



Westfield City Council Report

Ordinance Number:	12-45
APC Petition Number:	1209-PUD-10
Petitioner:	Beazer Homes, LLP
Requested Action:	Change in zoning on approximately 72 acres from the SF-2 District to the Keeneland Park PUD.
Current Zoning District:	Single Family-2 (SF-2)
Requested Zoning District:	Keeneland Park PUD
Filing Date:	August 3, 2012
Referral Date to APC:	September 10th, 2012
APC Public Hearing:	September 17, 2012
APC Recommendation:	November 19th, 2012
Adoption Consideration:	December 10, 2012
Exhibits:	<ol style="list-style-type: none">1. Staff Report2. Aerial Location Map3. APC Certification4. Elevation Compendium
Prepared By:	Ryan P. Clark

Petition History

This petition for a change in zoning was filed on August 3, 2012. This petition received a public hearing at the September 17th, 2012 Advisory Plan Commission meeting. It received a favorable recommendation for approval at the November 19th, 2012 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 (the "APC") held a public hearing on September 17, 2012 and issued a favorable recommendation (6-0) to the City Council in support of the proposed rezone request at its November 19, 2012 meeting.
- Notification of the September 17, 2012 public hearing was provided in accordance with the APC Rules of Procedure.
- The Westfield City Council may take action on this item at the December 10, 2012 meeting.

Project Overview

The subject property is approximately 72 acres in size and is located at the southwest corner of 169th and Springmill Road (the "Property"). The property is currently agricultural in nature and is surrounded by vacant land to the east, Maple Knoll PUD to the south and west, and Saint Maria Goretti to the north.

Beazer Homes, LLP (the "Petitioner") is proposing a PUD ordinance (the "Proposal") for the Property that would include rezoning the current Single-Family 2 ("SF-2") district with the Keeneland Park PUD. The Proposal would default to Single-Family 4 ("SF-4") as the underlying zoning and include two separate lot sizes of 7,800 and 8,200 square feet each. The Proposal would include up to 182 single family lots.

The petitioner has included a conceptual site plan with seven (7) separate phases for the Proposal. The PUD amenities section includes a swimming pool, a sport court with a minimum area of a ½ basketball court, a small park, and also a proposed trail connection with the Maple Knoll common area and 169th Street. A multi-use trail would also be installed along the front of both 169th Street and Springmill Road.

The Proposal includes an architectural standards section with six (6) separate architectural themes to which each dwelling must adhere to one of the themes. The six (6) themes include: Craftsman, English Revival, French Country, Italianate, Shingle, and Victorian. A sample of each elevation is included in Exhibit G of the ordinance.

Indiana Statute

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

1. The Comprehensive Plan

According to the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"), the Property is in the Suburban Residential land use classification. Single family homes are listed as appropriate uses within the Suburban Residential classification.

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

The property is currently agricultural in nature and was being utilized as a horse farm. Several agricultural structures and a residential structure exist on the property. The structures appear to be in good condition.

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

The Property is surrounded by residential property to the south, east, and west. The proposed PUD provides a transition from the smaller lots to the northwest and homes in the Maple Knoll subdivision to

the south. The Comprehensive Plan calls for compatible infill and to support the existing suburban character of the area and the proposed plan should not alter the existing character of the area.

4. The conservation of property values throughout the jurisdiction.

The impact to property values throughout the jurisdiction shall remain neutral or have a positive impact as a result of the rezoning.

5. Responsible growth and development.

The Property is contiguous to existing developments and the development of the Property would be consistent with the principles of contiguous growth. City services such as water, sewer and emergency services already exist on or near the Property.

Recommendations/Actions

- Economic and Community Development Department [November 19, 2012]
The Westfield Economic and Community Development Staff, in its report to the APC, made a recommendation that the APC forward a favorable recommendation to the City Council.

- Advisory Plan Commission [November 19, 2012]
The Westfield-Washington Advisory Plan Commission has forwarded a favorable recommendation to the City Council (Vote of: 6-0).

- City Council
 - Introduction: [September 10, 2012]
 - Eligible for Adoption: [December 10, 2012]

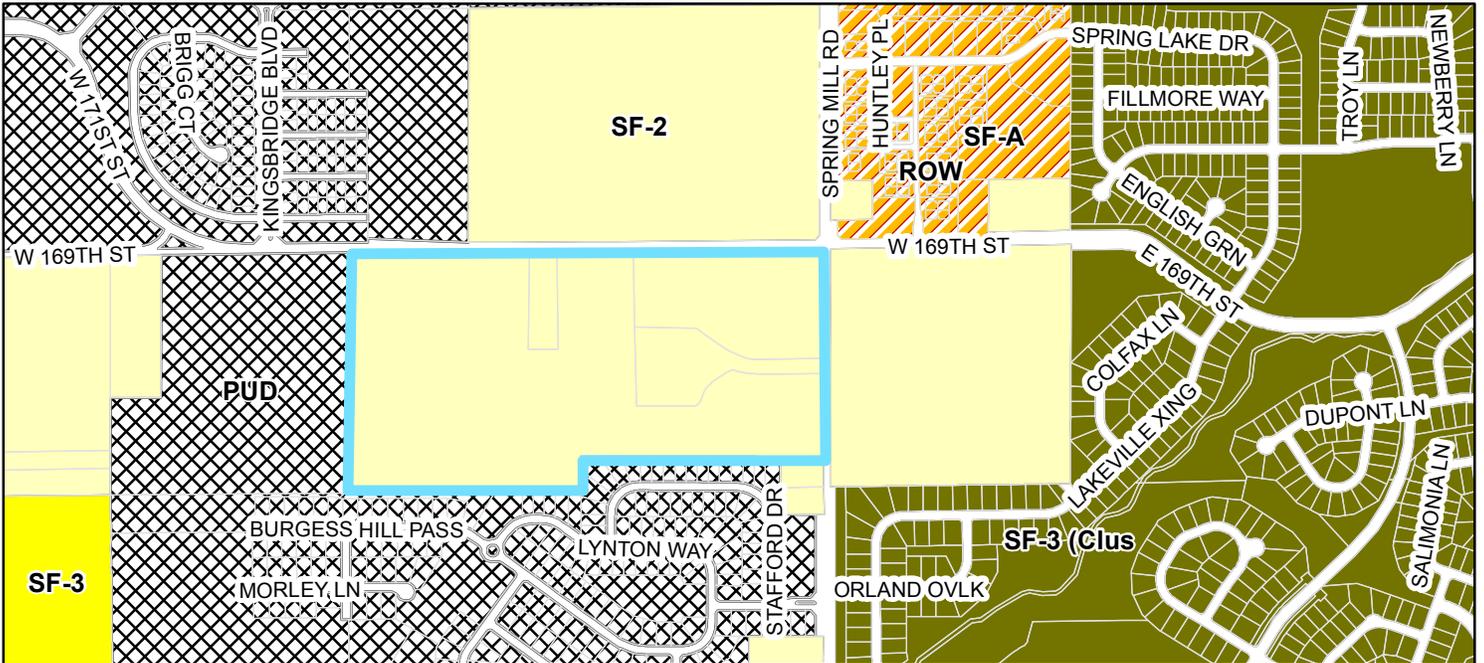
Submitted by: Ryan P. Clark, *Associate Planner*

Aerial Location Map

Site



Zoning Map



Zoning

- PUD (Planned Unite Development)
- SF-2 (Single Family - 2)
- SF-3 (Cluster (Single Family - 3 Cluster))

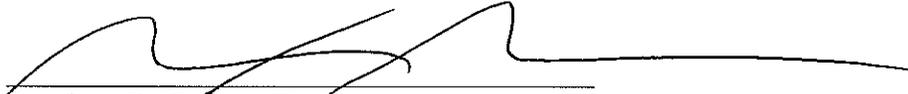
**WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Advisory Plan Commission held a public hearing on Monday, September 17, 2012, to consider the Keeneland Park 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.	1209-PUD-10
Petitioner	Beazer Homes Indiana, LLP
Description	Change in zoning from the SF-2 District to the Harmony PUD District.

On November 19, 2012, a motion was made and passed to send a favorable recommendation to the City Council to approve 1209-PUD-10 (Vote of: 6-0).

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



Matthew S. Skelton, Secretary

December 4, 2012

Date