



## *Westfield City Council Report*

<b>Ordinance Number:</b>	14-11
<b>APC Petition Number:</b>	1404-PUD-05
<b>Requested Action:</b>	Redwood Acquisition, LLC requests an amendment to the Springmill Trails PUD to permit polymeric cladding as an approved exterior material for single family attached or multi-family homes constructed on approximately 20 acres+/- of the Mixed-Use District within the Springmill Trails PUD District.
<b>Current Zoning District:</b>	Spring Mill Trails PUD
<b>Current Land Use:</b>	Agricultural
<b>Exhibits:</b>	<ol style="list-style-type: none"><li>1. Staff Report</li><li>2. Aerial Location Map</li><li>3. APC Certification</li><li>4. Ord. 14-08</li></ol>
<b>Prepared by:</b>	Ryan Clark

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### **PETITION HISTORY**

This petition was introduced at the March 10, 2014, City Council meeting. The petition received a public hearing at the April 7, 2014, Advisory Plan Commission (the "APC") meeting. The APC forwarded the petition to the Westfield City Council (the "Council") with a favorable recommendation for approval at its April 21, 2014, meeting. The APC Certification is included as Exhibit 3.

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### **PROCEDURAL**

- Requests for a change in zoning are required to be considered at a public hearing, in accordance with Indiana Code 36-7-4-1511. The public hearing for this petition was held on March 10, 2014, at the APC meeting. Notice of the March 10, 2014, public hearing was provided in accordance with the APC Rules of Procedure.
- At its April 21, 2014 meeting, the APC issued a favorable recommendation (8-0) of the proposed change of zoning to the Council.
- The Council may take action on this item at its April 28, 2014, meeting.

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## **PROJECT OVERVIEW**

### Project Location

The subject property is located on approximately twenty (20) acres just east of Casey Road and north of SR 32 in the Mixed Use District of the Springmill Trails Planned Unit Development (“PUD”). The Property is bordered by the Spring Orchard subdivision to the north, agricultural property to the east, and unimproved areas of the Spring Mill Trails PUD Mixed Use District to the south and west.

### Project Description

The Petitioner is proposing to modify the building materials section of the Mixed Use district (Section 4.5.J.2) to permit Polymeric Cladding (e.g. Norandex Everlast) as an approved exterior building material for the Property. Currently, the ordinance requires thirty (30%) percent of all exterior building materials to be masonry with the remaining exterior building materials to be either masonry or natural materials. The request would permit Polymeric Cladding with a minimum thickness of 0.22” and an applied exposure of least 6 7/8” to be an additional exterior building material for the remaining exterior elevation not required to be masonry.

The Petitioner is also proposing to modify the bicycle parking facility requirement of one (1) bicycle per three (3) dwelling units to be met by the attached garages in multi-family dwellings.

### Update 4/21/14

The petitioner has added one bicycle rack for four bicycles near the rental office and one bicycle rack for two bicycles near the dog park.

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## **STATUTORY CONSIDERATIONS**

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

### 1. The Comprehensive Plan.

When the Springmill Trails PUD was approved, it was determined that it was compliant with the Comprehensive Plan. The general area near SR 32 is identified as Regional Commercial on the Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan. The Springmill Trails PUD identifies that same area as a Market Center, Commercial, and Mixed Use development.

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

The proposed building material amendment should not alter the character of the area nor alter any current conditions.

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

The property has already been zoned and the proposal does not modify land use.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the proposal would have neutral or positive impact on property values 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.

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**RECOMMENDATIONS / ACTIONS**

APC Recommendation

At its April 21, 2014, meeting, the APC forwarded a **favorable recommendation** of Ordinance No. 14-11 (APC Petition No. 1404-PUD-05) to the Council (Vote of: 8 in favor, 0 opposed) with the following condition: That the petitioner add one bicycle rack for four bicycles near the rental office and one bicycle rack for two bicycles near the dog park.

City Council

Introduction: March 10, 2014

Eligible for Adoption: April 28, 2014

Submitted by: Ryan Clark

Economic and Community Development Department

# Aerial Map 1405-PUD-05 Woodbury Ridge

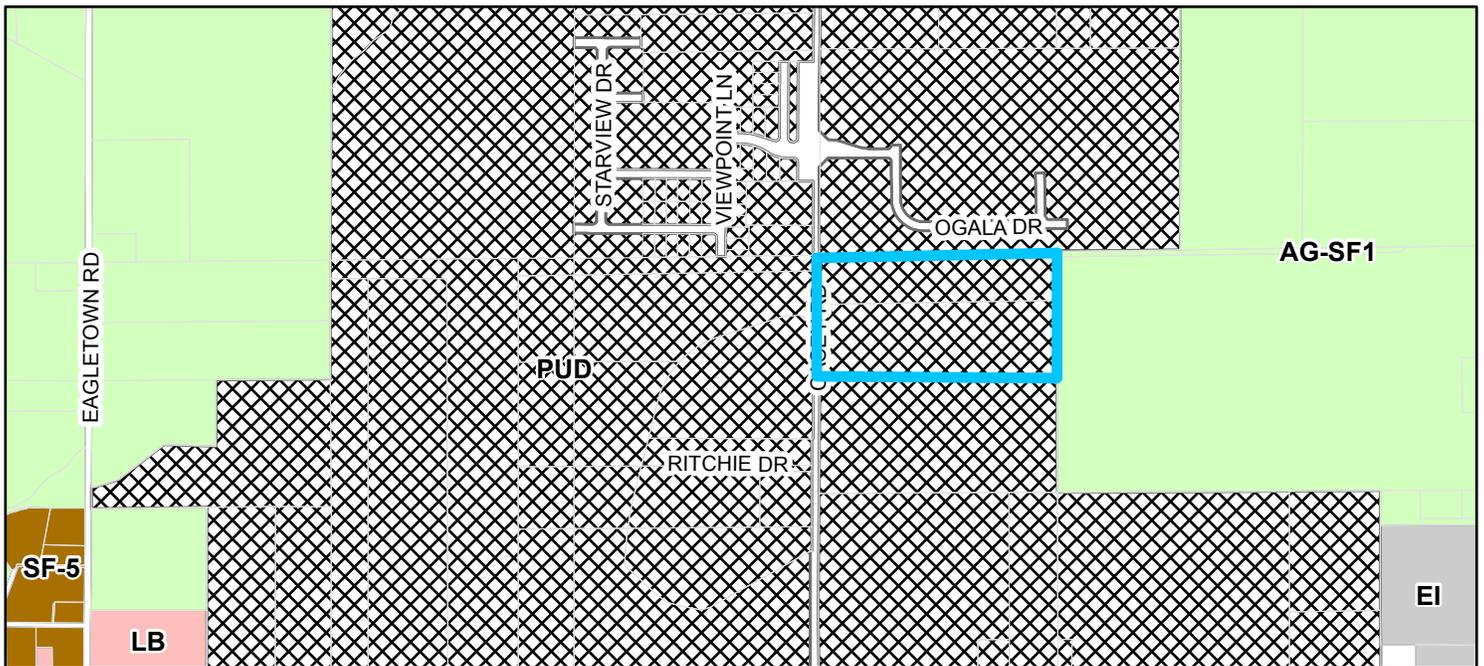


## Aerial Location Map

Site



## Zoning Map



### Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- SF-5 (Single Family 5)
- PUD (Planned Unit Development)
- EI (Enclosed Industrial)
- LB (Local and Neighborhood Business)

**WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION  
CERTIFICATION**

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The Westfield-Washington Advisory Plan Commission held a public hearing on Monday, April 7, 2014, to consider an amendment to the Maple Knoll PUD ordinance. 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.	1404-PUD-05
Petitioner	Redwood Acquisitions, LLC
Description	An amendment to the Springmill Trails PUD to permit polymeric cladding as an approved exterior material for single family attached or multi-family homes constructed as applicable to an approximately 20 acre+/- portion (identified in Exhibit A of 1404-PUD-05, also known as Woodbury Ridge) of the Mixed-Use District within the Springmill Trails PUD District.

On April 21, 2014, a motion was made and passed to send a favorable recommendation (8-0) to the City Council to approve 1404-PUD-05 with the following condition: That one bicycle rack for four bicycles be installed near the rental office and one bicycle rack for two bikes be installed near the dog park.

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



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Matthew S. Skelton, Secretary

April 22, 2014

Date