



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. The Trails PUD Amendment (Ord. 16-26)
5. The Trails PUD Ordinance (original) (Ord 15-27)

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY:

This petition was introduced at the June 25, 2016, City Council meeting. The petition will receive 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).

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.



Default Standards: The Trails PUD Ordinance refers to the southern portion of the project as Lot A and the northern portion of the project as Lots B and 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 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. It also defaults to the applicable sections of the original Trails PUD (Ord. 15-27). Before the next APC appearance, staff will work with the petitioner to identify, clarify, and consolidate the applicable sections of the original Trails PUD Ordinance into the current amendment (Ord. 16-26) so that administration of the ordinance can be simplified in the future.

Lot A Bulk and Density 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 Amendment
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

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

	SR 32 Overlay (per UDO)	Trails PUD Amendment
Use of Masonry Materials	Min. of 60% of each Building Façade	Min. of 40% of each Building Façade
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)



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.

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 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: Hold a public hearing at the August 15, 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.