



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. Primary Plat
4. Overall Development Plan
5. Ordinance
6. Waivers & Conditions

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 (see **Exhibit 3**) and Overall Development Plan (see **Exhibit 4**) approval of 59 single family residential lots.

The petition was reviewed by the Technical Advisory Committee at its June 23, 2015 meeting. The public hearing for this petition was held at the Plan Commission's July 7, 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.

Subdivision Control Waivers: As further noted herein, the Petitioner is requesting three (3) subdivision control waivers for the following standards:

Article 6.10; D Lot Standards: Request for waiver of driveway separation from intersections reduced to 50 feet.



Construction Standards; Section 02501, Part 4.1 (Standard General Details): Reduction of Entrance Acceleration lane and reduction of right of way to 53' R/W Street Cross Section.

Pursuant to Article 7.3(C) of the UDO, the Plan Commission, in its discretion, may grant a waiver from standards required by CHAPTER 8: DESIGN STANDARDS of the UDO. Such waiver shall be entered into the minutes of the Plan Commission together with the reasoning for the departure from the required standards. As a condition of granting a waiver, a commitment may be made in accordance with Article 10.6 Commitments of the UDO. A waiver may only be granted upon finding that:

1. The proposed development represents an innovative use of site design, site access design, site circulation design, building orientation, building materials, and landscaping which will enhance the use or value of area properties.
2. The proposed development will not be injurious to the public health, safety, morals or general welfare of the community.
3. The strict application of the Ordinance standards will result in a development of the real estate which is undesirable when compared with the proposed development.
4. The proposed development is consistent with and compatible with other development located in the area.
5. The proposed development is consistent with the intent and purpose of the Comprehensive Plane.

PRIMARY PLAN REVIEW COMMENTS

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

The plans comply.

- 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.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 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.
- 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.

- 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.
- 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.
- 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.
- 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: Petitioner has requested a 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.

- 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.

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)
- 52) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 53) Block Standards (Article 8.1)
- 54) Easement Standards (Article 8.3)
- 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)
- 59) Street and Right-of-Way Standards (Article 8.9)
- 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)



STAFF COMMENTS

1. **Compliance:** The Primary Plat and Overall Development Plan comply with the applicable zoning ordinance, except as otherwise noted here in with regard to the petitioner's requested waivers, as further noted below:
 - a. **Reduction in the driveway separation requirement to 50, as measured 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. **Reduction of Entrance Acceleration Lane**
 - c. **Reduction of right-of-way to 53' R/W Street Cross Section**
2. **Waiver:** The Department recommends approval of the requested subdivision control waivers with the following findings (Article 7.3(C)):
 - a. The proposed development represents an innovative use of site design, site access design, site circulation design, building orientation, building materials, and landscaping which will enhance the use or value of area properties.
 - b. The proposed development will not be injurious to the public health, safety, morals or general welfare of the community.
 - c. The strict application of the Ordinance standards will result in a development of the real estate which is undesirable when compared with the proposed development.
 - d. The proposed development is consistent with and compatible with other development located in the area.
 - e. The proposed development is consistent with the intent and purpose of the Comprehensive Plane.
3. **Primary Plat/Development Plan Approval:** If the Plan Commission has approved the requested subdivision control waivers, then the Department recommends approving the petition with the following conditions:
 - a. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.
4. If the waiver request is not approved, then the plans to not comply with the applicable zoning ordinances. If this occurs, then the Department recommends continuing the petition to the next Plan Commission meeting to allow the petitioner an opportunity to revise their plans to bring them into compliance.
5. If any Plan Commission member has questions prior to the meeting, then please contact Amanda Rubadue at 317.432.6663 or arubadue@westfield.in.gov.