



Ordinance Number: 16-04

Petition Number: 1603-PUD-02

Petitioner: Beazer Homes Indiana LLP

Request: A text amendment to modify the architectural theme standards for the Keeneland Park Planned Unit Development (PUD).

Current Zoning: Keeneland Park PUD District

Current Land Use: Residential

Exhibits:

1. Ordinance 16-04
2. Staff Report
3. Location Map
4. Elevations
5. APC Certification

Staff Reviewer: Amanda Rubadue, Associate Planner

Petition History

This petition was introduced at the February 8, 2016, City Council Meeting. The petition received a public hearing at the March 7, 2016, Advisory Plan Commission (the “APC”) meeting. The APC forwarded this petition with a favorable recommendation at its March 7, 2016, meeting. The petition is eligible for adoption consideration at the March 14, 2016 Council meeting.

Project Overview

Project Location: The Petitioner is requesting an amendment to the Keeneland Park Planned Unit Development (PUD) District Ordinance No. 12-45 (the “PUD Ordinance”) for the 28+/- acres located on the southwest corner of 169th Street and Spring Mill Road (see **Exhibit 3**).

Project Description: The proposal is to modify the architectural standards by adding “Farmhouse” as a seventh option to the Distinct Architectural Themes, within Sections 5, 6 and 7 of the Keeneland Park PUD (the “Proposal”). A full summary of the proposal can be found in Section 2 of the proposed PUD amendment (see **Exhibit 1**).



Procedural

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the APC. The public hearing for this petition was held at the March 7, 2016, APC meeting. Notice of the public hearing was provided in accordance with Indiana Law and the APC's Rules of Procedure.

Statutory Considerations: The Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zoning 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

Recommendations / Actions

APC Recommendation

At its March 7, 2015, meeting, the APC forwarded a favorable recommendation of this petition to the Council (vote of: 9 in favor, 0 opposed) (see **Exhibit 5 – APC Certification**).

City Council

Introduction: February 8, 2016
Eligible for Adoption: March 14, 2016
Submitted by: Amanda Rubadue, Associate Planner
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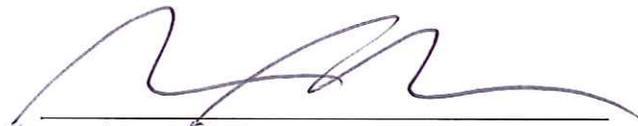
**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, March 7, 2015, to consider an amendment to the Keeneland Park Planned Unit Development District and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	1603-PUD-02
Ordinance No.	16-04
Petitioner	Beazer Homes Indiana, LLP
Description	Beazer Homes Indiana, LLP requests a text amendment to modify the architectural theme standards applicable to Sections 5, 6 and 7 of the Keeneland Park Planned Unit Development (PUD) District.

On March 7, 2015, a motion was made and passed to send a favorable recommendation to the City Council regarding this petition (Vote: 9 in favor, 0 opposed).

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



Matthew S. Skelton, Secretary

March 8, 2016

Date