



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

August 3, 2015
1508-PUD-16
Exhibit 1

Petition Number: 1508-PUD-16

Subject Site Address: Northeast corner of 146th Street and Ditch Road (1148/1250 W. 146th Street)

Petitioner: CarDon & Associates, Inc.

Request: A text amendment to modify the sign standards of the CarDon Senior Living Planned Unit Development (PUD) District.

Current Zoning: PUD

Current Land Use: Lot 1 - Senior living community, Lot 2 - Vacant

Approximate Acreage: 16 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Ordinance 15-25: PUD Amendment Ordinance
5. Signage Elevations
6. Signage Location Plan
7. For Reference Only: Elevations from other Communities

Staff Reviewer: Andrew Murray

PETITION HISTORY

This petition was introduced at the July 13, 2015 City Council meeting. The proposal will receive a public hearing at the August 3, 2015 Advisory Plan Commission (the "APC") hearing.

PROCEDURAL

City Council: The CarDon Senior Living PUD District Ordinance No. 15-25 (the "PUD Amendment Ordinance") was introduced to the City Council at the July 13, 2015, meeting. The PUD Amendment Ordinance would amend the CarDon Senior Living PUD District Ordinance No. 14-07 (the "Original PUD Ordinance").

Public Hearing: Public hearings held by the APC are required for PUDs. The petition is scheduled to receive a public hearing at the August 3, 2015, APC meeting. Notice of the August 3, 2015, public hearing was provided for in accordance with the APC Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes 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.

PROJECT OVERVIEW

Location

The Petitioner is requesting an amendment to the Original PUD, approximately 16+/- acres located at the northeast corner of 146th Street and Ditch Road (the “Property”) (see **Exhibit 2**). Lot 1 is improved with a comprehensive senior living facility and Lot 2 is undeveloped (see **Exhibit 3**).

Amendment Request

The proposed text amendment to the PUD Ordinance would modify the sign standards applicable to the Property (see Section 11 in **Exhibit 4**). The Petitioner is proposing signage that will help guide residents and visitors throughout the development. As written, the PUD Ordinance defaults to the sign standards stated in the Westfield-Washington Township Unified Development Ordinance (the “UDO”). The proposed modifications are as follows:

Interior Circulation Signs

The UDO permits Interior Circulation Signs with a total Sign Area not to exceed two (2) square feet and Sign Height not to exceed three (3) feet¹. The Petitioner is proposing two different dimensioned signs, as depicted in **Exhibit 5**. The proposed signs depicted in **Exhibit 5** are labeled one (1) through ten (10), which correspond with the sign’s proposed location on the Property (see **Exhibit 6**).

	UDO Standard Interior Circulation Signs	Primary Interior Circulation Signs (Signs #5 and #10)	Secondary Interior Circulation Signs (Signs #1, #2, #3, #4, #6, #7, #8, #9)
Sign Area	2 sq. ft.	8 sq. ft.	5 sq. ft.
Sign Height	3 feet	4 feet	3 feet

The proposed signs have been installed at other similar CarDon locations, including Plainfield and Bargarsville (see **Exhibit 7**).

¹ Article 6.17, H(3) Sign Standards; Interior Circulation Signs of the UDO

Monument Signs

The Petitioner desires to construct Monument Signs at both the Ditch Road and 146th Street entrances to the Property. The UDO permits Monument Signs at each public Street Frontage per Lot². A Monument Sign along Ditch Road would not be permitted today under the UDO because Lot 1 does not have public Street Frontage along Ditch Road. The proposed amendment would allow for a Monument Sign for lots 1 and 2 along Ditch Road. The Monument Signs will otherwise comply with the UDO in terms of Sign Area, Sign Height and Sign Width.

DEPARTMENT COMMENTS

Action:

1. Hold a public hearing at the August 3, 2015, APC meeting.

Recommendation:

2. **Subject to comments as a result of the public hearing, the Department recommends forwarding this petition to the Council with a favorable recommendation if the Plan Commission is satisfied with the proposed amendment ordinance.**
3. If any APC member has questions prior to the public hearing, then please contact Andrew Murray at 317.379.9080 or amurray@westfield.in.gov.

² Article 6.17, H (2) Sign Standards; Monument Signs of the UDO