

PETITION NUMBER:	0810-DP-13	
SUBJECT SITE ADDRESS:	601 West State Road 32 (<i>approximate address</i>)	
PETITIONER:	The Gene Glick Company	
REQUEST:	Development Plan Review and Site Plan Review of a proposed self-storage facility	
CURRENT ZONING:	Eagletown PUD	
CURRENT LAND USE:	Undeveloped, Agricultural, Single-Family Dwellings	
APPROXIMATE ACREAGE:	30 (overall) 6.75 (Self Storage)	
ASSOCIATED PETITIONS:	0810-SIT-11	
EXHIBITS:	1) WCD Staff Report 2) Director's Letter, 3) TAC Agency Letters 4) Petitioner's Exhibits	
STAFF REVIEWER:	Al Salzman	
ZONING HISTORY	0705-PUD-02	Eagletown PUD
	0606-PUD-07	Eagle Station PUD

PETITION HISTORY

The October 6, 2008 Workshop Meeting represents the first consideration of this petition before the Advisory Plan Commission.

The Advisory Plan Commission granted this petition a waiver of legal notice to allow mailed notification for a reduced area at the September 15, 2008 APC meeting.

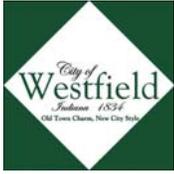
PROCEDURAL

Development Plan Review petitions are not approved at Workshop Meetings. The public hearing for this petition is scheduled for October 20, 2008, at which time this petition will be eligible for approval.

DEVELOPMENT REQUIREMENTS **GENERAL**

1. Zoning District Standards

The subject site is located within the Eagletown PUD District, and is further located within the "Market Center District," area of the Eagletown PUD. The standards for the "Market Center District" are found in Section 5.2 of Eagletown PUD. The underlying standards of this District are the GB provisions of the Westfield-Washington Township Zoning Ordinance. The submitted development plans are largely compliant with the terms of the Eagletown PUD, except where noted elsewhere in this report.



The proposed use of the majority of the 6.75 acre parcel located south of State Road 32 would be a self-storage facility. The Director of Westfield Community Development determined the use to be acceptable in a letter dated March 14, 2008 (see attached Exhibit 2). The practice of the WCD Director determining the appropriateness of a use not listed in the Eagletown PUD use table is explicitly identified in Section 5.2 (B) (2) of the Eagletown PUD.

Of the 6.75 acres located south of State Road 32 and proposed to be used as a self-storage facility, approximately one and six-tenths (1.64) acres have been excluded as a future outlot. This submittal did not include landscaping or architectural information for the 1.64 acre parcel, nor did this submittal include utility or circulation plans. The 1.64 acre outlot must undergo separate development plan review prior to the issuance of an Improvement Location Permit for the excluded outlot.

2. Overlay District Standards

The Eagletown PUD replaces and supersedes the two existing SR 32 Overlay Districts. Elements of the landscaping and design standards included within these two overlay districts were incorporated into the overall landscaping standards of the Eagletown PUD.

3. Subdivision Control Ordinance

The submittal is not proposing the subdivision of the subject site, and no proposed Primary Plat is included in this request.

4. Development Plan Ordinance

The terms of the Eagletown PUD replaced the Westfield-Washington Township Zoning Ordinance development plan review provisions. The submittal complies with all procedural aspects of the Eagletown PUD development review controls.

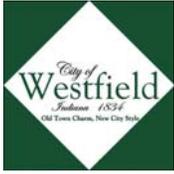
5. Comprehensive Plan Compliance

The 2007 Comprehensive Plan recognized the Eagletown PUD. The development proposed is consistent with the recommendations of the Comp Plan.

6. Street and Highway Access

The petitioner has requested a curb cut from the south side of the State Road 32 right-of-way from the Indiana Department of Transportation (INDOT). The location of this curb cut is generally consistent with the location shown during the review of the Eagletown PUD in 2007. INDOT is unlikely to complete the review and approval of this curb cut request before the public hearing scheduled for October 20, 2008.

Westfield Community Development has asked the petitioner to submit a letter for the file specifying whether this Development Plan Review petition would include a curb cut from the north side of the State Road 32 right-of-way. The purpose of this letter would be to clearly identify whether such a curb cut is included in this development plan, or whether such a curb cut would be forthcoming in future development plan review. As of the date of this report, no



such letter has been received. The requested letter should be provided prior to the October 20, 2008 public hearing.

7. Street and Highway Capacity

The petition includes a Traffic Operations Analysis from A&F Engineering. The submitted TOA report indicates that the proposed facility will not have a negative impact on the function of State Road 32 at this location. INDOT has yet to provide comment on the submitted traffic study.

8. Utility Capacity

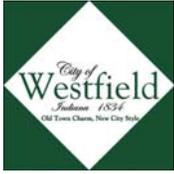
The proposed development plans were reviewed by the Technical Advisory Committee at the September 23, 2008 meeting. Comment letters from interested agencies are attached.

9. Traffic Circulation Compatibility

Traffic circulation at the proposed site was evaluated at the September 23, 2008 TAC meeting. Comment letters from interested agencies are attached.

DEVELOPMENT REQUIREMENTS FOR EACH DISTRICT

- | | |
|---|---|
| a. Site Access and Circulation | <ol style="list-style-type: none"> 1. Curb cut requested from INDOT. 2. Comment on traffic analysis pending from INDOT. |
| b. Landscaping | Compliant |
| The submitted landscaping plan includes a detailed planting chart demonstrating compliance with all applicable standards – reference sheet L100 of the petitioner’s exhibits for specifics. | |
| c. Lighting – Article 15 | <ol style="list-style-type: none"> 1. Compliant fixture submitted. 2. Compliant Photometric plan submitted. |
| d. Signs- Article 16 | <ol style="list-style-type: none"> 1. Submitted sign plan depicts compliant height, area, and materials. 2. Submitted site plan depicts compliant 5’ setback. |
| e. Building Orientation – Article 10 | <ol style="list-style-type: none"> 1. The proposed façade facing ROW is “finished,” and 2. No loading spaces or docks oriented to the public right-of-way. |
| f. Building Materials – Article 5.5 | Compliant elevations depicting a water table, soldier course, and stucco for the remainder of the |



exterior elevations have been submitted.

PUBLIC POLICIES

Comprehensive Plan-Feb 2007

The 2007 Comprehensive Plan recognized the Eagletown PUD. The development proposed is consistent with the recommendations of the Comp Plan.

Thoroughfare Plan-Feb 2007

The Thoroughfare Plan recommends the provision of a seventy-five foot (75') half right of way along the south side of State Road 32. Submitted plans depict the recommended 75' half.

The Thoroughfare Plan includes a recommended pedestrian network, which includes the former Midland Trace rail corridor. The subject site abuts the former rail corridor to the south. Submitted development plans depict the preservation of the former rail corridor, but do not depict the construction of the proposed trail.

The petitioner has indicated this is due to uncertainty about the final location of the portion of the Midland Trail associated with the apartment development to the east, which is undergoing re-evaluation due to the presence of underground utilities. WCD staff has been attempting to coordinate the location of the trail to the east, and is working with the apartment developer to resolve the utility issues. It is possible that the final location of the trail to the east will not be determined until after the scheduled public hearing on October 20, 2008.

As this issue is related to off-site circumstances beyond the control of the petitioner, it may be acceptable for this petition to proceed to public hearing without the final location of the trail shown on the development plans. However, the petitioner should be prepared to accept a conditional approval, contingent upon either constructing the trail to the specifications of the Westfield Parks and Recreation Department in the location deemed appropriate once the trail is constructed to the east, or to providing a guarantee of adequate funds to construct the required portion of the trail at such time as the Parks Department deems appropriate.

Parks & Recreation Master Plan-Dec 2007

The Westfield Parks & Recreation Master Plan makes no specific recommendation for the subject site. Improvements to the Midland Trail are discussed above.

Water & Sewer System

The submitted development plans include plans for the provision of public water and sewer service. The proposed water line would provide service to the abutting INDOT maintenance facility to the west as well.

Annexation

The subject site is within the corporate boundaries of the City of Westfield.



FINDINGS OF FACT

1) The proposed development is consistent with the intent and purpose of the Westfield-Washington Township Comprehensive Plan,

Staff finding: Complies.

2) The proposed development satisfies the development requirements specified in this ordinance.

Pending

Plan Documentation

Pending compliance with any conditions, the petitioner will have provided the required documents.

<u>Required Plan</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Site Plan	09/02/08	-	
Demolition Plan	09/02/08	-	
Location Map	09/02/08	-	
Landscape Plan	09/02/08	-	
Sign Plan	09/02/08	09/17/08	Compliant
Lighting Plan	09/02/08	09/17/08	Compliant
Building Elevations	09/02/08	-	
Access & Circulation	09/02/08	-	

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	08/26/08	Compliant
Fees	09/02/08	Compliant
Legal Description	09/02/08	Compliant
Consent Form	09/02/08	Compliant
Contact Sheet	09/02/08	Compliant
TAC	09/23/08	Compliant
Notice - Sign on site	<i>Pending</i>	<i>Pending</i>
Notice- Newspaper	<i>Pending</i>	<i>Pending</i>
Notice -Mail	<i>Pending</i>	<i>Pending</i>
Submit Revisions	<i>Pending</i>	<i>Pending</i>

RECOMMENDATIONS

Forward this petition to the October 20, 2008 public hearing.

AFS