Petition Number:	1604-DDP-10
Subject Site Address:	17950 Grassy Branch Road (Washington Woods Elementary)
Petitioner:	Westfield Washington Schools by Schmidt Associates
Request:	Detailed Development Plan review of the expansion of an existing elementary school.
Current Zoning:	SF2: Single-Family Low Density District
Current Land Use:	Institutional
Approximate Acreage:	50.17 acres+/-
Exhibits:	1. Staff Report 2. Location Map 3. Site Plan 4. Elevations 5. Landscaping Plan
Staff Reviewer:	Amanda Rubadue, Associate Planner

PROCEDURAL

Approval of a Development Plan must be granted if the submitted plan demonstrates compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

PROJECT DESCRIPTION

The applicable zoning district is SF2: Single-Family Low Density District. The project is for the expansion of the existing elementary school.

The petition was reviewed by the Technical Advisory Committee at its March 14, 2016, meeting and received a public hearing at the Advisory Plan Commission's April 4, 2016, meeting.

DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

The plans comply.

1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
2) Address and legal description of the property.

3) Boundary lines of the property including all dimensions.
4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
10) Location and dimensions of all existing structures and paved areas.
11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
12) Location of all Floodplain areas within the boundaries of the property.
13) Names of legal ditches and streams on or adjacent to the site.
14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
15) Identify buildings proposed for demolition.
16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

The plans comply.

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

    a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.

    b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.

    c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with Article 4.5 (SF2 District)**.**

Permitted Uses: The proposed use is an elementary school. The use is permitted in the SF2 District.

22) Minimum Lot Area: 3 acres

23) Minimum Lot Frontage: 250 feet

24) Minimum Building Setback Lines:

    a) Front Yard: 100 feet along Expressway or Arterial

    b) Side Yard: 30 feet

    c) Rear Yard: 30 feet

25) Minimum Lot Width: No minimum

26) Maximum Building Height: Two and one-half (2 ½) stories

27) Performance Standards (see Article 6.15)

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

28) Accessory Use and Building Standards (Article 6.1)

29) Architectural Standards (Article 6.3 (D))

30) Building Standards (Article 6.4)

31) Fence Standards (Article 6.5)

32) Height Standards (Article 6.6)

33) Landscaping Standards (Article 6.8)

a) General Screening Standards (Article 6.8(H))

b) Detention and Retention Areas (Article 6.8(I))

c) Minimum Lot Landscaping Requirements (Article 6.8(K))

d) Foundation Plantings (Article 6.8(L)):

e) External Street Frontage Landscaping

f) Buffer Yard Requirements

g) Interior Parking Area Landscaping

h) Perimeter Parking Area Landscaping

34) Lighting Standards (Article 6.9)

a) All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.

b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.

c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.

d) All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

35) Lot Standards (Article 6.10)

36) Outside Storage and Display (Article 6.12)

37) Outdoor Café and Eating Areas (Article 6.13)

38) Parking and Loading Standards (Article 6.14)

39) Setback Standards (Article 6.16)

40) Sign Standards (Article 6.17)

41) Vision Clearance Standards (Article 6.19)

42) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

43) Easement Standards (Article 8.3)

44) Pedestrian Network Standards (Article 8.7)

45) Storm Water Standards (Article 8.8)

46) Street and Right-of-Way Standards (Article 8.9)

47) Surety Standards (Article 8.12)

48) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1) The Detailed Development Plan complies with the applicable zoning standards.
2) **RECOMMENDATION: The Department recommends approving the petition with the following condition:**
    a. **All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit**
3) If any APC member has questions prior to the meeting, please contact Amanda Rubadue at 317.432.6663 or arubadue@westfield.in.gov.