



Petition Number: 1411-PUD-16

Petitioner: Thieneman Construction, Inc.
Ken Thieneman, President and Steve George, CFO

Request: An amendment to the Custom Commerce Park PUD Ordinance specific to Lot 1 within Custom Commerce Park.

Current Zoning: Custom Commerce Park PUD

Current Land Use: Vacant

Approximate Acreage: 4.5 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Ordinance 14-45 (Proposed Amendment)
5. Ordinance 03-29 (Original Custom Commerce Park PUD Ordinance)

Staff Reviewer: Andrew Murray, Associate Planner

PETITION HISTORY

This petition was introduced at the October 13, 2014, City Council meeting. It received a public hearing at the November 3, 2014, Advisory Plan Commission (the "APC") meeting.

PROCEDURAL

Amendments to a Planned Unit Development are required to be considered at a public hearing. The public hearing was held at the November 3, 2014, APC meeting. Notice of the November 3, 2014 public hearing was provided in accordance with the APC Rules of Procedure.

PROJECT OVERVIEW

Project Location: The subject property (the "Property") is Lot 1 in Custom Commerce Park, located at the southeast corner of Oak Ridge Road and Foundation Parkway and is approximately 4.5 acres +/- in size (see [Exhibit 2](#)).

Project Description: The Petitioner is requesting to amend the Custom Commerce Park PUD Ordinance (the "Original Ordinance") (see [Exhibit 5](#)) to accommodate the Petitioner's proposed land use. The Petitioner is currently a tenant in the Custom Concrete Building located at 17241 Foundation Parkway and has entered into an agreement to purchase and develop the Property. The initial phase of development is proposed to include a two-story office building (approximately 18,000 square feet), warehouse space (approximately 12,000 square feet) and a storage yard. The Petitioner anticipates



future phases to include an additional 30,000 square feet of building(s), as identified on the Concept Plan (see Exhibit 3).

Default Standards: The proposed Custom Commerce Park PUD Amendment Ordinance (“Amendment Ordinance”) (see Exhibit 4) defaults to the provisions of the recently adopted Westfield – Washington Township Unified Development Ordinance (the “UDO”), with the EI: Enclosed Industrial District as the underlying zoning district.

Permitted Uses: The Amendment Ordinance permits the following new uses: (i) Construction Trade Office; (ii) Assembly Operations of Pre-Manufactured Parts and Components; and (iii) Outside Storage.

Development Standards: As proposed, Chapter 6 (Development Standards) of the UDO applies to the Property with the following requested modifications:

1. Outside Storage Screening (Article 6.12(D)): The UDO requires wall and fence materials to be opaque and consistent with and compatible with the architectural character and materials of the building. The Amendment Ordinance permits the gate into the Outside Storage Area to be an eight (8) foot tall black, vinyl-coated chain link gate, slatted to provide the appearance of an opaque wall.
2. Outside Storage Surface (Article 6.12(D)(3)(a)): The UDO requires a minimum depth of fifty (50) feet to be hard surfaced asphalt or concrete adjacent to the building. The Amendment Ordinance provides twenty (20) feet, as identified on the Concept Plan (see Exhibit 3).
3. Landscaping Standards (Article 6.8): The Property is constrained by a seventy-five (75) foot wide pipeline easement that bisects the Property (see Exhibit 3). As a result, the Amendment Ordinance modifications primarily address changes to the landscaping standards due to the pipeline easement to allow flexibility in the placement of required plantings.

Comprehensive Plan: The Westfield-Washington Township Comprehensive Plan identifies the Custom Commerce Park within the “Business Park” land use classifications. Among other uses, these classifications encourage manufacturing, research and development, processing activities, office and services uses. The development policies of the Comprehensive Plan for this area includes among other policies: (1) Reserve for employment-generating uses and related supporting service uses; (2) Promote campus-like settings; (3) Encourage building materials and colors appropriate to the setting; (4) Locate docks appropriately, generally at the sides or backs of buildings. Screening should be provided where it is needed to hide unattractive views; (5) Maintain attractive and appealing business and industrial areas through landscaping, setbacks, and building design. As such, the proposed Development is consistent with the policies of the Comprehensive Plan.



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

If the Plan Commission is satisfied with the proposed Amendment Ordinance, then the Department recommends forwarding this petition to the City Council with a favorable recommendation.

If any Plan Commission members have questions prior to the public hearing, then please contact Andrew Murray at 317.379.9080 or amurray@westfield.in.gov.