



Westfield City Council Report

Ordinance Number:	16-14
APC Petition Number:	16-06-PUD-06
Subject Site Address:	<i>19400 Tomlinson Road</i>
Petitioner:	Open Doors of Washington Township, Inc.
Requested Action:	A change in zoning from the AG-SF1: Agriculture/Single-Family 1 to the Open Doors PUD District to accommodate a community-assistance organization on the property.
Current Zoning	AG-SF1: Agriculture/Single-Family 1
Current Land Use:	Institutional (Monon Trails Elementary School)
Approximate Acreage:	0.95 acre +/-
Exhibits:	<ol style="list-style-type: none">1. Staff Report2. Location Map3. Concept Plan4. Building Elevations5. Open Doors PUD Ordinance, Ord. 16-14
Prepared By:	Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at the May 9 9, 2016 City Council meeting. The petition received a public hearing at the June 6, 2016 Advisory Plan Commission (the "APC") meeting. The APC forwarded this petition with a favorable recommendation (Vote: 8-0) at its July 5, 2016 meeting. This petition is eligible for adoption consideration at the July 11, 2016 Council meeting.

PROCEDURAL

Public Hearing: Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition was held at the June 6, 2016 meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC's 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

Project Location: The petitioner is requesting a change in zoning to the Open Doors Planned Unit Development (PUD) District (see **Exhibit 3**) for approximately 1 acre located on the Monon Trails Elementary School campus (see **Exhibit 2**).

Property History: The property is currently zoned AG-SF1: Agriculture/Single-Family 1 and is located at the Monon Trails Elementary School. Development plan approval for the school campus was approved in November 2006 under Docket Nos. 0611-DP-24 and 0611-SIT-15.

Default Standards: The Open Doors PUD Ordinance (the “PUD Ordinance”) (see **Exhibit 3**) defaults to the AG-SF1 District as the Underlying Zoning District.

Permitted Uses: The PUD Ordinance permits those uses identified within the Underlying Zoning District plus a “Food and Clothing Pantry”, which is defined in the PUD Ordinance as “an office/warehouse/distribution use providing food, household items and clothing assistance, and referrals to community services to individuals and families.”

Development and Design Standards: As proposed, the PUD Ordinance defaults to the Development and Design Standards as identified in the Westfield-Washington Township Unified Development Ordinance, but does incorporate modifications to accommodate the creation of the lot and the development of the lot for the proposed use. The modified standards include reducing the minimum lot area, minimum lot frontage, building setback lines, and minimum lot width standards. The proposed PUD Ordinance also establishes a minimum number of parking spaces, minimum landscaping requirements, and establishes signage provisions. Per the proposed PUD Ordinance, the building is to be constructed in substantial compliance with the included illustrative character exhibit.

Subdivision Control/Platting: As proposed, the PUD Ordinance would not require the creation of the Open Doors lot to be platted, but rather would allow the lot to be created through a simple metes and bounds description.

Development Plan Review: As proposed, the PUD Ordinance delegates the review and approval of the Development Plan for the to the Director of the Economic and Community Development Department.

Comprehensive Plan: The Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies this Property within the “New Suburban” land use classification. The described land use activity is consistent with what could be anticipated with an institutional use. Institutional uses are contemplated as acceptable uses within the New Suburban area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

MODIFICATIONS SINCE THE COUNCIL INTRODUCTION

1. In response to public, City Council, and APC input, the petitioner has modified the southern façade of the proposed building, adding a 36-inch brick wainscot, as depicted in Exhibit C of the PUD Ordinance. The wainscot on the remaining sides has changed color to compliment the brick color, rather than the roof color.
2. The signage section of the PUD Ordinance (Section 7.5) was modified to allow a ground sign on either Tomlinson Road or the subject property. The original version of the PUD Ordinance had a provision for a sign on Tomlinson Road, not an option to put it on the subject property.
3. Formatting and clarification modifications were made to the PUD Ordinance, per staff's direction and comments. No other substantive changes were made.

RECOMMENDATIONS / ACTIONS

APC Recommendation

At its July 5, 2016, meeting, the APC forwarded a favorable recommendation of this change in zoning request to the Council (Vote of: 8 in favor, 0 opposed).

City Council

Introduction: May 9, 2016

Eligible for Adoption: July 11, 2016

Submitted by: Kevin M. Todd, AICP
Economic and Community Development Department

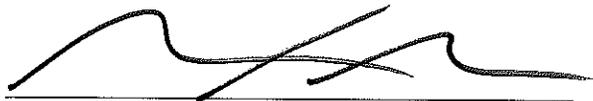
**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, June 6, 2016 to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	1606-PUD-06
Ordinance No.	16-14
Petitioner	Open Doors of Washington Township, Inc.
Site Location	19400 Tomlinson Road
Description	Petitioner requests a change in zoning from the AG-SF1: Agriculture/Single-Family 1 to the Open Doors PUD District to accommodate a community-assistance organization on the property.

On July 5, 2016, a motion was made and passed to send a favorable recommendation of the change in zoning request, with written commitments, to the City Council (Vote: 8 in favor, 0 opposed).

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.



Matthew S. Skelton, Secretary

July 6, 2016

Date