



**Petition Number:** 1202-PUD-02

**Subject Site Address:** Generally located on the north side of 156<sup>th</sup> Street, east of Monon Trail.

**Petitioner:** Pulte Homes of Indiana, LLC.

**Representative:** David Compton, Vice President of Land Acquisition

**Request:** Pulte Homes requests an amendment to the Valley View section of the Viking Meadows PUD.

**Current Zoning:** Viking Meadows PUD

**Current Land Use:** Residential Subdivision

**Approximate Acreage:** 2 acres

**Exhibits:**

1. Staff Report
2. Aerial Location Map
3. Viking Meadows PUD (original) (Ord. 04-22), Approved June 14, 2004.
4. Viking Meadows PUD Amendment (Ord. 10-30), Approved December 13, 2010.
5. Petitioner's Proposal
6. Public Comment

**Staff Reviewer:** Ryan P. Clark, Associate Planner

---

**Petition History**

This petition was introduced at the January 23, 2012 City Council meeting and received a public hearing at the February 6, 2012 Advisory Plan Commission (the "APC") meeting.

**Procedural**

- The recommendation from the APC to the City Council may be made at the April 02, 2012 APC meeting.



## **Project Overview**

### Project Location

The subject property is located on approximately 2 acres to the north of 156<sup>th</sup> Street and east of the Monon Trail. The affected lots in the “Valley View” section of Viking Meadows are lots 1 and 7.

### Project Description

The proposed amendment would modify architectural standards for Parcel C, Lots 1 and 7, within the Original Viking Meadows PUD Ordinance 04-22 (the “Original PUD”). The Original PUD lists specific standards for roof pitch which includes a minimum of 8/12 (front to back roof pitch) and 10/12 (front gable roof pitch). The amendment would modify roof pitch standards to accommodate homes with a historical architectural style that lends itself to an alternative roof pitch. As proposed, the Economic and Community Development Department (the “Department”) would determine which homes are classified as having a historical architectural style and permitted to have an alternative roof pitch for lots 1 and 7.

### Modifications since the February 6<sup>th</sup> Public Hearing

The proposal has been modified so that the amendment applies only to two (2) Valley View lots in Parcel C. The original proposal applied to thirteen (13) Valley View lots in Parcel C and D. No other changes have been proposed since the February 6<sup>th</sup> Advisory Planning Commission public hearing.

---

## **Summary of Proposed Standards**

### Roof Pitch

The Original PUD currently allows roof ridgeline and masonry requirement modifications if the home qualifies as a historical architectural style. The Department has the authority to determine which house plan qualifies as a historical architectural style. As proposed, roof pitch standards can also be modified according to the same procedure for modifications to ridgeline and masonry requirements.

### Miscellaneous

The Original PUD required landscaping and exterior color plans to be approved by the New Construction Committee (NCC) prior to construction. The proposed amendment requires the plans to be approved by the Department prior to construction.

The Original PUD permitted asphalt driveways if approved by the NCC. The proposed amendment requires concrete for all driveways.



### **Statutory Considerations**

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

**1. The Comprehensive Plan.**

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as Existing Suburban Residential. Single-Family residential uses are appropriate in the Suburban Residential Area. The proposed use of the property is the same as the existing approved uses.

**2. Current conditions and the character of current structures and uses.**

Currently, there is a mix of residential homes and a number of vacant platted lots. The occupied residential homes are newly-constructed custom homes.

**3. The most desirable use for which the land is adapted.**

The Comprehensive Plan establishes that suburban residential development is appropriate in this location. The proposed minor amendments to the PUD allow for the continued development of Viking Meadows as a suburban residential neighborhood.

**4. The conservation of property values throughout the jurisdiction.**

It is anticipated that the proposed use would have a neutral or positive impact on surrounding property values throughout the jurisdiction.

**5. Responsible growth and development.**

The site is contiguous to other developed areas and already approved for development.



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

April 02, 2012

1202-PUD-02

Exhibit 1

**Staff Comments**

Forward a favorable recommendation of 1202-PUD-02 to the City Council.