



Westfield City Council Report

Ordinance Number: 11-05
APC Petition Number: 1101-PUD-03
Approximate Address: 17421 Foundation Parkway
Petitioner: City of Westfield
Representative: Andrew Murray
Requested Action: Amendments to the uses and development standards of the Custom Commerce Park PUD, to allow “assembly operation of pre-manufactured parts and components” as a permitted use for lots that abut Oak Ridge Road and to establish outside storage standards as they apply to the property.

Current Zoning District: Custom Commerce Park PUD
Requested Zoning District: Custom Commerce Park PUD
Filing Date: December 7, 2010
Referral Date to APC: December 27, 2010
APC Public Hearing: January 18, 2011
APC Recommendation: February 22, 2011
Eligible for Adoption: March 14, 2011
Associated Ordinances: Ord. 03-29 (Custom Commerce Park PUD)
Exhibits:
1. Staff Report
2. Aerial Location Map

Prepared By: Andrew Murray, *Planner I*

PETITION HISTORY

This petition for an amendment to the Custom Commerce Park Planned Unit Development District was filed on December 7, 2010. This petition received a public hearing and a unanimous positive recommendation for approval at the February 22, 2011 Advisory Plan Commission Meeting.

PROCEDURAL

- Requests for a change in zoning are required to be considered at a public hearing, in accordance with Ind. Code § 36-7-4-1505.

- The Advisory Plan Commission held a public hearing on January 18, 2011 and issued a unanimous positive recommendation (9-0) to the City Council in support of the proposed PUD amendment.
- Notification of the January 18, 2011 public hearing was provided in accordance with the Advisory Plan Commission Rules of Procedure.
- The Westfield City Council may take action on this item at the March 14, 2011 meeting.

PROJECT OVERVIEW

Project Description

The subject property is located at the northwest corner of Custom Commerce Park PUD (the “PUD”) and is approximately 8.5 acres in size (the “Property”). Custom Commerce Park, owned by the Carr family, is approximately fifty-five (55) acres in size and is located on the east side of Oak Ridge Road, between State Road 32 and 169th Street. The City’s economic development team has been working diligently with the Carr family and Automatic Pool Covers, Inc. (the “Business”) to find a new home for the Business. This proposed PUD amendment is one of the steps necessary to accommodate the new Business. This proposal seeks to modify permitted uses and outside storage standards that would be applicable to the Property to accommodate the relocation of the Business to Custom Commerce Park.

The proposed modifications include the following:

1. The addition of “Assembly Operations of Pre-Manufactured Parts and Components” as a permitted use on the Property.
2. The modification of the outside storage standards of the PUD, which would allow business equipment and materials to be stored inside an outdoor storage yard.

Storage yard standards have been reviewed by the Business and compliance will be met.

Public Policy

Comprehensive Plan (Feb 2007, as amended)

The Future Land Use Map of the Westfield-Washington Comprehensive Plan (the “Comprehensive Plan”) identifies this area as “Business Park”. Business Parks, as outlined in the Comprehensive Plan, should accommodate manufacturing, research and development, processing activities and office uses to help provide a diverse tax base throughout the City. The Comprehensive Plan highlights the community’s demand for pedestrian facilities. According to the Thoroughfare Plan, the Property would be located adjacent to two major trail systems, the Monon Trail and the Midland Trace Trail, and provide the opportunity for pedestrians to walk to desired places throughout the City.

Thoroughfare Plan (Feb 2007, as amended)

The Westfield Thoroughfare Plan (the “Thoroughfare Plan”) identifies the Midland Trace Trail and the Monon Trail as abutting the Property (p. 2-12). Multi- use paths are recommended in Westfield to link urban and rural areas, as well as increasing the walkability throughout Westfield (p. 4-12). The Thoroughfare Plan identifies Oak Ridge Road as a Secondary Arterial.

Parks & Recreation Master Plan – Dec. 2007

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

Annexation

The Property is within the corporate boundaries of the City of Westfield.

Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.

STATUTORY CONSIDERATIONS

Indiana Code § 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

See above, “Public Policy, Item 1” for discussion.

2. Current conditions and the character of current structures and uses.

The Property is currently vacant. It is located in the Custom Commerce Park PUD and is zoned for industrial use.

3. The most desirable use for which the land is adapted.

The Comprehensive Plan established that industrial development is appropriate for business parks.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the proposed project will have a positive or neutral impact on surrounding property values.

5. Responsible growth and development.

The Property is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth. City services such as water, sewer, and emergency services already exist on or near the Property and are adequate to serve the Property.

RECOMMENDATIONS / ACTIONS

- Community Development Department [February 22, 2011]
The Westfield Community Development Staff, in their report to the Advisory Plan Commission, made a positive recommendation for this petition.

- Advisory Plan Commission [February 22, 2011]
The Westfield-Washington Advisory Plan Commission has forwarded a unanimous positive recommendation for this petition (Vote of: 9-0).

- City Council
 - Introduction: [December 27, 2010]
 - Eligible for Adoption: [March 14, 2011]

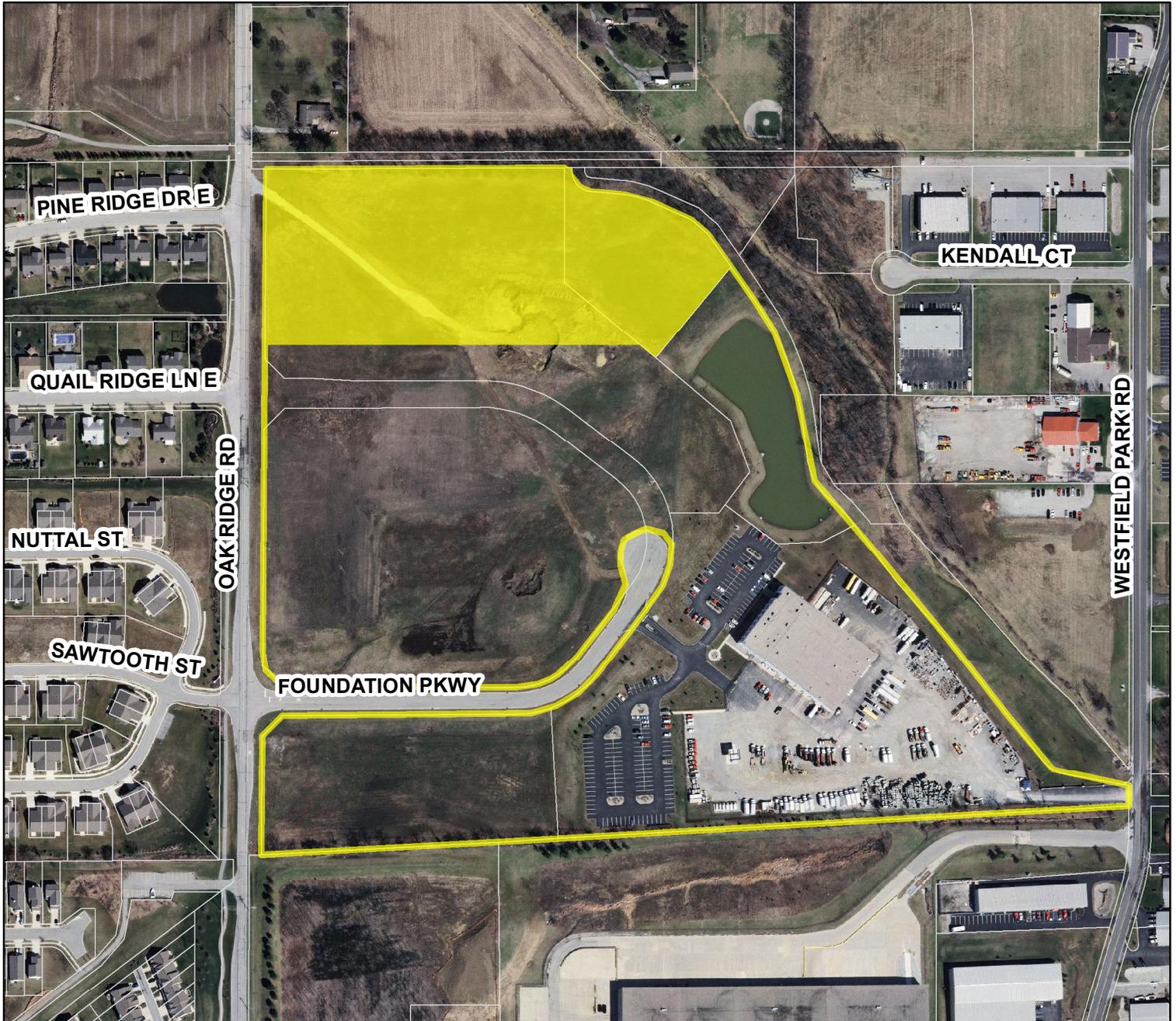
Submitted by: Andrew Murray, *Planner I*

EXHIBIT 2

City of Westfield - Community Development Department

2728 East 171st Street - Westfield, IN 46074

Ph (317) 804-3170 - Fax (317) 804-3181



Legend

ED Layer

Label

-  Custom Commerce Park PUD
-  Proposed Real Estate
-  Parcels

