



Petition Number: 1507-PUD-12

Petitioner: Estridge Development Management, LLC

Request: A text amendment to modify the architectural standards applicable to the Single-Family District and development standards applicable to the Mixed Use District of the Harmony Planned Unit Development (PUD) District

Current Zoning: Harmony PUD District (Ordinance 12-14)

Current Land Use: Residential / Agricultural

Approximate Acreage: 277 acres +/-

Zoning History:

1205-PUD-05	Original PUD Ordinance (Ord. 12-14)	(01/14/2013)
1405-DP-16	Development Plan (Section 1 & 2)	(05/19/2014)
1405-SPP-13	Primary Plat (Section 1 & 2)	(05/19/2014)
1405-SFP-17	Secondary Plat (Section 1)	(10/23/2014)
1408-SFP-28	Secondary Plat (Section 2)	(04/10/2015)
1409-SPP-18	Primary Plat (Mixed Use District)	(Withdrawn)
1501-PUD-01	PUD Text Amendment	(01/26/2015)
1502-SPP-07	Primary Plat (Section 3)	(03/16/2015)
1502-ODP-01	Overall Development Plan (Section 3)	(03/16/2015)
1504-SFP-13	Secondary Plat (Section 3)	(Pending)

Exhibits:

1. Staff Report
2. Location Map
3. Harmony District Map
4. PUD Ordinance Excerpts
5. Amendment Ordinance
6. Enhanced End Lot Map
7. Exhibit B: Front Façade Gable Examples
8. Exhibit C: Village Collection Homes

Staff Reviewer: Jeffrey M. Lauer, Associate Planner

PETITION HISTORY

This petition was introduced at the June 8, 2015, City Council meeting. This petition received a public hearing at the June 15, 2015, Advisory Plan Commission (the “APC”) meeting.

PROCEDURAL

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the APC. The public hearing for this petition is scheduled for the



January 15, 2015, APC meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC's Rules of Procedure.

PROJECT OVERVIEW

Project Location: The subject property (collectively, the "Property") is approximately two-hundred and seventy-seven (277) acres located along the west side of Ditch Road, both north and south of 151st Street (see **Exhibit 2**).

Amendment Request: The Petitioner is requesting an amendment to the architectural standards applicable to the Single-Family District and development standards applicable to the Mixed Use District, as further described below:

1. **Primary Plane:** The proposed amendment adds clarity to the term "primary plane"¹ and incorporates it into the Definitions (*Article 6*) of the PUD Ordinance. This added clarity will allow the Petitioner to develop homes similar to those depicted at **Exhibit 6**.
2. **Development Standards:** The PUD Ordinance requires various development standards for the development of multi-family uses in the Mixed Use District (identified as **Area A** on the Harmony District Map at **Exhibit 3**). The proposed amendment would modify the following:
 - a. **Minimum Setback from Internal Driveways/Parking Areas**²: The PUD currently requires a minimum ten (10) foot setback from internal driveway/parking areas. Since the adoption of the PUD Ordinance, the Petitioner has been working with a multifamily developer and has encountered environmental difficulty in designing the site in compliance with this standard. The Petitioner desires to develop the site similar to the Union Street Flats. This standard is not in the Union Street Flats PUD District ordinance. As a result, the proposed amendment would remove this standard from the ordinance.
 - b. **Maximum Building Height**³: The PUD currently requires a maximum building height of forty (40) feet. Additionally, the PUD requires that multifamily uses be developed in substantial compliance with the character exhibits included in the PUD Ordinance at **Exhibit F**. The Petitioner desires a three (3) story product with a variation of roof pitches; however, three stories with a higher roof pitch would exceed forty (40) feet. As a result, this amendment modifies the forty (40) foot height requirement to three (3) stories.
3. **Architectural Standards:** The PUD Ordinance currently requires that homes comply with one of two sets of architectural standards⁴: "defined architectural designs" or "conventional design guidelines" (see PUD Ordinance excerpts at **Exhibit 4**).

¹ Section 3.4(B)(1) Architectural Standards of the PUD Ordinance

² Section 2.4(D) Development Standards for Multifamily Uses within the Mixed Use District

³ Section 2.4(I) Development Standards for Multifamily Uses within the Mixed Use District

⁴ Section 3.4(A) Architectural Standards of the PUD Ordinance



Rear-Loading Lots: Since the adoption of the PUD Ordinance, David Weekly Homes (one of the two home builders in Harmony) has designed a series of homes called the “Village Collection Homes” (see **Exhibit 7**) for rear-loading lots.

The Village Collection Homes, which are rear-loading homes, do not neatly meet the standards of the “defined architectural designs”. As a result, this amendment will allow a second option for homes on rear-loading lots to be substantially similar to the “Village Collection Homes” (incorporated as Exhibit B of the proposed amendment ordinance and at **Exhibit 7**).

PUBLIC HEARING COMMENTS

Following the June 15, 2015 APC public hearing, the Plan Commission shared a concern about the side elevation of homes that face the street. In response to that concern, the Petitioner modified the ordinance, as presented at the June 15, 2015, plan commission public hearing to require the side elevation of homes with the outdoor patio or deck area be oriented towards the street.

Additionally, the Plan Commission determined that those dwellings that had side elevations (the side with the outdoor patio or deck) oriented towards the street be required to have enhanced architectural detail.

In response and in working with the Department, the Petitioner has modified the proposed amendment (see **Exhibit 5**) to require additional windows, wider window trim and/or architectural detail more consistent with the front elevation be provided. In addition, an exhibit (Exhibit D) has been incorporated into the amendment ordinance to which lots qualify as end lots that would be subject to the orientation and enhanced window requirements.

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. The Petitioner has incorporated the Department’s recommendations into the proposed ordinance and Concept Plan. If the Plan Commission is otherwise satisfied with the revisions to the proposed amendment ordinance, then the Department recommends forwarding this petition to the City Council with a favorable recommendation.



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

July 6, 2015
1507-PUD-12
Exhibit 1

2. If any APC member has questions prior to the meeting, then please contact Jeffrey M. Lauer at 317.910.2927 or jlauer@westfield.in.gov.