



Docket Number: 1612-PUD-24 (Ordinance No. 16-46)

Petitioner: Chatham Hills, LLP

Representative: Betsy Garfield, Henke Development

Request: A change of zoning of 26.96 acres+/- from the AG-SF1: Agriculture / Single-Family Rural District to the Chatham Hills Planned Unit Development (PUD) District.

Current Zoning: AG-SF1: Agriculture / Single-Family Rural District

Current Land Use: Residential / Agricultural

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Amendment Ordinance
5. Neighborhood Meeting Summary

Staff Reviewer: Pam Howard, Associate Planner

PETITION HISTORY

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

PROJECT OVERVIEW

Description: The Petitioner is requesting a change of zoning of 26.96 acres+/- from the AG-SF1 District the Chatham Hills Planned Unit Development (PUD) District, established pursuant to the Chatham Hills Planned Unit Development (PUD) District Ordinance (Ord. 13-24, adopted January 13, 2014), as amended (the "PUD District").

Project Location: The real estate being added to the PUD District is generally located north of 206th Street and east of Oak Ridge Road (see **Exhibit 2**).

Ordinance: The proposed ordinance (see **Exhibit 3**) incorporates the real estate into the PUD District and assigns the standards of the PUD District's "District 1: Residential District". The additional real estate and proposed ordinance does not otherwise increase the permitted density set forth by the PUD District.

Comprehensive Plan: The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "New Suburban." The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use

decisions; however, as proposed, Chatham Hills is consistent with the goals and objectives of the Comprehensive Plan as generally summarized below.

The development policies for “New Suburban” include: (i) design developments such that backyards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (ii) prevent monotony of design and color that applies to the collective impact of an entire development; (iii) encourage compatible and high quality “life span” housing; (iv) ensure proper land use transitions between dissimilar types of residential development; (v) ensure appropriate transitions of businesses located along US31 and SR38 and from adjoining large subdivisions; (vi) preserve existing older structures where possible; (vii) promote flexible design that maximizes open space preservation by regulating density rather than lot size; (viii) encourage development of bicycle and pedestrian facilities; (ix) encourage attractive streetscapes that minimizes front-loading garages, provides garage setbacks from front facades of homes, and minimizes design and material repetition; and (x) locate roadways and house lots to respect natural features and to maximize exposure of lots to open space.

The development policies for “residential design standards” include: (i) encourage neighborhoods that do not have the appearance of “production” housing; (ii) evaluate new residential development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii) encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of “cookie cutter” subdivisions.

The development policies for “open space and recreation” include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

PROCEDURAL

Public Hearing: Changes of zoning are required to be considered at a public hearing by the APC. The public hearing for this petition is scheduled for the December 5, 2016, APC meeting. Notice of the public hearing was provided in accordance with Indiana law.

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.

DEPARTMENTS COMMENTS

1. **Action:** Hold a public hearing at the December 5, 2016, APC meeting. Subject to comments as a result of the public hearing, the Department recommends forwarding a recommendation to the Council (1612-PUD-24 / Ord. 16-46).
2. If any APC member has questions prior to the public hearing, then please contact Pam Howard at 317.531.3751 or phoward@westfield.in.gov.