



Westfield City Council Report

Ordinance Number: 11-33
APC Petition Number: 1111-PUD-06
Petitioner: Epiphany Evangelical Lutheran Church
Requested Action: An amendment to the Centennial North PUD to modify certain development standards and permitted uses.
Referral Date to APC: October 10, 2011
APC Public Hearing: November 7, 2011
APC Recommendation: November 21, 2011
Adoption Consideration: December 12, 2011
Exhibits: Exhibit 1 – Staff Report
Exhibit 2 – Aerial Location
Exhibit 3 – Summary of Ordinance Amendments

Prepared By: Ryan P. Clark

Petition History

This petition was introduced at the October 10, 2011 City Council meeting and appeared before the Technical Advisory Committee on October 25, 2011. It received a public hearing at the November 7, 2011 Advisory Plan Commission (the "APC") meeting and received a favorable recommendation for approval at the November 21, 2011 APC meeting.

Procedural

- Requests for amendments to a PUD ordinance are required to be considered at a public hearing, in accordance with Ind. Code 36-7-4-1505. The public hearing for this petition was held on November 7, 2011 at the Advisory Plan Commission meeting.
- Notification of the November 7, 2011 public hearing was provided in accordance with the Advisory Plan Commission Rules of Procedure.
- A unanimous favorable (9-0) recommendation from the Advisory Plan Commission to the City Council was made at the November 21, 2011 meeting in regard to the amended PUD.
- The Westfield City Council may take action on this item at the December 12, 2011 meeting.

Project Overview

Project Location

The subject property is located on approximately 118 acres on the northeast side of 156th Street and Ditch Road. The property forms an “L” shape and is bounded by 161st Street to the north, Maple Glenn Elementary to the east, 156th Street to the south, and Ditch Road to the west.

Project Description

The proposed amendment would modify the current Centennial North PUD Ordinance (Ord. 09-03) (the “Current PUD”) as follows:

- 1) Defaults to SF-3 (Single Family-3) uses,
- 2) Defaults to SF-3 standards, except where modified,
- 3) Creates new development standards for institutional uses (outlined in Exhibit 3),
- 4) Maintains existing development and architectural standards for residential areas,
- 5) Modifies the ‘maximum dwellings’ standard so that the maximum density of the residential area will not exceed 2.0 du/ac. This modification would remove any institutional property from the density calculations. The modifications also establish standards which encourage a mix of both residential lot types (60’ lots and 80’ lots), and
- 6) Includes an alternative concept plan, depicting a potential church site location.
- 7) Includes a dedication of road right-of-way section for 156th Street and Ditch Road in accordance to the City’s Thoroughfare Plan.

Public Policy

Westfield Comprehensive Plan (2007, as amended)

The Future Land Use Map of the Westfield-Washington Comprehensive Plan identifies the subject area as “Existing Suburban Residential”. The proposed residential project offering two single-family residential lot types and institutional uses generally complies with the intent of the “Existing Suburban Residential” policies. The Centennial North PUD protects the existing suburban character of the area and is compatible with neighboring residential subdivision of Maple Knoll and Centennial.

Westfield Thoroughfare Plan (2007, as amended)

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. 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.

Water & Sewer System

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 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 boundary 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 used for agriculture. Neighboring property to the east and west are also used for agriculture. The property to the north and south and south are residential.

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

The Comprehensive Plan establishes that continuing residential development is appropriate and desirable in this area of the city.

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 [November 21, 2011]

The Westfield Community Development Staff, in its report to the APC, made a recommendation that the APC forward a favorable recommendation to the City Council if the APC was satisfied with the proposal.

- Advisory Plan Commission [November 21, 2011]

The Westfield-Washington Advisory Plan Commission has forwarded a unanimous favorable recommendation to the City Council (9-0).

- City Council

- Introduction: [October 10, 2011]
- Adoption Consideration: [December 12, 2011]

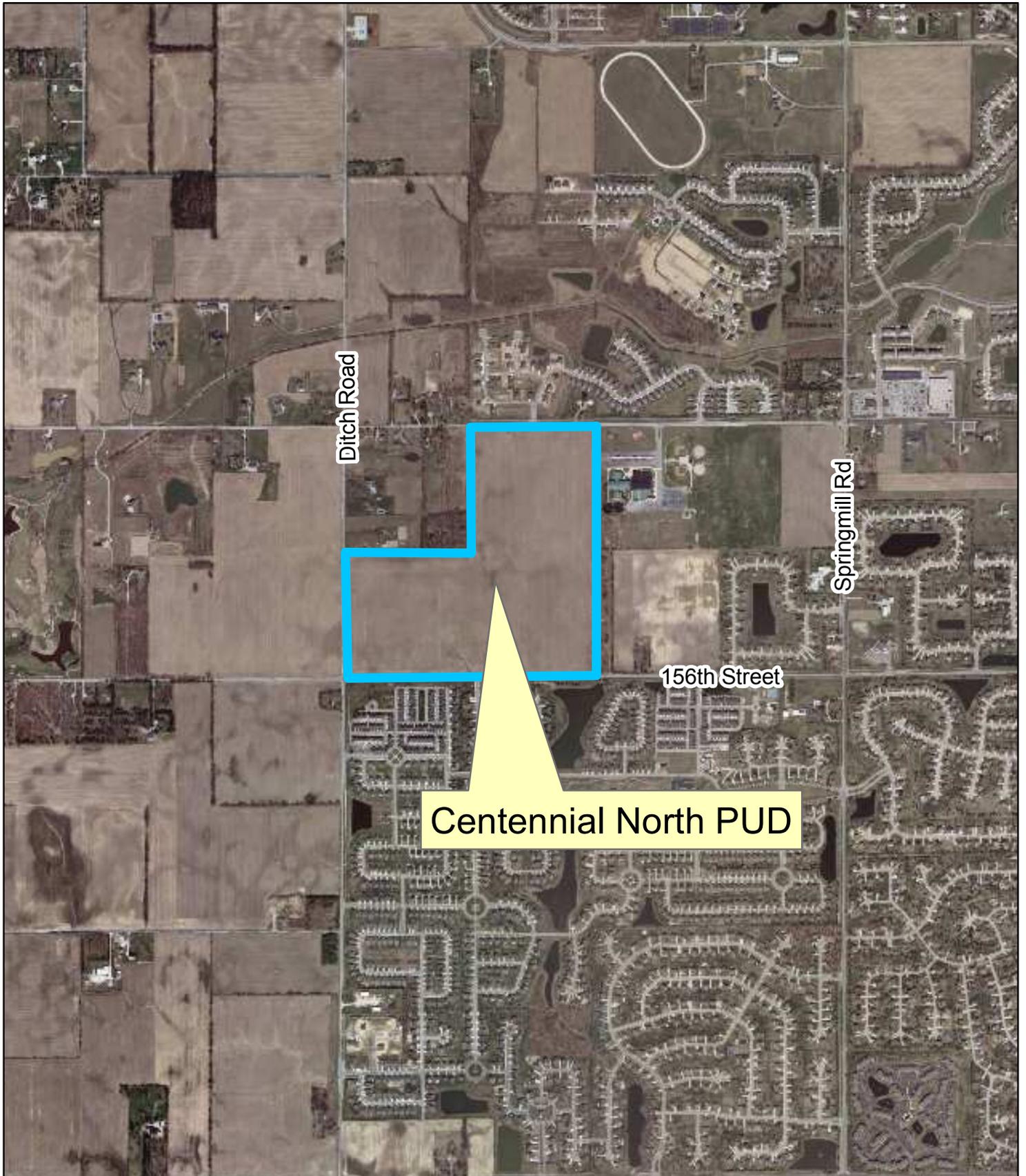
Submitted by: Ryan P. Clark, *Planner I*

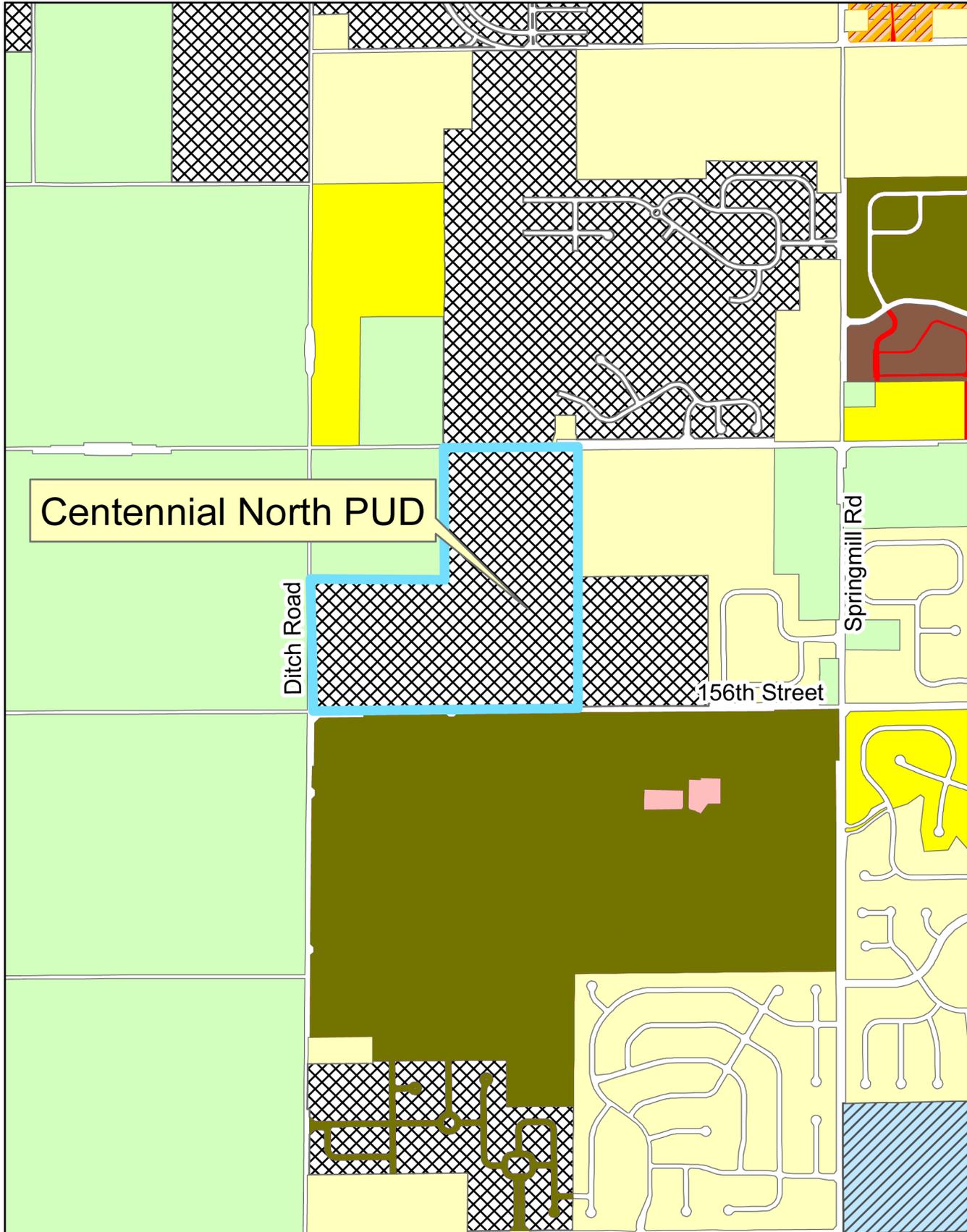
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1111-PUD-06
Corner of 156th and Ditch Road
Approximately 118 acres
Exhibit 2





Legend

- AG-SF1
- GO-PD
- MF-2
- PUD
- SF-2
- SF-3
- SF-3 Cluster
- SF-4

Exhibit 3
Summary of Proposed Development Standards
Centennial North PUD
November 21, 2011 Submittal
Community Development Department | City of Westfield

Maximum Dwellings.

The proposed total maximum number of dwellings allowed (236 units) and the maximum gross density (2.0 dwelling units per acre) are the same as what is allowed in the Current PUD. The proposed amendment excludes acreage used for institutional purposes when calculating the density. It also encourages a variety in residential lot types.

Maximum Building Height and Setbacks

The proposed amendment allows for churches to be a maximum of forty-five (45) feet in height. The maximum building height in the SF-3 District is thirty-five (35) feet. The proposed amendment also creates a minimum setback line of one hundred (100) feet from any road right-of-way or fifty (50) feet from any side or rear yard.

Street Tree Standards

The Current PUD standard requires at least one (1) shade tree or evergreen tree shall be planted every thirty (30) linear feet of right-of-way. The proposed amendment defaults to the Westfield-Washington Zoning Ordinance (the “Zoning Ordinance”), which requires one (1) shade tree every thirty (30) linear feet.

Buffer Yard Requirements

The buffer yard standards found in the Current PUD are unchanged in the proposed amendment. The proposed amendment outlines new standards for institutional uses, which include: buffering between institutional uses and adjacent residential uses; and buffering not being required between institutional uses and common area/open space.

Parking Area Landscaping

The proposed amendment defaults to the Westfield-Washington Zoning Ordinance (the “zoning ordinance”) for non-residential parking areas. The Current PUD and the proposed amendment do not require parking area landscaping for accessory parking lots for residential uses.

Open Space Standards

The Current PUD requires a minimum of thirty (30) percent of the district to be open space. The proposed amendment adds the clause “exclusive of any institutional uses” to this requirement.

Sign Standards

The proposed amendment defaults to the Zoning Ordinance for non-residential signage. The sign standards for residential signage found in the Current PUD are unchanged in the proposed amendment. It should be noted that the residential sign standards found in the Current PUD and in the proposed amendment are the same as those in the Zoning Ordinance, except that the Centennial North PUD ordinance allows sixty-four (64) square feet of sign area and the Zoning Ordinance allows thirty-two (32) square feet.

**WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Advisory Plan Commission held a public hearing on Monday, November 7, 2011, to consider an amendment to the Centennial North PUD. Notice of the 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 proposal is as follows:

Case No.	1111-PUD-06
Petitioner	Epiphany Evangelical Lutheran Church
Description	An amendment to the Centennial North PUD to modify certain development standards and permitted uses.

On November 21, 2011, a motion was made and passed to send a favorable recommendation (9-0) to the City Council to approve 1111-PUD-06.

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



Matthew S. Skelton, Secretary

November 22, 2011

Date