Petition Number:	1205-DP-04 & 1205-SPP-01
Subject Site Address:	18150 Casey Road (Approx), Westfield, IN 46074
Petitioner:	Cliff White – M/I Homes of Indiana, L. P.
Representative:	Dave Sexton – Terra Site Development, Inc.
Request:	Primary Plat and Development Plan review for 106 single family residential lots on approximately 36 acres in the Residential District 2 section of Springmill Trails in the Springmill Trails PUD.
Current Zoning:	Springmill Trails PUD District Residential District 2; Underlying Zoning is SF-5
Current Land Use:	Vacant
Approximate Acreage:	Approximately 36 acres
Zoning History:	Springmill Trails PUD (Ord. 11-19)
Exhibits:	1. Staff Report 2. Aerial Location Map 3. Petitioner's Plans
Staff Reviewer:	Sarah L. Reed, AICP

Procedural

- Requests for Development Plan Review and Primary Plat Review are required to be considered at a public hearing. The public hearing for this petition is scheduled for the May 7, 2012 Advisory Plan Commission (the "APC") meeting.
- Notice of the May 7, 2012 public hearing was provided in accordance with the APC Rules of Procedure.

Project Overview

Project Location

The subject property is approximately 36 acres in size and is located on the south side of 151st Street, east Carey Road to a point approximately halfway between Setters Road and Gray Road (the "Property"). The Property is bound by Carey Road to the west, 151st Street to the north, and the existing Brentwood Village and Setters Run Subdivisions to the south.

Project Description

The proposed development plan is for the platting of one-hundred and six (106) single-family detatched residential lots within the Residential District 2 of the existing Springmill Trails PUD (the "Project"). This is the first Development Plan for the Springmill Trails PUD.

Primary Plat Review

WC 16.04.220 Procedures

1. Location map (which may be prepared by indicating the data by notations on available maps) showing:
   - Subdivision name and location– COMPLIANT
   - Any street related to the subdivision – COMPLIANT
   - Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities – Not Applicable
   - Title, scale, north point and date – COMPLIANT
   - Land use adjacent to proposed subdivision and owners names – COMPLIANT

2. A primary plat prepared by a land surveyor or land planner showing:
   - Proposed name of the subdivision - COMPLIANT
   - Names and addresses of the owner, owners, land surveyor or land planner - COMPLIANT
   - Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data. – COMPLIANT
   - Easements - locations, widths and purposes - COMPLIANT

- Statement concerning the location and approximate size or capacity of utilities to be installed
    - Petitioner is working with the Westfield Public Works Department to ensure compliance
- Layout of lots, showing dimensions and numbers and square footage – COMPLIANT
- Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes - COMPLIANT
- Contours at vertical intervals of two feet if the general slope of the site is less than 10 percent and at vertical intervals of five feet if the general slope is greater than 10 percent - COMPLIANT
- Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners - COMPLIANT
- Building setback lines – COMPLIANT
- Legend and notes - COMPLIANT
- Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage
    - Petitioner is working with the Westfield Public Works Department to ensure compliance
- Other features or conditions which would affect the subdivision favorable or adversely – Not Applicable
- Scale, north point and date - primary plat of the subdivision shall be drawn to a scale of 50 feet to one inch, or 100 feet to one inch; provided, however, that if the resulting drawing would be over 36 inches in shortest dimension, a scale as recommended by the commission may be used - COMPLIANT
- A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land - COMPLIANT
- A statement from the County and State Highway Departments or the Westfield Utilities Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary
    - Petitioner is working with the Westfield Public Works Department to ensure compliance
- If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property - Not Applicable to the Petition
- If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc.
    - Petitioner is working with the Hamilton County Surveyors Office to ensure compliance
- If floodplain is involved, a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc. - Not Applicable to the Petition

WESTFIELD DEVELOPMENT REQUIREMENTS (WC 16.04.165 C)

A. Zoning District Standards: Springmill Trails PUD Standards (Ord. 11-19)

Section 2.3 Residential District 2:

B. Minimum Lot Area – 5,400 sq ft (front load lots) - COMPLIANT
C. Minimum Lot Frontage – 40 ft (front load lots) COMPLIANT
D. Minimum Setback Lines:
   1. Front yard – 20 ft (front load lots) - COMPLIANT
   2. Side yard – 6 ft (front load lots) – Review for compliance at Building Permit Stage
   3. Rear yard – 15 ft (front load lots) - COMPLIANT
   4. Minimum Lot With at Building Line – 60 ft (front load lots) – Review for compliance at Building Permit Stage
   5. Maximum Building Height - 25 ft (front load lots) – Review for compliance at Building Permit Stage
E. Minimum Square Footage – Review for compliance at Building Permit Stage
F. Architectural Standards – Review for compliance at Building Permit Stage
G. Lot Landscaping Requirements - Review for compliance at Building Permit Stage
   1. 1 shade tree and 6 shrubs shall be planted in each front yard of a Single Family Detached - Review for compliance at Building Permit Stage
   2. 4 shrubs in each side yard - Review for compliance at Building Permit Stage
   3. 1 shade tree in the rear yard - Review for compliance at Building Permit Stage
   4. For Attached – Not Applicable
H. Additional Standards
   7. A maximum of 1250 Single Family Detached and Attached dwellings shall be permitted within Residential District 2 – COMPLIANT

Section 2.5: Additional Standards:

- Maximum Density – Up to 6 dwellings per acre (Residential District 2) – COMPLIANT
- Maximum number of single family homes – 1950 (attached and detached) – COMPLIANT
- Open Space – minimum of 21% of the development area for each district
    - 17.3% was identified for this petition. Petitioner will provide a table listing the total percentage of open space, per district, at each future submittal to ensure a minimum of 21% open space when all of Residential District 2 is developed.

Section 8.2: On-Site and Street Frontage Landscaping Requirements

Single Family Residential District 2, Detached:

- Shade Trees: 6 per dwelling unit – COMPLIANT
- Ornamental or Evergreen Trees: 4 per dwelling unit
    - Staff is working with the petitioner to ensure compliance
- Shrubs: 16 per dwelling unit – COMPLIANT

Section 8.3: Buffer Yard Requirements – Not Applicable

3. Subdivision Control Ordinance – See "Primary Plat Review" [Page 2]

4. Development Plan Review (WC 16.04.165)

    1. Any Single Family Subdivision Development in a Residential District (AG-SF1, AG-SF-I, SF1, SF-A, SF2, SF3, SF4, SF5).

        a. Site Access and Site Circulation:

            (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference; - Petitioner is working with the Westfield Public Works Department to ensure compliance

            (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and, - COMPLIANT

            (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network. - COMPLIANT

        Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield-Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

b. Landscaping – See WC 16.06 et seq. – See Sections 2.3(G) and 8.2

c. Lighting – See WC 16.07 et seq. - Not Applicable to the Petition

d. Signs – See WC 16.08 et seq. - Not Applicable to the Petition

e. Building Orientation. – See "Springmill Trails PUD Standards" [Page 3]

f. Building Materials. – See "Springmill Trails PUD Standards" [Page 3]

5. Comprehensive Plan Compliance

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as New Suburban. The proposed project is a development consisting of single family detached residential homes. One of the listed Development Policies in the "New Suburban" section of the Comprehensive Plan is to ensure that new development occurs in a way that it is contiguous with existing development. The proposed project accomplishes this stated policy with its contiguity to the Maple Knoll PUD. The project is located north of the Maple Knoll and Ackerson Farm PUD's.

6. Street and Highway Access - Petitioner is working with the Westfield Public Works Department to ensure compliance

7. Street and Highway Capacity - Petitioner is working with the Westfield Public Works Department to ensure compliance

8. Utility Capacity Petitioner is working with the Westfield Public Works Department and other service providers to ensure capacity

9. Traffic Circulation Compatibility - Petitioner is working with the Westfield Public Works Department to ensure compliance

Public Policies

Comprehensive Plan-Feb 2007

See Comprehensive Plan above under "Westfield Development Requirements (WC 16.04.165)".

Thoroughfare Plan-Feb 2007

The Westfield-Washington Township Thoroughfare Plan (the "Thoroughfare Plan") roadway classification map identifies the adjacent segment of Casey Road as a Secondary Arterial. This means a

recommended sixty (60) foot half right-of-way. The Thoroughfare Plan further recommends an eight (8) foot asphalt path within the right-of-way of major roadways, which is identified along Casey Road.

Water & Sewer System-Aug 2005

The Property is not currently served by water and sewer lines. However, a sewer line runs along the southern edge of the property line. The nearest water line is just west of the intersection of SR 32 and Springmill Road.

Annexation

The Property is not currently within the corporate boundaries of the City of Westfield. Staff is working with the Petitioner on the annexation process.

Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.

Staff Comments

1. No action is required at this time.
2. Prior to the final deposition, the petitioner will make the necessary revisions to the plans, as addressed in this staff report. The Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If any APC member has questions prior to the public hearing, then please contact Sarah Reed at 503-1220 or sreed@westfield.in.gov.