



Petition Number: 1512-PUD-29

Petitioner: Estridge Homes on behalf of
Westfield-Washington School Corporation

Request: A text amendment to modify the accessory building location standards and building material standards of the Maple Knoll Planned Unit Development (PUD).

Current Zoning: Maple Knoll PUD District (Urban Residential District)

Current Land Use: Institutional: Elementary School

Zoning History: Ordinance 04-02
Ordinance 05-22
Ordinance 14-08
Ordinance 15-45 (pending)

Exhibits: 1. Staff Report
2. Aerial Location Map
3. Concept Plan
4. Maple Knoll PUD Ordinance (Ord. 04-02)
5. Proposed Maple Knoll PUD Amendment (Ord. 15-45)

Staff Reviewer: Amanda Rubadue, Associate Planner

Petition History

This petition was introduced at the November 9, 2015, City Council Meeting. The petition will receive a public hearing at the December 7, 2015, Advisory Plan Commission (the “APC”) meeting.

Project Overview

Project Location: The Petitioner is requesting an amendment to the Maple Knoll Planned Unit Development (PUD) District Ordinance 04-02 (the “PUD Ordinance”) for the 34.32+/- acres located on the northeast corner of 171st Street and Ditch Road (see **Exhibit 2**).

Project Description: The proposal is to modify the accessory building location and building materials standards to the area identified on the Concept Plan (see **Exhibit 3**), of the Maple Knoll PUD (the “Proposal”). The subject property is located with the urban residential district and accessory building are permitted. The Proposal would permit accessory building to locate in the front yard of the principal structure. The current standards restrict accessory buildings to



the rear yard of the principal structure on the property. A full summary of the proposal can be found in Section 3 of the proposed PUD amendment (see **Exhibit 5**).

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 December 7, 2015, APC meeting. Notice of the public hearing was provided in accordance with Indiana Law and the APC's Rules of Procedure.

Statutory Considerations: The Indiana Code 36-7-4-603 states that reasonable regard must 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 on property values throughout the jurisdiction
- 5) Responsible growth and development

Staff Comments

- 1) **Action:**
Hold a public hearing at the December 7, 2015, APC meeting.
- 2) **Recommendation:**
Subject to comments as a result of the public hearing, the Department recommends forwarding this petition to the Council with a favorable recommendation if the Plan Commission is satisfied with the proposed amendment ordinance.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Amanda Rubadue at 317.432.6663 or arubadue@westfield.in.gov.