



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

September 15, 2014
1408-PUD-12 and 1408-DPR-24
Exhibit 1

Petition Number: 1408-PUD-02 and 14-08-DP-24

Subject Site Address: 701 E 191st Street

Petitioner: Holladay Properties, Chris Wilkes

Representative: Nelson and Frankenberger, Jon Dobsiewicz

Request: Holladay Properties requests a change in zoning of approximately 14.5 acres+/- from the AG-SF1 District to the Grand Park Indoor Field Facility PUD District; and Development Plan Review of a 371,645 square-foot building on approximately.

Current Zoning: Agriculture Single Family 1

Current Land Use: Vacant Land

Approximate Acreage: Approximately 14.5 acres +/-

Exhibits: Exhibit 1: Staff Report
Exhibit 2: Location Map
Exhibit 3: PUD Ordinance
Exhibit 4: Elevations
Exhibit 5: Landscaping Plan
Exhibit 6: Development Plans

Staff Reviewer: Jennifer M. Miller, AICP

PETITION HISTORY

This petition was introduced at the August 11, 2014 Council meeting and appeared before the Technical Advisory Committee on August 22, 2014. It received a public hearing for the PUD at the September 2, 2014 Advisory Plan Commission (the "APC") meeting. It is scheduled for a public hearing for the Development Plan at the September 15, 2014 APC meeting.

PROCEDURAL

- Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for the Planned Unit Development (the “PUD”) was held during the September 2, 2014 APC meeting. Notice of the September 2, 2014 public hearing was provided in accordance with the APC Rules of Procedure.
- Requests for Development Plan Review (DPR) are required to be considered at a public hearing. The public hearing for this Development Plan is scheduled for the September 15, 2014 APC meeting. Notice of the September 15, 2014 public hearing was provided in accordance with the APC Rules of Procedure.

PROJECT OVERVIEW

The subject property is within the Grand Park Sports Campus and is generally located on the southwest corner of 191st Street and Grand Park Boulevard. The property is approximately 14.5 acres in size and is currently vacant. The land to the north is zoned Agriculture-Single Family 1 (AG-SF1) and is used for residential and agriculture purposes.

PUD Report

Development and Architectural Standards: The PUD defaults to the General Business (GB) development standards, while modifying some standards to ensure the project is developed in a manner that accommodates scale of the building and is consistent with Grand Park. Specific landscaping plans and architectural renderings are included that require substantial compliance made with regard to landscaping and architecture, respectively. Signs shall be consistent with existing Grand Park signage with modifications allowed as approved by the Economic and Community Development Director.

Comprehensive Plan: The Westfield-Washington Township Comprehensive Plan, Family Sports Capital Addendum II (the “Addendum”) identifies the subject property as part of the Family Sports Capital of America area. The Addendum was adopted in December of 2010 to serve as the vision and guide specifically for the Family Sports Capital area, later renamed Grand Park.

The Addendum specifically states that the Sports Campus be designed to accommodate (1) field sports, (2) diamond sports; and (3) an indoor sports facility. Said facilities are to support the hosting of championship amateur sports tournaments during the winter months making the Grand Park Sports Campus a year-round facility.

Additionally, the Addendum identifies goals established by the Sports Commission and delivered to the Mayor in a report titled “Westfield Family Sports Complex, Phase I Report”. One of these goals was to pursue economic development opportunities to capitalize on Westfield’s intergenerational sports niche. In the examples listed, multiple championship quality sports facilities and other uses which would support and compliment the Westfield intergeneration sports initiative were included.

The Addendum also included a summary of the Sports Commission’s Phase II Report (the “Report”), also delivered to the Mayor. In that summary, the Report further defined the scope of initial sports to be offered which included indoor training facility sports: all field and diamond sports with an emphasis on soccer, baseball and soccer leagues, travel and personal training use.

The conceptual plans renderings of the Grand Park Indoor Sports and Recreation Facility PUD Ordinance appear to be consistent with the vision of the Westfield-Washington Township Comprehensive Plan, Family Sports Capital Addendum II.

DPR Report

Westfield-Washington Township Zoning Ordinance Requirements and Grand Park Indoor Sports and Recreation Facility Planned Unit Development (the “PUD”) Requirements

WC § 16.04.165 Development Plan Review

1. Compliance with all applicable development standards of the zoning district in which the real estate is like. – **See “Grand Park Indoor Sports and Recreation Facility PUD” on page 7.**
2. Compliance with all applicable provisions of any Overlay District in which the real estate is located. – **Not Applicable**
3. Compliance with all applicable provisions of the Subdivision Control Ordinance. – **Not Applicable**
4. Compliance with all applicable provisions of the Development Plan Review (WC 16.04.165). - **See below.**

1. Any Business District (GO, GO-PD, LB, LB-H, LB-PD, GB, GB-PD, SB, SB-PD).

- a. Site Access and Site Circulation:

- (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference; - **Compliant**
 - (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and, - **Compliant**
 - (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the site. – **Compliant**
- b. Landscaping – See WC 16.06 et seq. – See “**Grand Park Indoor Sports and Recreation Facility PUD**” on page 7.
 - c. Lighting – See WC 16.07 et seq. – See “**Grand Park Indoor Sports and Recreation Facility PUD**” on page 8.
 - d. Signs – See WC 16.08 et seq. – **Not Applicable.**
 - e. Building Orientation.
 - (1) Each building façade visible from a public street or oriented to an adjoining Residential District shall be a finished façade. – **Compliant**
 - (2) No loading spaces or loading docks shall be permitted to face a public street or adjoining Residential District. – **Compliant**
 - (3) No outside storage shall be permitted between an established building line and the right-of-way of a public street or an adjoining Residential District. – **Not Applicable**
 - (4) All roof or ground mounted mechanical equipment shall be completely enclosed. Ground mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served. – **Compliant**
 - f. Building Materials. – See “**Grand Park Indoor Sports and Recreation Facility PUD**” on page 7.

5. Comprehensive Plan Compliance: **See page 2 of this report, Project Overview: Comprehensive Plan.**

6. Street and Highway Access. – **Not Applicable**
7. Street and Highway Capacity. – **Compliant**
8. Utility Capacity. **Compliant**
9. Traffic Circulation Compatibility. – **Not Applicable**

WC § 16.04.050 Business Districts

A. General Requirements

1. Shared Parking – **Compliant**
2. Parking and loading areas shall be paved with a dust proof or hard surface. – **Compliant**
3. Alleys may be included in rear yard, but shall not be included for loading and unloading berths. – **Not Applicable**
4. Loading and unloading berths shall not be required for business uses which demonstrate they do not receive or transmit goods or wares in quantity by truck delivery. – **Compliant.**
5. Parking may be permitted in the required front yard for business uses. – **Not Applicable**
6. On a through lot, front yards shall be provided on each street of the business. – **Not Applicable**
7. The maximum building height may be increase if building are set back from front and rear property lines. – **Not Applicable.**
8. Chimneys, cooling towers, elevator bulkheads, fire towers, penthouses, stacks, tanks, water towers, distribution poles and lines, transmission towers, or essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances. – **Not Applicable**
9. Suitable planting screens shall be provided on any yard that abuts a residential area in accordance with the landscaping provisions of this section. – **Compliant**

10. Plan Commission shall review and approve plans to assure adherence to the development standards and conformity of the Comprehensive Plan and Zoning Ordinance. - **Compliant**

11. There shall be no storage or display of merchandise outside of a building except in a sales lot established for that purpose and except for merchandise associated with sidewalk type sales events of less than one (1) week in duration and with a frequency of no more than once every six (6) calendar months. – **Not Applicable**

F. GB – General Business District.

1. Special Requirements – None. - **Compliant**

2. Permitted Uses – See Figure 2 for a list of permitted business uses. – **Not Applicable. See PUD for a permitted use list.**

3. Special Exceptions. – **Not Applicable**

4. Minimum Lot Area – None. - **Compliant**

5. Minimum lot frontage on road – eighty (80) feet. – **See PUD Standards page 7.**

6. Minimum setback lines.

- Front Yard – **See PUD Standards page 7.**
- Side Yard – **See PUD Standards page 7.**
- Rear Yard – **See PUD Standards page 7.**
- Minimum lot width at building line – **See PUD Standards page 7.**

7. Maximum building height – **See PUD Standards page 7.**

8. Minimum ground level square footage – **Compliant**

9. Parking – **See PUD Standards page 7.**

10. Loading and Unloading Berths – Loading and unloading berths shall be provided as identified in this ordinance. – **Compliant**

WC § 16.04.220 Procedures – Primary Plat and Secondary Plat to be completed by the City of Westfield.

WC § 16.04.230 Principles and Standards of Design – Primary Plat and Secondary Plat to be completed by the City of Westfield.

WC § 16.06.040 General Landscape Design Standards – See PUD Standards page 7.

WC § 16.06.050 On-Site and Street Frontage Landscaping Requirements – See PUD Standards page 7.

WC § 16.06.060 Buffer Yard Requirements – See PUD Standards page 7.

WC § 16.06.070 Parking Area Landscaping – Not Applicable

WC § 16.07.010 Outdoor Lighting Standards, General Provisions - Compliant

Grand Park Indoor Sports and Recreation Facility Planned Unit Development

SECTION 3. DEVELOPMENT STANDARDS.

- 3.1 Minimum Lot Frontage on Road – none. - **Compliant**
- 3.2 Minimum Setback Lines
 - A. Minimum Front Yard building setback – ten (10) feet. - **Compliant**
 - B. Minimum Side Yard building setback – ten (10) feet. - **Compliant**
 - C. Minimum Rear Yard building setback – ten (10) feet. - **Compliant**
- 3.3 Building Height shall not exceed eighty (85) feet. - **Compliant**
- 3.4 No Off-Street Parking shall be required on the Real Estate. Off-street parking shall be shared on adjacent property within the Grand Park Sports Campus. **A parking easement shall be provided for during platting. - Compliant**
- 3.5 Building Orientation: The building orientation standards of the Zoning Ordinance shall apply. – **Compliant**
- 3.6 Building Materials: Building Materials shall be installed in substantial compliance with the building elevations attached hereto and incorporated herein by Exhibit B. – **Compliant**
- 3.7 Landscaping on Real Estate shall be installed in substantial compliance with the landscaping plan attached hereto and incorporated herein by Exhibit C.

Modifications to the required landscaping may be made as approved by the ECD Director. – **Compliant**

3.8 Lighting: the standards of the Zoning Ordinance shall apply. – **Compliant**

3.9 Signage: the standards of the Zoning Ordinance shall apply with the following exceptions:

- A. Signs shall be consistent with the Grand Park Sports Campus (including: color, style, lighting, size, etc.). Modifications to the signage may be made as approved by the ECD Director.
- B. Wall signs shall be individual letters with reverse lighting.
- C. Ground signs shall be consistent with the Grand Park Sports Campus (including: color, style, lighting, size, etc.). Modifications to the signage may be made as approved by the ECD Director.
- D. Information Signs and Directory Signs shall be consistent with the Grand Park Sports Campus (including: color, style, lighting, size, etc.) and the Zoning Ordinance. Modifications to the signage may be made as approved by the ECD Director.
- E. Temporary Signage shall only be permitted as approved by the ECD Director.

All signage shall be reviewed for compliance at the time of permit.

Statutory Considerations for PUD

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to the following in reviewing a PUD:

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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Staff Comments

PUD

1. If the APC is satisfied with the proposed PUD, then Staff recommends forwarding petition 1408-PUD-12 to the City Council with a favorable recommendation.
2. If any APC member has questions prior to the recommendation consideration, please contact Jennifer Miller at 317.223.6420 or jmiller@westfield.in.gov.

DPR

1. No action is required at this time. Prior to the final deposition, the petitioner will make any necessary revisions to the plans. Economic and Community Development will confirm compliance prior to this item being placed on the next APC agenda.
2. If any APC member has questions prior to the recommendation consideration, please contact Jennifer Miller at 317.223.6420 or jmiller@westfield.in.gov.