

PETITION NUMBER:	0808-PUD-02
SUBJECT SITE ADDRESS:	14911 Ditch Road
PETITIONER:	Estridge Development Company, Inc.
REQUEST:	Change in zoning to include the subject site in the Brookie PUD (Centennial South)
CURRENT ZONING:	AG-SF-1
CURRENT LAND USE:	Single-family Detached Dwelling, Agricultural
APPROXIMATE ACREAGE:	6.75
EXHIBITS:	1. Staff Report 2. Technical Advisory Committee Letters 3. Petitioner's Exhibits
STAFF REVIEWER:	Al Salzman

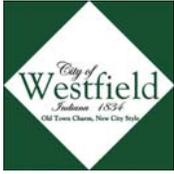
ZONING HISTORY	0808-DP-11	Development Plan Review (<i>pending</i>)
	0808-SPP-02	Primary Plat (<i>pending</i>)
	0505-SFP-11	Secondary Plat
	0501-DP-04	Development Plan Review
	0501-SPP-01	Primary Plat
	0407-PUD-05	Change in zoning - Planned Unit Development

PETITION HISTORY

- The August 18, 2008 Advisory Plan Commission Meeting represents the first public hearing for the proposed Centennial South Amendment Primary Plat.
- This item previously appeared before the APC at the August 4, 2008 Workshop Meeting.

PROCEDURAL

- Requests for changes in zoning to PUD Districts are required to undergo public hearing.
- Notification of the August 18, 2008 public hearing was provided to abutting property owners in accordance with the Rules of Procedure on August 8, 2008.
- Notice of the August 18, 2008 public hearing was posted to the City web site and at City Hall, and published in newspapers of general circulation in accordance with the Rules of Procedure.
- The Advisory Plan Commission issues a recommendation to the City Council for change in zoning petitions.



INTRODUCTION

The requested change in zoning would add approximately six and three-quarters (6.75) acres of property adjacent to the Brookie PUD (Centennial South Development) to the Brookie PUD, allowing the additional acreage to develop in compliance with the existing terms of the Brookie PUD. The proposed amendment to the Brookie PUD would also modify the concept plan associated with the original Brookie PUD to reflect the additional acreage. The proposed amendment to the Brookie PUD would make no other modification to any existing standards or requirements of the approved Brookie PUD.

PUD STANDARDS

A planned unit development shall:

1. Address the policies included in the Comprehensive Plan specific to the neighborhood in which the PUD is to be located so as to encourage consistency with the community development vision as presented in the Comprehensive Plan.

See discussion of Public Policies and Indiana Code, below.

2. Use design to provide compatibility between areas of different land uses and development intensities within the PUD.

The additional acreage would be developed in a manner consistent with the abutting portion of the PUD.

3. Buffer different types of land uses and development intensities outside of the PUD from those within the PUD so as to minimize any adverse impact which new development may have on existing or zoned development.

The existing, approved buffering standards of the Brookie PUD would apply to the additional acreage.

4. Enhance the appearance of neighborhoods by conserving areas of natural beauty, and natural green spaces.

The approved Brookie PUD includes areas of green space. The proposed amendment would not impact or reduce those areas.



5. Promote and protect the environmental integrity of the site and its surroundings and provide suitable design responses to the specific environmental constraints of the site and surrounding area.

The additional acreage is generally flat and without distinguishing natural features or constraints.

6. Promote architecture that complements the surroundings.

Architectural requirements would not differ from the approved architectural standards contained in the Brookie PUD.

7. Counteract urban monotony and congestion on streets.

The proposed street within the additional acreage would be coordinated and integrated into the approved design of Centennial South.

8. The area designated in the PUD map must be a tract of land under single ownership or control. Single control of property under multiple ownerships may be accomplished through the use of enforceable commitments.

Proof of ownership and consent has been provided for the petition file.

9. The concept plan shall indicate the land uses, development standards, and other applicable specifications which shall govern the development of the PUD site in lieu of the regulations for the non-planned unit development district. If the concept plan is silent on a particular land use, development standard, or other applicable specification, then the standards of the non-planned unit development district or the applicable regulations shall apply.

The proposed amended concept plan identifies the location of all proposed uses.

10. The PUD concept plan map shall show the general location of all improvements.

The proposed amended concept plan identifies the general location of all proposed improvements.

11. The PUD must comply with all required improvements, construction standards, design standards, and all other engineering standards contained within the Zoning Ordinance, other pertinent regulations, and adopted standards and policies, except where modification is specifically authorized through the provisions of this Section of the Ordinance.



Construction of the infrastructure to serve the additional lots proposed on the additional acres would be consistent with the other constructed portions of the Centennial South development, unless otherwise modified at the request of WPWD.

12. The PUD must include a statement of recreational amenities and how they benefit the PUD residents.

The proposed amendment would not modify the approved statement of recreational amenities included in the approved Brookie PUD.

PUBLIC POLICIES

Comprehensive Plan-Feb 2007

The Amended Westfield-Washington Township 2020 Plan includes the portion of the subject site in an area identified as “Existing Suburban.” Development policies for the Existing Suburban (page 38) recommend compatible infill on vacant parcels, proper buffering, and consistency in mass, scale, density, materials, and architectural style. Single-family detached dwellings are identified as an acceptable use in the Existing Suburban area.

Thoroughfare Plan-Feb 2007

The current Westfield-Washington Township Thoroughfare Plan roadway classification map identifies Ditch Road as a “Secondary Arterial,” and recommends a minimum dedication of a sixty (60) foot half right-of-way. The Thoroughfare Plan further recommends the provision of an eight (8)-foot asphalt path within the right-of-way of Ditch Road.

Parks & Recreation Master Plan-Dec 2007

The Westfield Parks & Recreation Master Plan makes no specific recommendation for the subject site.

Water & Sewer System

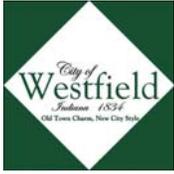
Water and sewer service for the subject site would be provided through infrastructure installed as part of the Centennial South PUD.

Annexation

The subject site is within the corporate boundaries of the City of Westfield.

TECHNICAL REVIEW

This petition underwent preliminary review by the Technical Advisory Committee at the July 22, 2008 TAC meeting. Agencies represented included Westfield Public Works, the Hamilton County Surveyor’s Office, Citizen’s Gas, and the Indiana Department of Transportation. As of the date of this report, a comment letter has been received from the Hamilton County Surveyor’s Office (Exhibit 2). WPWD and WFD have not issued written comments as of the date of this report, but have indicated acceptance of the proposed PUD in meetings with the petitioner. If formalized comments are received between the date of this report and the



scheduled August 18th, 2008 Public Hearing on this petition, those comments will be made available to the members of the APC and the public.

INDIANA CODE

IC 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

The Amended Westfield-Washington Township 2020 Plan includes the portion of the subject site in an area identified as "Existing Suburban." Development policies for the Existing Suburban (page 38) recommend compatible infill on vacant parcels, proper buffering, and consistency in mass, scale, density, materials, and architectural style. Single-family detached dwellings are identified as an acceptable use in the Existing Suburban area.

2. Current conditions and the character of current structures and uses.

The subject property is currently improved with a single-family detached dwelling and agricultural outbuilding. Neighboring properties to the east and south are undergoing development with single-family detached dwellings in a subdivision. Property to the west is used agriculturally, and property to the north is used in a light industrial manner.

3. The most desirable use for which the land is adapted.

The subject site is improved with a dwelling and agricultural building of a character and function inconsistent with the abutting residential subdivision. The influence of this development has the potential to make this site less suitable for continued agricultural use. The requested change in zoning for the site may represent the most desirable use for which the land is adapted.

4. The conservation of property values throughout the jurisdiction.

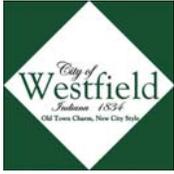
This proposed change is expected to have neutral or positive impacts on property values within the vicinity and jurisdiction.

5. Responsible growth and development.

The subject property is contiguous to other development to the south and east, and further development of the subject site would be consistent with the principle of contiguous growth. City services such as water, sewer, and emergency services already exist on the subject property.

APPLICABLE COMMITMENTS

WPWD has requested a commitment related to the provision of rights-of-way on adjacent property controlled by the petitioner. That commitment is tied to the associated Development Plan Review, and not to the requested change in zoning.



RECOMMENDATIONS

Forward this petition to the September 8, 2008 City Council meeting with a positive recommendation.

AFS