



## *Westfield City Council Report*

<b>Ordinance Number:</b>	14-45
<b>APC Petition Number:</b>	1411-PUD-16
<b>Petitioner:</b>	Thieneman Construction, INC Ken Thieneman, President and Steve George, CFO
<b>Requested Action:</b>	Petitioner requests an amendment to the Custom Commerce Park PUD Ordinance specific to Lot 1 within Custom Commerce Park.
<b>Current Zoning District:</b>	Custom Commerce Park PUD
<b>Current Land Use:</b>	Vacant
<b>Exhibits:</b>	1. Staff Report 2. Location Map 3. Concept Plan 4. Proposed Custom Commerce Park PUD Amendment 5. APC Certification
<b>Prepared by:</b>	Andrew P. Murray

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### **PETITION HISTORY**

This petition was introduced at the October 13, 2014, City Council meeting. The petition received a public hearing at the November 3, 2014, Advisory Plan Commission (the "APC") meeting, and the APC forwarded the petition to the Westfield City Council (the "Council") with a favorable recommendation for approval at the December 1, 2014 meeting. The APC Certification is included as Exhibit 5.

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### **PROCEDURAL**

- Amendments to Planned Unit Developments are required to be considered at a public hearing, in accordance with Indiana Code 36-7-4-1511. Notice of the November 3, 2014, public hearing was provided in accordance with the APC Rules of Procedure.
- At its December 1, 2014 meeting, the APC issued a favorable recommendation (7-0) of the proposed change in zoning request.
- The Council may take action on this item at its December 8, 2014, meeting.

## **PROJECT OVERVIEW**

### **Project Location**

The subject property (the “Property”) is Lot 1 in Custom Commerce Park, located at the southeast corner of Oak Ridge Road and Foundation Parkway and is approximately 4.5 acres +/- in size (see **Exhibit 2**).

### **Project Description**

The Petitioner is requesting to amend the Custom Commerce Park PUD Ordinance to accommodate the Petitioner’s proposed land use. The Petitioner is currently a tenant in the Custom Concrete Building located at 17241 Foundation Parkway and has entered into an agreement to purchase and develop the Property. The initial phase of development is proposed to include a two-story office building (approximately 18,000 square feet), warehouse space (approximately 12,000 square feet) and a storage yard. The Petitioner anticipates future phases to include an additional 30,000 square feet of building(s), as identified on the Concept Plan (see **Exhibit 3**).

### **Development Standards**

The PUD amendment defaults to the provisions of the recently adopted Westfield-Washington Township Unified Development Ordinance, with the Enclosed Industrial (EI) District as the underlying zoning district. Modifications to development standards are requested in regards to landscaping and outside storage.

### **Comprehensive Plan**

The Westfield-Washington Township Comprehensive Plan identifies the Custom Commerce Park within the “Business Park” land use classifications. Among other uses, these classifications encourage manufacturing, research and development, processing activities, office and services uses. The development policies of the Comprehensive Plan for this area includes among other policies: (1) Reserve for employment-generating uses and related supporting service uses; (2) Promote campus-like settings; (3) Encourage building materials and colors appropriate to the setting; (4) Locate docks appropriately, generally at the sides or backs of buildings. Screening should be provided where it is needed to hide unattractive views; (5) Maintain attractive and appealing business and industrial areas through landscaping, setbacks, and building design. As such, the proposed Development is consistent with the policies of the Comprehensive Plan.

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## **STATUTORY CONSIDERATIONS**

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

1. The Comprehensive Plan.

2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

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## **RECOMMENDATIONS / ACTIONS**

### APC Recommendation

At its December 1, 2014, meeting, the APC forwarded a **favorable recommendation** of Ordinance No. 14-45 (APC Petition No. 1411-PUD-16) to the Council (Vote of: 7 in favor, 0 opposed).

### City Council

Introduction:                    October 13, 2014

Eligible for Adoption:        December 8, 2014

Submitted by: Andrew P. Murray  
Economic and Community Development Department