



Westfield City Council Report

Ordinance Number:	14-02
APC Petition Number:	1402-PUD-03
Petitioner:	Justus Home Builders, Inc.
Requested Action:	An amendment to the Bridgewater PUD Ordinance to consolidate and modify development standards for an assisted living community on 12.03 acres +/- of Parcel M2 of the Bridgewater PUD.
Current Zoning District:	Bridgewater PUD
Referral Date to APC:	January 13, 2014
APC Public Hearing:	February 3, 2014
APC Recommendation:	February 18, 2014
Adoption Consideration:	February 24, 2014
Prepared By:	Jennifer M. Miller, AICP

Petition History

This petition was introduced at the January 13, 2014 City Council meeting and received a public hearing at the February 3, 2014 Advisory Plan Commission (the "APC") meeting. The item received a favorable recommendation (8-0) for approval at the February 18, 2014 APC meeting.

Procedural

- Amendments to an existing PUD District 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 February 3, 2014 and issued a favorable recommendation (8-0) to the City Council in support of the proposed rezone request at its February 18, 2014 meeting.
- Notification of the February 18, 2014 public hearing was provided in accordance with the APC Rules of Procedure.
- The Westfield City Council may take action on this item at its February 24, 2014 meeting.

Project Overview

Project Location

The subject property is approximately 12 +/- acres in size and is located at the southwest corner of 151st Street and Gray Road, within the commercial area of the Bridgewater PUD (the "Property").

Project Description

The proposal is to consolidate and modify the assisted living facility development standards for what is identified on the Concept Plan as Parcel M2, of the Bridgewater PUD (the "Proposal"). Parcel M2 is located within the commercial area (Area Y) of the Bridgewater PUD, and assisted living facilities are a permitted use. A full summary of the proposal can be found in Exhibit "A" of the proposed PUD amendment.

Statutory Considerations

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

1. The Comprehensive Plan.

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as being within "Local Commercial".

The Comprehensive Plan suggests that Local Commercial uses attached residential as a transition between more intensive and less intensive uses (e.g. commercial to single family detached residential). The Proposal is an assisted living community (attached residential) between a single family detached residential district and the Bridgewater Marketplace.

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

The Property is vacant.

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

The Comprehensive Plan, which establishes desirable land use policies for future growth, identifies that attached residential development is a transitional use and is appropriate in this area of the community.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the Proposal would have a positive impact on surrounding property values and throughout the jurisdiction.

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.

RECOMMENDATIONS/ACTIONS

- Community Development Department [February 18, 2014]
The Westfield Economic and Community Development Staff, made a recommendation that the APC forward a favorable recommendation to the City Council.

- Advisory Plan Commission [February 18, 2014]
The Westfield-Washington Advisory Plan Commission has forwarded a favorable recommendation to the City Council (8-0).

- City Council
 - Introduction: [January 13, 2014]
 - Eligible for Adoption: [February 24, 2014]

Submitted by: Jennifer M. Miller, AICP