



Petition Number: 1512-DDP-24

Subject Site Address: 17303 Ditch Road

Petitioner: Estridge Homes on behalf of
Westfield-Washington School Corporation

Request: Petitioner requests Detailed Development Plan review for an
outdoor classroom and greenhouse.

Current Zoning: Maple Knoll PUD District

Current Land Use: Institutional: Elementary School

Approximate Acreage: 34.32 acres +/-

Zoning History: Ordinance 04-02
Ordinance 05-22
Ordinance 14-08
Ordinance 15-45 (pending)

Exhibits: 1. Staff Report
2. Aerial Location Map
3. Detailed Development Plan
4. Elevations
5. Site Plan

Staff Reviewer: Amanda Rubadue, Associate Planner

PROCEDURAL

Approval of a Detailed Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, and variances associated with the site, and any commitment associated with the site.

BACKGROUND

The 34.32+/- site is located at the northeast corner of 171st Street and Ditch Road (see **Exhibit 2**). The request is for approval of a Detailed Development Plan (see **Exhibit 3**) for an outdoor classroom and greenhouse located in front of Maple Glen Elementary.



The applicable zoning district is Maple Knoll PUD (the “PUD District Ordinance”) and is within the urban residential district.

The petition was reviewed by the Technical Advisory Committee at its November 24, 2015, meeting. This petition has been properly noticed for a public hearing at the Advisory Plan Commission’s December 7, 2015, meeting.

DEVELOPMENT PLAN REVIEW

Development Plan Review Standards (WC 16.04.165)

The plans comply.

- 1) Development Requirements – General (WC 16.04.165(C))
 - a) Compliance will all applicable development standards of the zoning district in which the real estate is located;
 - b) Compliance will all applicable provisions of any Overlay District in which the real estate is located;
 - c) Compliance with all applicable provisions of the Subdivision Control Ordinance;
 - d) Compliance with all applicable provisions of this Chapter WC 16.04.165;
 - e) The proposed development shall be appropriate to the site and its surroundings based upon the recommendations contained in the Westfield-Washington Township Comprehensive Plan;
 - f) The design and location of proposed street and highway access points shall minimize safety hazards and congestion;
 - g) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development;
 - h) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development; and,
 - i) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 2) Plan Documentation and Supporting Information (16.04.165(H))
 - a) Site Plan*
 - b) Site Plan (for individual single family dwellings or accessory residential structure on an individual lot in a Residential District)
 - c) Overall Plan*
 - d) Landscape Plan*
 - e) Building Elevations
 - f) Lighting Plan*



- g) Sign Plan*
- h) Site Access and Site Circulation Plan
- i) A Traffic Impact Study*
- j) Statement of Development Build-out*
- k) Green Space Provisions*

* Items **not** required for an individual single family dwelling or accessory residential structure on an individual lot in a Residential District.

DISTRICT STANDARDS (Ord. 04-05, as amended by Ord. 15-45)

The plans comply.

1) Zoning District Standards:

a) Lots (*Ord. 04-05, Exhibit 15(I)*):

- i) All lots shall have frontage along a Public Street, Private Street, or Lane and may be accessed from the front, side, or rear yard
- ii) Minimum Lot Width at building line: 40 feet
- iii) Minimum Lot Width at Street: 20 feet
- iv) Minimum Lot Depth: 60 feet
- v) Minimum Lot Area: 2,400 square feet
- vi) Front Setback: 15 feet
- vii) Minimum Side Setback: 0 feet; provided, however, that the minimum separation between Buildings shall be 10 feet
- viii) Minimum Rear Setback: 20 feet; provided, however, that no building elevation shall be closer than thirty (30) feet to Ditch Road or the existing or realigned 169th Street.

b) Non-Residential Buildings (*Ord. 04-05, Exhibit 15(II)*):

- i) Maximum Building Height: 45 feet
- ii) Minimum Building Separation: 10 feet
- iii) Exterior Materials and Colors (*Ord. 15-45, Exhibit C, pending*)
- iv) Facades
- v) Roofs
- vi) Exterior Mechanical Equipment

2) Overlay District Standards: Not applicable.

3) Subdivision Control Ordinance: Not applicable. No subdivision is being proposed.

4) Development Plan Review Standards: (*WC 16.04.165(D)(3)*)

- a) Site Access and Site Circulation: No new site access locations are being proposed.
- b) Landscaping: (*Ord. 04-02, Exhibit 17, B. 3.*) Not applicable
- c) Signs: (*Ord. 04-02, Exhibit 18*) Not applicable. Signs are approved administratively through a separate sign approval process.
- d) Lighting: (*Ord. 04-02, Exhibit 19*) Not applicable



- e) Building Orientation:
 - i) Standard: Each building façade visible from a public street or oriented to an adjoining Residential District shall be a finished façade.
 - ii) Standard: No loading spaces or loading docks shall be permitted to face a public street or an adjoining Residential District.
 - iii) Standard: No outside storage shall be permitted between an established building line and the right-of-way of a public street or an adjoining Residential District.
 - iv) Standard: All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served.
- 5) Comprehensive Plan Compliance: The proposed development shall be appropriate to the site and its surroundings based upon the recommendations contained in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan").

Comment: The Future Land Use Plan in the Comprehensive Plan identifies the parcel as "Urban Residential". Although the Comprehensive Plan does not specifically address the school, it does note that one of the appropriate land uses for the corridor are institutional uses. The existing school campus and proposed classroom and greenhouse meet many of Comprehensive Plan's development policies for this corridor, including, but not limited to: (i) Ensure that new development occurs in a way that is contiguous with existing development; (ii) Prevent monotony of design and color.
- 6) Street and Highway Access: No new site access locations are being proposed.
- 7) Street and Highway Capacity: No new site access locations are being proposed.
- 8) Utility Capacity: Utilities will be tied into school utilities.
- 9) Traffic Circulation Compatibility: No new site access locations are being proposed and the existing interior drives are being utilized.

STAFF COMMENTS

The Detailed Development Plan complies with the applicable zoning ordinances.

Recommendation: Subject to public hearing comments, the Department recommends approval of the petition with the following conditions:

1. **Approval is contingent on the Council's approval of the PUD Amendment (APC Petition No. 1512-PUD-29/Council Ordinance No. 15.45); and**
2. **All necessary approvals shall be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.**

If any Plan Commission member has questions prior to the meeting, then please contact Amanda Rubadue at 317.432.6663 or arubadue@westfield.in.gov.