



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

April 6, 2015
1504-PUD-06
Exhibit 1

Petition Number: 1504-PUD-06

Subject Site Address: Southwest corner of U.S. 31 and S.R. 32

Petitioner: Westfield Community Investors, LLC

Request: Petitioner requests a change in zoning of approximately 7.1 acres +/- from the OI and EI Districts to the Gateway Southwest PUD District.

Current Zoning: Open Industrial and Enclosed Industrial;
U.S. Highway 31 Overlay District; and
State Road 32 Overlay District

Current Land Use: Vacant

Approximate Acreage: 7.1 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Conceptual Site Plan
4. Building Character Exhibit
5. Gateway Southwest PUD Ordinance

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at the March 9, 2015 City Council meeting. The proposal will receive a public hearing at the April 6, 2015 Advisory Plan Commission (the "APC") hearing.

PROCEDURAL

City Council: The PUD Amendment Ordinance was introduced to the City Council at the March 9, 2015, meeting.

Public Hearing: Public hearings by the APC are required for Planned Unit Developments. The petition is scheduled to receive a public hearing at the April 6, 2015 Advisory Plan Commission (the "APC") meeting. Notice of the April 6, 2015, public hearing was provided for in accordance with the APC Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes 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.

PROJECT OVERVIEW

Location: This subject property (the “Property”) is approximately 7.1+/- acres in size and is located at the southwest corner of U.S. 31 and State Road 32. The Property is currently zoned Open Industrial and Enclosed Industrial, and it falls within both, the U.S. Highway 31 Overlay District and the State Highway 32 Overlay District. The Property is the location of the former Waitt grain elevator.

Project Overview: The Petitioner is requesting a change of zoning to a commercial mixed-use Planned Unit Development (PUD) District to be known as “The Gateway Southwest PUD” (the “Proposal”). The Gateway Southwest PUD defaults to the General Business (GB) District standards and uses, with a few modifications to the permitted uses and development standards. The Proposal conceptually includes a multi-story hotel, a multi-story office building, a one-story restaurant building, and a possible future multiple-story building. The PUD Ordinance defaults to the GB uses, except that the ordinance prohibits Mortuaries, Nurseries, and Religious Institutions. Access to the Property would be from Westfield Business Park Court.

Development and Architectural Standards: The Proposal defaults to the GB and other UDO development standards, while modifying some standards which are consistent with more urban development patterns (i.e., modified GB standards include: setbacks, minimum building height, and landscaping/buffering requirements). The PUD Ordinance includes a building character exhibit which demonstrates a minimum quality and appearance of structures within the project. The proposal also includes provisions for directional signage and monument signage which differ from what the City’s sign standards would otherwise allow.

Comprehensive Plan: The Westfield-Washington Township Comprehensive Plan identifies the Property as part of the Downtown area. The Grand Junction Master Plan was adopted in 2009 to serve as the vision and guide specifically for Downtown Westfield. The Grand Junction Master Plan identifies the four corners of the intersection of U.S. 31 and State Road 32 as gateways for the community. The gateway areas are envisioned to include quality, signature architecture; signature hotel/conference center(s); and premium office buildings. The 2013 Grand Junction Implementation Plan further states that rooftops in this area should not be visible from the elevated U.S. 31 highway, and it also encourages the development of hotel/conference center(s), apartments, and office buildings.

STAFF COMMENTS

1. Hold a public hearing at the April 6, 2015, APC meeting. No action is required at this time.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal based on APC comments, public comments and any additional staff comments.
3. If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.