



Westfield City Council Report

Ordinance Number:	15-35
APC Petition Number:	1511-PUD-21
Petitioner:	Throgmartin Henke Development, LLP by Nelson & Frankenberger
Requested Action:	A text amendment to the Bridgewater PUD District Ordinance to rezone a portion of Parcel L2 (referred to as Parcel L3) to allow for the development of single-family residences. Single-family residences would develop pursuant to the Parcel H standards.
Current Zoning:	Bridgewater PUD District Ordinance
Current Land Use:	Undeveloped / Agricultural
Exhibits:	<ol style="list-style-type: none">1. Location Map2. Concept Plan3. Bridgewater PUD District Ord. 06-494. APC Certification
Prepared by:	Jeffrey M. Lauer, Associate Planner

PETITION HISTORY

This petition was introduced at the October 12, 2015, City Council meeting. The petition received a public hearing at the November 2, 2015, Advisory Plan Commission (the "Plan Commission") meeting. The Plan Commission forwarded this petition with a unanimous favorable recommendation at its November 16, 2015, meeting. This petition is eligible for adoption consideration at the November 23, 2015, Council meeting.

PROJECT OVERVIEW

Project Location: The petitioner is requesting a zoning change for the ten (10) acres, generally located at the southeast corner of 151st Street and Carey Road (the "Property") (see **Exhibit 1**).

Property History: The Property is currently zoned The Bridgewater Club Restated and Consolidated Planned Unit Development District Ordinance (Ord. 06-49) (the "Restated PUD"). The Restated Ordinance identified the Property as Area X and required the Property to be developed pursuant to the Parcel H development standards, included as Exhibit 12 of the Restated Ordinance. Area X permitted the use of the Property for single-family residential homes.

Ordinance 11-01 (adopted by the City Council on January 10, 2011 and recorded as Instrument No. 2011004210), rezoned the Property as Area Z. Area Z permits the use of the Property for office/flex space development and prohibited the use of the Property for residential development.

AMENDMENT REQUEST

The Petitioner is requesting an amendment to the Restated Ordinance, as amended by Ord. 11-01, to rezone a portion of Parcel L2 (referred to as Parcel L3 on the amended concept plan) to allow for the development of single-family residences. Single-family residences would develop pursuant to the Parcel H standards, included in the Restated Ordinance (see **Exhibit 3**). A Concept Plan has been included at **Exhibit 2**, consisting of twenty (20) single-family residential Lots.

Default Standards: The proposed amendment would default to the Parcel H development standards of the Restated Ordinance (see **Exhibit 3**).

Development Standards: The proposed amendment has incorporated character exhibits to establish a benchmark for the quality and character of the development.

PROCEDURALS

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the November 2, 2015, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Comprehensive Plan: The Westfield-Washington Township Comprehensive Plan identifies the Property as Suburban Residential. 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.

Statutory Considerations:

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes 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.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its November 16, 2015, meeting, the Plan Commission forwarded a unanimous favorable recommendation of this petition to the Council (Vote: 5 in favor, 0 opposed) (see **Exhibit 4**).

City Council

Introduction: October 12, 2015

Eligible for Adoption: November 23, 2015

Submitted by: Jeffrey M. Lauer, Associate Planner
Economic and Community Development Department