



WESTFIELD-WASHINGTON

ADVISORY PLAN COMMISSION

WORKSHOP MEETING

January 5, 2009

0901-DP-02

Exhibit 1

PETITION NUMBER:	0901-DP-02	
SUBJECT SITE ADDRESS:	2302 West 161 st Street	
PETITIONER:	Wood Wind Golf Club	
REPRESENTATIVE:	Bryan Stumpf, <i>Estridge Development Company, Inc.</i>	
REQUEST:	Development Plan Review and Site Plan Review of a proposed indoor golf academy/practice facility, approximately 800 square feet.	
CURRENT ZONING:	AG-SF1	
CURRENT LAND USE:	Recreational (Golf Course)	
APPROXIMATE ACREAGE:	210	
ASSOCIATED PETITIONS:	0901-SIT-02	
EXHIBITS:	1. TAC Letter	
	2. TAC Letters	
	3. Petitioner's Exhibits	
STAFF REVIEWER:	Kevin Todd	
ZONING HISTORY:	None	
<u>PETITION HISTORY</u>		
The January 5, 2009 APC Workshop Meeting represents the first APC Workshop appearance of this petition. This petition was before the Technical Advisory Committee on December 23, 2008.		
<u>PROCEDURAL</u>		
<ul style="list-style-type: none"> ○ Requests for Development Plan Review are required to undergo public hearing. The public hearing for this petition is scheduled for the January 20, 2009 meeting of the APC. ○ The purpose of the workshop meeting is to allow the APC to direct comments and questions to the petitioner. No action will be taken on this petition at the January 5, 2009 Workshop Meeting. ○ Notification of the January 5, 2009 Workshop Meeting was provided to abutting property owners in accordance with the Rules of Procedure. ○ Notice of the January 5, 2009 Workshop Meeting was posted to the City website and at City Hall. 		
<u>PROJECT DESCRIPTION</u>		
This proposal is for an additional structure at the Wood Wind Golf Club. The structure would		



be located north of the existing clubhouse and would be use as an indoor practice facility and for the new Wood Wind Golf Academy. The structure would open up onto the existing driving range. The proposed plans call for an 800 square-foot structure. Additional parking would not be required.

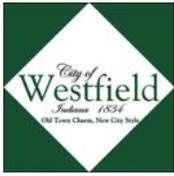
DEVELOPMENT REQUIREMENTS (WC 16.04.165, C)

1. Zoning District Standards

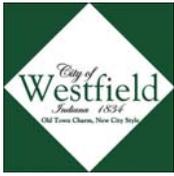
	<u>PROPOSED</u>	<u>STATUS</u>
<u>Residential Districts</u> (WC 16.04.030)		
A1. Partial use of alley for yard	NA	NA
A2. Accessory buildings & uses	NA	NA
A3a. Average setback of 25% of lots on block determine building line	NA	NA
A3b. Establishing building lines	NA	NA
A3c. Front building setback line required	OK	Compliant
A4. Building Height – 25’ (or 35’ with proportional increase in side yard)	15’	Compliant
B1. Permitted Uses	Golf Course	Compliant
B2. Special Exception	NA	NA
B3. Permitted Home Occupations	NA	NA
B4. Minimum Lot Area – 3 acres	210 acres	Compliant
B5. Minimum Lot Frontage on Road – 250’	1,359’	Compliant
B6a. Front Yard Setback (South) – 100’	482’	Compliant
B6b. Side Yard Setback		
- (West) – 30’	503’	Compliant
- (East) – 30’	810’	Compliant
B6c. Rear Yard Setback (North) – 30’	1,018’	Compliant
B6d. Minimum Lot Width at Building Line – 100’	1,359’	Compliant
B7. Maximum Building Height – 35’	15’	Compliant
B8. Minimum Ground Floor SF for single family	NA	NA
<u>B9. Off-Street Parking</u> (WC 16.04.120)		
<p>The Westfield Zoning Ordinance does not address parking space requirements for golf courses. If the Westfield Zoning Ordinance is silent on a particular parking count standard, the City has historically defaulted to the Indianapolis-Marion County standard. In Indianapolis, golf courses are permitted in the Park District 2 (PK-2) (<i>Indianapolis-Marion County Zoning Ordinance, Chapter 735, Article VII, Division 2, Section 735-720</i>). There are no specific development standards, including parking requirements, in the PK-2 District. Therefore, there are no specific parking count requirements for the subject golf course or project.</p>		
B10. Subdivision – not permitted	NA	NA



B11. Agricultural exemption	NA	NA	
C. AG-SF1-I	NA	NA	
C1. SF-1	NA	NA	
D. SF-2	NA	NA	
E. SF-3	NA	NA	
F. SF-4	NA	NA	
G. SF-5	NA	NA	
H. SF-A	NA	NA	
2. Overlay District Standards			
The subject property is not located in an overlay zone.			
3. Subdivision Control Ordinance			
The subject property is not being subdivided.			
4. Development Plan Review (WC 16.04.165, D1)			
a. Site Access & Circulation			
1. Access locations	Unchanged from existing	Compliant	
2. Safe & efficient movement to and from site	Unchanged from existing	Compliant	
3. Safe & efficient movement in and around site	Unchanged from existing	Compliant	
b. Landscaping (WC 16.06 et seq.)			
	<u>Required</u>	<u>Proposed</u>	<u>+/-</u>
On-Site (Institutional, 1 acre of impact)			
- Shade Trees	1	0	-1
- Orn/Ev Trees	1	0	-1
- Shrubs	3	0	-1
Road Frontage Shade Trees – 161st Street (50' of impact)	2	0	-2
Road Frontage Shade Trees –	2	0	-2



Towne Road (50' of impact)			
Buffer Yard	NA	NA	NA
Interior Parking Lot	NA	NA	NA
Perimeter Parking Lot	NA	NA	NA
Wall-Softening (WC 16.06.040, K) – plant material every 40' on $\geq 80'$ walls	NA	NA	NA
c. Lighting (WC 16.07.010)			
E1. Fully shielded, directed downward		Fixture cut sheets not submitted	Need cut sheets to determine compliance
E2. Directed away from reflective surfaces		Fixture cut sheets not submitted	Need cut sheets to determine compliance
E3. Directed away from adjacent property and ROW		NA	Not reviewed at the plan review stage, but are measured and monitored by Code Enforcement, as necessary
E4. Max. pole height – 25'		Information not submitted	Need information to determine compliance
E5. Fixtures meet building code		Fixture cut sheets not submitted	Need cut sheets to determine compliance
F1. Light emitting surface not visible from residential area of ROW		NA	Not reviewed at the plan review stage, but are measured and monitored by Code Enforcement, as necessary
F2. Foot-candle measurements – 0.5 at residential property line; 1.0 at non-residential		Photometric plan not submitted	Need photometric plan to determine



property line		compliance
F3. Shield, adjustable reflector & non-protruding diffuser	Fixture cut sheets not submitted	Need cut sheets to determine compliance
F4. Under-canopy lights – recessed	NA	NA
F5. Under-canopy & under-awning lights – not illuminate canopy or awning	NA	NA
F6. Parking area lighting – 30% of lighting turned off within 30 minutes of closing or 11 PM	NA	Not reviewed at the plan review stage, but are measured and monitored by Code Enforcement, as necessary
F7. Outdoor sports/recreation facilities – no illumination after 11 PM	NA	NA
d. Signs		
Sign review and approval has been delegated to staff and will be reviewed administratively under a separate application and review process.		
e. Building Orientation		
1. Loading spaces – not facing public street	No loading spaces	Compliant
2. Loading spaces facing Residential District – screened	No loading spaces	Compliant
f. Building Materials – compatible & consistent with residential methods & materials		
	Hardi-plank siding, shingled roof	Compliant
5. Comprehensive Plan Compliance		
The 2007 Comprehensive Plan identifies the subject area as “New Suburban” (p. 23). The subject property is currently developed as a golf course. Recreational uses are listed as appropriate land uses in the “New Suburban” areas (p. 40). The use is consistent with the recommendations in the Comprehensive Plan.		
6. Street and Highway Access		
The proposed new structure would not require a new curb cut or improvement to existing public rights-of-way. All existing access would be unchanged.		
7. Street and Highway Capacity		
The size of the proposed business/business expansion does not warrant a traffic study.		



8. Utility Capacity

Awaiting comments from the TAC agencies.

9. Traffic Circulation Compatibility

The site access and internal circulation are not changing from the existing conditions.

PUBLIC POLICIES

Comprehensive Plan-Feb 2007

See 'Comprehensive Plan Compliance' section above.

Thoroughfare Plan-Feb 2007

The Thoroughfare Plan lists 161st Street as a Secondary Arterial and Towne Road as a Primary Arterial.

Parks & Recreation Master Plan-Dec 2007

The Westfield Parks & Recreation Master Plan makes no specific recommendation for the subject property.

Water & Sewer System-Aug 2005

The subject property is currently on the City's sewer system. It is not currently on the City's water system, but a 12-inch water main is proposed to parallel Towne Road in the future.

Annexation

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

Plan Documentation

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



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<u>Required Submittals</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Application	12/10/08	-	Compliant
Fees	12/10/08	-	Compliant
Legal Description	12/10/08	-	Compliant
Consent Form	12/10/08	-	Compliant
Site Plan	12/10/08	-	Compliant
Demolition Plan	NA	-	NA
Location Map	12/10/08	-	Compliant
Landscape Plan	None	-	Not Compliant
Sign Plan	NA	-	NA
Lighting Plan	None	-	Not Compliant
Building Elevations	12/10/08	-	Compliant
Access & Circulation	12/10/08	-	Compliant

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	12/08/08	Compliant
TAC	12/23/08	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>

RECOMMENDATION

Forward this petition to the January 20, 2009 Advisory Plan Commission public hearing, subject to compliance with any outstanding issues.

KMT