City of Greenfield

Memo

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| To: | Plan Commission |
| From: | Joanie Fitzwater & Elizabeth Williams |
| cc: | Mayor Guy Titus |
| Date: | February 1, 2024 |
| Re: | Proposed Update to UDO  |

The following are proposed updates to the Unified Development Ordinance (UDO), to specifically address gasoline sales permitted in the Commercial North District (CN), being an important gateway from I-70 into the City of Greenfield and to correct a critical typographical error. Additionally, the ordinance shall be amended by the addition of § 155.055 entitled SHORT-TERM RENTAL REGISTRY AND RULES/REGULATIONS, to address the use of short-term rental facilities, creating a registry of the owners of such facilities along with other rules and regulations associated with their usage to track, inspect, and enforce applicable standards in the City.

**155.007 – Commercial Use Table**

Use Table for Commercial Uses, Title Block, shall be amended by replacing “P – Permitted Use” with “C – Conditional Use (Board of Zoning Appeals)”. This is a correction to a typographical error.

Use Table for Commercial Uses, shall be amended to classify both “Convenience Store With Gasoline Sales” and “Gasoline Sales Without Convenience Store” as **Not Permitted** in the Commercial North Gateway District (CN).

**Background:** The “CN” regulates all land in the city fronting on or oriented towards State Street/State Road 9 from McKenzie Road to Route 300N. This stretch of State Road 9 is an important gateway to the city from Interstate 70 and is the city’s major modern commercial corridor.

The desired development pattern for the CN is a commercial scale and mix of uses and intensities necessary to support the continued growth and success of the businesses along the corridor. Aesthetics and building placement are a particular focus in the CN as it is a first-impression gateway to Greenfield from Interstate 70. Underutilized surface parking lots and empty retail buildings are encouraged to be redeveloped with a new mix of uses, including higher density residential developments, that front on State Street/State Road 9 and create a more defined sense of place and identity for this important gateway. The portion of the CN north of Interstate 70 is a prime area for development of a mix of office, research and development, laboratory, and residential uses. All development shall promote multi-modal mobility throughout the corridor and create a walkable, bikeable environment.

The undeveloped site or areas in need of redevelopment along the CN corridor represent a finite resource for the City of Greenfield. The proliferation of single use development such as gas stations with minimum building coverage and large pavement areas does not fit the purpose and intent of the Commercial North Gateway. In order to promote a new mix of uses and encourage high density residential development, the City should consider eliminating gasoline sales in this corridor. There are currently 9 existing gasoline sales uses in this corridor. This amendment does not preclude gasoline sales in all districts. It should also be noted that the proposed change will promote more diverse development along this important gateway corridor.

**Code update: 155.007 – Commercial Use Table**

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| **USES ALLOWED BY DISTRICT** |
| **P – Permitted Use**  | **~~P – Permitted~~ C - Conditional Use (Board of Zoning Appeals)**  |
| **D- Development Plan (Plan Commission)** | **Not Permitted** |
| **COMMERCIAL USES** |
| **Use | District** | **RL** | **RM** | **RU** | **DT** | **TN** | **CN** | **NR** | **CS** | **IM** | **BP** | **IB** |  |
| ***All Non-Residential Developments over 50,000 Sq. Ft. Require Development Plan Approval******See Section 155.083 regarding approval required for amendments and revisions to existing developments.*** |
| Convenience Store With Gasoline Sales |  |  |  |  |  | ~~C~~ | **C** | C |  |  | D\*\* |  |
| Gasoline Sales Without Convenience Store |  |  |  |  |  | ~~C~~ | **C** |  | C |  |  |  |

**Code Update155.007 – Residential Use Table**

Use Table for Residential Uses, Title Block, shall be amended by replacing “P – Permitted Use” with “C – Conditional Use (Board of Zoning Appeals)”. This is a correction to a typographical error.

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| **USES ALLOWED BY DISTRICT** |
| **P – Permitted Use**  | **~~P – Permitted~~ C - Conditional Use (Board of Zoning Appeals**)  |

**Code update: 155.055 entitled SHORT-TERM RENTAL REGISTRY AND RULES/REGULATIONS**

The entire purposed ordinance is attached for your review. The purpose of a Short Term Rental Registration is an effort to address concerns from the Greenfield Police Department regarding short-term rental facilities within the City, many of which are being used for criminal and other nefarious activities. This registration program also represents a major effort to create and ensure safe housing conditions. The implementation of a registry system along with enforcement measures and penalties to encourage compliance for short-term rentals is in the best interest of the health, welfare, and safety of the citizens. The attached ordinance prescribes the method in which all short term rentals shall be registered with the City. The registration will also require specifics regarding the ownership emergency contact information, and a full, fingerprint-based background check performed by a provider approved by the Indiana State Police either through a hosting platform or done at the owners expense for the owner and / or others involved in the operation.

Please let us know if you have any questions or would like to discuss in more detail.

Thank you