



Petition Number: 1503-PUD-03 & 1503-DDP-04

Subject Site Address: Portion of Lot 3 of Grand Park Secondary Plat

Petitioner: Grand Park Fieldhouse, LLC by Joseph M. Scimia, Faegre Baker Daniels, LLP

Request: Grand Park Fieldhouse PUD Ordinance and Detailed Development Plan approval for a Commercial Recreational Facility on approximately 8 acres within the Grand Park Sports Campus.

Current Zoning: AG-SF1

Current Land Use: Vacant

Approximate Acreage: 8 acres +/-

Exhibits: Exhibit 2: Aerial Location Map
Exhibit 3: Grand Park Fieldhouse PUD Ordinance
Exhibit 4: Site Plan
Exhibit 5: Elevations
Exhibit 6: Landscaping Plan
Exhibit 7: Development Plans

Staff Reviewer: Andrew Murray

PROJECT OVERVIEW

Location: The 8-acre property is located within the Grand Park Sports Campus along the north side of 186th Street, between Grand Park Boulevard and Kinsey Avenue (the “Property”) (**see Exhibit 2**).

Project Description: The petitioner is requesting approval for: (i) a change of zoning classification to a Planned Unit Development to be known as the “Grand Park Fieldhouse PUD”; and (ii) Detailed Development Plan for the construction of a Commercial Recreational Facility (the “Facility”). The Facility is designed to accommodate the use of eight (8) indoor basketball courts, with the flexibility to alter the playing surface to provide for other sport-related opportunities.

Procedural: Public hearings by the Advisory Plan Commission (the “APC”) are required for Planned Unit Developments and Development Plans. The PUD Ordinance and Development Plan, as you will recall, received a public hearing at the March 2, 2015 APC meeting. The PUD Ordinance received a favorable recommendation from the APC and the Development Plan was approved contingent upon the PUD Ordinance being approved by the City Council at the March 16, 2015 APC meeting.

Since then, the Petitioner has revisited the Development Plan and deemed the previous proposal to be not viable. As a result, modifications have been made to the PUD Ordinance and Development Plan. The Petitioner has re-noticed, in accordance with the APC Rules of Procedure, to receive a public hearing during the May 4, 2015 APC meeting.



PUD DISTRICT ORDINANCE

The Grand Park Fieldhouse PUD Ordinance (the “PUD Ordinance”) (**see Exhibit 3**) was introduced to the City Council at the February 9, 2015, meeting.

Default Standards: The PUD Ordinance defaults to the provisions of the Westfield-Washington Township Unified Development Ordinance (the “UDO”), with the General Business District as the Underlying Zoning District.

Permitted Uses: The PUD Ordinance permits a Commercial Recreational Facility on the Property as well as related ancillary uses contained therein.

Development Standards: As proposed, *Chapter 6, Development Standards* of the UDO applies to the Property with the following requested modifications:

1. **Parking Standards:** The UDO does not include specific parking space ratio requirements for a Commercial Recreation Facility, rather, the UDO states “Parking Space requirements for other uses shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for an Improvement Location Permit¹”. As such, the proposed PUD Ordinance establishes a minimum requirement of three hundred forty-eight (348) parking spaces. This requirement is based on a calculated ratio of four (4) spaces per one thousand (1,000) square feet of gross floor area.
2. **Landscaping:** The proposed PUD Ordinance incorporates a landscape plan (identified as **Exhibit D** of the PUD Ordinance, as attached hereto as **Exhibit 6**) to establish the applicable landscaping standards.
3. **Building Architecture and Orientation:** The proposed PUD Ordinance requires the development of the Property to be in substantial compliance with the Site Plan (**see Exhibit 4**) and Elevations (**see Exhibit 5**).

Thoroughfare Plan: The Westfield-Washington Township Thoroughfare Plan roadway classification identifies 186th Street as a “Secondary Arterial”. The recommended right-of-way width for a Secondary Arterial is 120 feet.

Comprehensive Plan: The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies this area as part of the Grand Park Sports Campus. The proposed project will accommodate indoor sports and events (Comprehensive Plan, page 151).

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.

¹ Article 6.14(G)(11)(n) of the Unified Development Ordinance.



4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

DETAILED DEVELOPMENT PLAN (Chapter 10.7 (E))

The Grand Park Fieldhouse Detailed Development Plan (the “Development Plan”) appeared before the Technical Advisory Committee on February 17, 2015.

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following Requirements:

1. Compliance with all applicable Development and Design Standards of the Zoning District in which the real estate is located **(see DISTRICT, DEVELOPMENT and DESIGN STANDARDS comments herein)**.
2. Compliance with all applicable provisions of the any Overlay District in which the real estate is located.
3. Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community such that:
 - a. The design and location of proposed street and highway access point shall minimize safety hazards and congestion.
 - d. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - e. The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
4. The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS (Chapter 4 of UDO)

The Development Plan complies with Article 4.16 (General Business District) except for those items identified as outstanding below:

1. Permitted Uses
2. Minimum Lot Area
3. Minimum Lot Frontage
4. Minimum Building Setback Lines
 - a. Front Yard: 60 feet



- b. Side Yard: 20 feet
- c. Rear Yard: 20 feet
- 5. Minimum Lot Width
- 6. Maximum Building Height
- 7. Minimum Building Size

OVERLAY DISTRICT STANDARDS (Chapter 5 of UDO)

Not applicable, except as otherwise noted herein as set forth by the proposed PUD District Ordinance.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The Development Plan complies, as applicable to a Detailed Development Plan review, except for those items identified as outstanding below, that need addressed prior to approval:

- 1. Architectural Standards (Article 6.3)
- 2. Building Standards (Article 6.4)
- 3. Height Standards (Article 6.6)
- 4. Landscaping Standards (Article 6.8)
- 5. Lighting (Article 6.9)
- 6. Lot Standards (Article 6.10)
- 7. Parking and Loading Standards (Article 6.14)
- 8. Setback Standards (Article 6.16)
- 9. Sign Standards (Article 6.17)
- 10. Vision Clearance Standards (Article 6.19)
- 11. Yard Standards (Article 6.12)

DESIGN STANDARDS (Chapter 8 of UDO)

The Development Plan complies except for those items identified as outstanding below:

- 1. Easement Standards (Article 8.3)
- 2. Pedestrian Network Standards (Article 8.7)
- 3. Street and Right-of-Way Standards (Article 8.9)
- 4. Surety Standards (Article 8.12)
- 5. Utility Standards (Article 8.13)



STAFF COMMENTS

The Department recommends the following actions.

1. Hold a public hearing for 1503-PUD-03 (PUD Ordinance) and 1503-DDP-04 (Development Plan).
2. If the APC is satisfied with the PUD Ordinance and Development Plan then staff recommends the following:
 - a. Forward 1503-PUD-03 to the City Council with a favorable recommendation;
 - b. Approve 1503-DDP-04 with the following conditions:
 - i. Approval of 1503-DDP-04 (Development Plan) shall be contingent upon the approval of 1503-PUD-03 (PUD Ordinance); and
 - ii. All necessary approvals be obtained from the Westfield Public Works Department, the Hamilton County Surveyor's Office, Citizens Westfield and any other applicable utility agency prior to the issuance of an improvement location permit.

If any APC member has questions prior to the meeting, then please contact Matt Skelton at (317)508-6288 or mskelton@westfield.in.gov.
