



Westfield City Council Report

Ordinance Number:	14-08
APC Petition Number:	1401-PUD-01
Requested Action:	Petitioner requests an amendment to the Maple Knoll PUD to repeal the sign standards applicable to a 20.56 +/- acre portion (identified in Exhibit "A" of 1401-PUD-01, also known as Springmill Pointe) of the Employment District (as identified in the Maple Knoll PUD) and replace these standards with the City of Westfield-Washington Township Zoning Ordinance sign standards.
Current Zoning District:	Maple Knoll PUD
Current Land Use:	Agricultural
Exhibits:	<ol style="list-style-type: none">1. Staff Report2. Aerial Location Map3. APC Certification4. Ord. 14-08
Prepared by:	Ryan Clark

PETITION HISTORY

This petition was introduced at the December 09, 2013, City Council meeting. The petition received a public hearing at the January 21, 2014, Advisory Plan Commission (the "APC") meeting. The APC forwarded the petition to the Westfield City Council (the "Council") with a favorable recommendation for approval at its February 03, 2014, meeting. The APC Certification is included as Exhibit 4.

PROCEDURAL

- Requests for a change in zoning are required to be considered at a public hearing, in accordance with Indiana Code 36-7-4-1511. The public hearing for this petition was held on January 21, 2014, at the APC meeting. Notice of the January 21, 2014, public hearing was provided in accordance with the APC Rules of Procedure.
- At its February 03, 2014 meeting, the APC issued a favorable recommendation (7-0) of the proposed change of zoning to the Council.
- The Council may take action on this item at its February 10, 2014, meeting.

PROJECT OVERVIEW

Project Location

The subject property is approximately 20.955+/- acres and is located on the southwest corner of State Route 32 and Austrian Pine Way in the Maple Knoll Planned Unit Development (“PUD”) Employment District. The property has road frontage along State Highway 32 and Austrian Pine Way.

Project Description

The petitioner is requesting to modify the sign standards of the Maple Knoll PUD (Ordinance 04-02, Section 14 and Exhibit 18) for the proposed Springmill Pointe subdivision to comply with the provisions of the Westfield-Washington Township Zoning Ordinance 16.08.010 Sign Standards (“WC 16.08.10”). The signs standards of the PUD would no longer be applicable to the real estate and would default to the sign standards for Westfield.

Should WC 16.08.010 be amended in the future, the signage provisions for the Springmill Pointe subdivision would be subject to those amendments per this PUD text amendment request.

Under the sign standards provisions of Maple Knoll PUD (Ord. 04-02), signage allotment is calculated from a 2:1 ratio of linear feet to maximum sign square footage. The petitioner is proposing to default to the current WC 16.08.010, which permits signage allotment calculated from a 1:1 ratio of linear to sign square footage and is the reason for the request.

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 in the Employment Corridor land use classification. The proposed sign amendment should not affect any comprehensive plan recommendations.

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

The proposed sign amendment should not alter the character of the area nor alter any current conditions.

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

The proposed signage amendment will not affect land use.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the proposal would have 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

APC Recommendation

At its February 03, 2014, meeting, the APC forwarded a **favorable recommendation** of Ordinance No. 14-08 (APC Petition No. 1401-PUD-01) to the Council (Vote of: 7 in favor, 0 opposed).

City Council

Introduction: December 09, 2013

Eligible for Adoption: February 10, 2014

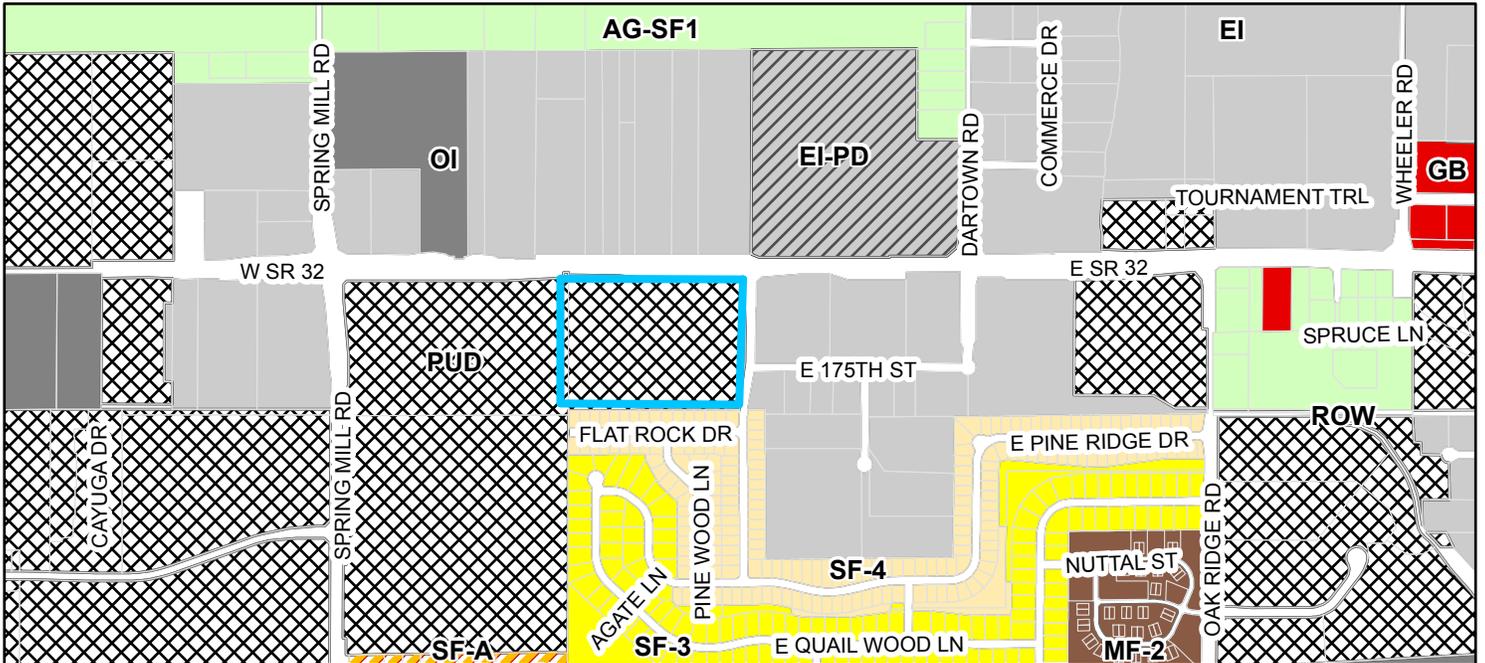
Submitted by: Ryan Clark
Economic and Community Development Department

Aerial Location Map

Site



Zoning Map



Zoning

AG-SF1 (Agriculture - Single Family - 1)	SF-4 (Single Family - 2)
EI (Enclosed Industrial)	OI (Open Industrial)
GB (General Business)	PUD (Planned Unit Development)
LB (Local Business)	SF-3 (Single Family - 3)
MF-1 (Multiple Family - 1)	

**WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Advisory Plan Commission held a public hearing on Monday, January 21, 2014, to consider an amendment to the Maple Knoll PUD ordinance. 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.	1401-PUD-01
Petitioner	Westfield Investment Company, LP
Description	An amendment to the Maple Knoll PUD to repeal the sign standards applicable to a 20.56 +/- acre portion (identified in Exhibit "A" of 1401-PUD-01, also known as Springmill Pointe) of the Employment District (as identified in the Maple Knoll PUD) and replace these standards with the City of Westfield-Washington Township Zoning Ordinance sign standards.

On February 03, 2014, a motion was made and unanimously passed to send a favorable recommendation to the City Council to approve 1401-PUD-01.

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



Matthew S. Skelton, Secretary

February 5, 2014

Date