



PETITION NUMBER:	0902-DP-03 & 0902-SIT-03	
SUBJECT SITE ADDRESS:	18250 North Union Street	
PETITIONER:	Westfield-Washington Schools	
REPRESENTATIVE:	Graham Lewis, <i>Cripe Architects and Engineers</i>	
REQUEST:	Development Plan Review and Site Plan Review of a proposed addition of approximately 17,000 square feet to the Westfield High School	
CURRENT ZONING:	GB-PD & EI	
CURRENT LAND USE:	Institutional – public high school	
APPROXIMATE ACREAGE:	78	
ASSOCIATED PETITIONS:	None	
EXHIBITS:	1. Staff Report	
	2. TAC Letters	
	3. Petitioner’s Exhibits	
STAFF REVIEWER:	Kevin Todd, AICP	
ZONING HISTORY:	95-AP-7	Original DP, <i>Approved</i>
	97-V-23	Variance to allow increased signage, <i>Approved</i>
	99-V-13	Variance to allow pole sign, <i>Approved</i>
	0201-DP-01	Building expansion DP, <i>Approved</i>
	0408-DP-33	Building expansion DP, <i>Approved</i>
	0409-VS-24	Variance to reduce parking stall size, <i>Approved</i>

PETITION HISTORY

The February 17, 2009 APC meeting represents the first Public Hearing for this petition. This petition appeared before the APC for a Workshop Meeting on February 2, 2009. It was before the Technical Advisory Committee on January 20, 2009.

PROCEDURAL

- Development Plan review requires a Public Hearing.
- Notification of the February 17, 2009 Public Hearing was provided to abutting property owners in accordance with the Rules of Procedure.
- Notification of the February 17, 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, subdivision control ordinance



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.

PROJECT DESCRIPTION

The requested development plan and site plan are for a 17,000 square-foot building expansion of the Westfield High School. The addition would face US 31, and would be located on the southwest portion of the existing structure. The submitted plans also depict a portion of an existing courtyard being utilized for new building space. The building addition would not impact the existing parking or driveway facilities on the site.

DEVELOPMENT REQUIREMENTS (WC 16.04.165, C)

1. Zoning District Standards

	<u>PROPOSED</u>	<u>STATUS</u>
<u>Business Districts</u> (WC 16.04.050)		
A1. Group parking	NA	NA
A2. Dust-proof or hard-surface parking areas	NA	NA
A3. Rear alley part of rear yard	NA	NA
A4. Loading/Unloading areas not required if not necessary	NA	NA
A5. Parking permitted in front yard	NA	NA
A6. Through lot, front yards provided on each street in LB, GB & LB-H	NA	NA
A7. Max building height increased if setback from front and rear property lines an additional 1 ft per 2 ft increase	NA	NA
A8. Chimneys, cooling towers, etc = no maximum height	NA	NA
A9. Plant screening abutting residential	NA	NA
A10. APC review and approval	Plans submitted for APC review and approval	Awaiting APC vote
A11. No outside storage/display, except sidewalk sales	NA	NA
B. GO	NA	NA
C. GO-PD	NA	NA



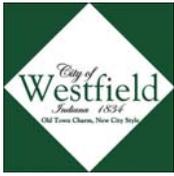
D. LB	NA	NA
E. LB-H	NA	NA
F. GB	NA	NA
G. SB	NA	NA
H. LB-PD & GB-PD	GB-PD	Compliant
H1. File with APC and/or BZA as necessary; follow notice requirements; outlots not to exceed 25% of development	NA	NA
H2. Min. Tract Requirements – GB-PD = 10 acres; LB-PD = 5 acres; EI-PD = 10 acres; LB and GB in same development = 10 acres	78 acres in GB-PD	Compliant
H3. Permitted Uses – Educational Institutions Public and Private	Public educational institution	Compliant
H4. Special Exceptions	NA	NA
H5. Min. Frontage on Street of Primary Access – 660’	Appx. 2,600’ on Union Street	Compliant
H6a. Min Front Yard Setback – (South) 60’	Appx. 160’ on Hoover Street	Compliant
H6b. Min. Side Yard Setback ▪ (West) – 15’ ▪ (East) – NA	(West) – 520’ (East) – NA	Compliant NA
H6c. Min. Rear Yard Setback – (North) 20’	Appx. 1,350’	Compliant
H6d. Min. Lot Width at Building Line – None	NA	NA
H7. Min. Number of Structures – None	NA	NA
H8. Min. Size of Structures – None	NA	NA
H9. Application Procedure	NA	NA
I. Variances to parking and loading areas	NA	NA
<u>Off-Street Parking (WC 16.04.120)</u>	NA	NA
<u>2. Overlay District Standards</u>		
The subject property is located within the U.S. Highway 31 Overlay Zone. It is exempt from the Overlay standards, because the school was in existence at the time the Overlay Zone was established (WC 16.04.070, 9).		
<u>3. Subdivision Control Ordinance</u>		
Property is not being subdivided. The Subdivision Control Ordinance is not applicable.		
<u>4. Development Plan Review (WC 16.04.165, D3)</u>		
<u>a. 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		8' sidewalk added along "School Driveway"	Compliant
b. Landscaping (WC 16.06 et seq.)			
	<u>Required</u>	<u>Proposed</u>	<u>+/-</u>
On-Site (Institutional, <1% impact)			
- Shade Trees	1	3	Compliant
- Orn/Ev Trees	1	5	Compliant
- Shrubs	1	18	Compliant
Road Frontage Shade Trees (US 31 – 115')	3	5	Compliant
Northwest Buffer Yard (US 31 – 115')			
- Buffer Yard (Inst-Com)	15'	15'+	Compliant
- Evergreen Trees	4	13 + existing	Compliant
- Evergreen Shrubs	20	0 + substitution*	Compliant
* Substitution utilized, 1 tree:3 shrubs in the buffer yard (WC 16.06.060, C); surplus of 9 evergreen trees = 27 evergreen shrubs.			
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	Northeast side of proposed building	Plant material shown	Compliant
	Northwest side of	Plant material shown	Compliant



	proposed building Southeast side of proposed building	Plant material shown	Compliant
c. <u>Lighting</u> (WC 16.07.010)			
E1. Fully shielded, directed downward	No new outdoor lights proposed	NA	
E2. Directed away from reflective surfaces	No new outdoor lights proposed	NA	
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'	No new outdoor lights proposed	NA	
E5. Fixtures meet building code	No new outdoor lights proposed	NA	
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 property line	No new outdoor lights proposed	NA	
F3. Shield, adjustable reflector & non-protruding diffuser	No new outdoor lights proposed	NA	
F4. Under-canopy lights – recessed	No new outdoor lights proposed	NA	
F5. Under-canopy & under-awning lights – not illuminate canopy or awning	No new outdoor lights proposed	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. Finished façade – façades visible from public street or adjoining Residential District	Brick	Compliant
2. Loading spaces – not facing public street or adjoining Residential District	None proposed	Compliant
3. Outside storage – not permitted between building line and ROW or adjoining Residential District	None proposed	Compliant
4. Mechanical equipment – completely enclosed. - Ground-mounted – landscaped on all sides	None proposed	Compliant

f. Building Materials (*applicable to façades visible from public street or adjoining Residential District*)

1. All brick, (OR, see 4f2 below)	Brick	Compliant
2. Two or more materials <ul style="list-style-type: none"> ▪ Primary material is brick or EIFS ▪ Primary material is minimum of 60% of each façade 	NA	NA
Façade supplemented with multiple colors, multiple textures, or architectural elements	Multiple textures and architectural elements	Compliant

I9. Traffic Impact Study – required if project exceeds 30,000 square feet of educational space	17,000 square feet of new educational space	NA

5. Comprehensive Plan Compliance

The 2007 Comprehensive Plan identifies the subject area as “Employment Corridor” (p.23). The “Highway Corridor” section of the Plan (pp. 52-54) is silent regarding the existing school campus. It does indicate that “institutional uses that are subordinate to and supportive of the office and service uses” are appropriate. The high school, along with the rest of the school system’s campus to the south is a major presence along US 31. Although the land use is not specifically addressed in the Comp Plan, the school campus meets many of the development policies established in the “Highway Corridor” section of the Plan, including: it is not an industrial use that is visible from US 31 or SR 32; it does not have outdoor storage/operations;



it is not residential or retail along US 31; the existing building material is primarily brick; sufficient off-street parking is provided; the building design is appropriate for the surroundings; and the campus is attractive from US 31 and SR 32.

6. Street and Highway Access

The proposed expansion does not require a new curb cut or improvement to existing public rights-of-way. All existing access would be unchanged. There were no concerns raised at the TAC meeting regarding street access.

7. Street and Highway Capacity

The size of the proposed expansion does not warrant a traffic study. There were no concerns raised at the TAC meeting regarding street capacity.

8. Utility Capacity

There were no concerns raised at the TAC meeting regarding utility capacity.

9. Traffic Circulation Compatibility

The site access and circulation is not changing from the existing access and circulation pattern. The building expansion will not have an impact on the site's circulation pattern. There were no concerns raised at the TAC meeting regarding traffic circulation.

PUBLIC POLICIES

Comprehensive Plan-Feb 2007

See 'Comprehensive Plan Compliance' section above.

Thoroughfare Plan-Feb 2007

The Thoroughfare Plan identifies US 31 as a Primary Arterial (150' right-of-way), the adjacent segment of Union Street as a Secondary Arterial (120' right-of-way); and the adjacent segment of Hoover Street as a Secondary Arterial (120' right-of-way) (p. 4-20). The Plan further identifies the segment of Hoover Street from Asa Bales Park to Wheeler Road as part of the Monon-Midland Loop trail (p. 4-16).

Parks & Recreation Master Plan-Dec 2007

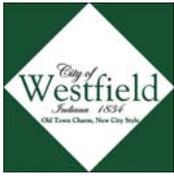
The Westfield Parks & Recreation Master Plan makes no specific recommendation for the subject property.

Water & Sewer System-Aug 2005

The subject property is currently on both, the City's water and sewer systems.

Annexation

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



Wellhead Protection-Ord. 05-31

The subject property falls within Zone 2 (5 year TOT). According to the petitioner’s plans, the subject school will not exceed 100 gallons of liquids or 600 pounds of water soluble solids on-site at any given time. The proposed use is exempt from the Wellhead Protection Ordinance (Ord. 05-31, Section 4.2b).

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	01/06/09	-	Compliant
Fees	01/06/09	-	Compliant
Legal Description	01/06/09	-	Compliant
Consent Form	NA	-	NA
Site Plan	01/06/09	02/06/09	Compliant
Demolition Plan	01/06/09	-	Compliant
Location Map	01/06/09	02/06/09	Compliant
Landscape Plan	01/20/09	02/06/09	Compliant
Sign Plan	NA	-	NA
Lighting Plan	None	-	Compliant
Building Elevations	None	02/06/09	Compliant
Access & Circulation	01/06/09	-	Compliant
Traffic Impact Study	NA	-	NA

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	09/24/08	Compliant
TAC	01/20/09	Compliant
Notice - Sign on site	02/06/09	Compliant
Notice- Newspaper	02/06/09	Compliant
Notice -Mail	02/06/09	Compliant
Submit Revisions	02/06/09	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