



Docket Number: 1607-PUD-09 (Ordinance No. 16-23)

Petitioner: CalAtlantic Homes of Indiana, Inc. by Nelson & Frankenberger

Request: 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

Acreage: 59.95 acre +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Building Character Exhibit
5. Liberty Ridge PUD Ordinance (Ord. 16-23)
6. Liberty Ridge PUD Ordinance (redline version)
7. Public Comments

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY:

This petition was introduced at the June 13, 2016, City Council meeting. The petition will receive a public hearing at the July 5, 2016, Advisory Plan Commission (the "APC") meeting.

The petitioner held a neighborhood meeting on June 29, 2016 and should be able to provide a summary of the meeting at the July 5, 2016 APC meeting.

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 146 dwellings.

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 are summarized below under the section “Modifications Since the Public Hearing.”

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 Addendum⁴. 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”).

¹ Westfield-Washington Township Comprehensive Plan, Chapter 2 (New Suburban Southwest Background).

² Numbers are according to the associated Overall Development Plan, 1607-ODP-09 and Primary Plat, 1607-SPP-08.

³ Numbers consider the overall Harmony development, and are according to the approved Harmony PUD Ordinance, Res. 12-14.

⁴ The Conservancy Addendum -- 1602-CPA-01; Res. 16-100.



MODIFICATIONS SINCE THE PUBLIC HEARING:

Since the Public Hearing, there have been numerous changes to the proposal. This section will highlight the changes that were made:

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.

STAFF COMMENT – Staff requested the concept plan be modified to include additional internal pedestrian pathways/trails. The petitioner has agreed to add pedestrian pathways/trails to the concept plan exhibit, but as of the publishing of this report, an updated concept plan has not been submitted. It is, however, anticipated that the exhibit will be submitted before the APC meeting on September 19, 2016.

2. Maximum Number of Lots. The new layout increased the number of lots from 123 lots to 146 lots.
3. Character Exhibits. The character exhibits were modified to reflect the home product that would be built on the lots.
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.
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.
 - d. Perimeter Lots. Rears of homes facing 151st Street are required an aggregate of a 4' offset. They are also required either a 64-square foot sunroom or a 90-square foot covered porch.

STAFF COMMENT – The APC may want to discuss this further and also apply this requirement (or similar) to side facades facing 151st Street (i.e., Lot 1). It does not appear that any rear facades will face 151st Street, given the frontage road layout.

7. 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

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

STAFF COMMENT – Staff requested a character exhibit for the pool house be added to the PUD Ordinance. The petitioner has agreed to include a character exhibit for the pool house, but as of the publishing of this report, the exhibit has not been submitted. It is, however, anticipated that the exhibit will be submitted before the APC meeting on September 19, 2016.

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 was held at the July 5, 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:** Forward a recommendation to the City Council.
2. **Recommendation:** If the Plan Commission is otherwise satisfied with the proposed Liberty Ridge PUD District (Docket No. 1607-PUD-09, Ordinance 16-23), then the Department recommends forwarding the ordinance to the City Council with a favorable recommendation.
3. 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.