



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

**PETITION HISTORY**

The October 20, 2008 hearing represents the first public hearing for this petition.

This petition appeared before the Advisory Plan Commission for a workshop meeting on October 6, 2008.

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**

- o Notification of the October 20, 2008 public hearing was provided to abutting property owners in accordance with the Rules of Procedure on October 10, 2008.
- o Notice of the October 20, 2008 public hearing was posted to the City web site and at City Hall, and published in newspapers of general circulation in accordance with the Rules of Procedure.
- o Development Plan review requires a Public Hearing.
- o Approval of a Development Plan review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district or applicable PUD, any Variances associated with the site, and any Commitments associated with the site.
- o The Advisory Plan Commission may approve, conditionally approve, continue, or deny the requested approval. Any conditions must be determined through agreement of the APC and



the petitioner. Any continuance should also be determined through agreement of the APC and the petitioner.

- o A written Finding of Fact accompanies a Development Plan Review application.

## **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.

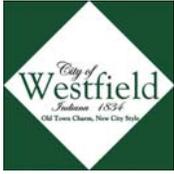
Likewise, the property north of State Road 32, consisting of approximately twenty-three (23.25) acres, shall be required to submit for separate development plan review prior to the issuance of an Improvement Location Permit. While that property is included in this Development Plan Review by virtue of the submitted legal description, detailed specifications for future improvements were not submitted as a component of this petition. Architectural palate, site access and circulation, landscaping, and site design for the property north of State Road 32 will be established by subsequent submittals, and should not be considered established by this review.

### **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. Since the October 6, 2008 workshop meeting, WCD staff has been provided copies of correspondence between INDOT representatives and A&F Engineering, traffic consultants for the petition. This correspondence indicates that the proposed location has been reviewed for consistency with other future improvements to State Road 32. In addition, the City of Westfield Engineer has reviewed the proposed curb cut as well.

The previous staff report provided at the October 6, 2008 indicated that the Westfield Community Development had 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. The requested letter was provided to the file on October 6, 2008, and states that only the access from the south side of State Road 32 is being approved at this time.

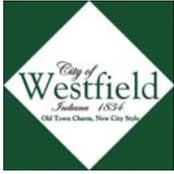
At this time, WCD staff is satisfied that the Street and Highway access issues associated with this petition have been addressed.

#### 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. Correspondence submitted to the petition file indicates that INDOT representatives have reviewed the submitted TOA report and provided comments to the petitioner, and that the petitioner's traffic engineers have responded to INDOT's comments.

INDOT's comments are generally supportive of the proposed access point, and INDOT has requested further information from the petitioner to fully verify the safety and function of the





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 staff report provided for the October 6, 2008 workshop meeting indicated that WCD and the Westfield Parks and Recreation Department were working to resolve off-site issues that would affect the provision of the Midland Trail along the southern property line of this site. As of the date of this report, those off-site issues remain unresolved.

To ensure that the required improvements to the Midland Trail are provided by the petitioner, WCD staff recommends any approval be subject to the condition that the trail be installed to City specifications or the City be provided with funds adequate to complete the trail at such time as the off-site issues are resolved. WCD staff has provided sample condition language under the "Recommendations" section.

#### 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.

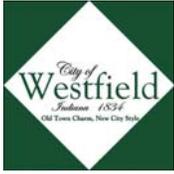
*Staff finding:* Complies.

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	10/14/08	Compliant
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	10/14/08	Compliant

<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	10/10/08	Compliant
Notice- Newspaper	10/10/08	Compliant
Notice -Mail	10/10/08	Compliant
Submit Revisions	10/14/08	Compliant



**RECOMMENDATIONS**

Approve this petition, subject to the following conditions:

1. That all necessary approvals and permits be obtained from the WPWD and the Hamilton County Surveyor's Office prior to the issuance of an ILP for the proposed self-storage facility;
2. The petitioner shall either construct 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; and
3. Emergency connection between the southernmost emergency access gate and the Midland Trail be constructed by the petitioner to the specifications of Westfield Fire should Westfield Fire require such improvement.

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***AFS***