



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_08_17_2015

Monday, August 17, 2015 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, August 17, 2015 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - August 3, 2015

Documents: [Meeting Minutes 8/3/15](#)

Review APC Rules & Procedures

ITEMS OF BUSINESS

1507-DDP-10

Crown Castle Monopole

4540 E. 146th Street

Crown Castle by Bingham Greenebaum Doll LLP requests Detailed Development Plan review for a replacement monopole wireless communication tower on approximately 0.11 acre +/-, located in the SF-3 District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Elevations](#) | [Exhibit 4: Detailed Development Plan](#) | [Exhibit 5: Project Narrative](#)

1508-PUD-15 [CONTINUED]

Spring Mill Station Northeast Quadrant PUD Amendment

Kroger Limited Partnership by EMH&T requests an amendment to incorporate an additional 0.529 acre +/- to the Spring Mill Station Northeast Quadrant PUD District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Amendment Ordinance](#) | [Exhibit 5: Character Exhibit](#) | [Exhibit 6: Overall Site Plan](#) | [Exhibit 7: Neighborhood Meeting Summary](#) | [Exhibit 8: Public Comments](#)

1508-DDP-14 [CONTINUED]

Kroger Curbside Pick-up

150 West 161st Street

Kroger Limited Partnership by EMH&T requests Detailed Development Plan review for a curbside pick-up canopy adjacent to the existing Kroger store on approximately 0.529 acre +/-, located in the Spring Mill Station Northeast Quadrant PUD District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Detailed Development Plan](#) | [Exhibit 4: Elevations](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Overall Site Plan](#) | [Exhibit 7: Signage Plan](#) | [Exhibit 8: Proposed Lighting](#) | [Exhibit 9: Conditions](#)

1506-ZC-02 [CONTINUED]

Bent Creek Commitment Modification

Langston Residential Development, LLC by Nelson & Frankenberger requests a modification to the commitments associated with the rezoning of property from the AG-SF1: Agriculture/Single-Family Rural District to the SF2: Single-Family Low Density District, as approved by Ordinance 04-43, for Bent Creek.

1506-ODP-16 & 1506-SPP-15 [CONTINUED]

Bent Creek

Northwest corner of 159th Street and Towne Road

Langston Residential Development, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat approval of 158 single-family lots on approximately 129.74 acres +/-, located in the SF2: Single-Family Low Density District with Zoning Commitments.

REPORTS/COMMENTS

APC Members

City Council Liaison

BZA Liaison

ECD Staff

ADJOURNMENT



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

August 17, 2015
1508-PUD-15
Exhibit 1

Docket Number: 1508-PUD-15 (Ordinance No. 15-24)

Petitioner: Paula Gartner, EMH&T on behalf of Kroger Limited Partnership

Request: An amendment to add an additional 0.529 acres+/- to the Spring Mill Station NE Quadrant PUD. The amendment includes adding Curbside Pickup as a permitted use, adding associated development standards, and modifying the sign standards.

Current Zoning: Andover North PUD District (Ordinance 06-12)

Current Land Use: Residential / Agricultural

Zoning History: 1405-PUD-06, Rezoning to Spring Mill Station NE Quadrant PUD
1409-DP-28 & 1409-SIT-13, Fuel Station Development Plan
1410-DP-31 & 1410-SIT-14, Grocery Store Expansion Development Plan
1508-DDP-14, Curbside Pickup Detailed Development Plan (Pending)

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Amendment Ordinance
5. Character Exhibit
6. Overall Site Plan
7. Neighborhood Meeting Summary

Staff Reviewer: Pam Howard, Associate Planner

PETITION HISTORY

This petition was introduced at the July 2, 2015, City Council meeting. The petition received a public hearing at the August 3, 2015, Advisory Plan Commission (the "APC") meeting.

PROCEDURAL

Public Hearing:

Amendments to a Planned Unit Development District are required to be considered at a public hearing by the APC. The public hearing for this petition was held at the August 3, 2015, APC meeting. Notice of the public hearing was provided in accordance with Indiana law.

Statutory Considerations:

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.

3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

PROJECT OVERVIEW

Project Location: The Petitioner is requesting an amendment to the Spring Mill Station NE Quadrant PUD (the “PUD Ordinance”), which is located at the northeast corner of 161st Street and Springmill Road (see **Exhibit 2**).

Amendment Request: The Petitioner is requesting an amendment to incorporate additional land, as well as modify the permitted uses, development standards, and sign standards, as further described below.

1. **Changes to the Real Estate:** The proposed amendment incorporates an additional 0.529 acres+/- directly north of the current store into the PUD District as “Area A.4” (the “Property”) (see **Exhibit 2**).
2. **Definitions:** The proposed amendment defines “Curb Side Pickup Station” as “Dedicated parking spaces with covering canopy, appurtenances and wayfinding/identification signage where merchandise is picked up.”
3. **Permitted Uses:** The proposed amendment permits a Curb Side Pickup Station on the Property.
4. **Setbacks:** The existing PUD Ordinance requires side and rear setbacks of sixty (60) feet when abutting a residential district. The amendment proposes a setback of forty (40) feet along the north property line. Additionally, the amendment proposes the separation between the Curb Side Pickup Station and existing grocery store be at least thirty (30) feet.
5. **Parking:** The PUD Ordinance defaults to the Zoning Ordinance (UDO). The proposed amendment eliminates the requirement for stacking spaces and a by-pass lane for a Curb Side Pickup Station.
6. **Landscaping and Screening:** The PUD Ordinance defaults to the Zoning Ordinance (UDO). The proposed amendment incorporates a landscaping exhibit for the Property specific to the Curb Side Pickup Station use, and requires that the landscaping be in substantial compliance with the exhibit. As a result, the UDO standards would not apply to this area of the PUD.
7. **Sign Standards:** The PUD Ordinance defaults to the Zoning Ordinance (UDO). The proposed amendment allows one hundred (100) square feet of signage for the Curb Side Pickup Station, in addition to the signage otherwise permitted in the District. Additionally, the proposed amendment requires that all signs be either reverse channel letter or externally lit with gooseneck light fixtures. The proposed amendment also requires that ground identification signs be architecturally compatible with the building architecture, and incorporates exhibits portraying the signage to be used in the development.
8. **Architectural and Streetscape Design Standards:** The proposed amendment incorporates Character Exhibits for the Curb Side Pickup Station to establish the applicable architectural character. As a result, the UDO’s architectural standards would not apply to this area of the PUD.

Comprehensive Plan: The area surrounding the intersection of 161st Street and Spring Mill Road was included in the Spring Mill Station Addendum (the “Addendum”) to the Comprehensive Plan. The area is

envisioned to develop as a “neighborhood hub” with a mix of uses that will generate both auto and pedestrian trips from a close proximity. The northeast corner, where this parcel is located, was used commercially before the Addendum was created. It was included in the Addendum to ensure that any future development of the site be cohesive with the vision of the Addendum.

The petitioner has worked with the Spring Mill Station Task Group to ensure that the proposed development meets the vision of the Addendum. This vision includes the style of architecture, layout of the site, buffering, and connectivity to surrounding developments.

PUBLIC COMMENTS

One written comment was received prior to the public hearing. Comments made during the hearing can be found in the minutes of the June 1st meeting. Any additional written comments that are received prior to Monday’s meeting will be added to the existing Public Comments exhibit uploaded to the Plan Commission’s August 17th agenda.

MODIFICATIONS SINCE THE PUBLIC HEARING

Since the public hearing, the petitioner has modified the sign standards to require that all signs be either reverse channel letter or externally lit with gooseneck light fixtures. Sign exhibits have also been incorporated into the ordinance. Additionally, the petitioner will install directional striping to the area between the pickup canopy and building to discourage vehicles from entering the Curb Side Pickup Station from the west (front of the building) instead of from the east (rear of the building).

STAFF RECOMMENDATION

The Petitioner has satisfactorily addressed the Department’s comments and incorporated the Department’s recommendations into the proposed ordinance and Concept plan. If the Plan Commission is otherwise satisfied with the revisions to the proposed amendment, then the Department recommends forwarding this petition to the City Council with a favorable recommendation.

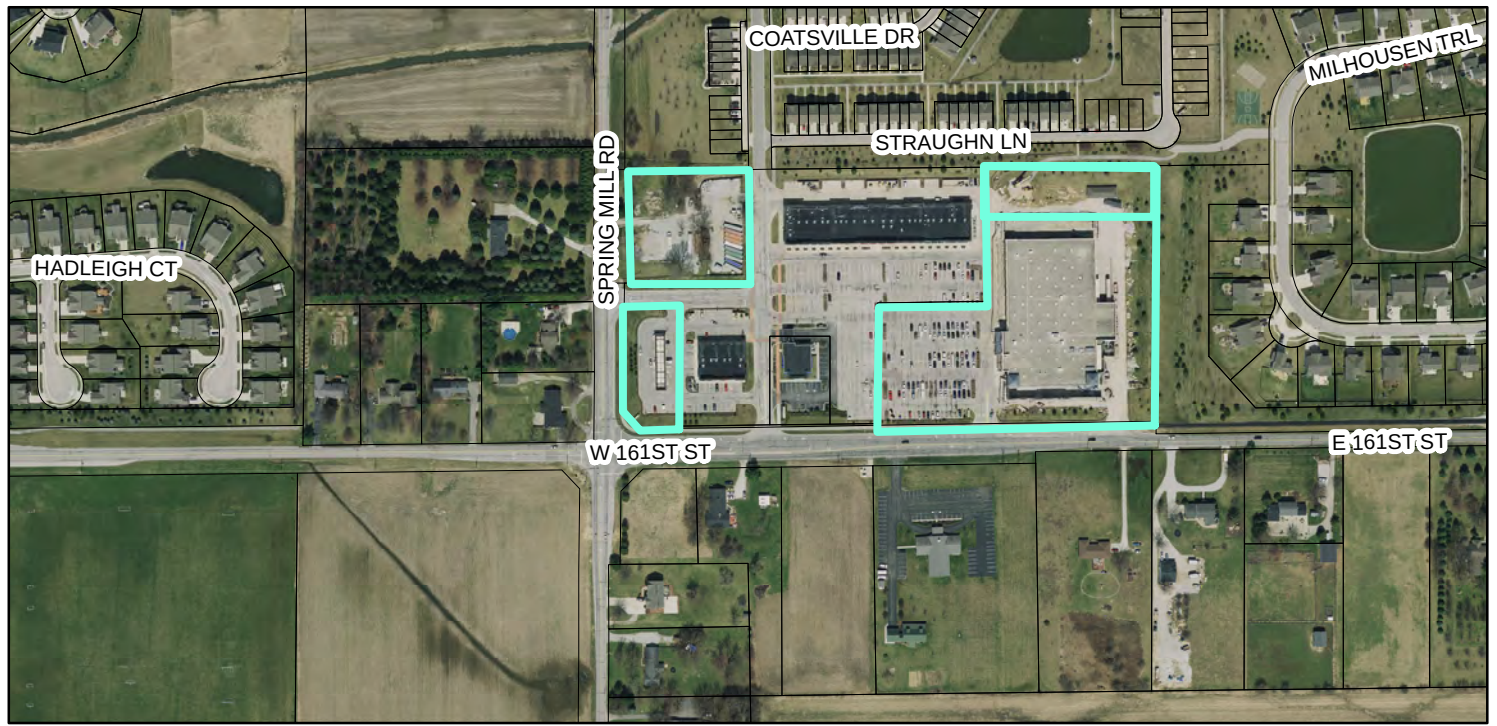
If any APC member has questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or poward@westfield.in.gov.



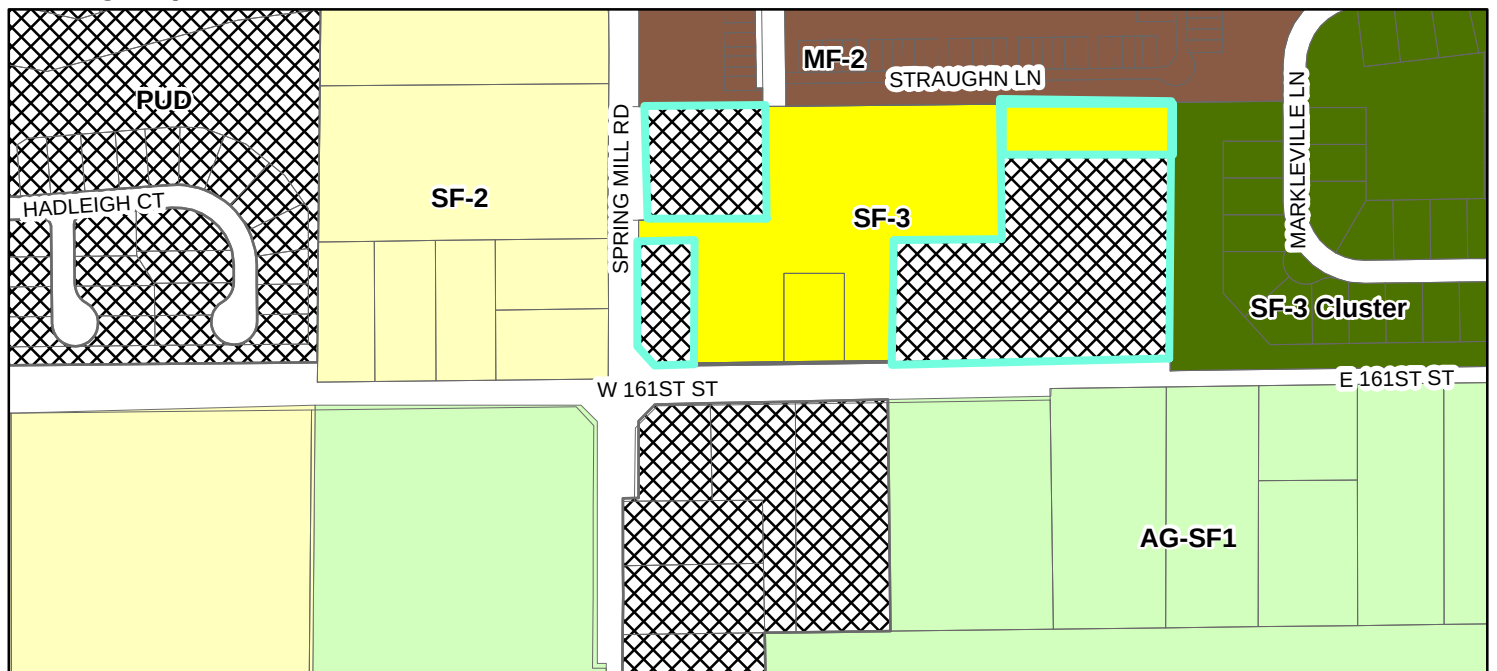
Location Map Spring Mill Station Northeast Quadrant PUD Amendment 1508-PUD-15



Aerial Location Map



Zoning Map



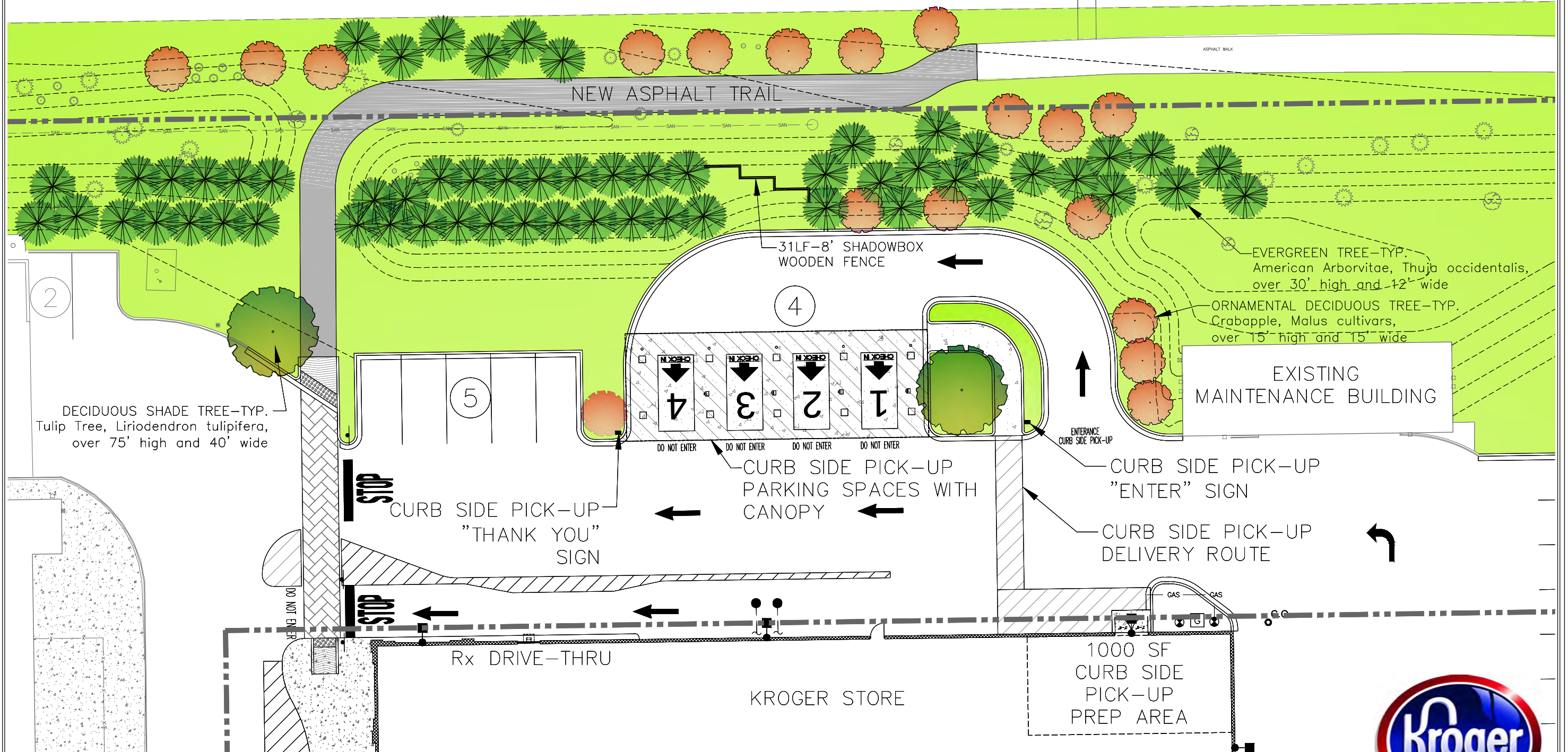
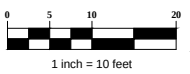
ReferenceLayers.DBO.ParcelsWPWDServAreaMVPmibor

Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- MF-2 (Multiple Family - 2)

STRAUGHN LANE

GRAPHIC SCALE



Engineers, Surveyors, Planners, Scientists

Job Number: 2015-0601

CURB SIDE PICK-UP PLAN

August 10, 2015

SITE DATA	
SPACES LOST TO E-COMMERCE	0



J970 Westfield, Indiana

ORDINANCE NUMBER 15-24

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE SPRING MILL STATION NORTHEAST QUADRANT PLANNED UNIT DEVELOPMENT DISTRICT ORDINANCE

This is an Ordinance to amend the Westfield-Washington Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended:

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Council enacted Ordinance No. 14-39, Spring Mill Station Northeast Quadrant Planned Unit Development on September 8, 2014;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1508-PUD-15**), requesting an amendment to the Unified Development Ordinance, the Zoning Map and the Spring Mill Station Northeast Quadrant PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1508-PUD-15** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **positive** recommendation (8-0) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on August 19th, 2015;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Spring Mill Station Northeast Quadrant Planned Unit Development and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the Real Estate into the Spring Mill Station Northeast Quadrant Planned Unit Development District (the “District”) as “Area A.4”.
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Spring Mill Station Northeast Quadrant PUD Ordinance (The “PUD Ordinance”); and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the PUD Ordinance.
- 1.3 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. The definitions of the PUD Ordinance shall apply in addition to the following:

- 2.1 Curb Side Pickup Station: Dedicated parking spaces with covered canopy, appurtenances and way finding/identification signage where merchandise is picked up.

Section 3. Permitted Uses. The permitted use in “Area A.4” shall be a Curb Side Pickup Station.

Section 4. Setbacks/Building Separation. The following shall apply to “Area A.4”.

- 4.1 The separation between the Curbside Pickup Station and the existing grocery store shall be at least thirty (30) feet.
- 4.2 Side and Rear yards that abut existing residential shall be at least forty (40) feet.

Section 5. Parking. Article 6.14 of the UDO shall apply; however, Article 6.14(E), Stacking Requirements for Drive-Through Facilities, shall not apply.

Section 6. Landscaping. Article 6.8 of the UDO shall not apply; rather, landscaping and screening shall be installed in substantial compliance with **Exhibit B.**

Section 7. Sign Standards. Article 6.17 of the UDO shall apply, except as otherwise modified below.

- A. The maximum permitted Sign Area for the Curb Side Pickup Station shall be one hundred (100) square feet, which shall be in addition to Sign Area

otherwise permitted within the District.

- B. All signs shall be either (i) reverse channel letter, in accordance with Article 6.17(F)(9); or (ii) externally lit with gooseneck light fixtures.
- C. Ground identification signs shall be architecturally compatible with the architecture of the Real Estate's buildings.
- D. Signs shall be installed in substantial compliance with **Exhibit C, D, E, F, G and H.**

Section 8. **Architectural and Streetscape Design Standards.** Article 6.3 of the UDO shall not apply; however, buildings shall be developed in substantial compliance with **Exhibit I.**

ALL OF WHICH IS ORDAINED/RESOLVED THIS 8th DAY OF SEPTEMBER, 2015.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Charles Lehman

Charles Lehman

Charles Lehman

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 15-24** was delivered to the Mayor of Westfield

on the _____ day of _____, 2015, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-24**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-24**

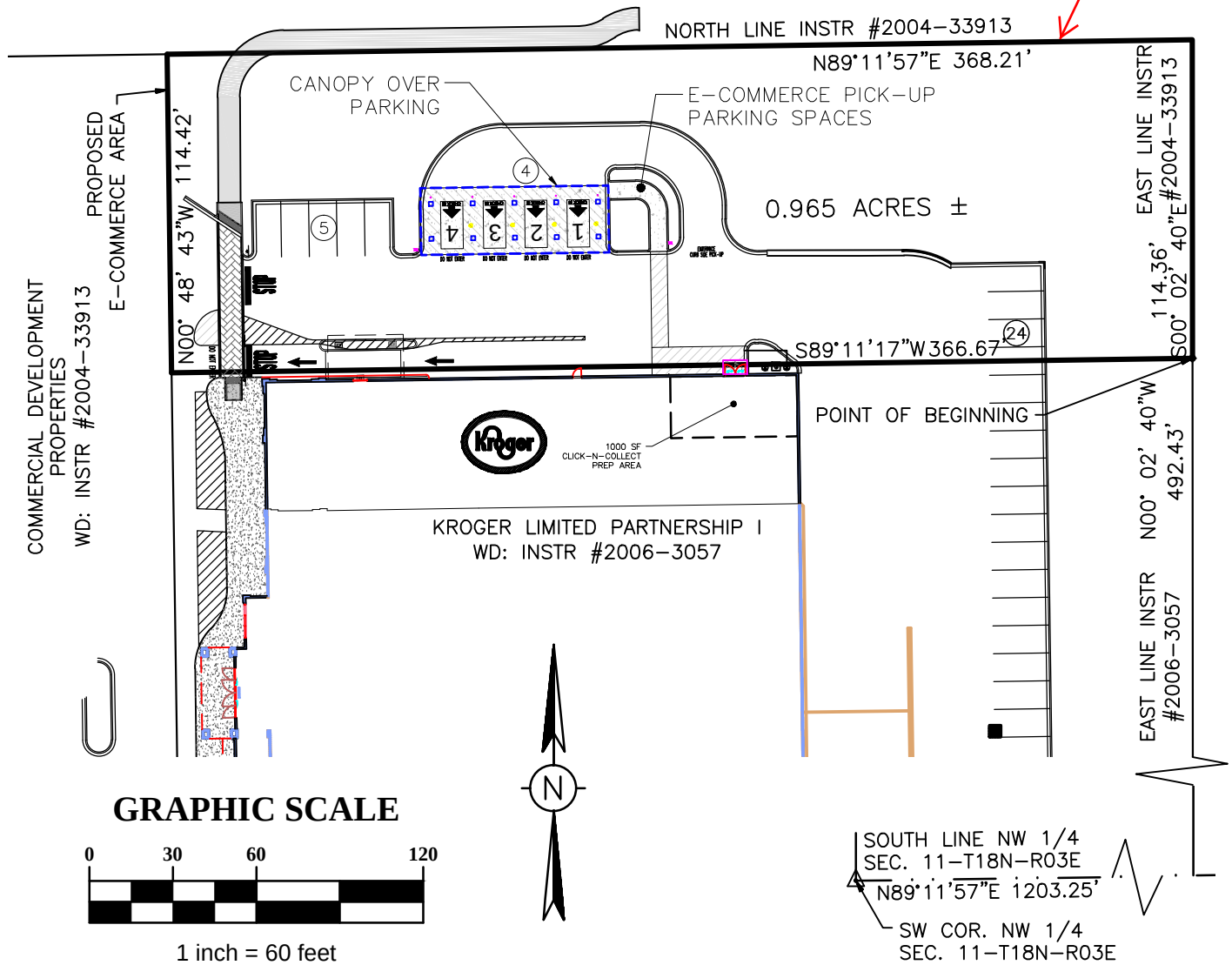
this _____ day of _____, 2015.

J. Andrew Cook, Mayor

This document prepared by: Paula J. Gartner, PE

EXHIBIT A

AREA A.4



PROPOSED E-COMMERCE AREA DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 03 EAST IN THE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 11 MINUTES 57 SECONDS EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 1203.25 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 40 SECONDS WEST ALONG THE EAST LINE OF THE LAND DESCRIBED TO KROGER LIMITED PARTNERSHIP I IN INSTRUMENT #2006-3057 RECORDED IN THE OFFICE OF THE HAMILTON COUNTY RECORDER A DISTANCE OF 492.42 FEET TO THE NORTHEAST CORNER THEREOF AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 11 MINUTES 17 SECONDS WEST ALONG THE NORTH LINE OF SAID LAND A DISTANCE OF 366.67 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 48 MINUTES 43 SECONDS WEST A DISTANCE OF 114.42 FEET TO THE NORTH LINE OF THE LAND DESCRIBED TO COMMERCIAL DEVELOPMENT PROPERTIES IN INSTRUMENT #2004-33913 RECORDED IN THE OFFICE OF THE HAMILTON COUNTY RECORDER; THENCE NORTH 89 DEGREES 11 MINUTES 57 SECONDS EAST ALONG THE NORTH LINE OF SAID LAND A DISTANCE OF 368.21 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 02 MINUTES 40 SECONDS EAST ALONG THE EAST LINE OF SAID LAND A DISTANCE OF 114.36 FEET TO THE POINT OF BEGINNING, CONTAINING 0.965 ACRES, MORE OR LESS.

EMH&T
 Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 7400 N. Shadeland Ave., Ste. 150, Indianapolis, IN 46250
 Phone: 317.913.6930 Toll Free: 888.775.3648
 emht.com

CITY OF WESTFIELD, INDIANA

EXHIBIT A

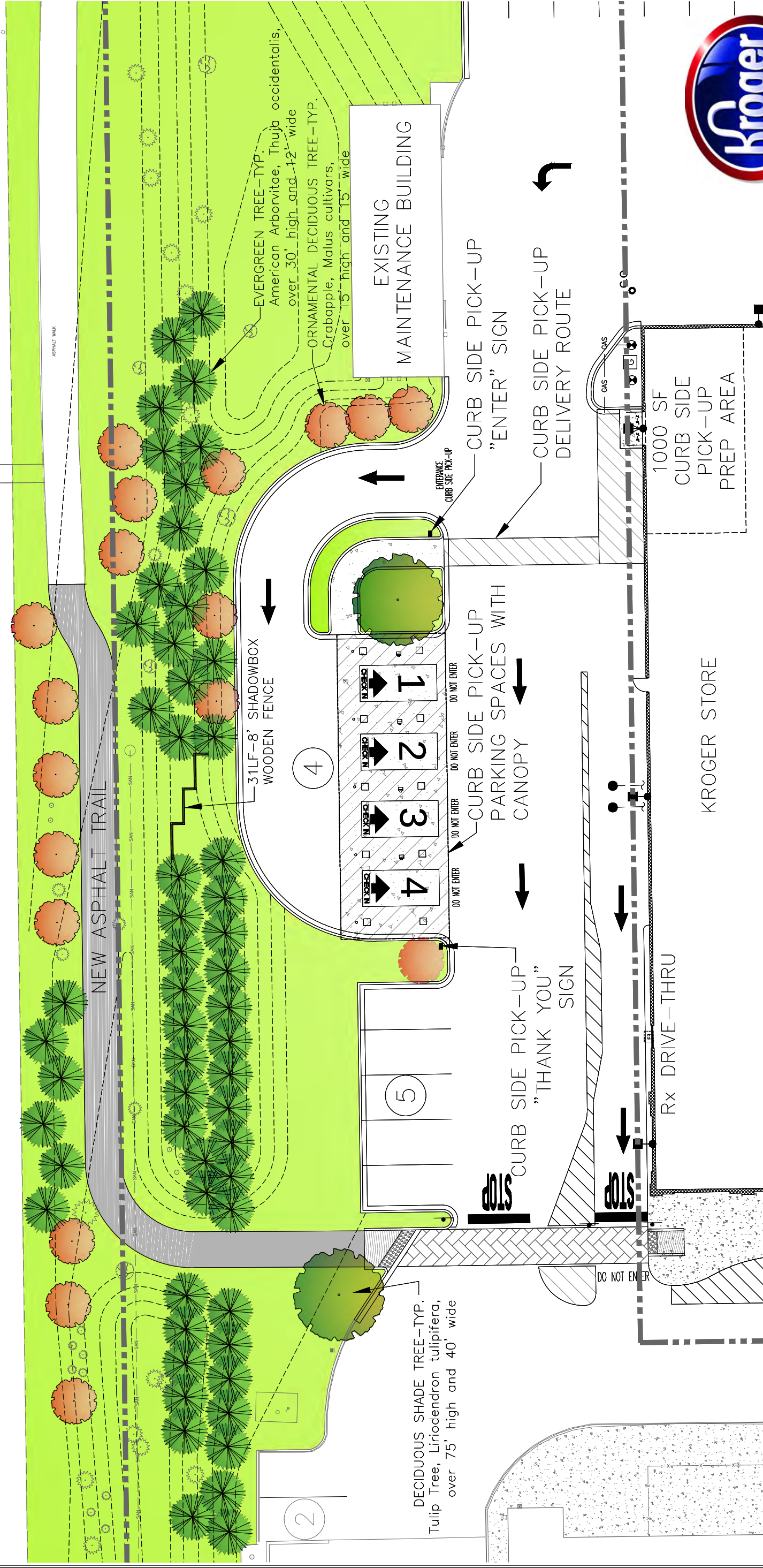
FOR

KROGER J970
CURB SIDE PICK UP

JULY 23, 2015

1" = 60'

2015-0601



SITE DATA
SPACES LOST TO E-COMMERCE

Job Number: 2015-0601

Job Number: 2015-0601

CURB SIDE PICK-UP PLAN

August 10, 2015

J970 Westfield, Indiana

EXHIBIT C



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CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA

EXHIBIT

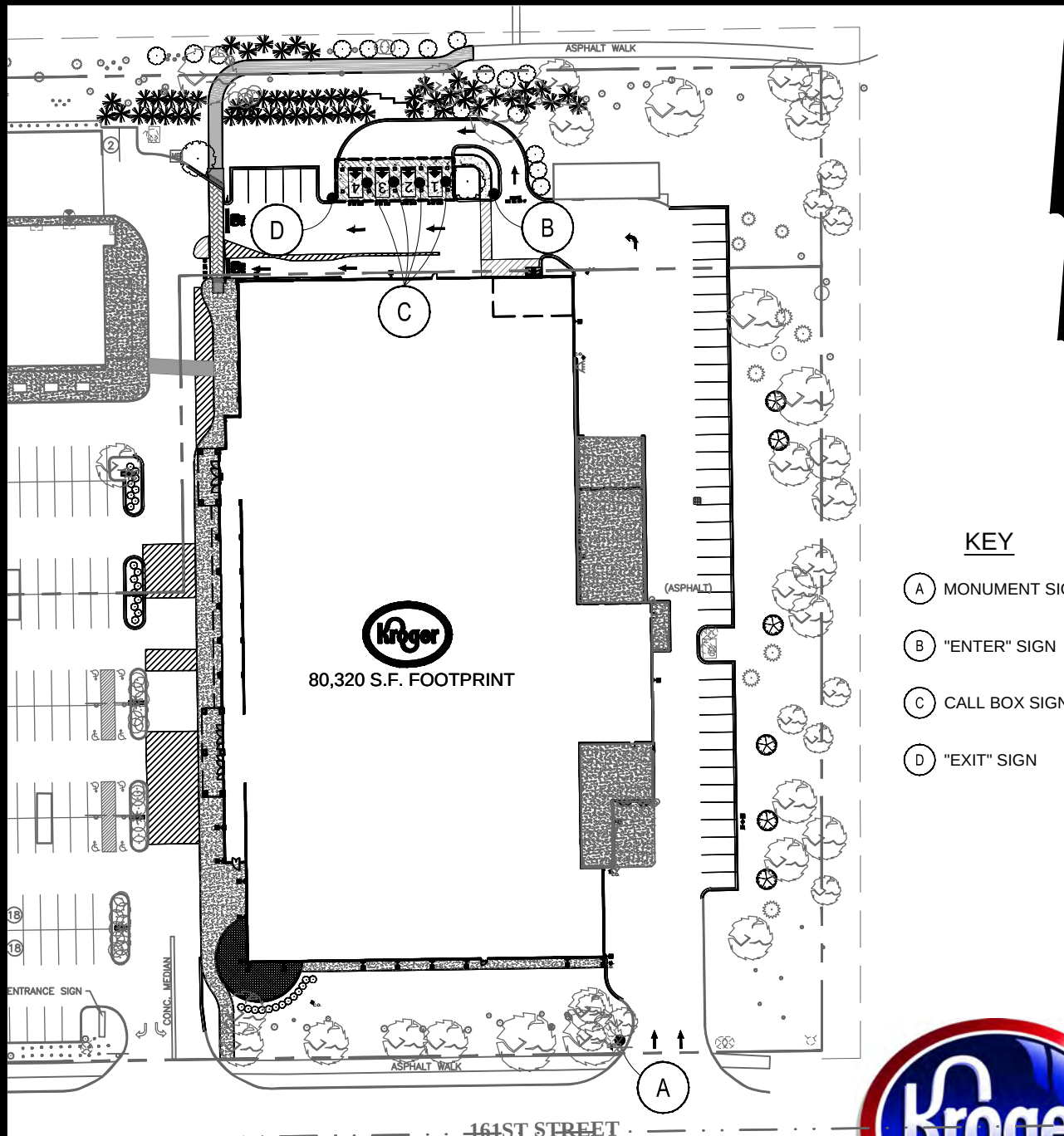
FOR

KROGER J-970 CURB SIDE PICK-UP SIGNAGE PLAN

DATE: August 10, 2015

JOB NO. 2015-0601

SCALE: None



KEY

- (A) MONUMENT SIGN
- (B) "ENTER" SIGN
- (C) CALL BOX SIGN
- (D) "EXIT" SIGN



Engineers, Surveyors, Planners, Scientists



EXHIBIT D



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CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA

EXHIBIT

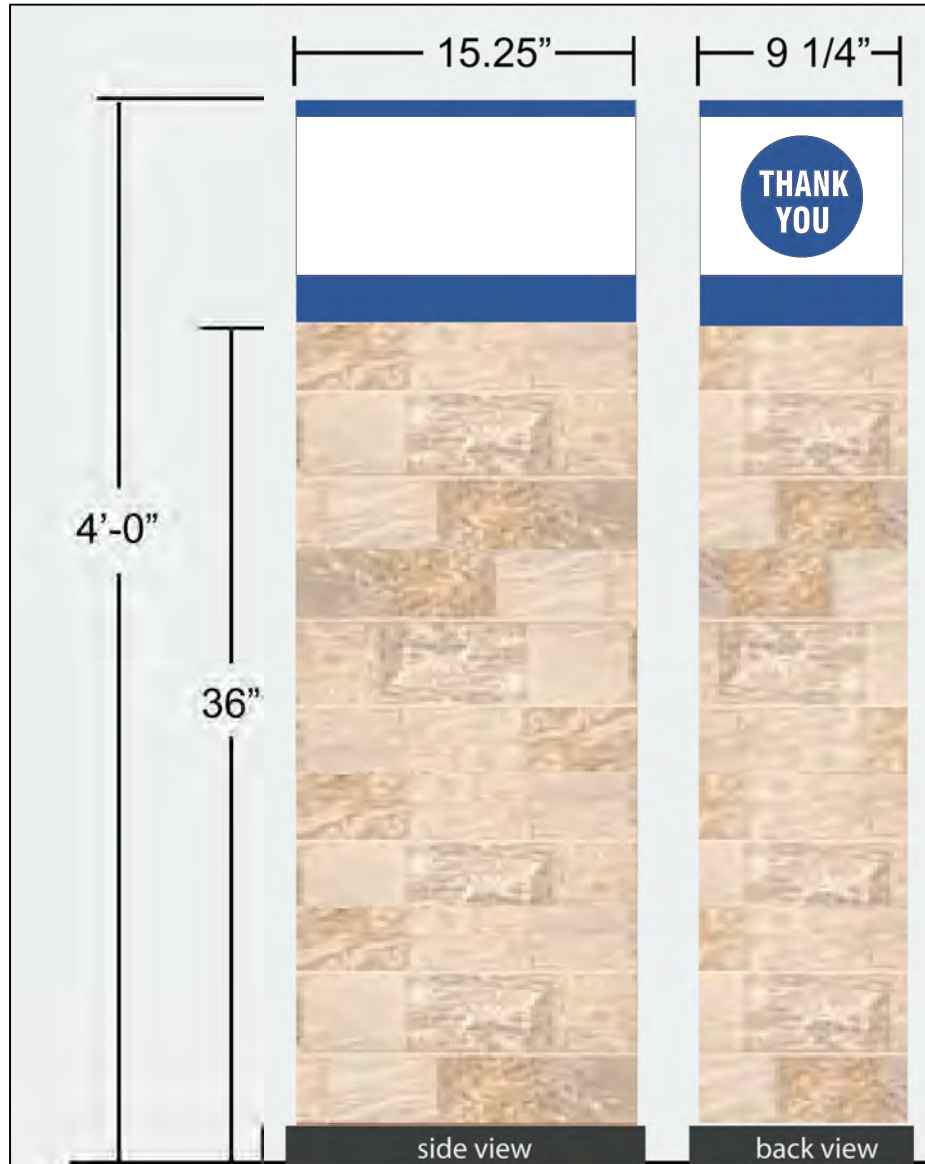
FOR

KROGER J-970 CURB SIDE PICK-UP "THANK YOU" SIGN - DETAIL D

DATE: June 12, 2015

JOB NO. 2015-0596

SCALE: None



"THANK YOU" SIGN (NON-ILLUMINATED)

Aluminum angle frame with aluminum and Desert Slate Quarry Stone.
Directional copy to be 1st surface white reflective vinyl decoration.
PMS 293U Blue circle on a white background.

Quarry Stone:
Color: Desert Slate

COLOR KEY

PMS 293U

WHITE

EXHIBIT E



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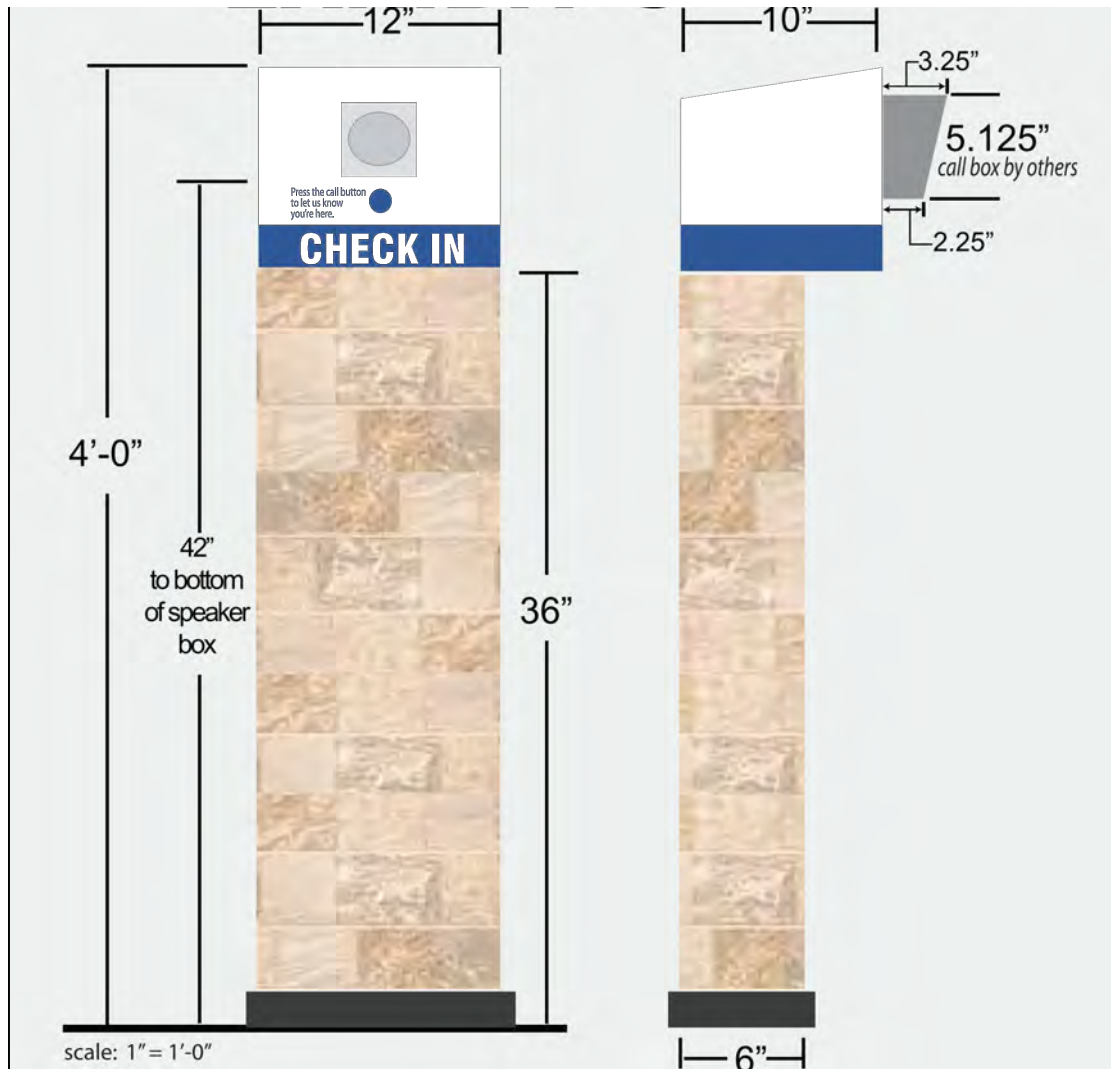
CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA
EXHIBIT

FOR KROGER J-970 CURB SIDE PICK-UP CALL BOXES - DETAIL C

DATE: June 12, 2015

JOB NO. 2015-0596

SCALE: None



CALL BOXES

Speaker mechanism by others.

Aluminum angle frame with aluminum and Desert Slate Quarry Stone.

Copy to be 1st surface vinyl decoration.

PMS 293U Blue background with white copy for "Check In".

PMS 293U Blue copy for call button instruction.

Open bottom for conduit.

Quarry Stone:
Color: Desert Slate

COLOR KEY
PMS 293U
WHITE

EXHIBIT F



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CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA

EXHIBIT

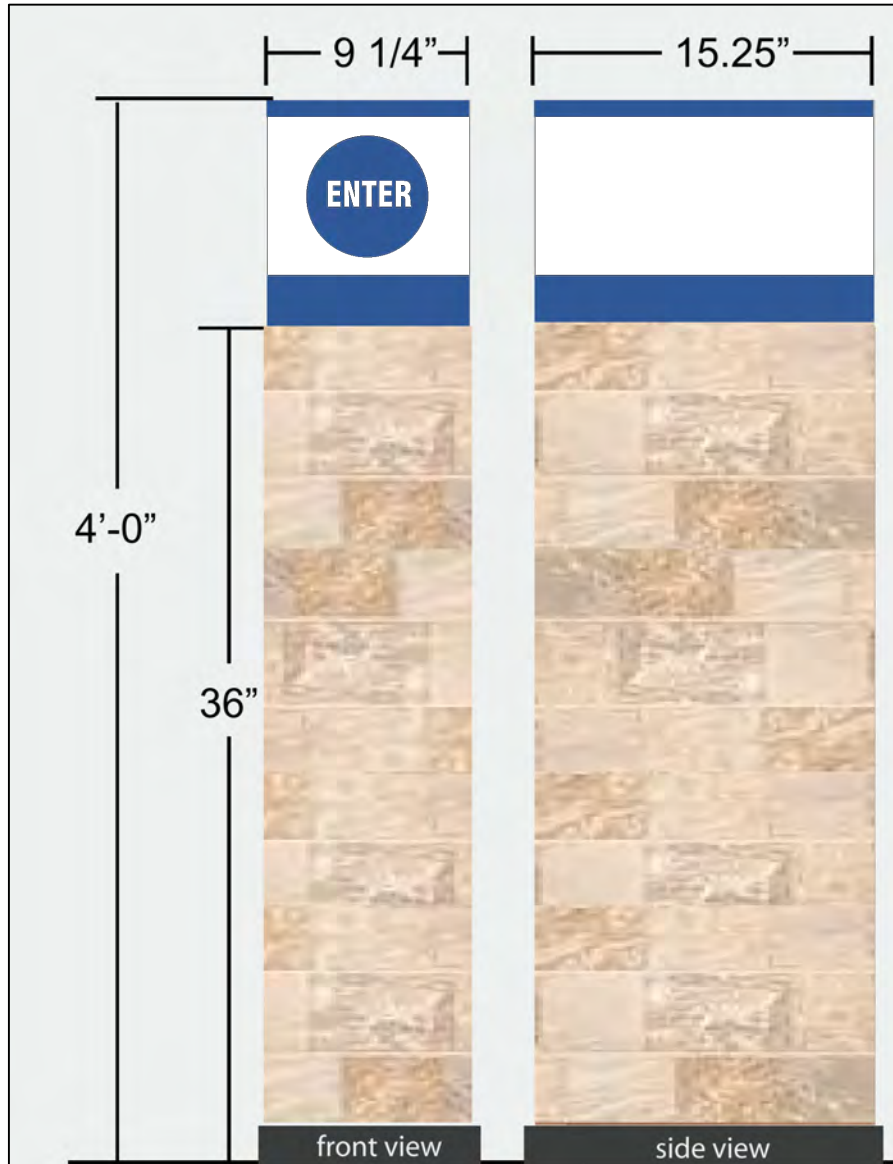
FOR

KROGER J-970 CURB SIDE PICK-UP "ENTER" SIGN - DETAIL B

DATE: June 12, 2015

JOB NO. 2015-0596

SCALE: None



"ENTER" SIGN (NON-ILLUMINATED)

Aluminum angle frame with aluminum and Desert Slate Quarry Stone.
Directional copy to be 1st surface white reflective vinyl decoration.
PMS 293U Blue circle on a white background.

Quarry Stone:
Color: Desert Slate

COLOR KEY

PMS 293U

WHITE

EXHIBIT G



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emht.com

CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA
EXHIBIT

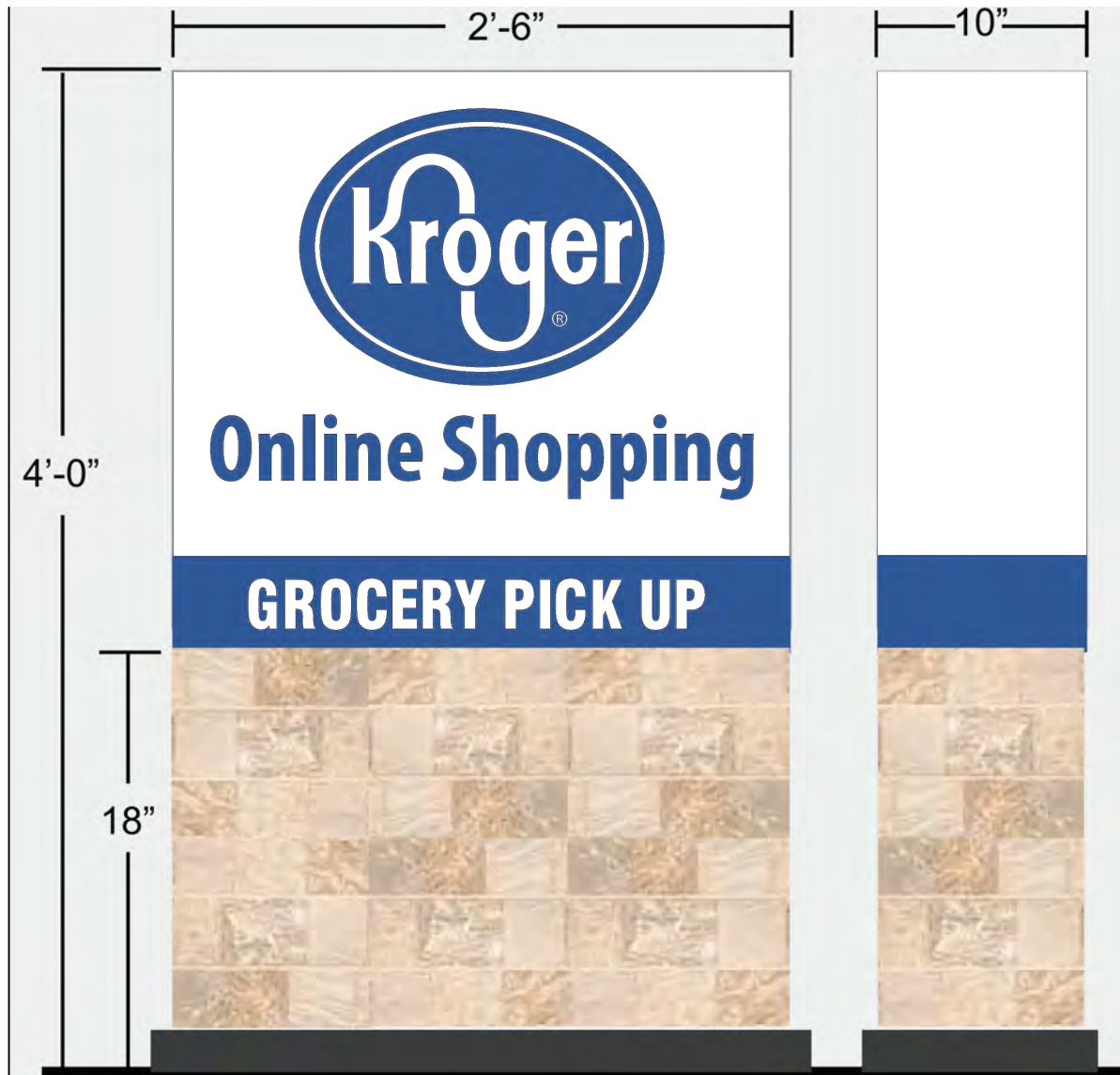
FOR

KROGER J-970 CURB SIDE PICK-UP MONUMENT SIGN @ 161ST - DETAIL A

DATE: August 3, 2015

JOB NO. 2015-0601

SCALE: None



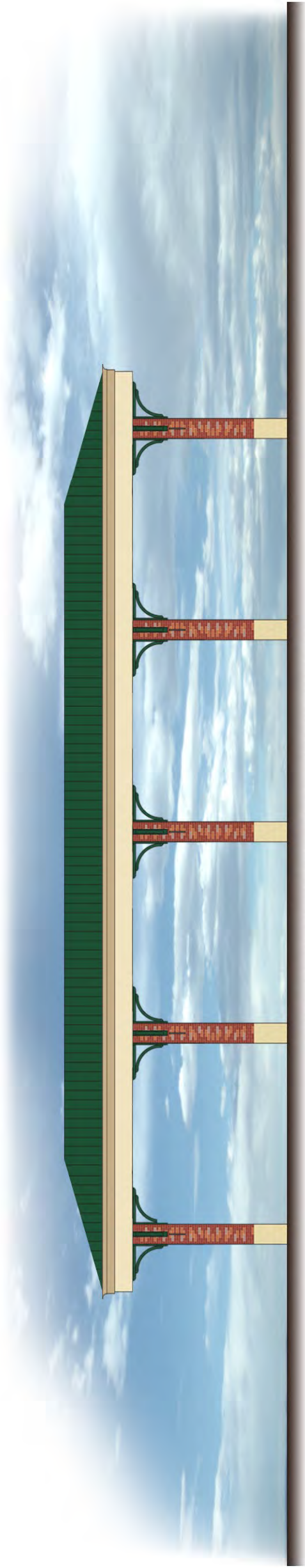
MONUMENT SIGN (INTERNALLY ILLUMINATED)

Routed aluminum faces with push-thru, illuminated copy.
Base to be decorated with Desert Slate Quarry Stone.
Removeable base cover - aluminum painted dark grey.
Open bottom for conduit.
Fabricated white "topper" to be single piece,
removable via top fasteners.

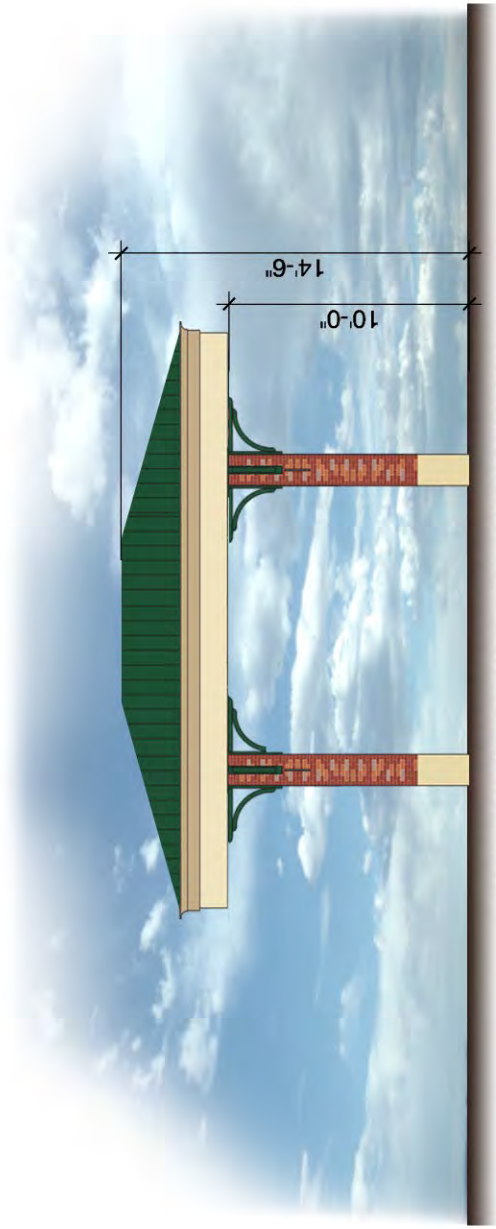
Quarry Stone:
Color: Desert Slate

COLOR KEY
■ PMS 293U
□ WHITE





NORTH/SOUTH ELEVATION



EAST/WEST ELEVATION

ALL MATERIALS ON PROPOSED CANOPY TO
MATCH MATERIALS ON FUEL CENTER CANOPY





NORTH/SOUTH ELEVATION



EAST/WEST ELEVATION

ALL MATERIALS ON PROPOSED CANOPY TO
MATCH MATERIALS ON FUEL CENTER CANOPY



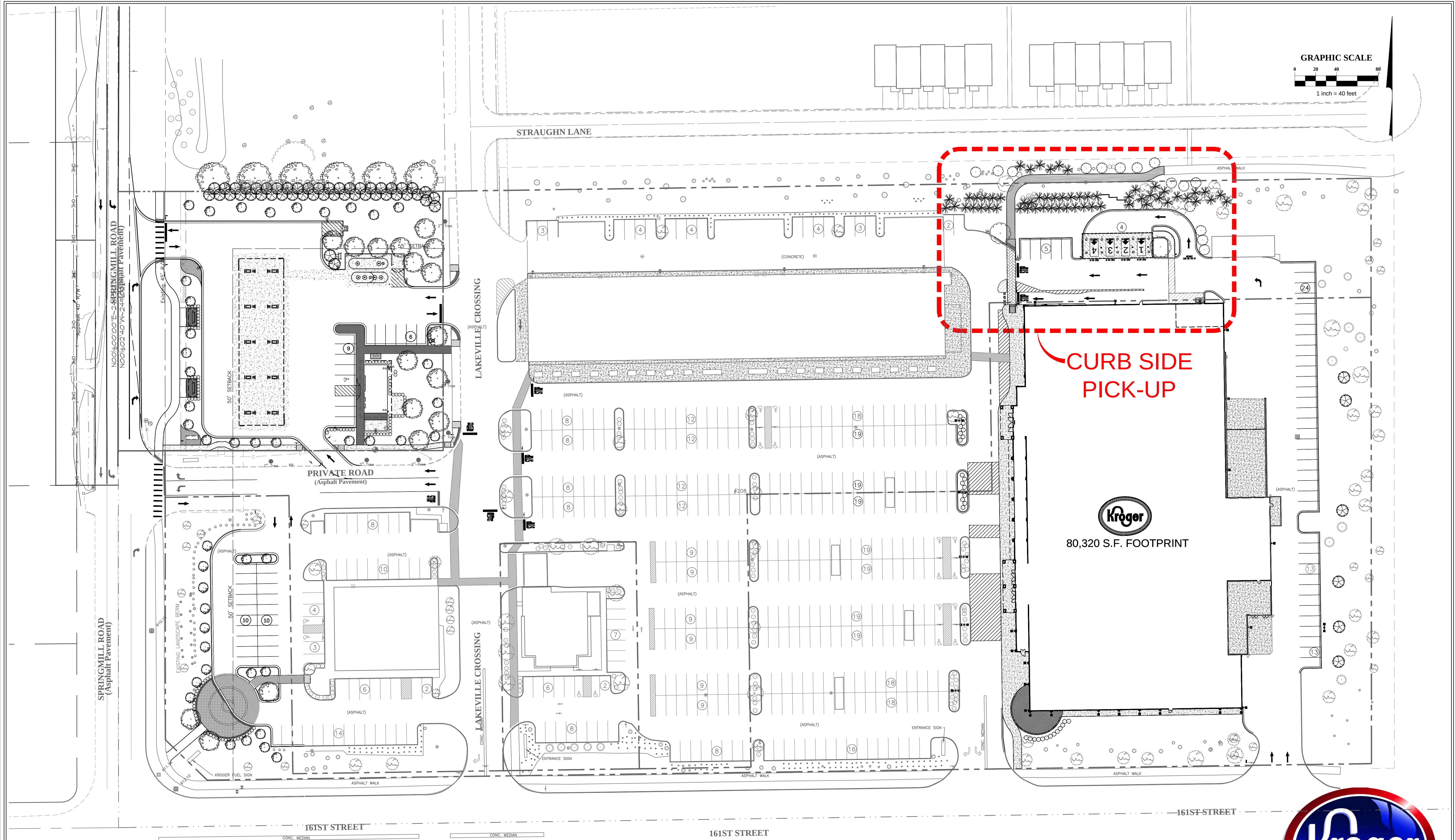
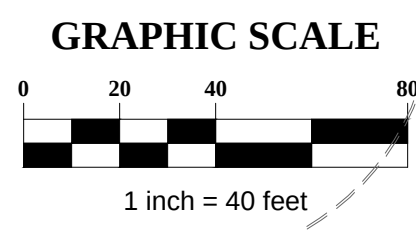
proposed canopy

July 21, 2015

Kroger J970

Westfield, IN
51311





Engineers, Surveyors, Planners, Scientists
Job Number: 2015-0601

CURB SIDE PICK-UP OVERALL PLAN

August 10, 2015

SITE DATA	
SPACES LOST TO E-COMMERCE	0



J970 Westfield, Indiana



Engineers, Surveyors, Planners, Scientists

J970 KROGER CURB SITE PICK UP NEIGHBORHOOD MEETING MINUTES

Date: September 29, 2015
To: Ms. Pamela Howard
From: Paula J. Gartner, PE, LEED AP
Subject: J970 Kroger Curb Side Pick Up
Neighborhood Meeting
Copies: Mark Salma, Matt Bala, Diana Moore

A neighborhood meeting was held on September 29, 2015 at Shamrock Springs Elementary School located at 747 West 161st Street, Westfield Indiana for the proposed Kroger Curb Side Pick Up project. Seven (7) people were in attendance as represented on the attached signup sheet. Notification letters were sent to the adjainers list for the entire PUD area giving notice of the meeting. The meeting started at approximately 6:10 pm and finished at 7:00 pm after the residents indicated they had no more questions.

Paula J. Gartner, the petitioner representing The Kroger Company, presented the project to the residents in attendance. Paula presented the history of the project, explaining the corporate direction of having ten (10) stores with this amenity in Indiana by the end of this year, with these ten (10) stores being designated as having the highest priority due to their demographics out of the companies 3000 stores nationwide.

Paula explained the general concept, with customers ordering online, entering the site from 161st, going to one of the four (4) parking stalls and using the call box to let the Kroger employee know they are here, then having their groceries loaded into their car.

Paula explained the process and actions taken to date to seek input including Council introduction, meeting with Chris Bluto, the president of Spring Mill Station Group, a meeting with Spring Mill Station Group on site, Technical Advisory Committee, and meetings with the City of Westfield

planning staff. She explained the forthcoming steps including Plan Commission to be held on Monday August 3, 2015.

Paula reviewed the exhibits as attached with the residents, and answered questions as follows:

Will there be enough room in the drive aisle between the pharmacy and the Curb Side Pick Up: Paula explained there is 30 feet. A typical local road has 12 foot lanes. Paula explained that the drive aisle into the parking spots exceed this criteria by 4 feet, and the main aisle had 6 feet extra. Paula also reviewed the turning movements which utilized a Suburban vehicle showing the large vehicle can maneuver into any spot readily.

Hours of operation:
8:00 am to 9:00 pm

Fee associated with the service?
Mark Salma indicated it would be free for the first three, then ~\$4 thereafter.

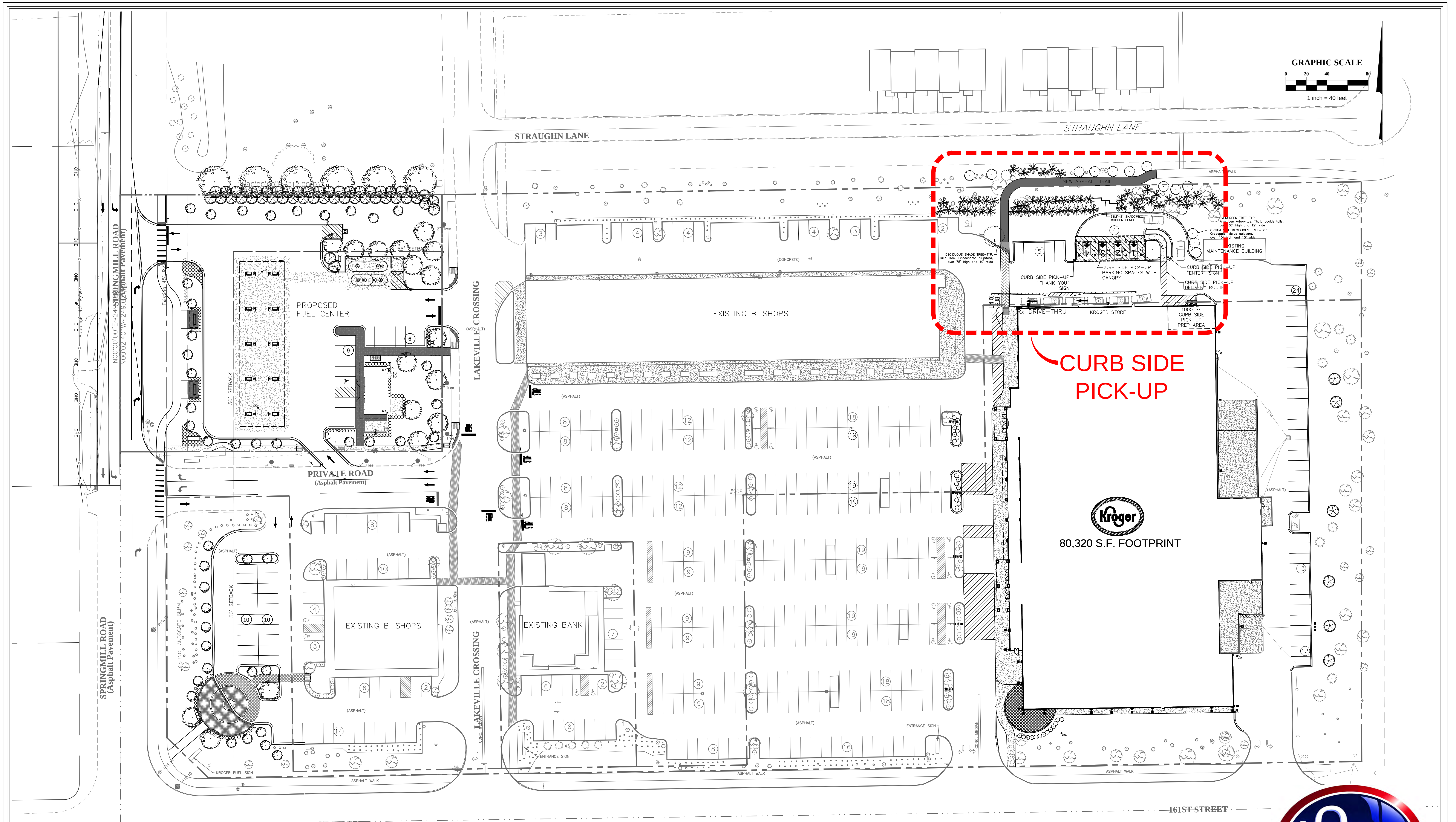
What is the schedule of construction for this site, finishing the store, and the fuel center?
Paula explained Grand Opening scheduled for ~ 6 weeks, the Fuel Center would start in the upcoming weeks, and after obtaining final approvals this project would take about one month. Paula explained once the Fuel Center was open, the old Fuel Center would be demolished then constructed per the approved plans. The goal was to complete this prior to end years, but is highly dependent upon weather and the availability of asphalt given plants may be closed.

Delivery hours in conflict with this service?
Paula and Mark explained that deliveries were early morning, while it was anticipated that this would be used more in the afternoon and after work.

Relationship of this project in compared to existing project and how far north it goes?
Paula drew on an exhibit for a resident showing her the existing project limits to explain the differences.

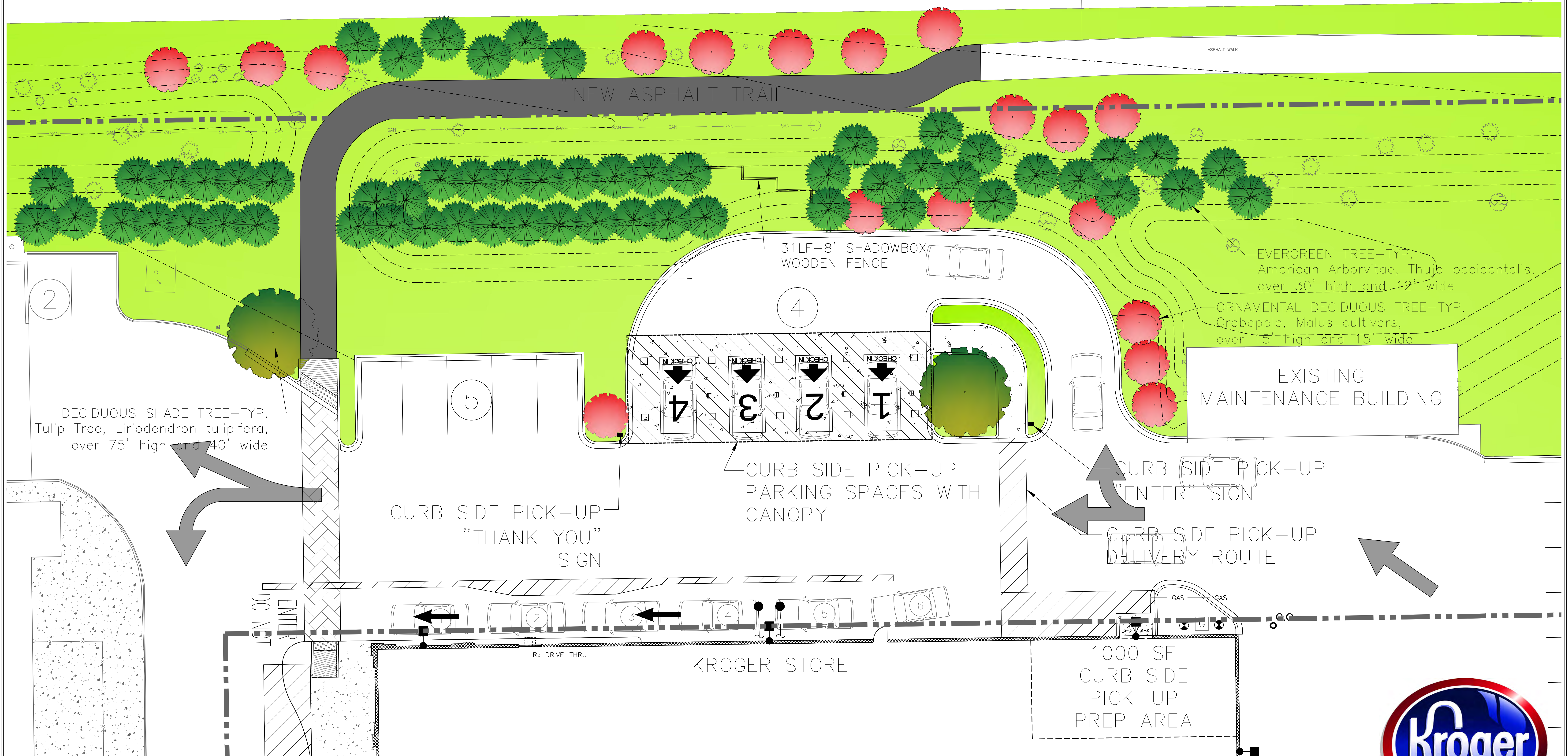
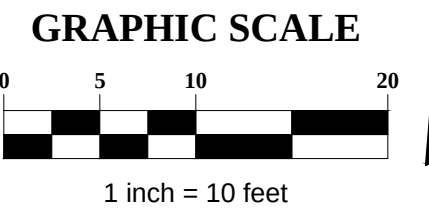
Kroger proposed Curb Side Pick Up – Neighborhood Meeting – July 29, 2015

[illegible]



SITE DATA	
SPACES LOST TO E-COMMERCE	0

STRAUGHN LANE



Engineers, Surveyors, Planners, Scientists
Job Number: 2015-0601

CURB SIDE PICK-UP PLAN

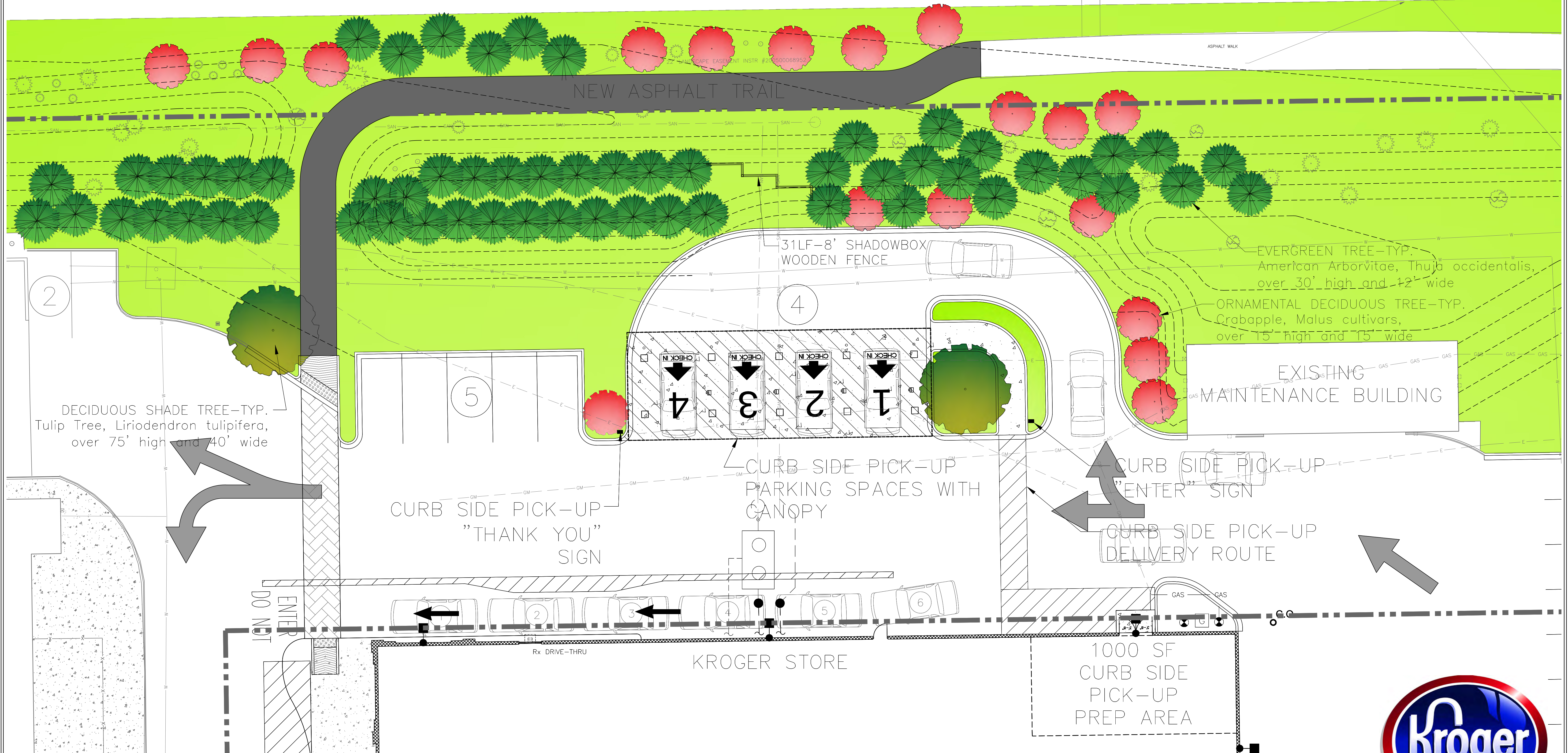
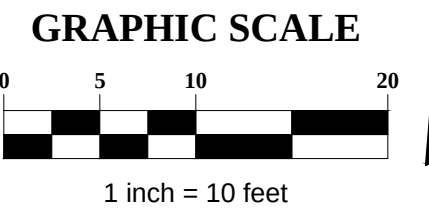
July 28, 2015

SITE DATA	
SPACES LOST TO E-COMMERCE	0



J970 Westfield, Indiana

STRAUGHN LANE



Engineers, Surveyors, Planners, Scientists

Job Number: 2015-0601

CURB SIDE PICK-UP PLAN

July 28, 2015

SITE DATA	
SPACES LOST TO E-COMMERCE	0



9970 Westfield, Indiana



NORTH/SOUTH ELEVATION



EAST/WEST ELEVATION

ALL MATERIALS ON PROPOSED CANOPY TO
MATCH MATERIALS ON FUEL CENTER CANOPY



proposed canopy

July 21, 2015

Kroger J970

Westfield, IN
513111









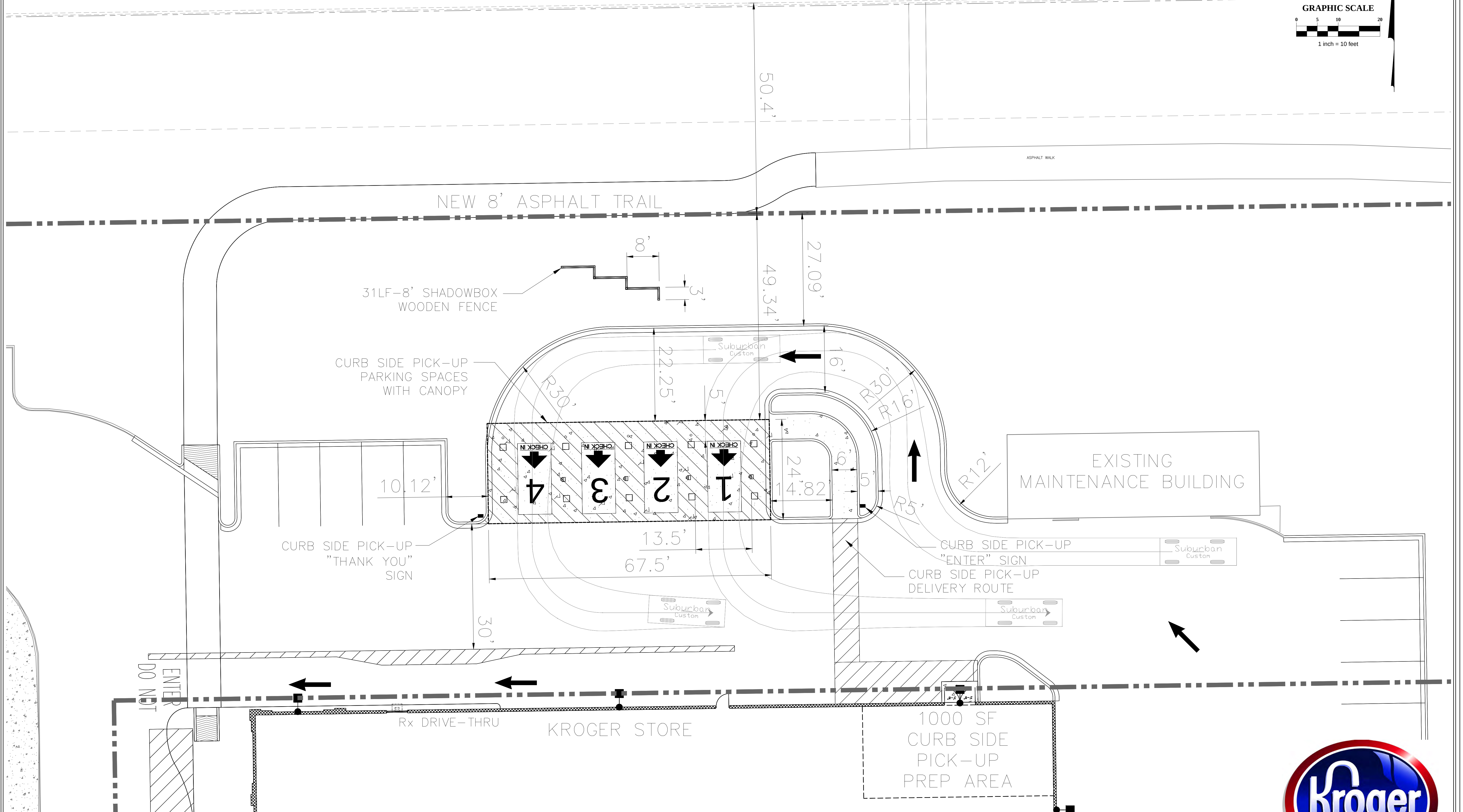






STRAUGHN LANE

GRAPHIC SCALE
0 5 10 20
1 inch = 10 feet



Engineers, Surveyors, Planners, Scientists

Job Number: 2015-0601

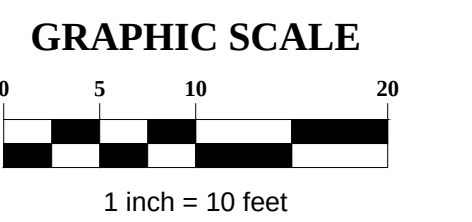
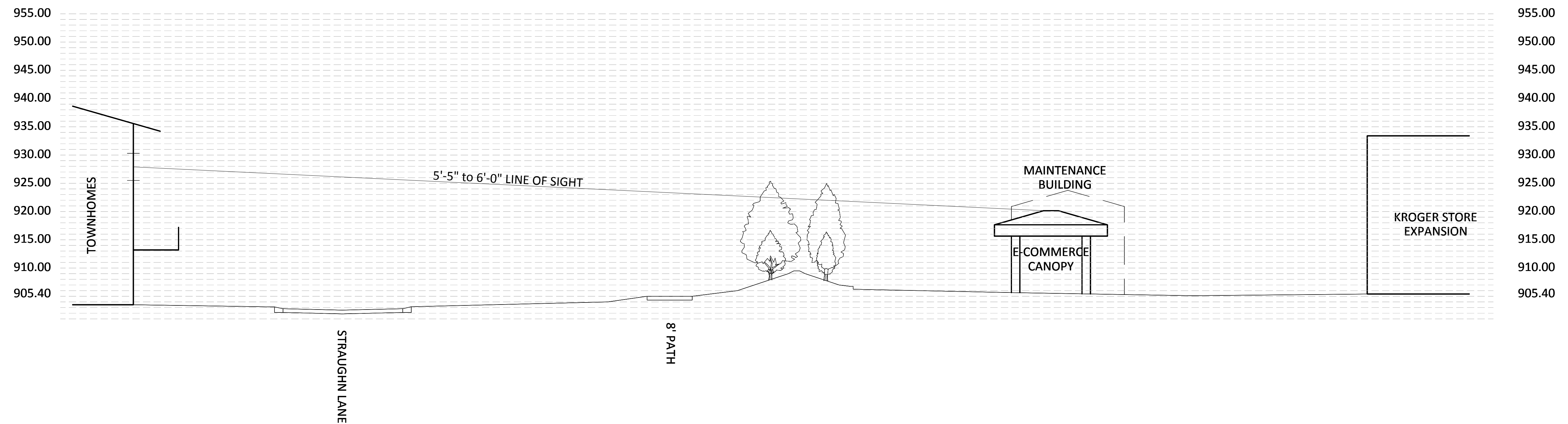
CURB SIDE PICK-UP DIMENSION PLAN

July 28, 2015

SITE DATA	
SPACES LOST TO E-COMMERCE	0



J970 Westfield, Indiana

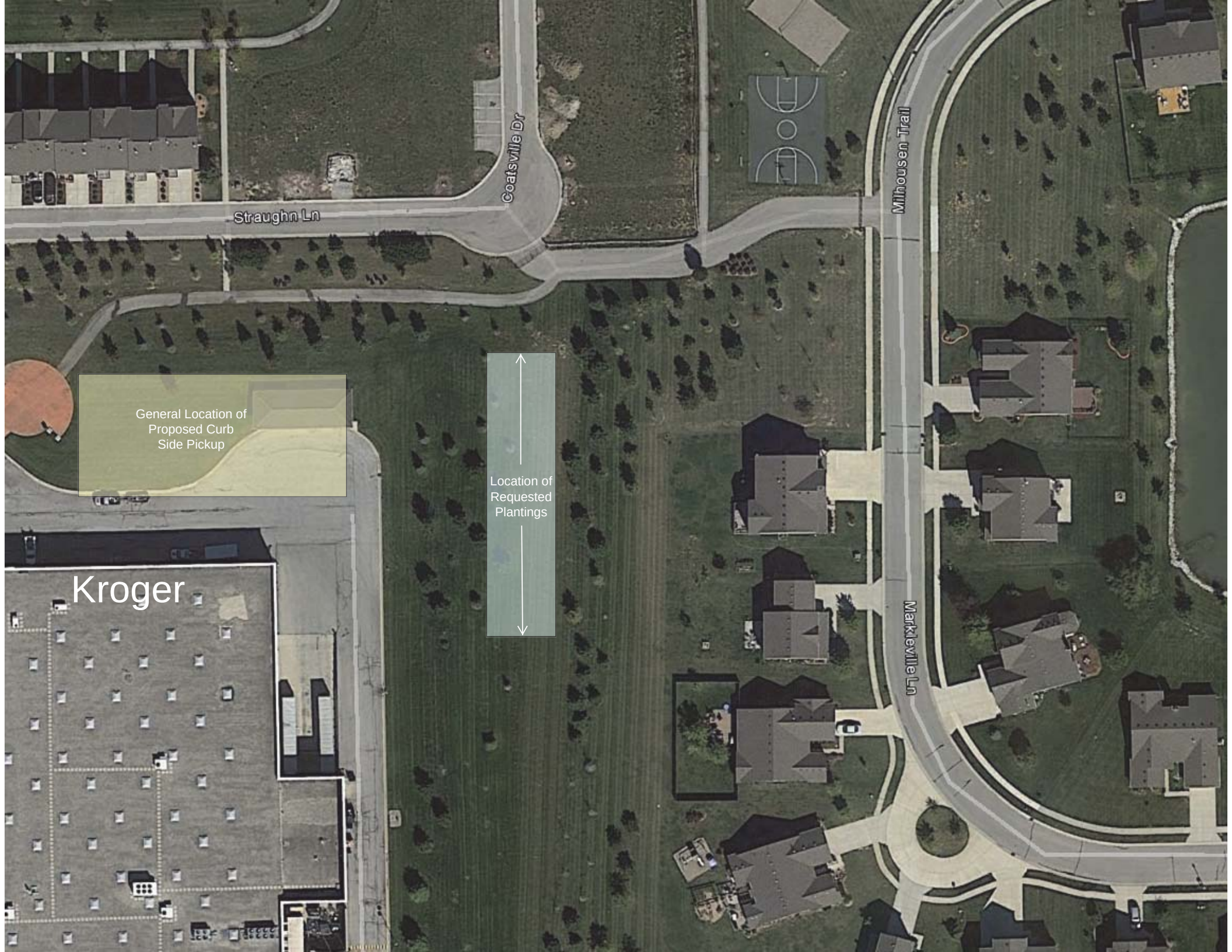


Pamela Howard

From: Brian - Jessica <fredfamily1@hotmail.com>
Sent: Friday, July 31, 2015 12:16 PM
To: Pamela Howard
Subject: Kroger Curb Side Pick Up
Attachments: Kroger Expansion.pdf; ATT00001.htm

We received notice about Kroger's plans to add a curb site pick up service at their store at 161st and Springmill. My wife and I own a home at [69 Markleville Lane](#) that lies essentially due east of the proposed improvements. Our only concern with this proposal would be any outdoor lighting that would be added that may become a nuisance to the homes that face this new addition. Our suggestion would be for Kroger to plant additional evergreens on the berm that separates the Kroger property and the Countryside neighborhood to mitigate any concerns about the lighting (see attached).

Brian & Jessica Frederick
[69 Markleville Lane](#)



Straughn Ln

Coatsville Dr

Milhousen Trail

Markleville Ln

General Location of
Proposed Curb
Side Pickup

Location of
Requested
Plantings

Kroger



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

August 17, 2015
1508-DDP-14

Petition Number: 1508-DDP-14

Subject Site Address: Northeast corner of 161st Street and Spring Mill Road

Petitioner: Paula Gartner, EMH&T on behalf of Kroger Limited Partnership

Request: Petitioner requests Detailed Development Plan review for a Curbside Pickup Canopy on a 0.529 acre site directly north of the existing store in the Spring Mill Station Northeast Quadrant PUD.

Current Zoning: Spring Mill Station NE Quadrant PUD

Current Land Use: Commercial/Vacant

Approximate Acreage: 0.529 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Detailed Development Plan
4. Elevations
5. Landscape Plan
6. Overall Site Plan
7. Signage Plan
8. Proposed Lighting
9. Conditions

Property History:

1405-PUD-06, Rezoning to Spring Mill Station NE Quadrant PUD
1409-DP-28 & 1409-SIT-13, Fuel Station Development Plan
1410-DP-31 & 1410-SIT-14, Grocery Store Expansion Development Plan
1508-PUD-15, PUD Amendment (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 0.529 acre+/- site is located on the northeast corner of 161st Street and Spring Mill Road (see **Exhibit 2**). The request is for approval of a Detailed Development Plan (see **Exhibit 3**) for a Curbside Pickup Canopy directly north of the existing store in the Spring Mill Station NE Quadrant PUD.

The petition was reviewed by the Technical Advisory Committee at its July 21, 2015, meeting. This petition was properly noticed and received a public hearing at the Plan Commission's August 3, 2015, meeting.



The applicable zoning district is the Spring Mill Station NE Quadrant PUD (the "PUD"). The petitioner has also filed a request to amend the PUD (see Petition No. 1508-PUD-15) (the "PUD Amendment") with respect to incorporating the subject real estate into the PUD District, permitting the proposed use, and then establishing the applicable development and design standards. The PUD Amendment was introduced at the July 2, 2015, City Council meeting, and also received a public hearing at the Plan Commission's August 3, 2015, meeting.

As a result, the review comments herein include the proposed PUD Amendment standards. 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.
- 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.
- 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.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 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).
- 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.
- 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.
- 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.

District Standards

Spring Mill Station NE Quadrant (1405-PUD-06) – underlying General Business (GB) zoning. The plans comply, as applicable to a Detailed Development Plan, except for those items identified as outstanding below, that need addressed prior to approval:

- 22) Conceptual Plan
 - a) The Real Estate shall be developed in substantial compliance with the Conceptual Plans. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.

Comment: Plans comply pending approval of 1508-PUD-15.

- 23) Permitted Uses



- a) The permitted use in "Area A.4" shall be a Curb Side Pickup Station.

Comment: Plans comply pending approval of 1508-PUD-15.

24) Setbacks/Building Separation

- a) The following shall apply to "Area A.4":

- i) The separation between the Curbside Pickup Station and the existing grocery store shall be at least thirty (30) feet.
- ii) Side and Rear yards that abut existing residential shall be at least forty (40) feet.

Comment: Plans comply pending approval of 1508-PUD-15.

25) Parking

- a) Article 6.14 of the UDO shall apply; however, Article 6.14(E), Stacking Requirements for Drive-Through Facilities, shall not apply.

Comment: Plans comply pending approval of 1508-PUD-15.

26) Landscaping and Screening

- a) Article 6.8 of the UDO shall not apply; rather, landscaping and screening shall be installed in substantial compliance with Exhibit B.

Comment: Plans comply pending approval of 1508-PUD-15.

27) Sign Standards

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

28) Lighting Standards

- a) The District's lighting shall comply with the Zoning Ordinance (UDO Chapter 6.9).

29) Architectural and Streetscape Design Standards

- a) Article 6.3 of the UDO shall not apply; however, buildings shall be developed in substantial compliance with Exhibit C.

Comment: Plans comply pending approval of 1508-PUD-15.

30) Underlying Zoning, GB: General Business

- a) Minimum Lot Frontage: 80'
- b) Minimum Building Setback Lines: Superseded by the PUD
- c) Maximum Building Height: 60'

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:

31) Accessory Use and Building Standards (Article 6.1)



32) Architectural Standards (Article 6.3)

- a) Accessory Buildings: All Accessory Buildings shall be architecturally compatible with the Principal Building(s) with which they are associated.

33) Building Standards (Article 6.4)

34) Fence Standards (Article 6.5)

35) Height Standards (Article 6.6)

36) Landscaping Standards (Article 6.8)

37) Lighting Standards (Article 6.9)

38) Lot Standards (Article 6.10)

39) Outside Storage and Display (Article 6.12)

40) Outdoor Café and Eating Areas (Article 6.13)

41) Parking and Loading Standards (Article 6.14)

42) Setback Standards (Article 6.16)

43) 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.

44) Vision Clearance Standards (Article 6.19)

45) 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:

46) Easement Standards (Article 8.3)

47) Pedestrian Network Standards (Article 8.7)

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

49) Surety Standards (Article 8.12)

50) Utility Standards (Article 8.13)



DEPARTMENT COMMENTS

- 1) The Detailed Development complies with the proposed PUD Amendment. If the Amendment is not approved, then the plans do not comply with the applicable zoning ordinance.

Recommendation:

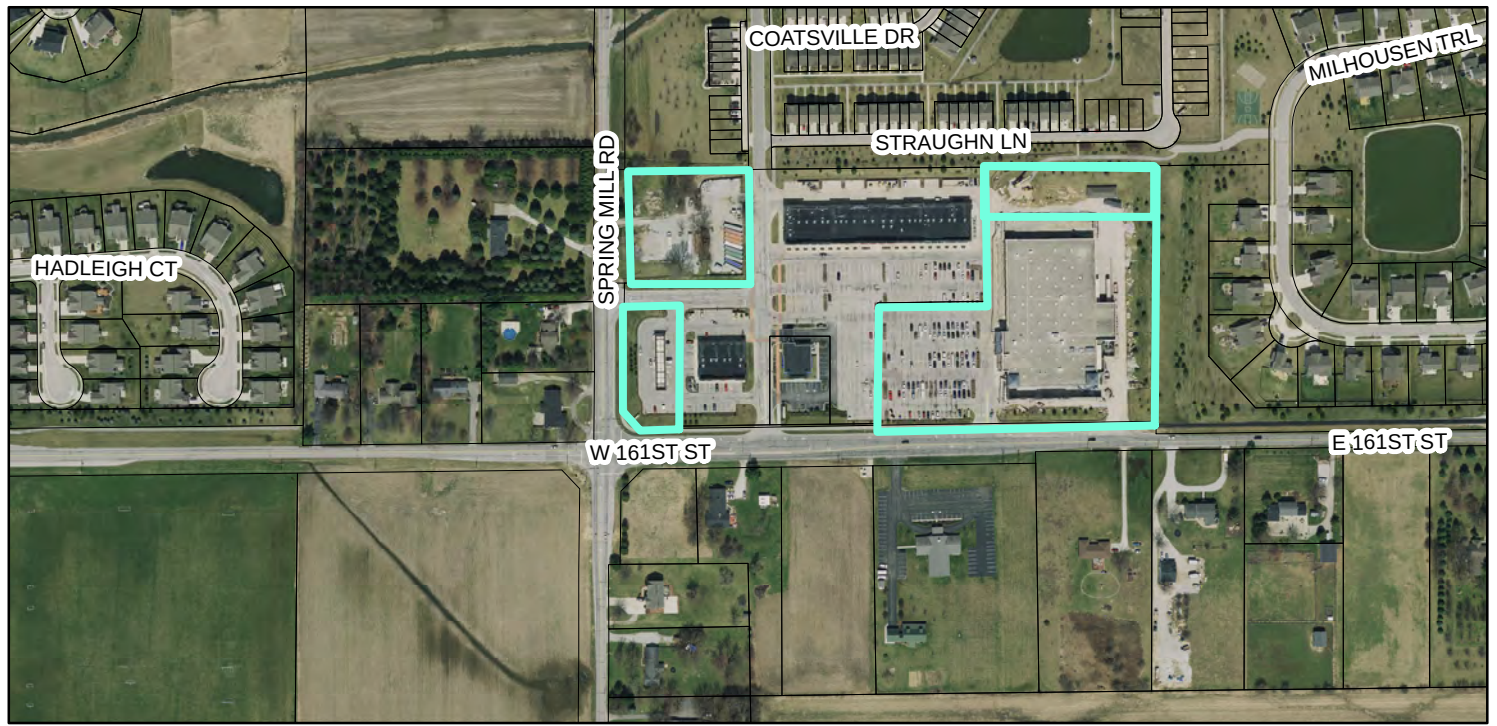
- 2) Staff recommends approving the petition with the following conditions:
 - a) Approval shall be contingent upon the approval of 1508-PUD-15 (the Amendment) by Council.
 - b) All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or poward@westfield.in.gov.



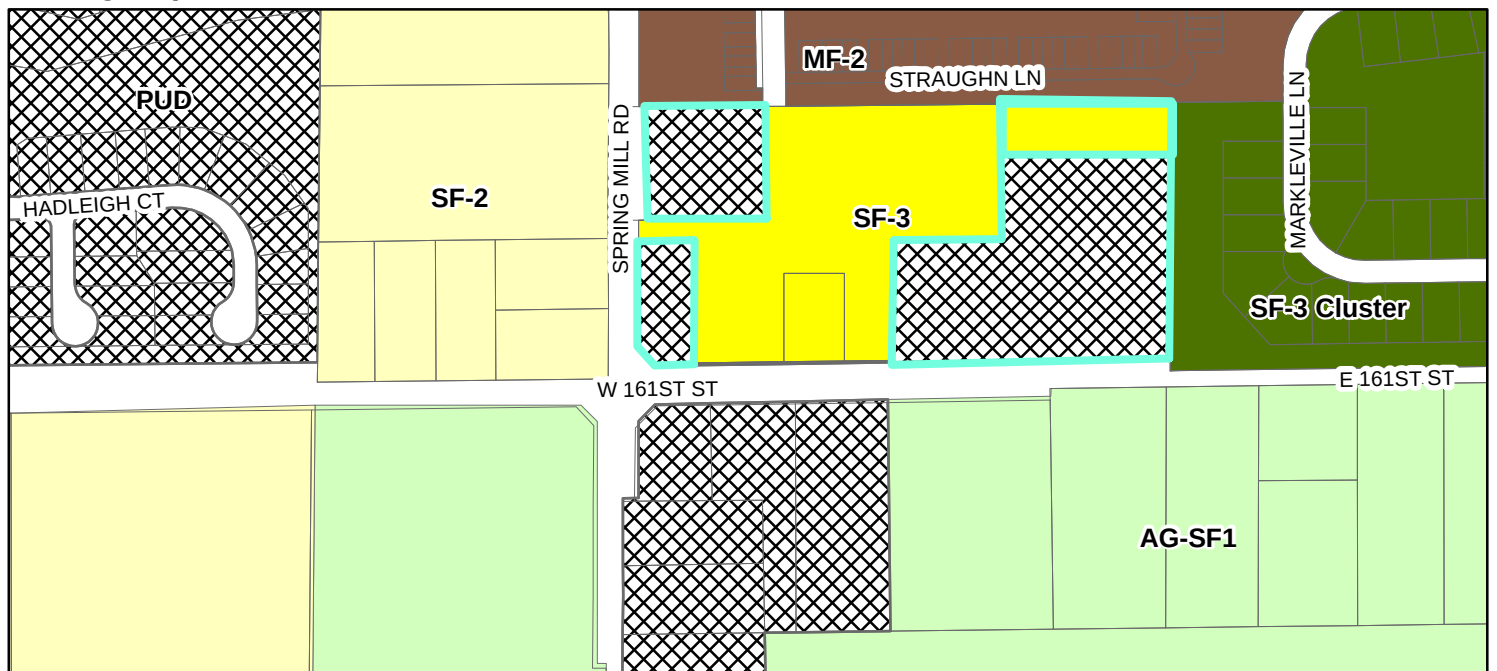
Location Map Spring Mill Station Northeast Quadrant PUD Amendment 1508-PUD-15



Aerial Location Map



Zoning Map



ReferenceLayers.DBO.ParcelsWPWDServAreaMVPmibor

Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- MF-2 (Multiple Family - 2)



NORTH/SOUTH ELEVATION



EAST/WEST ELEVATION

ALL MATERIALS ON PROPOSED CANOPY TO
MATCH MATERIALS ON FUEL CENTER CANOPY



proposed canopy

July 21, 2015

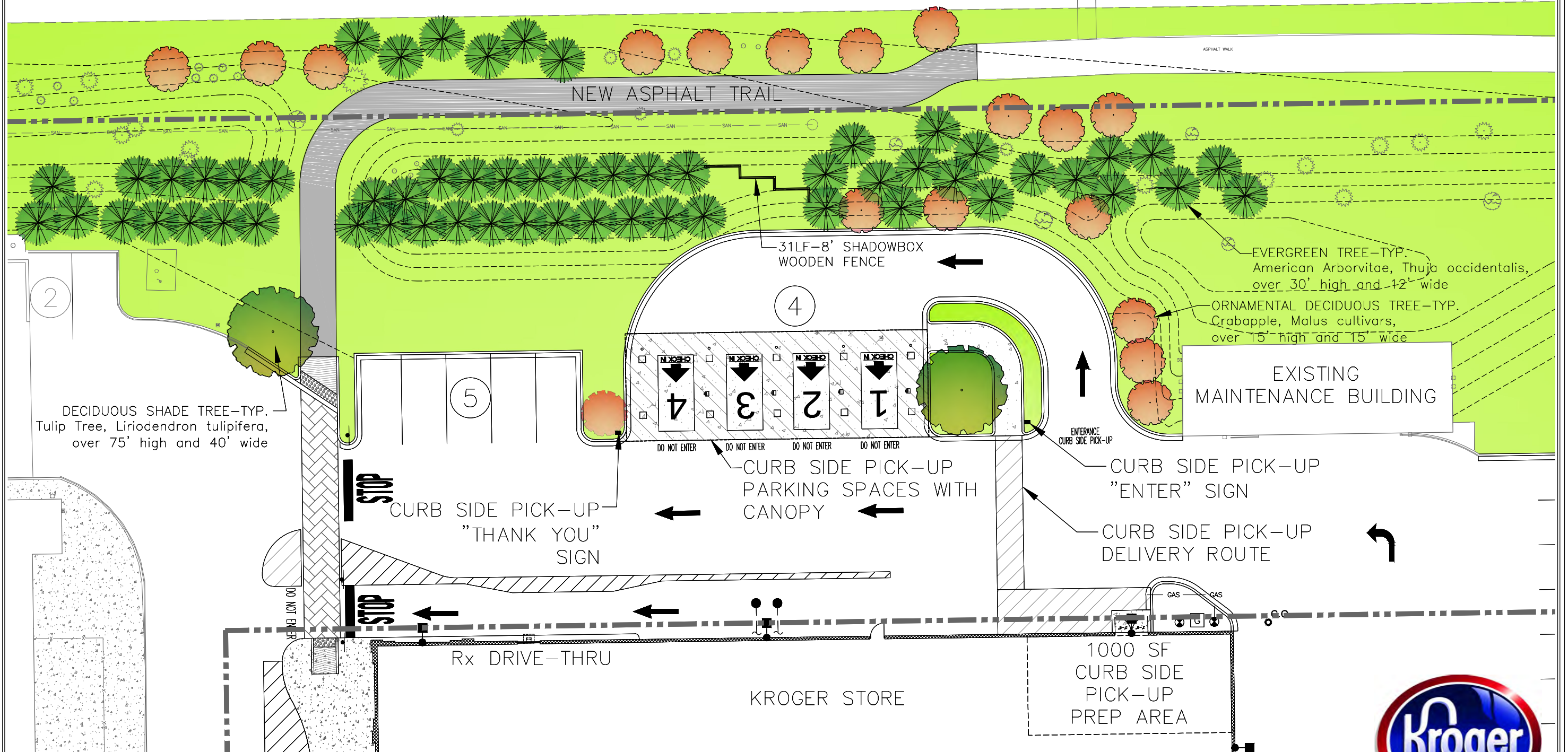
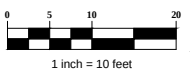
Kroger J970

Westfield, IN
51311



STRAUGHN LANE

GRAPHIC SCALE



Engineers, Surveyors, Planners, Scientists

Job Number: 2015-0601

CURB SIDE PICK-UP PLAN

August 10, 2015

SITE DATA	
SPACES LOST TO E-COMMERCE	0



J970 Westfield, Indiana

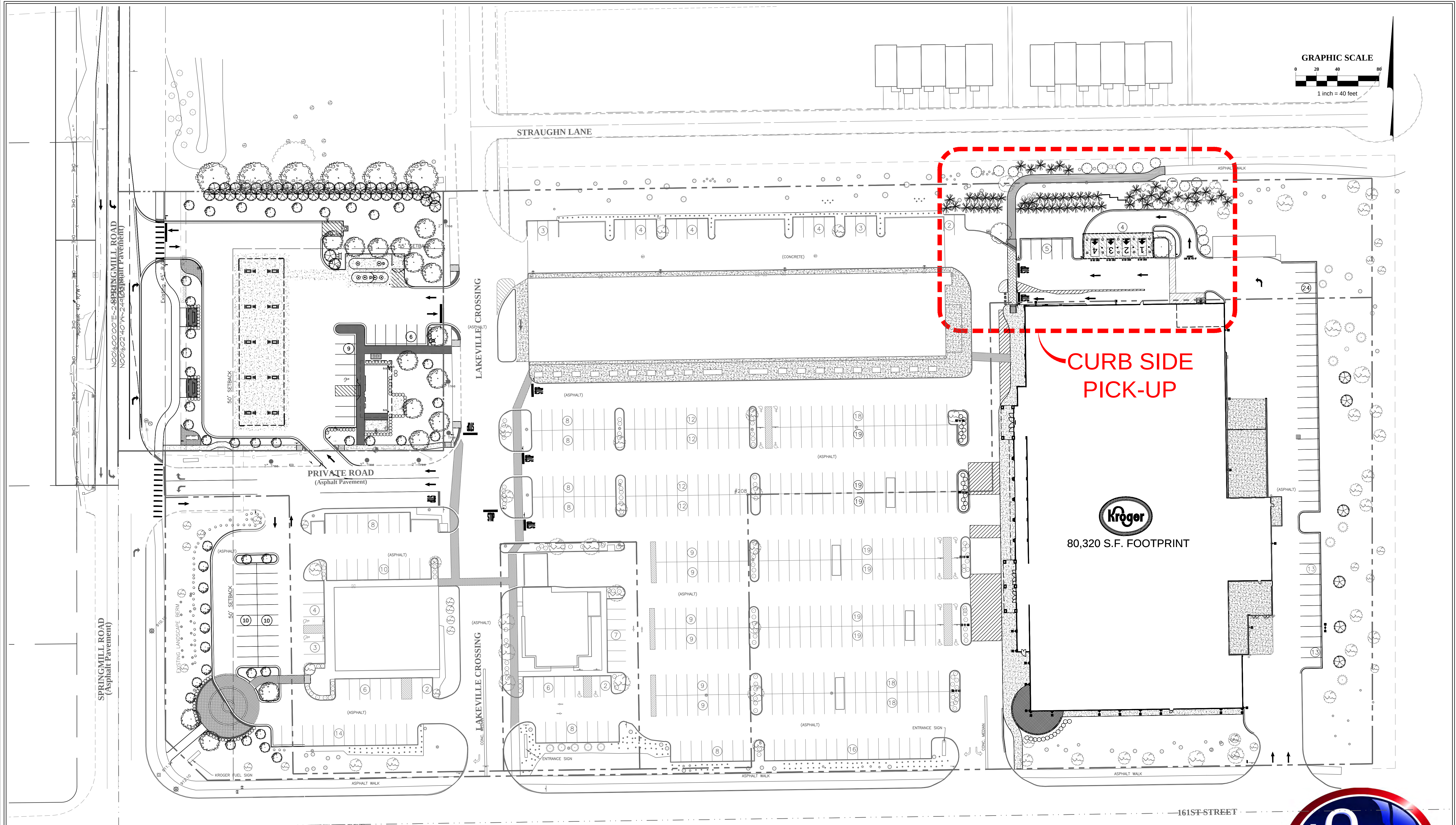


EXHIBIT C



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
7400 N. Shadeland Ave., Ste. 150, Indianapolis, IN 46250
Phone: 317.913.6930 Toll Free: 888.775.3648

emht.com

CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA

EXHIBIT

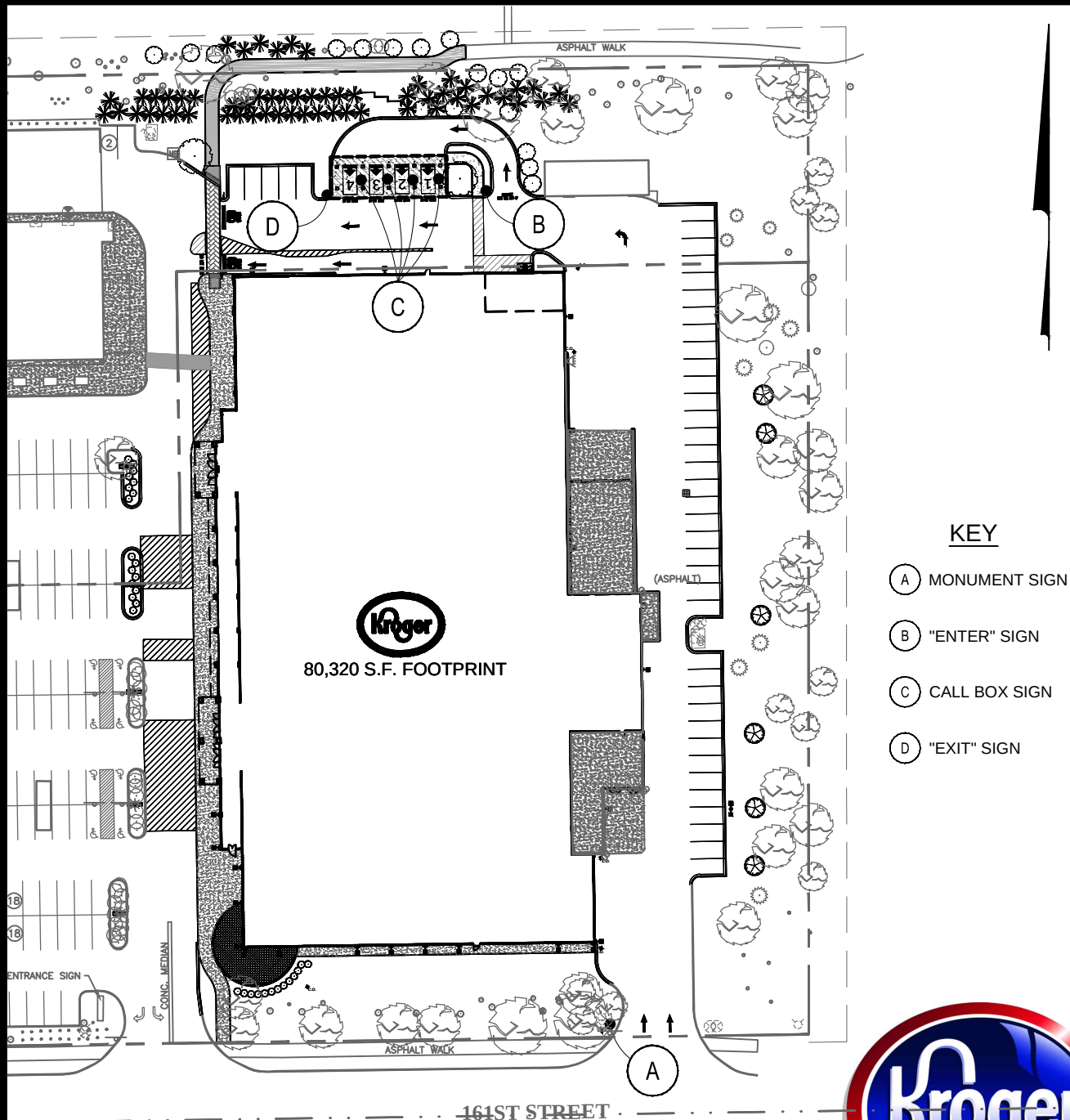
FOR

KROGER J-970 CURB SIDE PICK-UP SIGNAGE PLAN

DATE: August 10, 2015

JOB NO. 2015-0601

SCALE: None



KEY

- (A) MONUMENT SIGN
- (B) "ENTER" SIGN
- (C) CALL BOX SIGN
- (D) "EXIT" SIGN



Engineers, Surveyors, Planners, Scientists



EXHIBIT D



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
7400 N. Shadeland Ave., Ste. 150, Indianapolis, IN 46250
Phone: 317.913.6930 Toll Free: 888.775.3648

emht.com

CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA

EXHIBIT

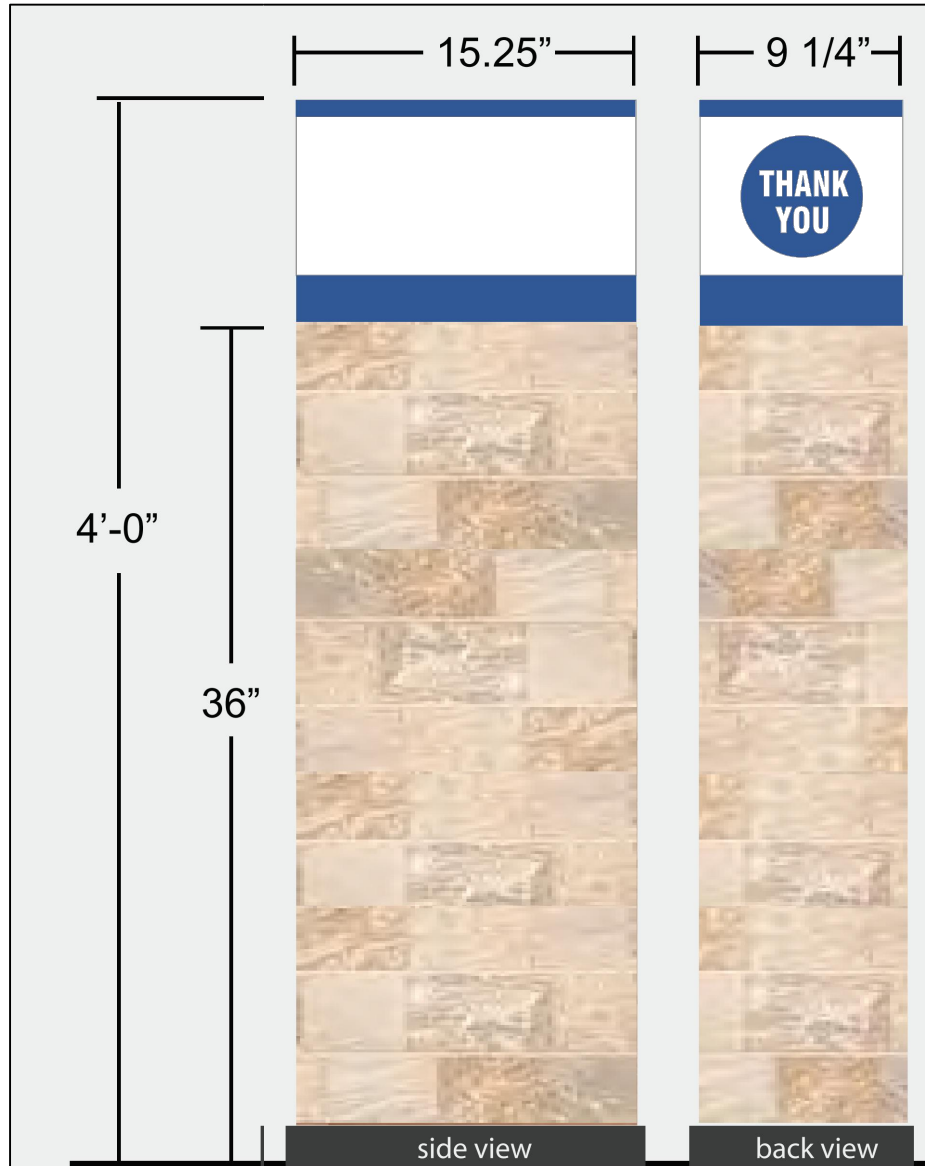
FOR

KROGER J-970 CURB SIDE PICK-UP "THANK YOU" SIGN - DETAIL D

DATE: June 12, 2015

JOB NO. 2015-0596

SCALE: None



"THANK YOU" SIGN (NON-ILLUMINATED)

Aluminum angle frame with aluminum and Desert Slate Quarry Stone.
Directional copy to be 1st surface white reflective vinyl decoration.
PMS 293U Blue circle on a white background.

Quarry Stone
Color: Desert Slate

COLOR KEY
PMS 293U
WHITE

EXHIBIT E



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
7400 N. Shadeland Ave., Ste. 150, Indianapolis, IN 46250
Phone: 317.913.6930 Toll Free: 888.775.3648

emht.com

CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA

EXHIBIT

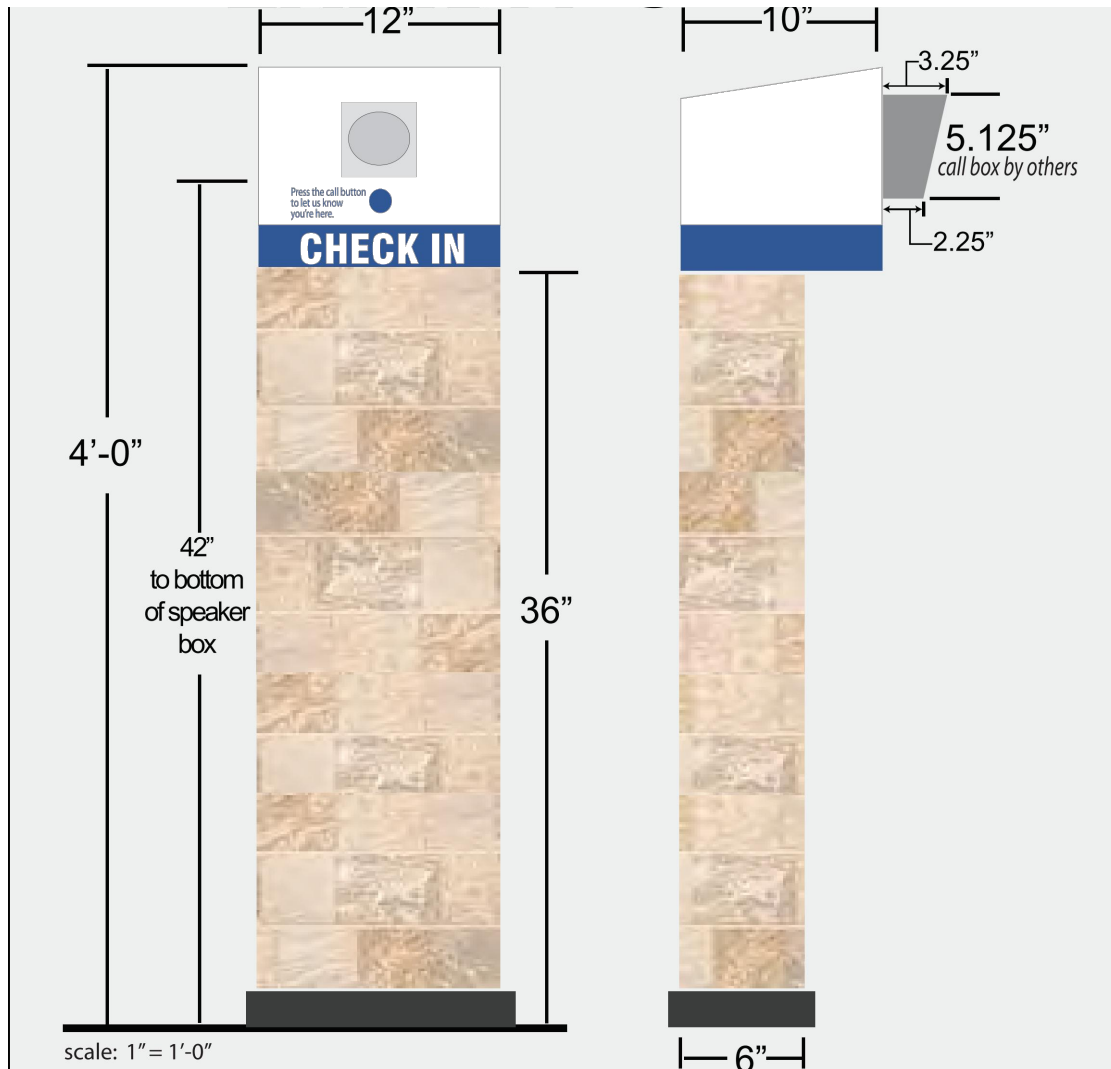
FOR

KROGER J-970 CURB SIDE PICK-UP CALL BOXES - DETAIL C

DATE: June 12, 2015

JOB NO. 2015-0596

SCALE: None



CALL BOXES

Speaker mechanism by others.

Aluminum angle frame with aluminum and Desert Slate Quarry Stone.

Copy to be 1st surface vinyl decoration.

PMS 293U Blue background with white copy for "Check In".

PMS 293U Blue copy for call button instruction.

Open bottom for conduit.

Quarry Stone
Color: Desert Slate

COLOR KEY

PMS 293U

WHITE

EXHIBIT F



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
7400 N. Shadeland Ave., Ste. 150, Indianapolis, IN 46250
Phone: 317.913.6930 Toll Free: 888.775.3648

emht.com

CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA

EXHIBIT

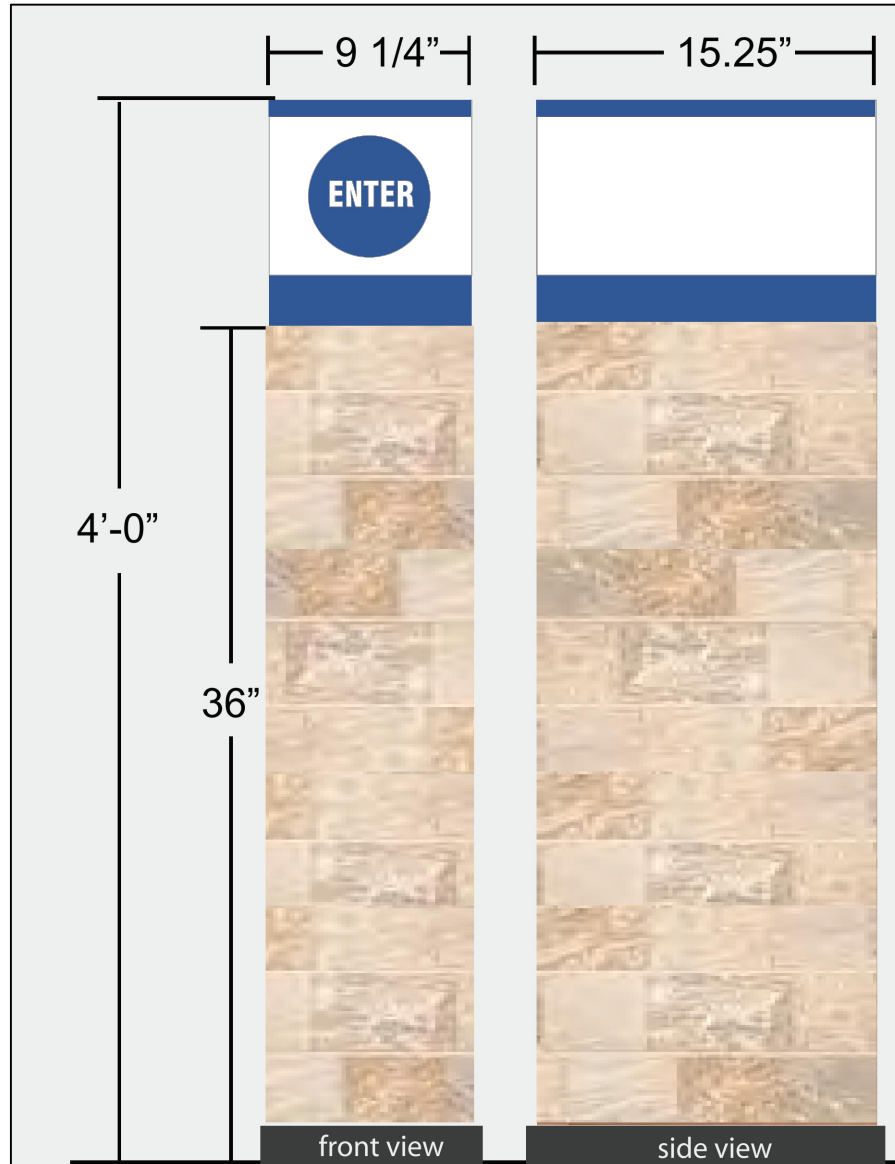
FOR

KROGER J-970 CURB SIDE PICK-UP "ENTER" SIGN - DETAIL B

DATE: June 12, 2015

JOB NO. 2015-0596

SCALE: None



"ENTER" SIGN (NON-ILLUMINATED)

Aluminum angle frame with aluminum and Desert Slate Quarry Stone.
Directional copy to be 1st surface white reflective vinyl decoration.
PMS 293U Blue circle on a white background.

Quarry Stone
Color: Desert Slate

COLOR KEY

PMS 293U

WHITE

EXHIBIT G



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
7400 N. Shadeland Ave., Ste. 150, Indianapolis, IN 46250
Phone: 317.913.6930 Toll Free: 888.775.3648

emht.com

CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA
EXHIBIT

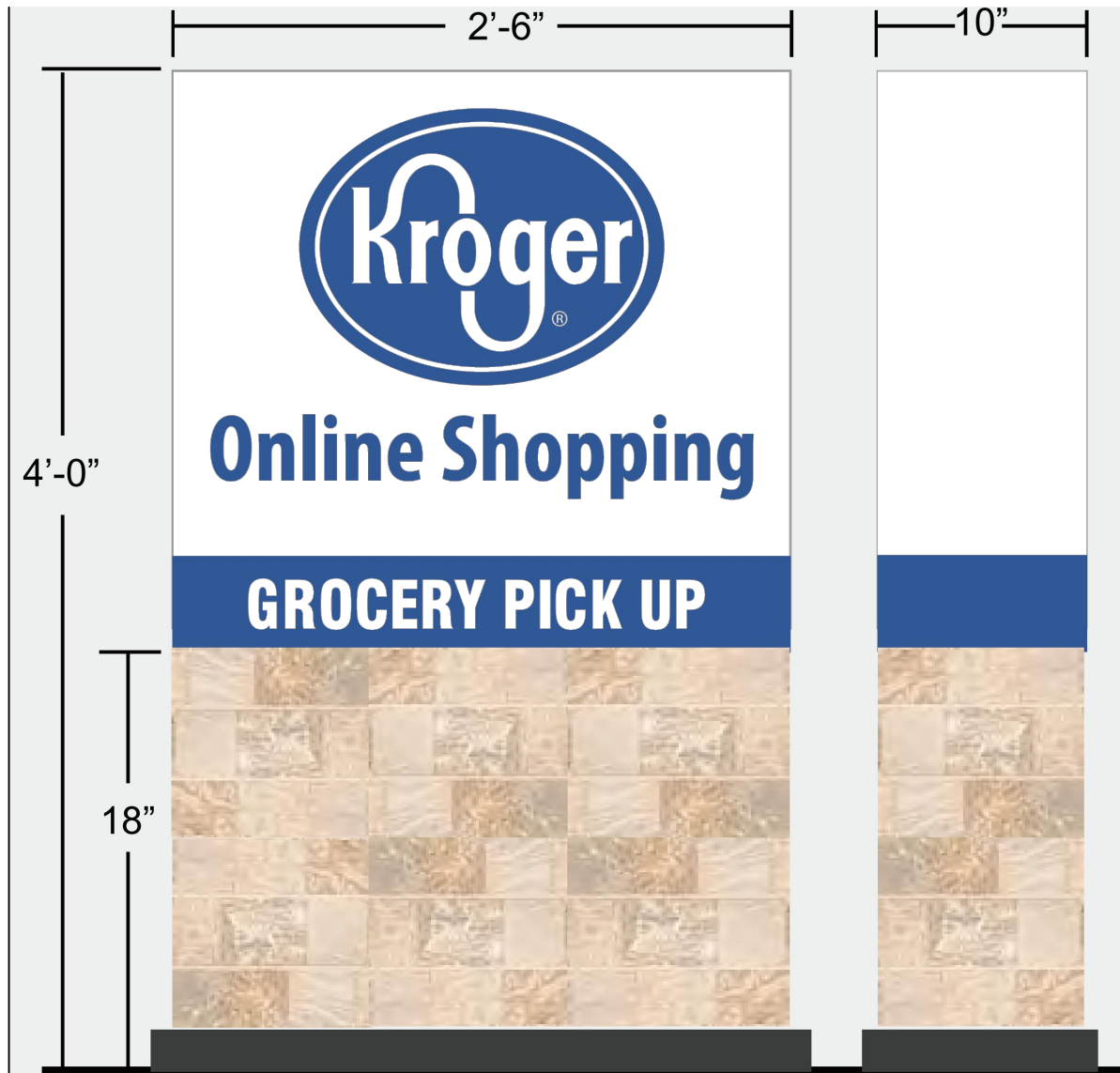
FOR

KROGER J-970 CURB SIDE PICK-UP MONUMENT SIGN @ 161ST - DETAIL A

DATE: August 3, 2015

JOB NO. 2015-0601

SCALE: None



MONUMENT SIGN (INTERNALLY ILLUMINATED)

Routed aluminum faces with push-thru, illuminated copy.
Base to be decorated with Desert Slate Quarry Stone.
Removeable base cover - aluminum painted dark grey.
Open bottom for conduit.
Fabricated white "topper" to be single piece,
removable via top fasteners.

Quarry Stone
Color: Desert Slate

COLOR KEY

■ PMS 293U
□ WHITE



Engineers, Surveyors, Planners, Scientists

Job Number: 2015-0601

CANOPY SIGN

August 3, 2015



J970 Westfield, Indiana

XSL2-S-LED-50-SS-CW-UE-WHT

LED SOFFIT LIGHT (XSL2)

Crossover®
LED LIGHTING TECHNOLOGY

TYPE RX



US patents D574994 & D595896 & 7828456 and US & Int'l. patents pending

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Select high-brightness LEDs. Cool White 5000°K color temperature, 69 CRI (nominal).

DRIVER CURRENT - Super saver (SS) - most economical and highest lumens per watt or High Output (HO) - highest output per initial dollar.

DISTRIBUTION/PERFORMANCE - Type S (Symmetric) or 5A (Type 5). Excellent uniformity with Bug rating of BU-UO-G1. Optional diffused lens available to reduce visibility of diodes

HOUSING/OPTICAL UNIT - Housing is die-formed aluminum with a gasketed clear tempered glass lens providing a water-resistant seal. Weather-tight aluminum enclosure contains factory prewired driver to ensure no water entry. Sealed optical unit containing LEDs rated IP67.

MOUNTING - Direct mounts with screws through the trim frame (standard). Optional channel bar kit available to suspend assembly from ceiling joists. 12" clearance required for ease of installation.

ELECTRICAL - Universal frequency power supply (50/60 Hz). Supply voltage must be specified for pre-wired thermal protectors.

DRIVER - State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency. Driver will operate with input of 120/208/240/277V (50/60 Hz). Components are fully encased in potting material for moisture resistance. Driver complies with IEC and FCC standards.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F).

FINISH - Each fixture is finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard color is white.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Application layouts are available upon request. Contact LSI Applications Group at lighting.apps@lsi-industries.com

LISTING - Listed to U.S. and Canadian safety standards. Suitable for damp locations.

Crossover® LED Lighting

lighting facts^{CM}

A Program of the U.S. DOE

Light Output (Lumens)	4957
Watts	62.2
Lumens per Watt (Efficacy)	79

Color Accuracy	69
Color Rendering Index (CRI)	

Light Color
Correlated Color Temperature (CCT)

5100 (Daylight)

Warm White Bright White Daylight

2700K 3000K 4500K 6500K

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results. Products qualified under the DOE ENERGY STAR® program have the ENERGY STAR mark on this label.

Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: KGGN-EDE2GE
Model Number: XSL2-S-LED-50-CW-UE
Type: Surface and pendant-mounted downlights

This "Lighting Facts Label" represents LSI's commitment, through participation in the Department of Energy's SSL Quality Advocates program, to accurately report performance criteria of our LED fixtures. **This label represents a single test of a single fixture. Input power below represents rated values for the family.** Color temperature and lumen output for each variation of this Crossover® fixture can be found in the ordering information below as well as at www.lightingfacts.com.

LIGHT OUTPUT - XSL2				
Clear Lens		Lumens	Watts	LPW
Type S	SS - Super Saver	6,193	60	103
	HO - High Output	8,348	86	97
Type 5A	SS - Super Saver	5,158	60	86
	HO - High Output	6,959	86	81
Diffused Lens		Lumens	Watts	LPW
Type S	SS - Super Saver	5,752	60	96
	HO - High Output	6,751	87	78
Type 5A	SS - Super Saver	4,393	60	73
	HO - High Output	5,842	87	67

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



IP67



ARRA
Funding Compliant



Suitable for damp locations



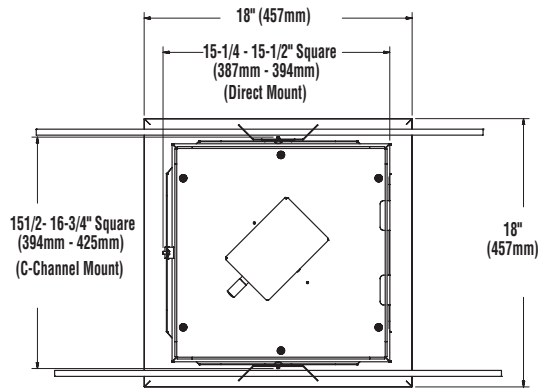
LED SOFFIT LIGHT (XSL2)

PRODUCT ORDERING INFORMATION

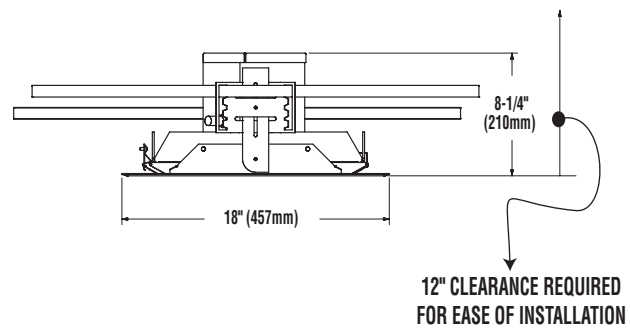
TYPICAL ORDER EXAMPLE: **XSL2 S LED 50 SS CW 120 WHT CMT**

Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Options
➔ XSL2 - Soffit Light	➔ S - Symmetric 5A - Type 5	➔ LED	➔ 50	➔ HO - High Output ➔ SS - Super Saver	➔ CW - Cool White (5000° K nom.)	120 208 240 277 347	➔ WHT - White	CMT - Channel Bar Mounting Kit DM - Direct Mount DFL - Diffused Lens
➔ UNV								

DIMENSIONS

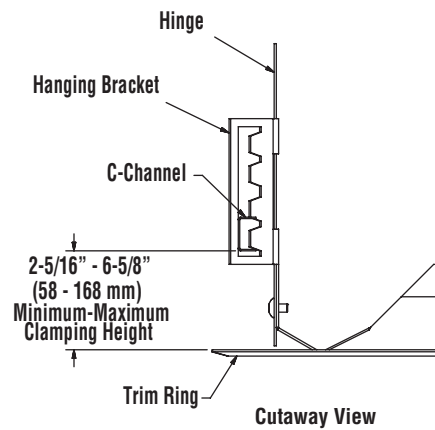


TOP VIEW



SIDE VIEW
(Channel Mount Shown)

SHIPPING WEIGHT - 14 lbs. (6.4kg)



Cutaway View



CONDITIONS

1. Approval shall be contingent upon the approval of 1508-PUD-15 (the Amendment).
2. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, August 3, 2015, scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum.

APC Members Present: Nathan Day, Randell Graham, Steve Hoover, Robert Horkay, Andre Maue and David Schmitz.

City Staff Present: Kevin Todd, Senior Planner; Andrew Murray, Associate Planner; Pamela Howard, Associate Planner; and Brian Zaiger, Attorney.

Approval of Minutes: July 20, 2015 APC Meeting Minutes

Motion: To approve the July 20, 2015 minutes.

Motion: Schmitz; Second: Hoover; Vote: Approved 6-0.

Murray reviewed the meeting rules and procedures.

Case No.: 1507-DDP-10 (PUBLIC HEARING)

Description: Crown Castle Monopole

4540 E 146th Street

Crown Castle by Bingham Greenebaum Doll LLP requests Detailed Development Plan review for a replacement monopole wireless communication tower on approximately 0.00 acre +/-, located in the SF-3 District.

Todd presented an overview of the proposed detailed development plan, as outlined in the staff report.

Public Hearing opened at 7:05 p.m.

No public comments.

Public Hearing closed at 7:06 p.m.

No action is required at this time.

Case No.: 1508-PUD-15 (PUBLIC HEARING)

Description: Spring Mill Station Northeast Quadrant PUD Amendment
Kroger Limited Partnership by EMH&T requests an amendment to incorporate an additional 0.529 acre +/- to the Spring Mill Station Northeast Quadrant PUD District.

AND

Case No.: 1508-DDP-14 (PUBLIC HEARING)

Description: Kroger Curbside Pick-up
150 West 161st Street
Kroger Limited Partnership by EMH&T requests Detailed Development Plan review for a curbside pick-up canopy adjacent to the existing Kroger store on approximately 0.529 acre +/- located in the Spring Mill Station Northeast Quadrant PUD District.

Howard presented an overview of the proposed ordinance and detailed development plan, as detailed in the staff reports. She noted that one written comment had been received and is posted to the online agenda.

Paula Gartner with EMH&T, on behalf of Kroger Limited Partnership, gave a brief presentation.

Public Hearing opened at 7:19 p.m.

Chris Bluto, 16438 Lakeville Xing, representing Spring Mill Station Task Group stated the group has a favorable recommendation for this project, but that the following items need to be addressed by the PUD: Traffic pattern (making sure that users of the curb-side pickup know that they need to enter the shopping center from 161st Street, not from the parking lot to the west); Eye-level signage is needed to communicate traffic circulation and pedestrian crossings (especially at the blind spots at the corners of the building); The canopy needs to be peaked and closed on the top; Concerns regarding the hours of operation for the curb-side pickup due to potential light and noise issues; and the overall PUD signage needs to be up to the current signage code;

Public Hearing closed at 7:29 p.m.

Paula Gartner responded that they will take a look at traffic issues and can add signs to visually discourage people from entering the pickup area from the front of the building. She stated that a line of sight study was done, and the exhibit shown in the presentation shows that from the 3rd story window of the townhomes, only the side of the mansard roof will be seen. She noted that the pedestrian crossing has already been adjusted per the group's request, and is show on the site plan. She said that the hours will not be until 11pm, and that the lights have to be dimmed by that time per the UDO. Gartner said that they have reviewed the City's sign standards and said that Kroger is concerned that the new sign standards could put some businesses at a disadvantage if all developments are not held to the same standard. If all businesses will be held to the same standard, then they have no issues committing to the City's standard. She noted, however, that they will have to temporarily use the signs already made while waiting for the new ones to be made.

Hoover said that all corners will be held to the same standard.

Schmitz had concerns about traffic flow, stating that two-way traffic on the north side of the building could cause gridlock if stacking occurs. He said that one-way seems more logical.

Gartner agrees that one-way traffic would be ideal, but they would have to narrow the drive to accomplish this, which would cause issues with Fire Department access.

No action is required at this time.

Case No.: 1508-DDP-13 (PUBLIC HEARING)

Description: DuraMark Technologies
North side of Southpark Drive, appx. 600 ft. east of Oak Ridge Road
EdgeRock Development by Keeler-Webb Associates requests Detailed Development Plan for a new 20,098 square-foot building on Lot 1A of The West Oak Subdivision, located in the West Oak PUD District.

Todd presented an overview of the proposed detailed development plan, as detailed in the staff report. He stated that he plans are fully compliant.

Adam DeHart, Keeler-Webb Associates, gave a brief presentation.

Public Hearing opened at 7:44 p.m.

No public comments.

Public Hearing closed at 7:45 p.m.

Motion: Forward 1508-DDP-13 with the following condition:

1. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: Hoover: Second: Schmitz: Vote: 6-0

Case No.: 1508-PUD-16 (PUBLIC HEARING)

Description: CarDon PUD Amendment
Northeast corner of 146th Street and Ditch Road
Copper Trace by CarDon & Associates, Inc. requests modifications to development standards applicable to signage within the CarDon PUD District.

Murray presented an overview of the proposed ordinance, as detailed in the staff report.

Hoover asked how the monument sign would be handled on Ditch Road when Lot 2 is developed. He asked if an additional sign be added.

John Talbot, CarDon & Associates, Inc, replied it would be just one sign whether Lot 2 will be a senior living facility or a medical building. He said at this point, CarDon is looking at building a senior living facility on Lot 2, similar to Copper Trace, but noted that that decision is still a few years away from being made.

Public Hearing opened at 7:51 p.m.

No public comments.

Public Hearing closed at 7:52 p.m.

Motion: Forward 1508-PUD-16 to the Council with a favorable recommendation.

Motion: Hoover: Second: Horkay: Vote: 6-0

Case No. 1506-ZC-02 [CONTINUED]

Description: Bent Creek Commitment Modification

Langston Residential Development, LLC by Nelson & Frankenberger requests a modification to the commitments associated with the rezoning of property from the AG-SF1: Agriculture/Single-Family Rural District to the SF2: Single-Family Low Density District, as approved by Ordinance 04-43, for Bent Creek.

Case No. 1506-ODP-16 & 1506-SPP-15 [CONTINUED]

Description: Bent Creek

Northwest corner of 159th Street and Town Road

Langston Residential Development, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat approval of 158 single-family lots on approximately 129.74 acres +/-, located in the SF2: Single-Family Low Density District with Zoning Commitments.

REPORTS/COMMENTS

No reports or comments

APC MEMBERS

No report

CITY COUNCIL LIAISON

Report provided by Hoover.

BZA LIAISON

No report.

ECD STAFF

No report

ADJOURNMENT (7:55 pm)

Motion: Hoover: Second: Horkay: Vote: 6-0

President, Randell Graham

Vice President, Andre Maue

Secretary, Matthew S. Skelton



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

August 17, 2015
1507-DDP-10

Petition Number: 1507-DDP-10

Subject Site Address: 4540 East 146th Street

Petitioner: Crown Castle by Bingham Greenebaum Doll LLP

Request: Development Plan approval for a replacement wireless communication service facility.

Current Zoning: SF-3

Current Land Use: Power Substation; Telecom Facilities

Approximate Acreage: 13.06 acres+/- (site)
0.11 acre+/- (lease area)

Zoning History: 1507-VU-07 – Variance of Use, *Approved 07/14/15*

Exhibits:

1. Staff Report
2. Location Map
3. Elevations
4. Detailed Development Plan
5. Project Narrative

Staff Reviewer: Kevin M. Todd, AICP

PROCEDURAL

Approval of a 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

Property Location

The subject property is approximately 13.06 acres +/- in size is located at 4540 East 146th Street (the "Property"). The Property is zoned Single Family-3 (SF-3) and is used as a power sub-station. Adjacent property to the north and east is zoned Bridgewater PUD. Property to the west is zoned Commerce Center PUD. Property to the south (across 146th Street) is within the City of Carmel's jurisdiction, and is currently vacant.

Project Description

In order to provide upgrade existing wireless communication equipment on the property, a new tower is necessary. The site currently contains two (2) 101' wood towers. The proposal is to install a new steel



155' monopole tower on the site that would replace the two existing wood towers. The new tower would be able to accommodate additional service providers, as well as new antenna technology. Access to the Property would be from an existing access drive off of 146th Street. The proposal includes two new equipment buildings under 200 square feet each. The wireless communication lease area is located north of the power sub-station equipment.

Project History

Wireless Communication Service Facilities are not permitted by-right within the SF-3 zoning classification. On July 14, 2015, the Board of Zoning Appeals approved the petitioner's request to allow a Wireless Communication Service Facility on the Property (BZA Case No. 1507-VU-07). The variance were approved with the following conditions:

1. That the new monopole wireless communication tower not exceed 155 feet in height; and,
2. That the two (2) existing wooden wireless communication towers be removed at the time of installing the new monopole tower.

WESTFIELD UNIFIED DEVELOPMENT ORDINANCE

ZONING DISTRICTS (Chapter 4)

SF-3 District (Article 4.5)

1. **Permitted Uses**

Comment: COMPLIANT (pursuant to BZA approval of 1507-VU-07 on 07/14/15)

2. Minimum Lot Area = 12,000 square feet

Comment: COMPLIANT

3. Minimum Lot Frontage = 50 feet

Comment: COMPLIANT

4. Minimum Building Setback Lines

- a. Front Yard = 20

Comment: Not Applicable. Superseded by Wireless Communication Service Facility Standards.

- b. Side Yard = 10 feet

Comment: Not Applicable. Superseded by Wireless Communication Service Facility Standards.



- c. Rear Yard = 30 feet
Comment: Not Applicable. Superseded by Wireless Communication Service Facility Standards.
- 5. Minimum Lot Width = 80 feet
Comment: COMPLIANT
- 6. Maximum Building Height = 25 feet
Comment: Not Applicable
- 7. Minimum Living Area
Comment: Not Applicable

OVERLAY DISTRICTS (Chapter 5) – Not Applicable

DEVELOPMENT STANDARDS (Chapter 6)

Lot Standards (Article 6.10)

- 8. All Lots shall abut on a Street or Private Street and shall have a minimum Lot Frontage as set forth by the Zoning District or Overlay District.
Comment: COMPLIANT
- 9. Residential Corner Lots shall be of sufficient width to permit appropriate Building Setback Lines and driveway setbacks from both Streets.
Comment: Not Applicable

Setback Standards (Article 6.16)

Comment: COMPLIANT

Vision Clearance Standards (Article 6.19)

Comment: COMPLIANT



Wireless Communication Service Facilities (Article 6.20)

10. An Applicant for a Wireless Communication Service Facility must demonstrate that they have exhausted all efforts to locate the proposed facilities upon existing antenna support structures in the geographical area of the proposed Wireless Communication Service Facility, which shall include submitting a master plan for their Wireless Communication Service Facilities throughout the Planning Jurisdiction of the Plan Commission. The master plan should show efforts to minimize the size and number of antenna support structures throughout the geographical area, taking into consideration existing technology.

Comment: COMPLIANT

11. The height of the antenna support structure shall not exceed two hundred (200) feet.

Comment: COMPLIANT (155 feet)

12. The antenna support structure shall be set back a minimum of forty (40) feet from the Lot Line, unless the adjoining Lot is zoned or used for a residential use. If the antenna support structure adjoins a Lot which is zoned or used for residential use, then the setback shall not be less than the height of the support structure.

Comment:

- North (Residential) = 155' required = **COMPLIANT**
- West (Residential) = 155' required = **COMPLIANT**
- East (Commercial) = 40' required = **COMPLIANT**
- South (Agricultural) = 40' required = **COMPLIANT**

13. Except as required by the Federal Aviation Administration or Federal Communications Commission, the antenna support structure shall not be illuminated by any artificial means and shall not display strobe lights.

Comment: Acknowledged

14. No Signs or advertising shall be placed upon an antenna support structure and associated equipment buildings or structures.

Comment: COMPLIANT

15. The support structure and any antenna located on the support structure must be designed to blend into the surrounding environment through the use of color and camouflaging architectural treatment.

Comment: COMPLIANT. Monopole design will be consistent with other utility poles and equipment on the parent property.



16. All utility buildings and structures accessory to the antenna support structure must be architecturally designed to blend into the surrounding area.

Comment: Not Applicable. Will be reviewed for compliance during subsequent applications for any associated structure.

17. A Landscape Plan for the Wireless Communication Service Facility shall be submitted with the application and shall be substantially similar to landscaping required for other uses in Business or Industrial Districts.

Comment: COMPLIANT

18. All Wireless Communication Service Facilities shall be designed structurally, electrically, and in all other respects to accommodate the user's equipment and the equipment of at least two (2) additional service providers.

Comment: COMPLIANT

19. A qualified and licensed engineer must approve the design of the antenna support structure and certify that it is constructed to comply with the requirements set out in this Article.

Comment: Will be reviewed at time of permitting.

20. All applications shall include a notarized letter of intent committing the antenna support structure owner or lessee on behalf of themselves and their successors in interest that the antenna support structure shall be shared with additional users if the additional user(s) agrees to meet reasonable terms and conditions of shared use.

Comment: Will be reviewed at time of permitting.

21. No transmissions from a Wireless Communication Service Facility shall interfere with any existing public safety communications.

Comment: Acknowledged.

DESIGN STANDARDS (Chapter 8)

22. Easement Standards (Article 8.3)

Comment: COMPLIANT



23. Pedestrian Network Standards (Article 8.7)

Comment: COMPLIANT – The 146th Street pathway is part of an existing Hamilton County Highway Department project that will fill the pathway gaps from Carey Road to Herriman Boulevard. Anticipated construction is as early as Summer 2016.

24. Street and Right-of-Way Standards (Article 8.9)

Comment: COMPLIANT

25. Surety Standards (Article 8.12)

Comment: COMPLIANT

26. Utility Standards (Article 8.13)

Comment: COMPLIANT

BZA CONDITIONS OF APPROVAL

27. That the new monopole wireless communication tower not exceed 155 feet in height;

Comment: COMPLIANT

28. That the two (2) existing wooden wireless communication towers be removed at the time of installing the new monopole tower.

Comment: Will be reviewed at time of inspections.



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

August 17, 2015

1507-DDP-10

STAFF COMMENTS

Approve 1507-DDP-10 with the following condition:

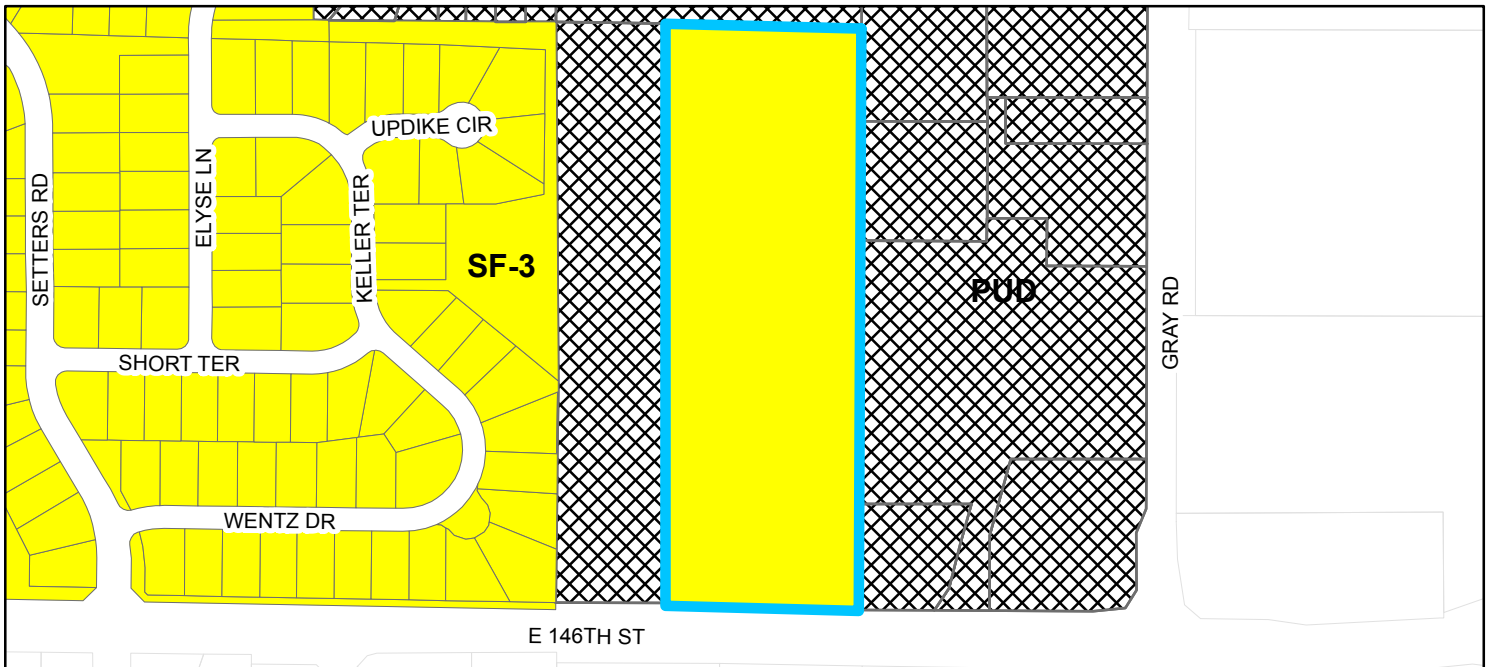
1. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office and the Hamilton County Highway Department prior to the issuance of an Improvement Location Permit.

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

Aerial Location Map



Zoning Map



Zoning

 SF-3 (Single Family - 3)

 PUD (Planned Unit Development)



FIRST GROUP
ENGINEERING INC.
CONSULTING ENGINEERS
5925 LAKESIDE BLVD.
INDIANAPOLIS, INDIANA 46278
PH. (317) 290-9549
FAX (317) 290-9560



REVISIONS		BY	DATE	DESCRIPTION
		MWL	04/27/15	ISSUED FOR LEASE EXHIBIT
		MWL	04/28/15	ISSUED FOR ZONING REVIEW
			06/30/15	ISSUED FOR ZONING REVIEW

DRAWN BY: MWL
CHECKED BY: M.A.N.
DRAWING DATE: 04/22/15

SITE AUDIT INFORMATION

AUDIT CO: KGN
AUDIT DATE: 12/18/07

SITE NAME

146TH & GRAY

BUSINESS UNIT NNUMBER

873892

SITE ADDRESS

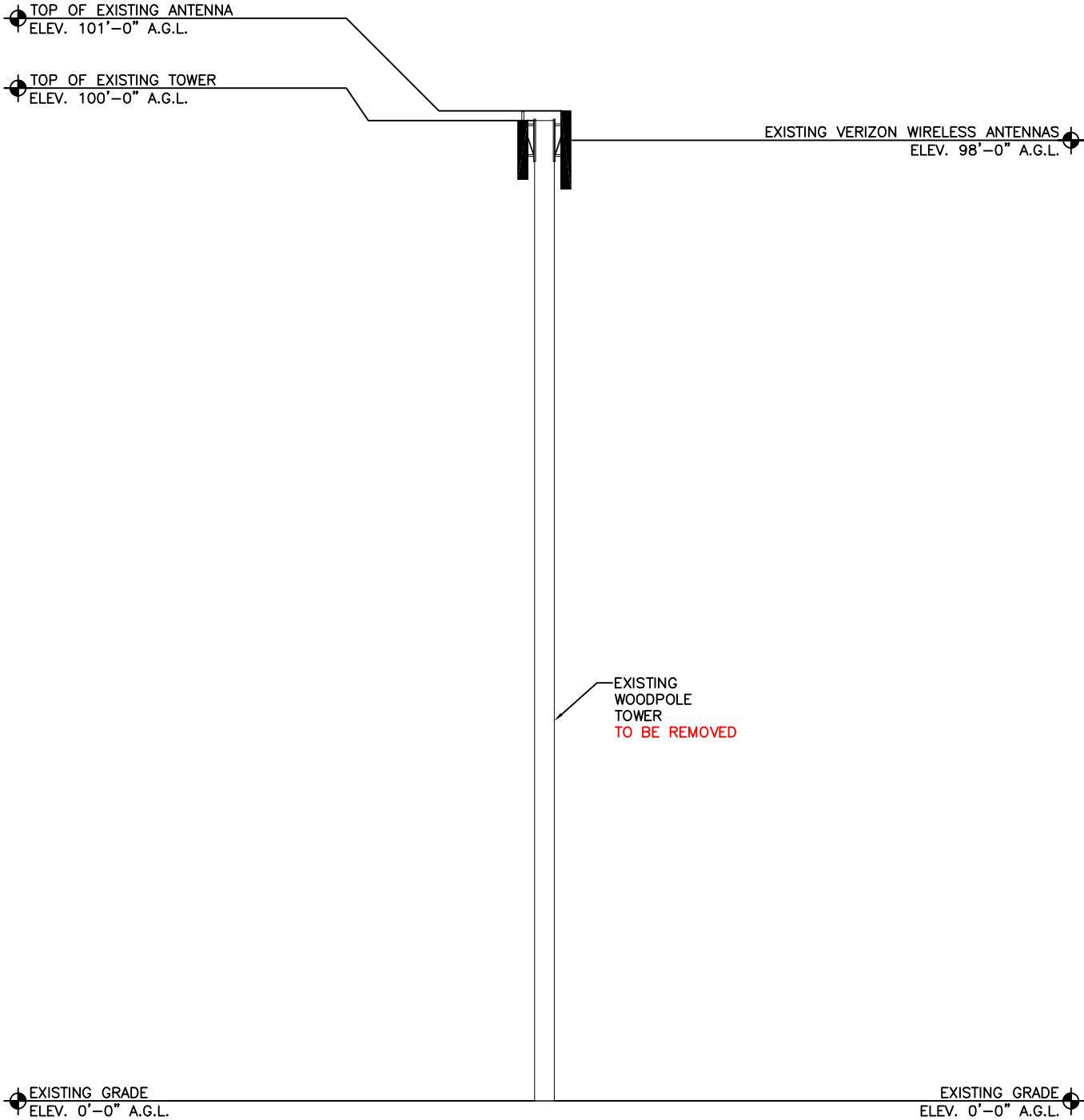
4540 EAST 146TH STREET
WESTFIELD, IN 46074
HAMILTON COUNTY
USA

SHEET TITLE

ELEVATION

SHEET NUMBER

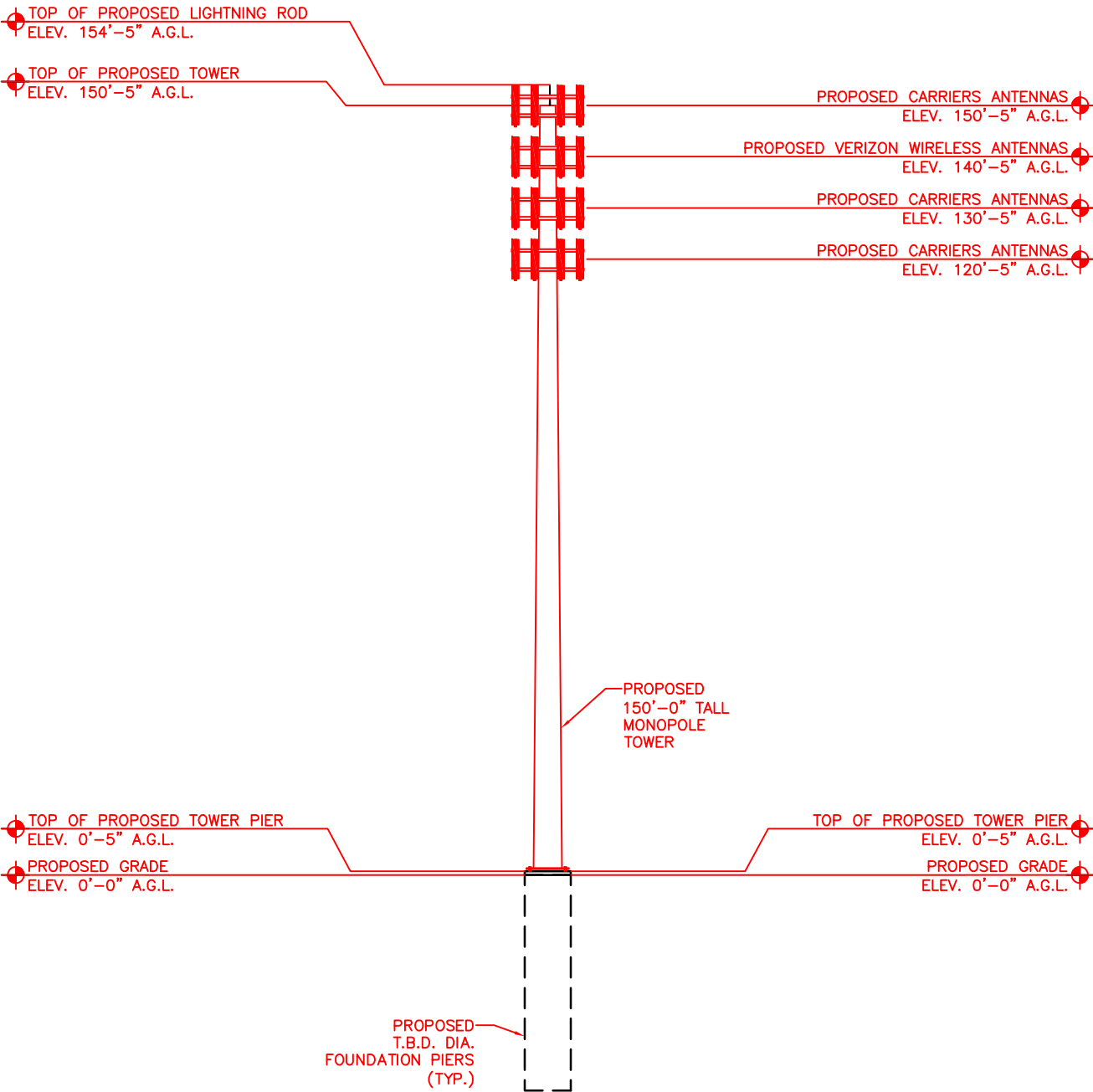
A-1



EXISTING ELEVATION

SCALE:
1/16"=1'

1



PROPOSED ELEVATION

SCALE:
1/32"=1'

2



SITE NAME
146TH & GRAY
BUN NUMBER
873892

STREET ADDRESS:
4540 EAST 146TH STREET
WESTFIELD, IN 46074
HAMILTON COUNTY
USA

PROJECT DIRECTORY

APPLICANT
CROWN CASTLE
2000 CORPORATE DRIVE
CANONSBURG, PA 15317

CIVIL ENGINEER
FIRST GROUP ENGINEERING INC.
5925 LAKESIDE BLVD.
INDIANAPOLIS, INDIANA 46278
PHONE (317) 290-9549
FAX (317) 290-9560

DRAWING SCALE NOTE: THE DRAWINGS ARE DESIGNED FOR 11"x17" (TABLOID/LEGAL) SIZED PAPER. WHERE MUNICIPALITIES REQUIRE 24"x36" COPIES OF PRINTS, FIRST GROUP SHALL PLOT THE DRAWINGS AT A RATIO OF 2:1. ALL SUCH COPIES SHALL HAVE A SCALE 1/2 THE SHOWN SIZE.

GENERAL NOTES

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS AT THE PROJECT SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

THIS SEAL CERTIFIES ONLY THE CIVIL ENGINEERING DESIGN AND RELATED DETAILS SHOWN ON THESE PLANS. THIS SEAL DOES NOT CERTIFY ANY ARCHITECTURAL, ELECTRICAL, MECHANICAL, STRUCTURAL DESIGN, AND RELATED DETAILS INCLUDED IN THESE PLANS.

FOR SITES WHERE A CRANE IS NECESSARY, THE Contractor SHALL CONFIRM UNOBSTRUCTED ROUTE FOR THE CRANE FROM PUBLIC ROAD TO TOWER SITE PRIOR TO CONSTRUCTION. NO AERIAL OBSTRUCTIONS UNDER FIFTEEN FEET ABOVE GRADE, INCLUDING AERIAL UTILITY LINES, ARE ALLOWED ALONG SAID CRANE ROUTE.



NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN OR INTRODUCED INTO A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS (ELECTRONIC, MECHANICAL, PHOTO COPYING, RECORDING, OR OTHERWISE), OR FOR ANY PURPOSE, WITHOUT THE EXPRESS WRITTEN PERMISSION OF FIRST GROUP ENGINEERING INC..

PROJECT INFORMATION

TYPE OF CONSTRUCTION:
PROJECT TYPE: REMOVE EXISTING 100' WOODPOLE TOWER
REPLACE WITH 100' STEEL MONOPOLE TOWER

TOWER INFORMATION:
(LATITUDE & LONGITUDE BASED ON NAD 1983)
LATITUDE: 40° 00' 05.38"
LONGITUDE: -86° 05' 35.83"

PROPERTY OWNERS:
CROWN CASTLE
2000 CORPORATE DRIVE
CANONSBURG, PA 15317

TOWER INFORMATION:
1. TOWER IS LOCATED IN HAMILTON COUNTY, INDIANA.
2. TOWER DESIGNED FOR EXPOSURE B TO THE TIA-222-G STANDARD.
3. TOWER DESIGNED FOR A 90 MPH BASIC WIND IN ACCORDANCE WITH THE TIA-222-G STANDARD.
4. TOWER IS ALSO DESIGNED FOR A 40 MPH BASIC WIND WITH 1.00 IN ICE. ICE IS CONSIDERED TO INCREASE IN THICKNESS WITH HEIGHT.
5. DEFLECTIONS ARE BASED UPON A 60 MPH WIND.
6. TOWER STRUCTURE CLASS II.
7. TOPOGRAPHIC CATEGORY 1 WITH CREST HEIGHT OF 0.00 FT
8. TOWER RATING: 59.6%

TOWER INFORMATION:
ADDITIONAL PARKING REQUIRED: NONE
EXISTING PARKING MODIFICATIONS: NONE REQUIRED

CODE COMPLIANCE

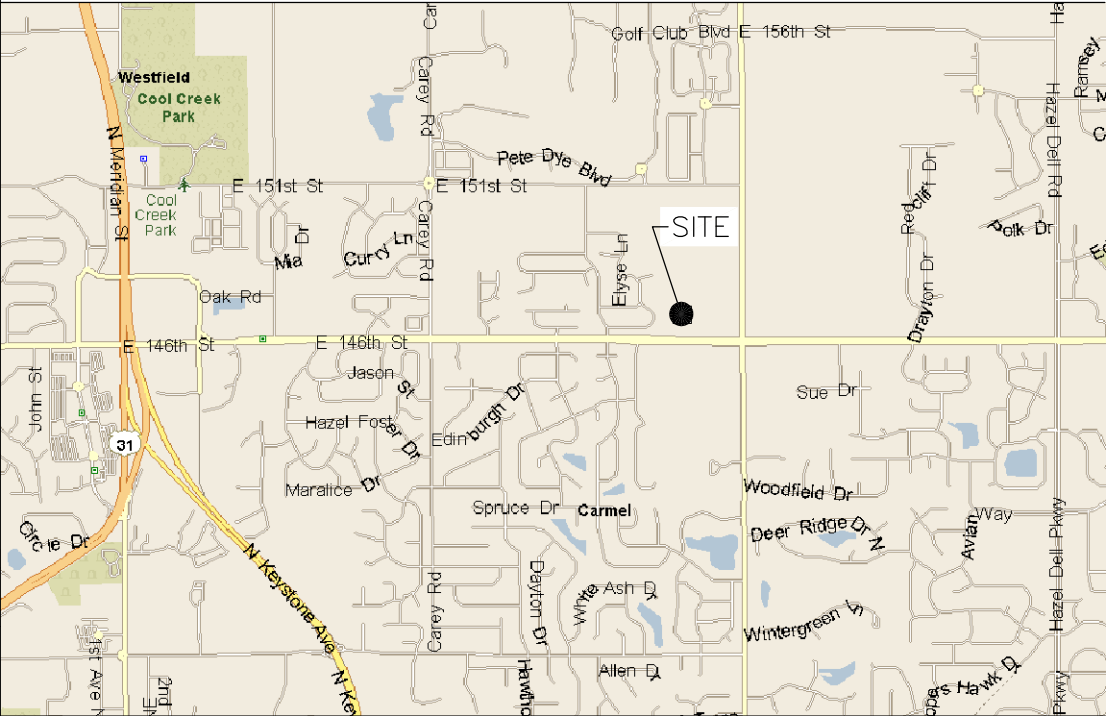
ALL WORK AND MATERIALS SHALL BE PREFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES:

- 1. 2014 INDIANA BUILDING CODE: (2006 IBC WITH INDIANA AMENDMENTS)
- 2. 2013 INDIANA ELECTRICAL CODE: (2008 NEC WITH AMENDMENTS)
- 3. 2014 INDIANA MECHANICAL CODE: (2012 WITH INDIANA AMENDMENTS)
- 4. 2014 INDIANA PLUMBING CODE
- 5. 2014 INDIANA FIRE PREVENTION CODE (2012 WITH AMENDMENTS)
- 6. CITY/COUNTY ORDINANCES
- 7. LOCAL BUILDING CODE
- 8. IOSHA



DRAWING INDEX	
T-1	TITLE SHEET
S-1	SURVEY (BY OTHERS) (FOR INFORMATION ONLY)
S-1A	PARCEL PLAN
S-2	SURVEY (BY OTHERS) (FOR INFORMATION ONLY)
A-1	TOWER ELEVATION
A-2	SITE PLAN
A-3	LANDSCAPE PLAN

APPROVALS	
OPERATIONS	DATE
RF ENGINEER	DATE
ZONING ADMINISTRATOR	DATE
SITE ACQUISITION	DATE
CROWN CASTLE CONSTRUCTION MANAGER	DATE
PROPERTY OWNER	DATE
POWER APPROVAL	DATE
TELCO APPROVAL	DATE



TECTONIC
TECTONIC Engineering & Surveying Consultants P.C.
6100 Centre Pointe Drive, Suite 100
West Chester, OH 45069
Phone: (513) 942-9530
www.tectonicengineering.com

Lattice Communications, LLC
441 Vine Street
Suite 3900
Cincinnati, Ohio 45202
Tel. 513 381-7775
Fax. 513 381-1292

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO LATTICE COMMUNICATIONS, LLC IS STRICTLY PROHIBITED.

PROJECT
WESTFIELD
4550 E. 146TH STREET
CARMEL, INDIANA 46033

PROJECT NO: 3018.19

DRAWN BY: KTB **CHECKED BY:** AJR

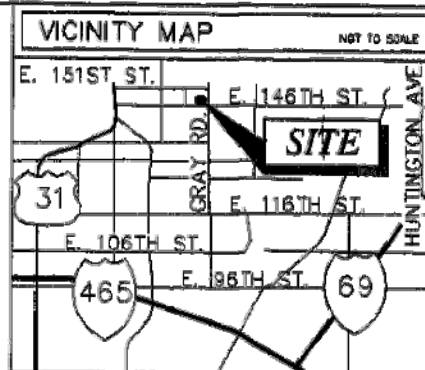
SUBMITTALS		
NO.	DATE	DESCRIPTION
1	4/20/04	REVISED EASEMENTS
2	2/16/04	AS-BUILT
3	6/11/03	REVISED SURVEY
4	1/10/02	ADDED 11 LOCATIONS
5	11/28/01	ISSUED FOR COMMENT

REVISIONS

NO.	DATE	DESCRIPTION
1	04/27/15	ISSUED FOR LEASE EXHIBIT
2	04/28/15	ISSUED FOR ZONING REVIEW
3	06/30/15	ISSUED FOR ZONING REVIEW

SURVEY PLAN

SHEET NUMBER
SU-1



GENERAL NOTES

1. VERTICAL DATUM: NAD 83
2. HORIZONTAL DATUM: NAD 83
3. 1A LOCATION "A": LATITUDE: 40° 00' 05.38" LONGITUDE: 86° 05' 35.83" ELEVATION: 818.82'
4. SITE NO.: 3018.19
5. SITE NAME: WESTFIELD
6. APPLICANT: LATTICE COMMUNICATIONS, LLC 441 VINE ST., SUITE 3900 CINCINNATI, OHIO 45202
7. OWNER: WABASH VALLEY POWER ASSOC INC 4550 E. 146TH STREET CARMEL, IN 46033
8. JURISDICTION: TOWN OF WESTFIELD & WASHINGTON TOWNSHIP
9. PARCEL: 08-10-17-00-00-008.001
10. ZONING DISTRICT: SF-3 (SINGLE FAMILY 3)
11. TRUE NORTH: GPS OBSERVATION
12. DATE OF SURVEY: 11/14/01
13. THE PROPOSED LEASE AREA LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP, TOWN OF WESTFIELD, HAMILTON COUNTY, INDIANA, COMMUNITY PANEL NUMBER 180003 0000 EFFECTIVE DATE 05/11/03, FEDERAL EMERGENCY
14. ALL UNDERGROUND UTILITY INFORMATION SHOWN HEREON WAS DETERMINED FROM SURFACE EVIDENCE. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL LINES AT 1-800-382-8344 A MINIMUM OF 48 HOURS PRIOR TO PLANNED ACTIVITY.

PLAN REFERENCES

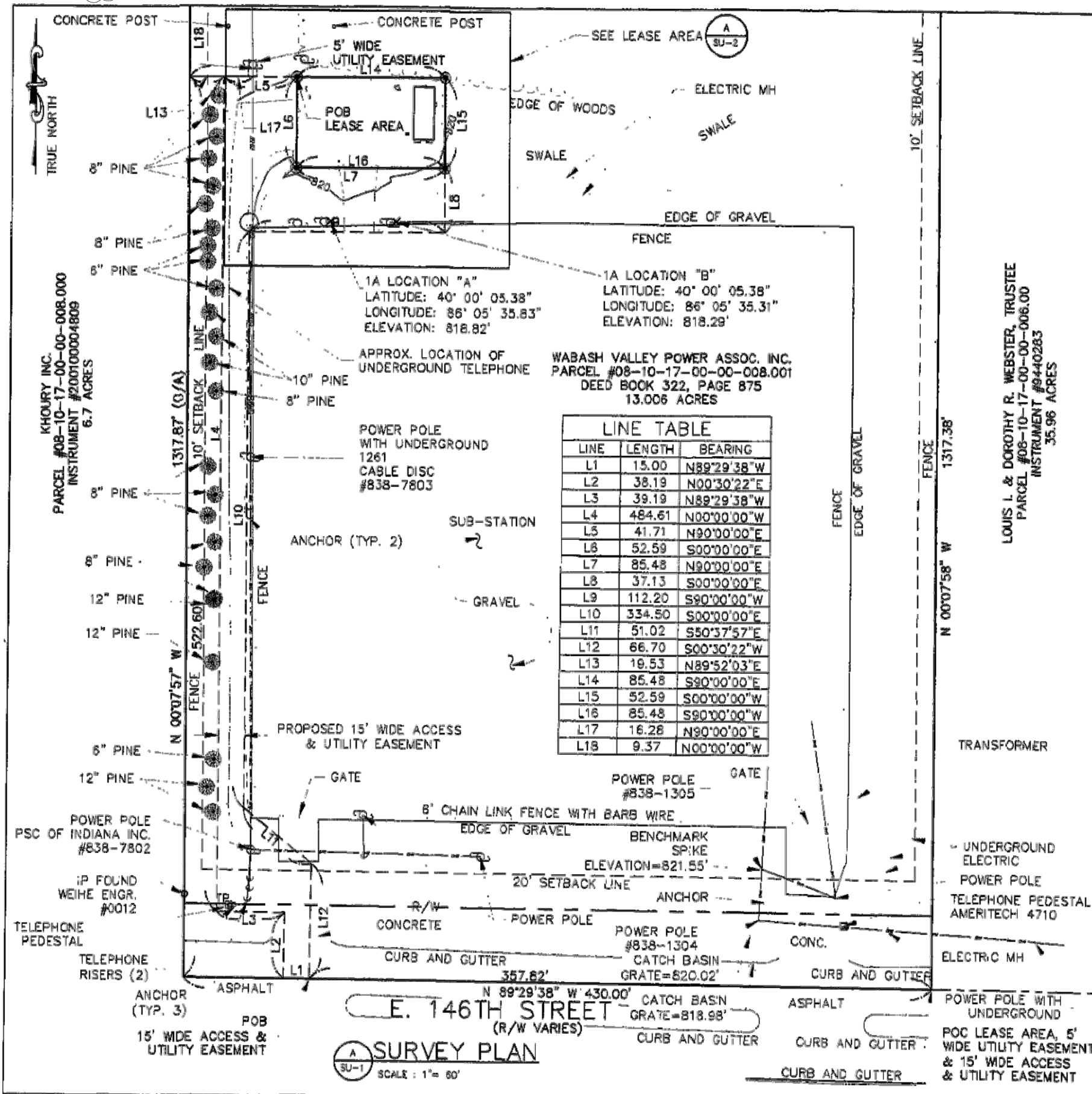
1. BEARINGS BASED ON: TRUE NORTH
2. DEED REFERENCE: D.S. 322, PG. 875

FAA CERTIFICATION

I HEREBY CERTIFY THAT THE LATITUDE, LONGITUDE AND ELEVATIONS PRESENTED HEREON MEET THE REQUIREMENTS OF THE FAA WITH THE FOLLOWING ACCURACIES:
+/- THREE (3) FEET VERTICALLY
+/- FIFTEEN (15) FEET HORIZONTALLY

ZONING INFORMATION

ZONING DISTRICT: SF-3 (SINGLE FAMILY)		
MINIMUM	REQUIRED	EXCEEDED
LOT AREA:	NA	NA
ROAD FRONTAGE:	NA	NA
FRONT YARD SETBACK:	20	NA
SIDE YARD SETBACK:	10	NA
REAR YARD SETBACK:	30	NA
MAXIMUM BUILDING HEIGHT:	NA	NA
MAXIMUM TOWER HEIGHT:	NA	NA



FIRST GROUP
ENGINEERING INC.
CONSULTING ENGINEERS
5925 LAKESIDE BLVD.
INDIANAPOLIS, INDIANA 46278
PH. (317) 290-9549
FAX (317) 290-9560



REVISIONS		BY	MWL	MWL						
NO.	DATE	DESCRIPTION								
1	04/27/15	ISSUED FOR LEASE EXHIBIT								
2	04/28/15	ISSUED FOR ZONING REVIEW								
3	06/30/15	ISSUED FOR ZONING REVIEW								

DRAWN BY: MWL
CHECKED BY: M.A.N.
DRAWING DATE: 04/22/15

SITE AUDIT INFORMATION

AUDIT CO: KGN
AUDIT DATE: 12/18/07

SITE NAME

146TH & GRAY

BUSINESS UNIT NNUMBER

873892

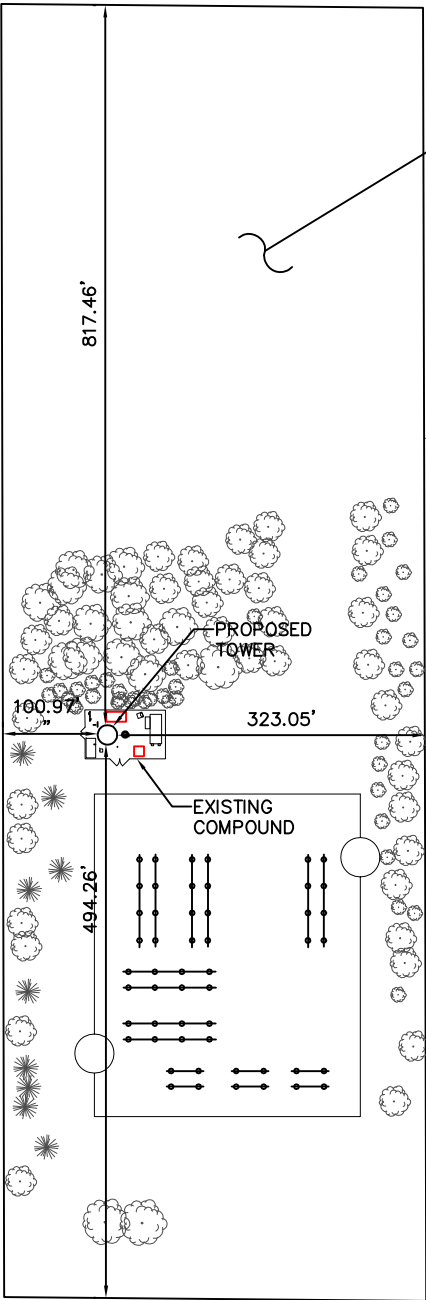
SITE ADDRESS

4540 EAST 146TH STREET
WESTFIELD, IN 46074
HAMILTON COUNTY
USA

SHEET TITLE

PARCEL PLAN

SHEET NUMBER



WABASH VALLEY POWER ASSOC., INC.
DEED BOOK 322, PAGE 875
PARCEL 08-10-17-00-00-008.001
13.006 AC.

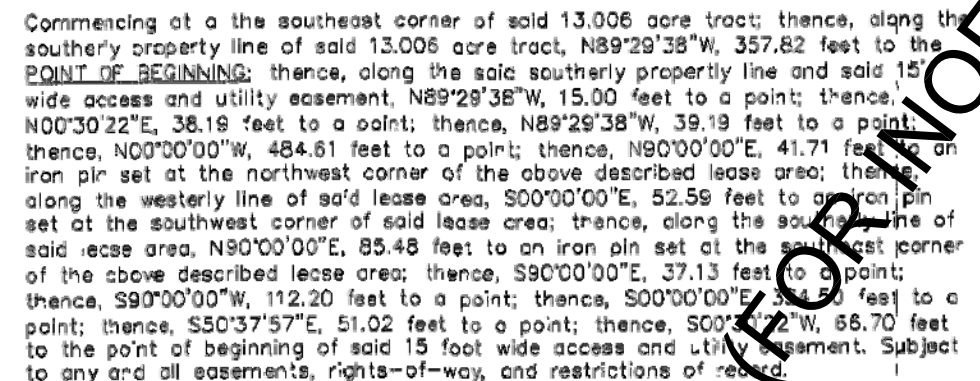
PARENT
PARCEL

PROPOSED
TOWER

EXISTING
COMPOUND



SCALE: 1" = 200'-0"





FIRST GROUP
ENGINEERING INC.
CONSULTING ENGINEERS
5925 LAKESIDE BLVD.
INDIANAPOLIS, INDIANA 46278
PH. (317) 290-9549
FAX (317) 290-9560



REVISIONS		BY	DATE	DESCRIPTION
		MWL	04/27/15	ISSUED FOR LEASE EXHIBIT
		MWL	04/28/15	ISSUED FOR ZONING REVIEW
			06/30/15	ISSUED FOR ZONING REVIEW

DRAWN BY: MWL
CHECKED BY: M.A.N.
DRAWING DATE: 04/22/15

SITE AUDIT INFORMATION

AUDIT CO: KGN
AUDIT DATE: 12/18/07

SITE NAME

146TH & GRAY

BUSINESS UNIT NNUMBER

873892

SITE ADDRESS

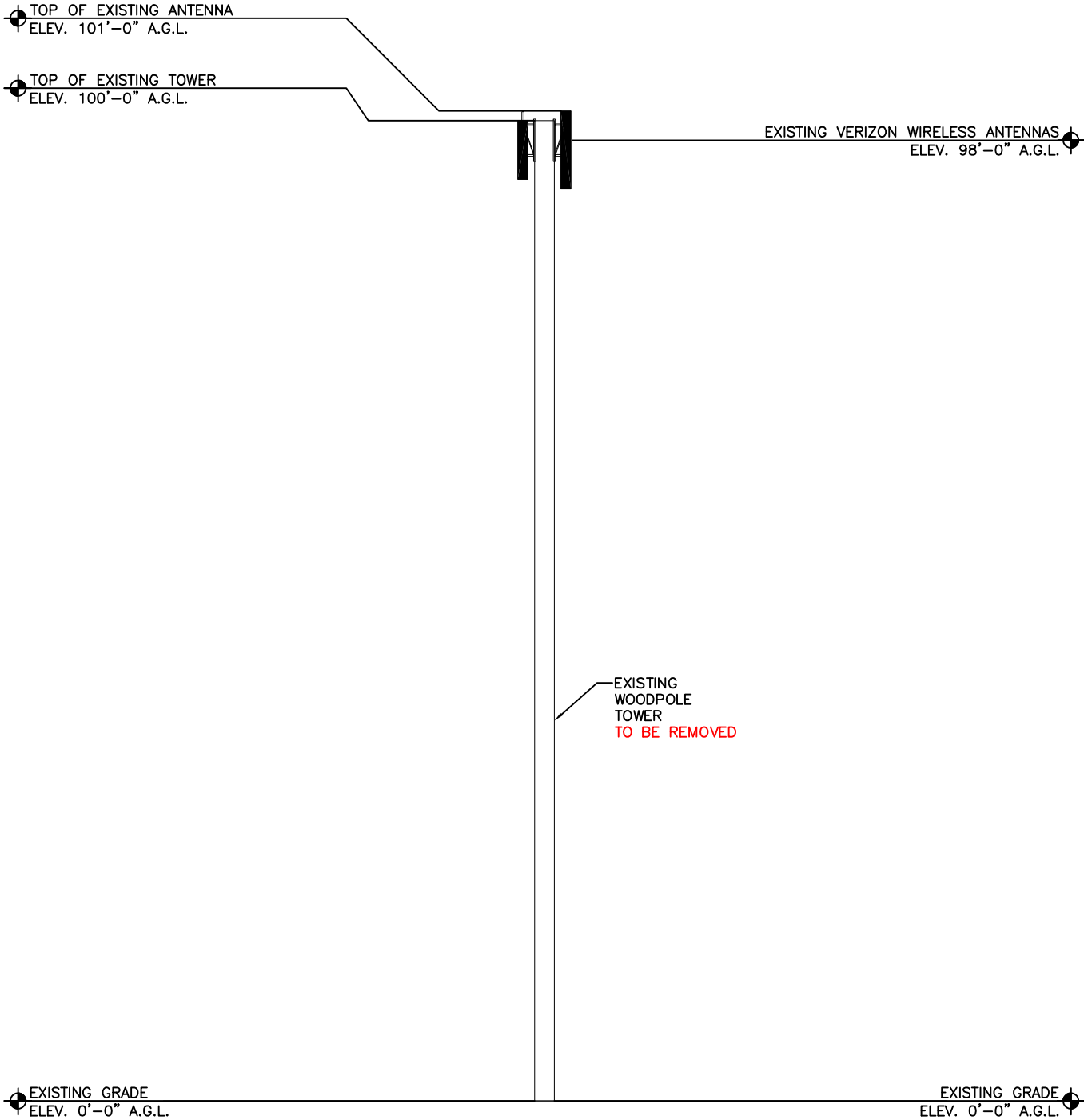
4540 EAST 146TH STREET
WESTFIELD, IN 46074
HAMILTON COUNTY
USA

SHEET TITLE

ELEVATION

SHEET NUMBER

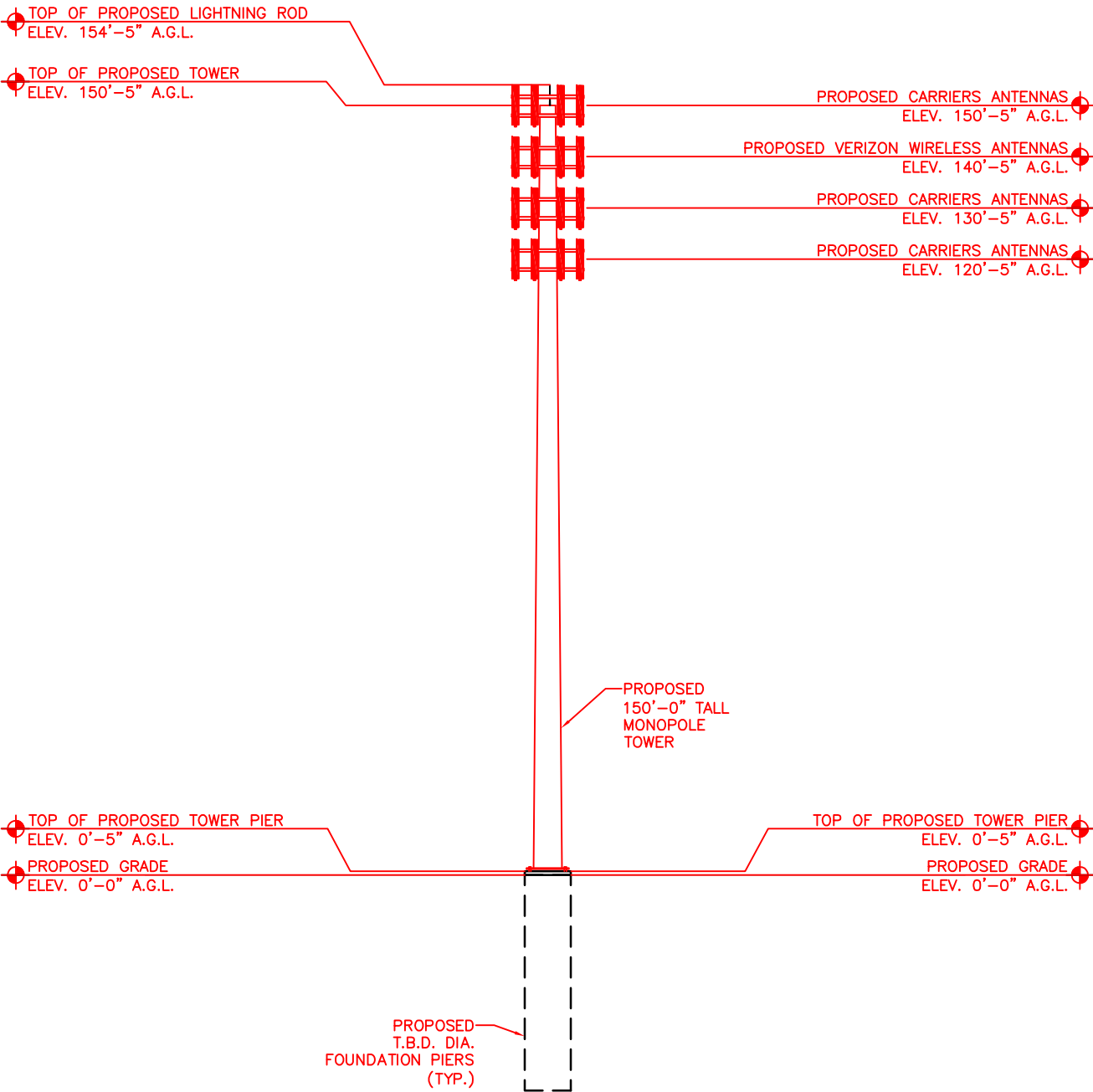
A-1



EXISTING ELEVATION

SCALE:
1/16"=1'

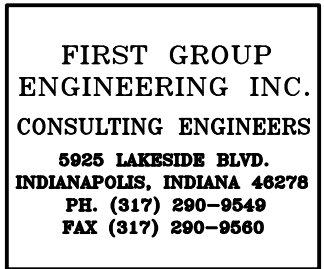
1



PROPOSED ELEVATION

SCALE:
1/32"=1'

2

[illegible]

DRAWN BY: MWL
CHECKED BY: M.A.N.
DRAWING DATE: 04/22/15

SITE AUDIT INFORMATION

AUDIT CO: KGN
AUDIT DATE: 12/18/07

SITE NAME

146TH & GRAY

BUSINESS UNIT NNUMBER

873892

SITE ADDRESS

4540 EAST 146TH STREET
WESTFIELD, IN 46074
HAMILTON COUNTY
USA

SHEET TITLE

SITE PLAN

SHEET NUMBER



REVISIONS		BY	MWL	MWL					
NO.	DATE	DESCRIPTION	ISSUED FOR LEASE EXHIBIT		ISSUED FOR ZONING REVIEW				
1	04/27/15								
2	04/28/15								
3	06/30/15								

DRAWN BY: MWL
CHECKED BY: M.A.N.
DRAWING DATE: 04/22/15

SITE AUDIT INFORMATION

AUDIT CO: KGN
AUDIT DATE: 12/18/07

SITE NAME

146TH & GRAY

BUSINESS UNIT NNUMBER

873892

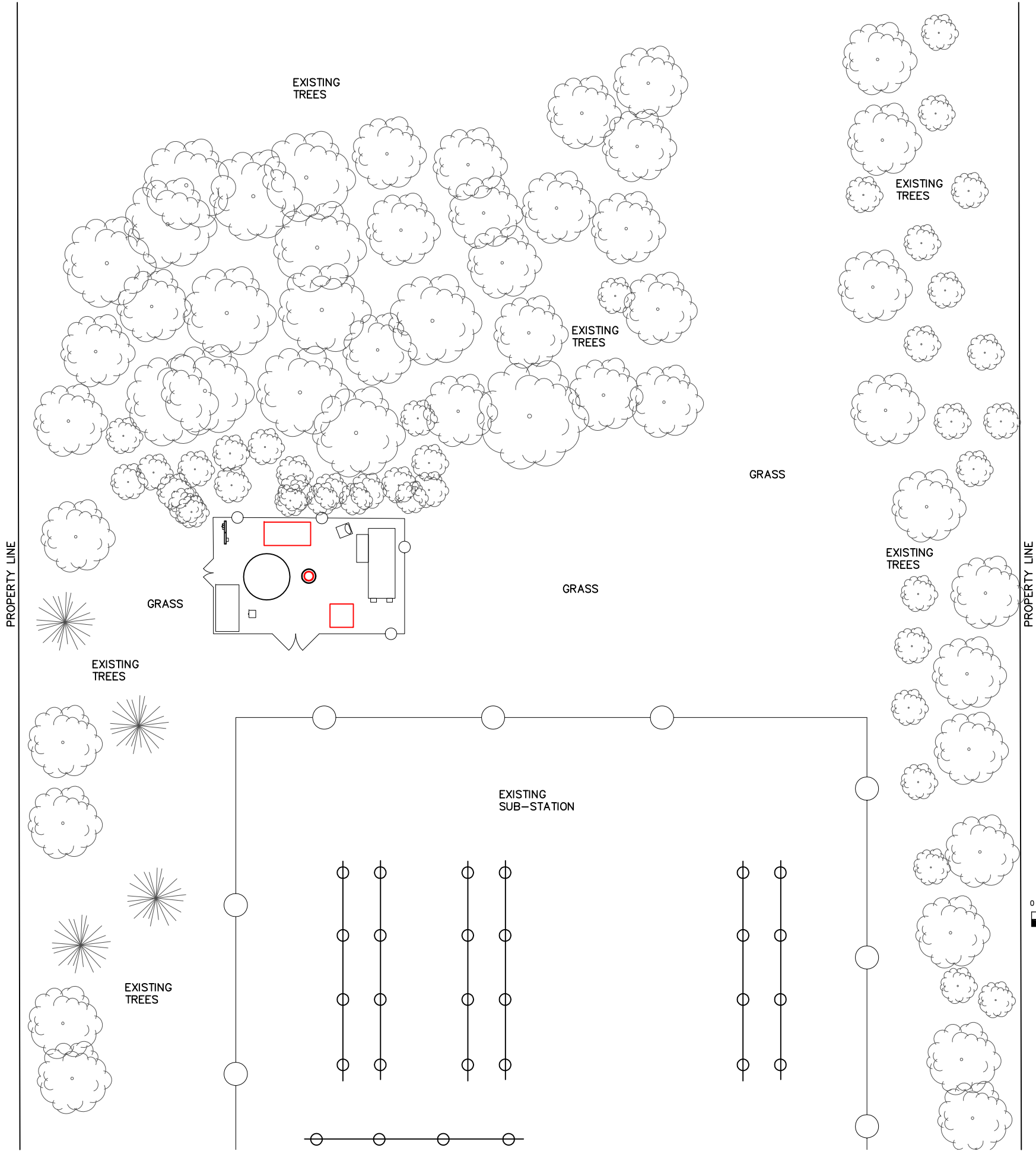
SITE ADDRESS

4540 EAST 146TH STREET
WESTFIELD, IN 46074
HAMILTON COUNTY
USA

SHEET TITLE

LANSDSCAE PLAN

SHEET NUMBER



NARRATIVE STATEMENT

Crown Castle 4540 East 146th Street Development Plan

An existing power substation exists at 4540 East 146th Street, at property owned by Wabash Valley Power Association, Inc. This intensely developed power substation includes a variety of large electrical equipment, poles and wires typical of such facilities. Additionally, an existing wireless telecommunications facility also exists at this power substation site, including 101-foot tall wood poles.

Due to the ever-expanding use of wireless service, growing customer base, and projected increases in demand for data services, virtually all wireless providers are seeking new facilities and upgrading existing facilities throughout the nation and beyond. In an effort to upgrade the existing wireless communications facility at 4546 East 146th Street, Crown Castle proposes to replace a 101-foot tall wood pole with a new 154'5" tall steel monopole structure. This new pole will accommodate additional services and additional carriers, and will help to increase service in the vicinity, including southeastern Westfield.

Although Crown Castle proposes to upgrade this existing, long-standing facility, at an intensely-developed power substation property, this upgrade requires a Development Plan approval from the Westfield – Washington Township Plan Commission.



Crown Castle
3939 Priority Way South, Suite 250
Indianapolis, IN 46240

July 7, 2015

Kevin M. Todd, AICP
City Planner
City of Westfield – Economic and Community Development
2728 East 171st Street
Westfield, IN 46074

RE: Crown Castle Site Name: 146th and Gray
Site Location Address: 4540 East 146th Street
Site #: BU 873892
Petition: 1507-DDP-10

Attn: Mr. Todd,

In response to equipment upgrades requests at the subject property that cannot be accommodated on the existing wooden poles, Crown Castle has proposed to replace two wood poles with a single steel monopole structure. The monopole structure will be capable of holding the proposed equipment as well and will have the structural capacity for at least 2 additional wireless carriers.

As a part of the development review process, we have conducted a ½ mile search to identify any tall structures that could accommodate the existing and proposed equipment. There are no tall structures within the search area capable of accommodating the required installations. The search area map is attached.

The need for a replacement structure is derived directly from overall telecommunications network demands within Hamilton County and in turn, the increase demand of wireless infrastructure. Our plan is to reduce the number of wireless towers required by constructing a tower that will accommodate multiple wireless carriers and place this tower in a location compatible to the surrounding uses.

Crown Castle would like to thank City representatives thus far for their thorough review and assure the Westfield community that we will construct and maintain this site in accordance with the highest industry development standards in mind.

Please notify me directly of any requests for additional information and/or documentation at 317-249-2028 or Michael.Gasser@crowncastle. On behalf of Crown Castle, I would like to thank you for your assistance.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Michael Gasser', followed by a horizontal line.

MICHAEL GASSER MPA

District Real Estate Specialist – Services
T: (317) 249-2028 | M: (317) 919-4231 | F: (724) 416-6121

Search Area Map

