



# Westfield City Council Report

**Ordinance Number:** 14-35  
**Petition Number:** 1408-PUD-02  
**Subject Site Address:** 701 E 191<sup>st</sup> 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.  
**Current Zoning:** Agriculture Single Family 1  
**Current Land Use:** Vacant  
**Exhibits:** Exhibit 1: Staff Report  
Exhibit 2: Location Map  
Exhibit 3: Ordinance 14-35  
Exhibit 4: Elevations  
Exhibit 5: Landscaping Plan  
Exhibit 6: APC Certification  
**Prepared By:** Jennifer M. Miller, AICP

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## **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. The APC forwarded the petition to the Westfield City Council (the "Council") with a favorable recommendation (7-0) for approval at its September 22, 2014, meeting. The APC Certification is included as Exhibit 6.

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## **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 September 2, 2014, at

the APC meeting. Notice of the September 2, 2014, public hearing was provided in accordance with the APC Rules of Procedure.

At its September 15, 2014 meeting, the APC issued a favorable recommendation (7-0) of the proposed change of zoning to the Council.

The Council may take action on this item at its September 22, 2014 meeting.

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## **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.

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.

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### **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.
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### **RECOMMENDATIONS / ACTIONS**

#### APC Recommendation

At its September 15, 2014, meeting, the APC forwarded a **favorable recommendation** of Ordinance No. 14-35 (APC Petition No. 1408-PUD-02) to the Council (Vote of: 7 in favor, 0 opposed).

#### City Council

Introduction: August 11, 2014  
Eligible for Adoption: September 22, 2014

Submitted by: Jennifer M. Miller, AICP  
Economic and Community Development Department