



Petition Number: 1209-PUD-09

Petitioner: D & W Farms Incorporated and Henke Development, LLC

Request: Change in zoning from the OI-PD and AG-SF1 Districts to the Grand Park Village PUD District

Current Zoning: OI-PD and AG-SF1

Current Land Use: Agriculture / Vacant

Approximate Acreage: 220 acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Grand Park Village PUD Ordinance, November 19, 2012
4. Neighbor Meeting Notes, August 29, 2012
5. Written Comments Received

Staff Reviewer: Jennifer M. Miller, AICP

Petition History

This petition was introduced at the August 13, 2012 City Council meeting and received a public hearing at the November 5, 2012 Advisory Plan Commission (the "APC") meeting.

Procedural

- Changes in zoning are required to be considered at a public hearing. The public hearing for this petition was held on November 5, 2012.
 - Notice of the November 5, 2012 public hearing was provided in accordance with the APC Rules of Procedure.
 - The APC recommendation to the City Council may be made at the November 19, 2012 APC meeting.
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Project Overview

Location

The subject property is approximately 220 acres in size and is located between North Glen Village and Kinsey Avenue, north of 181st Street and south of 186th Street (the "Property"). The Property is primarily agricultural in use.

Project Description

The proposed Grand Park Village PUD Ordinance (the "PUD Ordinance") includes a twenty (20) acre lake and allows for a maximum of 960 multi-family dwellings, 75 single family attached dwellings, in addition to retail and other nonresidential uses. The PUD Ordinance contemplates six (6) districts: Lake Village, Monon Bike Hub, General Commercial, Office and Medical, Residential, and Entertainment Venues.

The underlying zoning for the PUD Ordinance is the General Business district (the "GB") of the Westfield-Washington Township Zoning Ordinance (the "Zoning Ordinance"). Permitted land uses include those allowed under the GB district plus other uses to accommodate the vision of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Development standards will depend on the land use: single family attached, multi-family or nonresidential.

Modifications since the Public Hearing

In response to feedback from the APC and City Staff, several PUD modifications have been made. The notable changes include:

1. Outdoor Runs have been removed as a use for veterinary, kenneling and boarding.
2. Loading berth screening requirements are now consistent with our zoning ordinance.
3. All references to detached single family housing have been removed. Only attached or multi-family is permitted.
4. A maximum of 640 of the 960 multi-family dwelling units are permitted in the Single Family (Attached) and Multi-Family area identified in Exhibit 3.
5. All references to electronic signage have been removed until it is determined what system will be used in the Grand Park Sports Campus. The Petitioner will provide revised language through a PUD amendment at a later date to ensure the electronic messaging system used in Grand Park Village is similar to the system used in the Grand Park Sports Campus.
6. Additional trail standards have been added to assure construction of the Boardwalk and trails.



Westfield Thoroughfare Plan (2007, as amended)

The Westfield Thoroughfare Plan (the “Thoroughfare Plan”) classifies 186th Street, 181st Street, Kinsey Avenue and the future Wheeler Road extension as Collector level streets. The Thoroughfare Plan classifies Collector level streets, with a recommended right-of-way of 100 feet. Future Oak Ridge Road is identified as a Secondary Arterial with a recommended right-of-way width of 120 feet.

Comprehensive Plan

According to the Comprehensive Plan, the Property is located within the area identified in the 2009 and 2010 Family Sports Capital Addenda which includes uses that are supportive to the tourism industry around the Grand Park Sports Campus. These uses include but are not limited to: hotels, restaurants, healthcare and sports medicine facilities, professional offices, retail uses and higher density residential uses and other supporting commercial uses.

Wellhead Protection Area

A significant portion of the southern half of the property is located within a five year TOT (time of travel) well head protection area. Areas adjacent to the intersection of 181st Street and existing Wheeler Road fall within the one year TOT well head protected area.

Statutory Considerations

Indiana Code 36-7-4-603 states 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.



Staff Comments

1. Forward 1209-PUD-09 to the City Council with a favorable recommendation.
2. If any APC member has questions prior to the public hearing, then please contact Jennifer Miller at (317) 223.6420 or jmiller@westfield.in.gov.