



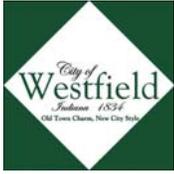
PETITION NUMBER:	0902-DP-03	
SUBJECT SITE ADDRESS:	18250 North Union Street	
PETITIONER:	Westfield-Washington Schools	
REPRESENTATIVE:	Graham Lewis, <i>Cripe Architects and Engineers</i>	
REQUEST:	Development Plan Review and Site Plan Review of a proposed addition of approximately 17,000 square feet to the Westfield High School	
CURRENT ZONING:	GB-PD & EI	
CURRENT LAND USE:	Institutional – public high school	
APPROXIMATE ACREAGE:	78	
ASSOCIATED PETITIONS:	0902-SIT-03	
EXHIBITS:	1. Staff Report	
	2. TAC Letters	
	3. Petitioner’s Exhibits	
STAFF REVIEWER:	Kevin Todd, AICP	
ZONING HISTORY:	95-AP-7	Original DP, <i>Approved</i>
	97-V-23	Variance to allow increased signage, <i>Approved</i>
	99-V-13	Variance to allow pole sign, <i>Approved</i>
	0201-DP-01	Building expansion DP, <i>Approved</i>
	0408-DP-33	Building expansion DP, <i>Approved</i>
	0409-VS-24	Variance to reduce parking stall size, <i>Approved</i>

PETITION HISTORY

The February 2, 2009 APC Workshop Meeting represents the first APC Workshop appearance of this petition. This petition was before the Technical Advisory Committee on January 20, 2009.

PROCEDURAL

- Requests for Development Plan Review and Site Plan review are required to undergo public hearing. The public hearing for this petition is scheduled for the February 17, 2009 meeting of the APC.
- The purpose of the workshop meeting is to allow the APC to direct comments and questions to the petitioner. No action will be taken on this petition at the February 2, 2009 Workshop Meeting.
- Notification of the February 2, 2009 Workshop Meeting was provided to abutting property



- owners in accordance with the Rules of Procedure.
- o Notice of the February 2, 2009 Workshop Meeting was posted to the City website and at City Hall.

PROJECT DESCRIPTION

The requested development plan and site plan are for a 17,000 square-foot building expansion of the Westfield High School. The addition would face US 31, and would be located on the southwest portion of the existing structure. The submitted plans also depict a portion of an existing courtyard being utilized for new building space. The building addition would not impact the existing parking or driveway facilities on the site.

DEVELOPMENT REQUIREMENTS (WC 16.04.165, C)

1. Zoning District Standards

	<u>PROPOSED</u>	<u>STATUS</u>
<u>Business Districts</u> (WC 16.04.050)		
A1. Group parking	NA	NA
A2. Dust-proof or hard-surface parking areas	NA	NA
A3. Rear alley part of rear yard	NA	NA
A4. Loading/Unloading areas not required if not necessary	NA	NA
A5. Parking permitted in front yard	NA	NA
A6. Through lot, front yards provided on each street in LB, GB & LB-H	NA	NA
A7. Max building height increased if setback from front and rear property lines an additional 1 ft per 2 ft increase	NA	NA
A8. Chimneys, cooling towers, etc = no maximum height	NA	NA
A9. Plant screening abutting residential	NA	NA
A10. APC review and approval	Plans submitted for APC review and approval	Awaiting APC vote
A11. No outside storage/display, except sidewalk sales	NA	NA
B. GO	NA	NA
C. GO-PD	NA	NA
D. LB	NA	NA
E. LB-H	NA	NA
F. GB	NA	NA



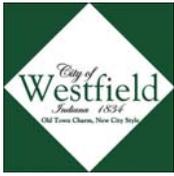
G. SB	NA	NA
H. LB-PD & GB-PD	GB-PD	Compliant
H1. File with APC and/or BZA as necessary; follow notice requirements; outlots not to exceed 25% of development	NA	NA
H2. Min. Tract Requirements – GB-PD = 10 acres; LB-PD = 5 acres; EI-PD = 10 acres; LB and GB in same development = 10 acres	78 acres in GB-PD	Compliant
H3. Permitted Uses – Educational Institutions Public and Private	Public educational institution	Compliant
H4. Special Exceptions	NA	NA
H5. Min. Frontage on Street of Primary Access – 660’	Information not supplied	Need sheet showing entire parcel, including adjacent ROW, to determine compliance
H6a. Min Front Yard Setback – (South) 60’	Information not supplied	Need sheet showing entire parcel, including adjacent ROW, to determine compliance
H6b. Min. Side Yard Setback <ul style="list-style-type: none"> ▪ (West) – 15’ ▪ (East) – NA 	Information not supplied	Need sheet showing entire parcel, including adjacent ROW, to determine compliance
H6c. Min. Rear Yard Setback – (North) 20’	Information not supplied	Need sheet showing entire parcel, including adjacent ROW, to determine compliance
H6d. Min. Lot Width at Building Line – None	NA	NA
H7. Min. Number of Structures – None	NA	NA
H8. Min. Size of Structures – None	NA	NA
H9. Application Procedure	NA	NA
I. Variances to parking and loading areas	NA	NA
Off-Street Parking (WC 16.04.120)	NA	NA

2. Overlay District Standards

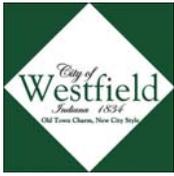
The subject property is located within the U.S. Highway 31 Overlay Zone. It is exempt from the Overlay standards, because the school was in existence at the time the Overlay Zone was



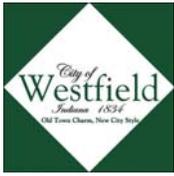
established (WC 16.04.070, 9).			
<u>3. Subdivision Control Ordinance</u>			
Property is not being subdivided. The Subdivision Control Ordinance is not applicable.			
<u>4. Development Plan Review</u> (WC 16.04.165, D3)			
a. <u>Site Access & Circulation</u>			
1. Access locations		Unchanged from existing	Compliant
2. Safe & efficient movement to and from site		Unchanged from existing	Compliant
3. Safe & efficient movement in and around site		8' sidewalk added along "School Driveway"	Compliant
b. <u>Landscaping</u> (WC 16.06 et seq.)			
	<u>Required</u>	<u>Proposed</u>	<u>+/-</u>
On-Site (Institutional, <1% impact)			
- Shade Trees	1	3	Compliant
- Orn/Ev Trees	1	5	Compliant
- Shrubs	1	6	Compliant
Road Frontage Shade Trees (US 31 – 115')	3	0	-3
Northwest Buffer Yard (US 31 – 115')			
- Buffer Yard (Inst-Com)	15'	15'+	Compliant
- Evergreen Trees	4	10	Compliant
- Evergreen Shrubs	20	0 + substitution*	-2
* Substitution utilized, 1 tree:3 shrubs in the buffer yard (WC 16.06.060, C); surplus of 6 evergreen trees = 18 evergreen shrubs, leaving a deficiency of 2 evergreen shrubs.			
Interior Parking Lot	NA	NA	NA



Perimeter Parking Lot	NA	NA	NA
Wall-Softening (WC 16.06.040, K) – plant material every 40’ on ≥ 80’ walls	Northeast side of proposed building	Plant material shown	Compliant
	Northwest side of proposed building	No plant material shown	Not Compliant
	Southeast side of proposed building	Plant material shown	Compliant
c. Lighting (WC 16.07.010)			
E1. Fully shielded, directed downward	Fixture cut sheets not submitted	Need cut sheets to determine compliance	
E2. Directed away from reflective surfaces	Fixture cut sheets not submitted	Need cut sheets to determine compliance	
E3. Directed away from adjacent property and ROW	NA	Not reviewed at the plan review stage, but are measured and monitored by Code Enforcement, as necessary	
E4. Max. pole height – 25’	Information not submitted	Need information to determine compliance	
E5. Fixtures meet building code	Fixture cut sheets not submitted	Need cut sheets to determine compliance	
F1. Light emitting surface not visible from residential area of ROW	NA	Not reviewed at the plan review stage, but are measured and monitored by Code Enforcement, as necessary	
F2. Foot-candle measurements – 0.5 at residential property line; 1.0 at non-residential	Photometric plan not submitted	Need photometric plan to determine	



property line		compliance
F3. Shield, adjustable reflector & non-protruding diffuser	Fixture cut sheets not submitted	Need cut sheets to determine compliance
F4. Under-canopy lights – recessed	Information not submitted	Need information to determine compliance
F5. Under-canopy & under-awning lights – not illuminate canopy or awning	Information not submitted	Need information to determine compliance
F6. Parking area lighting – 30% of lighting turned off within 30 minutes of closing or 11 PM	NA	Not reviewed at the plan review stage, but are measured and monitored by Code Enforcement, as necessary
F7. Outdoor sports/recreation facilities – no illumination after 11 PM	NA	NA
d. Signs		
Sign review and approval has been delegated to staff and will be reviewed administratively under a separate application and review process.		
e. Building Orientation		
1. Finished façade – façades visible from public street or adjoining Residential District	Elevations not submitted	Need elevations to determine compliance
2. Loading spaces – not facing public street or adjoining Residential District	Elevations not submitted	Need elevations to determine compliance
3. Outside storage – not permitted between building line and ROW or adjoining Residential District	None depicted	Compliant
4. Mechanical equipment – completely enclosed. - Ground-mounted – landscaped on all sides	Information not submitted	Need location and screening method of mechanicals to determine compliance
f. Building Materials (<i>applicable to façades visible from public street or adjoining Residential District</i>)		
1. All brick, (OR, see 4f2 below)	Elevations not	Need elevations to



	submitted	determine compliance
2. Two or more materials <ul style="list-style-type: none"> ▪ Primary material is brick or EIFS ▪ Primary material is minimum of 60% of each façade 	Elevations not submitted	Need elevations to determine compliance
Façade supplemented with multiple colors, multiple textures, or architectural elements	Elevations not submitted	Need elevations to determine compliance
I9. Traffic Impact Study – required if project exceeds 30,000 square feet of educational space	17,000 square feet of new educational space	NA

5. Comprehensive Plan Compliance

The 2007 Comprehensive Plan identifies the subject area as “Employment Corridor” (p.23). The “Highway Corridor” section of the Plan (pp. 52-54) is silent regarding the existing school campus. It does indicate that “institutional uses that are subordinate to and supportive of the office and service uses” are appropriate. The high school, along with the rest of the school system’s campus to the south is a major presence along US 31. Although the land use is not specifically addressed in the Comp Plan, the school campus meets many of the development policies established in the “Highway Corridor” section of the Plan, including: it is not an industrial use that is visible from US 31 or SR 32; it does not have outdoor storage/operations; it is not residential or retail along US 31; the existing building material is primarily brick; sufficient off-street parking is provided; the building design is appropriate for the surroundings; and the campus is attractive from US 31 and SR 32.

6. Street and Highway Access

The proposed expansion does not require a new curb cut or improvement to existing public rights-of-way. All existing access would be unchanged. There were no concerns raised at the TAC meeting regarding street access.

7. Street and Highway Capacity

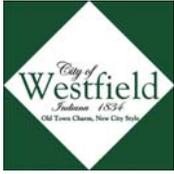
The size of the proposed expansion does not warrant a traffic study. There were no concerns raised at the TAC meeting regarding street capacity.

8. Utility Capacity

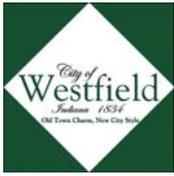
There were no concerns raised at the TAC meeting regarding utility capacity.

9. Traffic Circulation Compatibility

The site access and circulation is not changing from the existing access and circulation pattern. The building expansion will not have an impact on the site’s circulation pattern. There were no



concerns raised at the TAC meeting regarding traffic circulation.
<u>PUBLIC POLICIES</u>
<u>Comprehensive Plan-Feb 2007</u> See 'Comprehensive Plan Compliance' section above.
<u>Thoroughfare Plan-Feb 2007</u> The Thoroughfare Plan identifies US 31 as a Primary Arterial (150' right-of-way), the adjacent segment of Union Street as a Secondary Arterial (120' right-of-way); and the adjacent segment of Hoover Street as a Secondary Arterial (120' right-of-way) (p. 4-20). The Plan further identifies the segment of Hoover Street from Asa Bales Park to Wheeler Road as part of the Monon-Midland Loop trail (p. 4-16).
<u>Parks & Recreation Master Plan-Dec 2007</u> The Westfield Parks & Recreation Master Plan makes no specific recommendation for the subject property.
<u>Water & Sewer System-Aug 2005</u> The subject property is currently on both, the City's water and sewer systems.
<u>Annexation</u> The subject property is within the corporate boundaries of the City of Westfield.
<u>Wellhead Protection-Ord. 05-31</u> The subject property falls within Zone 2 (5 year TOT). The petitioner needs to provide information per Ord. 05-31, Section 4 for staff review.



Plan Documentation

Pending compliance with any conditions, the petitioner will have provided the required documents.

<u>Required Submittals</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Application	01/06/09	-	Compliant
Fees	01/06/09	-	Compliant
Legal Description	01/06/09	-	Compliant
Consent Form	NA	-	NA
Site Plan	01/06/09	-	Not Compliant
Demolition Plan	01/06/09	-	Compliant
Location Map	01/06/09	-	Not Compliant
Landscape Plan	01/20/09	-	Not Compliant
Sign Plan	NA	-	NA
Lighting Plan	None	-	Not Compliant
Building Elevations	None	-	Not Compliant
Access & Circulation	01/06/09	-	Compliant
Traffic Impact Study	NA	-	NA

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	09/24/08	Compliant
TAC	01/20/09	<i>Pending</i>
Notice - Sign on site	<i>Pending</i>	<i>Pending</i>
Notice- Newspaper	<i>Pending</i>	<i>Pending</i>
Notice -Mail	<i>Pending</i>	<i>Pending</i>
Submit Revisions	<i>Pending</i>	<i>Pending</i>

RECOMMENDATION

Forward this petition to the February 17, 2009 Advisory Plan Commission public hearing, subject to compliance with any outstanding issues.

KMT