



Westfield City Council Report

Ordinance Number:	13-17
APC Petition Number:	1306-PUD-06
Requested Action:	Freeman Custom Homes requests an amendment to the Viking Meadows PUD.
Current Zoning District:	Viking Meadows PUD
Requested Zoning District:	Viking Meadows PUD
Referral Date to APC:	May 13, 2013
APC Public Hearing:	June 3, 2013
APC Recommendation:	June 17, 2013
Adoption Consideration:	July 8, 2013
Exhibits:	<ol style="list-style-type: none">1. Staff Report2. Aerial Location Map3. APC Certification4. Viking Meadows PUD Amendment Ordinance 13-175. Elevation Plan
Prepared By:	Andrew P. Murray, Associate Planner

Petition History

This petition was introduced at the May 13, 2013 City Council meeting and received a public hearing at the June 3, 2013 Advisory Plan Commission (the "APC") meeting. The item received a favorable recommendation for approval at the June 17, 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 June 3, 2013 and issued a favorable recommendation (8-0) to the City Council in support of the proposed amendment request at its June 17, 2013 meeting.
- Notification of the June 3, 2013 public hearing was provided in accordance with the APC Rules of Procedure.
- The Westfield City Council may take action on this item at its July 8, 2013 meeting.

Project Overview

Project Location

The proposed amendment would apply to Lot 29 in the residential subdivision known as Valley View at Viking Meadows (the "Property"). The Property is located on the south side of 156th Street between US Highway 31 and Oak Ridge Road. The Property is approximately 2.18 acres in size.

Project Proposal

The proposed amendment would modify architectural standards for Parcel D, lot 29, 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 ratio of 8:12 (front to back roof pitch) and 10:12 (front gable roof pitch). The amendment, as proposed and similar to previous amendments relating to roof pitch, would accommodate a home with a historical architectural style that lends itself to an alternative roof pitch. As proposed, the home to be built on the Property is a 9,600. The petitioner has engaged the Valley View neighbors regarding the proposal and has received no feedback in opposition.

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 amendment 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 amendment 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 [June 17, 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.

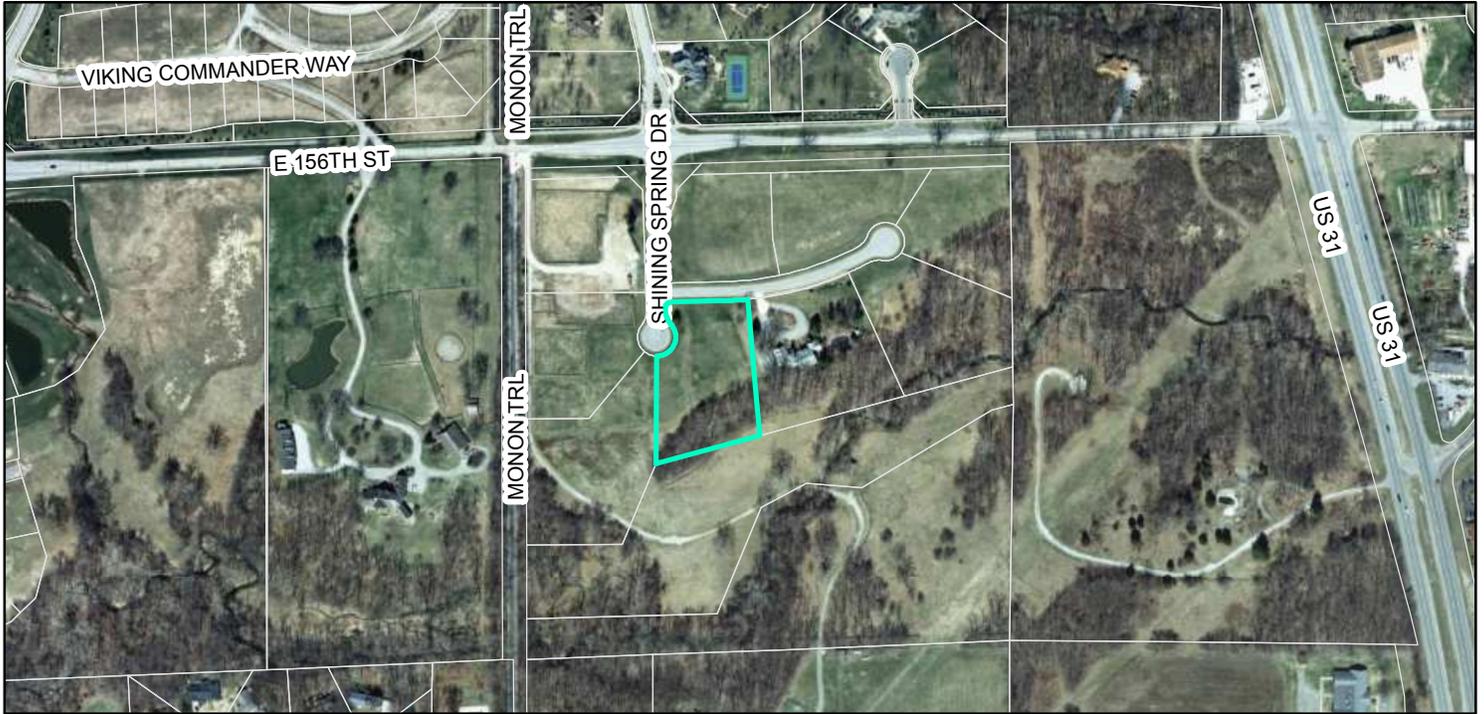
- Advisory Plan Commission [June 17, 2013]
The Westfield-Washington Advisory Plan Commission has forwarded a favorable recommendation to the City Council (Vote of: 8-0).

- City Council
 - Introduction: [May 13, 2013]
 - Eligible for Adoption: [July 8, 2013]

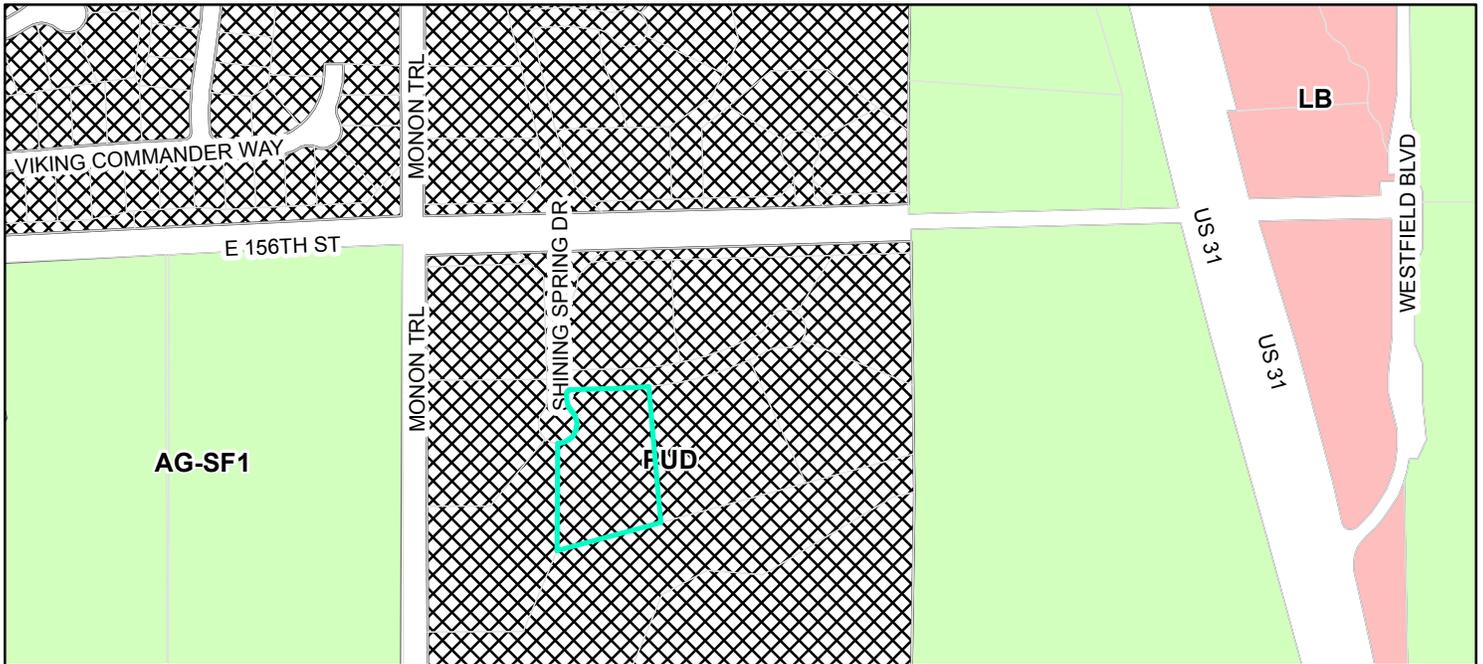
Submitted by: Andrew P. Murray, *Associate Planner*

Aerial Location Map

Site



Zoning Map



Zoning

- | | |
|------------------------------------------|---------------------------------|
| AG-SF1 (Agriculture - Single Family - 1) | MF-2 (Multiple Family - 2) |
| EI (Enclosed Industrial) | OI (Open Industrial) |
| GB (General Business) | PUD (Planned Unite Development) |
| LB (Local Business) | SF-3 (Single Family - 3) |
| MF-1 (Multiple Family - 1) | SF-4 (Single Family - 4) |

**WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Advisory Plan Commission held a public hearing on Monday, June 3, 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.	1306-PUD-06
Petitioner	Freeman Custom Homes
Description	Freeman Custom Homes requests an amendment to the Viking Meadows PUD Ordinance.

On June 17, 2013, a motion was made and passed to send a favorable recommendation to the City Council to approve 1306-PUD-06 (Vote of: 8-0).

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



Matthew S. Skelton, Secretary

June 17, 2013

Date