



Petition Number: 1406-PUD-09

Subject Site Address: Northeast corner of U.S. 31 and S.R. 32

Petitioner: Westfield Community Investors, LLC

Request: Petitioner requests a change in zoning from the Single-Family 3 (SF-3) District and General Business (GB) District to the Junction Planned Unit Development (PUD) District.

Current Zoning: SF-3/GB

Current Land Use: Athletic Fields/Vacant

Approximate Acreage: 14.1 acres+/-

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Conceptual Site Plan
4. The Junction PUD Ordinance

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at the May 12, 2014, City Council meeting. The proposal will receive a public hearing at the June 2, 2014, Advisory Plan Commission (the "APC") hearing.

PROCEDURAL

- Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition will be held on June 2, 2014, at the APC meeting.
 - Notice of the June 2, 2014, public hearing was provided in accordance with the APC Rules of Procedure.
 - The Petitioner held a neighborhood meeting on May 27, 2014. The Petitioner should be able to report a summary of the meeting to the APC at the June 2, 2014 APC meeting.
-

PROJECT OVERVIEW

Location: This subject property (the “Property”) is approximately 14.1+/- acres in size and is located at the northeast corner of U.S. 31 and State Road 32. The Property is currently zoned Single-Family 3 (SF-3) and General Business (GB). The current Westfield High School football/track stadium, baseball field, and Westfield-Washington Schools administration building are located on the Property.

Project Overview: The Petitioner is requesting a change of zoning to a mixed-use Planned Unit Development (PUD) District to be known as “The Junction PUD” (the “Proposal”). The Junction PUD defaults to the General Business District standards and uses, with a few modifications to the permitted uses and development standards. The Proposal conceptually includes a multi-story hotel, a multi-story medical office building, a two or three-story multi-tenant building along S.R. 32, and other integrated commercial and/or senior living buildings. The PUD Ordinance defaults to the GB uses, adds independent living and assisted living, and removes thirty-three (33) uses from the GB use list that were determined by the petitioner to be undesirable uses on this Property. Access to the Property would be from Shamrock Boulevard.

Development and Architectural Standards: The Proposal defaults to the GB development standards, while modifying some standards to ensure the project is developed in a manner that is consistent with traditional downtown development patterns (i.e., modified GB standards include: setbacks, building height, and landscaping/buffering requirements). The Junction PUD Ordinance adopts the architectural standards from the State Highway 32 Overlay District. Because the Property abuts U.S. 31, and the highway will be elevated at this point, it was suggested at the City Council introduction that a minimum building height requirement be established so that drivers on U.S. 31 are not able to see the tops of the buildings within this project.

Comprehensive Plan: The Westfield-Washington Township Comprehensive Plan identifies the Property as part of the Downtown area. The Grand Junction Master Plan was adopted in 2009 to serve as the vision and guide specifically for Downtown Westfield. The Grand Junction Master Plan identifies the four corners of the intersection of U.S. 31 and State Road 32 as gateways for the community. The gateway areas are envisioned to include quality, signature architecture; signature hotel/conference center(s); and premium office buildings. The 2013 Grand Junction Implementation Plan further states that rooftops in this area should not be visible from the elevated U.S. 31 highway, and it also encourages the development of hotel/conference center(s), apartments, and office buildings. The conceptual plans and character exhibits of The Junction PUD Ordinance appear to be consistent with the vision of the Grand Junction Master Plan and Grand Junction Implementation Plan for the northeast gateway corner of the U.S. 31 and State Highway 32 interchange.

STATUTORY CONSIDERATIONS

Indiana Code 36-7-4-603 states 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.

STAFF COMMENTS

1. Hold a public hearing at the June 2, 2014, APC meeting. No action is required at this time.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal based on APC comments, public comments and any additional staff comments.
3. If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.