



Petition Number: 1403-PUD-04

Petitioner: CarDon Development Company, LLC

Representative: Matthew M. Price, Bingham Greenebaum Doll LLP

Request: Change in zoning from the Single-Family 2 (SF2) District to the CarDon Senior Living PUD District.

Current Zoning: SF2

Current Land Use: Agriculture/Vacant

Approximate Acreage: 16 acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Concept Plan
4. CarDon Senior Living PUD Ordinance (the "PUD Ordinance")

Staff Reviewer: Andrew Murray

PETITION HISTORY

This petition was introduced at the February 10, 2014, City Council meeting. The proposal will receive a public hearing at the March 3, 2014, Advisory Plan Commission (the "APC") meeting.

PROCEDURAL

- Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition will be held on March 3, 2014, at the APC meeting.
- Notice of the March 3, 2014, public hearing was provided in accordance with the APC Rules of Procedure.
- The Petitioner hosted a neighbor meeting for the proposed PUD Ordinance, as required by WC 16.04.190(E)(2). The petitioner will provide the APC with a summary at the public hearing.



PROJECT OVERVIEW

Location: The subject property (the “Property”) is approximately 16 acres in size and is located on the northeast corner of 146th Street and Ditch Road (see **Exhibit 2**). The Property is currently zoned SF-2 (Single Family-2) and consists of primarily agricultural uses.

Project Description: The Petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as “CarDon Senior Living”, that would allow for a senior living community defined by the PUD Ordinance to include skilled nursing care, memory care and assisted and independent living facilities. In addition, limited General Business (GB) District uses are proposed for a portion of the Property immediately adjacent to Ditch Road. The initial phase of construction contemplates a one and two story facility of approximately 117,500 gross square feet (the “Facility”). The Facility would consist of approximately 104 skilled nursing beds and 36 assisted living apartments. Future phases of development are contemplated as identified by the dashed lines on the Concept Plan (see **Exhibit 3**).

Default Standards: The PUD Ordinance defaults to the GB District as the underlying zoning district (“Underlying Zoning District”).

Permitted Uses: The PUD Ordinance, as proposed, states the following as permitted uses for the Property: (i) a comprehensive senior living community and associated uses including independent and assisted living; and (ii) adjacent to Ditch Road: doctor offices, dentist offices, general office, hospital/clinic, veterinary office, bank/credit union, drug store, coffee shop, restaurant, grocery and light retail.

Comment: Staff is working with the Petitioner to tighten and further clarify the uses and their desired locations as it relates to the Concept Plan, and will be subject to any additional comments received from the APC.

Development Standards: As proposed, the PUD Ordinance establishes enhanced or alternative development standards from the Underlying Zoning District.

Building Setback Standards: The PUD Ordinance establishes a minimum building setback of twenty (20) feet from Ditch road and thirty (30) feet from 146th Street. The remaining setbacks are established in the Underlying Zoning District as sixty (60) feet from the north property line and twenty (20) feet from the east property line.

Architecture and Design Standards: The PUD Ordinance restricts acceptable building materials, to allow brick, stone masonry, cultured stone and fiber cement siding, for the Property.



However, the percentage of masonry materials proposed for each facade does not exceed the Underlying Zoning District.

Comment: Staff is working with the Petitioner to provide graphic depictions to more accurately describe and illustrate the quality and character of the building(s). In addition, staff is working with the Petitioner in establishing enhanced architecture and design standards for the area proposed for possible retail uses, as well as an increase in the required amount of masonry materials for the Property, subject to comments and input from the APC.

Landscaping: The PUD Ordinance proposes enhanced landscaping along the north property line abutting the Centennial subdivision as well as the remaining perimeter of the Property.

Comment: Staff is working with the Petitioner to incorporate the proper standards and graphic depictions based on the feedback from the Centennial residents.

Thoroughfare Plan: The Westfield Thoroughfare Plan (the “Thoroughfare Plan”) classifies Ditch Road as a Secondary Arterial and 146th Street as a Primary Arterial (collectively, the “Intersection”). The recommended right-of-way width for a Secondary Arterial is 120 feet and 150 feet for a Primary Arterial. Hamilton County is planning an expansion of 146th Street to become a limited access thoroughfare from Springmill Road to the county line (the “146th Street Project”). The latest information provided by Hamilton County is that construction of the roundabout proposed for this Intersection will begin this year. As proposed, in accordance with the Concept Plan, the Property includes one access point from 146th Street and one access point from Ditch Road. The Petitioner has been in communication with the Hamilton County Highway Department to discuss the limitations, if any, to the proposed access points. An update will be provided by the Petitioner during the public hearing.

Comprehensive Plan: According to the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”), the Property is within the Suburban Residential land use classification. This land use classification contemplates a variety of housing types to serve different family sizes and life situations. The PUD Ordinance proposes a wide range of living options for senior citizens such as assisted living facilities, independent senior living apartments and skilled nursing care.

The Petitioner proposes to include a light retail component in the PUD Ordinance. Although light retail may appear to be more intense than what the Comprehensive Plan contemplates for this area of the community, the Petitioner took into consideration the following since the 2007 adoption of the Comprehensive Plan:

1. The 146th Street Project is proposed to become a limited access east/west thoroughfare. As a result, the 146th Street Project will have a significant impact on the City of Westfield plans for



public infrastructure, public safety infrastructure, park and recreation infrastructure, land use development and economic development.

2. The approval of the Harmony PUD District, which accommodates multi-family and commercial uses to develop at the northwest and southwest corners of the Intersection.

As a result, these considerations may or may not cause the APC and the community to look at this Intersection differently than what the Comprehensive Plan suggests. The Petitioner will likely discuss this matter during the presentation at the public hearing.

STATUTORY CONSIDERATIONS

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

1. The Comprehensive Plan
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Staff Comments

1. Hold a public hearing at the March 3, 2014 APC meeting. No action is required at this time.
2. Prior to the APC recommendation, the Petitioner will make any necessary revisions to the proposal based on APC and public comments.
3. If any APC member has questions prior to the meeting, then please contact Andrew Murray at (317) 379.9080 or amurray@westfield.in.gov.