Westfield City Council Report

Ordinance Number:	13-11
APC Petition Number:	1211-PUD-12
Petitioner:	JR Farmer Harmony, LLC
Requested Action:	Pulte Homes of Indiana, LLC requests an amendment to the Viking Meadows PUD.
Current Zoning District:	Viking Meadows PUD
Requested Zoning District:	Viking Meadows PUD
Referral Date to APC:	October 8, 2012
APC Public Hearing:	January 22, 2013
APC Recommendation:	February 4, 2013
Adoption Consideration:	February 11, 2013
Exhibits:	1. Staff Report 2. Aerial Location Map 3. APC Certification 4. Valley View Response Analysis 5. Valley View Construction Analysis 6. Lot 6 Home Plan 7. Lot 8 Home Plan 8. Trail Adjacent Lots 9. Lot 75 Map 10. Lots 33-36 Map

Prepared By: Andrew P. Murray, Associate Planner

Petition History

This petition was introduced at the October 8, 2012 City Council meeting and received a public hearing at the January 22, 2013 Advisory Plan Commission (the "APC") meeting. The item received a favorable recommendation for approval at the February 4, 2013 APC meeting.

Procedural

- Requests for a change in zoning are required to be considered at a public hearing, in accordance with Ind. Code 36-7-4-1511.
- The Advisory Plan Commission held a public hearing on January 22, 2013 and issued a favorable recommendation (8-0) to the City Council in support of the proposed amendment request at its February 4, 2013 meeting.
- Notification of the February 4, 2103 public hearing was provided in accordance with the APC Rules of Procedure.
- The Westfield City Council may take action on this item at its February 11, 2013 meeting.

Project Overview

Project Description

The subject property is located in the Viking Meadow subdivision located at the northeast corner of 156th Street and Oak Ridge Road. The overall development is approximately 220 acres in size.

The proposed standards, as identified in the next section of this report, are presented to you based on the feedback from residents within the Viking Meadows subdivision. The petitioner has worked closely and diligently in finalizing this proposal to the satisfaction of the residents.

Summary of Proposed Standards

Roof Pitch Modification

The proposed amendment would modify architectural standards for Parcel C, Lots 6 and 8 (Valley View Section 1), 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") will determine which homes are classified as having a historical architectural style and permitted to have an alternative roof pitch. This proposal is very similar to a previous amendment that was approved by the Westfield City Council in April of 2012.

The petitioner provided staff with two exhibits regarding this proposed modification. These exhibits are summarized as follows:

1. Exhibit 4 – Valley View Response Analysis. – This exhibit accounts for all lots in Valley View Section 1, indicating the property owner's response to the proposed roof modification. Responses include: 1) in favor, 2) against, 3) unresponsive or 4) no comment.
2. Exhibit 5 – Valley View Construction Analysis. – This exhibit accounts for all lots in Valley View Section 1, indicating which lots are 1) occupied, 2) empty or 3) under construction.

Monon Trail Buffer Modification

In addition to the proposed roof pitch modification, the amendment proposes to modify the existing buffer planting requirement adjacent to the west side of the Monon Trail corridor. As written, the Viking Meadows PUD Amendment, Ord. 10-30, requires at the time the lots in Parcel A adjacent to the Monon Trail are developed, a staggered double row of spruce trees, a minimum of seven feet (7') tall at planting, to be planted thirty feet (30') on center along the rear of the Trail Adjacent Lots abutting the Monon Trail.

As proposed, the modification would change the configuration from a double row of spruce trees planted thirty feet (30') on center to a quantity of spruce trees, planted in a natural and staggered/irregular row pattern (not in a single, systematic row), a minimum of seven (7) feet tall at planting, equal to an amount not less than that which would have been planted in a single row of fifteen (15) feet on center along the entire rear of the trail adjacent lots (the "Base Plantings"). The Base plantings are the minimum required plantings.

In addition to the Base Plantings, supplemental plantings are proposed to fill gaps in the existing vegetation along the Monon Trail and Trail Adjacent Lots. As proposed, the Developer commits to cleaning up existing vegetation along the Monon Trail by removing all undesirable brush and shrubs that would allow for newly planted trees to grow and thrive. In determining the amount of supplemental plantings, the Developer and a representative selected by the existing Viking Meadows HOA Advisory Board shall walk the Trail Adjacent Lots, upon completion of the trail cleanup and prior to the last building permit issued to a Trail Adjacent Lot, to determine the quantity and location of the supplemental plantings. The Developer commits to planting a maximum of 86 supplemental plantings.

Lot 75 Lot Size Modification

The minimum lot area for lot 75 within the Meadowlands Section 3 development is proposed to be reduced from 10,400 square feet to 10,000 square feet. This reduction is proposed in order to comply with the thirty (30) feet wide common area that is required in accordance with the Viking Meadows PUD (Ord. 10-30, Section 4, 4.4, A, i).

Meadowlands Section One Buffer Modification

The Meadowlands Section One Buffer standard requires a staggered double row of spruce trees planted thirty (30') on center, at a minimum of seven (7) feet tall, in a landscape easement immediately south of lots 34, 35 and 36. It is proposed to modify the configuration of the plantings to allow five (5) feet

between the two rows of trees and to apply this standard immediately south of lot 33, in addition to the other three lots.

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 are some residential homes and a number of vacant platted lots. The occupied residential homes are newly-constructed custom and production 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 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.

Recommendations/Actions

- Economic and Community Development Department [February 4, 2013]
  The Westfield Economic and Community Development Staff reported to the APC that the proposed amendment to the Viking Meadows PUD Ordinance is in good form. Staff

recommended that the proposal be forwarded to the City Council with a favorable recommendation, if the APC was satisfied with the substantive contents of the proposal.

- Advisory Plan Commission [February 4, 2013]
  The Westfield-Washington Advisory Plan Commission has forwarded a favorable recommendation to the City Council (Vote of: 8-0).

- City Council
  - Introduction: [October 8, 2012]
  - Eligible for Adoption: [February 11, 2013]

Submitted by: Andrew P. Murray, *Associate Planner*

AERIAL LOCATION EXHIBIT

VIKING MEADOWS

CONCEPT PLAN EXHIBIT

VIKING MEADOWS

LEGEND

- Parcel A = Blue Grass
- Parcel A = Meadowlands
- Parcel B = Two Gaits
- Parcel C = Valley View
- Parcel D = Valley View
- Parcel E
- Parcel F

WEIHE ENGINEERS

VALLEY VIEW LOTS

VIKING MEADOWS

WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION
CERTIFICATION

The Westfield-Washington Advisory Plan Commission held a public hearing on Monday, January 22, 2013, to consider the Viking Meadows PUD amendment. 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.	1211-PUD-12
Petitioner	Pulte Homes of Indiana, LLC
Description	Pulte Homes of Indiana, LLC requests an amendment to the Viking Meadows PUD Ordinance.

On February 4, 2013, a motion was made and passed to send a favorable recommendation to the City Council to approve 1211-PUD-12 (Vote of: 8-0).

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

Matthew S. Skelton, Secretary

February 5, 2013
Date

LOCATION: H:\2010\W100538\eng\Plat\20121015 Overall Lot Layout.dwg
DATE/TIME: October 19, 2012 - 1:21pm
PLOTTED BY: millers

Valley View – Response Analysis

- Support PUD Amendment
- Opposed PUD Amendment
- No Comment
- No response

PulteGroup

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SCALE: 1" = 400'
0 100 200 400

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VIKING MEADOWS

ILLUSTRATIVE LOT LAYOUT
Date: November 18, 2011
Revised Date: October 18, 2012

LOCATION: H:\2010\W100538\eng\Plat\20121015 Overall Lot Layout.dwg
DATE/TIME: October 19, 2012 – 1:21pm
PLOTTED BY: millera

Valley View – Construction Status

- Occupied 2-5,7,17,19,20,22 &24
- Empty 1,6,8,14,15,16,21,23 & 25
- Under Const. 9-13 & 18

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SCALE: 1" = 400'
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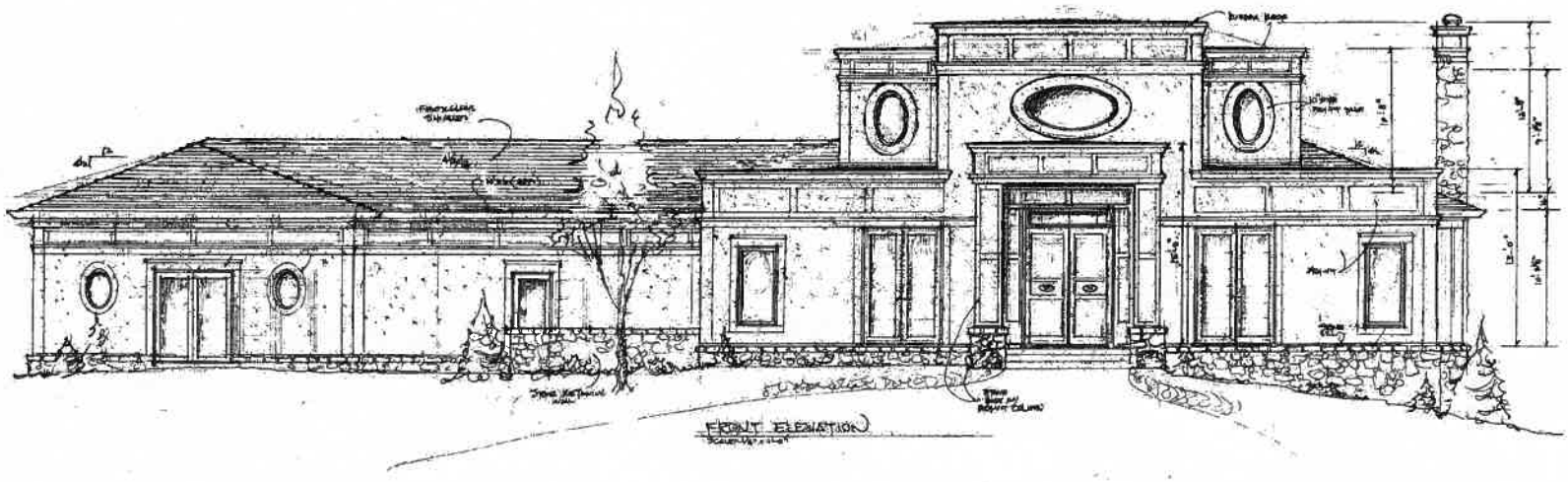
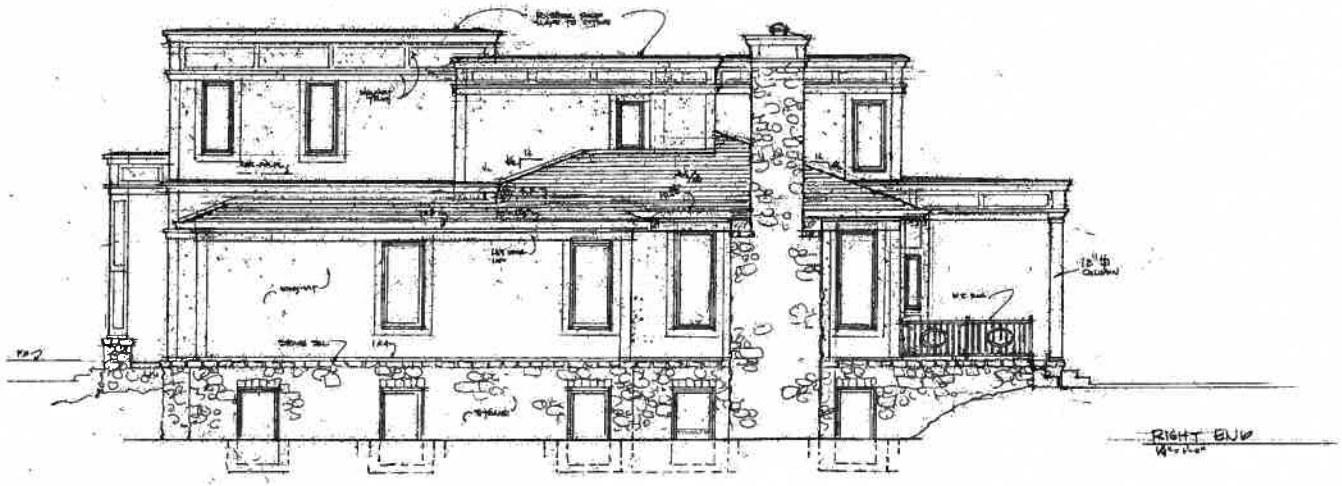
VIKING MEADOWS

ILLUSTRATIVE LOT LAYOUT
Date: November 18, 2011
Revised Date: October 18, 2012

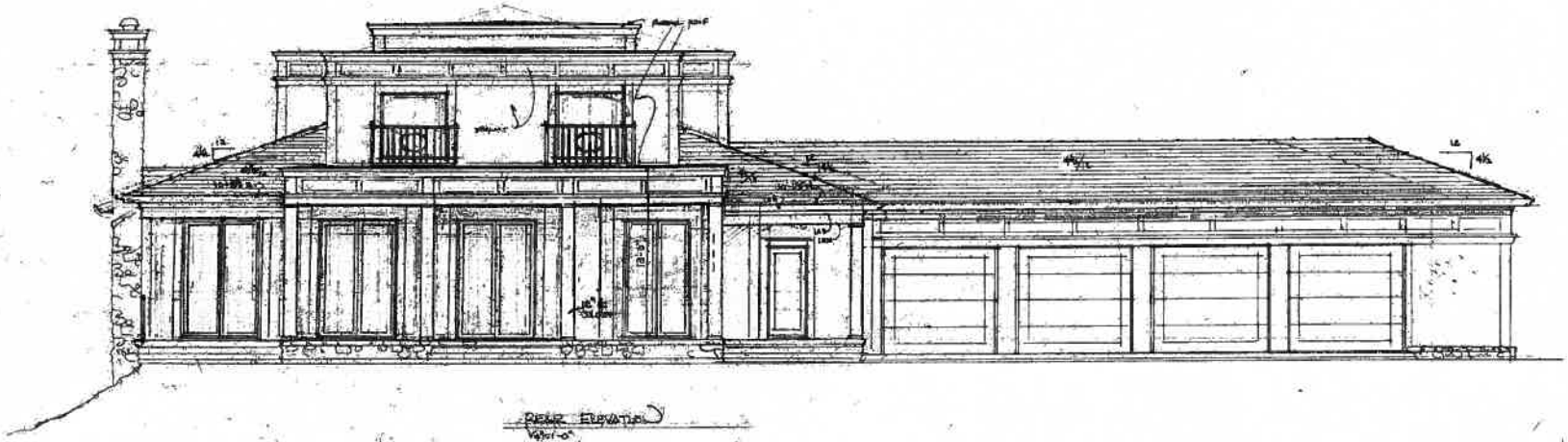
LOT #6 - VALLEY VIEW
PROPOSED PLANS



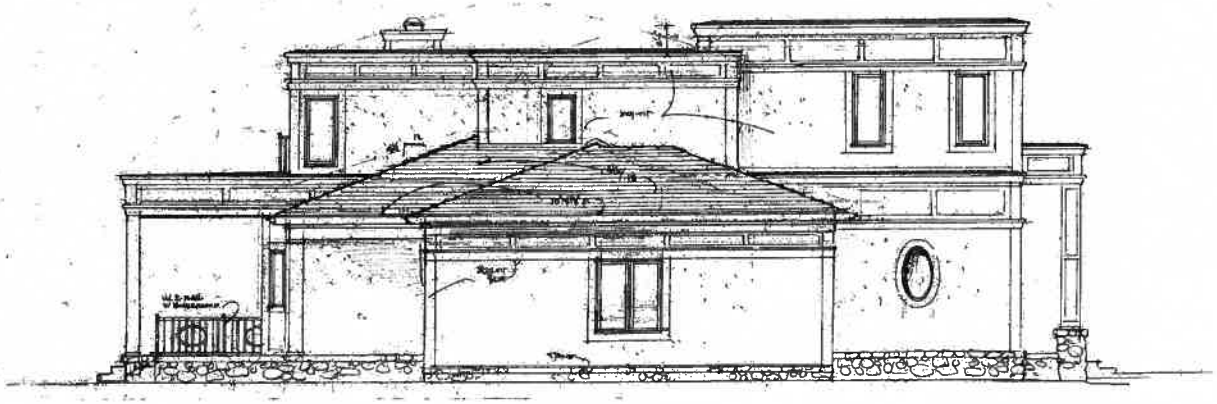


SCHENBERG RESIDENCE

P2 of 2



REAR ELEVATION



LEFT END

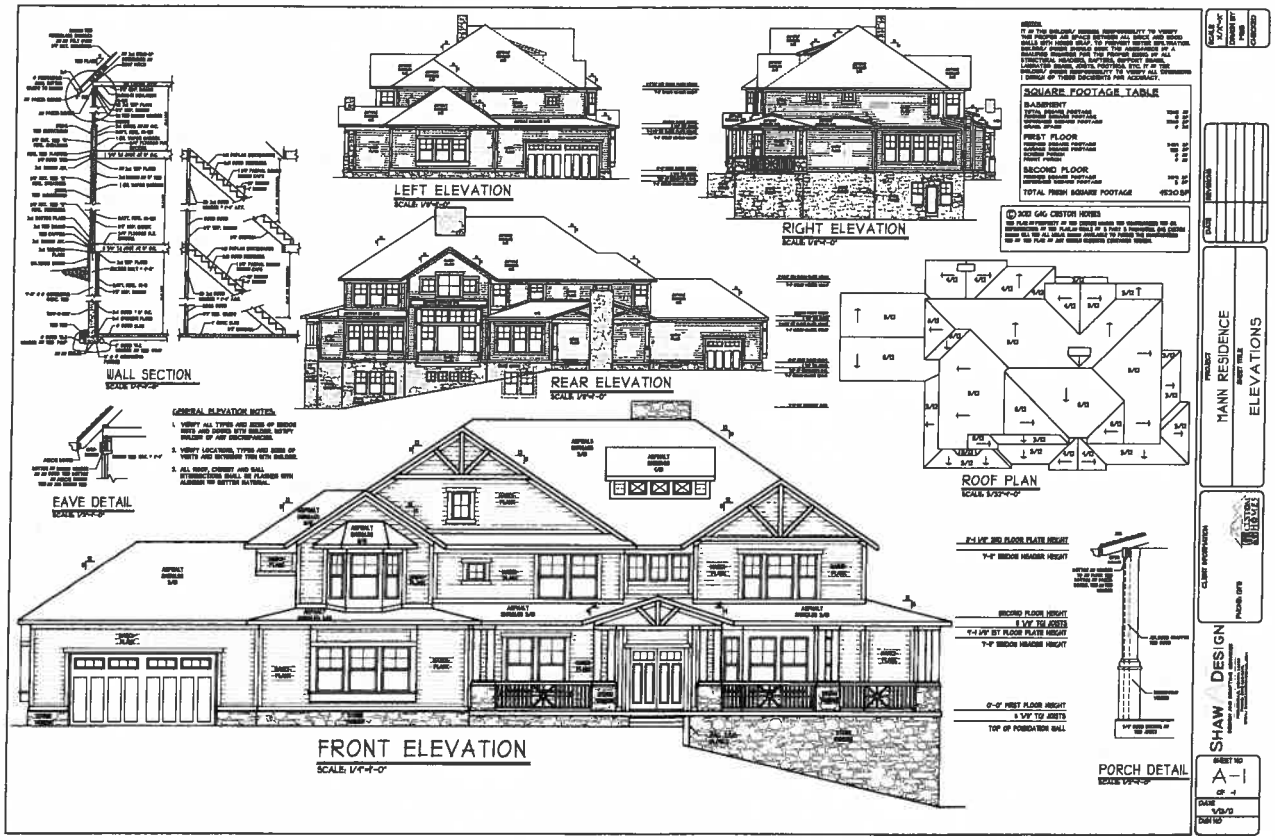
SCHENBERG RESIDENCE

HAMILTON HOMES

2

Lot #8 - Valley View

proposed plans



PARCEL A - TRAIL ADJACENT LOTS

VIKING MEADOWS

Lots within Parcel A adjacent to the Monon Trail

LEGEND

- Parcel A = Blue Grass
- Parcel A = Meadowlands
- Parcel B = Two Gaits
- Parcel C = Valley View
- Parcel D = Valley View
- Parcel E
- Parcel F

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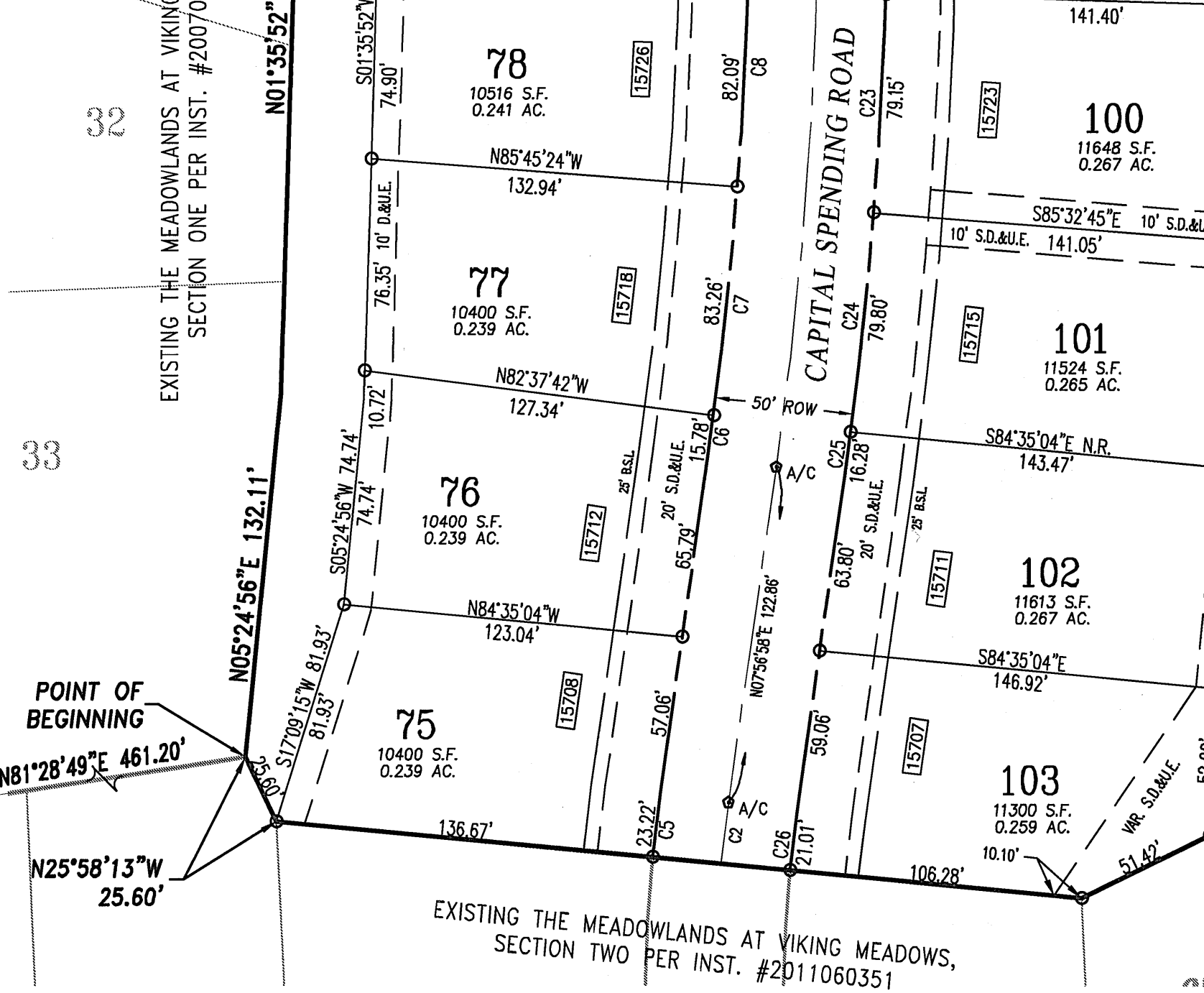

BUILDING SETBACK REQUIREMENTS:

r rebar with aluminum cap to be set to mark street centerline

CITY OF Westfield INDIANA

1211-PUD-12
Lots 33-36

N W E S
Not To Scale

Aerial Location Map

Site