



**Docket Number:** 1603-PUD-03 (Ordinance No. 16-05)

**Petitioner:** Paula Gartner, EMH&T on behalf of Kroger Limited Partnership

**Request:** An amendment to permit a Monument Sign on the Fuel Center Outlot.

**Current Zoning:** Spring Mill Station Northeast Quadrant PUD District (Ordinance 14-39)  
Amendment to the Spring Mill Station Northeast Quadrant PUD District (Ordinance 15-24)

**Current Land Use:** Residential / Agricultural

**Zoning History:** 1405-PUD-06, Rezoning to Spring Mill Station Northeast Quadrant PUD  
1409-DP-28 & 1409-SIT-13, Fuel Station Development Plan  
1508-PUD-05, Amendment to the Spring Mill Station Northeast Quadrant PUD

**Exhibits:**

1. Staff Report
2. Location Map
3. Proposed Sign Location
4. Proposed Sign Elevations
5. Amendment Ordinance

**Staff Reviewer:** Pam Howard, Associate Planner

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### **PETITION HISTORY**

This petition was introduced at the February 8, 2016, City Council meeting. The petition will receive a public hearing at the March 7, 2016, Advisory Plan Commission (the "APC") meeting.

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### **PROCEDURAL**

#### **Public Hearing:**

Amendments to a Planned Unit Development District are required to be considered at a public hearing by the APC. The public hearing for this petition is scheduled for the March 7, 2015, APC meeting. Notice of the public hearing was provided in accordance with Indiana law.

#### **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.



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### **PROJECT OVERVIEW**

**Project Location:** The Petitioner is requesting an amendment to the Spring Mill Station Northeast Quadrant PUD (the "PUD Ordinance"), which is located at the northeast corner of 161<sup>st</sup> Street and Springmill Road (see **Exhibit 2**).

**Amendment Request:** The Petitioner is requesting an amendment to permit a Monument Sign on The Fuel Center Outlot.

1. **Sign Standards:** The PUD Ordinance currently contains signage standards for the Fuel Center, but does not address a Monument Sign. The proposed amendment permits a Monument Sign for the Fuel Center to be built in compliance with provided exhibits. Additionally, the proposed amendment requires that the existing digital price sign located on the fuel canopy be removed at the time the Monument Sign is installed.

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### **DEPARTMENT COMMENTS**

1. **Action:** Forward a recommendation to the City Council.
2. **Recommendation:** If the Plan Commission is otherwise satisfied with the proposed Amendment to the Spring Mill Station Northeast Quadrant PUD District Ordinance No. 16-05 (Docket No. 1603-PUD-03), then the Department recommends forwarding the ordinance to the City Council with a favorable recommendation.
3. If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or [poward@westfield.in.gov](mailto:poward@westfield.in.gov).