

- A. **Petition Number:** 07UN-27a-430
- B. **Applicant:** Zionsville Golf Practice Facility
- C. **Location:** The location of this petition is south of County Road 200 South, just east of U.S. 421 (Michigan Road).
- D. **Parcel Size:** Parcel Size
The total parcel size of this petition is 23.7 acres.
- E. **Present Zoning:** Present Zoning
The present zoning of this petition is (AG) General Agriculture.
- F. **Action Requested:** Preliminary Development Plan with Waiver Approval
The applicant is seeking preliminary development plan with waiver approval for the construction of the Zionsville Golf Practice Facility.
- Waiver Request 1- Development Standard Requirement (pg. 74)
The location and width of all existing and proposed sidewalks on or bordering the subject site. Where the subject site borders a public right-of-way, a concrete sidewalk five (5) feet in width shall be provided within the public right-of-way one foot from the subject site's property line. If a sidewalk in good condition exists within the public right-of-way or the APC determines that a sidewalk would not serve the public purpose, the above requirement may be waived.
- Proposed Alternative to Development Standard
Per the Boone County Zoning Ordinance, Section XII, Part B(p), a waiver of subdivision standards may be authorized by the Plan Commission when the developer shows that requirements of the Ordinance would cause unnecessary hardship if strictly adhered to and when a departure may be made without destroying the intent of the provisions.
- Related to the Zionsville Golf Practice Center, the petitioner respectfully requests a waiver of the requirement of the installation of a public sidewalk or public asphalt trail along any side of a roadway upon which development occurs. Given that the adjacent area has not been improved with sidewalk or asphalt trails, such an improvement would not benefit the public given its lack of connectivity would remain underutilized.
- Area Plan Staff Comments
Due to the fact, this property is situated on a State Highway, staff has no issues with the requested sidewalk waiver.
- G. **History:** History of Petition
- Special Exception Approval
On May 23, 2007 the Board of Zoning Appeals granted a Use Classification and Special Exception with Variances for the proposed golf practice facility.

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Variations Granted

The subsequent variance requests are being sought for the property:

Variance Request-1 Principal Building Size

A variance was granted which allowed a 1,200 square foot principal building in the U.S. 421 Overlay District, opposed to providing the Ordinance requirement of 2,500 square feet.

Variance Request 2- Number of Parking Spaces

A variance was granted to provide 42 parking spaces, as opposed to the Ordinance requirement of 120 parking spaces.

Variance Request 3- Buffering Requirements

A variance is granted to allow an alternative buffering plan, as opposed to the bufferyard requirements (Bufferyard E + F2) for an Outdoor Recreational Facility.

H. Utilities:

Commercial Septic and Well

This property is proposing to service the facility with a commercial septic and well system. In addition the property will connect to Indianapolis Water Company.

I. Transportation System:

1999 Boone County Thoroughfare Plan

County Road 200 South

This road is classified as a local County Road which produces an ADT of 500. It is anticipated the ADT for this road will remain the same in 2008.

U.S. 421 (Michigan Road)

This road is classified as a minor arterial which produces an ADT of 4,000. It is anticipated the ADT for this road will remain the same in 2008.

J. Technical Advisory Comments:

This item was reviewed by (TAC) Technical Advisory Committee on July 5, 2007 and had the following comments:

Boone County Area Plan Staff

U.S. 421 (Michigan Road) Overlay

Area Plan Staff finds the applicant has adequately meet all the requirements for the preliminary development approval. However, APC staff has devised a list of required materials and site plan revisions which are required for final development plan approval.

Boone County Surveyor's Office

In order to receive preliminary development plan approval the applicant will need to finalize the following condition:

- 1) The Boone County Surveyor's Office must grant approval of the O/M Manual for the manufactured BMP (water quality structure).

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Boone County Health Department

The applicant will need to apply to (IDEM) Indiana Department of Environmental Management for all necessary commercial septic and well permits.

Boone County Soil and Water Conservation

Prior to the issuance of an (ILP) Improvement Locational Permit, the applicant will need to finalize a Rule 5 plan.

**K. Staff
Recommendation**

Based upon the provided information, staff has reviewed this petition and found no evaluation criteria raise any substantial concerns. As a result, staff recommends approval to the Preliminary Development Plan with waiver, provided the following condition is attached:

- 1) The applicant must obtain the approval of the Boone County Surveyor's Office for the necessary O/M Manual for the manufactured BMP (water quality structure).