



**Petition Number:** 1412-PUD-18

**Petitioner:** Langston Development, LLC by Faegre Baker Daniels, LLP

**Request:** A change of zoning from the AG-SF1: Agriculture / Single-Family Rural District to the Mapleridge Planned Unit Development (PUD) District.

**Current Zoning:** AG-SF1: Agriculture / Single-Family Rural District

**Current Land Use:** Residential / Agricultural

**Approximate Acreage:** 59.45 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Concept Plan and Character Exhibit
4. PUD Ordinance
5. Neighbor Meeting Summary
6. Petitioner's Narrative
7. Public Comments

**Staff Reviewer:** Jesse M. Pohlman, Senior Planner

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### PETITION HISTORY

This petition was introduced at the November 10, 2014, City Council meeting. The petition will receive a public hearing at the December 1, 2014, Advisory Plan Commission (the "APC") meeting.

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### 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 December 1, 2014, at the APC meeting. Notice of the December 1, 2014, public hearing was provided in accordance with Indiana law and the APC's Rules of Procedure.

The Petitioner hosted a meeting for adjoining property owners on November 13, 2014, as required by Article 10.9(C)(1)(f) of the UDO for proposed PUD Districts. The Petitioner has provided a summary of that meeting, which is included at [Exhibit 5](#).

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### PROJECT OVERVIEW

**Project Location:** The subject property (collectively, the "Property") is approximately sixty (60) acres located on the east side of Oak Road, north of 151<sup>st</sup> Street (see [Exhibit 2](#)). The Property is currently zoned AG-SF1: Agriculture / Single-Family Rural District.

**Project Description:** The Petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as "Mapleridge", that would allow for a single-family residential



neighborhood, as illustrated on the Concept Plan (see Exhibit 3). The Petitioner's narrative (see Exhibit 6) characterizes the proposed development to be similar to the Brookside subdivision.

Default Standards: The proposed PUD District Ordinance (the "PUD Ordinance") (see Exhibit 4) defaults to the recently adopted Westfield – Washington Township Unified Development Ordinance (the "UDO"), with the **SF2: Single Family Low Density District** as the Underlying Zoning District.

Permitted Uses: The PUD Ordinance permits those uses permitted by the Underlying Zoning District.

Development Standards: As proposed, the PUD Ordinance establishes enhanced or alternative development standards from the Underlying Zoning District (Chapter 6 of the UDO). These modifications are intended to accommodate the unique environmental characteristics of the Property and the Petitioner's vision for the development. The development standards of note are briefly highlighted below:

1. Oak Road Lot: There is one "estate" lot located at the northwest corner of the Property that would not be a part of the rest of the development and would be accessed from Oak Road. As a result, provisions are included to accommodate this lot.
2. Architectural Standards (Article 6.3): The PUD Ordinance incorporates enhanced architectural standards, including the incorporation of Character Exhibits to establish the benchmark for the quality and character of the development. In addition, the PUD Ordinance increases the Minimum Living Area square footage requirements.
3. Landscaping Standards (Article 6.8): The PUD Ordinance: (a) increases the required number of shrubs per Lot; (b) addresses the overlap of the perimeter External Street Frontage Landscaping with the frontage road; and (c) establishes that preserved natural areas shall serve as the required buffer yard for those areas shown on the Concept Plan.

Design Standards: As proposed, the PUD Ordinance establishes enhanced or alternative design standards from the Underlying Zoning District (Chapter 8 of the UDO). These modifications are intended to accommodate the unique environmental characteristics of the Property and the Petitioner's vision for the development. The design standards of note are briefly highlighted below:

1. Street and Right-of-Way Standards (Article 8.9): Due to the natural site constraints, the Petitioner is proposing modifications to accommodate the street design at the southeast corner of the Property. The Department is continuing to work with the Petitioner, the Public Works Department, and Fire Department regarding a design that balances the City's public safety and connectivity interests with those of the Petitioner to preserve existing natural areas, particularly at the southeast corner of the Property.
2. Open Space (Article 8.6): The PUD Ordinance increases the minimum required amount of open space from 8% (for SF2 Districts) to 16%. The Department is continuing to work with the Petitioner regarding pedestrian facilities and connectivity of the proposed Open Space.

Comprehensive Plan: The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Suburban Residential". The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions; however, below is a general summary of the goals and objectives of the Comprehensive Plan for this Property:



The development policies for "Suburban Residential" include: (i) promote the protection of the existing suburban character of the area; (ii) ensure that new development adjacent to existing suburban is properly buffered; (iii) ensure development occurs in a way that is contiguous with existing development; (iv) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (v) prevent monotony of design and color that applies to the collective impact of an entire development; (vi) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; and (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities.

The development policies for "residential design standards" include: (i) encourage neighborhoods that do not have the appearance of "production" housing; (ii) evaluate new residential development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii) encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of "cookie cutter" subdivisions.

The development policies for "open space and recreation" include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

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## **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.

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## **STAFF COMMENTS**

1. Hold a public hearing at the December 1, 2014, APC meeting. No action is required at this time.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal based on APC comments, public comments and any additional staff comments.
3. If any APC member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or [jpohlman@westfield.in.gov](mailto:jpohlman@westfield.in.gov).