



Westfield City Council Report

Ordinance Number:	16-29
APC Petition Number:	1609-PUD-14
Subject Site Address:	<i>SWC of Union Street and Hoover Street</i>
Petitioner:	Matthew and Teresa Skelton
Requested Action:	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
Approximate Acreage:	1.55 acre +/-
Exhibits:	<ol style="list-style-type: none">1. Staff Report2. Location Map3. Concept Plan4. Illustrative Character Exhibit5. Junction North PUD Ordinance, Ord. 16-13
Prepared By:	Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at the August 8, 2016 City Council meeting. The petition received a public hearing at the September 6, 2016 Advisory Plan Commission (the "APC") meeting. The APC forwarded this petition with a favorable recommendation (Vote: 7-0) at its September 19, 2016 meeting. This petition is eligible for adoption consideration at the September 26, 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 September 6, 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

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.

MODIFICATIONS SINCE THE COUNCIL INTRODUCTION

Since the public hearing, Section 1.4 of the PUD Ordinance has been modified so that any authority to make approvals, decisions, and interpretations related to the Junction North PUD would be delegated to the Director of the Westfield Public Works Department, instead of the Director of the Westfield Economic and Community Development Department. This change in authority addresses concerns raised during the public hearing regarding potential conflicts in the administration of the PUD Ordinance. No other changes were made to the proposal.

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

RECOMMENDATIONS / ACTIONS

APC Recommendation

At its September 19, 2016, meeting, the APC forwarded a favorable recommendation of this change in zoning request to the Council (Vote of: 7 in favor, 0 opposed).

City Council

Introduction: August 8, 2016

Eligible for Adoption: September 26, 2016

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

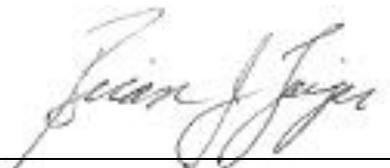
**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Tuesday, September 6, 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:

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Ordinance No.	16-29
Petitioner	Matthew and Teresa Skelton
Site Location	SWC of Union Street and Hoover Street
Description	Petitioner requests a change in zoning from the SF3: Single-Family Medium Density District to the Junction North Planned Unit Development (PUD) District.

On September 19, 2016, a motion was made and passed to send a favorable recommendation of the change in zoning request to the City Council (Vote: 7 in favor, 0 opposed).

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



Brian Zaiger, City Attorney

September 20, 2016
Date