

CHANGE OF ZONING APPLICATION

(PLANNED UNIT DEVELOPMENT)

NARRATIVE STATEMENT

SITE SOLUTIONS PROPERTY GROUP, LLC

Property on 161st and Union

The proposed planned unit development ordinance will provide the framework for residential development to occur at the northeast corner of 161st and Union. This large parcel of undeveloped property contains a significant portion of the property in the floodway, making flexible residential development opportunities important. The ordinance provides a framework within which a high quality development must be developed. The unique terrain of the property and the location near the new 161st and US 31 interchange make this property especially attractive for new, quality and desirable residential development. The proposed development, with the large undeveloped portion of the property on the west boundary, will provide continued buffering for the larger single family lots to the east and north, while providing an attractive and convenient location for new development. The amenities proposed for the development encourage walkability and access to other nearby public amenities. The overall goal of the PUD is to promote a high quality product which will serve as a buffer to existing single family development and serve as a showplace of the variety of new single family development available in Westfield for visitors to community accessing historic downtown Westfield, the future Grand Junction, and other nearby amenities along with future nearby contemplated development through the US 31 and 161st Street interchange.