



Docket Number: 1508-PUD-15 (Ordinance No. 15-24)

Petitioner: Paula Gartner, EMH&T on behalf of Kroger Limited Partnership

Request: An amendment to add an additional 0.529 acres+/- to the Spring Mill Station NE Quadrant PUD. The amendment includes adding Curbside Pickup as a permitted use, adding associated development standards, and modifying the sign standards.

Current Zoning: Andover North PUD District (Ordinance 06-12)

Current Land Use: Residential / Agricultural

Zoning History: 1405-PUD-06, Rezoning to Spring Mill Station NE Quadrant PUD
1409-DP-28 & 1409-SIT-13, Fuel Station Development Plan
1410-DP-31 & 1410-SIT-14, Grocery Store Expansion Development Plan
1508-DDP-14, Curbside Pickup Detailed Development Plan (Pending)

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Amendment Ordinance
5. Character Exhibit
6. Overall Site Plan
7. Neighborhood Meeting Summary

Staff Reviewer: Pam Howard, Associate Planner

PETITION HISTORY

This petition was introduced at the July 2, 2015, City Council meeting. The petition will receive a public hearing at the August 3, 2015, Advisory Plan Commission (the "APC") meeting.

PROCEDURAL

Public Hearing:

Amendments to a Planned Unit Development District are required to be considered at a public hearing by the APC. The public hearing for this petition is scheduled for the August 3, 2015, APC meeting. Notice of the public hearing was provided in accordance with Indiana law.

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

Project Location: The Petitioner is requesting an amendment to the Spring Mill Station NE Quadrant PUD (the “PUD Ordinance”), which is located at the northeast corner of 161st Street and Springmill Road (see **Exhibit 2**).

Amendment Request: The Petitioner is requesting an amendment to incorporate additional land, as well as modify the permitted uses, development standards, and sign standards, as further described below.

1. **Changes to the Real Estate:** The proposed amendment incorporates an additional 0.529 acres+/- directly north of the current store into the PUD District as “Area A.4”(see **Exhibit 2**).
2. **Definitions:** The proposed amendment defines Curb Side Pickup Station, to read “Dedicated parking spaces with covering canopy, appurtenances and wayfinding/identification signage where merchandise is picked up.”
3. **Permitted Uses:** The proposed amendment permits a Curb Side Pickup Station in Area A.4.
4. **Setbacks:** The PUD Ordinance currently requires side and rear setbacks in Area A.1 to be sixty (60) feet when abutting a residential district. The proposed amendment reduces the setback to forty (40) feet along the north property line. Additionally, the proposed amendment requires that the separation between the Curb Side Pickup Station and the existing grocery store be at least thirty (30) feet.
5. **Parking:** The PUD Ordinance currently defaults to the Zoning Ordinance (UDO). The proposed amendment eliminates the requirement for stacking spaces and a by-pass lane for Area A.4.”
6. **Landscaping and Screening:** The PUD Ordinance currently defaults to the Zoning Ordinance (UDO). The proposed amendment incorporates a landscaping exhibit for Area A.1 specific to the proposed use, and requires that the landscaping be in substantial compliance with the exhibit. The UDO standards would no longer apply to this area of the PUD.
7. **Sign Standards:** The PUD Ordinance currently defaults to the Zoning Ordinance (UDO). The proposed amendment allows one hundred (100) square feet of signage for the Curb Side Pickup Station, in addition to the signage otherwise permitted in the District.
8. **Architectural and Streetscape Design Standards:** The proposed amendment incorporates Character Exhibits for the Curb Side Pickup Station. The UDO Architectural Standards would not apply to this area of the PUD.



DEPARTMENTS COMMENTS

Action:

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

Recommendation:

2. Prior to the final disposition, the petitioner will make any necessary revisions to the proposal based on APC comments, public comments and any additional Department comments.
3. If any APC member has questions prior to the public hearing, then please contact Pam Howard at 317.531.3751 or poward@westfield.in.gov.