



**Ordinance Number:** 15-45  
**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  
**Exhibits:**  
1. Location Map  
2. Concept Plan  
3. Ordinance 15-29: PUD Amendment Ordinance  
4. Elevations  
5. APC Certification  
**Staff Reviewer:** Amanda Rubadue, Associate Planner

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### **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.

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### **Project Overview**

This petition was introduced at the November 9, 2015, City Council Meeting. The proposal received a public hearing at the December 7, 2015, Advisory Plan Commission (the "APC"). The APC forwarded this petition with a favorable recommendation at its December 7, 2015, meeting. The petition is eligible for adoption consideration at the December 14, 2015, Council meeting.

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### **Procedural**

**Public Hearing:** Amendments to PUD Districts are required to be considered at a public hearing by the APC. The public hearing for this petition was held at 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:

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

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**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 171<sup>st</sup> Street and Ditch Road (see **Exhibit 1**).

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 2**), 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 3**).

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**Recommendations / Actions**

APC Recommendation

At its December 7, 2015, meeting, the APC forwarded a favorable recommendation of this petition to the Council (Vote of: 8 in favor, 0 opposed) (see **Exhibit 5 – APC Certification**).

City Council

Introduction: November 9, 2015

Eligible for Adoption: December 14, 2015

Submitted by: Amanda Rubadue, Associate Planner  
Economic and Community Development Department  
[arubadue@westfield.in.gov](mailto:arubadue@westfield.in.gov), 317.432.6663



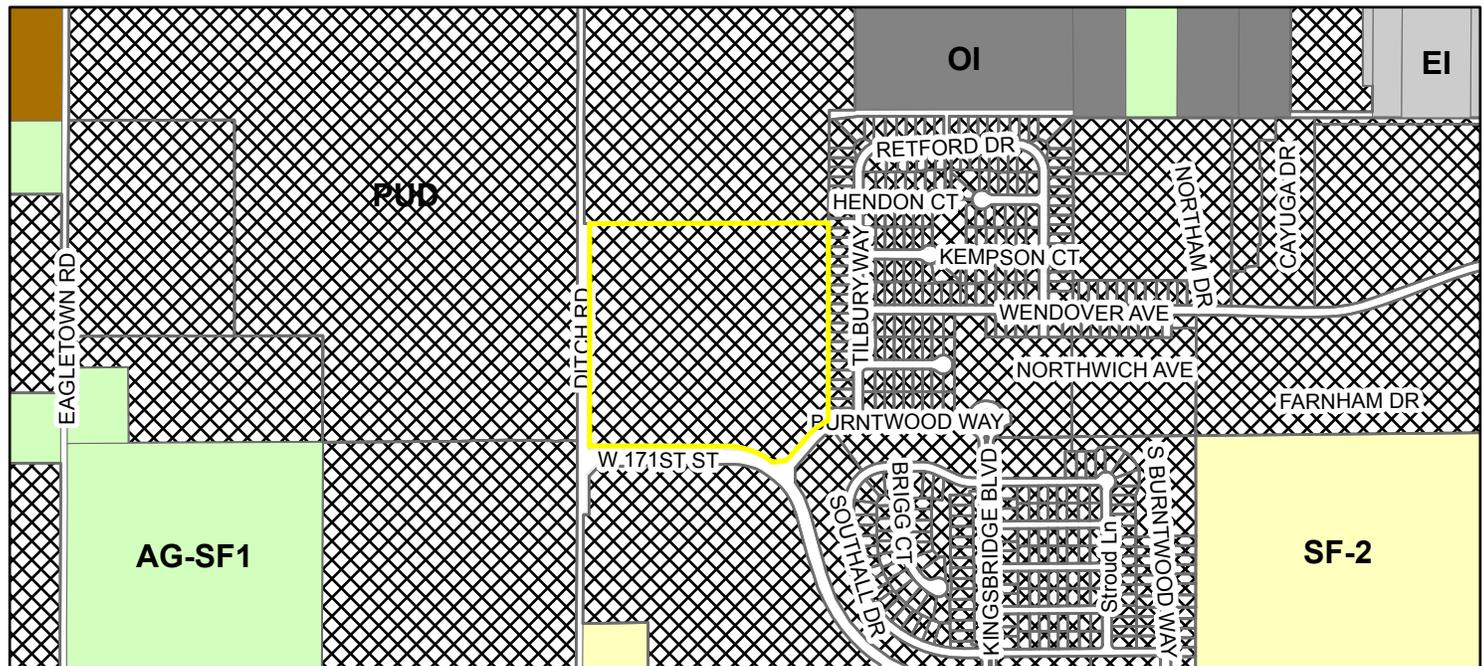
# Property Location Map 15-45 Maple Knoll PUD Amendment



**Aerial Location Map**

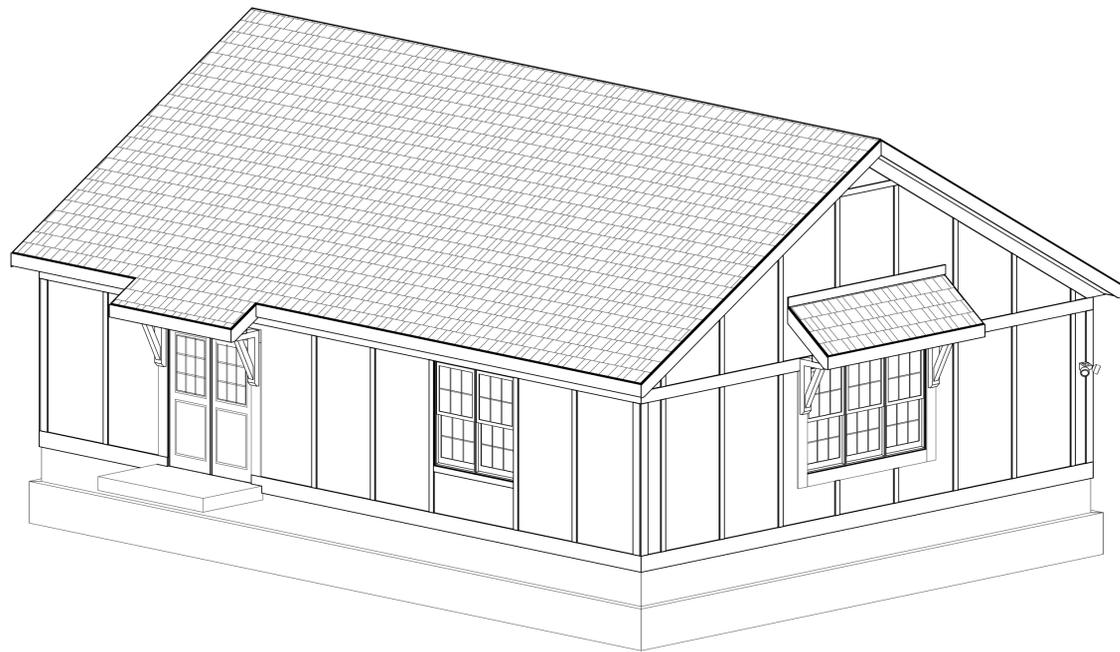


**Zoning Map**

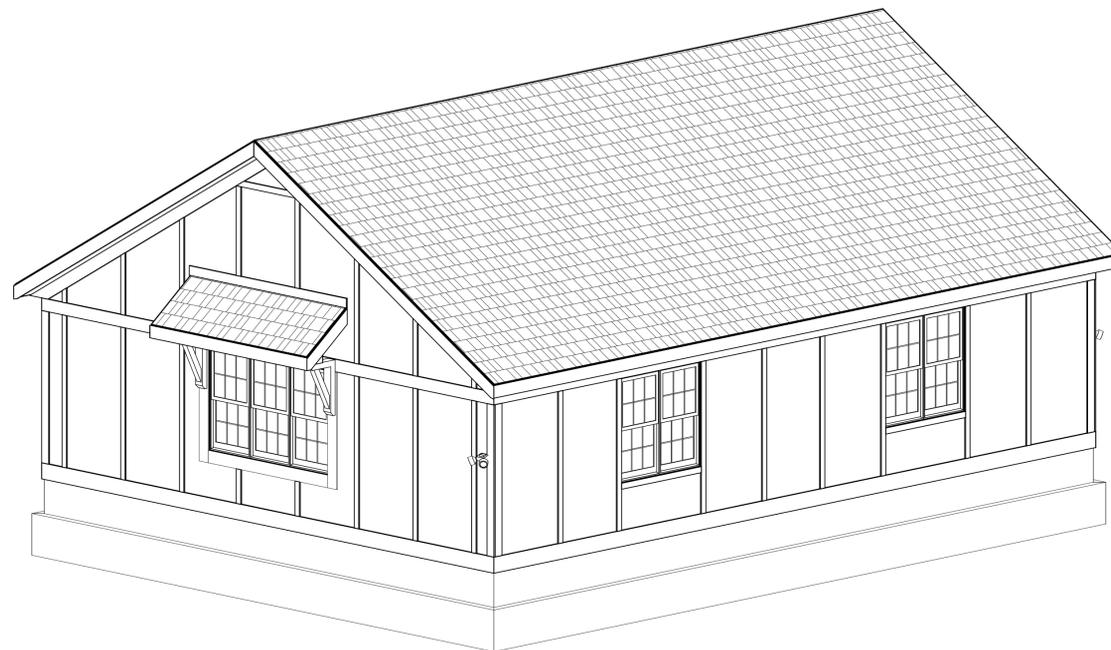


|  |                                |
|--|--------------------------------|
| <b>Zoning</b>                            | PUD (Planned Unit Development) |
| AG-SF1 (Agriculture - Single Family - 1) | SF-2 (Single Family - 2)       |
| EI (Enclosed Industrial)                 | SF-5 (Single Family - 5)       |
| OI (Open Industrial)                     | Parcel                         |

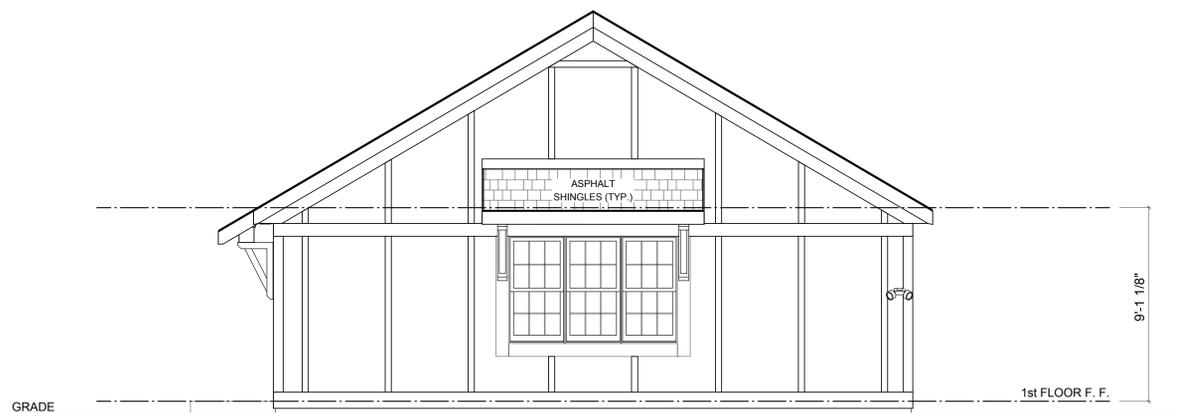




NORTHEAST ELEVATION



NORTHWEST ELEVATION



NORTH ELEVATION

SCALE: 1/4"=1'-0"

| REV. NO. | DATE | REMARKS |
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PRINT DATE:  
08/20/2015

FOR: **EH\_MapleGlenElem**  
Maple Glen Elementary  
LOCATION:

SHEET NUMBER  
**A-01**



## **ORDINANCE 15-45**

### **AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE MAPLE KNOLL PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 04-02, AND TITLE 16 - LAND USE CONTROLS**

**WHEREAS**, The City of Westfield, Indiana and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Zoning Ordinance; and;

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (Docket 1512-PUD-29), filed with the Commission requesting an amendment to Ordinance 04-02, enacted by the Town Council on February 9, 2004 (the “Maple Knoll PUD Ordinance”)

**WHEREAS**, on December 7<sup>th</sup>, 2015 the Commission took action to forward Docket 15-PUD-29 to the Westfield City Council with a favorable recommendation in accordance with Ind. Code 36-7-4-608, as required by Ind. Code 36-7-4-1505;

**WHEREAS**, on December 7<sup>th</sup>, 2015 the Secretary of the Commission certified the action of the Commission to the City Council; and,

**WHEREAS**, the Westfield City Council is subject to the provisions of the Indiana Code IC 36-7-4-1507 and 36-7-4-1512 concerning any action on this request.

**NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE MAPLE KNOLL PUD ORDINANCE AND TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:**

**SECTION 1.** The Maple Knoll PUD Ordinance is hereby amended so that the standards established in what is attached hereto and incorporated herein by reference as Exhibit “A” are applicable to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit “B” (the “Real Estate”). In all other respects, the Maple Knoll PUD Ordinance shall remain in effect and unchanged.

**SECTION 2. Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Zoning Ordinance.

- 2.1 Accessory Structure: For the terms of this Ordinance, as accessory structure shall refer to the outdoor classroom/greenhouse as generally located and identified in Exhibit B and as depicted in Exhibit C.

**SECTION 3. Development and Architectural Standards:** The Urban Residential District standards shall apply with the following exceptions:

3.1 **Building Orientation:** The Accessory Structure shall be developed in substantial compliance with the site plan with Exhibit B, attached hereto and incorporated herein.

3.2 **Building Material:** The building materials and elevations shall be developed in substantial compliance with Exhibit C, attached hereto and incorporated herein. In addition to permitted building materials in the Urban Residential District, materials listed in Exhibit C shall also be permitted.

**SECTION 4.** Upon motion duly made and seconded, this Ordinance 15-45 was fully passed by members of the Council this \_\_ day of \_\_\_\_\_, 2015. Further, this Ordinance 15-45 shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict with this Ordinance 15-45 are hereby amended. To the extent that this Ordinance 15-45 conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of this Ordinance 15-45 shall prevail.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,  
HAMILTON COUNTY, INDIANA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

WESTFIELD CITY COUNCIL  
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
Steven Hoover

\_\_\_\_\_  
Steven Hoover

\_\_\_\_\_  
Steven Hoover

\_\_\_\_\_  
Robert L. Horkay

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Robert L. Horkay

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Robert L. Horkay

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Chuck Lehman

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Chuck Lehman

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Chuck Lehman

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Robert J. Smith

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Robert J. Smith

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Robert J. Smith

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Cindy L. Spoljaric

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Cindy L. Spoljaric

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Cindy L. Spoljaric

\_\_\_\_\_  
Robert W. Stokes

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Robert W. Stokes

\_\_\_\_\_  
Robert W. Stokes

ATTEST:

\_\_\_\_\_  
Cindy Gossard, Clerk-Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: \_\_\_\_\_

\_\_\_\_\_  
Signed

I hereby certify that ORDINANCE No. 15-\_\_ was delivered to the Mayor of Westfield  
on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, at \_\_\_\_\_ m.

\_\_\_\_\_  
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE No. 15-45

This \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE No. 15-45

this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
J. Andrew Cook, Mayor

ATTEST:

\_\_\_\_\_  
Cindy J. Gossard, Clerk-Treasurer

Prepared by: \_\_\_\_\_

## **EXHIBIT A**

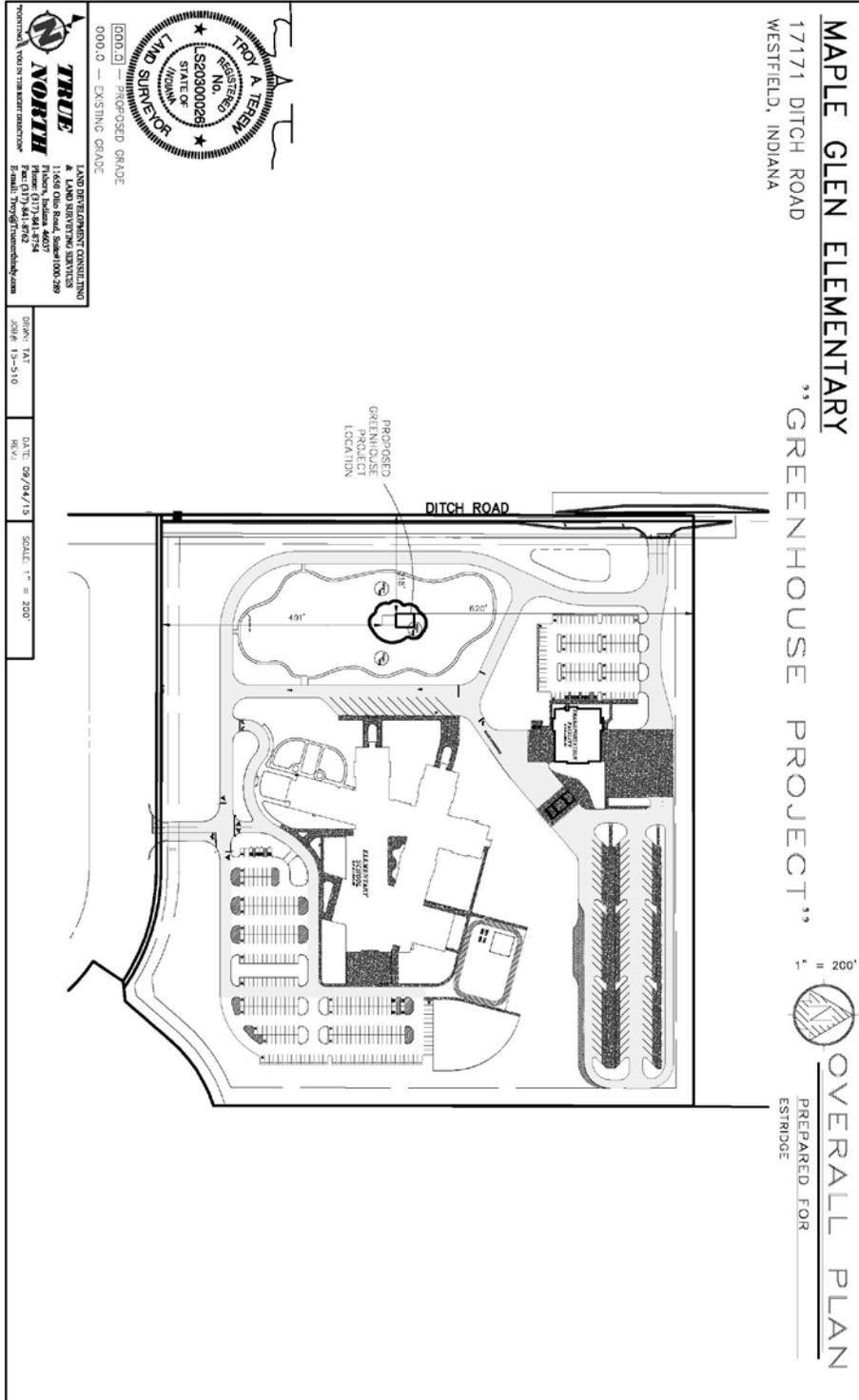
### **(Legal Description)**

Part of the Northeast Quarter of Section 9, Township 18 North, Range East, Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows:

Commencing at the northwest corner of the Northeast Quarter of Section 9, Township 18 North, Range 3 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana; thence North 89 degrees 58 minutes 41 seconds East (Indiana State Plane Coordinate System-East Zone NAD 83) a distance of 181.00 feet on the north line of said Northeast Quarter to the northeast corner of the real estate described in Deed Book 305 Page 665, in the Office of the Recorder, Hamilton County, Indiana, said corner being the point of beginning of the herein described parcel; thence South 00 degrees 08 minutes 09 seconds West 1314.99 feet on the east line of the real estate described in said Deed Book 305 Page 665, and the southerly prolongation thereof to a 5/8 inch diameter rebar with cap marked Weihe Engineers 0012 ("capped rebar") on the south line of the North Half of said Northeast Quarter; thence North 89 degrees 54 minutes 49 seconds East 762.15 feet on the south line of the North Half of said Northeast Quarter to a "capped rebar"; thence North 00 degrees 08 minutes 09 seconds East 1314.06 feet to a pk nail on the north line of said Northeast Quarter; thence South 89 degrees 58 minutes 41 seconds West 762.15 feet on the north line of said Northeast Quarter to the point of beginning, containing 23.00 acres, more or less.

# EXHIBIT B

(Site Location Exhibit)



# EXHIBIT C

## (Elevations & Building Materials Exhibit)

The architectural drawings show three elevations of a building with a gabled roof and a covered entrance. The Northeast Elevation (top left) shows the building from a three-quarter perspective. The Northwest Elevation (top right) shows the building from the opposite three-quarter perspective. The North Elevation (bottom center) is a side view showing the gable end and the entrance. A scale bar below the North Elevation indicates 1/8" = 1'-0".

| REVISIONS |
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© Estridge Homes 10/20/2014

| PRINT DATE                 |
|----------------------------|
| 08/20/2015                 |
| EH_MapleGlenElem           |
| FOR: Maple Glen Elementary |
| LOCATION:                  |
| SHEET NUMBER               |
| A-01                       |

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### Outdoor Classroom Building Materials:

- Hardie Fiber Cement
- LP Smart Trim

### Greenhouse Building Materials

- Steel or Aluminum Frame
- Polyvinyl film, acrylic or glass

### **Green House Portion of Building**



**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY  
PLAN COMMISSION CERTIFICATION**

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The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, December 7 5, 2015, to consider an amendment to the Maple Knoll Planned Unit Development District and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

|               |  |
|---------------|--|
| Docket No.    | 1512-PUD-29  |
| Ordinance No. | 15-45  |
| Petitioner    | Westfield-Washington School Corporation  |
| Description   | Westfield-Washington School Corporation requests a text amendment to modify the accessory building location standards and building material standards applicable to the Urban Residential District of the Maple Knoll Planned Unit Development (PUD) District. |

On December 7, 2015, a motion was made and passed to send a favorable recommendation to the City Council regarding this petition (Vote: 8 in favor, 0 opposed).

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.

  
\_\_\_\_\_  
Matthew S. Skelton, Secretary

December 8, 2015  
\_\_\_\_\_  
Date