



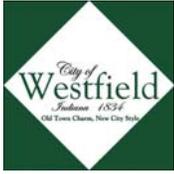
PETITION NUMBER:	0902-PUD-02	
SUBJECT SITE ADDRESS:	14911 Ditch Road	
PETITIONER:	Estridge Development Company, Inc.	
REPRESENTATIVE:	Bryan Stumpf, <i>Estridge Development Company, Inc.</i>	
REQUEST:	A change in zoning to include the subject property in the Brookie Property PUD (Centennial South)	
CURRENT ZONING:	AG-SF1	
CURRENT LAND USE:	Agricultural and Single-Family Residential	
APPROXIMATE ACREAGE:	6.75	
ASSOCIATED PETITIONS:	None	
EXHIBITS:	1. Staff Report 2. Petitioner's Exhibits	
STAFF REVIEWER:	Kevin Todd, AICP	
ZONING HISTORY	0407-PUD-05	Brookie Property PUD, Ord. 04-42, <i>Approved</i>
	0501-DP-04	Development Plan, <i>Approved</i>
	0501-SPP-01	Primary Plat, <i>Approved</i>
	0505-SFP-11	Secondary Plat, <i>Approved</i>
	0808-DP-11	Development Plan, <i>Withdrawn</i>
	0808-PUD-02	PUD amendment, <i>Withdrawn</i>
	0808-SPP-02	Primary Plat, <i>Withdrawn</i>
	0902-DP-05	Development Plan, <i>Pending</i>
	0902-SPP-02	Primary Plat, <i>Approved</i>

PETITION HISTORY

The February 2, 2009 APC Workshop Meeting represents the first APC Workshop appearance of this petition. This petition was before the Technical Advisory Committee on January 20, 2009.

PROCEDURAL

- Requests for changes in zoning to PUD Districts are required to undergo public hearing. The public hearing for this petition is scheduled for the February 17, 2009 meeting of the APC.
- The purpose of the workshop meeting is to allow the APC to direct comments and questions to the petitioner. No action will be taken on this petition at the February 2, 2009 Workshop Meeting.
- Notification of the February 2, 2009 Workshop Meeting was provided to abutting property



owners in accordance with the Rules of Procedure.

- o Notice of the February 2, 2009 Workshop Meeting was posted to the City website and at City Hall.

PROJECT DESCRIPTION

The requested change in zoning would add approximately 6.75 acres to the current Brookie Property PUD (Centennial South) (Ord. 04-42). The proposed amendment would modify the concept plan by including the new acreage into Area C of the PUD. The existing development and architectural standards for Area C would not be altered under this proposed amendment.

PUD STANDARDS (WC 16.04.190, C1)

A planned unit development shall:

1. Address the policies included in the Comprehensive Plan specific to the neighborhood in which the PUD is to be located so as to encourage consistency with the community development vision as presented in the Comprehensive Plan.

The 2007 Comprehensive Plan identifies the subject area as “Existing Suburban Residential” (p. 23). The subject property is currently agricultural in nature. Development policies for the Existing Suburban area recommend compatible infill on vacant parcels, proper buffering, and consistency in mass, scale, density, materials, and architectural style (p. 38). Single-family detached dwellings are identified as an acceptable use in the Existing Suburban area.

2. Use design to provide compatibility between areas of different land uses and development intensities within the PUD.

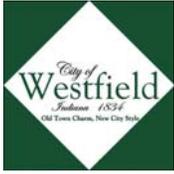
The additional acreage would be developed in a manner consistent with the abutting portion of the PUD.

3. Buffer different types of land uses and development intensities outside of the PUD from those within the PUD so as to minimize any adverse impact which new development may have on existing or zoned development.

The existing, approved buffering standards of the Brookie Property PUD would apply to the additional acreage.

4. Enhance the appearance of neighborhoods by conserving areas of natural beauty, and natural green spaces.

The approved Brookie Property PUD includes areas of green space. The proposed amendment would not impact or reduce those areas.



5. Promote and protect the environmental integrity of the site and its surroundings and provide suitable design responses to the specific environmental constraints of the site and surrounding area.

The additional acreage is generally flat and without distinguishing natural features or constraints.

6. Promote architecture that complements the surroundings.

Architectural requirements would not differ from the approved architectural standards contained in the original Brookie Property PUD.

7. Counteract urban monotony and congestion on streets.

The proposed streets within the additional acreage would be coordinated and integrated into the approved design of Centennial South.

8. The area designated in the PUD map must be a tract of land under single ownership or control. Single control of property under multiple ownerships may be accomplished through the use of enforceable commitments.

Proof of ownership and consent has been provided for the petition file.

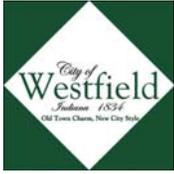
9. The concept plan shall indicate the land uses, development standards, and other applicable specifications which shall govern the development of the PUD site in lieu of the regulations for the non-planned unit development district. If the concept plan is silent on a particular land use, development standard, or other applicable specification, then the standards of the non-planned unit development district or the applicable regulations shall apply.

The proposed amended concept plan identifies the location of all proposed uses.

10. The PUD concept plan map shall show the general location of all improvements.

The proposed amended concept plan identifies the general location of all proposed improvements.

11. The PUD must comply with all required improvements, construction standards, design standards, and all other engineering standards contained within the Zoning Ordinance, other pertinent regulations, and adopted standards and policies, except where modification is specifically authorized through the provisions of this Section of the Ordinance.



Construction of the infrastructure to serve the additional acreage would be consistent with that of any other new construction and would be required to follow all standards and regulations for such, unless otherwise modified at the request of WPWD.

12. The PUD must include a statement of recreational amenities and how they benefit the PUD residents.

The proposed amendment would not modify the approved statement of recreational amenities included in the approved Brookie Property PUD.

PUBLIC POLICIES

Comprehensive Plan-Feb 2007

See above, “PUD STANDARDS, Item 1” for discussion.

Thoroughfare Plan-Feb 2007

The current Westfield-Washington Township Thoroughfare Plan roadway classification map identifies Ditch Road as a “Secondary Arterial,” and recommends a minimum dedication of a sixty (60) foot half right-of-way. The Thoroughfare Plan further recommends the provision of an eight (8)-foot asphalt path within the right-of-way of Ditch Road.

Parks & Recreation Master Plan-Dec 2007

The Westfield Parks & Recreation Master Plan makes no specific recommendation for the subject site.

Water & Sewer System-Aug 2005

Water and sewer service for the subject site would be provided through infrastructure installed as part of the Centennial South PUD.

Annexation

The subject property is within the corporate boundaries of the City of Westfield.

Well Head Protection-Ord. 05-31

The subject property is not within a wellhead protection area.

INDIANA CODE

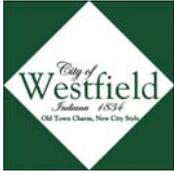
IC 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

See above, “PUD STANDARDS, Item 1” for discussion.

2. Current conditions and the character of current structures and uses.

The subject property is currently improved with a single-family detached dwelling and agricultural outbuilding. Neighboring properties to the east and south are undergoing



development with single-family detached dwellings in a subdivision. Property to the west is used agriculturally, and property to the north is used in a light industrial manner.

3. The most desirable use for which the land is adapted.

The Comprehensive Plan established that continuing suburban residential development in this area of the township is desirable. The subject property is currently improved with a single-family detached dwelling and agricultural outbuilding. Neighboring properties to the east and south are undergoing development with single-family detached dwellings in a subdivision. Property to the west is used agriculturally, and property to the north is used in a light industrial manner.

4. The conservation of property values throughout the jurisdiction.

This proposed change is expected to have neutral or positive impacts on property values within the vicinity and jurisdiction. The project would provide a single-family detached residential neighborhood among similar neighborhoods in the area.

5. Responsible growth and development.

The site is contiguous to other developments, and the development of the subject site would be consistent with the principle of contiguous growth. City services such as water, sewer, and emergency services already exist on or near the subject property.

APPLICABLE COMMITMENTS

None have been submitted as of the date of this letter.

RECOMMENDATIONS

Forward this petition to the February 17, 2009 Advisory Plan Commission public hearing.

KMT