



**Petition Number:** 1303-DP-04 & 1303-SIT-02

**Subject Site Address:** 18250 North Union Street

**Petitioner:** Westfield-Washington School Corporation

**Request:** Petitioner requests Development Plan and Site Plan review for a proposed athletic locker room building, concession stand renovation and related improvements.

**Current Zoning:** GB-PD (General Business-Planned Development)

**Current Land Use:** Institutional: Public High School

**Approximate Acreage:** 77 acres +/- (High School Campus)

**Exhibits:**

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

**Zoning History:**

95-AP-7	Original Development Plan
97-V-23	Variance to allow increased signage
99-V-13	Variance to allow pole sign
0201-DP-01	Building expansion DP
0408-DP-33	Building expansion DP
0409-VS-24	Variance to reduce parking stall size
0902-DP-03 & 0902-SIT-03	Building expansion

**Staff Reviewer:** Jesse M. Pohlman, Senior Planner

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### **Procedural**

- The public hearing for this petition was heard at the March 4, 2013, Advisory Plan Commission meeting and received no comments from the public.
  - Approval of a Primary Plat, Development Plan, and Site Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district and, subdivision control ordinance or applicable PUD Ordinance, any variances associated with the site, and any commitments associated with the site.
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## **PROJECT OVERVIEW**

The proposal is for the development of a 5,725 square-foot locker room building and 755 square-foot addition and renovation to the existing 1,485 square-foot concession stand for the Westfield-Washington High School campus. The construction limits of the proposed improvements encompass approximately 1.2 acres of the overall 77 acre +/- campus and are located on the northwest side of the High School building, immediately south of the existing soccer field (see [Exhibit 2](#)). The plans comply with the applicable zoning ordinances.

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## **DEVELOPMENT PLAN REVIEW COMMENTS**

### **Development Plan Review (WC 16.04.165)**

#### **1) Zoning District Standards: (Business District Standards (WC 16.04.050))**

##### a) General Requirements: (WC 16.04.050(A)):

Comment: Development Plan complies.

##### b) GB-PD District Specific Standards: (WC 16.04.050(H))

- i) Minimum Frontage Required on Street of Primary Access: 660 feet
- ii) Minimum Setback Lines:
  - (1) Front Yard: 60 feet
  - (2) Side Yard: 15 feet
  - (3) Rear Yard: 20 feet
- iii) Minimum Lot Width at Building Line: None
- iv) Minimum Number of Structures: None
- v) Minimum Size of Structures: None

Comment: Development Plan complies.

#### **2) Overlay District Standards: Not applicable. The subject property is located within the U.S. Highway 31 Overlay District (the "Overlay"); however, this additional structure and related improvements are exempt from the Overlay because the school was in existence when the Overlay was established (WC 16.04.070(9)).**

#### **3) Subdivision Control Ordinance: Not applicable. No subdivision is being proposed.**

#### **4) Development Plan Review Standards: (WC 16.04.165(D)(3))**

##### a) **Site Access and Site Circulation:**

- i) Standard: All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference.

Comment: No new site access locations are being proposed.



- ii) **Standard:** All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development.  
**Comment:** Development Plan complies.
- iii) **Standard:** Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network.  
**Comment:** Development Plan complies.
- b) **Landscaping:** (WC 16.06 *et seq.*)
  - i) **General Landscape Design Standards:** (WC 16.06.040):  
**Comment:** Development Plan complies.
  - ii) **On-Site and Street Frontage Requirements:** (WC 16.06.050):  
**Comment:** No new on-site or street frontage landscaping is required for the high school campus as a result of the proposed structure and related improvements. The existing plantings impacted by the proposed improvements within the construction limits include two (2) trees, which are being relocated and replaced accordingly. As a result, the proposed landscape plan complies.
  - iii) **Buffer Yard Requirements:** (WC 16.06.060):  
**Comment:** No new buffer yard is required for the high school campus as a result of the proposed structure and related improvements.
  - iv) **Parking Area Landscaping:** (WC 16.06.070):  
**Comment:** No new parking areas are being proposed as part of this development plan. As a result, no new perimeter or interior parking lot landscaping is required.
- c) **Lighting:** (WC 16.07 *et seq.*)  
**Comment:** Development Plan complies.
- d) **Signs:** (WC 16.08 *et seq.*) Not applicable. No new signs are being proposed.
- e) **Building Orientation:**
  - i) **Standard:** Each building façade visible from a public street or oriented to an adjoining Residential District shall be a finished façade.  
**Comment:** Development Plan complies.
  - ii) **Standard:** No loading spaces or loading docks shall be permitted to face a public street or an adjoining Residential District.  
**Comment:** Development Plan complies.
  - iii) **Standard:** No outside storage shall be permitted between an established building line and the right-of-way of a public street or an adjoining Residential District.  
**Comment:** Development Plan complies.
  - iv) **Standard:** All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served.  
**Comment:** Development Plan complies. All mechanical equipment is interior to the proposed structure(s).



f) **Building Materials:**

- i) **Standard:** In order to create variation and interest in the built environment, all new buildings or building additions located within any Business District shall use the exterior building materials specified below on each facade visible from a public street or an adjoining Residential District: (1) All brick (excluding window, display window, door, roofing, fascia and soffit materials); or, (2) Two (2) or more building materials (excluding window, display window, door and roofing materials), provided, however, that the primary building material shall be either brick or Exterior Insulation and Finish System (E.I.F.S.) and shall constitute a minimum of sixty (60) percent of each facade visible from a public street or an adjoining Residential District.

**Comment:** Development Plan complies. No facades should be visible from a public street. Facades are proposed as 100% split face concrete masonry wall construction. The design, materials and colors of the proposed buildings' exteriors are consistent with and complement the existing accessory structures on the high school campus.

- ii) **Standard:** The exterior building material selection shall be supplemented with the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.) or the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each facade visible from a public street or an adjoining Residential District.

**Comment:** Development Plan complies. The design, materials and colors of the proposed buildings' exteriors are consistent with and complement the existing accessory structures on the high school campus.

- 5) **Comprehensive Plan Compliance:** The proposed development shall be appropriate to the site and its surroundings based upon the recommendations contained in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan").

**Comment:** The Future Land Use Plan in the Comprehensive Plan identifies the high school campus as "Employment Corridor". Although the Comprehensive Plan does not specifically address the school, it does note that appropriate land uses for the corridor are "institutional uses that are subordinate to and supportive of the office and service uses". The existing school campus and proposed buildings meet many of Comprehensive Plan's development policies for this corridor, including, but not limited to: (i) Encourage building materials and colors that are appropriate to the setting; (ii) Encourage building design, height, scale, and mass that is appropriate to the surrounding area.

- 6) **Street and Highway Access:** The design and location of proposed street and highway access points shall minimize safety and hazards and congestion.

**Comment:** No new site access locations are being proposed.

- 7) **Street and Highway Capacity:** The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development

**Comment:** No new site access locations are being proposed.

- 8) **Utility Capacity:** The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development



Comment: Petitioner is working with the Westfield Public Works Department and other service providers to ensure capacity.

- 9) **Traffic Circulation Compatibility:** The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

Comment: No new site access locations are being proposed and the existing interior drives are being utilized.

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### **STAFF COMMENTS**

The submitted plans comply with the applicable zoning ordinances. Staff recommends approving the petition as presented.

If any APC member has questions prior to the meeting, then please contact Jesse Pohlman at 317.402.4380 or [jpohlman@westfield.in.gov](mailto:jpohlman@westfield.in.gov).

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