Docket Number:	1511-PUD-22 (Ordinance No. 15-26)
Petitioner:	Beazer Homes Indiana, LLP by Nelson & Frankenberger
Request:	An amendment to replace and supersede the Centennial North Planned Unit Development (PUD) District with the West Rail Planned Unit Development (PUD) District.
Current Zoning:	Centennial North PUD District (Ord. 05-10, as amended by Ord. 06-09 and Ord. 11-33)
Current Land Use:	Undeveloped / Agricultural
Zoning History:	0408-PUD-07 Original PUD Ord. 05-10 (03/28/05) 0601-PUD-02 PUD Amendment Ord. 06-09 (02/23/06) 0901-PUD-01 PUD Amendment Ord. 09-03 (02/03/09) 0902-SPP-01 Primary Plat 0902-DP-04 Overall Development Plan 0903-SFP-01 Secondary Plat, Section 1 (withdrawn) 1111-PUD-06 PUD Amendment Ord. 11-33 (12/12/11) 1208-DP-08 Detailed Development Plan (church) (09/04/12)
Exhibits:	1. Staff Report 2. Location Map 3. Concept Plan 4. Centennial North PUD Ord. 11-33 5. West Rail Amendment Ord. 15-26
Staff Reviewer:	Jesse M. Pohlman, Senior Planner

PETITION HISTORY

This petition was introduced at the October 12, 2015, City Council meeting. The petition will receive a public hearing at the November 2, 2015, Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW

Project Location: The petitioner is requesting a zoning change for the one hundred and eight (108) acres generally located east of Ditch Road, between 156th Street and 161st Street (see **Exhibit 2**).

Property History: The property is currently zoned the Centennial North PUD District (Ord. 05-10, as amended by Ord. 06-09 and Ord. 11-33) (the "Original PUD"). The original Centennial

North PUD District was adopted in 2005, and included 157 acres. In 2011, an amendment was adopted by the Council that accommodated the Epiphany Evangelical Lutheran Church (the "Church"). The Church has since acquired and developed the 10 acres directly on the northeast corner of Ditch Road and 156th Street (2012).

Original PUD Ordinance: The amendment in 2011 (see **Exhibit 4**) established a maximum density of 2.0 dwelling units per acre (236 lots). The ordinance created two subareas with minimum lot areas of 7,500 square feet and 10,000 square feet. The minimum open space was thirty percent (30%). Additionally, the ordinance established minimum architectural standards, which included permitting vinyl siding as well as requiring enhanced front and side facades through a minimum point system of optional architectural elements.

AMENDMENT REQUEST

The petitioner requests this amendment to modernize the Original PUD Ordinance in accordance with the Unified Development Ordinance, and to accommodate the proposed homes and site design. In effect, the proposed ordinance will replace and supersede the Original PUD Ordinance in its entirety, as it applies to this property, and would be known as the "West Rail Planned Unit Development (PUD) District" (the "Proposed Ordinance").

Default Standards: The proposed ordinance (see **Exhibit 5**) maintains two (2) subareas, with increased minimum lot areas of 9,100 square feet and 10,500 square feet. The subareas default to the SF3: Single-Family Medium Density District and the SF4: Single-Family High Density District, which are consistent with the Original PUD Ordinance.

Permitted Uses: The PUD Ordinance permits those uses identified within the existing PUD Ordinance and the Underlying Zoning District and establishes a maximum density of one hundred and eighty-three (183) single-family dwellings, which is a lower density than the two hundred and sixteen (216) single-family dwellings permitted by the Original PUD Ordinance.

Development and Design Standards: The proposed ordinance generally defaults to the Unified Development Ordinance (the "UDO").

> Architectural Standards: The UDO's architectural standards for perimeter lots abutting 156th Street, Ditch Road and 161st Street would apply and are not being proposed to be modified. The proposed ordinance establishes an alternative streetscape diversity standard and incorporates general architectural standards such as prohibiting vinyl and minimum roof overhangs. In addition, the proposed ordinance incorporates minimum requirements for enhanced front and side facades through a minimum point system of optional architectural elements.
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> Landscaping Standards: The proposed ordinance is not proposing to modify the UDO's landscaping standards, with the exception of accommodating the ability to shift around

required landscaping where otherwise prohibited by the gas line easements. As such, the UDO's buffer yard, lot landscaping and external street frontage standards apply.

Open Space: The Original PUD Ordinance established a minimum open space requirement of thirty percent (30%). The proposed ordinance also requires a minimum open space of thirty percent (30%); however, the proposed development will have a net increase in open space because the UDO limits the amount of open space that can qualify as open space within third-party easements, such as the gas line easements that bisect the site. In addition, the proposed ordinance incorporates a requirement that the open spaces be enhanced with wildflower and prairie plantings, as well as minimum amenity requirements.

Comprehensive Plan: The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Suburban Residential". The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions; however, below is a general summary of the goals and objectives of the Comprehensive Plan for this Property:

The development policies for "Suburban Residential" include: (i) promote the protection of the existing suburban character of the area; (ii) ensure that new development adjacent to existing suburban is properly buffered; (iii) ensure development occurs in a way that is contiguous with existing development; (iv) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (v) prevent monotony of design and color that applies to the collective impact of an entire development; (vi) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; and (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities.

The development policies for "residential design standards" include: (i) encourage neighborhoods that do not have the appearance of "production" housing; (ii) evaluate new residential development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii) encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of "cookie cutter" subdivisions.

The development policies for "open space and recreation" include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows;

and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

PROCEDURAL

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the November 2, 2015, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission'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.

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the November 2, 2015, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.