (Article 8.12)
- 58) Utility Standards (Article 8.13)