



Docket Number: 1611-PUD-21 (Ordinance No. 16-41)

Petitioner: Grand Park Fieldhouse, LLC

Request: Petitioner requests an amendment to the sign standards of the Grand Park Fieldhouse Planned Unit Development (PUD) District, consisting of 8.1 acres +/- located at 200 East 186th Street.

Current Zoning: Grand Park Fieldhouse PUD

Current Land Use: Commercial

Acreage: 8.1 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Grand Park Fieldhouse PUD Amendment (Ord. 16-41)
5. Grand Park Fieldhouse PUD Ordinance (Original) (Ord 15-04)

Staff Reviewer: Matt Pleasant

PETITION HISTORY:

This petition was introduced at the October 10, 2016, City Council meeting. The petition will receive a public hearing at the November 9, 2016, Advisory Plan Commission (the “APC”) meeting.

PROJECT OVERVIEW:

Project Location: The 8.1-acre Grand Park Fieldhouse PUD is located at 200 East 186th Street (see **Exhibit 2**). Adjacent property to the north, west, and east is the Westfield Grand Park. Adjacent property in the south is zoned Grand Park PUD; the future development within the Grand Park Village PUD.

Project History: The Original Grand Park Fieldhouse PUD Ordinance (Ord. 15-04) was approved by the Westfield City Council on May 12, 2015. A Detailed Development Plan (1503-DDP-04) was approved on May 4, 2015 and the Secondary Plat (1503-SFP-09) was recorded on December 17, 2015.



ZONING REQUEST:

The petitioner requests this modification to the Grand Park Fieldhouse PUD to modify the sign standards to allow more exposure around the building.

Default to the UDO Standards: The original Grand Park Fieldhouse PUD defaulted to the UDO Sign Standards with the exception of:

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

Proposed Sign Standards Per UDO:

	Default Sign Standards (per UDO)	Grand Park Fieldhouse PUD Amendment
Sign Area	1 sqft of sign per 1 linear foot of building fronting public Right-of-Way up to 500 sqft of signage (6.17.F(5))	Allow up to 1200 sqft of total signage on all building façades. (81 current, 1,045 proposed)
	350 sqft permitted	

Proposed Sign Standards Per Original Grand Park Fieldhouse PUD Ordinance:

	Sign Standards (per Grand Park Fieldhouse PUD Ordinance) (Original)	Grand Park Fieldhouse PUD Amendment
Wall Sign	Wall Signs shall be individual letters with reverse lighting.	Allow painted murals on building.



Comprehensive Plan: The Westfield-Washington Township Comprehensive Plan supports the encouragement of signs that are easy to locate and read, sized and designed in relation to the buildings and the traffic conditions in which they are viewed. The 2011 Family Sports Capital Addendum II to the Comprehensive Plan supports the function of a facility to hold winter sporting events including, but not limited to: basketball, gymnastics, and volleyball to support Westfield youth and family sports. The plan also encourages an extended mixed uses including, but not limited to: restaurants, higher density residences, healthcare and sports medicine, hotels, and retail.

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 is scheduled for the November 9 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.

DEPARTMENT COMMENTS:

1. **Action: Hold a public hearing at the November 9, 2016 Plan Commission meeting.**
2. **Recommendation: Subject to comments as a result of the public hearing, the Department recommends forwarding this petition to the Council with a favorable recommendation if the Plan Commission is satisfied with the proposed amendment ordinance.**
3. If any Plan Commission member has questions prior to the public hearing, then please contact Matt Pleasant at 937.974.5096 or mpleasant@westfield.in.gov