



Docket Number: 2105-PUD-08
Project Name: Maple Knoll PUD Amendment (Outlots)
Subject Site Address: Southeast corner of SR 32 and Spring Mill Road (the “Property”)
Petitioner: Panda Restaurant Group, Inc.
Representative: Nelson & Frankenberger, LLC
Request: An amendment to the Maple Knoll Planned Unit Development (PUD) District modifying the Accessory Use and Building Standards.
Current Zoning: Maple Knoll PUD District
Current Land Use: Commercial
Acreage: 6.00 acres +/-
Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 21-24
4. Site Location Exhibit
5. Example Site Plan
6. Project Description

Staff Reviewer: Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the April 12, 2021, City Council meeting. The petition will receive a public hearing at the May 5, 2021, Advisory Plan Commission (the “Plan Commission”) meeting and is requesting a recommendation at the May 5, 2021, Plan Commission meeting.

PROJECT OVERVIEW

Location: The Property is located generally at the southeast corner of SR 32 and Spring Mill Road (see **Exhibit 2**).

Project Description: The Property is zoned the Maple Knoll PUD District. The petitioner is requesting an amendment modifying the Accessory Use and Building Standards to permit dumpster enclosures within the Established Front Yard along the Frontage Road (see **Exhibit 6**).

Accessory Buildings: The Accessory Building requirements of the UDO shall apply; however, Article 6.1(H)(2) and Article 6.1(H)(5) Screening of Receptacles and Loading areas shall be modified to permit trash enclosures to be located within the Established Front Yard of the Frontage Road. If an enclosure is oriented toward the Right-of-Way, then the opaque gates may be oriented towards the Right-of-Way.

COMPREHENSIVE PLAN

The majority of the Property falls within the Employment Corridor land use area of the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”). Office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses are contemplated as appropriate uses within the Employment Corridor area.

The remainder of the Property falls within the Suburban Residential land use area of the Comprehensive Plan. Detached dwellings, attached dwellings, institutional uses and recreational uses are contemplated as appropriate uses within the Suburban Residential area.

The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions. The Comprehensive Plan was adopted after the Maple Knoll PUD was adopted, therefore, the Maple Knoll PUD contemplated the area east of Spring Mill Road as Mixed Use and Employment uses.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the May 5, 2021, 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.

Council Introduction: The petition was introduced at the April 12, 2021, City Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the May 5, 2021, Plan Commission meeting.
2. **Action:** If the APC is otherwise satisfied with the proposal, then forward a recommendation to the City Council for Docket No. 2105-PUD-08.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.