



Westfield City Council Report

Ordinance Number:	14-21
APC Petition Number:	1406-PUD-10
Requested Action:	Sundown Gardens, Inc. requests a change in zoning from Agricultural-Single Family-1 (AG-SF1) to the "Garden Market PUD" that would allow for a mixed-use agritourism, garden and lawn center, nursery and commercial development on approximately 16 acres+/-.
Current Zoning District:	Agricultural-Single Family1 (AG-SF1)
Current Land Use:	Agricultural/Nursery
Exhibits:	<ol style="list-style-type: none">1. Staff Report2. Aerial Location Map3. Conceptual Plan4. APC Certification5. Ord. 14-21 Garden Market PUD Ordinance
Prepared by:	Jeffrey M. Lauer, Associate Planner

PETITION HISTORY

This petition was introduced at the May 12, 2014, City Council meeting. The petition received a public hearing at the June 2, 2014, Advisory Plan Commission (the "APC") meeting with no public comment. The item received a favorable recommendation for approval at the June 16, 2014, APC meeting. The APC Certification is included at Exhibit 4.

PROCEDURAL

- Requests for a change in zoning are required to be considered at a public hearing, in accordance with Indiana Code 36-7-4-1511. The public hearing for this petition was held on June 2, 2014, at the APC meeting. Notice of the June 2, 2014, public hearing was provided in accordance with the APC Rules of Procedure.

- At its June 16, 2014 meeting, the APC issued a **favorable recommendation** (7-0) of the proposed change of zoning to the Westfield City Council (the “Council”).
- The Council may take action on this item at its July 14, 2014, meeting.

PROJECT OVERVIEW

Project Location

The subject property is approximately sixteen (16) acres +/- located at the southwest corner of the intersection of 186th Street and Springmill Road. The property is currently zoned AG-SF1 (Agriculture-Single Family1) District and consists of agricultural uses, including an existing nursery operation.

Project Description

The petitioner, Sundown Gardens, Inc., is requesting a change of zoning to the “Garden Market” Planned Unit Development (PUD) District. It would allow for a mixed-use agritourism, garden and lawn center, nursery and commercial development. The PUD Ordinance establishes four (4) areas for the development of the Property, as generally illustrated on the Conceptual Plan at Exhibit 3.

STATUTORY CONSIDERATIONS

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as primarily “New Suburban” and adjacent to Grand Park, which contemplates a mix of uses related to sports tourism, family recreation, a sports corporate campus, and retail/hospitality. The subject property is directly across from the area contemplated as “Sports Village – Mixed Use I,” identified in the “Grand Park: The Sports Campus at Westfield” Land Use Plan. The Comprehensive Plan is not law; however, it is intended to serve as a guide in making land use decisions.

2. Current conditions and the character of current structures and uses.

The proposed development is complimentary with the rural and agricultural character of the surrounding area and consistent with the existing uses and structures on the Property. The proposed development will not alter current conditions.

3. The most desirable use for which the land is adapted.

The Comprehensive Plan identifies the Property in the “New Suburban” area and establishes that development policies for “New Suburban” include: (i) design developments such that backyards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (ii) prevent monotony of design and color that applies to the collective impact of an entire development; (iii) ensure proper land use transitions between dissimilar types of development; (iv) preserve existing older structures where possible; (v) promote flexible design that maximizes open space preservation by regulating density rather than lot size; (vi) encourage development of bicycle and pedestrian facilities.

The development policies for “Commercial” include: (i) Locate local commercial development only in planned centers and only on streets classified as arterials or on frontage roads as depicted on the Land Use Concept Map; (iii) Encourage pedestrian connections between local commercial areas and adjacent residential areas; (iv) require effective buffering between commercial uses and adjacent residential uses.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the proposal would have a neutral or positive impact on property values throughout the jurisdiction.

5. Responsible growth and development.

Although the Property is not contiguous to other developed areas, the improvement of the Property would be complimentary with the development vision contemplated by the Sports Campus at Grand Park and included in the “Family Sports Capital Addendum and Addendum II to the Westfield Washington Township Comprehensive Plan.

RECOMMENDATIONS / ACTIONS

Economic and Community Development Department [June 16, 2014]

Staff recommended that the APC send the proposed Garden Market PUD to the Council with a **favorable recommendation**.

APC Recommendation [June 16, 2014]

At its June 16, 2014, meeting, the APC forwarded a **favorable recommendation** of Ordinance No. 14-21 (APC Petition No. 1406-PUD-10) to the Council (Vote of: 7 in favor, 0 opposed) with the following condition: That staff remove the words “...and Golf Course thoroughfares” from Section 13.7 (H).

City Council

Introduction: May 12, 2014

Eligible for Adoption: July 14, 2014

Submitted by: Jeffrey M. Lauer, Associate Planner
Economic and Community Development Department