

**WESTFIELD TOWN COUNCIL
COUNCIL CONSIDERATION**

Petition Number 0710-REZ-05
Approximate Address Unassigned (*Northeast corner of US 31 and 161st Street*)
Petitioner Pine Tree Acquisitions, LLC
Request Change the zoning of approximately 63.92 acres from the SF-2 and GB Districts to the GB-PD District.
Current Zoning SF-2 and GB
Approximate Acreage 63.92 acres

Associated Petitions 0703-REZ-05 Modify commitments of previous zoning
0101-REZ-01 Rezone from AG-SF-1 to GB

Exhibits 1) WCD Staff Report, 10/08/07
2) Petitioner's information packet, 9/10/07

PETITION HISTORY – OCTOBER 8, 2007

This petition is appearing before the Westfield Town Council for initial consideration on October 8, 2007.

PROCEDURAL

Petitions requesting a change in zoning appear before the Westfield Town Council on at least one occasion, for the purpose of receiving comments from the Town Council Members.

The Town Council may opt to send the petition to the Advisory Plan Commission for public hearing after a single consideration, or may request the petition return at a later date for further consideration by the Council members.

REQUEST

The proposed change in zoning would provide for the development of the subject site as a multi-tenant non-residential lifestyle center. The parcels subject to this request are identified on the fourth page of Exhibit 2.

The requested GB-PD (General Business-Planned Development) district would provide for the development of the subject site with commercial and office uses. The submitted concept site plan (page five of Exhibit 2) indicates approximately 430,000 square feet of multi-tenant commercial area proposed for the subject site.

INTRODUCTION

The request concerns property located at the northeast corner of the intersection of US 31 and 161st Street. The subject site is comprised of four separate parcels, and consists of approximately 63.92 acres. Two of the four parcels are improved with single-family detached dwellings, which appear to be unoccupied as of the time of this report. The other two parcels are unimproved. The majority of the subject site is heavily wooded with dense mature trees, and has extensive topographic relief. A creek enters the subject site at the west property line and crosses the site to the east, where it passes under Union Street through two culverts and drains to the John Beals legal drain.

Properties abutting the subject site to the north are located within the SF-2 District, and are improved with single-family detached dwellings. Property abutting the subject site to the south is located within the LB District, and is unimproved. Properties abutting the subject site to the east are located within the AG-SF-1 District, and are either unimproved or improved with single-family detached dwellings.

The subject site abuts the public rights-of-way of US 31 to the west, 161st Street to the south, and Union Street to the east. The subject site abuts US 31 in two separate places, for a total of approximately six hundred and ninety (690) feet of frontage. The subject site has approximately one thousand (1,000) feet of frontage along the north side of 161st Street and approximately two thousand, two hundred (2,200) feet of frontage along the west side of Union Street.

PUBLIC POLICIES

Comprehensive Plan

The future land use map included in the Amended Westfield-Washington Township 2020 Plan (pg. 17) identifies the subject site as included in an “Employment Corridor.”

The Comprehensive Plan identifies an “Employment Corridor” as consisting of office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses. The Employment Corridor recommendations (page 52) further anticipate reserving employment corridors for employment-generating uses and related supporting service uses, as well as limiting industrial uses that would be visible to those that would not have negative land use impacts. The Employment Corridor language makes several recommendations as to appropriate design features, suggesting height, scale, and mass that is appropriate to surrounding areas, and further recommending interior landscaping and landscaping along street frontages.

Thoroughfare Plan

The current Westfield-Washington Township Thoroughfare Plan roadway classification map identifies US 31 as a “Primary Arterial 1,” and recommends a minimum dedication of a seventy-five (75) foot half right-of-way. The current Thoroughfare Plan also

identifies the intersection of US 31 and 161st Street as a potential interchange location in the event US 31 is upgraded to limited-access status. Concept plans and preliminary utility plans submitted with this request both indicate reservation of future right-of-way for the anticipated “footprint” of the proposed interchange, as well as the requested seventy-five foot half right-of-way where travel lanes would abut the subject site. No direct access to US 31 is depicted on either the concept plans or preliminary utility plans.

The current Westfield-Washington Township Thoroughfare Plan roadway classification map identifies 161st Street as a “Primary Arterial 2,” and recommends a minimum dedication of a seventy-five (75) foot half right-of-way. Submitted concept plans and preliminary utility plans depict the provision of the requested right-of-way where the subject site abuts the north side of 161st Street.

The current Westfield-Washington Township Thoroughfare Plan roadway classification map identifies Union Street as a “Secondary Arterial,” and recommends a minimum dedication of a sixty (60) foot half right-of-way. Submitted concept plans and preliminary utility plans depict the provision of the requested right-of-way where the subject site abuts the west side of Union Street.

The current Westfield-Washington Township Thoroughfare Plan identifies a proposed frontage road extending between the south side of State Road 32 and the north side of 161st Street, located between US 31 to the west and Union Street to the east. Preliminary discussions with representatives from the Indiana Department of Transportation have indicated that the limited distance between proposed interchange at 161st Street and US 31 and the existing intersection of 161st Street and Union Street would necessitate the relocation of the southern terminus of the proposed frontage road. Submitted concept plans and preliminary utility plans depict the provision of right-of-way for the proposed frontage road along the northern property line of the subject site and a connection to the existing right-of-way of Union Street. The proposed frontage road right-of-way would be extended north near the west property line of the subject site to facilitate future connection.

The adopted Westfield Thoroughfare Plan includes Union Street in a “Pedestrian Corridor” as a component of the Bike and Pedestrian Plan section. This policy recommends pedestrian-scale structures and architecture, character, and amenities for the area abutting Union Street. These parcels are also located in an area identified as a “Pedestrian District.” The recommendations associated with a pedestrian district designation further emphasize walkability at the subject site. The Bike and Pedestrian Plan section of the Thoroughfare Plan further recommends the provision of alternative transportation paths within the right-of-way of Union Street, and the Natalie Wheeler Trail currently exists along the west side of the Union Street right-of-way. Submitted concept plans depict an alternative transportation plan within the right-of-way of Union Street should the requested change in zoning be approved.

Water and Sewer

The Westfield Water Master Plan depicts the subject site as served by existing mains on

the east side of the Union Street right-of-way and the south side of the 161st Street right-of-way. The current plan does not identify the size of the existing main, nor does it recommend any increase in size or upgrade in capacity to the existing water facilities. Preliminary utility plans provided by at the September 26, 2007 TAC meeting depict a potential connection from the existing water main on the south side of the 161st Street right-of-way. Should the requested change in zoning be approved, detailed construction documents for the proposed connection would be provided at the Development Plan Review stage.

The Westfield Sewer Master Plan does not depict any existing sanitary sewer service to the subject site. The Westfield Sewer Master Plan does not make any recommendation as to provision of sanitary sewer facilities at or adjacent to the subject site. Preliminary utility plans provided at the September 26, 2007 TAC meeting depict a potential gravity main along the west side of the Union Street right-of-way, which would terminate at a proposed lift station at the southwest corner of the intersection of 161st Street and Union Street. Should the requested change in zoning be approved, detailed construction documents for the proposed gravity main and lift station would be provided at the Development Plan Review stage.

Annexation

The subject site is entirely within the corporate limits.

US 31 Overlay District

The subject site is located almost entirely within the boundaries of the US 31 Overlay District, with the exception of the northeastern-most corner of the subject site. The US 31 Overlay District establishes several limitations on permitted uses, as well as imposing additional development standards and architectural standards. The requested change in zoning to the GB-PD District would not remove the subject site from the US 31 Overlay District.

TECHNICAL REVIEW

This petition has undergone preliminary review by the Technical Advisory Committee at the September 26, 2007 TAC meeting.

ACTION

The Westfield Town Council can decide this petition should return to the Council for further discussion before proceeding to public hearing at the APC, or the Council can choose to forward this petition to the APC after the first consideration.



LANTERN COMMONS



PINETREE
COMMERCIAL REALTY, LLC



CALDERA
DEVELOPMENT, INC.

Town of
Westfield
Indiana 1834
Old Town Charm, New City Style

CONCEPT SUBMITTAL
SEPTEMBER 10, 2007

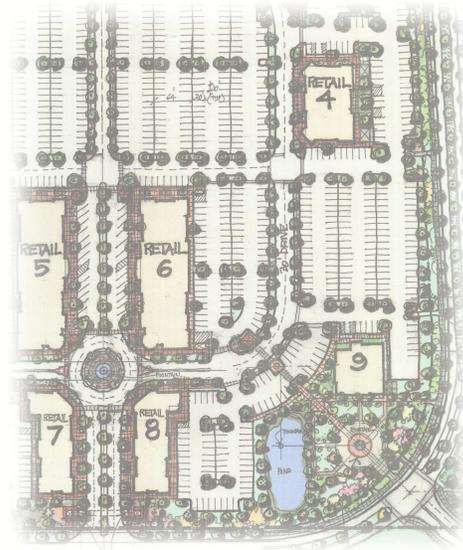
GreenbergFarrow



PINETREE
COMMERCIAL REALTY, LLC



Pine Tree Commercial Realty, LLC has the opportunity to propose a unique interactive shopping center development on approximately 60 acres of land located at the northeast corner of U.S. 31 and 161st Street in Westfield, IN, Hamilton County. This project lends itself the ability to incorporate mixed retail uses that include national anchor and mid-size retail tenants combined with restaurants, small shops and outlots. Pedestrian scale amenities, natural elements and streetscape design features shall be incorporated into this development creating scenic views and active usable spaces. The following concepts are provided for consideration:



PROPOSED DEVELOPMENT

The current site plan includes three (3) national anchors totaling over 250,000 square feet of gross floor area. The balance of the site includes mid-size retail tenants, restaurants, small shops and outlots totaling over 160,000 square feet integrated around pedestrian walkways, roundabouts, focal landscape features that include amenities, such as fountains, gazebos, pedestrian bridges, that all create scenic view points and accompany the proposed architecture design in a campus style shopping center, known as Lantern Commons.

PROPOSED ARCHITECTURE

Buildings shall consider pedestrian scale design and include features within the facades that balance brick, masonry, & EIFS with accents, by interspacing design elements, complementary colors and architectural components that provide natural "Architectural Breaks" in the overall design of the buildings.

PROPOSED ACCESS & ROADWAY IMPROVEMENTS

As part of the development of this site, roadway improvements may include the addition of landscape medians within Union and 161st Street, as well as the main entrances serving the site. Landscape roundabouts are proposed at the intersection of Union Street and 161st Street to soften pavement massing and provide an attractable, manageable and safer vehicular traffic flow pattern. Roundabouts are extended and incorporated into the design of the shopping center as well. Controlled access is provided from Union Street with the use of signalization. Other access points are controlled from Union Street with the use of stop signs. All access points onto Union Street are landscaped and designed as entry features to the site. A limited access point from 161st Street provides direct egress to U.S. 31 for shopping customers.

TOWN INITIATIVES

The Town of Westfield's Thoroughfare Master Plan identifies a frontage road at the general location of the site planned to connect 161st Street to 169th Street. The current site plan allocates right-of-way for the design of the frontage road, extending from Union Street along the northern edge of the site. The site is located in an Economic Development Area that is designed to promote new business, employment and sales tax base growth for the Town of Westfield.



PINETREE
COMMERCIAL REALTY, LLC



PROPOSED SANITARY UTILITIY IMPROVEMENTS

The sanitary sewer plan with this development shall allow the Town of Westfield to disconnect from the Town of Carmel. A new lift station shall be proposed and located at the southeast corner of the site so that The Town of Westfield may be the sole sanitary service provider for the community.

PLANNED U.S. 31 IMPROVEMENTS

The Department of Transportation for the State of Indiana (INDOT) has announced their plan to propose an interchange at U.S. 31 & 161st Street. The proposed interchange is projected to be built in 2014. The proposed commercial and retail use is a compatible land use for this type of transportation improvement. Access and proximity to the interchange shall also create a demand for additional retail and commercial developments in the Town of Westfield.

PROPOSED BUFFERS & LANDSCAPING

Landscaping shall be proposed throughout the site to provide adequate buffers from adjoining properties, distribute pavement massing, and strategically be placed around or near points of interest including entry, fountain, monument, & pedestrian features. The open channel stream course, bridges, and gazebos shall encourage pedestrian interaction along this scenic corridor.

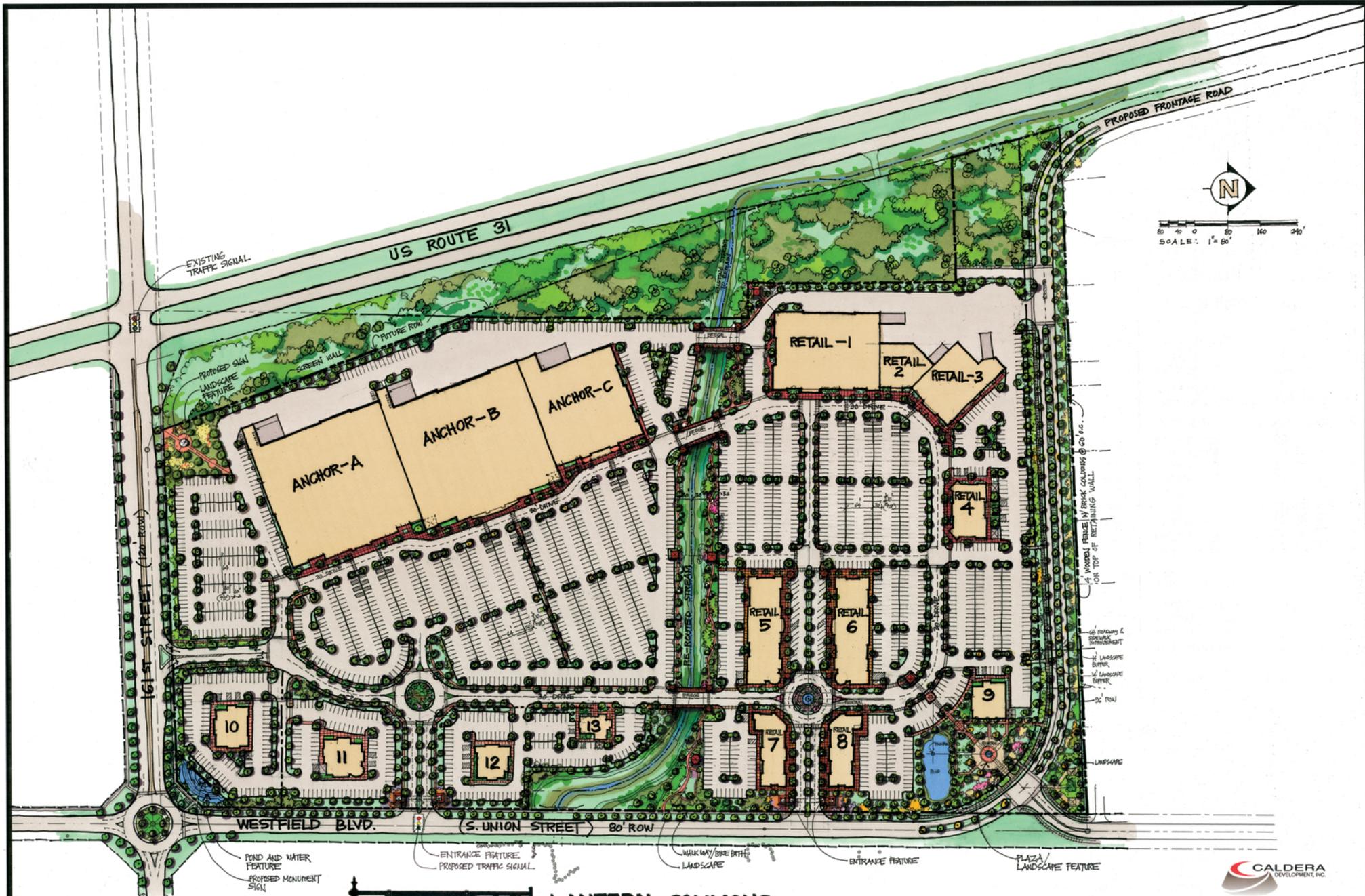
PROPOSED SIGHT LIGHTING

Sight lighting shall be incorporated into the architectural theme of the development. Parking lot, pathways, and street lighting shall be balanced and integrated with one another while coordinating human scale, lighting intensity and design.

PROPOSED AMENITIES

Amenities shall be located in areas where pedestrian activity is anticipated. The use of gazebos, fountains, benches, planters, public art, bridges, & monuments shall be inviting and connected with the use of pathways, trails and sidewalks.





SCALE: 1" = 80'

GreenbergFarrow
 3455 Salt Creek Lane, Suite 100
 Arlington Heights, Illinois 60005
 t: 847 788 9200 f: 847 788 9536



LANTERN COMMONS
 WESTFIELD, IN.
 (NEC) US RT. 31 & 161ST STREET
CONCEPT SITE PLAN
 DATE: 09/10/17 OF: 00270071.2

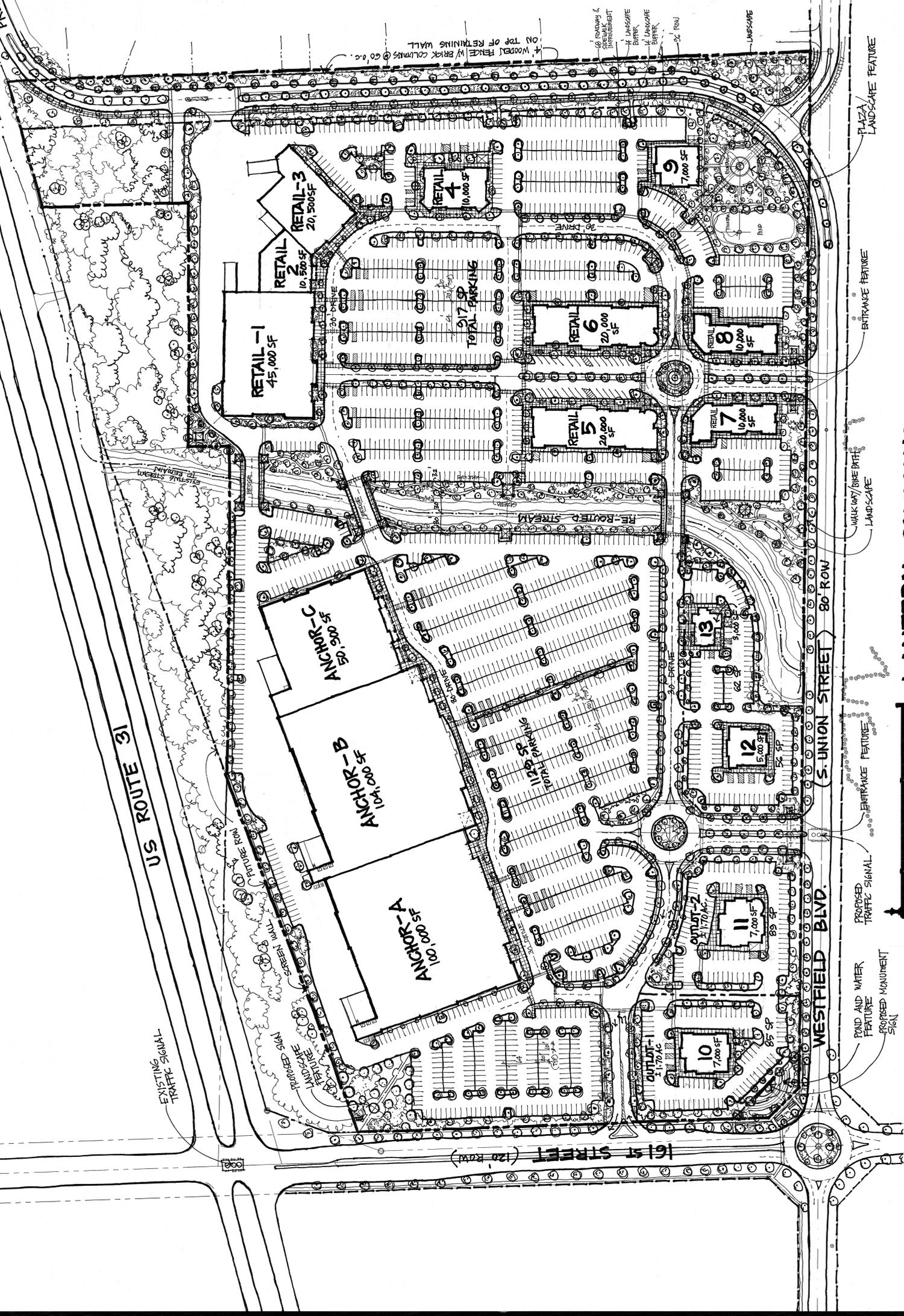




SCALE: 1" = 80'
 0 40 80 160 240

SITE INFORMATION

SITE AREA	± 58.10 AC
BUILDING AREA	
ANCHOR - A	100,000 SF
ANCHOR - B	104,000 SF
ANCHOR - C	50,900 SF
TOTAL ANCHOR	254,900 SF
RETAIL - 1	45,000 SF
RETAIL - 2	10,500 SF
RETAIL - 3	20,500 SF
RETAIL - 4	10,000 SF
RETAIL - 5	20,000 SF
RETAIL - 6	20,000 SF
RETAIL - 7	10,000 SF
RETAIL - 8	10,000 SF
RETAIL - 9	7,000 SF
TOTAL RETAIL 1-9	153,000 SF
TOTAL RETAIL 1-9 BUILDING AREA	407,900 SF
OUTLOT - 1 (1.70 AC)	7,000 SF
RESTAURANT - 10	7,000 SF
OUTLOT - 2 (1.70 AC)	7,000 SF
OUTLOT - 3 (2.13 AC)	5,000 SF
RESTAURANT - 12	5,000 SF
RESTAURANT - 13	3,000 SF
TOTAL RESTAURANT BUILDING AREA	22,000 SF
GROSS TOTAL BUILDING AREA	429,900 SF
PARKING PROVIDED	
ANCHOR A-C	1,129 SP
RETAIL 1-9	917 SP
TOTAL RETAIL PARKING	2,046 SP
OUTLOT 1-3	292 SP
OVERALL TOTAL PARKING	2,338 SP
RETAIL PARKING RATIO	5/1000 GFA
OVERALL PARKING RATIO	5.4/1000 GFA



LANTERN COMMONS
 WESTFIELD, IN.
 (NEC) US RT. 31 & 161 ST STREET
 CONCEPT SITE PLAN
 DATE: 03/10/17
 OFF: 20250711.2



GreenbergFarrow
 3455 Salt Creek Lane, Suite 100
 Arlington Heights, Illinois 60005
 t: 847 788 9200 f: 847 788 9536



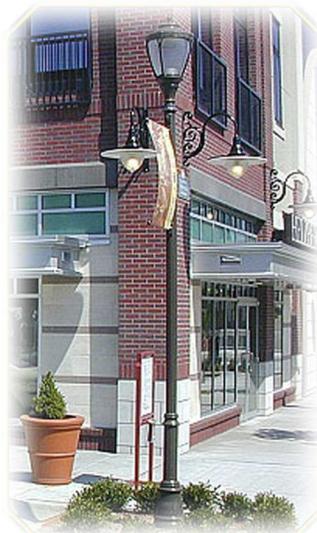
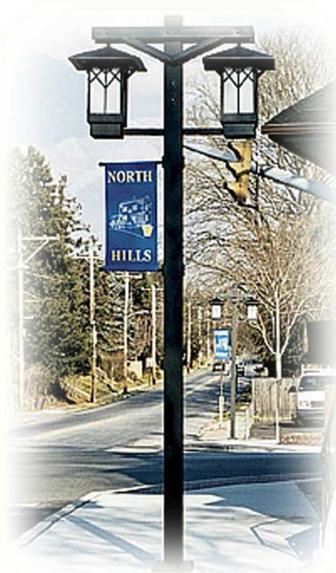
PINETREE
COMMERCIAL REALTY, LLC



SITE AMENITIES
GreenbergFarrow



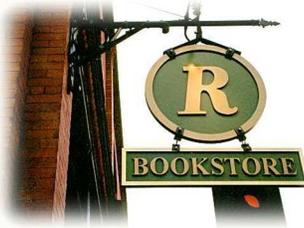
PINETREE
COMMERCIAL REALTY, LLC



SITE LIGHTING
GreenbergFarrow

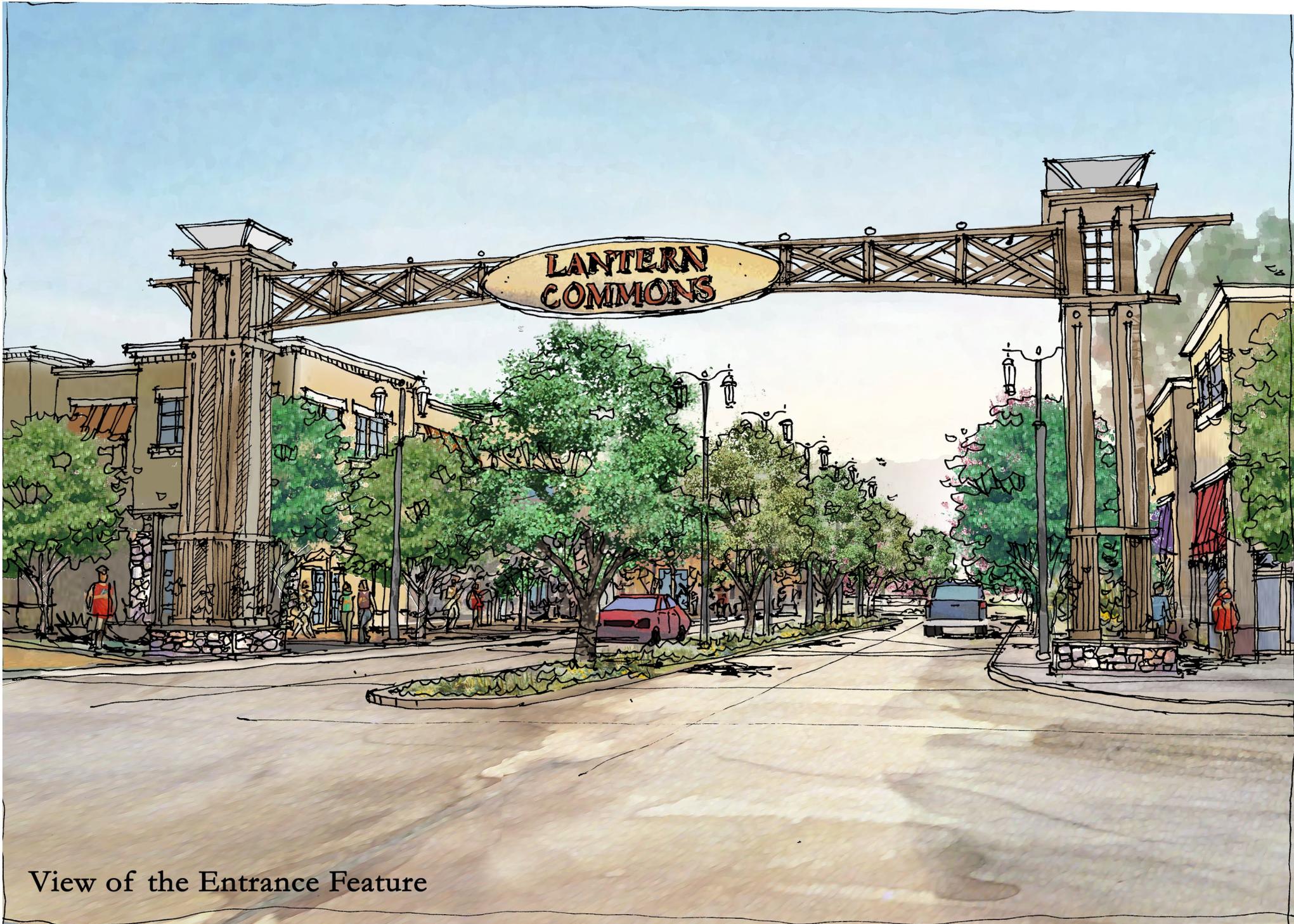


PINETREE
COMMERCIAL REALTY, LLC



SIGNAGE

GreenbergFarrow



View of the Entrance Feature



View of the Front Monumental Sign



Street view of the gazebo and bridge



View of Retail '05-11



View from Anchor "C" toward Retail "I"



View of Retail "4"

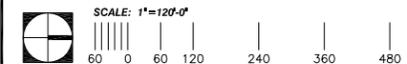
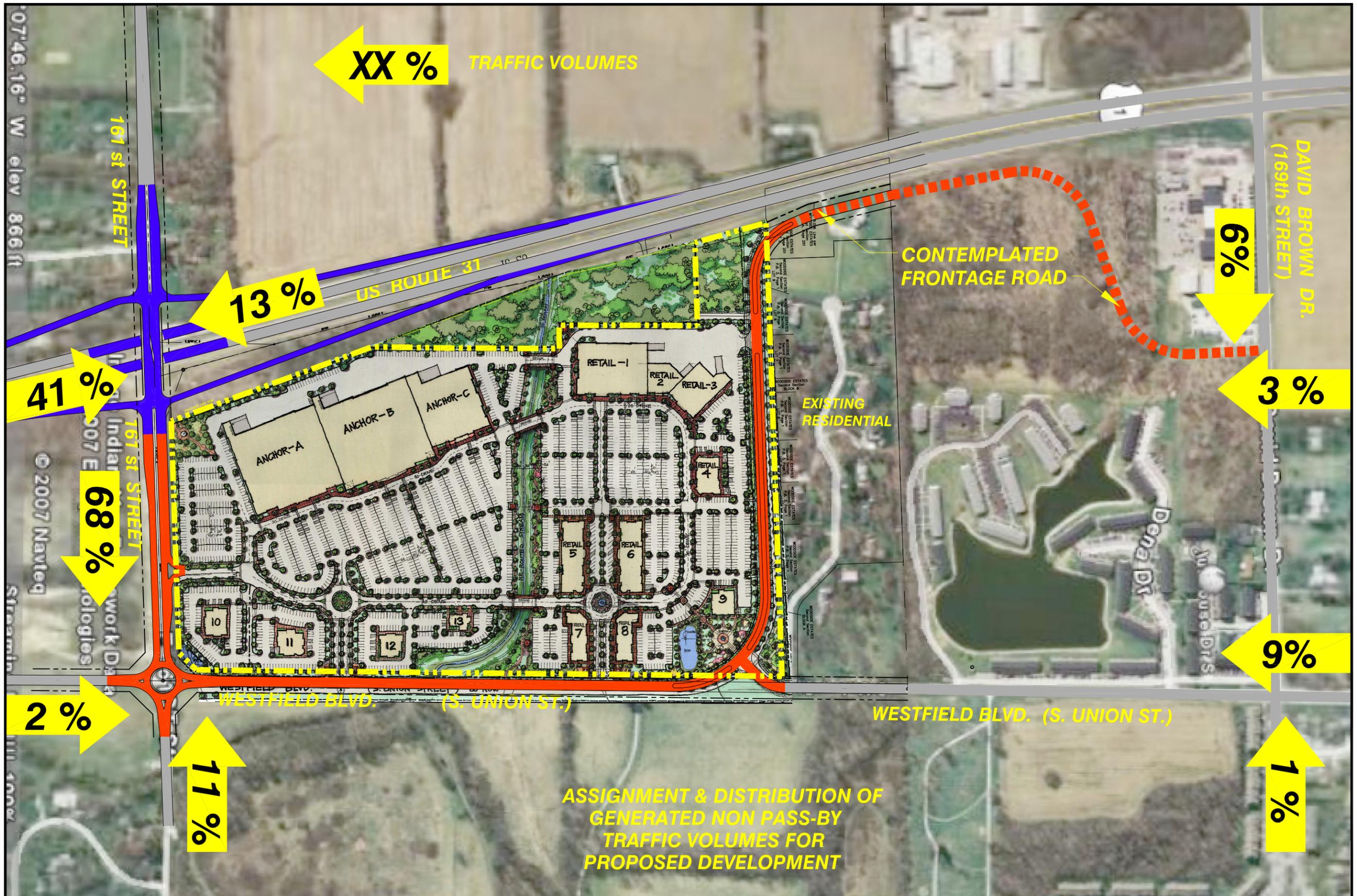


View of the Fountain and Pond Feature



View of the clock tower





SCALE: 1"=100'

LEGEND

-  = AREA OF OVERLAY
-  = AREA OF WIDENING
-  = APPROXIMATE SITE EXTENTS



NOTES:

CONCEPTUAL DRAWING - NOT TO BE USED FOR DESIGN

ACTUAL DESIGN MAY DIFFER DUE TO RIGHT-OF-WAY CONSTRAINTS AND COMPLIANCE WITH DESIGN VEHICLE TURNING TEMPLATES

ALL PROPOSED ROADWAY IMPROVEMENTS WILL ACCOMMODATE THE FULL BUILD-OUT OF THE PROPOSED SITE AS ANALYZED IN THIS TRAFFIC STUDY

A ONE LANE ROUNDABOUT IS CURRENTLY PLANNED FOR THE INTERSECTION OF 161ST STREET AND UNION STREET. THE ACTUAL ROUNDABOUT DIMENSIONS, SUCH AS THE OUTSIDE DIAMETER, MAY DIFFER FROM THE CONCEPTUAL DRAWING SHOWN

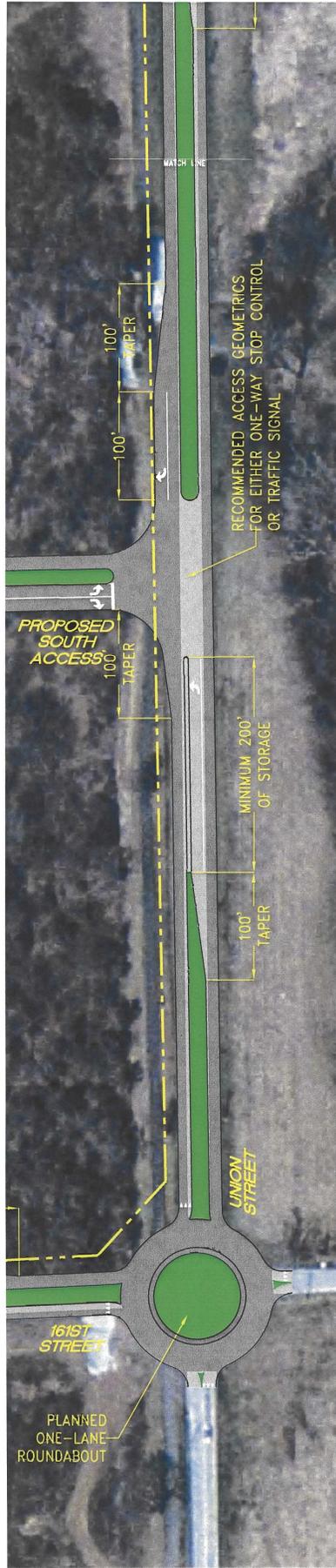
FIGURE 9
CONCEPTUAL CONFIGURATION FOR PROPOSED ACCESS DRIVE ALONG 161ST STREET
 (SUBJECT TO RIGHT-OF-WAY AVAILABILITY)

PINE TREE REALTY
161ST STREET & U.S. 31
WESTFIELD, INDIANA

SCALE: 1" = 100'

LEGEND

-  = AREA OF OVERLAY
-  = AREA OF WIDENING
-  = APPROXIMATE SITE EXTENTS



NOTES:

CONCEPTUAL DRAWING -- NOT TO BE USED FOR DESIGN
 ACTUAL DESIGN MAY DIFFER DUE TO RIGHT-OF-WAY CONSTRAINTS
 AND COMPLIANCE WITH DESIGN VEHICLE TURNING TEMPLATES
 ALL PROPOSED ROADWAY IMPROVEMENTS WILL ACCOMMODATE THE FULL
 BUILD-OUT OF THE PROPOSED SITE AS ANALYZED
 IN THIS TRAFFIC STUDY

FIGURE 10
CONCEPTUAL CONFIGURATION FOR PROPOSED
ACCESS DRIVES ALONG UNION STREET
(SUBJECT TO RIGHT-OF-WAY AVAILABILITY)

PINE TREE REALTY
161ST STREET & U.S. 31
WESTFIELD, INDIANA



Photo examples of similar projects of scale, detail and design, which illustrate the detail and care proposed for Lantern Commons



THE SHOPS AT
WALNUT CREEK

TARGET



COLDSTONE
CREAMERY

Quiznos SUB

Quiznos SUB









Qdoba
MEXICAN GRILL

Qdoba
MEXICAN GRILL





DeVine
WINE & SPIRITS

OLD STONE
CREAMERY



BUFFALO WILD WINGS GRILL & BAR

BUFFALO WILD WINGS
GRILL & BAR

10
M.P.H.







NEXTEL

WINDOWS & DOORS

EXOTIC AQUATICS

Cousin's Bakery

NORTHWEST HERALD

Curtains

Pet Art