



Petition Number: 1305-DP-07 & 1305-SPP-05

Subject Site Address: Southeast corner of 186th Street and Shady Nook Road

Petitioner: Redwood Acquisition, LLC and American Structurepoint, Inc.

Request: Development Plan and Primary Plat review for Redwood at Andover consisting of 180 multi-family units located within the Andover PUD District.

Current Zoning: Andover PUD District Ordinance No. 03-40 (Parcel G), as amended by Ordinance 06-24 and Ordinance 12-37

Current Land Use: Residential / Partially Developed

Approximate Acreage: 30.4 acres+/-

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Site Plans
4. Elevations
5. Landscape Plans
6. Lighting Plans
7. Primary Plat

Property History:

Original PUD Zoning and Development Plans

0306-PUD-03 Andover PUD District (Ordinance 03-40) (12/08/03)
0403-DP-13 Overall Development Plan ("Original DP")
0403-SPP-03 Overall Primary Plat (03/22/04)
0406-SFP-08 Townhomes Secondary Plat (07/08/05)
0406-SFP-09 Villas Secondary Plat (07/08/05)

Amendments Incorporating Exception Parcels

0602-PUD-03 PUD District Amendment (Ordinance 06-24) (06/12/06)
0608-SPP-08 Townhomes Primary Plat (10/28/06)
0608-DP-21 Townhomes Development Plan (10/28/06)
0608-SPP-09 Villas Primary Plat (10/28/06)
0608-DP-22 Villas Development Plan (10/28/06)

Redwood at Andover Amendment

1212-PUD-13 PUD District Amendment (Ordinance 12-37) (01/14/13)

Staff Reviewer: Jesse M. Pohlman, Senior Planner



PROCEDURAL

Approval of a Primary Plat and Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD Ordinance, any variances associated with the site, and any commitments associated with the site.

PROJECT OVERVIEW

The proposal is for the development of one hundred and eighty (180) single-story apartment units on approximately 30.4 acres on the southeast corner of 186th Street and Shady Nook Road, within the Andover PUD District (see Exhibit 2). This area of Andover (Parcel G) currently includes fifty (50) single-family attached dwellings and was originally being developed as condominiums, subject to the "Declaration of Horizontal Property Ownership Andover Place Horizontal Property Regime". On January 14, 2013, the Council approved an amendment to the Andover PUD District to allow for the proposed single-story apartment buildings for the build-out of Parcel G. As a result, the subject real estate has since been removed from the Andover Place condominium and the Petitioner is now requesting Primary Plat and Development Plan approval. The petition was reviewed by the Technical Advisory Committee at its April 19, 2013, meeting.

DEVELOPMENT PLAN REVIEW COMMENTS

Development Plan Review (WC 16.04.165.C and 16.04.100)

1) Andover PUD District Standards:

(Andover PUD District Ordinance No. 03-40, as amended by Ordinances 06-24 and 12-37)

Comment: Development Plan complies with development standards below.

1. Maximum Dwelling Units: 230 in Parcel G (Section 1 of Ord. 12-37)
2. Development Standards (Exhibit 7 of Ord. 03-40)
 - A. Square Feet per Unit: 1,000 sq. ft. for single-story
 - B. Minimum Lot Width: none
 - C. Minimum Lot Depth: none
 - D. Minimum Lot Area: none
 - E. Maximum Lot Coverage: 40%
 - F. Minimum Setback Lines:
 - (1) Front Yard: 20 feet
 - (2) Side Yard: 20 feet
 - (3) Rear Yard: 20 feet



- G. Minimum Building Separation: 15'
- H. Maximum Building Height: 35'
3. Streetscape and Architectural Standards (Exhibit 8 of Ord. 03-40)
- A. Dusk to Dawn Lights. The builder on each lot shall supply and install a light on such lot may either be pole mounted in the front yard or attached as a carriage light and shall be equipped with a photo electrical cell or similar device.
Comment: Development Plan complies.
- B. Mailboxes. All mailboxes shall be uniform in design, coloring, lettering and numbering.
Comment: Development Plan complies. Only one cluster mailbox structure is proposed.
- C. Street Lights. Shall be installed at the intersections of Internal Streets. All street lighting shall comply with the Lighting Ordinance.
Comment: Development Plan complies.
- D. Street Signage. Custom street signs are permitted if installed at Developer's expense and maintained by the owner or Homeowners' Association.
Comment: Development Plan complies.
- E. Corner Lots. All homes on corner lots shall include on the side elevation facing the street a minimum of (i) two (2) windows, or (ii) one (1) window and one (1) door, or (iii) one window and one (1) chimney chase.
Comment: Development Plan complies.
- F. Lots Adjacent to External Streets. The rear elevations of units which front on Shady Nook Road and 186th Street (excepting Buildings R and Z) shall be substantially in conformance with the exhibit attached [to Ord. 03-40] as Exhibit 8A. The rear elevations on Buildings I, E, R, Z shall be developed substantially in conformance with the rear elevations attached [to Ord. 03-40] as Exhibit 8B.
Comment: Development Plan complies. Individual buildings will be further reviewed for compliance at the time of building permit review.
- G. Overhangs. All residences shall have a minimum eight (8) inch overhang.
Comment: Development Plan complies. Twelve (12) inch overhangs are proposed.
- H. Roof Pitch. All residences shall have a minimum roof pitch of 6/12.
Comment: Does not apply as Exhibits 8 and 9 of Ord. 03-40 specify roof pitches and supersede this standard. Development Plan complies with Exhibits 8 and 9, which depict varying roof pitches from 4/12 to 5/12.
- I. Colors. External colors of multi-family buildings shall not have the same exterior color as any other building located immediately adjacent to the building and located on the same side of a public or private street.
Comment: Development Plan complies. Specific building colors will be further reviewed for compliance at the time of building permit review.
4. Architectural Standards (Exhibit 9 of Ord. 03-40)
- A. Building Material. Aluminum and vinyl siding shall be prohibited, although vinyl clad windows and soffits shall be permitted. Permitted exterior surfaces shall include: EIFS,



synthetic stucco, cultured stone, wood, fiber cement, brick, stone, and other masonry products.

Comment: Development Plan complies.

- B. Garage Entry. Front load garages shall be permitted. No residences shall have garage doors facing Shady Nook Road or 186th Street.

Comment: Development Plan complies.

- C. Architectural Design Features. All units not subject to the *Lots Adjacent to External Streets* standard shall be developed substantially in conformance with the elevations attached hereto as Exhibit 9C.

Comment: Development Plan complies.

5. Amenities: At least three of the following shall be included on each side of Shady Nook Road (Section 11 of Ord. 03-40): clubhouse, swimming pool, playground, dedicated open space of park (at least 5,000 SF), trail, basketball court, tennis court, volleyball court, formal garden (at least 2,500 SF) or picnic area.

Comment: Development Plan complies.

6. Concept Plan. All development of Parcel G occurring after this date shall be in substantial compliance with the site plan shown on Exhibit 13 attached [to Ord. 03-40].

Comment: Development Plan complies.

- 2) **Overlay District Standards**: This property is not subject to an Overlay District.

- 3) **Subdivision Control Ordinance**: Please see Primary Plat review comments.

- 4) **Development Plan Review Standards**: (WC 16.04.165(D)(2))

1. **Site Access and Site Circulation**:

- A. Standard: 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.

Comment: Development Plan complies.

- B. Standard: All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development.

Comment: Petitioner is coordinating with WPWD.

- C. Standard: 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 project. Multi-family projects 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.

Comment: Development Plan complies.

- D. Sidewalks, Pedestrian Paths, Jogging Paths, and Bicycle Paths (WC 16.04.240(G)):

- (1) The Plan Commission shall require sidewalks to be installed on each side of the street in all subdivisions.

Comment: Development Plan complies along public streets.



- (2) Where a proposed subdivision abuts an existing street right-of-way, the Plan Commission shall require the developer to construct sidewalks parallel to the existing street.
Comment: Development Plan complies.
 - (3) The Plan Commission may require developers to construct off-site sidewalks adjacent to the developers' project to respond to infrastructure demands created by said project.
Comment: Development Plan complies.
 - (4) When a proposed subdivision lies between or adjacent to existing subdivisions which have been provided with sidewalks, the Plan Commission shall require connecting sidewalks (which are extensions of the existing sidewalks) to be constructed.
Comment: Development Plan complies.
 - (5) If a sidewalk, pedestrian path, jogging path and/or bicycle way is to be installed, a plan shall be submitted to the Plan Commission with the Primary Plat and Secondary Plat drawings.
Comment: Development Plan complies.
 - (6) Curb ramps for handicapped accessibility shall be provided at all intersections of streets, alleys, and drives.
Comment: Development Plan complies.
 - (7) When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a street intersection within or adjacent to a subdivision (where one of the streets is a primary arterial or a secondary arterial), necessary safety devices, such as painted crosswalks, signs, or other traffic control devices shall be installed at the developer's expense.
Comment: Development Plan complies, no adjacent arterials.
 - (8) When sidewalks, pedestrian paths, jogging paths, and/or bicycle ways are to be installed, they shall be constructed in accordance with the Hamilton County Alternative Transportation Plan and the Construction Standards for the City of Westfield, which have both been adopted by the City of Westfield.
Comment: Development Plan complies.
2. **Green Space Areas** (WC 16.04.040)
 - A. **Standard:** At least 20% of the gross land area shall be designated as green space (WC 16.04.040) and Open Space required in the PUD shall include an additional two (2) acres in Parcel G (Section 5 of Ord. 06-24).
Comment: Development Plan complies.
 3. **Landscaping:** "...shall be constructed in substantial compliance with the "Overall Landscape Concept" attached to [Ord. 12-37] as Exhibit 11 and in accordance with the "Landscape Details" attached [to Ord. 12-37] as Exhibit 11A" (Section 9 of Ord. 03-40 as amended by Section 4 of Ord. 12-37):
 - A. **Landscape Buffer (from existing):** Location as depicted on Exhibits 11 & 11a.
 - (1) 2 evergreen trees per 30' (6' tall at planting)
 - (2) 5 evergreen shrubs per 30' (18" tall at planting)
 - (3) Consist of 2 or more species of shrubs and trees



- (4) 3-rail white vinyl fence along the length of the buffer
Comments: Development Plan complies.
 - B. Landscape Buffer (road frontage): Location as depicted on Exhibits 11 & 11a of Ord. 03-40.
 - (1) 4 to 6 foot tall berm
 - (2) 1 shade tree per 30' of road frontage (8' tall and 2" caliper)
 - (3) Species to attain an average mature spread greater than 20'
Comment: Development Plan complies.
 - C. Internal Landscape: Location as depicted on Exhibit 11 of Ord. 03-40.
 - (1) 1 shade tree, 1 ornamental or evergreen tree and 4 shrubs per dwelling = 180 shade trees, 180 ornamental trees and 720 shrubs required. Buffer plantings may count towards required internal landscaping.
Comment: Development Plan complies.
 - (2) Trash enclosure screened by 6' tall evergreen planted 9' on center in a double staggered row
Comment: Development Plan complies.
 - D. Pond Landscape: Existing ponds to be planted with shade and evergreen trees to replicate the natural form of pond.
Comment: Development Plan complies.
 - E. New Rail Fence: Standard is as depicted on Exhibit 11 of Ord. 03-40.
Comment: Development Plan complies.
4. **Lighting:** (WC 16.07 et seq.)
- A. Standard: All light fixtures shall be fully shielded and direct light downward toward the earth's surface. All lights shall have a shield, adjustable reflector, and non-protruding diffusor.
Comment: Development Plan complies.
 - B. Standard: All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent property and public rights-of-way.
Comment: Development Plan complies.
 - C. Standard: All lighting sources shall be positioned in such a manner as to direct light away from adjacent property and public rights-of-way and so that no light-emitting surface is visible from a residential area or public right-of-way when viewed at ground level.
Comment: Development Plan complies.
 - D. Standard: Light meter readings shall not exceed 0.5 foot-candles at property line.
Comment: Development Plan complies.
 - E. Standard: All light fixtures shall be fully shielded and direct light downward toward the earth's surface. All lights shall have a shield, adjustable reflector, and non-protruding diffusor.
Comment: Development Plan complies.
5. **Signs:** (WC 16.08 et seq. and Section 10 of Ord. 03-40)
Comment: No signs were submitted for review as part of the Development Plan Review application. Signs will require a sign permit and will be reviewed for compliance at that time.
6. **Building Materials:** Not applicable. See PUD District standards.
7. **Parking:** (WC 16.04.100 and WC 16.04.120)
- A. Number of Spaces: Two off-street parking spaces per dwelling unit.



Comment: Development Plan complies (360 spaces required, 404 spaces proposed)

- B. Size: A required off-street parking space shall be at least 10 feet in width and at least 20 feet in length, exclusive of access drives, aisles, ramps, columns, and office or work area. Such space shall have vertical clearance of at least seven feet. Parallel parking shall require 24 feet in length.

Comments: Development Plan complies for required parking spaces.

- C. Access: Each required off-street parking space shall open directly upon an aisle or a driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. All off-street parking facilities shall be provided with appropriate means or vehicular-access to a street in a manner which will least interfere with traffic movements.

Comment: Development Plan complies.

- D. In Yards: Off-street parking spaces may be located in front yards and side yards adjoining a street.

Comment: Development Plan complies.

- E. Development Plan Review Standards:

- (1) Off-street parking space, adequate space for service facilities, shall be provided in the side yards or rear yard and shall in no event be located in the required front yard, provided, that no off-street parking area or service facility area shall be located closer than 10 feet to any side lot line. The off-street parking areas and service facility areas shall have sufficient lighting facilities, which shall be located and adjusted so that the glare or beam is directed away from any adjoining property, public street or apartment use dwelling windows.

Comment: Development Plan complies.

- (2) Any open-air off-street parking area and service facility area shall be suitable screened with shrubbery or trees along all streets and adjoining or adjacent property lines on the lot. The locations and names of the shrubbery planting shall be indicated on the development plan or on a separate landscape plan which shall become a part of the application. The shrubbery may be planted informally or in a row and may include several varieties and sizes provided that the Board shall be satisfied that said shrubbery will screen any parking areas and expected ground activity from the view of abutting or opposite properties, and also that vision clearance at access points will be provided for safety purposes.

Comment: Development Plan complies.

- (3) The location of all driveways, parking areas, service facility areas, and streets shall be shown on the development plan. Also, the location, type and size of proposed public water, sewage and drainage facilities shall either be shown on the plan or on accompanying drawings.

Comment: Development Plan complies.

- 5) **Comprehensive Plan Compliance**: The proposed development shall be appropriate to the site and its surroundings based upon the recommendations contained in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan").

Comment: The Future Land Use Plan in the Comprehensive Plan identifies the property as "Suburban Residential", which is intended to include a variety of housing types at a variety of



densities. The proposed development meets many of Comprehensive Plan's development policies for this area, including, but not limited to: (i) Promote the protection of the existing suburban character of the area; (ii) Ensure that development is compatible in mass, scale, density, materials and architectural style to existing development; and (iii) Ensure that new development adjacent to existing suburban is properly buffered.

- 6) **Street and Highway Access:** The design and location of proposed street and highway access points shall minimize safety and hazards and congestion.
Comment: Development Plan complies.
- 7) **Street and Highway Capacity:** The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development
Comment: Development Plan complies.
- 8) **Utility Capacity:** The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development
Comment: Development Plan complies.
- 9) **Traffic Circulation Compatibility:** The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
Comment: Development Plan complies.

PRIMARY PLAT REVIEW

The subdivider shall provide the following [on the Primary Plat] (WC 16.04.220):

10) Location Map showing:

- **Subdivision name and location.**
Comment: Primary Plat complies.
- **Any street related to the subdivision.**
Comment: Primary Plat complies.
- **Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities.**
Comment: Not applicable.
- **Title, scale, north point and date.**
Comment: Primary Plat complies.
- **Land use adjacent to proposed subdivision and owners names.**
Comment: Primary Plat complies.

11) Proposed name of the subdivision.

Comment: Primary Plat complies.

12) Names and addresses of the owner, owners, land surveyor or land planner.

Comment: Primary Plat complies.

13) 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.



- Comment: Primary Plat complies.*
- 14) Easements - locations, widths and purposes.**
Comment: Primary Plat complies.
- 15) Statement concerning the location and approximate size or capacity of utilities to be installed**
Comment: Development Plan complies.
- 16) Layout of lots, showing dimensions and numbers and square footage.**
Comment: Primary Plat complies.
- 17) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.**
Comment: Primary Plat complies. Only applicable areas include perimeter road right-of-way.
- 18) 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.**
Comment: Development Plan complies.
- 19) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.**
Comment: Primary Plat complies.
- 20) Building setback lines.**
Comment: Primary Plat complies.
- 21) Legend and notes.**
Comment: Primary Plat complies.
- 22) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.**
Comment: Development Plan complies.
- 23) Other features or conditions which would affect the subdivision favorable or adversely.**
Comment: Not applicable.
- 24) Scale, north point and date** (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)
Comment: Primary Plat complies.
- 25) A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land.**
Comment: Development Plan complies.
- 26) 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**
Comment: Development Plan complies..
- 27) If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property.**
Comment: Not applicable.
- 28) If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc.**
Comment: Primary Plat complies.
- 29) 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.**



Comment: Not applicable.

30) A description of the protective covenants and restrictions to be incorporated in the plat of the subdivision or become covenants in the deeds.

Comment: The Primary Plat complies. The proposed plat is not proposed to be subject to covenants and restrictions, as the development will be under single ownership. Additionally, the petitioner has provided a copy of the recorded "Amendment to the Declaration of Horizontal Property Ownership Andover Place Horizontal Property Regime" that removes the subject real estate from the Andover Place condominium.

STAFF COMMENTS

The submitted plans comply with the applicable zoning ordinances. Staff recommends approving the petition as presented.

If any APC member has questions prior to the meeting, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.
