



Docket Number: 1609-PUD-14 (Ordinance No. 16-26)

Petitioner: Matthew and Teresa Skelton

Request: A change in zoning from the SF3: Single-Family Medium Density District to the Junction North Planned Unit Development (PUD) District.

Current Zoning: SF3: Single-Family Medium Density District

Current Land Use: Single-family residential

Acreage: 1.55 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Illustrative Character Exhibit
5. Junction North PUD Ordinance (Ord. 16-26)

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY:

This petition was introduced at the August 8, 2016, City Council meeting. The petition will receive a public hearing at the September 6, 2016, Advisory Plan Commission (the “APC”) meeting.

PROJECT OVERVIEW:

Project Location: The petitioner is requesting a change in zoning to the Junction North Planned Unit Development (PUD) District for approximately 1.55 acres +/-, located at the southwest corner of Hoover Street and Union Street in Downtown Westfield (see **Exhibit 2**). Property to the west is zoned SF-3 and is a city park (Asa Bales Park). Property to the south is zoned SF-3 and is residentially used. Property to the east is zoned SF-3 and is a commercially used (hair salon) and residentially used. Property to the north is zoned GB-PD and EI and is a public school (Westfield High School).

ZONING REQUEST:

The petitioner requests this change in zoning to allow for a residential subdivision on the subject property. The subdivision would include five (5) residential lots.



Default Standards and Permitted Uses: The Junction North PUD Ordinance (the “PUD Ordinance”) (see **Exhibit 5**) defaults to the SF3: Single Family Medium Density District as the Underlying Zoning District.

Development Standards: As proposed, the PUD Ordinance defaults to the Development and Design Standards as identified in the Westfield-Washington Township Unified Development Ordinance, but includes some modifications to accommodate the proposal. A summary of the proposed modifications are as follows:

	SF-3 Requirement (per UDO)	Junction North PUD
Minimum Lot Area	12,000 SF	7,000 SF
Front Yard Setback	20 feet	10 feet
Side Yard Setback	10 feet	5 feet
Rear Yard Setback	30 feet	10 feet
Minimum Lot Width	90 feet (corner lots) 80 feet (all other lots)	60 feet

Architectural Enhancements: The proposed Junction North PUD includes architectural and building design requirements that exceed what the UDO would otherwise require for and SF-3 subdivision. The proposed PUD standards include the following:

1. Homes are required to be substantially consistent with style and character of the homes represented in the illustrative character exhibits of the PUD Ordinance;
2. Front doors are required to face Hoover Street, with the exception of the corner lot (Lot 1) – the front door on that building is required to face Union Street.
3. All homes are required to include a sizable front porch (minimum of 36 square-feet in size, and a minimum of 4 feet deep);
4. Garages on Lots 2-5 are allowed to be either side, rear, or front loaded. However, if they are front loaded, then the garage is required to be setback at least 20 feet behind the front elevation of the home. Garage doors are not allowed to face Union Street on Lot 1.
5. Vinyl and aluminum are not permitted, except for gutters, soffits, trim, and other similar features.

Design Standards and Processes: The proposed Junction North PUD would modify the UDO standards by allowing the existing 5-foot sidewalk to remain instead of requiring an 8-foot roadside pathway. A five-foot sidewalk is consistent with what is anticipated for most areas of Downtown Westfield. The PUD Ordinance also would not require open space as a part of this subdivision, and it would require the Minor Subdivision process to be followed when subdividing the property.

Comprehensive Plan: The Grand Junction Implementation Plan, an addendum to the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”), identifies this property as being largely within the “Union Sub-District” of Downtown Westfield. The Union Sub-District sections focus on maintaining mature trees, preserving the historical residential architectural/character of the street, and encouraging any new structures to mimic the existing historic/residential character of the area¹. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

The petitioner met with the Grand Junction Task Group on August 2, 2016 to discuss how the proposal fits with the Grand Junction Master Plan/Grand Junction Implementation Plan and received the group’s support.

PROCEDURAL:

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the September 6, 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 September 6, 2016 Plan Commission meeting.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.

¹ Westfield-Washington Township Comprehensive Plan, Appendix I (Grand Junction Implementation Plan, 2013).