



Petition Number: 1404-DP-07 & 1404-SPP-05

Subject Site Address: 550 East Greyhound Pass

Petitioner: Village Farms, LLC by Platinum Properties management Company, LLC

Representative: Paul Rioux

Request: Development Plan Review and Primary Plat review for 19 single family residential lots on approximately 14.5 +/- acres zoned Single Family 2 (SF-2).

Current Zoning: Single Family 2 (SF-2)

Current Land Use: Agricultural

Approximate Acreage: Approximately 14.5 +/- acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Petitioner's Plans

Staff Reviewer: Jennifer Miller, 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 April 7, 2014 Advisory Plan Commission (the "APC") meeting.
- Notice of the April 7, 2014 public hearing was provided in accordance with the APC Rules of Procedure.

Project Overview

The subject property is approximately 14.5 acres in size and is generally located at the northwest corner of Greyhound Pass and Oak Ridge Road. The property is currently being used in an agricultural manner and is bordered by The Meadows at Springmill Villages to the north, Village Farms to the east and west, and large lot residential with Single Family 2 (SF-2) zoning to the south. The proposed development and primary plat is for 19 single family detached residences with SF-2 zoning.



Westfield-Washington Township Zoning Ordinance Requirements

WC § 16.04.165 Development Plan Review

1. Compliance with all applicable development standards of the zoning district in which the real estate is like. – See “WC § 16.04.030 Residential Districts” page 4.
2. Compliance with all applicable provisions of any Overlay District in which the real estate is located. – **Not Applicable.**
3. Compliance with all applicable provisions of the Subdivision Control Ordinance. – See “WC § 16.04.220 Procedures” page 6 and “WC § 16.04.230 Principles and Standards of Design” page 7.
4. Compliance with all applicable provisions of the Development Plan Review (WC 16.04.165). - See below.
 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 will coordinate with WPWD.**
 - (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. – **No internal sidewalks are shown. – Petitioner is working with staff on compliance.**



- b. Landscaping – See WC 16.06 et seq. – See “WC § 16.06.040 General Landscape Design Standards” page 10; “WC § 16.06.050 On-Site and Street Frontage Landscape Requirements” page 11; and, “WC § 16.06.060 Buffer Yard Requirements” page 12.
- c. Lighting – See WC 16.07 et seq. – **Not Applicable**
- d. Signs – See WC 16.08 et seq. – **Not Applicable**
- e. Building Orientation.

In order to create variation and interest in the built environment, all new single family subdivisions shall utilize appropriate techniques (e.g., plat restrictions, building setback lines, or other method as approved by the Plan Commission) to accomplish the design objectives as set forth below:

At least one (1) of the following two (2) design objectives:

- (1) Development of single family subdivisions in which single family lots are so laid out that dwellings are located with the front of the dwelling oriented toward the perimeter street of the subdivision. This design objective may be accomplished through the utilization of frontage road in those instances where the classification of the perimeter street would prohibit individual lots from gaining direct access to the perimeter street; or, - **Not applicable.**
- (2) Single family dwellings located on lots adjacent to a perimeter street of a subdivision and located so as to have a rear or side façade oriented to said perimeter street shall utilize multiple textures (e.g., rough, smooth, striated, etc.) or multiple architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each façade visible from the perimeter street; and, - **Will be reviewed at time of building permit.**

At least two (2) of the following three (3) design objectives: - **Will be reviewed at time of building permit.**

- (1) Development of single family subdivisions in which the front façade of an attached or detached front load garages are stepped back from the front building line by at least one-half of the depth of the single family dwelling on the lot;
- (2) Development of single family subdivisions in which the building setback line varies within each block face to eliminate monotonous building placement; or,
- (3) Development of single-family subdivisions in which no two single-family dwellings may be located on side to side adjacent lots with the same combination or proportion of roofing or siding materials on each façade visible from a public street. This design objective may be accomplished through the use of different combinations or proportions of roofing or siding materials on each



front façade, like-oriented façade and facing façade of single-family dwellings located on adjacent lots and visible from a public street. Simple variation in color scheme shall not be deemed sufficient.

f. Building Materials. - **Will be reviewed at time of building permit.**

In order to create variation and interest in the built environment, all single family dwellings built in a single family subdivision in a Residential District (AG-SF1, AG-SF 1 I, SF1, SF-A, SF2, SF3, SF4 and SF5) shall be restricted in the use of roofing and siding materials on all façades as follows:

- (1) No single family dwelling shall utilize rolled roofing or tar paper as the visible final layer of roofing materials.
- (2) No single family dwelling shall utilize vinyl siding on more than twenty-five (25) percent (exclusive of window or door areas) of any façade.

5. Comprehensive Plan Compliance: **The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as Suburban Residential. The proposed project is a development consisting of single family detached residential homes in an area with the same zoning and uses. The proposed project is a compatible infill development and will not alter the character of the area.**

6. Street and Highway Access. - **Petitioner will coordinate with WPWD.**

7. Street and Highway Capacity. - **Petitioner will coordinate with WPWD.**

8. Utility Capacity. - **Petitioner will coordinate with WPWD and other utility service providers.**

9. Traffic Circulation Compatibility. - **Petitioner will coordinate with WPWD.**

WC § 16.04.030 Residential Districts

A. General Requirements

1. Partial use of alley for yard. – **Not Applicable**
2. Accessory buildings and uses. – **Not Applicable**
3. Building Lines.

b) Building lines established in a recorded subdivision shall establish the setback of buildings in such subdivisions, except when such building lines may be less restrictive



than provided in this chapter. – **Building line shall be thirty (30) feet or greater. -**

COMPLIANT

c) On all lots a front building setback line is required on each street frontage. – **Not applicable**

4. Building Height. In single family districts limiting building height to twenty-five (25) feet, a dwelling may be increased in height not to exceed thirty-five (35) feet, provided that both side yards are increased an additional foot for each foot such building exceeds twenty-five (25) feet in height. – **Not applicable**

D. SF-2

1. Permitted Uses: Single Family Dwellings. – **COMPLIANT**

2. Special Exceptions. – **Not Applicable**

3. Permitted Home Occupations. – **Not Applicable**

4. Minimum Lot Area: not less than 15,000 square feet. – **Lots 21-24 are less than 15,000 square feet. – NOT COMPLIANT**

5. Minimum lot frontage on road: not less than fifty (50) feet. – **COMPLIANT**

6. Minimum setback lines.

- Front Yard: Subdivisions: not less than thirty (30) feet. – **COMPLIANT**
- Side Yard: Subdivisions: twelve (12) feet. – **Shall be reviewed at time of building permit.**
- Rear Yard: Subdivisions: thirty (30) feet. – **Shall be reviewed at time of building permit.**
- Minimum lot width at building line: Subdivisions: 100 feet. – **COMPLIANT**

7. Maximum building height: not to exceed two and one-half stories or thirty-five (35) feet whichever is lower. – **Shall be reviewed at time of building permit.**

8. Minimum ground level square footage, exclusive of porches, terraces and garages for single family (**Shall be reviewed at time of building permit.**):

- Single story – 1200 square feet
- Two story – 800 square feet
- Tri-level – 800 square feet
- Story and one-half – 800 square feet



9. Parking: off-street parking shall be provided in accordance with provisions set forth in this ordinance: Two parking spaces for each dwelling in SF-2. (WC § 16.04.120) - **COMPLIANT**

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 will coordinate with WPWD and other utility service providers.**
 - 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. – **Petitioner is working with staff on compliance.**
 - Legend and notes. - **COMPLIANT**
 - Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage. - **Petitioner will coordinate with WPWD.**
 - 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 will coordinate with WPWD.**
- If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property. - **Not Applicable**
- If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc. – **Petitioner will coordinate with Hamilton County Surveyors Office.**
- 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**

WC § 16.04.230 Principles and Standards of Design

1. General: The subdivision plan shall conform to the principles and standards which are contained in this section or as may be further supplemented by “Construction Standards” adopted by the City of Westfield Council and administered by the Westfield Public Works Department.

2. Streets:

- a) Street and alley layout shall provide access to all lots and parcels of land within the subdivision. – **COMPLIANT**
- b) Proposed streets shall be adjusted to the contour of the land so as to produce useable lots and streets of reasonable gradient. – **COMPLIANT**
- c) Certain proposed streets, where appropriate, shall be extended to the boundary line of the tract to be subdivided so as to provide for normal circulation of traffic within the vicinity. – **COMPLIANT**
- d) Wherever there exists a dedicated or platted portion of a street or alley adjacent to the proposed subdivision, the remainder of the street or alley to the prescribed width shall be platted within the proposed subdivision. – **COMPLIANT**



- e) Widths of streets shall conform to the standards specified in the Hamilton County Thoroughfare Plan and Westfield Thoroughfare Plan: fifty (50) foot right-of-way. – **COMPLIANT**
- f) The maximum length of cul-de-sacs shall be six hundred (600) feet measured along the centerline from the intersection at origin to the center of the circle. Each cul-de-sac shall have a terminus of nearly circular shape with a minimum right-of-way diameter of one hundred (100) feet for streets abutting single family residential district and one hundred twenty (120) feet for streets abutting all other districts. – **Petitioner will coordinate with WPWD and WFD.**
- g) Alleys shall be discouraged in residential districts but may be included in commercial and industrial areas. – **Not Applicable**
- h) All streets should intersect at ninety (90) degree angles for a minimum distance of one hundred (100) feet measured from the intersection of right-of-way lines. – **COMPLIANT**
- i) At intersections of streets the property line corners shall be rounded by arcs with radii of not less than fifteen (15) feet, or by chords of such arcs. – **Not Applicable**
- j) If smaller angle of intersection of two streets is less than sixty (60) degrees, the radius of the arc at the intersection of property lines shall be increase as deemed advisable by the Plan Commission. – **Not Applicable**
- k) Intersections of more than two streets at one point shall not be permitted. – **Not Applicable**
- l) Street jogs with centerline offsets of less than one hundred twenty-five (125) feet shall not be permitted. – **Not Applicable**
- m) Where parkways or special types of streets are involved the Plan Commission may apply special standards to be followed in their design. – **Not Applicable**
- n) When subdividing land, consideration shall be given to all natural features, such as existing stand of trees, streams and creeks, historic locations, or similar conditions which if preserved, will add attractiveness and value to the community. – **COMPLIANT**
- o) Only one street, driveway or point of vehicle access shall be permitted from a subdivision onto a primary arterial, secondary arterial or collector. Two or more streets, driveways or pointed of vehicle access may be permitted by the Plan Commission only if they are definitely needed to improve the safety and traffic circulation in the area, or are required because of the large size of a subdivision. Subdivisions shall not be designed to permit direct access by a driveway to any primary arterial, secondary arterial or collector. – **COMPLIANT**



p) A temporarily dead-ended street shall be permitted in any case in which a street is proposed to be and should logically be extended but is not yet constructed. – **Not Applicable**

q) Horizontal visibility on curved streets and vertical visibility on all streets must be maintained along the center lines as follows: Local Roads or Streets: one hundred fifty (150) feet. – **COMPLIANT**

r) Curvature measured along the center line shall have a minimum radius as follows: Local Roads or Streets: one hundred fifty (150) feet. – **COMPLIANT**

s) Between reversed curves on collectors and local roads there shall be a tangent of not less than forty (40) feet. – **COMPLIANT**

t) Maximum grades for collectors and local roads and streets shall not be greater than ten (10) percent. - **Petitioner will coordinate with WPWD.**

u) The minimum grade of any street gutter shall not be less than three tenths (0.3) percent. - **Petitioner will coordinate with WPWD**

v) No fence, wall, hedge, tree, or shrub planting which obstructs sight lines and elevations between three (3) and twelve (12) feet above the street shall be placed or permitted to remain on any corner lot within the triangle area formed by the right-of-way lines and a line connecting points. This area shall be forty (40) feet from intersections of collectors or local roads and streets. In the case of rounded property corners, the above distances shall be measured from the point at which the right-of-way lines would intersect if they were not to have been rounded at the corner. – **COMPLIANT**

w) No driveway shall be located within seventy-five (75) feet of an intersection of two streets lines. - **Shall be reviewed at time of building permit.**

x) Minimum right-of-way width required to be dedicated to the City of Westfield for local roads and streets is fifty (50) feet. – **COMPLIANT**

y) At the intersection of any proposed streets; acceleration lanes, deceleration lanes, passing blisters or left turn lanes may be required to be constructed. - **Petitioner will coordinate with WPWD.**

3. Blocks: shall not exceed 1250 feet in length and shall be of sufficient width to permit two tiers of appropriate depth. – **Not Applicable**



4. Lots: shall abut a street; side lines shall be at right angles to straight streets and on radial line on curved streets, corner residential lots shall be of sufficient width to permit appropriate setbacks. –

COMPLIANT

5. Easements: shall be provided for utilities with a minimum width of twenty (20) feet. When located along lot lines, on-half of the width shall be taken from each lot. – **The drainage and utility easements on lot 37 do not meet ordinance standard. - Petitioner will coordinate with WPWD.**

6. Building Setback Lines Exception: In any subdivision a variance of ten (10) percent in the minimum building line width may be permitted as long as the square foot area requirement is not lessened below the established minimums; provided further this exception may only be applicable to ten (10) percent of the lots in the proposed subdivision. In calculating the number of lots eligible, any fraction shall be considered as the next highest whole number. – **Not Applicable**

7. Green Belt Space: All subdivision of more than five (5) acres shall set aside a minimum gross area for the purpose of development into green belt space. In Single Family 2 (SF-2) districts it is eight (8) percent of the gross area. – For this proposed project eight (8) percent is equal to 1.2 acres. –

COMPLIANT

WC § 16.06.040 General Landscape Design Standards

A. Consultation. A landscape architect, nurseryman or other professional shall be consulted to ensure that proposed plants will survive. – **COMPLIANT**

B. Scale and Nature of Landscaping. The scale and nature of landscaping material shall be appropriate to the size of proposed structures. – **COMPLIANT**

C. Clearance. Trees shall be planted so that when they reach maturity, there will be a minimum of ten (10) feet of clearance between tree trunks, structures, overhangs, walls, fences and other trees. –

COMPLIANT

D. Materials. Grass and other vegetative ground cover shall be used in all green space areas except for decorative mulch beds and stabilization areas. – **COMPLIANT**

E. Lines of Sight. Planting in landscaped areas shall not obstruct sight lines per WC § 16.04.230 2.v. -

COMPLIANT

F. Energy Conservation. Plantings shall be arranged to promote energy conservation wherever practical.

– **COMPLIANT**



G. Noise Reduction. Properties adjacent to highly trafficked roads or business shall arrange landscaping to reduce the intensity of noise by reflecting, deflecting or absorbing sound. – **COMPLIANT**

H. Land scape plans shall clearly identify areas where stone or other inert materials are to be used as ground cover. – **Not Applicable**

I. Trash and Loading Facilities. – **Not Applicable**

J. Heating and Cooling Facilities. – **Not Applicable**

K. Softening of Walls and Fences. – **Not Applicable**

L. Detention/Retention Ponds shall be landscaped in a manner that replicates the natural form of ponds. Such landscaping shall include shade trees, ornamental trees, evergreens, shrubbery, hedges and /or other plant materials. – **COMPLIANT**

WC § 16.06.050 On-Site and Street Frontage Landscaping Requirements

A. On-Site Standards

2) The minimum numbers of shade trees, evergreen trees ornamental trees and shrubs required to be planted are set forth below:

Land Use Type	Shade Trees	Ornamental/Evergreen Trees	Shrubs
Single-Family Residential	4 per dwelling unit (76 @ 2 caliper inches)	2 per dwelling unit (38)	4 per dwelling unit (76)
Substitutions	95 trees	19 trees	76 shrubs
Preservation Credit	414 trees	0 trees	0 shrubs
TOTAL ON-SITE PLANTINGS	0 trees	19 trees	76 shrubs
	COMPLIANT	NOT COMPLIANT*	COMPLIANT

***This item may be addressed by requiring the builder to plant one ornamental or evergreen per lot. This would be similar to the shrub note that is already on the plans.**

B. Road Frontage Standards



1) In residential developments, where property abuts primary arterials, secondary arterials, or collector roads not internal to subdivisions, at least one shade tree per thirty (30) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in residential developments may be credited toward overall on-site landscaping requirements. – Greyhound Pass is compliant with preserved trees. Oak Ridge Road is compliant with a combination of preserved and new plantings. – **COMPLIANT**

3) Shade trees required to be planted along road frontage shall be located outside drainage and utility easements, shall be located in a manner that mitigates interference with infrastructure located within such easements and may be clustered or grouped in order to attain creative site design. - **COMPLIANT**

WC § 16.06.060 Buffer Yard Requirements

B. Buffer sizes shall be determined by adjacent zoning districts and/or land uses in accordance with Table WC § 16.06.060-01. If adjacent properties possess a mix of land uses, the highest intensity use shall determine the required buffer yard size. – **According to Table WC § 16.06.060-01, no buffer yards are required between adjoining Single Family 2 (SF-2) properties. - COMPLIANT**