



Westfield City Council Report

Resolution Number:	13-108
APC Petition Number:	0608-REZ-06
Petitioner:	Beazer Homes, Indiana
Requested Action:	A modification to the written commitments associated with the rezoning of property, as approved by Ordinance 06-50 and amended by Resolution 11-05
Current Zoning District:	SF-2, with commitments
Referral Date to APC:	February 11, 2013
APC Public Hearing:	March 4, 2013
APC Recommendation:	March 18, 2013
Adoption Consideration:	April 8, 2013
Exhibits:	1. Staff Report 2. APC Certification
Prepared By:	Kevin M. Todd, AICP

Petition History

This petition was introduced at the February 11, 2013 City Council meeting and received a public hearing at the March 4, 2013 Advisory Plan Commission (the "APC") meeting. The item received a unanimous favorable recommendation for approval at the March 18, 2013 APC meeting.

Procedural

The Westfield City Council may take action on this item at its April 8, 2013 meeting.

Project Overview

Project Location

The subject property is approximately 40 acres in size and is located at the southeast corner of 169th Street and Carey Road (the "Property").

Property History

The Property was rezoned from AG-SF1 to SF-2 with commitments in 2006 (Ordinance 06-50). In 2007, a development plan and plat was approved for the Walnut Ridge Estates subdivision. Construction began

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on infrastructure, but no homes were built. In 2011, the commitments were amended by a home builder. The modified commitments included more detailed development standards, a conceptual landscaping plan, and specific home elevations (the “2011 Modification”). Since the 2011 Modification, there has been no construction activity on the Property.

Project Description

The current proposal is to modify the commitments that are associated with the Walnut Ridge Estates project. The petitioner is requesting only the two following modifications:

1. Modify the conceptual landscaping plan. The Property is bisected by pipelines, running in a northeast to southwest direction. The pipeline company will not allow plantings within the easements for the pipelines. The conceptual landscaping plan that was included with the 2011 Modification depicted plants within those easements. The proposed modified conceptual landscaping plan shows those easements free from landscaping. The proposed plan also depicts a single row of new spruce trees to be planted in the eastern buffer (along Brookside).
2. Replace the building elevations. The 2011 Modification included building elevations that were specific to the builder at that time. The petitioner, Beazer Homes, does not build the exact homes that were committed to by the 2011 petitioner. Therefore, the proposal is to replace the previous home elevations with the petitioner’s home elevations.

No other commitments from the 2011 Modification are proposed to change.

Recommendations/Actions

- Economic and Community Development Department [March 18, 2013]
The Westfield Economic and Community Development Staff recommended that the proposed modification of the Walnut Ridge Estates Commitments be forwarded to the City Council with a favorable recommendation.
- Advisory Plan Commission [March 18, 2013]
The Westfield-Washington Advisory Plan Commission has forwarded a favorable recommendation to the City Council (Vote of: 9-0).
- City Council
 - Introduction: [February 11, 2013]
 - Eligible for Adoption: [April 8, 2013]

Submitted by: Kevin M. Todd, AICP, *Senior Planner*

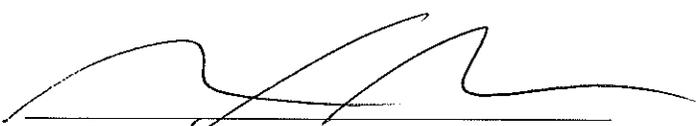
**WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Advisory Plan Commission held a public hearing on Monday, 4, 2013, to consider a modification to the Walnut Ridge Estates Commitments. 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.	0608-REZ-08
Petitioner	Beazer Homes, Indiana
Description	A modification to the written commitments associated with the rezoning of property, as approved by Ordinance 06-50 and amended by Resolution 11-05

On March 18, 2013, a motion was made and unanimously passed to send a favorable recommendation to the City Council to approve the proposed modification to the Walnut Ridge Estates Commitments.

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



Matthew S. Skelton, Secretary

March 19, 2013

Date