



**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:** 0.95 acre +/-

**Exhibits:**

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

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

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### **PETITION HISTORY**

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

The petitioner held a neighborhood meeting on June 2, 2016. A summary of that meeting has been provided by the petitioner under **Exhibit 6**.

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### **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.

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## **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 a “Food and Clothing Pantry”, which is defined in the PUD Ordinance as “an office/warehouse/distribution use providing food, household items and clothing assistance, and referrals 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, minimum landscaping requirements, 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.

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### **ITEMS RAISED DURING THE JUNE 6, 2016 APC MEETING**

1. Conflict between Site Access and Bus Traffic on School Mornings. The petitioner should be able to provide an update regarding this matter at the June 20, 2016 APC meeting.
2. Adequate Parking for the Facility. The City does not have a minimum parking requirement for this land use. The petitioner has stated that the proposed parking will be adequate for their needs.
3. Compatibility of Architecture with School/Neighborhood. The petitioner stated that the building colors were selected to be compatible with the school building's colors. The petitioner has also modified the southern building elevation to include a brick wainscot to further enhance the façade and its compatibility with the surrounding area.
4. Safety Concerns/Appropriate Use for School Campus/Neighborhood. The school corporation has agreed that the proposed use is appropriate for the proposed location. The petitioner stated that Open Doors traffic/patrons will not use or be close to the public entrance of the school building.
5. Accessible Location for Patrons. The petitioner stated that the proposed location is closer to the geographic-center of their service area than their current location in Downtown Westfield, and allows for future growth of their services. The petitioner also noted that the site is accessible from U.S. 31 via 191<sup>st</sup> Street and State Road 38, which connect to Tomlinson Road.
6. School's Use of the Adjacent Parking Lot. The petitioner should be able to provide an update regarding this matter at the June 20, 2016 APC meeting.

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### **MODIFICATIONS SINCE THE JUNE 6, 2016 APC MEETING**

1. In response to public, City Council, and APC input, the petitioner has modified the southern façade of the proposed building, adding a 36-inch brick wainscot, as depicted in Exhibit C of the PUD Ordinance. The wainscot on the remaining sides has changed color to compliment the brick color, rather than the roof color.
2. The signage section of the PUD Ordinance (Section 7.5) was modified to allow a ground sign on either Tomlinson Road or the subject property. The original version of the PUD Ordinance had a provision for a sign on Tomlinson Road, not an option to put it on the subject property.



3. Formatting and clarification modifications were made to the PUD Ordinance, per staff's direction and comments. No other substantive changes were made.

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### **PROCEDURAL**

**Public Hearing:** Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing was held at 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.

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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 Open Doors PUD District (Docket No. 1606-PUD-06, Ordinance 16-14), 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 public hearing, then please contact Kevin Todd at 317.379.6467 or [ktodd@westfield.in.gov](mailto:ktodd@westfield.in.gov).