



Westfield City Council Report

Ordinance Number:	12-05
APC Petition Number:	1202-PUD-02
Petitioner:	Pulte Homes of Indiana, LLC.
Requested Action:	An amendment to the to the Valley View section of the Viking Meadows PUD.
Referral Date to APC:	January 23, 2012
APC Public Hearing:	February 6, 2012
APC Recommendation:	April 02, 2012
Adoption Consideration:	April 09, 2012
Exhibits:	Exhibit 1 – Staff Report Exhibit 2 – Aerial Location Exhibit 3 – Viking Meadows PUD (original) (Ord. 04-22) Exhibit 4 – Viking Meadows PUD Amendment (Ord. 10-30)
Prepared By:	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. The petition received a favorable recommendation for approval at the April 02, 2012 APC meeting.

Procedural

- Requests for amendments to a PUD ordinance are required to be considered at a public hearing, in accordance with Ind. Code 36-7-4-1505. The public hearing for this petition was held on February 06, 2012 at the Advisory Plan Commission meeting.
- Notification of the February 06, 2012 public hearing was provided in accordance with the Advisory Plan Commission Rules of Procedure.
- A favorable (5-2) recommendation from the Advisory Plan Commission to the City Council was made at the April 02, 2012 meeting in regard to the amended PUD.
- The Westfield City Council may take action on this item at the April 09, 2012 meeting.

Project Overview

Project Location

The subject property is located on approximately two (2) acres to the north of 156th 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.

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.

Public Policy

Westfield Comprehensive Plan (2007, as amended)

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.

Westfield Thoroughfare Plan (2007, as amended)

The subject property abuts right-of-way on 156th Street which is classified as a "Secondary Arterial". The recommended right-of-way width for Secondary Arterial is 120 feet.

Water & Sewer System

The Westfield Sewer Master Plan depicts the subject site as having sewer service available along the right-of-way of 156th Street.

Annexation

The subject property is within the corporate boundary of the City of Westfield.

Well Head Protection – Ord. 05-31

Portions of the Property are located within Zone 1 and Zone 2 of the wellhead protection area. This should not impact the zoning of the the property (such as a PUD amendment).

Statutory Considerations

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

1. The Comprehensive Plan.

See above, "Public Policy, Item 1" for discussion.

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 project will have a positive or neutral impact on surrounding property values.

5. Responsible growth and development.

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

Recommendations/Actions

- Community Development Department [April 02, 2012]

The Westfield Community Development Staff, in its report to the APC, made a recommendation that the APC forward a favorable recommendation to the City Council if the APC was satisfied with the proposal.

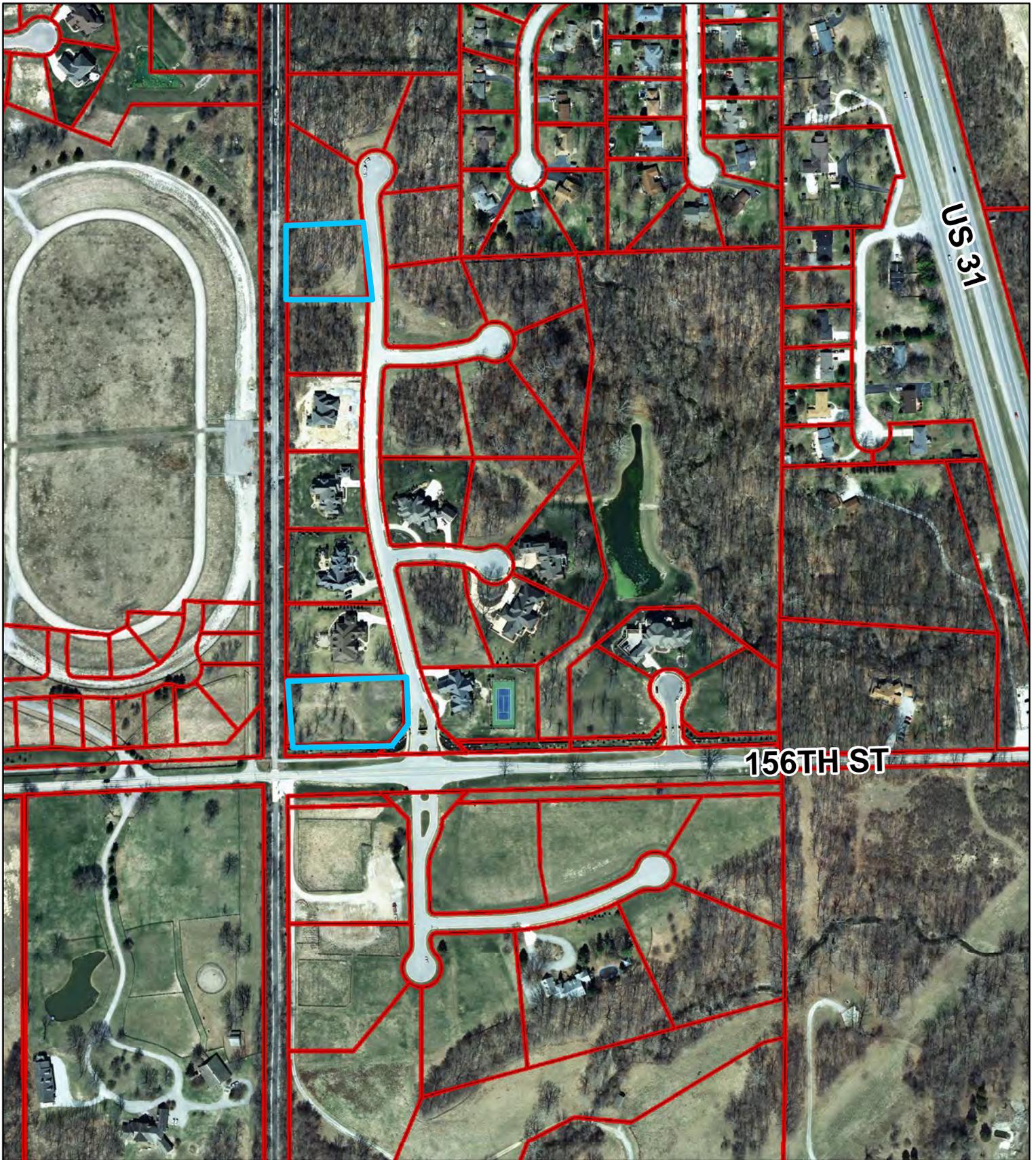
- Advisory Plan Commission [November 21, 2011]

The Westfield-Washington Advisory Plan Commission has forwarded a favorable recommendation to the City Council (5-2).

- City Council

- Introduction: [January 23, 2012]
- Adoption Consideration: [April 09, 2012]

Submitted by: Ryan P. Clark, *Associate Planner*



 Site

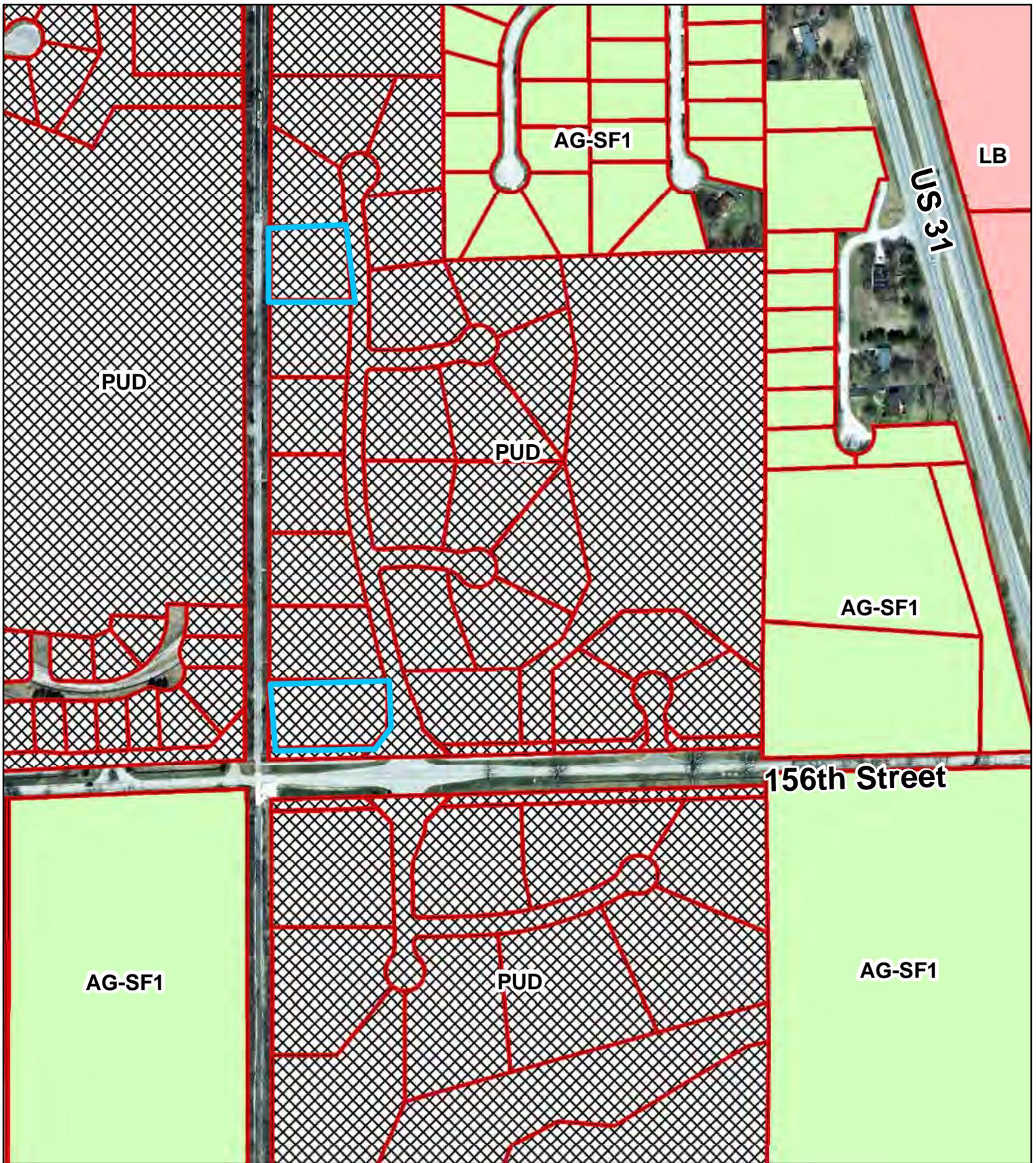
1 in = 333 feet

Aerial Location Map

North and South Side of 156th Street

Exhibit 2





Zoning Map

North and South Side of 156th Street



 Site

1 in = 333 feet



**WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Advisory Plan Commission held a public hearing on Monday, April 2, 2012, to consider an amendment to the Viking Meadows PUD. Notice of the public hearing was advertised and noticed and presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposal is as follows:

Case No.	1202-PUD-02
Petitioner	Pulte Homes of Indiana, LLC.
Description	An amendment to the Valley View section of the Viking Meadows PUD.

On April 2, 2012, a motion was made and passed to send a favorable recommendation (5-2) to the City Council to approve 1202-PUD-02.

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.



Matthew S. Skelton, Secretary

April 3, 2012

Date