



Westfield City Council Report

Ordinance Number:	16-06
APC Petition Number:	1604-PUD-05
Petitioner:	Indianapolis Hebrew Congregation, Inc.
Requested Action:	A change in zoning from the Single-Family 2 District (SF-2) to the IHC PUD Ordinance to accommodate the expansion of the existing cemetery on the subject property.
Current Zoning:	SF-2: Single Family Low Density District
Current Land Use:	Cemetery/Agricultural
Exhibits:	<ol style="list-style-type: none">1. Staff Report2. Location Map3. Ordinance 16-064. Concept Plan5. Neighborhood Meeting Summary6. Public Comment7. APC Certification
Prepared by:	Pam Howard, Associate Planner

PETITION HISTORY

This petition was introduced at the March 14, 2016, City Council meeting. The petition received a public hearing at the April 4, 2016, Advisory Plan Commission (the "APC") meeting, and a favorable recommendation at the May 2, 2106 APC meeting.

PROJECT OVERVIEW

Project Location: The petitioner is requesting a change in zoning to the IHC Planned Unit Development (PUD) District Ordinance No. 16-06 (the "PUD Ordinance") (see **Exhibit 3**) for the 30 acres located on the north side of 161st Street, west of US Highway 31 (see **Exhibit 2**).

Property History: The property is currently zoned the SF-2: Single-Family Low Density District and is located in the US Highway 31 Overlay District. The existing cemetery is a legally established nonconforming use.

ZONING REQUEST

The petitioner requests this change in zoning to allow the expansion of the existing Indianapolis Hebrew Congregation cemetery.

Concept Plan: The proposed PUD Ordinance incorporates a Concept Plan, and divides the Real Estate into two (2) areas; the Cemetery Renovation Area, and the Remaining Real Estate

Default Standards: The proposed PUD Ordinance (see **Exhibit 3**) defaults to the SF-2 District as the Underlying Zoning District. The US Highway 31 Overlay District will apply to the Remaining Real Estate, but not the Cemetery Renovation Area.

Permitted Uses: The proposed PUD Ordinance permits those uses identified within the Underlying Zoning District. Additionally, the proposed PUD Ordinance permits a Cemetery in the Cemetery Renovation Area.

General Regulations and Development Standards: As proposed, the PUD Ordinance defaults to the General Regulations and Development Standards as identified in the Westfield-Washington Township Unified Development Ordinance (the “UDO”), and it also incorporates modifications to accommodate the expansion of the existing Cemetery. The Modifications apply only to the Cemetery Renovation Area, and are as follows:

Minimum Building Setback Lines: The proposed PUD Ordinance reduces the Minimum Building Setback Line to five (5) feet for the Front, Side, and Rear Yards.

Landscaping Standards: The proposed PUD Ordinance incorporates a Concept Plan which shows the existing and proposed landscaping.

Parking and Loading Standards: The proposed PUD Ordinance permits parking along the internal drive in lieu of off-street parking. Additionally, the proposed PUD Ordinance does not require Bicycle Parking.

Sign Standards: The proposed PUD Ordinance permits the Monument Sign for the Cemetery to be incorporated into a landscape feature, wall or other decorative feature as long as the Sign Area and Height otherwise comply with Article 6.17 of the UDO. Additionally, the proposed PUD Ordinance does not require a setback for the illuminated sign from a residential district.

Vision Clearance Standards: As proposed, the Vision Clearance Standards would not apply.

Design Standards: As proposed, the PUD Ordinance requires an eight (8) foot wide asphalt path along the Property’s 161st Street frontage to be constructed at the time of development activities on the Remaining Real Estate. Additionally, the proposed PUD Ordinance requires that a forty (40) foot half right of way be dedicated as part of the secondary plat, or when cemetery renovation activities begin, whichever occurs first. The Petitioner has worked with the Public Works Department in developing these standards.

Development Plan Review: As proposed, the PUD Ordinance delegates the review and approval of the Development Plan for the Cemetery Renovation Area to the Director of the Economic and Community Development Department.

Comprehensive Plan: The Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies this Property within the “Employment Corridor” land use classification. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the April 4, 2016, 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.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its May 2, 2016 meeting, the Plan Commission forwarded a unanimous favorable recommendation of this petition to the Council (Vote: 8 in favor, 0 opposed) (see **Exhibit 7**).

City Council

Introduction: March 14, 2016

Eligible for Adoption: May 9, 2016

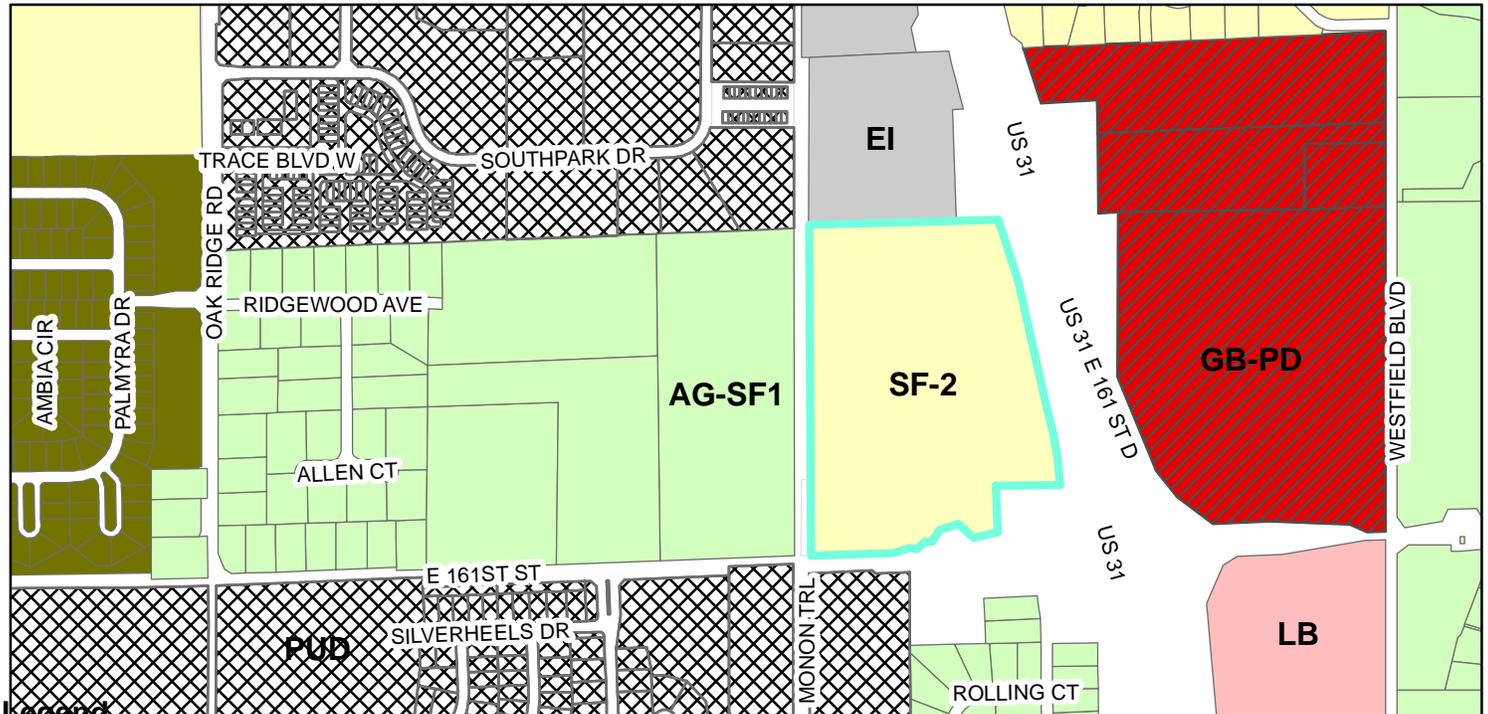
Submitted by: Pam Howard, Associate Planner
Economic and Community Development Department

Aerial Location Map

 Subject Parcel



Zoning Map



Legend

	AG-SF1 (Agriculture - Single Family - 1)		LB (Local Business)
	EI (Enclosed Industrial)		PUD (Planned Unit Development)
	GB-PD (General Business - Planned Development)		SF-2 (Single Family - 2)
	SF-3 Cluster		Parcel

ORDINANCE NUMBER 16-06

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (to be known as the "**IHC PUD DISTRICT**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1604-PUD-05**), requesting an amendment to the Unified Development Ordinance, the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1604-PUD-05** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a [REDACTED] recommendation ([REDACTED]) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on [REDACTED], 2016;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**IHC PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented

or expressly made inapplicable by this Ordinance.

- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

- 2.1 **Cemetery Renovation Area.** A part of the Real Estate more particularly described in **Exhibit B**, attached hereto.
- 2.2 **Remaining Real Estate.** The Real Estate except the Cemetery Renovation Area.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit C**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The District is hereby divided into two (2) geographic areas as illustrated on the Concept Plan. The Cemetery Renovation Area shall be developed in substantial compliance with the Concept Plan.

Section 4. **Remaining Real Estate.** The permitted uses and applicable standards for the Remaining Real Estate shall be those of the UDO applicable to the SF2: Single Family Low Density District and the US Highway 31 Overlay District.

Section 5. **Cemetery Renovation Area.** The following shall apply to the Cemetery Renovation Area only:

- 5.1 **Permitted Uses.** All uses permitted in the Underlying Zoning District shall be permitted within the District. In addition, a Cemetery shall be permitted within the Cemetery Renovation Area.
- 5.2 **Underlying Zoning District(s).** The Underlying Zoning District shall be the SF2: Single Family Low Density District. The US Highway 31 Overlay District (Article 5.2) shall not apply.
- 5.3 **General Regulations.** Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply with the exception that the Minimum Building Setback Line for the Front, Side and Rear Yard shall be five (5) feet.

5.4 **Development Standards.** Chapter 6: Development Standards, as applicable to the Underlying Zoning District, shall apply except as otherwise modified below:

- A. **Landscaping Standards:** Article 6.8 shall apply except as modified below.
- i. Article 6.8(E)(3) Tree Inventory and Article 6.8(E)(5) Replacement shall not apply.
 - ii. Article 6.8(G)(4)(d) Minimum Distance from Sidewalk and Curb shall only apply to a public Street.
 - iii. Article 6.8(K) Minimum Lot Landscaping Requirements shall apply; however, the Open Space / Common Area land use standards shall be applied to the Cemetery Renovation Area.
 - iv. Article 6.8(M) External Street Frontage Landscaping Requirements shall not apply; rather, the existing landscaping as generally identified on the Concept Plan shall apply.
 - v. Article 6.8(N) Buffer Yard Requirements shall not apply. The existing vegetation along the Cemetery Renovation Area's Monon Trail lot line shall be preserved. A temporary clearing of approximately four (4) feet in width shall be permitted to facilitate the installation of a six (6) foot tall chain link fence north of the existing fence. The east side of the new fence shall be planted with seven (7) feet tall arborvitae at a quantity and spacing consistent with the spacing and arrangement of the existing arborvitae along the Cemetery Renovation Area's 161st Street frontage.
 - vi. Article 6.8(O) Parking Area Landscaping shall not apply.
- B. **Parking and Loading Standards:** Article 6.14 shall apply, except as otherwise modified below.
- i. Article 6.14(G) Off-street Parking shall not apply. Parking for visitors and funeral processions shall be permitted and provided along the Cemetery Renovation Area's internal drive.
 - ii. Article 6.14(H) Bicycle Parking shall not apply.
- C. **Sign Standards:** Article 6.17 shall apply, except as otherwise modified below.
- i. Monument Sign for the Cemetery Renovation Area may be incorporated into a landscape feature, wall or other decorative feature as long as the Monument Sign's Sign Area and Sign

Height otherwise complies with Article 6.17.

- ii. No minimum setback shall be required from a Residential District for an illuminated sign.

D. Vision Clearance Standards: Article 6.19 shall not apply.

Section 6. **Design Standards.** The standards of Chapter 8: Design Standards shall apply except as modified below.

A. Pedestrian Network Standards: Article 8.7 shall apply, except for Article 8.7(D) Perimeter/External Pedestrian Network Standards, which shall be modified to require an eight (8) foot wide asphalt path along the Cemetery Renovation Area's 161st Street frontage. The path shall be installed at the time of development activities on the Remaining Real Estate.

B. Street and Right-of-Way Standards: Article 8.9 shall apply, except for Article 8.9(D) Dedication of Right-of-way, which shall be modified to require a half right of forty (40) feet along the Cemetery Renovation Area's 161st Street frontage which shall be dedicated as part of the secondary plat for the Real Estate or prior to the renovation development activities of the Cemetery Renovation Area, whichever occurs first.

Section 7. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 8. **Development Plan Review.** The standards of Article 10.7 Development Plan Review shall apply; however, the review and approval of the Detailed Development Plan for the Cemetery Renovation Area shall be delegated to the Director.

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2016.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Jon C. Dobosiewicz

I hereby certify that **ORDINANCE 16-06** was delivered to the Mayor of Westfield
on the _____ day of _____, 2016, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby **APPROVE ORDINANCE 16-06**
this _____ day of _____, 2016.

I hereby **VETO ORDINANCE 16-06**
this _____ day of _____, 2016.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson & Frankenger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

IHG - PUD District Ordinance Draft #3 040716

SCHEDULE OF EXHIBITS

- Exhibit A Real Estate (Legal Description)
- Exhibit B Cemetery Renovation Area
- Exhibit C Concept Plan

EXHIBIT A
REAL ESTATE
(Page 1 of 3)

Add legal Part of the Northeast Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana, described as follows:

Commencing at the Southwest Corner of the Northeast Quarter of Section 12, Township 18 North, Range 3 East; thence North 87 degrees 33 minutes 49 seconds East (assumed bearing) 47.73 feet along the South Line of said Northeast Quarter to the eastern boundary line of a tract of land granted to the City of Westfield hereafter referred to as "City Tract" recorded as Instrument Number 2007-74185 in the Office of Recorder of Hamilton County, Indiana; thence North 00 degrees 00 minutes 20 seconds West 540.60 feet along said eastern boundary line to the POINT OF BEGINNING of this description; thence continue North 00 degrees 00 minutes 20 seconds West 915.20 feet along the eastern boundary line of said City Tract to the northern boundary line of a tract of land granted to Indianapolis Hebrew Congregation recorded as Instrument Number 85-6565 in said Office of the Recorder; thence North 87 degrees 26 minutes 02 seconds East 822.21 feet along said northern boundary line to the western right of way line of US 31 as described in Cause No. 29C01-1204-PL-004108 and recorded as Instrument Number 2012047155 in said Office of the Recorder; the next four (4) courses are along said western right of way line; (1) thence South 18 degrees 40 minutes 16 seconds East 285.20 feet; (2) thence South 12 degrees 50 minutes 41 seconds East 265.07 feet; (3) thence South 12 degrees 56 minutes 48 seconds East 400.00 feet; (4) thence South 08 degrees 41 minutes 21 seconds East 246.93 feet to the northern boundary line of a tract of land granted to the State of Indiana hereafter referred to as "State Tract" recorded as Instrument Number 2012-029931 in said Office of the Recorder; the next two (2) courses are along the northern and western boundary lines of said State Tract; (1) thence South 87 degrees 33 minutes 49 seconds West 277.71 feet; (2) thence South 00 degrees 19 minutes 15 seconds West 192.44 feet to the northern right of way line of 161st Street as described in Cause No. 29C01-1204-PL-004108 and recorded as Instrument Number 2012047155 in said Office of the Recorder; thence South 75 degrees 03 minutes 06 seconds West 107.04 feet along said northern right of way line to a point on the eastern line of a tract of land granted to the City of Westfield recorded as Instrument Number 2012-044204 in said Office of the Recorder; then next two (2) courses are along the eastern and northern boundary lines of said tract' (1) North 50 degrees 01 minutes 01 seconds West 97.61 feet; (2) thence South 71 degrees 18 minutes 34 seconds West 86.40 feet; thence North 30 degrees 36 minutes 56 seconds East 20.71 feet to a rebar set; thence North 02 degrees 09 minutes 21 seconds West 150.10 feet to a rebar set; thence North 26 degrees 11 minutes 18 seconds West 287.51 feet to a rebar set; thence South 87 degrees 35 minutes 12 seconds West 438.26 feet to the Point of Beginning, containing 24.480 acres, more or less.

ALSO:

Part of the Northeast Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana, described as follows:

Commencing at the Southwest Corner of the Northeast Quarter of Section 12, Township 18 North, Range 3 East; thence North 87 degrees 33 minutes 49 seconds East (assumed bearing) 47.73 feet

EXHIBIT A
REAL ESTATE
(Page 2 of 3)

along the South Line of said Northeast Quarter to the eastern boundary line of a tract of land granted to the City of Westfield hereafter referred to as "City Tract" recorded as Instrument Number 2007-74185 in the Office of Recorder of Hamilton County, Indiana said point being the POINT OF BEGINNING of this description; thence North 00 degrees 00 minutes 20 seconds West 540.60 feet along said eastern boundary line to a rebar set; thence North 87 degrees 35 minutes 12 seconds East 438.26 feet to a rebar set; thence South 26 degrees 11 minutes 18 seconds East 287.51 feet to a rebar set; thence South 02 degrees 09 minutes 21 seconds East 150.10 feet to a rebar set; thence South 30 degrees 36 minutes 56 seconds West 20.71 feet to the northern right of way line of 161st Street as described in a tract of land granted to the City of Westfield recorded as Instrument Number 2012-042504 in said Office of the Recorder; the next six (6) courses are along said Westfield Tract; (1) thence South 30 degrees 36 minutes 56 seconds West 62.13 feet; (2) thence South 87 degrees 26 minutes 13 seconds West 27.00 feet; (3) South 50 degrees 17 minutes 25 seconds West 41.40 feet; (4) South 87 degrees 26 minutes 13 seconds West 30.00 feet; (5) thence South 77 degrees 45 minutes 48 seconds West 76.08 feet; (6) thence South 02 degree 34 minutes 33 seconds East 19.10 feet to the South Line of said Northeast Quarter; thence South 87 degrees 33 minutes 49 seconds West 366.21 feet along said South Line to the Point of Beginning, containing 6.427 acres, more or less.

EXHIBIT A
REAL ESTATE
(Page 3 of 3)



EXHIBIT B
Cemetery Renovation Area
(Page 1 of 2)

Part of the Northeast Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana, described as follows:

Commencing at the Southwest Corner of the Northeast Quarter of Section 12, Township 18 North, Range 3 East; thence North 87 degrees 33 minutes 49 seconds East (assumed bearing) 47.73 feet along the South Line of said Northeast Quarter to the eastern boundary line of a tract of land granted to the City of Westfield hereafter referred to as "City Tract" recorded as Instrument Number 2007-74185 in the Office of Recorder of Hamilton County, Indiana said point being the POINT OF BEGINNING of this description; thence North 00 degrees 00 minutes 20 seconds West 540.60 feet along said eastern boundary line to a rebar set; thence North 87 degrees 35 minutes 12 seconds East 438.26 feet to a rebar set; thence South 26 degrees 11 minutes 18 seconds East 287.51 feet to a rebar set; thence South 02 degrees 09 minutes 21 seconds East 150.10 feet to a rebar set; thence South 30 degrees 36 minutes 56 seconds West 20.71 feet to the northern right of way line of 161st Street as described in a tract of land granted to the City of Westfield recorded as Instrument Number 2012-042504 in said Office of the Recorder; the next six (6) courses are along said Westfield Tract; (1) thence South 30 degrees 36 minutes 56 seconds West 62.13 feet; (2) thence South 87 degrees 26 minutes 13 seconds West 27.00 feet; (3) South 50 degrees 17 minutes 25 seconds West 41.40 feet; (4) South 87 degrees 26 minutes 13 seconds West 30.00 feet; (5) thence South 77 degrees 45 minutes 48 seconds West 76.08 feet; (6) thence South 02 degree 34 minutes 33 seconds East 19.10 feet to the South Line of said Northeast Quarter; thence South 87 degrees 33 minutes 49 seconds West 366.21 feet along said South Line to the Point of Beginning, containing 6.427 acres, more or less.

EXHIBIT B
Cemetery Renovation Area
(Page 1 of 2)



EXHIBIT C Concept Plan



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1604-PUD-05.



RECAP:	
EXISTING:	1440
PHASE 1: 980 NET	
PHASE 2: 1720 NET	
TOTAL:	4140
EXISTING AVAILABLE = 600 (APPROX.)	
TOTAL AVAILABLE	= 3300
ABSORPTION / YR.	= 33
YEARS	= 100YRS.

And the earth returns to the land as it was,
and the spirit returns to God, who gave it

Ecclesiastes 12:7



Earth you are, and to
earth you will return

Genesis 3:19

CEMETERY RENOVATION
INDIANAPOLIS HEBREW CONGREGATION
EAST 161ST STREET WESTFIELD INDIANA



DAVID RAUSCH STUDIO
Architecture & Interiors

18 FEBRUARY 2016 PRELIMINARY

March 29, 2016 Wilshire Neighborhood Meeting Summary

Project: Indianapolis Hebrew Congregation PUD Docket Number 1604-PUD-05

Date: Tuesday, March 29, 2016 at 6:00 p.m.

Location: Westfield City Hall building, 130 Penn Street, Westfield, Indiana

Attendees: Carolyn Hiser – Indianapolis Hebrew Congregation

Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger

Amanda Rubadue – Westfield Planning Staff

Surrounding Neighbors (**See attached Sign-in Sheet Ex. A**)

Summary of Neighbor Questions and Petitioner's Responses:

Jon Dobosiewicz provided an overview summary of the request. The following questions were asked:

1. What is the drainage plan for this project? Will there be any changes to drainage pattern for drainage coming off of this site as a result of this project?

Response: Our proposal does not include the construction of any new buildings or structures. We have appeared before the City's TAC agencies. If future development occurs on the northern portion of the site, that future development would be required to have a detailed drainage plan that would be reviewed by the City's TAC agencies, the City's Board of Public Works and the County Surveyor's office.

2. Why are you seeking a PUD? Doesn't a PUD require a mix of uses?

Response: The City's Unified Development Ordinance does not require PUD's to have a mix of uses. We are seeking a PUD as a result of the US 31 Overlay Zone and its limitations regarding our proposed use for the expansion of the cemetery. The remaining 24 acres to the north of the cemetery expansion area will retain its current R2 zoning in our proposed PUD.

3. Will your proposal have any drainage impacts to the west of your site beyond the location of the Monon Trail?

Response: Again, our proposal does not include the construction of any new buildings or structures. We have appeared before the City's TAC agencies. If future development occurs on the northern portion of the site, that future development would be required to have a detailed drainage plan that would be reviewed by the City's TAC agencies, the City's Board of Public Works and the County Surveyor's office.

4. Will there be any new signage for your proposal; and if so, where will it be located?

Response: The only proposed signage will be a entryway sign as you enter the site off the roundabout.

5. Your PUD has a section that discusses “Infrastructure Standards”. What does that mean?

Response: The infrastructure standards are the standards in place for the construction of public improvements. The proposed language allows the Plan Commission and Westfield Public Works to vary those standards in the future based on the noted criteria.

6. Section 9 of your PUD discusses ROW standards, can you explain the ROW standards that you are seeking?

Response: We want to specify the types of ROW standards and road dedications we will be making along 161st Street since there are existing gravesites adjacent to this location and we do not want to have to relocate them. However, we still plan on dedicating ROW along 161st so that the ROW can accommodate a path. The PUD provides that the dedication of the ROW for 161st Street and the construction of the proposed path along 161st Street will occur when future development occurs.

7. Section 10 of your PUD discusses approval of the development plan by the “Director”, what does that mean?

Response: The only portion of the proposal that is subject to development plan review and approval relates to the cemetery site and the expansion area of the cemetery site. While the Plan Commission will be reviewing this plan as part of its review of the PUD request, the PUD is requesting that the Director have the authority to approve the Development Plan administratively.

8. Where will future roads be located through the northern section of your site?

Response: Our proposal for the expansion of the cemetery site includes access from the “stub road” at the north leg of the round-a-bout. As far as the actual location or configuration of this future road through the northern portion of our site and beyond, we do not know where the future road will be located because we do not know when the northern portion of our site will develop or how it will develop.

Neighborhood Meeting Sign In-Sheet

Indianapolis Hebrew Congregation PUD Docket Number 1604-PUD-05

Tuesday, March 29, 2016 at 6:00 p.m. Westfield City Hall building, 130 Penn Street, Westfield, IN

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
1. Ashley Bedell			
2. X			
3. LINDA NAAS			
4. Bruce CARLSTEDT			
5.			
6.			
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Pamela Howard

From: Jim Grose <sprink44@ameritech.net>
Sent: Monday, April 4, 2016 5:11 PM
To: APC; Pamela Howard
Subject: 1604-PUD-04 IHC PUD Public Comment

April 4, 2016

Advisory Plan Commission
[130 Penn Street](#)
[Westfield, IN 46074](#)

Dear Members of the Advisory Plan Commission:

I am writing to provide public comment regarding Docket No. 1604-PUD-04, Indianapolis Hebrew Congregation PUD, which is scheduled to have a public hearing at tonight's meeting. I am not able to attend the meeting, so I wanted to provide written comment via e-mail. By no means am I writing in opposition of the proposal. I would simply like to provide my thoughts regarding the right-of-way provisions of the proposed PUD.

On October 14, 2013, the Thoroughfare Plan was amended and [161st Street](#) was reclassified from a secondary arterial to a primary arterial. The Thoroughfare Plan recommends a minimum right-of-way width of 150 feet for primary arterials, 120 feet for secondary arterials, and 100 feet for collectors. After review of the proposed PUD Ordinance and associated right-of-way exhibit, it appears that only a minimal amount of land is proposed to be dedicated as additional right-of-way. The additional land would increase the half right-of-way north of the centerline of [161st Street](#) to approximately 27 feet. Pulte Homes already dedicated land on the south side of [161st Street](#) so that the half right-of-way south of the centerline is 60 feet. When combined, that would provide a total of only approximately 87 feet of right-of-way, which is less than what is recommended for a collector. I understand this is a unique situation since there is an existing cemetery on the IHC parcel, but I wonder if the amount of right-of-way that is currently proposed to be dedicated is enough.

With [161st Street](#) being one of the few exits from US 31 and it leads to the up-and-coming Springmill Station area and other growth on the west side, I believe the section of [161st Street](#) just west of US 31 should essentially be treated as a gateway to the west side of Westfield. It is imperative that the IHC property, Retreat on the Monon property (owned by Pulte Homes and zoned under the Viking Meadows PUD), and the inevitable future expansion of [161st Street](#) are planned with that in mind. The roundabout intersections with IHC/Farr Hills Drive and Oak Ridge Road were constructed for four lanes on [161st Street](#). There needs to be sufficient right-of-way for future expansion of [161st Street](#) to be implemented properly. It is my understanding that Pulte Homes is preparing to submit a new proposal for the Retreat on the Monon if they have not done so already. Once the IHC and Retreat on the Monon projects are approved, it will not be easy to obtain additional right-of-way if it is determined that more would be needed.

I would also like to comment about the proposed six-foot concrete sidewalk to be installed on the north side of [161st Street](#). The Thoroughfare plan recommends that an eight-foot multi-use path be installed. The proposal may be due to the type and width of sidewalk that was installed by the Indiana Department of Transportation on [161st Street](#). It is unfortunate that narrower infrastructure was installed and I believe that it is necessary for a larger path to be installed where there is an option to do so. The IHC parcel borders the Monon Trail. There will most likely be a larger amount of people with various modes of transportation that will use the pedestrian

infrastructure in the area. Once infrastructure is constructed on all of the parcels going east from the Monon Trail to Union Street there will most likely be people that will use it to access the Monon Trail. Also, people west of the area may use the infrastructure to access areas that will be developed to the east, such as the remainder of the IHC parcel and the parcels on the east side of US 31.

It is my understanding that the Public Works Department is still in the process of reviewing the IHC PUD and will most likely provide feedback regarding these items. Obviously, the professionals employed by the Public Works Department will know what amount of right-of-way will be needed for the future expansion of [161st Street](#). That being said, I wanted to submit my thoughts based on the information that is currently available. Thank you for your time and your service to the residents of Westfield.

Sincerely,

Jim Grose

**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Tuesday, April 4, 2016, to consider an amendment to the Spring Mill Station Northeast Quadrant PUD District and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	1604-PUD-05
Ordinance No.	16-06
Petitioner	Indianapolis Hebrew Congregation, Inc.
Description	The petitioner requests a change in zoning from the Single-Family 2 District (SF-2) to the IHC PUD Ordinance to accommodate the expansion of the existing cemetery on the subject property.

On May 2, 2016, a motion was made and passed to send a unanimous favorable recommendation to the City Council regarding this petition (Vote: 8 in favor, 0 opposed).

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.



Matthew S. Skelton, Secretary

May 3, 2016

Date