



Petition Number: 1502-SPP-07 & 1502-ODP-01

Subject Site Address: Northwest of 151st Street & Ditch Road

Petitioner: Estridge Development Management LLC

Request: Petitioner requests Development Plan and Primary Plat review for 9 single-family residential lots on approximately 36.84 acres+/- in the Harmony PUD District

Current Zoning: Harmony PUD District, Underlying Zoning is SF-4

Current Land Use: Agricultural

Approximate Acreage: 36.84 acres+/-

Property History: Harmony PUD Ordinance 12-14
Harmony PUD Text Amendment Ordinance 14-55

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan
5. Detailed Development Plan
6. Landscape Plan
7. Waiver Request Response From Public Works
8. Text Amendment Parcel Map (Ord. 14-55)

Staff Reviewer: Pam Howard, Associate Planner

Procedural

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

Project Overview

The proposal is for the primary platting and development plan approval of 94 single-family detached lots within the third section of the Harmony project. The proposed layout includes four (5) different lot types: mew lots (42'); two (2) different sizes of alley-loaded lots (42' and 50'); and 60' front-loaded lots.

The petitioner is requesting a subdivision waiver for four (4) of the City's subdivision control standards: 1) to reduce the centerline radius from 150' to 100'; 2) to reduce the driveway separation requirement from 75' to 30'; 3) to reduce the alley width requirement from 20' to 18'; and 4) to reduce the sight



triangle distances from 40' to 20'. See the Subdivision Waiver Request section of this report, along with Exhibit 7 for commentary on each waiver request.

The petition was reviewed by the Technical Advisory Committee at its January 20, 2015 meeting.

WESTFIELD UNIFIED DEVELOPMENT ORDINANCE

The following underlying zoning standards of the UDO, as amended, apply to the Harmony PUD District.

Zoning Districts (Chapter 4)

SF-4 District (Article 4.7)

- **Staff Comment - All current SF-4 standards have been modified by the Harmony PUD Ordinance.**

Overlay Districts (Chapter 5)

Floodplain Overlay District (Article 5.5)

- **Staff Comment - This project does not fall within a Floodplain.**

Wellhead Protection District Overlay (Article 5.7)

- **Staff Comment - This project does not fall within a Wellhead Protection Zone.**

Development Standards (Chapter 6)

Accessory Use and Building Standards (Article 6.1)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Architectural Standards (Article 6.3)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Building Standards (Article 6.4)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Height Standards (Article 6.6)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Landscaping Standards (Article 6.8)

1. Placement: Installed plantings shall comply with the following:
 - a. Clearance with Structures: Trees shall be planted so that when they reach maturity, there will be a minimum of five (5) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.

- **Staff Comment - COMPLIANT**



- b. Vision Clearance: Plantings and mounds shall also comply with Article 6.19 Vision Clearance Standards.
 - **Staff Comment -See section 6.19 below**
 - c. Right-of-way: With the exception of Street Trees, as required herein, or trees as may otherwise be approved by the Plan Commission or Public Works Department, landscape material shall not be planted or placed in Rights-of-way or easements without permission from the City or the easement holder.
 - **Staff Comment - COMPLIANT**
 - d. Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
 - **Staff Comment –COMPLIANT**
 - e. Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City’s Construction Standards or approved in writing by the Public Works Department.
 - **Staff Comment – COMPLIANT**
 - f. Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.
 - g. **Staff Comment - COMPLIANT**
 - h. Arrangement: A natural or irregular row and spacing of plantings is preferred. Trees and shrubs should be grouped or clustered where possible to simulate natural tree stands.
 - **Staff Comment - COMPLIANT**
2. Detention and Retention Areas:
- a. Natural Appearance:
 - Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).
 - Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.
 - Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.



- **Staff Comment - COMPLIANT**
- b. Location: Detention and Retention Areas should be located to enhance view sheds and incorporated as amenities to the development (see also Article 8.6 Open Space and Amenity Standards).
 - **Staff Comment - COMPLIANT**
- c. Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1. Side slopes above the water line for Detention Areas shall not exceed 4:1 and shall be graded to harmonize with the overall Open Space design of the site.
 - **Staff Comment - COMPLIANT**
- 3. Street Trees: Street Trees shall be required in accordance with the following, and the placement standards set forth herein:
 - a. Requirement: Street Trees shall be required with all new or re-developed Local Streets (public or private) within Residential Districts. Street Trees shall only be required on one side of a Residential Frontage Road.
 - **Staff Comment - COMPLIANT**
 - b. Location: Street Trees located within the Right-of-way shall be installed in accordance with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design). If the Street Tree is not planted within the Right-of-way, then the Street Trees shall be planted on the adjacent Lot or Common Area within ten (10) feet of the Right-of-way; however, the Street Tree shall not be credited towards that Lot or Common Area's Minimum Lot Landscaping Requirements.
 - **Staff Comment - COMPLIANT**
 - c. Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty (20) feet.
 - **Staff Comment - COMPLIANT**
- 4. Minimum Lot Landscaping Requirements
 - a. Single Family Residential (per Lot under 8,000 SF)
 - Shade Trees – 2
 - Ornamental or Evergreen Trees – 1
 - Shrubs – 4
 - **Staff Comment - COMPLIANT**
 - b. Single-Family Residential (per Lot over 8,000 SF)
 - Shade Trees – 4
 - Ornamental or Evergreen Trees – 2
 - Shrubs – 4
 - **Staff Comment - COMPLIANT**



- c. Open Space/Common Area (per acre)
 - Shade Trees, Ornamental, or Evergreen Trees – 10
 - Shrubs – 0
 - **Staff Comment - COMPLIANT**
5. Foundation Plantings
 - **Not Applicable to DPR. To be reviewed at building permit stage.**
6. External Street Frontage Landscaping Requirements: The landscaping in this section shall be required where any portion of a development abuts an External Street.
 - a. Residential Uses: A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development. The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage. Meandering mounds are encouraged.
 - **Staff Comment – Superseded by Harmony PUD**
 - b. Non-residential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way. In addition for Industrial Districts, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.
 - **Staff Comment - Not Applicable.**
 - c. Easements: Trees required to be planted along External Streets should be located outside drainage and utility easements that would otherwise prohibit the required landscaping and shall be located in a manner that mitigates interference with infrastructure located within such easements. Trees may be clustered or grouped in order to attain creative site design and/or to accommodate utility infrastructure.
 - **Staff Comment - COMPLIANT**
7. Buffer Yard Requirements
 - **Staff Comment - Not Applicable. Superseded by Harmony PUD.**
8. Parking Area Landscaping
 - **Staff Comment – Not Applicable.**

Lighting Standards (Article 6.9)



- **Staff Comment – Not Applicable.**
- 1. All Light Fixtures, with the exception of internally-illuminated signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the earth’s surface.
- 2. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- 3. All lighting sources, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner as to direct light away from adjacent Lots and Rights-of-way.
- 4. Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
- 5. All Light Fixtures shall meet City Building Code requirements for their appropriate construction class.

Lot Standards (Article 6.10)

1. All Lots shall abut on a Street or Private Street and shall have a minimum Lot Frontage as set forth by the Zoning District or Overlay District.
 - **Staff Comment - COMPLIANT**
2. Residential Corner Lots shall be of sufficient width to permit appropriate Building Setback Lines and driveway setbacks from both Streets.
 - **Staff Comment - COMPLIANT**

Outdoor Storage and Display (Article 6.21)

1. Residential Districts (regarding Recreational Vehicles)
 - **Staff Comment - Will be monitored by Code Enforcement for compliance.**
2. Business Districts
 - **Staff Comment - Not Applicable.**
3. Industrial Districts
 - **Staff Comment - Not Applicable.**

Outdoor Café and Eating Areas (Article 6.13)

- **Staff Comment - Not Applicable**

Parking Standards (Article 6.14)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Setback Standards (Article 6.16)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**



Sign Standards (Article 6.17)

- **Staff Comment - The Sign Standards will be reviewed during a subsequent Sign Permit Application review. Any signs and/or sign locations depicted on an Overall Development Plan or Primary Plat shall not be deemed "Approved" by approval of the Overall Development Plan or Primary Plat.**

Vision Clearance Standards (Article 6.19)

1. No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points: Forty (40) feet from intersections of Collectors, Private or Local Street; Seventy-five (75) feet from intersections of Expressways or Arterials; Ten (10) feet from intersections of Driveways or Alleys.
 - **Staff Comment – Petitioner has submitted waiver request to reduce the distance from 40' to 20'. Public works will support this request if the petitioner can provide documentation showing that adequate sight distances can be provided. See Exhibit 7 for further details.**

Yard Standards (Article 6.21)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Subdivision Regulations (Chapter 7)

Construction Standards (Article 7.3)

- **Staff Comment - COMPLIANT**

Design Standards (Chapter 8)

Block Standards (Article 8.1)

1. The maximum length of a block in a single-family residential Subdivision shall not exceed one thousand two hundred and fifty (1,250) feet; except where an Internal Street or Frontage Road parallels an Expressway or Arterial.
 - **Staff Comment – COMPLIANT**

Easement Standards (Article 8.3)

1. **Drainage and Utility Easements:** All development submitted for approval under the provisions of this Ordinance shall allocate areas of suitable size and location, wherever necessary, for drainage and/or utility easements. All easements and corresponding utility location plans shall be complete and approved prior to the final approval of any plan. One-half (0.5) of the width of easements located along Lot Lines shall be taken from each Lot, unless otherwise approved by the Public Works Department or the appropriate utility provider. Before determining the

location of easements the plan shall be discussed with the local public utility companies to assure proper placement and installation of such services.

- **Staff Comment - COMPLIANT**
2. **Surface Drainage:** If any stream or necessary surface drainage course is located in the area to be developed, then an easement shall be established along all sides according to the County Surveyor or Indiana law if a legal drain or twenty (20) feet per side (measured from top of bank) if not a legal drain. The easement shall be allocated for the purpose of widening, deepening, sloping, improving or protecting said stream or surface drainage course.
 - **Staff Comment - COMPLIANT.**
 3. **Other Easements:** Where an easement is required by this Ordinance but the standards for the easement type are not specified, or an easement is required per a commitment or condition of approval, then the Property Owner (“grantor”) shall execute the easement instrument in favor of the appropriate party or entity (“grantee”).
 - **Staff Comment - Acknowledged.**
 4. **Private Street Easement:** When required by this Ordinance, the Property Owner (“grantor”) shall execute a Private Street easement instrument in favor of the owner of the Lot (“grantee”) to which the private street provides access.
 - **Staff Comment – COMPLIANT**

Monument and Marker Standards (Article 8.5)

- **Staff Comment - The Monument and Marker Standards will be reviewed at the subsequent Secondary Plat Review process for each section.**

Open Space and Amenity Standards (Article 8.6)

1. **Plantings:** Open Space shall be supplemented with tree plantings in accordance with the Minimum Lot Landscaping requirements of Article 6.8 Landscaping Standards.
 - **Staff Comment - See Open Space landscaping requirements above.**
2. **Access:** A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.
 - **Staff Comment - COMPLIANT**
3. **Connectivity:** Open Space, where applicable, shall be placed adjacent to or connected to existing or proposed Open Space located within the development and/or on adjoining properties. Open Space should be located within reasonable walking distance to those uses it serves, with the exception of preservation of existing features.
 - **Staff Comment - COMPLIANT**
4. **Open Space Ownership:** The ownership of Open Space, Common Areas, Development Amenities, how it will be protected from future development, and responsibility for future maintenance (e.g., homeowners’ association) shall be documented and recorded.



- **Staff Comment - COMPLIANT**
5. Required Open Space and Development Amenity improvements (e.g., fencing, walls, mounds, paths, playgrounds, amenities) shall be improved in accordance with an approved Development Plan and shall require a Certificate of Compliance
 - **Staff Comment - Pathway amenities are COMPLIANT. Other amenities will be reviewed during a subsequent Detailed Development Plan Review(s).**
 6. **Approval:** Open Space and Development Amenity areas shall be identified on the development's Overall Development Plan, in accordance with Article 10.7 Development Plan Review. Open Space and Development Amenity improvements shall require approval a Detailed Development Plan, which shall be reviewed and approved by the Department as part of an Improvement Location Permit (see also Article 10.8 Improvement Location Permit) or a Certificate of Compliance (see also Article 10.4 Certificate of Compliance), if an Improvement Location Permit is not otherwise required for the proposed improvements.
 - **Staff Comment - Not applicable to this submittal. Other amenities which require an ILP will be reviewed during a subsequent Detailed Development Plan Review(s).**
 7. **Timing of Installation:** Open Space and Development Amenity improvements shall be installed prior to the issuance of a subsequent Building Permit for more than fifty percent (50%) of the Lots within the Secondary Plat section in which the Common Area, Open Space or Development Amenity is located, or within twelve (12) months from when the first Building Permit in the Secondary Plat section was issued, whichever occurs first.
 - **Staff Comment - Acknowledged.**
 8. A maximum of fifty percent (50%) of required Open Space may come from: wetlands, third party regulated utility easements, legal drains and equivalent land, as determined by the Plan Commission or Director.
 - **Staff Comment - COMPLIANT**
 9. Detention and Retention Areas may only qualify as Open Space if they comply with Article 6.8 Landscaping Standards and if such areas are located and designed for the use and benefit of the public as an amenity to the development.
 - **Staff Comment - COMPLIANT**
 10. Required Buffer Yards, External Street Frontage landscaping areas, and tree preservation areas, as set forth in Article 6.8 Landscaping Standards, may qualify towards required Open Space if placed within common areas or recorded preservation or conservation easements.
 - **Staff Comment - Acknowledged.**

Pedestrian Network Standards (Article 8.7)

1. All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.



- **Staff Comment - COMPLIANT**

2. Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.

- **Staff Comment - COMPLIANT**

3. When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e. painted crosswalks, signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.

Staff Comment - COMPLIANT

4. Internal Pedestrian Network Standards: The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.

Staff Comment - COMPLIANT

5. Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.

Staff Comment - COMPLIANT

6. When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.

Staff Comment - Not applicable.

7. Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.

- **Staff Comment - COMPLIANT**

8. Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following: Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan.

- **Staff Comment - COMPLIANT**



9. Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.

- **Staff Comment - COMPLIANT**

10. The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

- **Staff Comment - COMPLIANT**

Storm Water Standards (Article 8.8)

1. All proposed development shall provide for the collection and management of all storm and surface water drainage in accordance with the City's Construction Standards (see Article 7.3 Principles and Standards of Design).

- **Staff Comment - COMPLIANT**

Streets and Right-of-Way Standards (Article 8.9)

1. Dedication of Right-of-way: – **COMPLIANT**

2. Private Streets: – **COMPLIANT**

3. Design Principles: -- **COMPLIANT**

- General Street Layout: Street and Alley layout shall provide access to all Lots and parcels of land within a development, and where Streets cross other Streets, jogs shall not be created. Streets shall be laid out on the parent tract:
 - i. In a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community.
 - ii. In an orderly and logical manner.
 - iii. With concern for connectivity to adjacent parcels.
 - iv. With concern for pedestrian and vehicular safety.
 - v. To provide reasonably direct access to the primary circulation system.
- Regard to Contour and Natural Features: Streets shall be adjusted to the contour of the land so as to produce useable Lots and streets of reasonable gradient. 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.
- Connectivity: Streets shall align and connect with existing or planned streets and provide for connections with adjacent property. Proposed streets, where appropriate, shall be extended to the boundary line of the tract to be developed so as to provide for normal circulation of traffic within the vicinity. Regard shall be given to the



Thoroughfare Plan and Comprehensive Plan. Cul-de-sacs are discouraged and shall only be permitted where such street continuation is prevented due to topography or other physical condition, or unless such extension is found by the Plan Commission to be unnecessary for the coordination of development within the development or between the development and adjoining property.

4. Improvement Standards– **COMPLIANT**
5. Delay of Surface Layer: A Developer may request permission from the Plan Commission to delay the installation of the surface layer of asphalt until the binder layer of asphalt has had sufficient time to prove its durability under the stress of heavy construction traffic, but this delay shall not exceed one (1) year. The Developer shall be required to submit a separate performance bond to cover the cost of the installation of the surface layer of asphalt. – **COMPLIANT**
6. Fire Hydrants: The Developer shall provide the development with fire hydrants. The types of hydrants and location of hydrants shall be determined by the Fire Department. – **COMPLIANT**
7. Acceptance of Improvements: Before any financial surety (see also Article 8.12 Surety Standards) covering a Street installation is released, the Plan Commission, Council, or Director may request that core borings (asphalt or concrete) of the Street be provided to the Public Works Department or the County Highway Department, or their designated representative(s), at the Developer’s expense, for thickness determination. – **COMPLIANT**
 - If requested core borings are for the acceptance of asphalt Streets, then the Developer shall employ and pay for the services of an independent testing laboratory to take cores at selected locations and perform Marshall Stability, flow and density test, and percent of compaction determination on completed asphalt work.
 - If requested core borings are for the acceptance of concrete streets, then the Developer shall provide satisfactory test results from an independent testing laboratory.

Street Light Standards (Article 8.10) – **COMPLIANT**

Street Sign Standards (Article 8.11) – **COMPLIANT**

Surety Standards (Article 8.12) – **COMPLIANT**

Utility Standards (Article 8.13) – **COMPLIANT**

Processes and Permits (Chapter 10)

Development Plan Review (Article 10.7)

1. Overall Development Plan: The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), common



areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, common areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.

- **Staff Comment - Acknowledged.**

Primary Plat Review (Article 10.12, I)

1. Primary Plat Documentation and Supporting Information: A Primary Plat application shall include the following information:
 - a. Location Map: (which may be prepared by indicating the data by notations on available maps) showing: (i) Subdivision name and location; (ii) Any street related to the subdivision; (iii) Title, scale, north point and date; (iv) Adjacent property land uses and Property Owners' names.
 - **Staff Comment - COMPLIANT**
 - b. Scale: A Primary Plat shall be drawn to a scale of fifty (50) feet to one (1) inch, or one hundred (100) feet to one (1) inch; provided, however, that if the resulting drawing would be over thirty-six (36) inches in shortest dimension, then a scale as determined by the Director may be used.
 - **Staff Comment - COMPLIANT**
 - c. Primary Plat: The following basic information shall be shown on the Primary Plat (unless otherwise provided on an accompanying Overall Development Plan (see also Article 10.7 Development Plan Review)), which shall be prepared by a land surveyor or planner:
 - Proposed name of the subdivision.
 - **Staff Comment - COMPLIANT**
 - Names and addresses of the owner, owners, land surveyor or land planner.
 - **Staff Comment - COMPLIANT**
 - Title, scale, north point and date.
 - **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 - COMPLIANT**



- Statement concerning the location and approximate size or capacity of utilities to be installed.
 - **Staff Comment - COMPLIANT**
- Layout of Lots (showing dimensions, 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 (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
 - **Staff Comment - COMPLIANT**
- 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 - COMPLIANT**
- Other features or conditions which would affect the subdivision favorable or adversely.
 - **Staff Comment - COMPLIANT**
- A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
 - **Staff Comment - COMPLIANT**
- A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
 - **Staff Comment - COMPLIANT**
- If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
 - **Staff Comment - Not applicable.**
- If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.



- **Staff Comment - COMPLIANT**
- If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
 - **Staff Comment – Not applicable.**
- d. Covenants and Restrictions: The Plan Commission or Director may request a description of the proposed or recorded protective covenants or private restrictions if they are to be cross-referenced or incorporated on the plat of the subdivision or if they otherwise establish or grant rights related to the plat (e.g., easements). Covenants and restrictions may not independently lessen any requirement of this Ordinance or revise, alter, or change in any way any aspect of an approved plat without approval of the Director of Plan Commission.
 - **Staff Comment - COMPLIANT**

DEVELOPMENT PLAN REVIEW

Harmony PUD (Ordinance 12-14)

Section 1.3. Open/Green Space. A minimum of 69 acres of Open/Green Space shall be provided throughout the Real Estate. Development amenities as required in Section 2.4, N and Section 3.3, B and Active Recreation facilities shall be included as Open/Green Space for the purposes of calculating the quantity of Open/Green Space provided. Any Open/Green Space, Green Belt Space, or Green Space Area requirement in the Zoning Ordinance or in the Harmony PUD Ordinance shall apply toward the Open/Green Space requirement.

- **Staff Comment – COMPLIANT**

Section 1.4. The Real Estate shall develop in a manner substantially similar to the layout shown in Exhibit C-1 - Illustrated Site Development Plan.

- **Staff Comment – COMPLIANT**

Section 1.5. The Real Estate is expected, but is not bound, to develop in the order of the sections identified in Exhibit D - Construction Phasing Plan.

- **Staff Comment – COMPLIANT**

Section 3.1. Building Height. All residential dwellings are permitted to be a maximum of thirty (30) feet in height.

- **Staff Comment – Not Applicable to DPR. To be reviewed at building permit stage.**

Section 3.2. Permitted Uses. All uses permitted in the SF-4 District in the Zoning Ordinance.



- **Staff Comment – COMPLIANT**

Section 3.3. Development Requirements.

A. Lots and buildings within the Single Family Residential District shall comply with the following development standards based upon lot classification:

- **Staff Comment – COMPLIANT**

Mew Lots (Lots 177-187)

1. Minimum Lot Width at Building Line – 42’ – **COMPLIANT**
2. Minimum Lot Area – 3,780 SF – **COMPLIANT**
3. Minimum Lot Frontage on a Public Way – 0’ – **COMPLIANT**
4. Minimum House Size (total square footage) – 1,400 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
5. Minimum Ground Level Area (1-story) – 1,000 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
6. Minimum Ground Level Area (2-story) – 750 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
7. Minimum Front Yard Setback – 10’ – **COMPLIANT**
8. Minimum Side Yard Setback – 5’ – **Not Applicable to DPR. To be reviewed at building permit stage.**
9. Minimum Rear Yard Setback – 20’ – **COMPLIANT**

42’ Alley-Load Lots (Lots 171-176, 188-192)

1. Minimum Lot Width at Building Line – 42’ – **COMPLIANT**
2. Minimum Lot Area – 3,780 SF (reduced to 3654 SF due to ROW increase) – **COMPLIANT**
3. Minimum Lot Frontage on a Public Way – 30’ – **COMPLIANT**
4. Minimum House Size (total square footage) – 1,400 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
5. Minimum Ground Level Area (1-story) – 1,000 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
6. Minimum Ground Level Area (2-story) – 750 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
7. Minimum Front Yard Setback – 10’ (reduced to 7’ due to ROW increase) – **COMPLIANT**
8. Minimum Side Yard Setback – 5’ – **Not Applicable to DPR. To be reviewed at building permit stage.**
9. Minimum Rear Yard Setback – 20’ – **COMPLIANT**

50’ Alley-Load Lot (Lots 193-203)

1. Minimum Lot Width at Building Line – 50’ – **COMPLIANT**



2. Minimum Lot Area – 5,500 SF (reduced to 5350 SF due to ROW increase) – **COMPLIANT**
3. Minimum Lot Frontage on a Public Way – 40’ – **COMPLIANT**
4. Minimum House Size (total square footage) – 1,700 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
5. Minimum Ground Level Area (1-story) – 1,000 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
6. Minimum Ground Level Area (2-story) – 750 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
7. Minimum Front Yard Setback (reduced to 7’ due to ROW increase)– 10’ – **COMPLIANT**
8. Minimum Side Yard Setback – 5’ – **Not Applicable to DPR. To be reviewed at building permit stage.**
9. Minimum Rear Yard Setback – 20’ – **COMPLIANT**

60’ Front-Load Lots (Remainder of lots in Section 3)

1. Minimum Lot Width at Building Line – 60’ – **COMPLIANT**
2. Minimum Lot Area – 7,200 SF (reduced to 7020 SF due to ROW increase)– **COMPLIANT**
3. Minimum Lot Frontage on a Public Way – 40’ – **COMPLIANT**
4. Minimum House Size (total square footage) – 2,000 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
5. Minimum Ground Level Area (1-story) – 1,200 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
6. Minimum Ground Level Area (2-story) – 800 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
7. Minimum Front Yard Setback – 20’ (reduced to 17’ due to ROW increase)– **COMPLIANT**
8. Minimum Side Yard Setback – 5’ – **Not Applicable to DPR. To be reviewed at building permit stage.**
9. Minimum Rear Yard Setback – 20’ – **COMPLIANT**

70’ Front-Load Lots— **Not applicable to Section 3**

1. Minimum Lot Width at Building Line –
2. Minimum Lot Area – 8,400 SF –
3. Minimum Lot Frontage on a Public Way – 40’ –
4. Minimum House Size (total square footage) – 2,200 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
5. Minimum Ground Level Area (1-story) – 1,200 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
6. Minimum Ground Level Area (2-story) – 800 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**



7. Minimum Front Yard Setback – 20’ –Minimum Side Yard Setback – 5’ – **Not Applicable to DPR. To be reviewed at building permit stage.**
10. Minimum Rear Yard Setback – 20’ –

Additional Restrictions:

1. No more than 225 lots shall be less than five thousand five hundred (5,500) square feet in lot area.

- **Staff Comment – COMPLIANT**

2. No more than 405 lots shall be less than seven thousand two hundred (7,200) square feet in lot area.

- **Staff Comment – COMPLIANT**

The front yard setback for the Mew Lots shall be measured from the narrowest property line adjacent to a Mew.

- **Staff Comment – Acknowledged**

B. Development Amenities.

A recreation area shall be located immediately north of 151st Street west of Ditch Road and shall comply with the 50’ alley-loaded lot standards noted above; except, that the community building shall be a minimum of 1,000 s.f. The community building shall meet or exceed the architectural standards in Section 3.4. The recreation area shall contain a swimming pool with a minimum surface area of 3,000 square feet, a baby pool with a minimum surface area of 100 square feet, and a playground area.

- **Staff Comment – Not Applicable to DPR. To be reviewed at building permit stage.**

Section 4.3. Bicycle Parking Facilities. Bicycle parking facilities shall be required as follows:

- A. A bicycle parking facility, that will accommodate a minimum of ten (10) bicycles, shall be provided at each of the following locations:

1. The clubhouse within Area A of the Mixed Use District
2. The recreation area within the Single Family Residential District, and
3. Area B within the Mixed use district

- **Staff Comment – Not applicable to Section 3.**

- B. In addition to the bicycle parking facilities required under Section 4.3,A,3, bicycle parking facilities that will accommodate a minimum of two (2) bicycles each shall be provided at each building within Area B of the Mixed Use District.

- **Staff Comment – Not applicable to Section 3.**

Section 5.2. Buffer Yard Requirements.

- A. Buffer yards shall not be required internal to the Real Estate.

- **Staff Comment – COMPLIANT**



- B. Buffer yards shall not be required where the front of lots or dwellings face 146th Street, 151st Street, 156th Street or Ditch Road, except as required by Section 5.3.
 - **Staff Comment – COMPLIANT**
- C. Where the rear yards of lots abut Ditch Road, a minimum 20 foot wide landscape buffer containing a minimum of one (1) evergreen tree, one (1) shade tree, one (1) ornamental tree, and five (5) evergreen shrubs per 30 linear feet of frontage shall be installed. For the area between 151st Street and the pipeline easements, the minimum width of the landscape easement shall vary from 20 feet to 40 feet as shown on Exhibit C-1.
 - **Staff Comment – COMPLIANT**
 - Ditch Road (1,560.9')
 - 20' – 40' Buffer Yard -- **COMPLIANT**
 - Evergreen Trees = **45 required, 91 provided (45 are replacing shrubs @ 3:1 ratio). COMPLIANT**
 - Shade Trees = **45 required, 62 provided. COMPLIANT**
 - Ornamental Trees = **45 required, 46 provided. COMPLIANT**
 - Evergreen Shrubs = **225 required, reduced to 90 by 3:1 evergreen tree replacement, 92 provided. COMPLIANT**
- D. A minimum 40 foot wide landscape buffer shall be provided in the areas abutting the existing large lot residential parcels on the south side of 156th Street as shown on Figure #2.
 - **Staff Comment – Not applicable to Section 3**

Staff Comments

1. The submitted Primary Plat and Overall Development Plan comply with the applicable zoning ordinances, except as otherwise noted herein with regard to the Petitioner’s requested waivers, as further noted below:
 - a. Reduce the driveway separation requirement from 75 feet to 30 feet;
 - b. Reduce the alley width requirement from 20 feet to 18 feet;
 - c. Reduce the vision clearance triangle distance from 40 feet to 20 feet; and
 - d. Reduce the centerline radius from 150 feet to 100 feet.
2. The Department recommends approval of the petition with the following conditions, in accordance with the recommendations of the Public Works Department outlined in Exhibit 7:
 - a. Approve the waiver to reduce the driveway separation requirement from 75 feet to 30 feet with the condition that the measurement is from the edge of the driveway pavement to the edge of the intersecting right-of-way line at the lot line (not the street centerline);
 - b. Approve the waiver to reduce the alley width requirement from 20 feet to 18 feet with the condition that the reduction is only be valid upon approval by the Indiana Fire Prevention and Building Safety Commission to vary the fire apparatus access road width requirement of the Indiana Fire Code, Section 503.2.1; and



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- c. Approve the reduction in the vision clearance triangle distance from 40 feet to 20 feet, subject to approval by the Public Works Department upon its receipt and review of evidence and supporting documentation from the developer that adequate sight distances will be maintained.
 - d. Approve the reduction of the centerline radius from 150 feet to 100 feet.
 - e. That all necessary approvals be obtained from the Westfield Public Works Department, the Hamilton County Surveyor's Office, and Citizens Westfield prior to the issuance of an improvement location permit.
3. If the waiver requests are not approved, then the plans do not comply with the applicable zoning ordinances. If this occurs, then the Department recommends continuing the petition to the next APC meeting to allow the petitioner an opportunity to revise the plans to bring them into compliance. If any Plan Commission members have questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.