



Docket Number: 1608-PUD-13 (Ordinance No. 16-26)

Petitioner: EdgeRock Development, LLC

Request: To expand and amend The Trails Planned Unit Development (PUD) District, consisting of 21.0 acres +/-.

Current Zoning: The Trails PUD (Ord. 15-27); AG-SF1; and GB

Current Land Use: Residential and Office

Acreeage: 21.0 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. District Map
5. Character Exhibits
6. Canopy Character Exhibit
7. The Trails PUD Ordinance (Ord. 16-26)

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY:

This petition was introduced at the June 25, 2016, City Council meeting. The petition received a public hearing at the August 15, 2016, Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW:

Project Location: The petitioner is requesting add to and modify the Trails Planned Unit Development (PUD) District. The property is located on the south side of State Road 32, and is located between Oak Ridge Road and Westfield Park Road. The southern portion of the property is zoned Trails PUD (Ord. 15-27). The northern portion of the property is currently zoned a combination of AG-SF1 and General Business.

Property History: The southern portion of the property was zoned Trails PUD in November 2015 (1509-PUD-18; Ordinance 15-27) (the "Original Trails PUD Ordinance").

ZONING REQUEST:

The petitioner requests this PUD amendment to allow commercial development on the northern portion of the property and to allow multi-family on the entire southern portion of the property.



This ordinance (Ord. 16-26) (“The Trails PUD Ordinance”) would replace and supersede the original Trails PUD Ordinance (Ord. 15-27), if approved.

Default Standards: As depicted in the District Map of The Trails PUD Ordinance, the southern portion of the project is Lot A and the northern portion of the project is Lot B and Lot C. Lot A would default to MF2: Multi-Family Medium Density District. Lot B and Lot C would default to GB: General Business District.

Permitted Uses: Lot A would default to MF-2 permitted uses. Lot B and Lot C would default to GB permitted uses.

General Development and Design Standards: As proposed, the Trails PUD Ordinance defaults to the Development and Design Standards as identified in the Westfield-Washington Township Unified Development Ordinance, but includes some modifications to accommodate the proposal.

Lot A Development Standards: The proposal modifies setback, building separation, and building materials standards for the multi-family development of Lot A as follows:

| | MF-2 Requirement (per UDO) | Trails PUD Ordinance |
|------------------------------------|---|--|
| Front Yard Setback | 30 feet | 0 feet (same as original Trails PUD requirement) |
| Side Yard Setback | 12 feet | 5 feet |
| Rear Yard Setback | 20 feet | 10 feet |
| Minimum Distance Between Buildings | 20 feet | 15 feet |
| Use of Masonry Materials | Min. of 75% of each building Façade | Min. of 60% of each building Façade |
| Minimum Building Height | All Buildings: 3 stories At least 25% of all units shall be in a 4-story building(s) | N/A |



State Highway 32 Overlay: The Trails PUD Ordinance proposal defaults to the State Highway 32 Overlay District standards of the UDO, except as outlined below:

| | SR 32 Overlay (per UDO) | Trails PUD Ordinance |
|--------------------------|---|---|
| Use of Masonry Materials | Min. of 60% of each Building Façade | Min. of 60% of each Building Façade <i>(Original draft proposal required a minimum of 40% of each Building Façade.)</i> |
| Use of Other Materials | No more than 25% of each Building Façade may be covered with metal, Fiber Cement Siding, Polymeric Cladding, EIFS, stucco, or vinyl | No more than 40% of each Building Façade may be covered with another single building material (exclusive of Masonry Materials) |
| Building Size | Min. Gross Floor Area of 5,000 SF (could be lessened if enhanced architecture, outdoor seating, etc. are included) | One (1) building in Lot B allowed to be 2,500 SF, as long as it includes outdoor seating (600 SF min.) and an architecturally significant/compatible canopy connecting to the next adjacent building. |

STAFF COMMENT – The APC may want to discuss in further detail the proposed concept of a 2,500 SF building (with 600 square feet of outdoor seating area) with a canopy to an adjacent building. Specifically, does this concept meet the spirit and intent of the State Highway 32 Overlay building size/massing requirements (Article 5.3(J))?



Development Standards: The Trails PUD Ordinance proposal defaults to the Development Standards of the UDO (Chapter 6), except as outlined below:

| | UDO Standard | Trails PUD Ordinance |
|-------------------|---|---|
| Dumpster Location | Not allowed within an Established Front Yard ¹ | Lot B & C: Lot Lines along the new frontage road are not considered a Front Lot Line, for the purpose of this standard. |

Comprehensive Plan: The 2007 Westfield-Washington Township Comprehensive Plan identifies the Property as being within the Highway/Employment Corridor of State Highway 32. The Comprehensive Plan states that smaller-scale local office and service uses are appropriate along State Highway 32, and that retail uses which are subordinate to and supportive of the corridor’s office and service uses are appropriate. The 2011 Family Sports Capital Addendum II to the Comprehensive Plan anticipates supporting uses such as restaurants, offices, retail uses, higher density residential, and other supporting commercial uses will be located nearby the Grand Park Sports Campus. State Highway 32 (west of U.S. Highway 31) has been redeveloping into a hospitality corridor, with a focus on providing supporting hospitality-type uses for the visitors to Grand Park.

MODIFICATIONS BETWEEN THE PUBLIC HEARING AND OCTOBER 3, 2016

Between the Public Hearing and the APC Meeting on October 3, 2016, there were numerous changes to the proposal. This section will highlight the changes that were made:

1. **PUD Ordinance Document/Format:** The applicable sections/standards of the Original Trails PUD Ordinance (Ord. 15-27) are now included in the current version of The Trails PUD Ordinance proposal (Ord. 16-26). The new ordinance would completely replace the original ordinance, addressing administrative concerns regarding which standards apply to the Real Estate. The ordinance document that is posted to the October 3, 2016 APC agenda (under Exhibit 7 of this agenda item), the sections of the Original Trails PUD Ordinance are highlighted in gray for easy reference and review. Other than an occasional

¹ **Established Front Yard:** defined as “a Yard extending across the full width of the Lot between the Principal Building, as built, and the Front Lot Line, the depth of which is the least distance between the Front Lot Line and the Principal Building.

Front Lot Line: defined as “A Lot Line abutting a Street (public or Private Street). A Through Lot and Corner Lot will have multiple Front Lot Lines.

lot reference or other minor format modification to fit the new ordinance, these highlighted sections are the identical to what can be found under the Original Trails PUD Ordinance.

The **red text** in the Trails PUD Ordinance are either new language or some other modification that was made since the Public Hearing.

2. Multi-Family Standards: It was clarified that the multi-family standards that apply to Layout B2 under the Original Trails PUD Ordinance apply to the new Trails PUD Ordinance. Layout B1 standards do not apply to the new Trails PUD Ordinance.

Additionally, revised character exhibit images were submitted for the multi-family development (under Exhibit D of the Trails PUD Ordinance).

3. Lot B and Lot C Masonry Materials: The minimum required masonry materials on all building facades was changed from the originally-proposed forty percent (40%) to sixty percent (60%). The City's State Highway 32 Overlay requires sixty percent (60%), so the Trails PUD Ordinance was changed to default to the City's standard for masonry.
4. Concept Plan: The concept plan was modified to address site access and circulation concerns. Size and other modifications were made to the northwest corner building/lot, and a new building identified for multiple restaurants was added.
5. Car Wash Character Exhibit: An exhibit depicting the building character of the car wash use was submitted and added to the Trails PUD Ordinance.
6. Building Size and Building Canopy: New language and a new exhibit were added (Canopy Character Exhibit G of the Trails PUD Ordinance) to address a potential 2,500 square-foot building within Lot B of the Trails PUD District. The proposed standard requires a minimum of 600 square-feet of outdoor seating area and requires a canopy connecting to an adjacent building. As noted above, the APC may want to discuss this concept further and whether or not it meets the spirit and intent of the State Highway 32 Overlay building size/massing requirements (Article 5.3(J)).

7. Dumpster Location: New language was added to allow dumpsters between the new frontage road and the buildings in the commercial areas (Lot B and Lot C). The net effect of this standard allows dumpster locations similar to what is already occurring in similar situations within the State Highway 32 corridor.

MODIFICATIONS SINCE OCTOBER 3, 2016

Prior to being heard at the APC Meeting on October 3, 2016, the petitioner requested to continue the item in order to further refine the proposal. Since that time, the following modifications have been made to the PUD Ordinance:

1. Modifications to the text are depicted in **blue text** in the draft/redline version of the PUD Ordinance.
2. Architectural Insulated Panels was removed entirely as a permitted building material within the Trails PUD District.
3. Minimum building height requirements were added for Lot A, multi-family. Each building is required to be a minimum of three (3) stories in height. Additionally, at least 25% of the final total unit count is required to be located within a building that it at least four (4) stories in height.
4. New Multi-Family Character Exhibit images were submitted.
5. The amenities requirements for Lot A (multi-family) was modified so that there are seven (7) required amenities (clubhouse, fitness center, pool, business center, dog park, bicycle storage units, and electric car charging station) and one (1) optional amenity (grilling cabana). In the previous version, five (5) of the listed amenities were required.
6. The developer has verbally agreed to provide a modified illustrative exhibit(s) depicting the drive-thru building connected to an adjacent building via a canopy prior to the City Council hearing this item for adoption consideration. These exhibits would either replace or enhance the existing Exhibit E and/or Exhibit G in the PUD Ordinance. This matter has been added as a suggested condition of approval for the APC's consideration.
7. The PUD Ordinance was modified to require the drive-thru building (Smaller Building in the PUD Ordinance), the adjacent building, and the canopy be constructed at the same time.

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 was held at the August 15, 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 Trails PUD Ordinance (Docket No. 1608-PUD-13, Ordinance 16-26), then the Department recommends forwarding the ordinance to the City Council with a favorable recommendation, with the condition that a new character exhibit depicting the proposed drive-thru building connected to an adjacent building via a canopy be included in the PUD Ordinance prior to adoption consideration by the City Council.**
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.