



Westfield City Council Report

Ordinance Number:	16-23
APC Petition Number:	1607-PUD-09
Subject Site Address:	<i>South side of 151st Street, east of Towne Road</i>
Petitioner:	CalAtlantic Homes of Indiana, Inc. by Nelson & Frankenberger
Requested Action:	A change in zoning from the AG-SF1: Agriculture/Single-Family Rural District to the Liberty Ridge Planned Unit Development (PUD) District to accommodate a single-family residential development.
Current Zoning	AG-SF1: Agriculture/Single-Family 1
Current Land Use:	Vacant/Agriculture
Approximate Acreage:	59.95 acre +/-
Exhibits:	<ol style="list-style-type: none">1. Staff Report2. Location Map3. Concept Plan4. Character Exhibits5. Liberty Ridge PUD Ordinance, Ord. 16-236. Liberty Ridge PUD Ordinance (redline version)
Prepared By:	Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at the June 13, 2016 City Council meeting. The petition received a public hearing at the July 5, 2016 Advisory Plan Commission (the "APC") meeting. After significant revisions, an update was provided at the September 19, 2016 APC meeting. APC member and public feedback was offered at the September 19, 2016 APC meeting. The APC forwarded this petition with a favorable recommendation (Vote: 5-0) at its October 17, 2016 meeting. This petition is eligible for adoption consideration at the October 24, 2016 Council meeting.

PROCEDURAL

Public Hearing: Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition was held at the July 5, 2016 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.

PROJECT OVERVIEW

Project Location: The petitioner is requesting a change in zoning to the Liberty Ridge Planned Unit Development (PUD) District (see **Exhibit 3**) for approximately 59.95 acres +/-, located on the south side of 151st Street, just east of Towne Road (see **Exhibit 2**). The Towne West PUD abuts the property to the south. The Towne West PUD area is zoned for a mixture of commercial and multi-family residential uses, but has not yet been developed. Adjacent property to the west is currently being developed as a church site. Adjacent property to the north is zoned Harmony PUD (single-family residential subdivision) and AG-SF1. Adjacent property to the east is zoned

Towne West PUD and AG-SF1 (single-family/rural residential use).

Property History: The property is currently zoned AG-SF1: Agriculture/Single-Family 1 and is identified as “Block A” on the CCC Subdivision plat (1601-SFP-02).

ZONING REQUEST

The petitioner requests this change in zoning to allow for a residential subdivision on the subject property.

Default Standards: The Liberty Ridge PUD Ordinance (the “PUD Ordinance”) (see **Exhibit 3**) defaults to the SF4: Single Family High Density District as the Underlying Zoning District.

Permitted Uses: The PUD Ordinance permits those uses identified within the Underlying Zoning District, and limits the total number of dwellings to no more than 142 dwellings (originally proposed for a maximum of 123 dwellings in June, then modified to a maximum of 146 dwellings in September).

Development and Design 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. As proposed, the PUD Ordinance includes modified bulk and density standards; modified anti-monotony requirements; enhanced architectural requirements (including character exhibits); modified landscaping requirements; and it establishes minimum amenity requirements. The majority of the modifications to the standards are summarized below under the section “Modifications Between the Public Hearing and September 19, 2016.”

Comprehensive Plan: The Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies this Property within the “Southwest New Suburban” land use classification. The Comprehensive Plan encourages context-sensitive development in this area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

The subject property falls within the geographic area of the proposed Conservancy Addendum. The Conservancy Addendum has not been adopted or approved and is currently under consideration by the City. The petitioner has met with representatives of the group that proposed the Conservancy Addendum (the “Conservancy Task Group”).

MODIFICATIONS SINCE THE COUNCIL INTRODUCTION

Since the Council Introduction on June 13, 2016 meeting, there were numerous changes to the proposal. This section will highlight the major changes that were made to the proposal:

1. Concept Plan. The concept plan and layout was changed to include a frontage road along 151st Street, so that the fronts of homes, not the rears, will face 151st Street. The lots along the frontage road are a little larger, allowing for side-load garages to be built on at least 12 of the 20 lots on the frontage road. Additional internal pedestrian pathways/trails were also incorporated.
2. Number of Lots. The number of residential lots changed from 123 lots to 142 lots.
3. Character Exhibits. The character exhibits were modified to reflect the home product that would be built on the lots. Also, a streetscape exhibit was added to reflect the view from 151st Street.
4. General Standards. The table below summarizes the modifications to the general standards:

Standard	UDO Requirement (SF4)	Original Liberty Ridge Proposal	Current Liberty Ridge Proposal
Minimum Lot Area	9,000 SF	9,400 SF	8,000 SF
Minimum Lot Frontage	40'	40'	40'
Minimum Front Yard Setback	25'	20'	20'
Minimum Side Yard Setback	8'	8'	5'
Minimum Rear Yard Setback	25'	20'	20'
Minimum Lot Width	50'	70'	60'
Maximum Building Height	25'	2.5 stories	2.5 stories
Minimum Living Area (one-story)	1,000 SF	1,750 SF	1,775 SF
Minimum Living Area (two-story)	750 SF (ground level)	2,200 SF (total)	2,400 SF (total)

5. Streetscape Diversity. The Streetscape Diversity Standards have been modified so that the City's Streetscape Diversity Standards found in the UDO apply and are unchanged.

A maximum number of fifty-six (56) single-story homes on the Real Estate was added as a standard.

6. Architectural Standards.

- a. Overhangs. 11-inch overhangs are required (minimum) instead of the originally proposed 8-inch minimum overhang.
- b. Garage Doors. Garage doors are required to be decorated with windows, and are required to match either the main color of the house or an accent color.
- c. Windows.
 - i. One-story homes are required a minimum of 2 windows on the front façade and 2 windows on each side façade.
 - ii. Two-story homes are required a minimum of 6 windows on the front façade and 3 windows on each side façade.
 - iii. Side facades of homes on a corner lot are required a minimum of 3 windows on the side façade.
 - iv. All windows are required to have either shutters or other architectural treatment.
 - v. Window trim requirements default to the UDO's standards for window trim.
- d. Perimeter Lots. Rears of homes facing Towne Road are required an aggregate of a 4' offset and a 36" masonry wainscot on all four sides of the building. They are also required either a 64-square foot sunroom or a 90-square foot covered porch.
- e. Corner Lots. Corner Lot architectural requirements were added.

7. Amenities. A pool and pool house have been added as required amenities.

8. Landscaping. The table below summarizes the modifications to the landscaping standards:

Standard	UDO Requirement		Original Liberty Ridge Proposal	Current Liberty Ridge Proposal
	Lots under 8,000 SF	Lots over 8,000 SF		
Lot Landscaping	2 shade trees	4 shade trees	2 shade trees	2 shade trees
	1 evergreen/orn. tree	2 evergreen/orn. tree	1 evergreen/orn. tree	1 evergreen/orn. tree
	4 shrubs	4 shrubs	4 shrubs	10 shrubs

RECOMMENDATIONS / ACTIONS

APC Recommendation

At its October 17, 2016, meeting, the APC forwarded a favorable recommendation of this change in zoning request to the Council (Vote of: 5 in favor, 0 opposed).

City Council

Introduction: June 13, 2016

Eligible for Adoption: October 24, 2016

Submitted by: Kevin M. Todd, AICP
Economic and Community Development Department

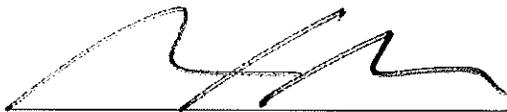
**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Tuesday, July 5, 2016 to consider an amendment to the Zoning Map 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.	1607-PUD-09
Ordinance No.	16-23
Petitioner	CalAtlantic Homes of Indiana, LLC
Site Location	South side of 151 st Street, east of Towne Road
Description	Petitioner requests a change in zoning from the AG-SF1: Agriculture/Single-Family Rural District to the Liberty Ridge Planned Unit Development (PUD) District to accommodate a single-family residential development.

On October 17, 2016, a motion was made and passed to send a favorable recommendation of the change in zoning request to the City Council (Vote: 5 in favor, 0 opposed).

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



Matthew S. Skelton, Secretary

October 18, 2016

Date