



Docket Number: 1610-PUD-17 (Ordinance No. 16-44)

Petitioner: Platinum Properties Management Company, LLC by Nelson & Frankenberger

Request: Petitioner requests a change of zoning of 265.1 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Drexler Woods Planned Unit Development (PUD) District to allow for a mixed-use development to include single-family residential, single-family attached residential, and commercial uses.

Current Zoning: AG-SF1: Agriculture / Single-Family; OI: Open Industrial

Current Land Use: Agriculture / Undeveloped

Acreage: 265.1 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Drexler Woods PUD (Ord. 16-44)
5. Neighbor Meeting Summary

Staff Reviewer: Matt Pleasant

PETITION HISTORY:

This petition was introduced at the November 14, 2016, City Council meeting. The petition is scheduled to receive a public hearing at the December 5, 2016, Advisory Plan Commission (the "APC") meeting.

The petitioner hosted an informational meeting on November 30, 2016, at the Westfield City Hall building for neighbors and other interested parties. A summary of those meetings is included at **Exhibit 5** (in accordance with Article 10.9(C)(1)(f)).

PROJECT OVERVIEW:

Project Location: The 265.1 acre +/- site includes real estate extending from 191st Street north to the property located near 19809 Six Points Road, and from Six Points Road east to Horton Road (see **Exhibit 2**). The property is currently zoned AG-SF1: Agriculture / Single-Family Rural District and OI: Open Industrial primarily being used for agricultural purposes. Adjacent property to the south is the Grand Park Sports Campus, and property to the south and southwest is zoned the Springmill Trails Planned Unit Development (PUD) District.



ZONING REQUEST:

Description: The petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as “Drexler Woods”, that would allow for a mixed-use development. The proposed ordinance establishes three (3) areas for the development of the property, as generally illustrated on the Concept Plan (see **Exhibit 3**) as follows:

Area A: This area consists of three (3) sections made-up from 6-9 acres each on the west, south, and east sides of a future round-about and allows for the underlying zone LB: Local Business District uses being restricted to the “Sports Village Mixed-Use” portion of the Grand Park Concept Plan. The developer also has also designated the Right-of-Way required for the future roundabout of Springmill Road to Horton Road and 191st Street to 193rd Street.

Area B: This area, which includes approximately 36 acres with the underlying zone of SF-A: Single-Family Attached which can consist of Duplexes, Triplexes, Quadplexes, etc. No apartments are proposed to be permitted in this area.

Area C: This section is 185 acres +/- for 423 single-family detached residential lots and is proposed to include an amenity center. This area would have an underlying zone of SF-4: Single-Family High Density District with a maximum of 490 lots.

Bulk and Density Standards: Area C is proposed to allow up to four hundred and ninety (490) dwelling units. Area B would default to the UDO which permits a maximum four (4) dwelling units per acre and a maximum of four (4) dwellings per building. The Department is continuing to work with the petitioner to provide greater detail of the proposed standards.

Zoning District Standards: The following are proposed modifications from the UDO by the Drexler Woods PUD for Area C:

Area C: Underlying SF4 District	PUD Ordinance	UDO Standard
Minimum Lot Area	6,000 Sqft	9,000 Sqft
Minimum Lot Frontage	35'	40'
Minimum Building Setback Lines		
Front Yard	21'	25'
Side Yard	5'	8'
Rear Yard	20'	25'
Maximum Building Height	2 ½ Stories	25'



Development Standards: The proposed ordinance defaults to the UDO except as generally summarized below:

Architectural Standards: The Department is working with the petitioner to incorporate residential standards.

Landscaping Standards: The UDO lot landscaping standards for Open Space / Common Area require a minimum of ten (10) shade or ornamental / evergreen trees per acre. The Drexler PUD proposes that the approximately 12.5 acres of the planned preserved woodlands shall be credited to satisfy all Open Space / Common Area (per acre) landscaping requirements throughout development.

Buffer Yard Standards: The Drexler PUD also proposes that no mound should be required in Buffer Yards. The UDO would otherwise require a four (4) feet tall for at least sixty percent (60%) of the length of the shared property line between the two residential districts.

Comprehensive Plan Analysis:

Comprehensive Plan: The Westfield-Washington Township Comprehensive Plan shows the majority of this project being integrated in the New Suburban of the Northwest Quadrant.

The New Suburban designation encourages anti-monotony, connectivity, contiguity with existing development, using open space as buffers, promote innovative development, and encourage attractive streetscapes. Suggestions for the subdivision regulations encourage: recreational facilities, common open space, green space between sidewalk and curb, shorter front setbacks, front porches, and garages that are behind the front line of the dwelling or are side-loaded.

Areas A and B are within the Grand Park concept plan referenced in the Sports Capital Addendum II and the Grand Junction Implementation Plan.

The 2011 Family Sports Capital Addendum II to the Comprehensive Plan: Encourages an extended mix of uses including, but not limited to: restaurants, higher density residences, healthcare and sports medicine, hotels, and retail.

Alternative Transportation Plan: The purpose of this plan is to provide an emphasis on implementing complete streets within our community that allow other modes of transportation (walk, bike, bus, train) within the same street network when feasible. The Drexler Woods PUD would have a direct impact on the street network and our bike infrastructure.

The proposed Little Eagle Creek Trail would travel from Carmel along Little Eagle Creek, goes through the community of Eagletown, and connects with the Monon Trail at 191st Street. This trail will be included on the south border of Drexler Woods and through the proposed roundabout. The south boundary / Little Eagle Creek Trail will also have an opportunity to



connect with Grand Park with their internal bike and walking network also planned to connect to the Monon Trail.

Thoroughfare Plan: The plan identifies the following effected roads Primary Arterials: Springmill Road, Horton Road, 191st Street, and 193rd Street. The Department of Public Works has identified that the intersection of these roads would be appropriate for a round-about. The plan also identifies these roads as "Cycle Corridors". Six Points Road is being listed as a Secondary Arterial. The Department is working with the petitioner to ensure language is incorporated into the proposed ordinance for the dedication of the right-of-way in accordance with the Thoroughfare Plan and to accommodate a round-about.

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 is scheduled for the December 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.

Council Introduction: The petition was introduced at the November 14, 2016, Council meeting.

DEPARTMENT COMMENTS:

1. **Action: Hold a public hearing at the December 5, 2016 Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on the 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 Matt Pleasant at 937.974.5096 or mpleasant@westfield.in.gov