



Petition Number: 1604-PUD-04 & 1604-DDP-15

Subject Site Address: 1191 W. 186th Street

Petitioner: Northview Christian Life Church, Inc. by Nelson & Frankenberger

Request: The Petitioner requests an amendment to the Springmill Trails PUD District and Detailed Development Plan review of a new church structure on approximately 11 +/- acres.

Current Zoning: Springmill Trails PUD District

Current Land Use: Agriculture

Approximate Acreage: 11 acres +/-

Property History: Ord. 11-19 (Springmill Trails PUD District Ordinance)

Exhibits:

1. Staff Report
2. Location Map
3. Ordinance 16-07
4. Site Plan
5. Building Elevations
6. Development Plan

Staff Reviewer: Amanda Rubadue

PROCEDURAL

Public Hearing:

Amendments to a Planned Unit Development District and Detailed Development Plan reviews are required to be considered at a public hearing by the Advisory Plan Commission (the "APC"). The public hearing for these petitions will be held on April 4, 2016 at the APC meeting.

Planned Unit Development District:

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.

Development Plan

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



PROJECT OVERVIEW

The applicable zoning district is the Springmill Trials PUD District, pursuant to Ordinance No. 11-19 adopted by the Council on September 12, 2011 (recorded as Instrument No. 2011046866, in the Hamilton County Recorder's Office on September 22, 2011). The PUD Ordinance establishes the SF5 District as the underlying zoning district.

The petition was reviewed by the Technical Advisory Committee at its March 14, 2016, meeting. The petition has been properly noticed for a public hearing at the Advisory Plan Commission's April 4, 2016, meeting.

DEVELOPMENT PLAN REVIEW (Chapter 10, Article 7 of the UDO)

The plans comply with the standards unless otherwise noted below:

Development Plan Approval – Application Documentation and Supporting Information (Article 10.7(G))

1. Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application.
2. General Plan Requirements: An Overall Development Plan shall include the following, which shall be drawn to scale of not more than 1" – 100':
 - a. Title, scale, north arrow and date
 - b. Proposed name of the development
 - c. Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
 - d. Address and legal description of the property
 - e. Boundary lines of the property including all dimensions
 - f. Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property
 - g. Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated



- h. Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers
Comment: Petitioner is coordinating with the WPWD.
 - i. All proposed Street and Driveway improvements, both on and off-site, including measurements of curb radius and/or taper.
Comment: Petitioner is coordinating with the WPWD.
 - j. Location and dimensions of existing and proposed sidewalks pathways, trails or other alternate transportation plan improvements
 - k. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines
 - l. Location and dimensions of all existing structures and paved areas
 - m. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching)
 - n. Location of all Floodplain areas within the boundaries of the property.
Comment: Staff is working with Petitioner to ensure compliance.
 - o. Names of legal ditches and streams on or adjacent to the site
 - p. Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephones and cable
Comment: Petitioner is coordinating with applicable agencies and WPWD.
 - q. Identify buildings proposed for demolition
 - r. Areas of the property reserved for Development Amenities, Open Space and other similar uses
Comment: Pending approval of Ordinance 16-07
 - s. Use of each lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area)
 - t. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines
3. **Primary or Secondary Plat:** If a property is being subdivided, then: (i) a Primary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Overall Development Plan; and (ii) a Secondary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Detailed Development Plan (see also *Article 10.12 Subdivision*)



Comment: N/A

4. Landscape Plan: A Landscape Plan in accordance with *Article 6.8 Landscaping Standards*, shall be required as part of any Development Plan. Landscape Plans for Overall Development Plans shall generally detail perimeter areas, Buffer Yards, common areas, entryways and any other Open Space as deemed appropriate by the Plan Commission or Director. Landscape Plans for a Detailed Development Plan shall generally be site or Lot specific showing compliance with Parking Areas, Buffer Yards, and on-site or foundation requirements

Comment: Acknowledged.

5. Open Space and Development Amenity Plan: A statement of the nature of extent of all existing and proposed Open Space and Development Amenities shall be provided either on the submitted Landscape Plan or in writing, along with any necessary explanatory materials or graphics as part of any Development Plan (see also *Article 8.6 Open Space and Amenity Standards*)

Comment: Acknowledged.

6. Lighting Plan: A Lighting Plan in accordance with *Article 6.9 Lighting Standards*, shall be required as part of any Development Plan

Comment: Acknowledged.

7. Sign Plan: A Sign Plan in accordance with *Article 6.17 Sign Standards*, may be required with the submission of any Development Plan; however, all signs shall be subject to approval and obtaining a Sign Permit (see also *Article 10.10 Sign Permits*) prior to erection

Comment(s): To be reviewed and approved through a separate sign permit process.

8. Building Elevations: Drawings of proposed buildings shall be filed in connection with the submission of a Detailed Development Plan and shall be drawn to scale and include the following (see also *Article 6.3 Architectural Standards*):

Comment: Acknowledged.

9. Integrated Developments: Documentary assurances may be required for integrated developments that ensure that the development will be provided with, at a minimum: (i) regular trash pick-up; (ii) snow removal; (iii) common vehicle access point(s), and drive(s) and Parking Area(s), including maintenance thereof
10. Traffic Impact Study: A Traffic Impact Study may be required to be conducted at the discretion of the Director, the Department of Public Works Director, of the Plan Commission. If a Traffic Study is required, then it shall be prepared by a registered professional engineer and shall evaluate the impact of present and future traffic generated by the proposed development on the adjacent roadway system. Prior to commencement, an Applicant shall meet with the Department to determine the appropriate scope of the study.
11. Statement of Development Build-Out: The Overall Development Plan shall include a statement of: (i) the order of development of the major infrastructure elements of the project; (ii) development phase boundaries, if any; (iii) the order and content of each phase; and, (iv) an estimate of the time frame for build-out of the development



SPRINGMILL TRAILS PUD ORDINANCE (ORDINANCE 11-19, AS AMENDED BY ORDINANCE 16-07)

The plans comply with the standards unless otherwise noted below:

1. Permitted Uses – Church
2. Minimum Lot Area.
3. Minimum Lot Frontage on Road
4. Minimum Setback Lines

Comment: See ZONING DISTRICTS section.

5. Minimum Lot Width at Building Line
6. Maximum Building Height
7. Architectural Standards

Comment: Pending approval of Ordinance 16-07.

8. Lot Landscaping
9. Development Amenities

Comment: Pending approval of Ordinance 16-07.

ZONING DISTRICTS (Chapter 4 of the UDO)

The plans comply with the standards unless otherwise noted below:

1. Minimum Lot Area – 7,000 square feet
2. Minimum Lot Frontage – 40 feet
3. Minimum Setback Lines
 - A. Front Yard – 20 feet
 - B. Side Yard – 8 feet
 - C. Rear Yard – 20 feet
4. Minimum Lot Width – 40 feet
5. Maximum Building Height – 25 feet

Comment: Pending approval of Ordinance 16-07.

DEVELOPMENT STANDARDS (Chapter 6 of UDO):

The plans comply with the standards unless otherwise noted below:

1. Accessory Use and Building Standards (Article 6.1)



Comment: Staff is working with Petitioner to ensure compliance.

2. Architectural Standards (Residential Uses) (Article 6.3)

Comment: Pending approval of Ordinance 16-07.

3. Building Standards (Article 6.4)

Comment: Pending approval of Ordinance 16-07.

4. Height Standards (Article 6.6)

Comment: Pending approval of Ordinance 16-07.

5. Landscaping Standards (Article 6.8)

Comment: Staff is working with Petitioner to ensure compliance.

6. Lighting Standards (Article 6.9)

7. Lot Standards (Article 6.10)

8. Parking and Loading Standards (Article 6.14)

Comment: Staff is working with Petitioner to ensure compliance.

9. Performance Standards (Article 6.15)

10. Setback Standards (Article 6.16)

11. Vision Clearance Standards (Article 6.19)

Comment: Petitioner is coordinating with the WPWD.

12. Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO):

The plans comply with the standards unless otherwise noted below:

1. Block Standards (Article 8.1)

2. Easement Standards (Article 8.3)

Comment: Petitioner is coordinating with applicable agencies and WPWD.

3. Monument and Marker Standards (Article 8.5)

4. Open Space and Amenity Standards (Article 8.6)

Comment: Pending approval of Ordinance 16-07.

5. Pedestrian Network Standards (Article 8.7)

6. Storm Water Standards (Article 8.8)

Comment: Petitioner is coordinating with the WPWD.

7. Street and Right-of-Way Standards (Article 8.9)



Comment: Petitioner is coordinating with the WPWD.

8. Street Light Standards (Article 8.10)

Comment: Petitioner is coordinating with the WPWD.

9. Street Sign Standards (Article 8.11)

Comment: Petitioner is coordinating with the WPWD.

10. Surety Standards (Article 8.12)

Comment: Petitioner is coordinating with the WPWD.

11. Utility Standards (Article 8.13)

Comment: Petitioner is coordinating with applicable agencies and WPWD.

DEPARTMENT COMMENTS

- 1) **ACTION: Hold a public hearing at the April 4, 2016, APC meeting.**
- 2) The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
- 3) If any APC member has questions prior to the public hearing, then please contact Amanda Rubadue at 317.432.6663 or arubadue@westfield.in.gov.