



Westfield City Council Report

Ordinance Number:	15-06
APC Petition Number:	1504-PUD-04
Petitioner:	G & G Custom Homes
Requested Action:	An amendment to the Viking Meadows Planned Unit Development (PUD) District to modify the roof standard to apply to lot 16 in the Valley View section.
Current Zoning:	Viking Meadows PUD District
Current Land Use:	Vacant / Agricultural
Exhibits:	<ol style="list-style-type: none">1. Staff Report2. Location Map3. PUD District Ordinance4. APC Certification
Prepared by:	Andrew Murray, Associate Planner

PETITION HISTORY

This petition was introduced at the March 9, 2015, City Council meeting. The petition received a public hearing at the April 6, 2015, Advisory Plan Commission (the "APC") meeting. The APC forwarded this petition with a favorable recommendation (Vote: 7-0) at its April 6, 2015, meeting. This petition is eligible for adoption consideration at the April 13, 2015, City Council meeting.

PROCEDURAL

City Council: The PUD Amendment Ordinance was introduced to the City Council at the March 9, 2015, meeting.

Public Hearing: Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition was held on April 6, 2015, at the APC meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC's Rules of Procedure.

Statutory Considerations:

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.

3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

PROJECT OVERVIEW

Project Location: The Property is Lot 16 in the Viking Meadows subdivision section, known as Valley View. The Valley View section is located on 156th Street, approximately a quarter of a mile west of US Highway 31. (the “Property”) (**see Exhibit 2**).

Amendment Request: The requested amendment to the Viking Meadows PUD Ordinance would modify the Property’s roof pitch requirement (the “PUD District Ordinance”, see **Exhibit 3**). The Viking Meadows PUD Ordinance 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 PUD Amendment Ordinance, 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 Mediterranean style home with an approximate value of \$1.3 million. The Petitioner has engaged the Valley View neighbors regarding the proposal and has received no feedback in opposition.

RECOMMENDATIONS / ACTIONS

APC Recommendation

At its April 6, 2015, meeting, the APC forwarded a favorable recommendation of this petition to the Council (Vote of: 7 in favor, 0 opposed) (see **Exhibit 4**).

City Council

Introduction: March 9, 2015
Eligible for Adoption: April 13, 2015

Submitted by: Andrew Murray, Associate Planner
 Economic and Community Development Department