



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	

PETITION HISTORY

The January 20, 2009 APC meeting represents the first Public Hearing for this petition. This petition appeared before the APC for a Workshop Meeting on January 5, 2009. It was before the Technical Advisory Committee on December 23, 2008.

PROCEDURAL

- Development Plan review requires a Public Hearing.
- Notification of the January 20, 2009 Public Hearing was provided to abutting property owners in accordance with the Rules of Procedure.
- Notification of the January 20, 2009 Workshop Meeting was posted to the City website and at City Hall.
- 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.
- 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.



PROJECT DESCRIPTION

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.

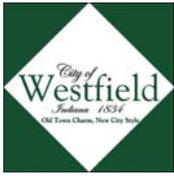
DEVELOPMENT REQUIREMENTS (WC 16.04.165, C)

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

B9. Off-Street Parking (WC 16.04.120)

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) (*Indianapolis-Marion County Zoning Ordinance, Chapter 735, Article VII, Division 2, Section 735-720*). 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.

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. <u>Site Access & Circulation</u>			
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. <u>Landscaping</u> (WC 16.06 et seq.)			
	<u>Required</u>	<u>Proposed</u>	<u>+/-</u>
On-Site (Institutional, 1 acre of impact)			
- Shade Trees	1	1+	Compliant
- Orn/Ev Trees	1	1+	Compliant
- Shrubs	3	3+	Compliant
Road Frontage Shade Trees – 161st Street (50’ of impact)	2	2+	Compliant



WESTFIELD-WASHINGTON

ADVISORY PLAN COMMISSION

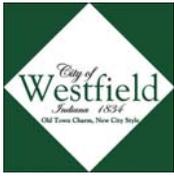
REGULAR MEETING

January 20, 2009

0901-DP-02

Exhibit 1

Road Frontage Shade Trees – Towne Road (50’ of impact)	2	2+	Compliant
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 ≥ 80’ walls	NA	NA	NA
c. <u>Lighting</u> (WC 16.07.010)			
E1. Fully shielded, directed downward	NA	NA	NA
E2. Directed away from reflective surfaces	NA	NA	NA
E3. Directed away from adjacent property and ROW	NA	NA	NA
E4. Max. pole height – 25’	NA	NA	NA
E5. Fixtures meet building code	NA	NA	NA
F1. Light emitting surface not visible from residential area of ROW	NA	NA	NA
F2. Foot-candle measurements – 0.5 at residential property line; 1.0 at non-residential property line	NA	NA	NA
F3. Shield, adjustable reflector & non- protruding diffuser	NA	NA	NA
F4. Under-canopy lights – recessed	NA	NA	NA
F5. Under-canopy & under-awning lights – not illuminate canopy or awning	NA	NA	NA
F6. Parking area lighting – 30% of lighting turned off within 30 minutes of closing or 11 PM	NA	NA	NA
F7. Outdoor sports/recreation facilities – no illumination after 11 PM	NA	NA	NA



<u>d. Signs</u>		
Sign review and approval has been delegated to staff and will be reviewed administratively under a separate application and review process.		
<u>e. Building Orientation</u>		
1. Loading spaces – not facing public street	No loading spaces	Compliant
2. Loading spaces facing Residential District – screened	No loading spaces	Compliant
<u>f. Building Materials – compatible & consistent with residential methods & materials</u>		
	Hardi-plank siding, shingled roof	Compliant
<u>5. Comprehensive Plan Compliance</u>		
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.		
<u>6. Street and Highway Access</u>		
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.		
<u>7. Street and Highway Capacity</u>		
The size of the proposed business/business expansion does not warrant a traffic study.		
<u>8. Utility Capacity</u>		
The proposed development plans were reviewed by the Technical Advisory Committee at the December 23, 2008 meeting. Comment letters from interested agencies are attached.		
<u>9. Traffic Circulation Compatibility</u>		
The site access and internal circulation are not changing from the existing conditions.		
<u>PUBLIC POLICIES</u>		
<u>Comprehensive Plan-Feb 2007</u>		
See ‘Comprehensive Plan Compliance’ section above.		
<u>Thoroughfare Plan-Feb 2007</u>		
The Thoroughfare Plan lists 161 st 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.

Well Head Protection-Ord. 05-31

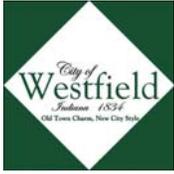
The subject property is not within a wellhead protection area.

Plan Documentation

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

<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	01/06/09	Compliant
Sign Plan	NA	-	NA
Lighting Plan	NA	-	NA
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	01/09/09	Compliant
Notice- Newspaper	01/09/09	Compliant
Notice -Mail	01/09/09	Compliant
Submit Revisions	01/06/09	Compliant



RECOMMENDATION

Approve this petition, subject to the following condition:

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 building.

KMT