



Petition Number: 1209-PUD-11

Petitioner: Cooperstown Partners, LLC

Request: Change in zoning from the AG-SF1 District to the Spring Mill Station SEC PUD

Current Zoning: AG-SF1

Current Land Use: Single Family Residential and Vacant

Approximate Acreage: 7.654 acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Spring Mill Station SEC PUD Ordinance, August 15, 2014
4. Concept Map
5. Character Exhibits

Staff Reviewer: Ryan Clark, AICP

Petition History

This petition was introduced at the August 13, 2012 City Council meeting. The proposal will receive a public hearing at the August 18, 2014 Advisory Plan Commission (the "APC") meeting.

Procedural

- Changes in zoning are required to be considered at a public hearing. The public hearing for this petition will be held on August 18, 2014 at the APC meeting.
 - Notice of the August 18, 2014 public hearing was provided in accordance with the APC Rules of Procedure.
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Project Overview

Location

The subject property is approximately 7.654 acres in size and is located on the southeast corner of 161st Street and Spring Mill Road (the "Property"). The Property is primarily single family residential and vacant in use.

Project Description

The proposed Spring Mill Station SEC PUD Ordinance (the "PUD Ordinance") allows for a neighborhood center (the "Proposal") and establishes one (1) district. The Proposal includes three (3) proposed buildings consisting of a CVS/pharmacy building (approx. 12,000 square feet), a retail building (approx. 7,800 square feet) and a medical office building (approx. 20,400 square feet).

The Proposal includes several pedestrian trails throughout the development and also includes a train car with outdoor seating as an amenity for the proposed development. A gazebo and several benches placed throughout the development are also provided.

Spring Mill Station Plan

The petitioner is actively working with the Spring Mill Station Task Group (the "Task Group") in revising the Proposal to help meet the vision of the Spring Mill Station Comprehensive Plan Amendment. A character exhibit has been incorporated into the PUD to illustrate the intended architectural character of the proposed pharmacy building, as well as the other proposed buildings in the Proposal. The petitioner will likely highlight these standards during the presentation at the Public Hearing.

Land Uses

The PUD Ordinance defaults to the Local and Neighborhood Business District (the "LB District") standards. The permitted uses for the PUD include all uses permitted in the LB District with the addition of a Health, Fitness, and Exercise Center.

The Proposal currently includes a drive-thru for both the pharmacy building and the end unit of the retail building.

Westfield Thoroughfare Plan (2007, as amended)

The Westfield Thoroughfare Plan (the "Thoroughfare Plan") classifies Springmill Road and 161st Street as a "Primary Arterial". The recommended right-of-way width for a Primary Arterial is 150 feet.



Connectivity in Spring Mill Station Area

Staff recommends the Proposal include both vehicular and pedestrian connectivity to the surrounding parcels to the east and north should the parcels develop in the future. This connectivity is consistent with plan of development as proposed in the Spring Mill Station Comprehensive Plan Amendment (Resolution 14-107).

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 August 18, 2014 APC meeting. No action is required at this time.
2. Prior to the APC recommendation, the petitioner will make any necessary revisions to the proposal based on APC and public comments.
3. If any APC member has questions prior to the public hearing, then please contact Ryan Clark at (317) 674.6599 or rclark@westfield.in.gov.