



**Petition Number:** 1302-DP-02 and 1302-SPP-02

**Subject Site Address:** SW corner of Springmill Road and 169<sup>th</sup> Street, Westfield, IN 46074

**Petitioner:** Beazer Homes Indiana. LLC

**Request:** Primary Plat and Development Plan review for 182 single family residential lots on approximately 73 acres in the Keeneland Park PUD.

**Current Zoning:** Keeneland Park PUD  
Underlying Zoning is SF-4

**Current Land Use:** Agricultural

**Approximate Acreage:** Approximately 73 acres

**Zoning History:** Keeneland Park PUD (Ord. 12-45)

**Exhibits:**

1. Staff Report
2. Aerial Location Map
3. Petitioner's Plans

**Staff Reviewer:** Ryan Clark

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**Procedural**

- Requests for Development Plan Review and Primary Plat Review are required to be considered at a public hearing. The public hearing for this petition is scheduled for the February 4, 2013 Advisory Plan Commission (the "APC") meeting.
  - Notice of the February 4, 2013 public hearing was provided in accordance with the APC Rules of Procedure.
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## **Project Overview**

### **Project Location**

The subject property is approximately 73 acres in size and is located at the southwest corner of 169<sup>th</sup> and Springmill Road (the "Property"). The property is currently agricultural in nature and is surrounded by vacant land to the east, Maple Knoll PUD to the south and west, and Saint Maria Goretti to the north.

### **Project Description**

The proposed development plan and primary plat is for one-hundred and eight two (182) single-family detached residential lots within the Keeneland Park PUD (the "Project"). The Project amenities include a swimming pool, sport court, and a proposed trail connection with the Maple Knoll Common area and 169<sup>th</sup> Street. The Project will have two separate single-family lot sizes of 7,800 and 8,200 square feet.

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## **Primary Plat Review**

### WC 16.04.220 Procedures

1. Location map (which may be prepared by indicating the data by notations on available maps) showing:
  - Subdivision name and location– **COMPLIANT**
  - Any street related to the subdivision – **COMPLIANT**
  - Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities – **Not Applicable**
  - Title, scale, north point and date – **COMPLIANT**
  - Land use adjacent to proposed subdivision and owners names – **COMPLIANT**
  
2. A primary plat prepared by a land surveyor or land planner showing:
  - Proposed name of the subdivision - **COMPLIANT**
  - Names and addresses of the owner, owners, land surveyor or land planner - **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. – **Not Compliant**



- Easements - locations, widths and purposes - **COMPLIANT**
- Statement concerning the location and approximate size or capacity of utilities to be installed
  - **Coordinate with WPWD**
- Layout of lots, showing dimensions and numbers and square footage – **COMPLIANT**
- Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes - **COMPLIANT**
- Contours at vertical intervals of two feet if the general slope of the site is less than 10 percent and at vertical intervals of five feet if the general slope is greater than 10 percent – **NOT Compliant**
- Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners - **COMPLIANT**
- Building setback lines – **COMPLIANT**
- Legend and notes - **COMPLIANT**
- Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage
  - **Coordinate with WPWD**
- Other features or conditions which would affect the subdivision favorable or adversely – **Not Applicable**
- Scale, north point and date - primary plat of the subdivision shall be drawn to a scale of 50 feet to one inch, or 100 feet to one inch; provided, however, that if the resulting drawing would be over 36 inches in shortest dimension, a scale as recommended by the commission may be used - **COMPLIANT**
- A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land – **Not Compliant**
- A statement from the County and State Highway Departments or the Westfield Utilities Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary
  - **Coordinate with WPWD**
- If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property - **Not Applicable to the Petition**
- If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc.
  - **Coordinate with Hamilton County Surveyors Office**
- If floodplain is involved, a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc. - **Not Applicable to the Petition**



**WESTFIELD DEVELOPMENT REQUIREMENTS (WC 16.04.165 C)**

A. Zoning District Standards: Keeneland Park PUD (Ord. 12-45)

Section 3 Development Standards:

3.1 Lot Standards Exhibit E

Area A Lot Standards:

- B. Minimum Lot Area – 7,800 sq ft - **COMPLIANT**
- C. Minimum Lot Frontage – 40 ft **COMPLIANT**
- D. Minimum Lot Width at Building Line – 65 feet
- E. Minimum Setback Lines:
  - 1. Front yard – 25 ft - **COMPLIANT**
  - 2. Side yard – 8 ft (20 ft for side yard along street side of corner lots) – **Review for compliance at Building Permit Stage**
  - 3. Rear yard – 15 ft - **COMPLIANT**
  - 4. Maximum Building Height - 25 ft – **Review for compliance at Building Permit Stage**
- F. Minimum Square Footage – **Review for compliance at Building Permit Stage**
- G. Minimum total square footage- **Review for compliance at Building Permit Stage**

Area B Lot Standards:

- H. Minimum Lot Area – 8,400 sq ft - **COMPLIANT**
- I. Minimum Lot Frontage – 40 ft **COMPLIANT**
- J. Minimum Lot Width at Building Line – 70 feet
- K. Minimum Setback Lines:
  - 5. Front yard – 25 ft - **COMPLIANT**
  - 6. Side yard – 8 ft (20 ft for side yard along street side of corner lot) – **Review for compliance at Building Permit Stage**
  - 7. Rear yard – 25 ft - **COMPLIANT**
  - 8. Maximum Building Height - 25 ft – **Review for compliance at Building Permit Stage**
- L. Minimum Square Footage – **Review for compliance at Building Permit Stage**
- M. Minimum total square footage- **Review for compliance at Building Permit Stage**

3.2 Architectural Standards: Exhibit F

- N. Architectural Standards – **Review for compliance at Building Permit Stage**

3.3 Individual Lot Landscaping



O. Lot Landscaping Requirements - **Review for compliance at Building Permit Stage**

Area A: A minimum of three (3) trees, and four (4) shrubs shall be planted on each lot -

**Review for compliance at Building Permit Stage**

Area B: A minimum of three (3) trees, and six (6) shrubs shall be planted on each lot.- **Review for compliance at Building Permit Stage**

Lots abutting Maple Knoll PUD: In addition to above, a minimum of two (2) evergreen trees, and ten (10) evergreen shrubs shall be planted in the rear yard of each lot abutting the real estate zoned per the maple knoll PUD - **Review for compliance at Building Permit Stage**

3.5 On site landscaping and Open Space

P. Buffer Yard Plantings abutting real estate zoned per the Maple Knoll PUD shall be replaced by landscaping in the rear yards of lots per section 3.3 of this ordinance. **Review for compliance at Building Permit Stage**

Q. Street Trees shall be planted along all streets at a rate of one (1) tree every thirty (30) feet on average. – **Not Compliant**

R. Common Area, individual lot landscaping, and street trees shall be credited toward the On Site planting requirements of the Zoning Ordinance.

On-site landscaping required for 182 single family units:

Total Landscaping w/ per lot requirements:

- 1) Shade Trees: Required: 728; shown 721 (-7 shade trees)
- 2) Orn/evergreen trees: Required 364; shown 368 (+4 evergreen trees)
- 3) Shrubs; Required 728; shown 1,663 (+935)

S. The minimum open space (Green Belt Space) shall be fifteen (15) percent. - **COMPLIANT**

T. Buffer Yard plantings along 169<sup>th</sup> and Springmill according to exhibit "J" in addition to applicable zoning requirements. – **Not Compliant**

U. 3.6 Development Amenities:

A. Development Amenities shall be constructed on the Real Estate in substantial compliance with the Concept Plan (Exhibit "C").

B. The following Development Amenities shall be constructed:

- a. A small park (min. 10,000 square feet in area)
- b. A swimming pool (minimum of 1,500 square feet in area)
- c. A sport court with a minimum area of a ½ basketball court
- d. An 8' wide asphalt trail along the pipeline easement – **NOT COMPLIANT**



- e. All Development Amenities will be completed prior to the request for more than 72 building permits.

### 3.7 Street Standards

- C. The maximum block length shall be 1,300 feet which shall rescind and replace the Block length standard found in WC 16.04.230 (3) blocks.

### Westfield-Washington Township Zoning Ordinance Requirements:

#### 3. Subdivision Control Ordinance – See “Primary Plat Review” [Page 2]

#### 4. Development Plan Review (WC 16.04.165)

- 1. Any Single Family Subdivision Development in a Residential District (AG-SF1, AG-SF-I, SF1, SF-A, SF2, SF3, SF4, SF5).

- a. Site Access and Site Circulation:

- (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference; - **Coordinate with WPWD**
- (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and, - **COMPLIANT**
- (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network. - **COMPLIANT**

Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield-Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

- b. Landscaping – See WC 16.06 et seq. – See Sections 3.3 and 3.5
- c. Lighting – See WC 16.07 et seq. - **Not Applicable to the Petition**



- d. Signs – See WC 16.08 et seq. - **Not Applicable to the Petition**
- e. Building Orientation. – **See “Keeneland Park PUD Exhibit F”**
- f. Building Materials. – **See “Keeneland Park PUD Exhibit F and G” [Page 3]**

#### 5. Comprehensive Plan Compliance

According to the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”), the Property is in the Suburban Residential land use classification. Single family homes are listed as appropriate uses within the Suburban Residential classification.

- 6. Street and Highway Access - **To be reviewed by WPWD.**
- 7. Street and Highway Capacity - **To be reviewed by WPWD.**
- 8. Utility Capacity - **To be reviewed by WPWD and other service providers.**
- 9. Traffic Circulation Compatibility - **To be reviewed by WPWD.**

#### **Public Policies**

##### Comprehensive Plan-Feb 2007

See Comprehensive Plan above under “Westfield Development Requirements (WC 16.04.165)”.

##### Thoroughfare Plan-Feb 2007

The Westfield Thoroughfare Plan (the “Thoroughfare Plan”) classifies Springmill Road as a “Secondary Arterial”. The recommended right-of-way width for a Secondary Arterial is 120 feet. The Westfield Thoroughfare Plan (the “Thoroughfare Plan”) classifies 169<sup>th</sup> Street as a “Collector Street”. The recommended right-of-way width for a Collector Street is 100 feet.

##### Water & Sewer System-Aug 2005

City water and sewer facilities are available to the Property. There is adequate capacity to serve the Property.

##### Annexation

The Property is currently within the corporate boundaries of the City of Westfield.



Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.

**Staff Comments**

1. No action is required at this time.
2. Prior to the final deposition, the petitioner will make the necessary revisions to the plans, as addressed in this staff report. The Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If any APC member has questions prior to the public hearing, then please contact Ryan Clark at 317-5614 or [rclark@westfield.in.gov](mailto:rclark@westfield.in.gov)