



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. Neighborhood Meeting Summary

Staff Reviewer: Pam Howard

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.

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.

DEPARTMENT COMMENTS

1. **Action: Forward a recommendation to the City Council.**
2. **Recommendation: If the Plan Commission is otherwise satisfied with the proposed IHC PUD District Ordinance No. 16-06 (Docket No. 1604-PUD-05), then the Department recommends forwarding the ordinance to the City Council with a favorable recommendation.**
3. 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.