



Petition Number: 1409-SPP-18 and 1409-DP-29
Subject Property: Northwest Corner of 146th Street and Ditch Road
Petitioner: Estridge Development Management, LLC
(Innovative Engineering & Consulting, Inc.)
Request: Petitioner requests **Primary Plat** and **Development Plan** review for the Mixed Use District of Harmony, consisting of 33 acres+/-
Current Zoning: Harmony PUD District Ordinance No. 12-14
Current Land Use: Undeveloped / Agriculture
Approximate Acreage: 33 acres+/-
Exhibits:
1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan
5. Waiver Request
6. PUD District Map (for reference)
Zoning History: 1205-PUD-05 Harmony PUD District (Ordinance 12-14) (01/16/13)
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 District Ordinance, any variances associated with the site, and any commitments associated with the site.

The petition was reviewed by the Technical Advisory Committee at its August 18, 2014, meeting.

PROJECT OVERVIEW

The request is for Primary Plat and Overall Development Plan approval of the 33-acre +/- Harmony Mixed Use District, located on the northwest corner of 146th Street and Ditch Road.

The applicable zoning district is the Harmony PUD District Ordinance No. 12-14 (the "PUD Ordinance"). The subject property encompasses "Areas" A, B, and C of the PUD District, which collectively represent the "Mixed Use District" (see **Exhibit 6**). The PUD Ordinance establishes the Multi-family 2 (MF-2)



District as the underlying zoning district for Area A and the Local Business (LB) District as the underlying zoning district for Areas B and C.

As proposed, the primary plat encompasses the entire 33-acre Mixed Use District and will establish three (3) blocks (Block A, B and C). Block A consists of 6.72 acres and is proposed for outlots. Block B consists of 17.336 acres, with approximately 6 acres for an anchor retail store and other retail and the remaining 11 acres+/- is planned for multi-family residential. Block C consists of 2.6 acres and is planned for outlots. The primary plat also includes two (2) common areas along the northern boundary of the real estate (Common Area 1 and 2) that will accommodate detention for the property, and three (3) common areas as part of the Ditch Road round-about.

In the Mixed Use District, the PUD Ordinance permits uses allowed in the underlying LB District and MF2 District and health, fitness and exercise centers. In addition, Area C of the Mixed Use District permits restaurants with drive through facilities (limited to Snack, Sandwich, Pizza/Pasta, Mexican, Chicken and Asian Restaurants, as defined by the PUD Ordinance).

The accompanying Overall Development Plan for the Mixed Use District includes the preliminary engineering and site design plans for shared infrastructure for the Mixed Use District. The Development Plan includes the design for the round-about on Ditch Road, the frontage road through the property and then preliminary utility and drainage schematics.

The Secondary Plat will be reviewed and approved by the Department. Improvements for the individual lots will require plan review and approval by the Plan Commission under a separate application.

DEVELOPMENT PLAN REVIEW COMMENTS

Development Plan Review (WC 16.04.165)

- 1) **Harmony PUD District Standards** (WC 16.04.165.C.1): The underlying zoning districts are the LB District (WC 16.04.050.D) and MF2 District (WC 16.04.040.B).

Comment: Development Plan complies, except as otherwise noted below.

1. **Illustrated Site Development Plan:** (Section 1.4 of the PUD Ordinance):

- A. The Real Estate shall develop in a manner substantially similar to the layout shown in **Exhibit C-1 – Illustrated Site Development Plan**.

Comment: The frontage road is required to be extended to the west property and may be labeled with “final alignment of frontage road subject to Detailed Development Plan and Secondary Plat approval”, if necessary.



2. Mixed Use District General Requirements: (Section 2.1 of the PUD Ordinance): Only the standards applicable to the primary plat are noted below. Other standards will be further reviewed for compliance at the time of the Detailed Development Plan and Secondary Plat.
 - A. Maximum Acreage Standard (Section 2.1(F)): The Mixed Use District as pictures on Exhibit B (Zoning District Map) contains 40.933 acres comprising of 28.396 acres of commercial uses and 12.537 acres of multi-family uses. As more detailed plans are developed in the future, the exact acreage of the commercial area and the multi-family area may increase or decrease, but in no case shall the amount of increase for either use exceed 2.5 acres. The total acreage of the Mixed Use District shall not exceed 40.933 acres.
Comment: Development Plan complies. Block B will be further reviewed for compliance at the time of the Secondary Plat to ensure maximum acreage for multi-family uses is not exceeded.
3. Development Standards for Commercial Uses within the Mixed Use District (Section 2.3 of PUD Ordinance):
 - A. Special Requirements: Section 2.3(A) of the PUD Ordinance*
 - B. Minimum Lot Area: None
 - C. Minimum Lot Frontage on Road: None. Access required.
 - D. Minimum Setback Lines (applied to perimeter of the Mixed Use District):
 - (1) Front Yard: 20 feet
 - (2) Side Yard: 20 feet
 - (3) Rear Yard: 20 feet**Comment: Perimeter building setback lines need shown and labeled accordingly.**
 - E. Maximum Building Height: 45 feet*
***These standards will be further reviewed for compliance at the time of the Detailed Development Plan (individual lot improvements) and Secondary Plat.**
4. Development Standards for Multifamily Uses within the Mixed Use District (Section 2.4 of PUD Ordinance):
 - A. Minimum Lot Area: None
 - B. Minimum Lot Frontage on Road: None. Access required.
 - C. Minimum Setback Lines (applied to perimeter of the Mixed Use District and lots abutting Public Ways):
 - (1) Front Yard: 20 feet
 - (2) Side Yard: 20 feet
 - (3) Rear Yard: 20 feet**Comment: Perimeter building setback lines need shown and labeled accordingly.**
 - D. Minimum Setback from Internal Driveways/Parking Areas: 10 feet*
 - E. Maximum Density: None
 - F. Maximum Number of Attached Dwelling Units per Structure: 30 units*



- G. Maximum Number of Attached Dwelling Units: 270 units*
- H. Minimum Square Footage per Attached Dwelling Unit: *
 - (1) One-bedroom: 650 sq. ft.
 - (2) Two-bedroom: 850 sq. ft.
 - (3) Three-bedroom: 1,000 sq. ft.
- I. Maximum Building Height: 40 feet*
- J. Minimum Building Separation: 20 feet*
- K. Parking Lot Screening: Parking lots and spaces within twenty feet of a Public Way or adjacent to single or multi-family development shall be screened by either a three-foot tall wall or fence or by a solid hedge row (with a mature height of three feet, planted forty-eight inches on center and a minimum eighteen inches in height)*
- L. Development Amenities within Area A of the Mixed Use District*
- M. Architectural Standards and Building Materials for all Principal Buildings*
- N. Development Plans (building layout)*
***These standards will be further reviewed for compliance at the time of the Detailed Development Plan (individual lot improvements) and Secondary Plat.**
- 5. Off-Street Loading and Parking (Article 4 of the PUD Ordinance):
 - A. Loading Berths (Section 4.1 of the PUD Ordinance)*
 - B. Off-Street Parking (Section 4.2 of the PUD Ordinance)*
 - C. Bicycle Parking Facilities (Section 4.3 of the PUD Ordinance)*
***These standards will be further reviewed for compliance at the time of the Detailed Development Plan (individual lot improvements) and Secondary Plat.**
- 6. Landscaping Standards (Article 5 of the PUD Ordinance):
 - A. General Landscape Design Standards: (WC 16.06.040):
 - (1) Standard: Detention/retention basins and 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 material.
Comment: Landscaping needs to be shown and labeled around the detention/retention areas within the two common areas. Landscaping on individual lots will be reviewed for compliance at the time of the Detailed Development Plan for that specific lot.
 - B. On-Site and Road Frontage Requirements: (WC 16.06.050)*
***These standards will be further reviewed for compliance at the time of the Detailed Development Plan (individual lot improvements) and Secondary Plat.**
 - C. Buffer Yard Requirements:
 - (1) Internal Buffer Yards: No buffer yards are required internal to the Harmony PUD District real estate (Section 5.2(A) of the PUD Ordinance).



- (2) Landscape Buffer A in the Mixed Use District: (Section 5.3(A)): In the areas noted Landscape Buffer A on the following illustration, Figure #1 (page 37 of PUD Ordinance), a landscape buffer a minimum of 20 feet wide and planted with a minimum of 1.5 evergreen trees, and 5 evergreen shrubs per 30 feet of frontage shall be installed.
Comment: These areas are shown to be a part of future lots (versus common area). As a result, this landscaping will be reviewed for compliance at the time of the Detailed Development Plan (individual lot improvements).
- (3) Landscape Buffer B in the Mixed Use District: (Section 5.3(A)): In the areas noted Landscape Buffer A on the following illustration, Figure #1 (page 37 of PUD Ordinance), a landscape buffer a minimum of 10 feet wide and planted with a minimum of 1 evergreen trees, and 5 evergreen shrubs per 30 feet of frontage shall be installed.
Comment: These areas are shown to be a part of future lots (versus common area). As a result, this landscaping will be reviewed for compliance at the time of the Detailed Development Plan (individual lot improvements).
- 2) Overlay District Standards: (WC 16.04.165.C.2): This property is not subject to an Overlay District.
- 3) Subdivision Control Ordinance: (WC 16.04.165.C.3): Please see Primary Plat comments herein.
- 4) Development Plan Review Standards: (WC 16.04.165.C.4 and WC 16.04.165.D.5):
1. Site Access and Circulation:
Comment: Petitioner is coordinating with County Highway and Public Works Departments.
 - 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.
 - 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.
 - 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.
 - D. Sidewalks, Pedestrian Paths, Jogging Paths, and Bicycle Paths (WC 16.04.240(G)):
 - (1) Standard: The Plan Commission shall require sidewalks to be installed on each side of the street in all subdivisions.
Comment: Sidewalks and multi-use paths need shown and labeled on the development plan. The west and north side of the frontage road does not appear to have a sidewalk.



- (2) Standard: 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.
 - (3) Standard: 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.
 - (4) Standard: 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.
 - (5) Standard: If a sidewalk, pedestrian path, jogging path and/or bicycle way is to be installed, then a plan shall be submitted to the Plan Commission with the Primary Plat and Secondary Plat drawings.
 - (6) Standard: Curb ramps for handicapped accessibility shall be provided at all intersections of streets, alleys, and drives.
 - (7) Standard: 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 a secondary arterial), necessary safety devices, such as painted crosswalks, signs, or other traffic control devices shall be installed at the developer's expense.
 - (8) Standard: 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.
2. Landscaping Standards: Please see PUD District standards.
Comment: Individual lot landscaping will be further reviewed for compliance at the time of the Detailed Development Plan (individual lot improvements) and Secondary Plat.
 3. Lighting Standards: (WC 16.07 et seq.):
Comment: These standards will be further reviewed for compliance at the time of the Detailed Development Plan (individual lot improvements) and Secondary Plat.
 4. Sign Standards: (WC 16.08 et seq. and Section 10 of Ord. 03-40):
Comment: Any proposed sign(s) will require a sign permit and will be reviewed by the Department for compliance at that time.
 5. Building Orientation and Building Materials:
Comment: These standards will be further reviewed for compliance at the time of the Detailed Development Plan (individual lot improvements) and Secondary Plat.
- 5) Street and Highway Access: (WC 16.04.165.C.6): The design and location of proposed street and highway access points shall minimize safety and hazards and congestion.



Comment: Petitioner is coordinating with Public Works Department. The frontage road should be designed and labeled as a public street, not a private drive, and the street cross-sections on the plan revised accordingly.

- 6) **Street and Highway Capacity:** (WC 16.04.165.C.7): The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.

Comment: Petitioner is coordinating with County Highway and Public Works Departments.

- 7) **Utility Capacity:** (WC 16.04.165.C.8): 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: Petitioner is coordinating with Public Works Department and utility providers.

- 8) **Traffic Circulation Compatibility:** (WC 16.04.165.C.9): The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

Comment: Petitioner is coordinating with County Highway and Public Works Departments.

PRIMARY PLAT REVIEW COMMENTS

Primary Plat Standards (WC 16.04.220)

The following basic information shall be shown [on the Primary Plat] (WC 16.04.220):
These comments identify outstanding items that need addressed prior to approval:

- 9) Location map showing:

Comment: Primary Plat and Development Plan comply, unless otherwise noted.

1. Subdivision name and location
2. Any street related to the subdivision
3. Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities
4. Title, scale, north point and date
5. Land use adjacent to proposed subdivision and owners names

Comment: The plans should be relabeled from Harmony "Commercial" to Harmony "Mixed Use District" on Sheet P100 (both in title blocks and in project map references) to take into consideration the multi-family uses and for greater consistency with the PUD Ordinance's reference to this area.

- 10) A primary plat prepared by a land surveyor or land planner showing:

Comment: Primary Plat and Development Plan comply, unless otherwise noted.

1. Proposed name of the subdivision
2. Names and addresses of the owner, owners, land surveyor or land planner
3. 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: The frontage road street name needs labeled.

4. Easements (locations, widths and purposes).
5. Statement concerning the location and approximate size or capacity of utilities to be installed.
6. Layout of lots, showing dimensions and numbers and square footage.
7. Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.

Comment: The extent of the Primary Plat and Development Plan need expanded to show all of C.A. 4. As currently drawn, part of the C.A. appears to not be included as part of this plat.

8. Contours at vertical intervals of two (2) feet if the general slope of the site is less than 10% and at vertical intervals of five (5) feet if the general slope is greater than 10%.
9. Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
10. Building setback lines.

Comment: Please note other comments herein with regard to perimeter setback lines.

11. Legend and notes.

Comment: Common Area ("C.A.") needs added in the legend. "Preliminary" Development Plan in sheet index legend needs relabeled to "Overall" Development Plan.

12. Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

Comment: Petitioner is coordinating with Public Works Department; however, at a minimum, a statement similar to the statements provided for the other utilities needs included on the plans.

13. Other features or conditions which would affect the subdivision favorable or adversely.
14. Scale, north point and date: Primary Plat shall be drawn to a scale of 50' to 1", or 100' to 1"; provided, however, that if the resulting drawing would be over 36" in shortest dimension, a scale as recommended by the commission may be used.
15. A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land.
16. A statement from the County and State Highway Departments or Westfield Department of Public Works concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

Comment: Petitioner is coordinating with County Highway and Public Works Departments.

17. If legal drain is involved, then a statement from the County Drainage Board concerning easements, right-of-way, permits, etc.
18. If floodplain is involved, then a statement from the Indiana Department of Natural Resources concerning construction in floodway (floodplain high water marks, etc.)



Principals and Standards of Design (WC 16.04.230), and Standards of Improvement (WC 16.04.240)

11) Street Standards

Comment: Petitioner is coordinating with County Highway and Public Works Departments. Subject to Highway and Public Works Departments' comments, the Development Plan appears to comply except as otherwise noted below.

1. The street and alley layout shall provide access to all lots and parcels of land within the subdivision, and where streets cross other streets, jogs shall not be created.
2. Proposed streets shall be adjusted to the contour of the land so as to produce useable lots and streets of reasonable gradient.
3. 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.
4. 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.
5. Widths of streets shall conform to the standards specified in the Hamilton County Thoroughfare Plan and the Westfield Thoroughfare Plan.
6. 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 districts and one hundred twenty (120) feet for streets abutting all other districts.
7. 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. In no instance shall they intersect at less than eighty (80) degree angles onto Expressways, Primary Arterials, Secondary Arterials, or Collectors; or less than seventy (70) degree angles onto Local Roads or Streets.
8. At intersections of streets the property line corners shall be rounded by arcs with radii of not less than 15 feet, or by chords of such arcs. If the smaller angle of intersection of two streets is less than 60 degrees, the radius of the arc at the intersection of property lines shall be increased as deemed advisable by the Plan Commission.
9. Intersections of more than two streets at one point shall not be permitted.
10. Street jogs with centerline offsets of less than one hundred twenty-five (125) feet shall not be permitted.
11. Where parkways or special types of streets are involved the Plan Commission may apply special standards to be followed in their design.
12. When subdividing land, consideration shall be given to all natural features, such as existing stands of trees, streams and creeks, historic locations, or similar conditions which, if preserved, will add attractiveness and value to the community.



13. 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 points 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.
14. 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. An adequate easement for a turn-around shall be provided for any such temporary dead-end street which extends 200 feet or more in length. Such easement shall be automatically vacated to abutting property owners when said dead-ended street is legally extended.
15. Horizontal visibility on curved streets and vertical visibility on all streets must be maintained along the center lines as follows:
 - A. Arterials 500 feet
 - B. Collectors 300 feet
 - C. Local 150 feet
16. Curvature measured along the center line shall have a minimum radius as follows:
 - A. Arterials 500 feet
 - B. Collectors 300 feet
 - C. Local 150 feet

Comment: Petitioner is requesting a waiver (see attached Exhibit 5) to allow a minimum radius of 100 feet, rather than 150 feet.
17. Between reversed curves on primary arterials and secondary arterials there shall be a tangent of not less than 100'; on collectors and local roads such tangent shall be not less than 40'.
18. Maximum grades for streets shall be as follows:
 - A. Arterials; not greater than six percent (6%).
 - B. Collectors and local roads; not greater than ten percent (10%).
19. The minimum grade of any street gutter shall not be less than three-tenths percent (0.3%).
20. No fence, wall, hedge, tree, or shrub planting which obstructs sight lines and elevation between 3' and 12' above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the right-of-way lines and a line connecting points:
 - A. 40' from intersections of Collectors or Local Roads
 - B. 75' from intersections of Expressways or Arterials
 - C. 10' from intersections of driveways or alleys.
21. No driveway shall be located within 75' of the intersection of two street lines.
22. Acceleration lanes, deceleration lanes, passing blisters, or left turn lanes may be required to be constructed at the intersection of any proposed local road with an expressway, arterial, or collector.



- 12) **Block Standards: Primary Plat and Development Plan comply, unless otherwise noted.**
 1. Blocks not to exceed 1250' in length.
 2. Blocks shall be of sufficient width to permit two tiers of appropriate depth, except where an interior street parallels an expressway, primary arterial, or secondary arterial.
 - 13) **Lot Standards: Primary Plat and Development Plan comply, unless otherwise noted.**
 1. All lots shall abut on a street.
 2. Side lines of lots shall be at approximately right angles to straight streets and on radial lines on curved streets, some variation from this rule is permissible, but pointed or very irregular lots should be avoided.
 3. Corner residential lots shall be of sufficient width to permit appropriate setbacks from both streets.
 - 14) **Easement Standards:** Easements for utilities shall be provided. Such easements shall have a minimum width of 20', and where located along lot lines, one-half of the width shall be taken from each lot. Before determining the location of easements the plan shall be discussed with the local public utility companies to assure their proper placing and the installation of such services.
Comment: Petitioner is coordinating with the Public Works Department and utility providers.
 - 15) **Green Belt Space** (Section 1.3 of the PUD Ordinance): **Primary Plat and Development Plan comply.**
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STAFF COMMENTS

1. No action is required at this time except to hold the public hearing.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the plans, as addressed in this staff report. The Economic and 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 Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.