

**WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION**

Petition Number 0703-DP-05
Approximate Address 17300 Spring Mill Road
Petitioner Sheehan Development Company
Request Development and Site Plan review of Maple Knoll
Apartments, 18 buildings containing 300 units.
Current Zoning Maple Knoll PUD
Approximate Acreage 24.187

Associated Petitions 0703-SIT-07 Site Plan Review
0304-PUD-02 Maple Knoll PUD Ordinance
Ordinance 04-02 Rezone to PUD

Exhibits

- 1) WCD Staff Report, 05/29/07
- 2) WCD Finding of Fact, 05/29/07
- 3) E-mail, Westfield Public Works, 05/17/07
- 4) E-mail, Hamilton County Surveyor's office, 05/17/07
- 5) Maple Knoll Concept Plan, 2/5/04
- 6) Petitioner's Exhibits, 05/11/07

PROCEDURE

- o Development Plan Review requires a Public Hearing.
- o Approval of a Development Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district or applicable PUD, and any Commitments associated with the site.
- o The Advisory Plan Commission may approve, conditionally approve, continue, or deny the requested approval. Any conditions must be determined through agreement of the APC and the petitioner. Any continuance should also be determined through agreement of the APC and the petitioner
- o Any denial must be justified in writing on the accompanying Finding of Fact sheet.
- o No subdivision primary plat accompanies this request - the property in question is not seeking subdivision approval.

PETITION HISTORY - MAY 29, 2007:

The May 29, 2007 appearance of this petition before the Advisory Plan Commission represents the first appearance for this petition.

Staff requested this petition be continued from the March 26, 2007 APC hearing to the May 29, 2007 APC hearing to allow the petitioner time to submit additional information.

ANALYSIS

This development plan review would provide for the development of a three-hundred (300) unit multi-family apartment complex on a 24.187 acre parcel. The subject site is a single parcel, and is currently unimproved. Properties abutting the subject site to the east and west are also unimproved, and are used agriculturally. Property abutting the subject site to the north is improved with an industrial use (Westfield Steel). Property abutting the southernmost portion of the subject site is improved with an institutional use (St. Maria Gorretti). Property abutting the majority of the southern property line of the subject site is unimproved, and used agriculturally.

The parcel is located within the Maple Knoll PUD, in the area identified as the “Mixed-Use District” on the Maple Knoll Concept Plan. The underlying zoning district of the “Mixed-Use District” of the Maple Knoll PUD is SB-PD (Special Business-Planned Development), which permits multi-family dwellings. Properties abutting the subject site to the east and west are located within the “Mixed-Use District” of the Maple Knoll PUD as well. Property abutting the subject site to the north is located in the EI (Enclosed Industrial) District. Property abutting the southernmost portion of the subject site is located within the SF-2 (Single Family-2) District. Property abutting the majority of the southern property line of the subject site is also located in the “Mixed-Use District” of the Maple Knoll PUD.

The subject site abuts the public right-of-way of Spring Mill Road to the east. The abandoned rail corridor of the Central Indiana Railroad abuts the north property line of the subject site. A gas utility substation is located in the northeast corner of the subject site.

DEVELOPMENT PLAN REVIEW

Development Requirements – General

This development plan complies with the applicable Maple Knoll PUD zoning standards, and any applicable standards of the underlying SB-PD district. No waiver requests are associated with this request. The property in question is not located within any overlay zone. This portion of the subject site is not being subdivided, so the terms of the Subdivision Control Ordinance are not applicable.

The Westfield-Washington 2007 Comprehensive Plan identifies the subject site as located within a “Suburban Residential” area. The Comprehensive Plan recommends residential development with a variety of housing types, including subdivisions, at a variety of densities (pg. 28). While multi-family dwellings are not expressly identified as a permitted use in the list on page 30 of the Comprehensive Plan, the use is permitted by right by the terms of the Maple Knoll PUD District.

The proposed street access points have been designed and located so as to minimize safety hazards and congestion, and the capacity of adjacent streets is sufficient to safely

and efficiently accept traffic generated by the new development. The applicable utilities have sufficient capacity to provide a satisfactory level of service to meet the needs of the proposed development, and the entrances, streets and internal traffic circulation facilities are compatible with existing and planned streets and adjacent development.

Development Requirements for Each District

Site Access and Circulation

The petitioner's plans would provide for safe and efficient movement of vehicles into and within the site (WC 16.04.165, D4a). The internal drives proposed within the subject site would be configured in a series of loops, which would allow emergency vehicles and oversized trucks to enter and exit the site without reversing. The submitted plans also provide for two separate access points to the internal drives, which would allow for emergency access in the event one access point was blocked. The proposed internal drives would be private, and would not be public rights-of-way.

No direct access is proposed to the Spring Mill Road right-of-way. The petition proposes access to the subject site from the north side of a new public road (Wendover Avenue), which will be constructed at the south property line of the subject site. A traffic study, submitted February 12, 2007 (Tab 6, Exhibit 6) identifies improvements required within the Spring Mill Road right-of-way. Construction plans submitted to WPWD detail these proposed improvements.

Submitted plans depict an eight-foot wide multi-use asphalt path within the right-of-way of Spring Mill Road, as well as within the right-of-way of the proposed new public road (Wendover Avenue). The submitted site plan depicts an extensive network of concrete sidewalks within the proposed development, connecting parking areas and individual buildings with the external multi-use paths in multiple locations. The submitted plans also depict a multi-use asphalt path along the north property line of the subject site, within the corridor of the former Central Indiana Railroad. These plans indicate construction of the portion of the Midland Trace Trail abutting the subject site.

The proposed site access and circulation was reviewed at the February 28, 2007 TAC meeting. The submitted plans reflect compliance with the comments issued by the attending agencies. Correspondence from the commenting agencies reflecting approval is attached (Exhibits 3 & 4).

Landscaping

The submitted landscaping plans depict compliance with all applicable standards.

Road Frontage

The subject site abuts an existing public right-of-way to the east. The Road Frontage planting requirements of the landscape ordinance apply where the subject site abuts Spring Mill Road. The portion of the subject site containing the proposed dwelling units and parking areas is located north of the proposed new public road (Wendover Avenue),

and has approximately six hundred and seventy (670) feet of frontage. Because of the location of a gas pipeline easement and the location of the proposed northern detention pond, the proposed Road Frontage trees for this area are depicted west of the proposed detention area. The table below reflects the plantings shown on the submitted landscaping plans.

<u>Spring Mill Road - Residential Area (North)</u>	<u>Distance</u>	<u>Required</u>	<u>Shown</u>	<u>+ / -</u>
Trees (1/30')	670'	23	23	+0

The portion of the subject site containing the proposed detention area is located south of the proposed new public road (Wendover Avenue), and has approximately eight hundred eighty (880) feet of frontage. Because of the design of the proposed pond in this location, it is possible to locate the majority of the required road frontage trees adjacent to the Spring Mill Road right-of-way, and only a portion of the proposed road frontage trees have been relocated to the west side of the southern detention area. The table below reflects the plantings shown on the submitted landscaping plans.

<u>Spring Mill Road - Detention Area (South)</u>	<u>Distance</u>	<u>Required</u>	<u>Shown</u>	<u>+ / -</u>
Trees (1/30')	880'	30	30	+0

On-Site

The subject site would require On-Site plantings based on the acreage of the subject site. The terms of the Landscaping Ordinance establish on-site requirements for multi-family development on a per-unit basis.

The terms of the Landscaping Ordinance provide opportunities for plant substitutions, as well as options for receiving credit for increasing planting size. The submitted landscaping plans make use of the "Caliper Size" credit provisions, and depict on-site shade trees with a four-inch caliper measurement instead of the two-inch minimum measurement. This credit allows for half the number of required trees to satisfy the On-Site shade tree requirement, based on the larger caliper size proposed.

The table below reflects the plantings shown on the submitted landscaping plans.

<u>On-Site (300 Units)</u>	<u>Per Unit</u>	<u>Required Plantings</u>	<u>Shown</u>	<u>+/-</u>
Shade Trees	1	300	139x2 (278) 23x1 (23)	+1
Orn/Ev Trees	1	300	300	+0
Shrubs	4	1,200	1,200	+0

Buffer Yards

Property abutting the subject site at the north property line is included in the EI (Enclosed Industrial) District. A portion of the subject site abuts the SF-2 (Single Family-2) District at the south property line. The terms of the Landscaping Ordinance require buffer yard plantings where the subject site abuts differing zoning districts or uses at these property lines.

The table below reflects the plantings shown on the submitted landscaping plans.

<u>North Buffer</u>	<u>Distance</u>	<u>Required</u>	<u>Shown</u>	<u>+ / -</u>
Evergreen Trees (1/30')	1,295'	44	44	+0
Evergreen Shrubs (5/30')	1,295'	216	216	+0

<u>South Buffer</u>	<u>Distance</u>	<u>Required</u>	<u>Shown</u>	<u>+ / -</u>
Evergreen Trees (1/30')	155'	6	6	+0
Evergreen Shrubs (5/30')	155'	52	65	+13

Interior Parking Lot Islands

The proposed parking area would require Interior Parking Lot Islands; the area of the required islands would be based on the square footage of the proposed parking area. The subject site proposes more than fifty (50) parking spaces, and is required to provide a minimum of ten percent (10%) of the parking area as interior islands. As four hundred ninety-two (492) surface spaces are depicted on the submitted site plan, and as each parking space includes a minimum of two hundred (200) square feet, the subject site would provide approximately 98,400 square feet of paved surface parking area.

The table below reflects the required and provided amounts of Interior Parking Lot Island area. The submitted landscape plans depict Interior Parking Lot Island area in excess of the minimum.

<u>Spaces (492)</u>	<u>Required (10%)</u>	<u>Shown</u>	<u>+ / -</u>
98,400 sq ft	9,840 sq ft	24,750 sq ft	+14,910 sq ft

Lighting

The filed development plans include a lighting plan that depicts compliant photometric foot-candle outputs, compliant fixtures, and compliant lighting pole heights.

Signs

The submitted site plan depicts a single monument sign abutting Spring Mill Road. The location of the proposed sign appears to be generally compliant with the terms of the Sign Ordinance, but the submitted site plan does not include specific, scaleable dimensions for the proposed sign or sign location. Specific dimensions of the proposed sign location, as well as dimensions of the sign itself, will be verified when a sign permit is requested.

Building Orientation & Building Materials

Terms of the Maple Knoll PUD replaced the Building Orientation and Building Materials standards of the Development Plan Review ordinance with a specific set of standards, found in Exhibit 14 of the Maple Knoll PUD ordinance. These standards specify a 6:12 roof pitch, require detached garage architecture to be compatible with primary building architecture, and require all utility panels to be screened from public rights-of-way. These standards further require that front elevations of attached dwellings shall be a minimum of fifty percent (50%) masonry, excluding windows and doors.

These standards further specify that the rear elevation of any building containing attached single-family dwellings shall not be parallel or substantially parallel to Spring Mill Road. The submitted site plan depicts the two easternmost structures as oriented substantially parallel to Spring Mill Road. To allow this building orientation and comply with the terms of the Maple Knoll PUD ordinance, the elevations oriented to Spring Mill Road may not be rear elevations. To comply with this standard, the petition includes elevations and site plans depicting the easternmost elevations of these two structures as front elevations. The submitted elevations depict masonry materials on at least fifty percent of the east elevations, as well as depicting changes in plane and fenestration, functional entryways, and architectural details such as arched brick entryways and wood trim.

PLAN DOCUMENTATION

Pending compliance with any conditions, the petitioner will have provided the required documents.

<u>Required Plan</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Site Plan	2/15/07	3/08/07	Compliant
Demolition Plan	2/15/07	-	Compliant
Overall Plan	2/15/07	3/08/07	Compliant
Landscape Plan	2/15/07	4/30/07	Compliant
Lighting Plan	2/15/07	3/08/07	Compliant
Building Elevations	2/15/07	-	Compliant
Access & Circulation	2/15/07	3/08/07	Compliant

PROCEDURES

The petitioner has followed all required procedures.

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	1/30/07	Compliant
Fees	2/15/07	Paid
Legal Description	2/15/07	Compliant
Consent Form	2/15/07	Compliant
Contact Sheet	2/15/07	Compliant
TAC	2/28/07	Compliant
Notice - Sign on site	2/29/07	Compliant
Notice- Newspaper	3/5/07	Compliant
Notice -Mail*	3/5/07*	Compliant*
Submit Revisions	3/8/07	Compliant

**This petition was granted a waiver of the mailed notice requirements at the 2/26/07 APC to allow a reduction in noticed area.*

FINDINGS OF FACT

See attached.

RECOMMENDED MOTION

Approve 0703-DP-05 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
3. That these conditions be fulfilled prior to receiving a building permit for the proposed improvements.

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Current Zoning	Maple Knoll PUD
Approximate Acreage	24.187

FINDINGS OF FACT

The Advisory Plan Commission must determine the following:

1. The proposed development is consistent with the intent and purpose of the Comprehensive Plan.

Finding: The Westfield-Washington 2007 Comprehensive Plan identifies the subject site as located within a “Suburban Residential” area. The Comprehensive Plan recommends residential development with a variety of housing types, including subdivisions, at a variety of densities (pg. 28). While multi-family dwellings are not expressly identified as a permitted use in the list on page 30 of the Comprehensive Plan, the use is permitted by right by the terms of the Maple Knoll PUD District.

2. The proposed Development Plan satisfies the development requirements specified in this ordinance.

Finding: Pending compliance with any conditions, the proposed development plan satisfies the applicable requirements specified in the Westfield-Washington Township Zoning Ordinance.

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
Jim Carey	Jim Carey	Jim Carey
Gloria Del Greco	Gloria Del Greco	Gloria Del Greco
Robert Horkay	Robert Horkay	Robert Horkay
Ginny Kelleher	Ginny Kelleher	Ginny Kelleher

Al Salzman

From: Greg Hoyes [grh@co.hamilton.in.us]
Sent: Thursday, May 17, 2007 10:51 AM
To: Al Salzman
Subject: Re: FW: Maple Knoll Apartments and Maple Knoll Apartment offsite work

Yes, we are in the process of issuing our permit at this time.

Greg Hoyes
HCSO Plan Reviewer

>>> "Al Salzman" <asalzman@westfield.in.gov> 10:47 AM Thursday, May 17,
>>> 2007 >>>
Please see below.

Given this information, is HCSO comfortable with this item proceeding to APC on 5/29?

Al Salzman
asalzman@westfield.in.gov
ph# 896-5577

From: Donna Luley
Sent: Thursday, May 17, 2007 10:44 AM
To: 'Colin R. Patterson'
Cc: Al Salzman; lroland@sheehandev.com; jjcurtis@sheehandev.com;
charlie@nf-law.com; Michael L. DeBoy; Stacey A. Fouts; Brent A. White;
'Tim Walter'; Ed Fleming
Subject: RE: Maple Knoll Apartments and Maple Knoll Apartment offsite
work

Al:

Maple Knoll apartments and Maple Knoll apartments offsite work have met
all of our requirements.

Donna Luley

Westfield Public Works

Plan Review Coordinator

dluley@westfield.in.gov <mailto:dluley@westfield.in.gov>

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