



Petition Number: 1205-PUD-05

Petitioner: JR Farmer Harmony, LLC

Request: Change in zoning from the AG-SF1 District to the Harmony PUD District

Current Zoning: AG-SF1

Current Land Use: Agriculture/Vacant

Approximate Acreage: 277 acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Harmony PUD Ordinance (Original Version), March 29, 2012
4. Harmony PUD Ordinance (Second Version), July 5, 2012
5. Harmony PUD Ordinance (Third Version), July 30, 2012
6. Harmony PUD Ordinance (Fourth Version), October 29, 2012
7. Harmony PUD Ordinance (Current Version), November 29, 2012
8. Harmony PUD Ordinance (Redline Version), November 29, 2012
9. APC and City Council Comments, June 2, 2012
10. Petitioner's Response to APC Comments, June 12, 2012
11. Petitioner's Comprehensive Plan Analysis, July 5, 2012
12. Public Comments, November 29, 2012
13. Neighbor Meeting Notes, March 13, 2012

Staff Reviewer: Kevin M. Todd, AICP

Petition History

This petition was introduced at the April 9, 2012 City Council meeting. The proposal received a public hearing at the May 7, 2012 Advisory Plan Commission (the "APC") meeting. The proposed PUD Ordinance has been through many iterations and revisions since the public hearing and is now eligible for a recommendation from the APC.



Project Overview

Location

The subject property is approximately 277 acres in size and is located on the west side of Ditch Road, between 146th Street and 156th Street (the “Property”). The Property is primarily vacant/agricultural in use.

Project Description

The proposed Harmony PUD Ordinance allows for a maximum of 710 single-family detached dwellings, 270 multi-family dwellings, and 170,000 square feet of commercial space (the “Proposal”). The Harmony PUD Ordinance (the “PUD Ordinance”) establishes two (2) districts: a Single Family Residential District, which accommodates the project’s single-family dwellings; and a Mixed-Use District, which accommodates the project’s multi-family and commercial areas.

The Single Family Residential District defaults to the Single Family-4 District standards, and it includes multiple lot sizes and lot types. The Proposal includes two (2) different sizes of alley-loaded lots (front of the home oriented towards the street and garages oriented towards an alley in the rear); three (3) different sizes of front-load lots (front of the home and garages oriented towards the street); and new lots (front of the home oriented towards a green space and garages oriented towards an alley in the rear). The Harmony PUD Ordinance also includes residential architectural standards.

The Mixed-Use District defaults to the Local Business standards and includes development standards for commercial uses and multi-family development. The Proposal also adopts the City’s State Highway 32 Overlay District’s architectural standards for its commercial area. The Mixed-Use District is divided into three (3) areas: Area A is the multi-family area; Area B is the commercial area north of the realigned 146th Street; and Area C is the commercial area south of the realigned 146th Street.

146th Street and Ditch Road

The Harmony development team has worked with Hamilton County and the City of Westfield to resolve the items that were raised at previous APC meetings associated with 146th Street and Ditch Road. Below is a summary of the items:

- 146th Street Access – Hamilton County is agreeable to grant right-in/right-out access on the westbound and eastbound lanes, as generally depicted in the concept plan.



- Five-Point Roundabout on Ditch Road – The developer will make the improvements as a part of the development of the Harmony project.
- Ditch Road/151st Street Roundabout – The developer will make the improvements as a part of the development of the Harmony project.

Comprehensive Plan

The Future Land Use Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as “New Suburban”. Local commercial development is not indicated on the map at the intersection of Ditch Road and 146th Street. The policy guidance in the Comprehensive Plan may indicate that commercial development at this location is not inappropriate. The petitioner submitted an analysis of how the Harmony PUD compares against the policies of the Comprehensive Plan (see Exhibit 11).

Modifications Since the November 5, 2012 APC Meeting

Since the November 5, 2012 APC Meeting, there have been a few modifications to the PUD Ordinance, based on comments and feedback received at the meeting. The summary below highlights the changes:

1. Convenience store with fueling center – A note was added stating that this use is not being approved now, but that at the time a specific entity wants to build a Convenience store with fueling center in Area C, an amendment to the PUD Ordinance will be required.
2. Minimum Ground Level Square Footage – Minimum ground level square footage amounts were added to the table of development standards for the Residential District. They meet or exceed the minimums required in the underlying SF-4 District.
3. Residential Architectural Standards (Conventional Design Standards)
 - a. Language was added to limit architectural design elements located on the roof to no more than two (2) for an elevation.
 - b. Language was added stating that if an element was used as a required element on one elevation, it cannot be used as a required element on any other elevation.
 - c. The minimum number of architectural elements on the Front Elevation has been increased from five (5) to six (6).
 - d. The architectural element regarding roofline directional change was clarified to reflect that dormers and porches do not count as roofline directional changes.
 - e. Architectural Garage Doors are no longer an option for Front Elevations. They are required on all but 120 dwellings that follow the Conventional Design Standards.



4. Commercial Design Elements – A new Exhibit C-3 was created to depict the design elements that are to be encouraged within the commercial area.

Staff Comments

Staff has concluded that the Harmony PUD Ordinance is in good form. If the APC is satisfied with the substantive contents of the proposal, then forward a favorable recommendation to the City Council.