



## *Westfield City Council Report*

<b>Ordinance Number:</b>	11-02
<b>APC Petition Number:</b>	1101-PUD-01
<b>Approximate Address:</b>	Northeast corner of Ditch Road & 146 <sup>th</sup> Street
<b>Petitioner:</b>	Estridge Development Company, Inc
<b>Representative:</b>	Brian Stumpf
<b>Requested Action:</b>	Amendment to a development standard that relates to the overall project of the Centennial South PUD.
<b>Current Zoning District:</b>	Centennial South PUD
<b>Requested Zoning District:</b>	Centennial South PUD
<b>Filing Date:</b>	December 7, 2010
<b>Referral Date to APC:</b>	December 12, 2010
<b>APC Public Hearing:</b>	January 4, 2011
<b>APC Recommendation:</b>	January 18, 2011
<b>Eligible for Adoption:</b>	February 14, 2011
<b>Associated Ordinances:</b>	Ord. 04-42, Centennial South PUD Ord. 09-05, added land to Centennial South PUD
<b>Exhibits:</b>	1. Staff Report 2. Aerial Location Map 3. Concept Plan
<b>Prepared By:</b>	Andrew Murray, <i>Planner I</i>

### **PETITION HISTORY**

This petition for an amendment to the Centennial South Planned Unit Development District was filed on December 7, 2010. This petition received a public hearing and a unanimous positive recommendation for approval at the January 18, 2011 Advisory Plan Commission Meeting.

### **PROCEDURAL**

- Requests for a change in zoning are required to be considered at a public hearing, in accordance with Ind. Code 36-7-4-1505.
- The Advisory Plan Commission held a public hearing on January 18, 2011 and issued a unanimous positive recommendation (9-0) to the City Council in support of the proposed PUD amendment.
- Notification of the January 18, 2011 public hearing was provided in accordance with the Advisory Plan Commission Rules of Procedure.

- The Westfield City Council may take action on this item at the February 14, 2011 meeting.

## **PROJECT OVERVIEW**

### Project Description

The subject property consists of approximately 3.12 acres and is located at the intersection of Ditch Road and 146<sup>th</sup> Street (the “Property”). The Property is currently zoned as the Centennial South PUD. Estridge Development Company, Inc. is petitioning to have one sentence amended in the Centennial South PUD Ordinance, allowing for builders other than Estridge Companies to construct homes within the Area C of the Centennial South PUD.

The proposed text amendment would modify Item #2 in the *Development Standards that Relate to the Overall Project* section of Exhibit F of the Centennial South PUD Ordinance, which states:

2. The Estridge Companies shall be the only Builder allowed to construct homes within the community.

The proposed text amendment would state:

2. Homes on Lots 112, 133, 134, 150, 151, 152, 155, 156, 158, 159, 160, 161, 162, 164, 165, 166, and 168, shall be substantially similar to the homes shown in *Exhibit K – Elevations for Irvington Collection Homes*.

## **Public Policy**

### Comprehensive Plan (Feb 2007, as amended)

The 2007 Comprehensive Plan identifies the subject area as “Existing Suburban Residential”. Single-family detached dwellings are identified as an acceptable use in the Existing Suburban area. Development policies for the Existing Suburban area recommend compatible infill on vacant parcels, proper buffering, and consistency in mass, scale, density, materials, and architectural style.

### Thoroughfare Plan (Feb 2007, as amended)

The 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. All roads within the Centennial South PUD are classified as “local” streets.

Parks & Recreation Master Plan – Dec. 2007

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

Annexation

The Property is within the corporate boundaries of the City of Westfield.

Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.

**STATUTORY CONSIDERATIONS**

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

1. The Comprehensive Plan.

See above, “Public Policy, Item 1” for discussion.

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

The Property is currently single-family detached dwellings. Neighboring property to the east is residential development. Property to the north and west is currently used agriculturally.

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

The Comprehensive Plan established that residential development is appropriate for the area.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the proposed project will have a positive or neutral impact on surrounding property values.

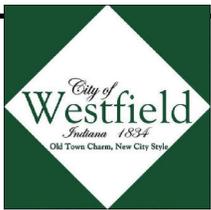
5. Responsible growth and development.

The Property is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth. City services such as water, sewer, and emergency services already exist on or near the Property and are adequate to serve the Property.

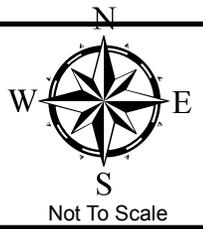
**RECOMMENDATIONS / ACTIONS**

- Community Development Department [January 18, 2011]  
The Westfield Community Development Staff, in their report to the Advisory Plan Commission, made a positive recommendation for this petition.
  
- Advisory Plan Commission [January 18, 2011]  
The Westfield-Washington Advisory Plan Commission has forwarded a unanimous positive recommendation for this petition (Vote of: 9-0).
  
- City Council
  - Introduction: [December 12, 2010]
  - Eligible for Adoption: [February 14, 2011]

Submitted by: Andrew Murray, *Planner I*



1101-PUD-01  
Centennial South PUD Amendment  
Exhibit 2

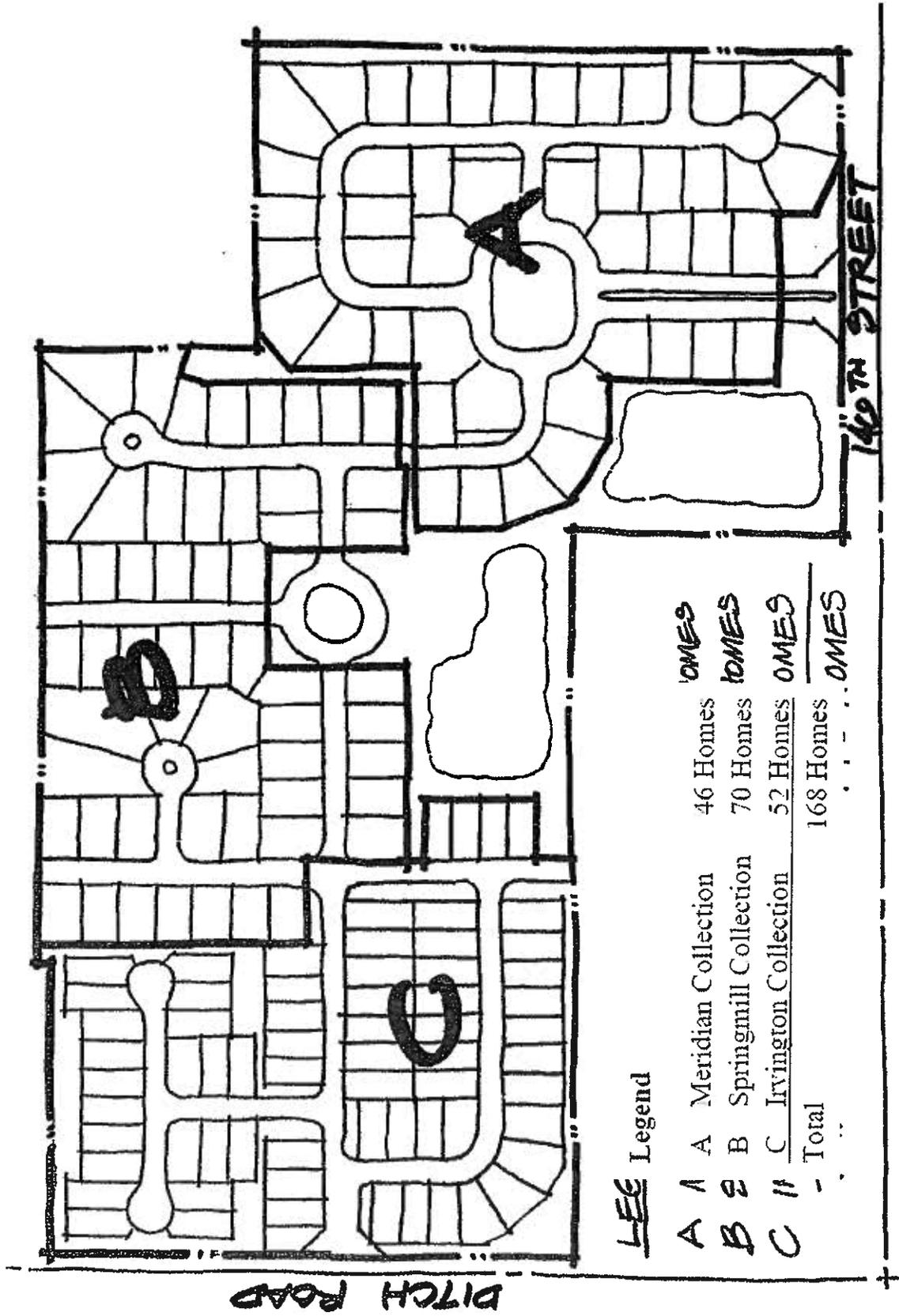


Aerial Location Map (2008)

 Site



# Exhibit H - Concept Plan



**WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION  
CERTIFICATION**

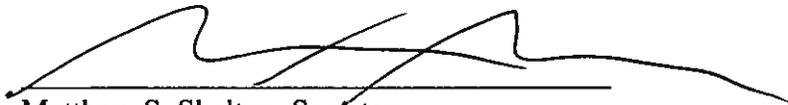
---

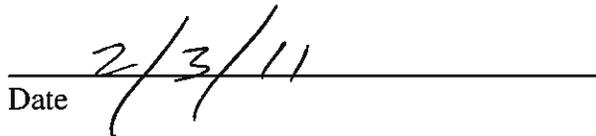
The Westfield-Washington Advisory Plan Commission met on Tuesday, January 18, 2011, to consider a text amendment to the Centennial South PUD. Notice of public hearing was advertised and noticed and presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposed PUD is as follows:

Case No.	1101-PUD-01
Petitioner	Estridge Development Company
Description	Petitioner requests an amendment to the development standards that relate to the overall project of the Centennial South PUD.

On January 18, 2011, a motion was made and passed to send a positive recommendation (9-0) to the City Council to approve 1101-PUD-01.

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

  
\_\_\_\_\_  
Matthew S. Skelton, Secretary

  
\_\_\_\_\_  
Date