



Docket Number: 1604-PUD-05 (Ordinance No. 16-06)

Petitioner: Indianapolis Hebrew Congregation, Inc.

Request: 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

Acreage: 30.91 +/- acres

Exhibits:

1. Staff Report
2. Location Map
3. Ordinance 16-06
4. Concept Plan
5. Right-of-way Exhibit
6. Neighborhood Meeting Summary

Staff Reviewer: Pam Howard

PETITION HISTORY

This petition was introduced at the March 14, 2016, City Council meeting. The petition will receive a public hearing at the April 4, 2016, Advisory Plan Commission (the "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.

Default Standards: The PUD Ordinance (see **Exhibit 3**) defaults to the SF-2 District as the Underlying Zoning District. The US Highway 31 Overlay District does apply, with exception to the area identified as the Cemetery Renovation Area on the Concept Plan and defined in the PUD Ordinance.

Permitted Uses: The PUD Ordinance permits those uses identified within the Underlying Zoning District.

Development and Design Standards: As proposed, the PUD Ordinance defaults to the Development and Design Standards as identified in the Westfield-Washington Township Unified Development Ordinance, but does incorporate modifications to accommodate the expansion of the existing Cemetery. The department continues to work with the petitioner to refine the standards and anticipates several changes to the ordinance prior to recommendation.

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 is scheduled for 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.



DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the April 4, 2016 Plan Commission meeting.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at 317-531-3751 or poward@westfield.in.gov.