



Westfield City Council Report

Ordinance Number: 12-03
APC Petition Number: 1202-PUD-01
Address: 16201 Springmill Road
Petitioner: CrossRoads Church of Westfield, LLC
Requested Action: A change in zoning from the AG-SF1 District to the CrossRoads Church PUD.
Current Zoning District: AG-SF1
Requested Zoning District: CrossRoads Church PUD
Referral Date to APC: January 23, 2012
APC Public Hearing: February 6, 2012
APC Recommendation: March 5, 2012
Adoption Consideration: March 12, 2012
Exhibits:
1. Staff Report
2. Aerial Location Map
3. APC Certification

Prepared By: Kevin M. Todd, AICP

Petition History

This petition was introduced at the January 23, 2012 City Council meeting and received a public hearing at the February 6, 2012 Advisory Plan Commission (the "APC") meeting. The item received a favorable recommendation for approval at the March 5, APC meeting.

Procedural

- Requests for a change in zoning are required to be considered at a public hearing, in accordance with Ind. Code 36-7-4-1511.
- The Advisory Plan Commission (the "APC") held a public hearing on February 6, 2012 and issued a favorable recommendation (9-0) to the City Council in support of the proposed rezone request at its March 5, 2012 meeting.
- Notification of the February 6, 2012 public hearing was provided in accordance with the APC Rules of Procedure.
- The Westfield City Council may take action on this item at its March 12, 2012 meeting.

Project Overview

Location

The subject property is approximately 1.8 acres in size and is located on the east side of Springmill Road, just north of the entrance to the Springmill Commons shopping center (the "Property"). A residential structure and a residential accessory structure are currently on the Property. The Property does not appear to be actively used.

Project Description

CrossRoads Church of Westfield, Inc. (the "Petitioner") is proposing a PUD ordinance (the "Proposal") for the Property which limits the range of permitted uses and establishes illustrative examples of the allowable building architecture and style. The Proposal also addresses vehicular access to the Property, and it establishes landscaping and buffer requirements in the event of a drive-thru on the Property.

Land Uses

The Proposal limits the permitted land uses to the following: Banks and Savings and Loan Associations, Credit Union Offices, Offices for a Real Estate Agent, Insurance Agent, Dentist, Doctor, Lawyer or similar professional occupation.

Building Elevations

The primary structure on the Property is required to have brick and/or stone as its primary material. It is also required to be of a similar style as that of the illustrative building photos included in the Proposal. The photos are of various office buildings and appear to have residential architectural elements, including a pitched roof.

Vehicular Access

The Proposal provides access to the property through a direct access cut onto Springmill Road. The Proposal also accommodates possible access through the adjoining Springmill Commons shopping center, and it outlines the criteria for a possible elimination of the Springmill Road access point in the event access to the shopping center is obtained.

Accompanying the PUD proposal, the Petitioner submitted a traffic study (see Exhibit "4") which concludes that either access configuration (Springmill Road access or Springmill Commons access) would result in acceptable levels of service to Springmill Road, if the site developed as a bank (the most intense permitted use). The traffic study recommends various improvements to Springmill Road to better accommodate either access option. The Proposal incorporates the recommended road improvements, which have been reviewed and approved by the Westfield Public Works Department.

Modifications since the City Council Introduction

In response to feedback from the City Council, Advisory Plan Commission, City Staff, and members of the public, the proposed PUD Ordinance has been modified as highlighted below:

1. The language regarding site access has been modified regarding the possible closure of the Springmill Road access in the event access to the adjacent shopping center is obtained. City staff and the petitioner worked together to modify the language and both parties are satisfied with the proposed site access language.
2. The PUD Ordinance includes a section outlining required improvements to Springmill Road based on the site access options. The proposed PUD requires the road improvements that were recommended in the Traffic Impact Study.
3. A "Maximum Building Area" requirement was added to the PUD Ordinance. The proposed maximum is that there be no more than 10,000 square feet of gross building area on the Property.
4. A "Maximum Number of Tenants" requirement was added to the PUD Ordinance. The proposed maximum is that there are no more than four (4) tenants on the Property.
5. The PUD Ordinance includes requirements to construct an 8-foot multi-use path along Springmill Road. The PUD also requires pedestrian connectivity between the multi-use path and the building; and the building and the existing path to the east (only in the event all necessary approvals are obtained in order to make the sidewalk connection).
6. The PUD Ordinance includes a section regarding right-of-way dedication.

Public Policy

Westfield Comprehensive Plan (2007, as amended)

According to the Westfield-Washington Township Comprehensive Plan, the Property is on the fringe between Local Commercial and Suburban Residential land use classifications. Retail, office, and services uses are listed as appropriate uses within the Local Commercial classification, while commercial uses are not contemplated in the Suburban Residential classification. The Future Land Use Map is not intended to be used as a parcel-specific map, but rather as a general guide for future development in Westfield-Washington Township.

Water & Sewer System

The Westfield Thoroughfare Plan (the "Thoroughfare Plan") classifies Springmill Road as a "Secondary Arterial". The recommended right-of-way width for a Secondary Arterial is 120 feet.

Annexation

The Property is within the corporate boundaries of the City of Westfield.

Well Head Protection – Ord. 05-31

The Property is not within a wellhead protection area.

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

According to the Westfield-Washington Township Comprehensive Plan, the Property is on the fringe between Local Commercial and Suburban Residential land use classifications. Retail, office, and services uses are listed as appropriate uses within the Local Commercial classification, while commercial uses are not contemplated in the Suburban Residential classification. The Future Land Use Map is not intended to be used as a parcel-specific map, but rather as a general guide for future development in Westfield-Washington Township.

2. Current conditions and the character of current structures and uses.

A residential structure and a residential accessory structure are currently on the Property. The Property does not appear to be actively used and the structures appear to show signs of dilapidation.

3. The most desirable use for which the land is adapted.

The proposed financial institution or professional office uses would seem to be a low-impact complement to the existing uses in the vicinity. Redevelopment of the Property would eliminate an existing vacant, dilapidating structure.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the Proposal would have a neutral or positive impact on property values throughout the jurisdiction.

5. Responsible growth and development.

The Property is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth. City water and sewer facilities are available to the Property, and there is adequate capacity to serve the Property.

Recommendations/Actions

- Economic and Community Development Department [March 5, 2012]
The Westfield Economic and Community Development Staff, in its report to the APC, made a recommendation that the APC forward a favorable recommendation to the City Council.

- Advisory Plan Commission [March 5, 2012]
The Westfield-Washington Advisory Plan Commission has forwarded a favorable recommendation to the City Council, with a condition that the standard for the “Maximum Number of Tenants” be modified so that it applies to the entire property, not just a single building. (Vote of: 9-0).

- City Council
 - Introduction: [January 23, 2012]
 - Eligible for Adoption: [March 5, 2012]

Submitted by: Kevin M. Todd, AICP, *Senior Planner*

Aerial Location Map (2008)

Site



Zoning Map (2008)



PUD	SF-2	MF-2
AG-SF1	SF-3	

Existing Land Use Map (2008)



Agricultural	Institutional
Residential	Commercial
Vacant	

**WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Advisory Plan Commission held a public hearing on Monday, February 6, 2012, to consider a change in zoning from the AG-SF1 District to the CrossRoads Church PUD District for property located at 16201 Springmill Road. Notice of the public hearing was advertised and noticed and presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposal is as follows:

Case No.	1202-PUD-01
Petitioner	CrossRoads Church
Description	A change in zoning from AG-SF1 to the CrossRoads Church PUD

On March 5, 2012, a motion was made and passed to send a favorable recommendation to the City Council to approve 1201-PUD-01, with a condition that the standard for the "Maximum Number of Tenants" be modified so that it applies to the entire property, not just a single building. (Vote of: 9-0).

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.



Matthew S. Skelton, Secretary

March 6, 2012
Date