



PETITION NUMBER:	0901-PUD-01
SUBJECT SITE ADDRESS:	1150 West 156 th Street
PETITIONER:	Estridge Development Company, Inc.
REPRESENTATIVE:	Bryan Stumpf, <i>Estridge Development Company, Inc.</i>
REQUEST:	A text amendment to the Centennial North PUD, approximately 118 acres.
CURRENT ZONING:	Centennial North PUD
CURRENT LAND USE:	Agricultural and Single-Family Residential
APPROXIMATE ACREAGE:	118
ASSOCIATED PETITIONS:	None
EXHIBITS:	1. Staff Report 2. TAC Letters 3. Petitioner's Exhibits
STAFF REVIEWER:	Kevin Todd

ZONING HISTORY	0408-PUD-07	Centennial North PUD, Ord. 05-10
	0601-PUD-02	Centennial North PUD Amendment, Ord. 06-09

PETITION HISTORY

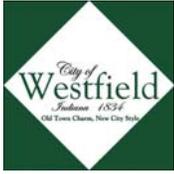
The January 20, 2009 APC meeting represents the first Public Hearing for this petition. This petition appeared before the APC for a Workshop Meeting on January 5, 2009. It was before the Technical Advisory Committee on December 23, 2008.

PROCEDURAL

- o PUD amendments require a Public Hearing.
- o Notification of the January 20, 2009 Public Hearing was provided to abutting property owners in accordance with the Rules of Procedure.
- o Notification of the January 20, 2009 Workshop Meeting was posted to the City website and at City Hall.
- o The Advisory Plan Commission issues a recommendation to the City Council in regard to proposed PUD amendment.

PROJECT DESCRIPTION

The requested change in zoning would reduce the current Centennial North PUD (Ord. 06-09) by approximately 40 acres. The proposed amendment would modify the concept plan and reduce the number of housing types that would be available in the PUD from four (4) to two



(2). Areas B and D from the existing PUD would be eliminated by the proposed amendment. The amendment would also reduce the overall density of the project from approximately 2.5 units per acre to approximately 2.0 units per acre. The amenity requirements of the existing Centennial North PUD would be eliminated, because Centennial North would become part of the original Centennial HOA and have rights to the existing amenity facilities.

PUD STANDARDS (WC 16.04.190, C)

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.

The 2007 Comprehensive Plan identifies the subject area as “Existing Suburban Residential” (p. 23). The subject property is currently agricultural in nature. The proposed residential project offering two single-family residential lot types generally complies with the intent of the “Existing Suburban Residential” policies (p. 38). Centennial North PUD protects the existing suburban character of the area and is compatible with the neighboring residential subdivisions of Maple Knoll and Centennial.

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

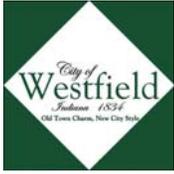
The proposed concept plan capitalizes on the presence of two gas pipelines by maximizing open space. Approximately 94 percent of the lots abut common area and open space. The pipelines divides the project into two types of residential lot: the 60-foot lot is generally north of the pipelines, and the 80-foot lot is south of the pipelines.

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 buffer yard requirements and standards have not been changed from those in the original Centennial North PUD. The majority of the perimeter of the project would be buffered through the use of distance and plantings. The areas not buffered would be along the south project line (along 156th Street) and the area adjacent to the elementary school.

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

The property is currently agricultural in nature, and there are no natural areas to



conserve. The Centennial North PUD would have approximately 45 percent open space, including the gas pipelines and detention ponds.

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 property is currently agricultural in nature. The concept plan depicts detention ponds that are largely located where there are already low and wet points on the property. The conceptual layout has promoted and protected a man-made environmental constraint – the pipelines. The pipelines have been designed to be included as a central open space for the neighborhoods. The design has also minimized the impact of crossing the pipeline easements by limiting the number of crossings to two.

6. Promote architecture that complements the surroundings.

Architectural requirements would not differ from the approved architectural standards contained in the original Centennial North PUD. They are compatible with Centennial to the south and Maple Knoll to the north.

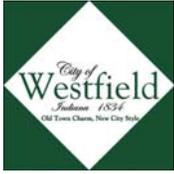
7. Counteract urban monotony and congestion on streets.

The proposed concept plan amendment shows limited access to and from public rights-of-way. The proposed entries into the project, both on 156th Street and on 161st Street align with existing subdivision entries across the street. The proposal depicts stubbed streets to both the east and west. This is good traffic planning because it allows for connectivity in each direction in the future. More connectivity creates more routes for emergency vehicles and more routes for other motorists, thus dispersing the traffic and reducing congestion.

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 Centennial North PUD would be consistent with that of any other new construction and would be required to follow all standards and regulations for such, 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 Centennial North PUD amendment offers passive recreational options, centrally-located sports fields, and a centrally-located multi-use path.

PUBLIC POLICIES

Comprehensive Plan-Feb 2007

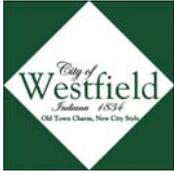
See above, "PUD STANDARDS, Item 1" for discussion.

Thoroughfare Plan-Feb 2007

The subject property abuts right-of-way on 156th Street to the south and 161st Street to the north. The Westfield Thoroughfare Plan roadway classification map identifies 156th Street as a Collector and 161st Street as a Secondary Arterial. The recommended right-of-way for a Collector is fifty (50) foot half right-of-way, and the recommendation for a Secondary Arterial is sixty (60) foot half right-of-way (p. 5-2). Any right-of-way dedication and subsequent infrastructure improvements that would be required to meet the recommendations of the Thoroughfare Plan would be made at the platting stage.

Parks & Recreation Master Plan-Dec 2007

The Westfield Parks & Recreation Master Plan makes no specific recommendation for the subject site. The proposed greenway trail addresses a main issue identified in the Parks & Recreation Master Plan: "the development of trails and greenways" (p. 13).



Water & Sewer System-Aug 2005

The Westfield Water Master Plan map depicts the subject site as having water service available along the right-of-way of 161st Street. The Westfield Sewer Master Plan map depicts the subject site as having sewer service available along the right-of-way of 156th Street.

Annexation

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

Well Head Protection-Ord. 05-31

The subject property is not within a wellhead protection area.

INDIANA CODE

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

1. The Comprehensive Plan.

See above, “PUD STANDARDS, Item 1” for discussion.

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

The subject property is currently being used agriculturally.

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

The Comprehensive Plan established that continuing suburban residential development in this area of the township is desirable. Additionally, the proximity of the site to an anticipated major thoroughfare in the community (161st Street) has the potential to make the land less-suitable for continued agricultural use. The proposal may represent the most desirable use for the subject site.

4. The conservation of property values throughout the jurisdiction.

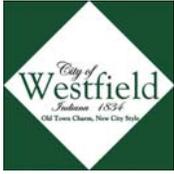
This proposed change is expected to have neutral or positive impacts on property values within the vicinity and jurisdiction. The project would provide a single-family detached residential neighborhood among similar neighborhoods in the area.

5. Responsible growth and development.

The site is contiguous to other developments, and the 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 or near the subject property.

APPLICABLE COMMITMENTS

None have been submitted as of the date of this report.



RECOMMENDATIONS

Forward this petition to the Westfield City Council with a positive recommendation.

KMT