



**Docket Number:** 1606-PUD-06 (Ordinance No. 16-14)

**Petitioner:** Open Doors of Washington Township, Inc.

**Request:** A change in zoning from the AG-SF1: Agriculture/Single-Family 1 to the Open Doors PUD District to accommodate a community-assistance organization on the property.

**Current Zoning:** AG-SF1: Agriculture/Single-Family 1

**Current Land Use:** Institutional (Monon Trails Elementary School)

**Acreage:** 1.00 acre +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Concept Plan
4. Building Elevations
5. Open Doors PUD Ordinance (Ord. 16-14)

**Staff Reviewer:** Kevin M. Todd, AICP

---

### **PETITION HISTORY**

This petition was introduced at the May 9, 2016, City Council meeting. The petition will receive a public hearing at the June 6, 2016, Advisory Plan Commission (the "APC") meeting.

The petitioner held a neighborhood meeting on June 2, 2016 and should be able to provide a summary of the meeting at the June 6, 2016 APC meeting.

---

### **PROJECT OVERVIEW**

**Project Location:** The petitioner is requesting a change in zoning to the Open Doors Planned Unit Development (PUD) District (see **Exhibit 3**) for approximately 1 acre located on the Monon Trails Elementary School campus (see **Exhibit 2**).

**Property History:** The property is currently zoned AG-SF1: Agriculture/Single-Family 1 and is located at the Monon Trails Elementary School. Development plan approval for the school campus was approved in November 2006 under Docket Nos. 0611-DP-24 and 0611-SIT-15.

---



## **ZONING REQUEST**

The petitioner requests this change in zoning to allow the Open Doors of Washington Township operation on the subject property.

**Default Standards:** The Open Doors PUD Ordinance (the “PUD Ordinance”) (see **Exhibit 3**) defaults to the AG-SF1 District as the Underlying Zoning District.

**Permitted Uses:** The PUD Ordinance permits those uses identified within the Underlying Zoning District plus an “office/warehouse/distribution use providing food, household item and clothing assistance as well as referral to community services, to individuals and families.”

**Development and Design Standards:** As proposed, the PUD Ordinance defaults to the Development and Design Standards as identified in the Westfield-Washington Township Unified Development Ordinance, but does incorporate modifications to accommodate the creation of the lot and the development of the lot for the proposed use. The modified standards include reducing the minimum lot area, minimum lot frontage, building setback lines, and minimum lot width standards. The proposed PUD Ordinance also establishes a minimum number of parking spaces and establishes signage provisions. Per the proposed PUD Ordinance, the building is to be constructed in substantial compliance with the included illustrative character exhibit.

**Subdivision Control/Platting:** As proposed, the PUD Ordinance would not require the creation of the Open Doors lot to be platted, but rather would allow the lot to be created through a simple metes and bounds description.

**Development Plan Review:** As proposed, the PUD Ordinance delegates the review and approval of the Development Plan for the to the Director of the Economic and Community Development Department.

**Comprehensive Plan:** The Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies this Property within the “New Suburban” land use classification. The described land use activity is consistent with what could be anticipated with an institutional use. Institutional uses are contemplated as acceptable uses within the New Suburban area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

---

## **PROCEDURAL**

**Public Hearing:** Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the June 6, 2016, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s 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.

---

**DEPARTMENT COMMENTS**

1. **Action: Hold a public hearing at the June 6, 2016 Plan Commission meeting.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or [ktodd@westfield.in.gov](mailto:ktodd@westfield.in.gov).