



**Petition Number:** 1405-DP-04 & 1405-SFP-18

**Subject Site Address:** Southwest and Southeast corner of 161<sup>st</sup> Street and Monon Trail

**Petitioner:** Pulte Homes

**Request:** Petitioner requests Primary Plat and Development Plan review for 90 condominium units on Parcels E and F within the Viking Meadows PUD.

**Current Zoning:** Viking Meadows PUD District

- Parcel E & F (Multi-Family 2)

**Current Land Use:** Vacant

**Approximate Acreage:** Approximately 13.52 acres

**Zoning History:** Ordinance 04-22  
Ordinance 10-30  
Ordinance 13-25

**Exhibits:**

1. Staff Report
2. Aerial Location Map
3. Primary Plat
4. Development Plan
5. Building Elevations
6. Landscape Plan
7. Ordinance 04-22
8. Ordinance 13-25

**Staff Reviewer:** Ryan Clark

---

**Procedural**

- TAC Meeting 04/22/2014
  - Public Hearing Notice Deadline 04/25/2014
  - APC First Meeting (Public Hearing) 05/05/2014
  - Revised Plan Submittal & APC Packet Materials 05/09/2014
  - APC Second Meeting 05/19/2014
-



## **Project Overview**

The Proposal is for the primary platting and development plan of Parcels E and F located in the northeast corner of the Viking Meadows PUD (the "Proposal"). The property is approximately thirteen acres in size and is located south of 161<sup>st</sup> Street and on both sides of the Monon Trail. The property is bounded by the Farr Hill subdivision to the east and additional sections of the Viking Meadows PUD to the south and west.

## **Project Description**

The Proposal is for the development of ninety (90) three-story condominium units on Parcel E and F of the Viking Meadows PUD. Parcel E is proposed to have sixty (60) units while Parcel F is proposed to have thirty (30) units. The Proposal also includes a private street that tunnels underneath the Monon Trail to connect both Parcels E and F.

---

## **PRIMARY PLAT REVIEW**

### **Westfield-Washington Township Zoning Ordinance**

#### **Procedures (WC 16.04.220)**

1. Location map (which may be prepared by indicating the data by notations on available maps) showing:
  - Subdivision name and location
    - Staff Comment – COMPLIANT
  - Any street related to the subdivision
    - Staff Comment – COMPLIANT
  - Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities
    - Staff Comment – Not Applicable
  - Title, scale, north point and date
    - Staff Comment – COMPLIANT
  - Land use adjacent to proposed subdivision and owners names
    - Staff Comment – COMPLIANT
2. A primary plat prepared by a land surveyor or land planner showing:
  - Proposed name of the subdivision
    - Staff Comment – COMPLIANT
  - Names and addresses of the owner, owners, land surveyor or land planner
    - Staff Comment – 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.



- Staff Comment –COMPLIANT
- Easements - locations, widths and purposes
  - Staff Comment – Petitioner is coordinating with WPWD to ensure compliance.
- Statement concerning the location and approximate size or capacity of utilities to be installed
  - Staff Comment – Petitioner is coordinating with WPWD to ensure compliance.
- Layout of lots, showing dimensions and numbers and square footage
  - Staff Comment – COMPLIANT
- Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes
  - Staff Comment – 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
  - Staff Comment – Petitioner is working with Staff to ensure compliance.
- Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners
  - Staff Comment – COMPLIANT
- Building setback lines
  - Staff Comment – COMPLIANT
- Legend and notes
  - Staff Comment – COMPLIANT
- Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage
  - Staff Comment – Petitioner is coordinating with WPWD and Hamilton County Surveyors department to ensure compliance.
- Other features or conditions which would affect the subdivision favorable or adversely
  - Staff Comment – 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
  - Staff Comment – COMPLIANT
- A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land
  - Staff Comment – 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
  - Staff Comment – Petitioner is coordinating with WPWD to ensure compliance.
- If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property
  - Staff Comment – Not Applicable



- If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc.
  - Staff Comment –Petitioner is coordinating with 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.
  - Staff Comment – Petitioner is coordinating with IDNR to ensure compliance.
- Waiver Request: Centerline Radius of 100’
  - Staff Comment – Petitioner is working with Westfield Public Works Department.

### **DEVELOPMENT PLAN REVIEW COMMENTS**

#### VIKING MEADOWS PUD DEVELOPMENT REQUIREMENTS

- 1) **Viking Meadows PUD Standards** (Ord. 04-22, as amended by Ord. 10-30 and Ord. 13-25)
  1. Underlying zoning (MF-2) as shown in “Exhibit 12” – (see MF2 standards below)
    - a. Additional approved amenities for Exhibit 12 (per Ord. 13-25)
      - i. Dog park, outdoor entertainment area to include a minimum of one gas grill, one table and seating for eight people, and a connection to the Monon Trail to include a minimum of seating for four (4) people, two (2) trees, and twelve (12) shrubs, and “Monon Trail” sign substantially similar to the signs shown on the attached Exhibit B (this city hall shall provide the signs text).  
Comment: Petitioner is coordinating with staff to ensure compliance.
  2. Development Standards (Exhibit 15 of Ord. 04-22)
    - a. Maximum Number of Units: Parcel E (82); Parcel F (51)
      - i. Parcel E (60 lots shown); Parcel F (30 lots shown)  
Comment: Compliant
    - b. Minimum lot width at building line: 20’
    - c. Minimum lot width at ROW: 20’
    - d. Minimum lot area (sq ft): 5,000 sq ft
    - e. Maximum building height: 45’
    - f. Minimum building setbacks:
      - i. Front Yard: 25’
      - ii. Side Yard: 12’
      - iii. Rear Yard: 20’
      - iv. 161<sup>st</sup> Street: 65’  
Comment: Petitioner is working with staff to ensure compliance.



- g. Minimum Home Size: two Story: Parcel E (1,200 Sq ft); Parcel F (1,500 sq ft)
- h. Density: 10 units per acre
  - i. 90 units/13.32 acres; 6.62  
Comment: Compliant
- 3. Architectural Standards (Section 9 of Ord 04-02)
  - a. Parcel E (Section 9.6) and Parcel F (Section 9.8)
    - i. All new buildings or building additions shall utilize two (2) or more exterior building materials; Permitted materials include: brick, hardi-plank, wood, exterior insulation and finish system (EIFS). At least 50% of the front elevation of each building, exclusive of doors and windows, shall be brick, and the remaining portions of each building shall be Hardi-Plank, wood, or EIFS, in such percentages as determined by developer.  
Comment: Petitioner is working with staff to ensure compliance.
    - ii. Neither vinyl or aluminum siding are permitted
    - iii. No one building shall contain more than ten (10) attached single family houses
    - iv. A light shall be installed at the front of each attached residence; shall be equipped with photoelectric cell or similar to insure automatic illumination from dusk till dawn.  
Comment: Petitioner is working with staff to ensure compliance.
    - v. All mailboxes shall be uniform in design, coloring, lettering, numbering.
    - vi. Number of street street address of each Attached Residence shall be placed on the Attached residence and the mailbox for that attached residence.
    - vii. Design elements and detailing shall be continued completely around each building. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. Use of long, massive, unbroken exterior building walls shall be avoided.  
Comment: Petitioner is working with staff to ensure compliance.
    - viii. Roof form and design will, where appropriate, varied pitches and ridge levels.
    - ix. Each Attached Residence shall have eaves on a minimum of 8' overhang.
    - x. Buildings containing attached residences shall have windows on at least 3 sides; provided however, that in the event of a side of a building containing attached residences does not have a window, it shall have two (2) architecture breaks, such as chimney or corner break.



- xi. All multi-family buildings shall have the same style of roof and type and color of shingle. Different colors of brick and siding may be incorporated, so long as they are compatible.
- xii. (Amended per Ord. 13-25) With respect to mf buildings closest to 161<sup>st</sup> Street, there shall be no garage doors on the elevation of a mf building facing 161<sup>st</sup> Street. A multifamily building within 150' of a Viking Meadows Common Area (not including common areas within Parcels E & F) shall not include a garage door on the façade that is most parallel to and facing that common area.  
Comment: Compliant

4. LANDSCAPING (Section 10 of Ord. 04-02)

- a. The minimum number of shade trees, evergreen trees, ornamental trees, and shrubs required to be planted in Parcel E and Parcel F for MF use, shall be:
  - i. One (1) shade tree per attached residence
    - 1. 90 lots: 90 shades trees required  
Comment: Petitioner is working with staff to ensure compliance.
  - ii. One (1) ornamental or evergreen tree per attached residence
    - 1. 90 lots: 90 ornamental or evergreen trees required  
Comment: Petitioner is working with staff to ensure compliance.
  - iii. Four (4) shrubs per attached residence  
Comment: Petitioner is working with staff to ensure compliance.
- b. Buffer yard landscaping for Parcel E and F is modified as follows
  - i. Neither buffer yard or buffer yard landscaping shall be required in those areas along the perimeter of the Real Estate which are occupied by a common area which is greater than or equal to fifty (50) feet in width;  
**Comment:** Petitioner is working with staff to ensure compliance.
  - ii. Neither buffer yards nor buffer yard landscaping shall be required on lots which abut the perimeter of Parcel C and/or Parcel D and which are greater than or equal in size to three-quarters (3/4) of an acre.
  - iii. Neither buffer yards nor buffer yard landscaping shall be required along the perimeter of the Real Estate abutting the Monon Trail.



- iv. A landscape berm, which shall undulate between (3) and four (4) feet in height, shall be installed, at the Developers discretion, along the perimeter open space along the existing perimeter roadways where the proposed residences back up to the road, provided that the grade of the land reasonably permits such berming.

**Comment:** Please provide landscape berm details.

- v. Within buffer yards, at least one (1) evergreen tree will be planted per twenty (20) linear feet and no shrubs shall be required.

- 1. East property line (750 ft); 38 evergreen trees required; (-38 evergreens)

**Comment:** Petitioner is working with staff to ensure compliance.

- vi. Per the landscape standards, at least (1) one shade tree per (30) thirty lineal feet of road frontage shall be planted adjacent to 161<sup>st</sup> Street, Oakridge Road, and 156<sup>th</sup> St.

- 1. 161<sup>st</sup> St Parcel E (440 ft); 15 shade trees required; -15 shade trees
- 2. 161<sup>st</sup> St Parcel F (280 ft); 10 shade trees required; -10

**Comment:** Petitioner is working with staff to ensure compliance.

- vii. Exhibit 21 of Ord 04-02 illustrates the typical landscape buffering along 161<sup>st</sup> St. Buffering requires the following:

- 1. Berm should undulate every 3-4 feet in height
- 2. One (1) evergreen tree per twenty (20) feet
  - a. See v above
- 3. One (1) shade tree per twenty (20) feet
  - a. See vi above

- viii. Perimeter parking lot landscaping shrubbery required for northern edge of parking areas adjacent to 161<sup>st</sup> St.

**Comment:** Compliant

5. Lighting (Section 12, see exhibit 24 of Ord. 04-02)

- a. Coach lights, dusk to dawn lights, and landscape lights shall be allowed
- b. All light fixtures shall be fully shielded and direct light downward toward the earth's surface. All lights shall have shield, adjustable reflector, and non-protruding diffusor.
- c. All lighting sources shall be directed away from reflective surfaces to minimize glare.
- d. All lighting sources shall direct light away from adjacent property owners and public rights-of-way.



- e. Light meter readings shall not exceed 0.5 foot-candles at property line.
- f. All lights 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:** Petitioner is working with staff to ensure compliance.

6. Open Space/Green Area (Section 13 of Ord. 04-09)

**Comment:** Compliant

- a. Within Parcel E, there shall be at least 1.63 acres open/green space
- b. Within Parcel F, there shall be at least 1.02 acres of open/green space

7. Road Cuts (Section 15 of Ord. 04-09)

**Comment:** Petitioner is working with WPWD to ensure compliance.

- a. One road cut permitted off of 161<sup>st</sup> St into Parcel E
- b. One road cut permitted of 161<sup>st</sup> St into Parcel F

8. The Monon Trail (Section 18 of Ord. 04-02)

**Comment:** Petitioner is working with WPWD to ensure compliance.

- a. The developer shall have the right to cross the Monon Trail, within Parcel E and Parcel F, with streets connecting Parcel E and Parcel F, and shall have the right to connect to the Monon trail system installed and internal to the Real Estate.

9. Underlying Zoning for Parcels E & F MF2-Multy-Family 2

- a. At least 20% of the gross land area within each MF2 district shall be designated as secondary green space areas. The ownership of the green space, how it will be protected from future development and responsibility for future maintenance must be documented and recorded with the plat.

**Comment:** Petitioner is working with staff to ensure compliance.

- b. Number of units in development (61-90) requires minimum of three (3) amenities (see ORD 13-25, sec 3.1 additional amenities)

**Comment:** Please see Ord 13-25 above)

- i. One picnic table/bbq are per 50 residents
  - ii. One large playground at least 5,000 sq ft per 150 units.
- c. Transportation Accessibility: Street infrastructure maybe developed as public streets or private streets. Such access shall be perpetually accessible to residents and emergency vehicles.

**Comment:** Petitioner is working with staff to ensure compliance.

- d. Streets with MF2 developments shall align and connect with existing streets outside such developments and provide for connections with future adjacent developments.

**Comment:** Petitioner is working with WPWD to ensure compliance.



- e. MF2 developments shall possess primary accesses off of primary arterials or secondary arterials.  
Comment: Compliant.
  - f. Developers of MF2 projects may be required to construct turn lanes or acceleration/deceleration lanes on adjacent streets to maintain traffic service levels.  
Comment: Petitioner is working with WPWD to ensure compliance.
  - g. If shared access roads are constructed to serve multiple developments or multiple owners, appropriate dedication or easement documents must be submitted to ensure perpetual access to emergency vehicles and affected residents.
  - h. In the event that more than one building is proposed, they shall be designed to be located so that no more than two building are in a straight, unbroken line.
  - i. Two (2) straight/unbroken, front elevations shall be limited to 100 feet in length.  
Comment: Compliant
10. Signs (WC 16.08 et seq; Exhibit 24 of Ord. 04-02)
- a. N/A

Subdivision Control Ordinance – See “Primary Plat Review”

Development Plan Review (WC 16.04.165)

2) Any Multi-Family District (MF2)

a. Site Access and Circulation

- i. 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: Petitioner is working with the Westfield Public Works Department to ensure compliance.
- ii. 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,  
Comment: Petitioner is working with Westfield Public Works Department and the Westfield Fire Department to ensure compliance regarding roads and tunnel over Monon Trail.
- iii. 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.

Comment: Petitioner is working with staff to ensure compliance.

- b. Landscaping – WC 16.06 et seq (See sec 10 of Ord 04-02)
  - c. Lighting (see 5 lighting)
  - d. Building Materials – (see Sec 9 of Ord. 04-02)
  - e. Comprehensive Plan Compliance
    - i. The Future Land Use Map in the Westfield-Washington Township Comprehensive Plan identifies the Property as being between suburban residential and employment corridor.
  - f. Street and Highway Access

Comment: Please coordinate with WPWD to ensure compliance.
  - g. Street and Highway Capacity

Comment: Please coordinate with WPWD to ensure compliance.
  - h. Utility Capacity

Comment: Please coordinate with WPWD to ensure compliance.
  - i. Traffic Circulation Compatibility

Comment: Please coordinate with WPWD to ensure compliance.
- 3) Off Street Loading and Parking
- a. Two parking spaces per unit
    - i. 90 units; 180 parking spaces provided
    - ii. 180 unites provided

Comment: Compliant
- 4) On-Site and Street Frontage Landscaping requirements
- a. Road frontage standards
    - i. 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 set forth in Table 16.06.050-01.
    - ii. In non-residential developments where property abuts any public right-of-way, at least one shade tree per forty (40) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in



non-residential developments may be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01

- iii. 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.
- iv. When evergreen and/or ornamental trees are preserved along road frontage and qualify for preservation credit, they may count 1:1 toward road frontage requirements. - Not Applicable to the Petition  
Comment: See landscaping requirements above

### **Public Policies**

#### Comprehensive Plan-Feb 2007

See Comprehensive Plan above under “Development Plan Review (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 161<sup>st</sup> St as a primary arterial.

#### Water & Sewer System-Aug 2005

Water and sewer and provided in the area.

#### Annexation

The Property is within the corporate boundaries of the City of Westfield.

#### Well Head Protection-Ord. 05-31

The property is not located within a wellhead area.



**Staff Comments:**

- No action is required at this time.
- Prior to the final deposition, the petitioner will make any necessary revisions to the plans, as addressed in the staff report. The Economic and Community Development Department staff will confirm compliance prior to the item being placed on the next APC agenda.
- If any APC member has questions prior to the public hearing, the please contact Ryan Clark at 317.674.6599.