



Petition Number: 1507-SPP-18 & 1507-ODP-18
Subject Site Address: NEC of 161st Street and Union Street
Petitioner: Site Solutions Property Group
Request: Primary Plat and Overall Development Plan review for **Lantern Park** consisting of 59 single-family lots, and associated waivers.
Current Zoning: SF4: Single-Family High Density District
Current Land Use: Vacant
Approximate Acreage: 40.95 acres+/-
Exhibits:
1. Staff Report
2. Location Map
3. Overall Development & Primary Plat
Zoning History: 1505-PUD -07 Lantern Park PUD District (Ordinance 15-11)
Staff Reviewer: Amanda Rubadue, Associate Planner

PROCEDURAL

Approval of the Primary Plat and Overall 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.

PROJECT OVERVIEW

The 40.95 acres +/- is located on the northeast corner of 161st Street and Union Street (see **Exhibit 2**). The request is for Primary Plat and Overall Development Plan approval of 59 single family residential lots.

The petition was reviewed by the Technical Advisory Committee at its June 23, 2015 meeting. This petition has been properly noticed for a public hearing for the Plan Commission's July 6th, 2015 meeting.

The applicable zoning district is the SF2: Single-Family High Density District, pursuant to Ordinance No. 15-11 adopted by the Council on June 8, 2015.

PRIMARY PLAN REVIEW COMMENTS

PRIMARY PLAT STANDARDS (Article 10.12(J) of UDO)

The plans comply except for those items identified as outstanding below:

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.



- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

Comment: Primary Plat will comply once the material of the 8' trail along Union Street is labeled.

- 5) Easements (locations, widths and purposes). (Article 8.3)

Comment: Primary Plat will comply once the easements are labeled and a legend for all proposed easements is added.

- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.

Comment: Petitioner is coordinating with relevant agencies.

- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) 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%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (Article 4.5)
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

Comment: Petitioner is coordinating with the Public Works Department and County Surveyor's Office.

- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) 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.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) 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.
- 19) 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.



DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

The plans comply except for those items identified as outstanding below:

- 20) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 21) Address and legal description of the property.
- 22) Boundary lines of the property including all dimensions.
- 23) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

Comment: Development Plan will comply once the centerline of 161st Street and Union Street is identified and labeled.

- 24) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

Comment: Development Plan will comply once driveways along 161th Street and Union Street are labeled.

- 25) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 26) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 27) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 28) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 29) Location and dimensions of all existing structures and paved areas.
- 30) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 31) Location of all Floodplain areas within the boundaries of the property.
- 32) Names of legal ditches and streams on or adjacent to the site.
- 33) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

Comment: Petitioner is coordinating with the Public Works Department and utility providers.

- 34) Identify buildings proposed for demolition.



- 35) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 36) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 37) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 38) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

Comment: Request for waiver of driveway separation from intersections reduced to 50 feet, reduction of Entrance Acceleration lane and reduction of right of way to 53' R/W Street Cross Section due to street trees is duly noted.

- 39) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 40) 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.

DEVELOPMENT PLAN REVIEW (ORDINANCE 15-11 AND ARTICLE 6 OF THE UDO)

The plans comply with Article 4.7 (SF4 District), as applicable to a Primary Plat and Overall Development Plan, except for those items identified as outstanding below:

- 41) Minimum Building Setback Lines:
 - a) Front Yard: 20 feet*
 - b) Side Yard: 5 feet*
 - c) Rear Yard: 20 feet*
- 42) Minimum Lot Width: 60 feet
- 43) Minimum Lot size: 7,200 square feet



44) Maximum Building Height: Story and one-half (1.5)*

45) Minimum Living Area:

- a) One Story: 2,000 square feet*
- b) Story and one-half: 2,300 square feet*

46) Architectural Standards (Article 6.3)*

- a) Perimeter Lots (Article 6.3(C)(1)) *
- b) Streetscape Diversity (Exhibit D) *
- c) Building Materials (Article 6.3(C)(3))*

47) Building Standards (Article 6.4)*

***These standards will be further reviewed by the Department for compliance at the time of the building permit review for each lot.**

48) Landscaping Standards (Article 6.8 and Section 7.2 of Ordinance 15-11)

- a) Detention and Retention Areas
- b) Street Trees
- c) Minimum Lot Landscaping Requirements

Comment: Common Areas comply. Individual Lot landscaping will be reviewed at the time of the building permit review for each individual home.

- d) External Street Frontage Landscaping
- e) Buffer Yard Requirements

49) Lot Standards (Section 6 of Ordinance 15-11)

50) Setback Standards (Article 6.16)

51) Vision Clearance Standards (Article 6.19)

Comment: Development Plan will comply once the sight line triangle on 116th Street on the landscape plan is labeled.

52) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply except for those items identified as outstanding below, that need addressed prior to approval:

53) Block Standards (Article 8.1)

54) Easement Standards (Article 8.3)

Comment: Petitioner is coordinating with the Public Works Department and utility providers.



55) Monument and Marker Standards (Article 8.5)

56) Open Space and Amenity Standards (Article 8.6)

- a) Access: A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.
- b) 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.
- c) Development Amenities (Section 9 of Ordinance 15-11):
 - i) Multi-purpose paths stub between Lot 13 and 14, along with a bench/sitting area overlooking floodway, which shall be installed with the final phase of Parcel ;
 - ii) Fountains in detention pond areas which shall be installed with the first phase of Parcel A;
 - iii) One (1) bench sitting area overlooking the detention pond located between Lot 38 and 58 which shall be installed with the first phase of Parcel A.

57) Pedestrian Network Standards (Article 8.7)

58) Storm Water Standards (Article 8.8)

Comment: Petitioner is coordinating with relevant agencies.

59) Street and Right-of-Way Standards (Article 8.9)

Comment: Petitioner is coordinating with the Public Works Department.

60) Street Light Standards (Article 8.10)

61) Street Sign Standards (Article 8.11)

62) Surety Standards (Article 8.12)

63) Utility Standards (Article 8.13)

Comment: Petitioner is coordinating with relevant agencies.