



Docket Number: 1601-PUD-01 (Ordinance No. 15-46)

Petitioner: Steve A. Wilson, Inc. by Nelson & Frankenberger (the “Petitioner”)

Request: An amendment to replace and supersede the Centennial North Planned Unit Development (PUD) District with the Wilshire Planned Unit Development (PUD) District.

Current Zoning: Centennial North PUD District (Ord. 05-10, as amended by Ord. 06-09 and Ord. 11-33)

Current Land Use: Undeveloped / Agricultural

Zoning History: 0408-PUD-07 Original PUD Ord. 05-10 (03/28/05)
0601-PUD-02 PUD Amendment Ord. 06-09 (02/23/06)

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibits
5. Wilshire Amendment Ord. 15-46
6. Centennial North PUD Ord. 05-10
7. Neighborhood Meeting Summary

Staff Reviewer: Pam Howard, Associate Planner

PETITION HISTORY

This petition was introduced at the January 11, 2016, City Council meeting. The petition will receive a public hearing at the February 1, 2016, Advisory Plan Commission (the “APC”) meeting.

PROJECT OVERVIEW

Project Location: The Petitioner is requesting a zoning change for approximately thirty-nine (39) acres generally located on the north side of 156th Street west of Spring Mill Road, (see **Exhibit 2**).

Property History: The original Centennial North PUD District (Ord. 05-10) was adopted in 2005, and included 157 acres (the “Original PUD Ordinance”). In 2015, the West Rail PUD District (Ord. 15-46), was approved to replace and supersede the portion of Centennial North that lies directly west of this proposal. This proposal will replace and supersede the remainder of the Centennial North PUD District.

Original PUD Ordinance: The Original PUD Ordinance (see **Exhibit 6**) established a maximum density of 2.5 dwelling units per acre, with minimum lot areas of 7,500 square feet and 8,750 square feet. The minimum open space was thirty percent (30%). Additionally, the ordinance

established minimum architectural standards, which included permitting vinyl siding as well as requiring enhanced front and side facades through a minimum point system of optional architectural elements.

AMENDMENT REQUEST

The Petitioner requests this amendment to modernize the Original PUD Ordinance in accordance with the Unified Development Ordinance, and to accommodate the proposed homes and site design. In effect, the proposed ordinance will replace and supersede the Original PUD Ordinance in its entirety, as it applies to this property, and would be known as the “Wilshire Planned Unit Development (PUD) District” (the “Proposed Ordinance”).

Default Standards: The Proposed Ordinance (see **Exhibit 5**) sets a minimum lot area of 9,100 square feet for all lots. The Underlying Zoning District is proposed as SF4: Single-Family High Density District, consistent with recent amendments to the Original PUD Ordinance.

Permitted Uses: The Proposed Ordinance permits those uses identified within the existing PUD Ordinance and the Underlying Zoning District and allows a maximum of eighty-six (86) single-family dwellings which equates to 2.2 units per acre.

Development and Design Standards: The Proposed Ordinance generally defaults to the Unified Development Ordinance (the “UDO”).

Architectural Standards: The UDO’s architectural standards for perimeter lots abutting 156th Street would apply. The Proposed Ordinance establishes an alternative streetscape diversity standard and incorporates general architectural standards such as prohibiting vinyl and minimum roof overhangs. In addition, the proposed ordinance incorporates minimum requirements for enhanced front and side facades through a minimum point system of optional architectural elements.

Landscaping Standards: The Proposed Ordinance modifies the UDO’s standards for individual lot landscaping by subjecting all lots to the planting standards for lots under 8,000 sq. ft. in the UDO.

Open Space: The Original PUD Ordinance established a minimum open space requirement of thirty percent (30%). The Proposed Ordinance requires a minimum open space of fifteen percent (15%), consistent with the UDO’s requirements for the SF4 Zoning District.

Comprehensive Plan: The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as “Suburban Residential”. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions; however, below is a general summary of the goals and objectives of the Comprehensive Plan for this Property:

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.

The development policies for “residential design standards” include: (i) encourage neighborhoods that do not have the appearance of “production” housing; (ii) evaluate new residential development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii) encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of “cookie cutter” subdivisions.

The development policies for “open space and recreation” include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

PROCEDURAL

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 is scheduled for the February 1, 2016, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’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.

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the February 1, 2016, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at 317-531-3751 or poward@westfield.in.gov.