



Westfield City Council Report

Ordinance Number:	11-09
APC Petition Number:	1104-PUD-04
Petitioner:	Wilfong Land Companies LLC
Requested Action:	Amendments to the development standards of the Oak Ridge Pointe PUD.
Referral Date to APC:	March 14, 2011
APC Public Hearing:	April 4, 2011
APC Recommendation:	May 2, 2011
Adoption Consideration:	May 23, 2011
Prepared By:	Kevin M. Todd, AICP

Petition History

This petition to amend the Oak Ridge Pointe PUD Ordinance was introduced at the March 14, 2011 City Council meeting. This petition received a public hearing at the April 4, 2011 Advisory Plan Commission meeting, and it received a unanimous favorable recommendation for approval at the May 2, 2011 Advisory Plan Commission meeting.

Procedural

- Requests for amendments to Planned Unit Developments are required to be considered at a public hearing, in accordance with Ind. Code 36-7-4-1505.

- The Advisory Plan Commission (the “APC”) held a public hearing on April 4, 2011 and issued a unanimous favorable recommendation (6-0) to the City Council in support of the proposed rezone request at its May 2, 2011 meeting.
- Notification of the April 4, 2011 public hearing was provided in accordance with the APC Rules of Procedure.
- The Westfield City Council may take action on this item at the May 23, 2011 meeting.

Project Overview

Project Location

The subject property is located at the southwest and (future) northwest corners of State Road 32 and Oak Ridge Road (the “Property”).

Project Description

The original Oak Ridge Pointe PUD was approved on December 10, 2007 (Ordinance 07-34). It was amended a year later (December 8, 2008) to include additional acreage (Ordinance 08-48) (the “Current PUD”). This proposal seeks to amend and re-state the Oak Ridge Point PUD Ordinance (the “Proposal”). The Proposal includes four (4) land use districts: one (1) office district and three (3) commercial/retail districts. The Proposal does not change any of the district boundaries or areas from the Current PUD.

The Proposal is formatted so that the Westfield-Washington Township Zoning Ordinance (the “Zoning Ordinance”) serves as the default standards for the development and only variations from the Zoning Ordinance are included in the Proposal.

Proposed Amendments

The Proposal would amend the Current PUD by decreasing the minimum square footage of buildings in the Commercial 1 District from 8,000 square feet to 2,500 square feet. The Proposal would increase the maximum square-footage of buildings in the Commercial 2 District from 3,600 square feet to 5,000 square feet. It also would eliminate the current restriction for retail square-footage in the Commercial 3 District (currently, the maximum square-footage of retail space within this district is 10,600 square feet). The Proposal also increases the minimum width of the multi-use path along Oak Ridge Road from eight

(8) feet to twelve (12) feet, in order to accommodate the Monon-Midland Loop, as depicted in the Westfield Thoroughfare Plan.

The Proposal defaults to the State Highway 32 Overlay Zone (the "Overlay Zone") (1104-ZOA-03, Ordinance 11-08), with a few exceptions. The Proposal identifies items from the Overlay Zone which would not apply to the Proposal. They include the following:

1. Access on State Road 32 would be limited to a single right-in/right-out access point on both the north and south sides of the highway.
2. The access road requirement would not apply.
3. Monument/ground signs would be permitted within the trail corridor.
4. The maximum building setback and maximum building height requirements in the ORP-Office District would not apply.
5. The minimum building size requirements of the State Highway 32 Overlay Zone would not apply.
6. The trail crossing the Anna Kendal Legal Drain would be allowed to be located within the State Road 32 right-of-way.

At the May 2, 2011 APC meeting, the petitioner made a commitment that any monument/ground signage located within the trail corridor would be setback at least twenty (20) feet from the State Highway 32 right-of-way line or edge of pavement, whichever results in a greater distance from the State Highway 32 centerline. The Plan Commission made this commitment a part of their recommendation to the City Council.

Public Policy

Westfield Comprehensive Plan (2007, as amended)

The Future Land Use Map of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies this site to be located within the Employment Corridor along State Road 32. The Comprehensive Plan states that the Employment Corridor is to consist 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 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 Corridors chapter specifically recommends smaller-scale local office and service uses along State Road 32. The proposed uses are consistent with the recommendations found in the Comprehensive Plan for the Employment Corridor along State Road 32.

Westfield Thoroughfare Plan (2007, as amended)

The Westfield Thoroughfare Plan (the “Thoroughfare Plan”) classifies State Road 32 as a “Primary Arterial 1”. The recommended right-of-way width for a Primary Arterial 1 is 150 feet. The Thoroughfare Plan classifies Oak Ridge Road as a “Secondary Arterial”. The recommended right-of-way width for a Collector is 120 feet. The Property abuts the Midland Trace Trail and the Monon-Midland Loop, according to the Alternative Transportation Plan.

Park & Recreation Master Plan (2005)

The Westfield Parks & Recreation Master Plan focuses on the build-out and development of the community’s existing parks and trail systems. The Property abuts a constructed segment of the Midland Trace Trail to the south. The Proposal also accommodates a segment of the Monon-Midland Loop on the eastern portion of the Property (along Oak Ridge Road, south of State Road 32). The Proposal requires this segment of the Monon-Midland Loop be a minimum of twelve (12) feet wide, which is consistent with other sections of the Monon Trail, the Midland Trace Trail, and the Monon-Midland Loop.

Water & Sewer System

City water facilities run through the Property. City sewer facilities are nearby and would need to be extended to serve the Property. There is adequate capacity to serve the Property.

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 “Westfield Comprehensive Plan (2007, as amended)” discussion above.

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

The Property is improved with single-family dwellings and various single-family and agricultural outbuildings. Portions of the Property are used agriculturally. Abutting properties are improved with either single-family detached dwellings or are used agriculturally.

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

The Comprehensive Plan establishes that commercial office and service uses are desirable and appropriate for property along the State Road 32 corridor. The Proposal is consistent with the recommendations found in the Comprehensive Plan for the Employment Corridor along State Road 32.

4. The conservation of property values throughout the jurisdiction.

The Proposal is expected to have neutral or positive impacts on property values within the vicinity and jurisdiction.

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 water and sewer are nearby and would be able to serve the Property.

Recommendations/Actions

- Community Development Department [May 22, 2011]

The Westfield Community Development Staff, in its report to the APC, made a recommendation that the APC forward a favorable recommendation to the City Council if the APC was satisfied with the Proposal.

- Advisory Plan Commission [February 22, 2011]

The Westfield-Washington Advisory Plan Commission has forwarded a unanimous favorable recommendation to the City Council (Vote of: 6-0). The Commission's motion included a condition that any monument/ground signage located within the trail corridor would be setback at least twenty (20) feet from the State Highway 32 right-of-way line or edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.

- City Council

- Introduction: [March 14, 2011]
- Adoption Consideration: [May 23, 2011]

Submitted by: Kevin M. Todd, AICP, *Senior Planner*

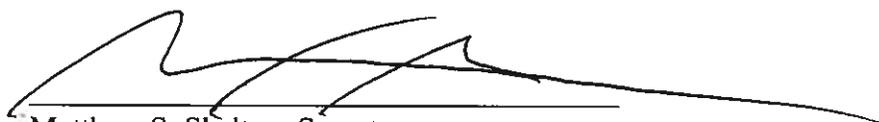
**WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Advisory Plan Commission met on Monday, April 4, 2011, to consider an amendment to the Oak Ridge Pointe PUD at a public hearing. Notice of the public hearing was advertised and noticed and presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposed amendment is described as follows:

Case No.	1104-PUD-04
Description	Wilfong Land Companies, LLC requested amendments to the development standards of the Oak Ridge Pointe PUD.

On May 2, 2011, a motion was made and passed to send a favorable recommendation (6-0) to the City Council to approve 1104-PUD-04 with a condition that any monument signage located within the trail corridor would be setback at least twenty (20) feet from the State Highway 32 right-of-way line or edge of pavement, whichever results in a greater distance from the State Highway 32 centerline..

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.



Matthew S. Skelton, Secretary

May 4, 2011

Date