



**Petition Number:** 1603-PUD-02

**Petitioner:** Beazer Homes Indiana LLP

**Request:** A text amendment to modify the architectural theme standards for the Keeneland Park Planned Unit Development (PUD).

**Current Zoning:** Keeneland Park PUD District

**Current Land Use:** Residential

**Zoning History:** Ordinance 12-45

**Exhibits:**

1. Staff Report
2. Aerial Location Map
3. Keeneland Park PUD Concept Plan
4. Keeneland Park Ordinance (Ord. 12-45)
5. Proposed Keeneland Park PUD Amendment, 01/28/16 (Ord. 16-04)

**Staff Reviewer:** Amanda Rubadue, Associate Planner

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### **Petition History**

This petition was introduced at the February 8, 2016, City Council Meeting. The petition will receive a public hearing at the March 7, 2016, Advisory Plan Commission (the "APC") meeting.

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### **Project Overview**

**Project Location:** The Petitioner is requesting an amendment to the Keeneland Park Planned Unit Development (PUD) District Ordinance No. 12-45 (the "PUD Ordinance") for the 28+/- acres located on the southwest corner of 169<sup>th</sup> Street and Spring Mill Road (see **Exhibit 2**).

**Project Description:** The proposal is to modify the architectural standards by adding "Farmhouse" as a seventh option to the Distinct Architectural Themes, within Sections 5, 6 and 7 of the Keeneland Park PUD (the "Proposal"). A full summary of the proposal can be found in Section 2 of the proposed PUD amendment (see **Exhibit 5**).

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### **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 March 7, 2016, 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 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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### **Staff Comments**

- 1) **Action:**  
**Hold a public hearing at the March 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](mailto:arubadue@westfield.in.gov).