



Docket Number: 1912-PUD-45 (Ordinance No. 19-61)
Project Name: Monon Hills PUD, Amendment I
Petitioner: Noah Herron
Request: An amendment to the Monon Hills Planned Unit Development (PUD) District to modifying the Development Standards for garage setbacks and to reestablish Common Area standards.
Current Zoning: Monon Hills PUD (Ord. 19-17 “the Original PUD Ordinance”)
Current Land Use: Vacant / Agricultural
Acreage: 8 acres +/- (the “Property”)
Exhibits:
1. Staff Report
2. Location Map
3. Proposed PUD Amendment (Ord. 19-47)
Staff Reviewer: Jonathan Dorsey, Associate Planner

PETITION HISTORY

This petition was introduced at the November 25, 2019, City Council meeting. The petition will receive a public hearing at the December 2, 2019, Advisory Plan Commission (the “APC”) meeting.

PROJECT OVERVIEW

Location: The Property is located at 1111 156th Street (see **Exhibit 2**). The Property is currently zoned AG-SF1: Agricultural / Single-Family Residential. Adjacent properties to the south is zoned SF2: Single-Family Low Density. Surrounding properties to the north, east, and west are all currently located within the Viking Meadows PUD district.

ZONING REQUEST

Article 6.3 Architectural Standards: Garage standards shall apply, except as modified below:

- i. Front-load garages shall be setback a minimum of ten (10) feet behind the primary front elevation.
- ii. Garage door(s) shall not be permitted to face 156th Street for Lots 1 and 5.

Article 8.6 Open Space and Amenity Standards: Shall apply.



COMPREHENSIVE PLAN

The 2007 Westfield-Washington Township Comprehensive Plan identifies the Property as being within the Existing Suburban Residential area. Detached dwellings, Attached dwellings, Institutional uses, Recreational uses, and similar uses are contemplated as appropriate uses within the Existing Suburban area. Along with development that ensures that infill development is compatible in mass, scale, density, materials, and architectural style to existing developments. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

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 will be held at the December 2, 2019 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 December 2, 2019, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Jonathan Dorsey at 463.221.8375 or jdorsey@westfield.in.gov.