



Petition Number: 1602-SPP-03 & 1602-ODP-02

Subject Site Address: Southeast corner of 151st Street and Carey Road

Petitioner: Throgmartin Henke Development LLP by Stoeppelwerth & Associates, Inc.

Request: The Petitioner requests primary plat and overall development plan review of a proposed twenty (20) lot addition to the Waterford subdivision located to the southeast.

Current Zoning: Bridgewater Club PUD District Ordinance (Ord. 06-49), as amended by Ord. 11-01 and Ord. 15-35

Current Land Use: Vacant

Approximate Acreage: 10.23-acres +/-

Property History: The Bridgewater Club PUD District Ordinance (Ord. 06-49) (10/09/2006)
Bridgewater PUD District Amendment (Ord. 11-01) (01/10/2011)
Bridgewater PUD District Amendment (Ord. 15-35) (11/23/2015)

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan
5. Ordinance 06-49
6. Ordinance 11-01
7. Ordinance 15-35

Staff Reviewer: Jeffrey M. Lauer, Associate Planner

PROCEDURAL

Approval of a Development Plan must be granted if the submitted plan demonstrates 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.

This petition was reviewed by the Technical Advisory Committee (“TAC”) at their January 19, 2016 meeting. This petition is scheduled to receive a public hearing at the February 01, 2016, Advisory Plan Commission (the “APC”) meeting. Notice of the February 01, 2016 APC meeting was provided in accordance with Indiana law and the APC’s Rules of Procedure.



PROJECT DESCRIPTION

The 10.23-acre +/- site is located at the southeast corner of 151st Street and Carey Road (the "Property"). The request is for review of a Primary Plat and Overall Development Plan to accommodate twenty (20) single-family lots. The Property is zoned in the Bridgewater Club Restated and Consolidated PUD District Ordinance (the "Bridgewater PUD") (Ord. 06-49), as amended by Ord. 11-01 and Ord. 15-35.

Zoning District Standards (Article 4.16)¹

The plans comply except for those items identified below:

1. Minimum Lot Area: 7,500 SF
2. Minimum Lot Frontage: 20 feet
3. Minimum Building Setback Lines:
 - a. Front Yard: 20 feet
 - b. Side Yard: 4 feet
 - c. Rear Yard: 10 feet
4. Minimum Lot Width: 60 feet
5. Minimum Building Separation: 10 feet
6. Maximum Building Height: 35 feet
7. Minimum Living Area (Ground Floor):
 - a. Single Story: 1,500 SF
 - b. Two Story: 1,000 SF
 - c. Tri-Level²: 1,000 SF
 - d. Story and one-half: 1,000 SF

Comment: Pursuant to Section 10(B), Lots 2-4, 7-9, 12-14, and 17-19 were reduced to the minimum fifty-five (55) foot lot width.

PRIMARY PLAT DOCUMENTATION AND SUPPORTING INFORMATION (Article 10.12(J))

The plans comply except for those items identified below:

1. Location Map
2. Scale
3. Primary Plat
 - a. Proposed name of the subdivision.
 - b. Names and addresses of the owner, owners, land surveyor, or land planner.
 - c. Title, scale, north point and date.

¹ Pursuant to Section 1(D) of Ord. 15-35, the Property shall comply with the "Parcel H" standards as set forth in Exhibit 12 of Ord. 06-49.

² "...(basement & 1st level)..." Exhibit 12 from Ord. 06-49.



- d. Street 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.
- e. Easements (locations, widths and purposes).
- f. Statement concerning the location and approximate size or capacity of utilities.
- g. Layout of Lots (showing dimensions, numbers, and square footage).

Comment: The Department will continue working with the Petitioner to ensure compliance.

- h. Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds, or other public, semi-public or community purposes.

Comment: The Department will continue working with the Petitioner and the Public Works Department to ensure compliance.

- i. 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%).
- j. Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- k. Building setback lines.
- l. Legend and notes.
- m. Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- n. Other features or conditions which would affect the subdivision favorable or adversely.
- o. A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- p. 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.
- q. If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- r. 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.
- s. 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.

4. Covenants and Restrictions



Development Plan Approval – Application Documentation and Supporting Information (Article 10.7(G))
The plans comply except for those items identified below:

1. **Development Plan Scope:** An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application.
2. **General Plan Requirements:** An Overall Development Plan shall include the following, which shall be drawn to scale of not more than 1" – 100':
 - a. Title, scale, north arrow and date.
 - b. Proposed name of the development.
 - c. 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.
 - d. Address and legal description of the property.
 - e. Boundary lines of the property including all dimensions.
Comment: The Department will continue working with the Petitioner to ensure compliance.
 - f. 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: The Department will continue working with the Petitioner to ensure compliance.
 - g. 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.
 - h. 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.
Comment: The Department will continue working with the Petitioner and the Public Works Department to ensure compliance.
 - i. All proposed Street and Driveway improvements, both on and off-site, including measurements of curb radius and/or taper.
 - j. Location and dimensions of existing and proposed sidewalks pathways, trails or other alternate transportation plan improvements.
 - k. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

Comment: The Department will continue working with the Petitioner to ensure compliance.

- l. Location and dimensions of all existing structures and paved areas.
- m. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- n. Location of all Floodplain areas within the boundaries of the property.
- o. Names of legal ditches and streams on or adjacent to the site.
- p. 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, telephones and cable.

Comment: The Department will continue working with the Petitioner and applicable TAC agencies to ensure compliance.

- q. Identify buildings proposed for demolition.
 - r. Areas of the property reserved for Development Amenities, Open Space and other similar uses.
 - s. 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).
 - t. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines.
3. Primary or Secondary Plat: If a property is being subdivided, then: (i) a Primary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Overall Development Plan; and (ii) a Secondary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Detailed Development Plan (see also *Article 10.12 Subdivision*).
4. Landscape Plan: A Landscape Plan in accordance with *Article 6.8 Landscaping Standards*, shall be required as part of any Development Plan. Landscape Plans for Overall Development Plans shall generally detail perimeter areas, Buffer Yards, common areas, entryways and any other Open Space as deemed appropriate by the Plan Commission or Director. Landscape Plans for a Detailed Development Plan shall generally be site or Lot specific showing compliance with Parking Areas, Buffer Yards, and on-site or foundation requirements.

Comment: The Department will continue working with the Petitioner to ensure an updated landscape plan is consistent with the primary plat and overall development plan documents (i.e. road network, rights-of-way widths/dedications, etc.)

5. Open Space and Development Amenity Plan: A statement of the nature of extent of all existing and proposed Open Space and Development Amenities shall be provided either on the submitted Landscape Plan or in writing, along with any necessary explanatory materials or graphics as part of any Development Plan (see also *Article 8.6 Open Space and Amenity Standards*).
6. Lighting Plan: A Lighting Plan in accordance with *Article 6.9 Lighting Standards*, shall be required as part of any Development Plan.



Comment: The Department will continue working with the Petitioner to ensure that a lighting plan is submitted, reviewed and compliant.

7. Sign Plan: A Sign Plan in accordance with *Article 6.17 Sign Standards*, may be required with the submission of any Development Plan; however, all signs shall be subject to approval and obtaining a Sign Permit (see also *Article 10.10 Sign Permits*) prior to erection.

Comment: To be reviewed and approved through a separate sign permit process.

8. Building Elevations: Drawings of proposed buildings shall be filed in connection with the submission of a Detailed Development Plan and shall be drawn to scale and include the following (see also *Article 6.3 Architectural Standards*).
9. Integrated Developments: Documentary assurances may be required for integrated developments that ensure that the development will be provided with, at a minimum: (i) regular trash pick-up; (ii) snow removal; (iii) common vehicle access point(s), and drive(s) and Parking Area(s), including maintenance thereof.
10. Traffic Impact Study: A Traffic Impact Study may be required to be conducted at the discretion of the Director, the Department of Public Works Director, of the Plan Commission. If a Traffic Study is required, then it shall be prepared by a registered professional engineer and shall evaluate the impact of present and future traffic generated by the proposed development on the adjacent roadway system. Prior to commencement, an Applicant shall meet with the Department to determine the appropriate cope of the study.
11. Statement of Development Build-Out: The Overall Development Plan shall include a statement of: (i) the order of development of the major infrastructure elements of the project; (ii) development phase boundaries, if any; (iii) the order and content of each phase; and, (iv) an estimate of the time frame for build-out of the development

Comment: Please provide a statement of the proposed phasing of the development.

DEVELOPMENT STANDARDS (Chapter 6 of UDO):

The plans comply except for those items identified below:

- | | |
|---|----------------------------|
| 1. Accessory Use and Building Standards | (Article 6.1) |
| 2. Architectural Standards (Non-Residential Uses) | (Article 6.3) ³ |
| 3. Building Standards | (Article 6.4) |
| 4. Height Standards | (Article 6.6) |

³ *Architectural standards superseded by Exhibit 13 from Ord. 06-49.*



5. Landscaping Standards (Article 6.8)⁴

a. Minimum Lot Landscaping:

Plant Type	Required	Provided	Difference
Shade Trees	Four (4) per dwelling unit	See comment below	See comment below
Ornamental or Evergreen Trees	Two (2) per dwelling unit	See comment below	See comment below
Shrubs	Four (4) per dwelling unit	See comment below	See comment below

Comment: The Department will continue working with the Petitioner to ensure compliance.

b. Road Frontage Standards (Exhibit 18 from Ord. 06-49)

Comment: The Department will continue working with the Petitioner to ensure compliance.

c. Buffer Yard Standards

Comment: The Department will continue working with the Petitioner to ensure compliance.

6. Lighting Standards (Article 6.9)

Comment: The Department will continue working with the Petitioner to ensure compliance.

7. Lot Standards (Article 6.10)

8. Parking and Loading Standards (Article 6.14)

9. Performance Standards (Article 6.15)

10. Setback Standards (Article 6.16)

11. Vision Clearance Standards (Article 6.19)

Comment: The Department will confirm with Public Works Department regarding required vision clearance standards.

12. Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO):

The plans comply except for those items identified below:

1. Block Standards (Article 8.1)

2. Easement Standards (Article 8.3)

Comment: The Department will continue working with the Petitioner and applicable TAC agencies to ensure compliance.

3. Monument and Marker Standards (Article 8.5)

4. Open Space and Amenity Standards (Article 8.6)

⁴ Landscape Standards superseded by Exhibit 18 from Ord. 06-49.



- 5. Pedestrian Network Standards (Article 8.7)⁵
- 6. Storm Water Standards (Article 8.8)
- 7. Street and Right-of-Way Standards (Article 8.9)

Comment: The Department will continue working with the Petitioner and the Public Works Department to ensure compliance.

- 8. Street Light Standards (Article 8.10)⁶

Comment: The Department will continue working with the Petitioner and the Public Works Department to ensure compliance.

- 9. Street Sign Standards (Article 8.11)

Comment: Please confirm with Public Works if custom signage is used, pursuant to Exhibit 15 from Ord. 06-49; however, if not, street signage would default to the Public Works Construction Standards.

- 10. Surety Standards (Article 8.12)

Comment: The Department will continue working with the Petitioner and the Public Works Department to ensure compliance.

- 11. Utility Standards (Article 8.13)

Comment: Please confirm with applicable utility agencies regarding any easements or utility location/installation standards.

DEPARTMENT COMMENTS

- 1) Hold a public hearing at the February 1, 2016, APC meeting.
- 2) Prior to final deposition, the Petitioner will make any necessary revisions to the proposal based on APC comments, public comments, and any additional staff comments.
- 3) If there are any questions prior to APC meeting, then please contact Jeffrey M. Lauer at 317.910.2927 or jlauer@westfield.in.gov.

⁵ Pedestrian Network Standards superseded by Exhibit 16 from Ord. 06-49.

⁶ Street Light Standards superseded by Exhibit 13 from Ord. 06-49.