



Westfield City Council Report

Ordinance Number:	14-46
APC Petition Number:	1209-PUD-11
Requested Action:	Cooperstown Partners, LLC requests a change in zoning of approximately 7.6+/- acres from the AG-SF1 to the Spring Mill Station SEC Quadrant PUD District.
Current Zoning District:	AG-SF1
Current Land Use:	Residential and Agricultural
Exhibits:	<ol style="list-style-type: none">1. Staff Report2. Aerial Location Map3. APC Certification4. Ord. 14-46
Prepared by:	Ryan Clark, AICP

PETITION HISTORY

This petition was introduced at the August 13, 2012, City Council meeting. The petition received a public hearing at the August 18, 2014, Advisory Plan Commission (the "APC") meeting. The APC forwarded the petition to the Westfield City Council (the "Council") with a favorable recommendation with one condition for approval at its October 06, 2014, meeting. The APC Certification is included as Exhibit 3.

PROCEDURAL

- Requests for a change in zoning are required to be considered at a public hearing, in accordance with Indiana Code 36-7-4-1511. The public hearing for this petition was held on August 18, 2014, at the APC meeting. Notice of the August 18, 2014, public hearing was provided in accordance with the APC Rules of Procedure.
- At its October 06, 2014 meeting, the APC issued a favorable recommendation (9-0) of the proposed change of zoning to the Council with the condition that no internally illuminated signage be permitted on the real estate.
- The Council may take action on this item at its October 13, 2014, meeting.

PROJECT OVERVIEW

Location

The subject property is approximately 7.654 acres in size and is located on the southeast corner of 161st Street and Spring Mill Road (the "Property"). The Property is primarily single family residential and vacant in use.

Project Description

The proposed Spring Mill Station SEC PUD Ordinance (the "PUD Ordinance") allows for a neighborhood center (the "Proposal") and establishes one (1) district. The Proposal includes three (3) proposed buildings consisting of a CVS/pharmacy building (approx. 12,000 square feet), a retail building (approx. 7,800 square feet) and a medical office building (approx. 20,400 square feet).

The Proposal includes several pedestrian trails throughout the development and also includes a train car with outdoor seating as an amenity for the proposed development. A gazebo and several benches placed throughout the development are also provided.

An amenities exhibit (Exhibit D) illustrates common area amenities that shall be installed a maximum of two (2) years after the Certificate of Compliance for the building on the northwest corner of the Property.

A bicycle parking exhibit (Exhibit E) illustrates bicycle parking for the Property.

A landscaping exhibit (Exhibit F) illustrates street frontage landscaping along 161st Street and Spring Mill Road.

Spring Mill Station Plan

The petitioner has been actively working with the Spring Mill Station Task Group (the "Task Group") in revising the Proposal to meet the vision of the Spring Mill Station Plan.

Land Uses

The PUD Ordinance defaults to the Local and Neighborhood Business District (the "LB District") standards. The permitted uses for the PUD include all uses permitted in the LB District with the addition of a Health, Fitness, and Exercise Center.

Westfield Thoroughfare Plan (2007, as amended)

The Westfield Thoroughfare Plan (the "Thoroughfare Plan") classifies Springmill Road and 161st Street as a "Primary Arterial". The recommended right-of-way width for a Primary Arterial is 150 feet.

Advisory Planning Commission Meeting 10/6/14 Update

At the Advisory Planning Commission meeting on October 6, 2014, a positive recommendation was made to the City Council to approve 1209-PUD-11 with the condition that no internally illuminated signage shall be permitted on the real estate.

STATUTORY CONSIDERATIONS

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

1. The Comprehensive Plan.

According to the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"), the Property is located in the Spring Mill Station area, an addendum to the Westfield-Washington Township Comprehensive Plan. Retail, office, and services uses are listed as appropriate uses within the Spring Mill Station classification.

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

The area of the proposed PUD currently consists of four residential homes and an agricultural field.

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

Changing the Property from agricultural single-family to a commercial use is consistent with the Comprehensive Plan and creates a more pedestrian friendly environment.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the proposal would have neutral or positive impact on property values throughout the 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.

RECOMMENDATIONS / ACTIONS

APC Recommendation

At its October 06, 2014, meeting, the APC forwarded a **favorable recommendation** of Ordinance No. 14-46 (APC Petition No. 1209-PUD-11) to the Council (Vote of: 9 in favor, 0 opposed) with the following condition:

- That no internally illuminated signage be permitted on the real estate.

City Council

Introduction: August 13, 2012

Eligible for Adoption: October 13, 2014

Submitted by: Ryan Clark, AICP
Economic and Community Development Department

**WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Advisory Plan Commission held a public hearing on Monday, October 6, 2014, to consider the Spring Mill Station SEC PUD. 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 proposal is as follows:

Case No.	1209-PUD-11
Petitioner	Cooperstown Partners, LLC
Description	Change in zoning of approximately 7.5+/- acres from the AG-SF1 District to the Spring Mill Station SEC PUD District.

On October 6, 2014, a motion was made and passed to send a unanimous favorable recommendation (9-0) to the City Council regarding Petition No. 1209-PUD-11 with one condition:

- That no internally illuminated signage shall be permitted on the real estate.

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



Matthew S. Skelton, Secretary

October 6, 2014

Date