Petition Number:	1401-DP-01 & 1401-SPP-01
Subject Site Address:	NE corner of Shady Nook Rd and 186th Street, Westfield, IN 46074
Petitioner:	Andover Development, LLC by Platinum Properties Management Company
Request:	Development Plan Review and Primary Plat review for 125 single family residential lots on approximately 52.3 acres in the Andover North PUD.
Current Zoning:	Andover North PUD Underlying Zoning is SF-2
Current Land Use:	Agricultural
Approximate Acreage:	Approximately 52.3 acres
Zoning History:	Andover North PUD (Ord. 06-12)
Exhibits:	1. Staff Report 2. Aerial Location Map 3. Petitioner's Plans
Staff Reviewer:	Jennifer Miller, AICP

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 January 6, 2014 Advisory Plan Commission (the "APC) meeting.
- Notice of the January 6, 2014 public hearing was provided in accordance with the APC Rules of Procedure.

Project Overview

The subject property is approximately 52 acres in size and is located at the northeast corner of 186th Street and Shady Nook Road. The property is currently being used in an agricultural manner and is bordered by the Andover development to the south; agriculture to the east; Lord of Life Lutheran Church and single family residences to the north; and, single family residences to the west.

The proposed development and primary plat is for 125 single family detached residences within the Andover North PUD (the "PUD"). The majority of the proposed parcels are sixty feet or wider. The PUD allows for narrower parcels and townhomes which are not included in this proposal.

Westfield-Washington Township Zoning Ordinance Requirements:

General Standards 16.04.165 C.

2. Compliance with all applicable provisions of any Overlay District in which the real estate is located. – **Not Applicable.**

3. Compliance with all applicable provisions of the Subdivision Control Ordinance. **– See "Primary Plat Review" page 9.**

4. Compliance with all applicable provisions of the Development Plan Review (WC 16.04.165). **See below.**

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; **- Petitioner will 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, **- The accessible sidewalk ramps were omitted on the west side of the intersections of Tauson Place and Smiley Court/Goldwater Road, and, Andover Parkway and Goldwater Road; as well as the south side of the intersection of Limbaugh Way and Crosstown Boulevard. Handicap ramps were also omitted along the exterior path at each subdivision entrance. Please show these ramps.**

        (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.**

b. Landscaping – See WC 16.06 et seq. **– See Page 7.**

c. Lighting – See WC 16.07 et seq. **– Petitioner is working with staff on compliance.**

d. Signs – See WC 16.08 et seq. **– See Page 9.**

e. Building Orientation.

In order to create variation and interest in the built environment, all new single family subdivisions shall utilize appropriate techniques (e.g., plat restrictions, building setback lines, or other method as approved by the Plan Commission) to accomplish the design objectives as set forth below:

At least one (1) of the following two (2) design objectives:

(1) Development of single family subdivisions in which single family lots are so laid out that dwellings are located with the front of the dwelling oriented toward the perimeter street of the subdivision. This design objective may be accomplished through the utilization of frontage road in those instances where the classification of the perimeter street would prohibit individual lots from gaining direct access to the perimeter street; or, - **Not applicable.**

(2) Single family dwellings located on lots adjacent to a perimeter street of a subdivision and located so as to have a rear or side façade oriented to said perimeter street shall utilize multiple textures (e.g., rough, smooth, striated, etc.) or multiple architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each façade visible from the perimeter street; and, - **Will be reviewed at time of building permit.**

At least two (2) of the following three (3) design objectives: - **Will be reviewed at time of building permit.**

(1) Development of single family subdivisions in which the front façade of an attached or detached front load garages are stepped back from the front building line by at least one-half of the depth of the single family dwelling on the lot;

(2) Development of single family subdivisions in which the building setback line varies within each block face to eliminate monotonous building placement; or,

(3) Development of single-family subdivisions in which no two single-family dwellings may be located on side to side adjacent lots with the same combination or proportion of roofing or siding materials on each façade visible from a public street. This design objective may be accomplished through the use of different combinations or proportions of roofing or siding materials on each front façade, like-oriented façade and facing façade of single-family dwellings located on adjacent lots and visible from a public street. Simple variation in color scheme shall not be deemed sufficient.

f. Building Materials. **- Will be reviewed at time of building permit.**

In order to create variation and interest in the built environment, all single family dwellings built in a single family subdivision in a Residential District (AG-SF1, AG-SF 1 I, SF1, SF-A, SF2, SF3, SF4 and SF5) shall be restricted in the use of roofing and siding materials on all façades as follows:

(1) No single family dwelling shall utilize rolled roofing or tar paper as the visible final layer of roofing materials.
(2) No single family dwelling shall utilize vinyl siding on more than twenty-five (25) percent (exclusive of window or door areas) of any façade.

5. Comprehensive Plan Compliance

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as New Suburban. The proposed project is a development consisting of single family detached residential homes. One of the listed Development Policies in the "New Suburban" section of the Comprehensive Plan is to ensure that new development occurs in a way that it is contiguous with existing development. The proposed project accomplishes this stated policy with its contiguity to the Andover PUD. The project is located north of the Andover PUD south of the Lord of Life Lutheran Church.

6. Street and Highway Access **– Petitioner is working with WPWD.**

7. Street and Highway Capacity **- Petitioner is working with WPWD.**

8. Utility Capacity **- Petitioner is working with WPWD and other service providers.**

9. Traffic Circulation Compatibility **- Petitioner is working with WPWD.**

<u>Andover North PUD Development Standards</u>

Section 5 E: Lots abutting Buffer Yards 1, 2, 3, 4, and 5 shall have a minimum area of 15,000 square feet. – **COMPLIANT**

Section 6:

The maximum number of dwelling units contained in the Andover North PUD shall be two hundred forty (240) attached and detached single family residences as more particularly describe in the following table:

Product Type	Use	Max. Dwelling Units	Min. Dwelling units	Phase I
K-1	SF Detached	N/A	25	**Plans show 24 lots. - COMPLIANT**
K-2	SF Detached	N/A	40	**Plans show 17 lots. - COMPLIANT**
L	SF Detached	105	N/A	**82 - COMPLIANT**
M	SF Attached	100	N/A	**Not Applicable**

Section 7 A:

Product Type	K-1	K-2	L
Land Use	Single Family Detached	Single Family Detached	Single Family Detached
Underlying Zoning	SF-2	SF-2	SF-2
Acreage	N/A	N/A	N/A
Dwelling Unit Maximum	N/A	N/A	105
Maximum Density	N/A	N/A	N/A
Square Feet Per Residential Unit*	1800 single story, 2000 multi-story with 800 on ground floor	1600 single story, 1800 multi-story with 800 on ground floor	1400 single story, 1600 multi-story with 800 on ground floor
Minimum Lot Width (ft)[1]	80	80	50
Minimum Lot Depth (ft)[2]	130	130	130
Minimum Lot Area (SQ FT)[3]	15,000	10,400	6500
Maximum Lot Coverage (%)*	35	35	N/A
Minimum Front Setback	25	25	N/A

(ft)[4]			
Minimum Rear Setback (ft)*	25	25	N/A
Minimum Side Setback (ft)*	7.5	7.5	N/A
Minimum Building Separation (ft.)*	15	15	12
Minimum Building Height (ft.)*	35	35	35

***Will be reviewed at time of building permit.**

1. Lot Width: K-1, **COMPLIANT**
K-2, **Lot 70 is less than 80' in width; therefore, is not a K-2 parcel.**
L, **COMPLIANT**

2. Lot Depth: K-1, **COMPLIANT**
K-2, **COMPLIANT**
L, **COMPLIANT**

3. Lot Area: K-1, **24 Lots meet 15,000 SF requirement/25 lots are required for the development**
K-2, **17 Lots meet the 10,400 SF requirement/40 lots are required for the development, Lot 70 does not meet the lot width requirement for a K-2 parcel.**
L, **COMPLIANT**

4. Minimum Front Setback: K-1, **COMPLIANT**
K-2, **COMPLIANT**
L, **COMPLIANT**

Section 7 B:

Streetscape Standards, Exhibit 6

1. Dusk to Dawn Lights: **Shall be reviewed at time of building permit.**
2. Mailboxes: **Shall be reviewed at time of building permit.**
3. Street Lights: **Petitioner is working with staff on compliance.**
4. Street Number: **Shall be reviewed at time of building permit.**
5. Street Signage: **Petitioner is working with WPWD.**
6. Duplicate Elevations: **Shall be reviewed at time of building permit. Must be submitted with each permit.**
7. Gas Lights: **Petitioner is working with staff on compliance.**
8. Mini-Barns: **Not applicable.**
9. Clothes Lines: **Not applicable.**
10. Satellite Dishes: **Not applicable.**
11. Fences: **Not applicable.**

12. Overhangs: **Shall be reviewed at time of building permit.**
13. Roof Pitch: **Shall be reviewed at time of building permit.**

Architectural Standards, Exhibit 7: **Shall be reviewed at time of building permit.**

Development Standards for Roads, Drives and Alleys, Exhibit 8

1. Street Standards: **Roads will be dedicated to the City.**
2. Alley Lots: **Not applicable.**
3. Cul-De-Sacs: Garrison Circle/Ireland Way – 746.62 Ft., Smiley Ct. – 373.04Ft. - **COMPLIANT**
4. Curbing: Streets are public. **Petitioner is working with WPWD.**
5. Entrances, Curb Cuts, and Road Cuts: Plans show 1 cub cut on 186th Street. Development, as proposed, does not extend to Moontown. Plans show two curb cuts on Shady Nook Road, two are permitted. Development, as proposed, does not extend to 191st Street. – **COMPLIANT**
6. Frontage: There are no private streets within the development. - **COMPLIANT**
7. Private Streets: There are no private streets within the development. – **Not Applicable.**
8. Public Streets: Minimum width for public streets is twenty four (24) feet. The main roadway between Shady Nook Road and Moontown Road shall be thirty one (31) feet. - **COMPLIANT**
9. Shared Drive Width: **Shall be reviewed at time of building permit.**
10. Sidewalks: Sidewalks are required along all public streets on the side that abutting residences. **The accessible sidewalk ramps were omitted on the west side of the intersections of Tauson Place and Smiley Court/Goldwater Road, and, Andover Parkway and Goldwater Road; as well as the south side of the intersection of Limbaugh Way and Crosstown Boulevard. Handicap ramps were also omitted along the exterior path at each subdivision entrance. Please show these ramps.**
11. Horizontal Curve Radius: **COMPLIANT**
12. Passing Blisters and Acceleration/Deceleration Lanes: **Petitioner is working with WPWD.**
13. Driveway Separation: **Shall be reviewed at time of building permit.**
14. Parking: Public Parking is to be provided in the L-Type Product area. **Plans do not show public parking areas. - COMPLIANT**

Section 8:

Landscaping

A. No Buffer Yard plantings are required along the southern border of the real estate.
B. Buffer Yard plantings are required in Buffer Yards identified in the Andover North PUD as 1 through 5. – **See page 8 for Buffer Yard Compliance.**
C. Substitutions may be made provided plan is prepared by a registered Landscape Architect. – **Not Applicable.**
D. The Developer will preserve the tree row and stand adjacent to Buffer Yard 3 unless required by the City of Westfield, Hamilton County Surveyor's Office or any other governmental agency. – **Not Applicable.**

E. No structures are permitted in the Buffer Yards. **None shown on plans. – COMPLIANT**
F. A minimum of 30 percent of the gross area of the real estate shall remain open space, superseding Green Belt, Secondary Green and all other Open Space requirements of the Zoning Ordinance. – **Please provide Open Space Calculation.**

Landscaping Standards WC 16.06.010

General

G. Lines of Sight: No fence, wall, hedge, tree, or shrub planting which obstructs sight lines and elevations between three (3) and twelve (12) feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the right-of or Local Roads or Street, **- COMPLIANT**

a. Seventy-five (75) feet from intersections of Expressways, Primary Arterials, or Secondary Arterials, and – **Not Applicable**
b. Ten (10) feet from intersections of driveways or alleys. – **Not Applicable**

N. Detention/Retention Ponds shall be landscaped in a manner that replicates the natural form of ponds. Such landscaping shall include shade trees, ornamental trees, evergreens, shrubbery, hedges and /or other plant materials. **– COMPLIANT**

On-Site Standards

Land Use Type	Shade Trees	Ornamental/Evergreen Trees	Shrubs
Single-Family Residential	4 per dwelling unit (500)	2 per dwelling unit (250)	4 per dwelling unit (500)
	COMPLIANT	**COMPLIANT**	**COMPLIANT**

Road Frontage Standards

In residential developments, where property abuts primary arterials, secondary arterials, or collector roads not internal to subdivisions, at least one shade tree per thirty (30) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in residential developments may be credited toward overall on-site landscaping requirements. – **There is a gap in planting behind lots 19 and 20. Quantity is met.**

Shade trees required to be planted along road frontage shall be located outside drainage and utility easements, shall be located in a manner that mitigates interference with infrastructure located within such easements and may be clustered or grouped in order to attain creative site design. **- COMPLIANT**

Buffer Yard Standards

Please see Section 8 A and B above on page 7.

According to table 16.06.060-01 a forty (40) foot buffer is required on the western boundary of the property and no buffer is required on the northern-most boundary. – Plan shows a forty-four (44) foot boundary on the western boundary and a twenty (20) foot boundary on the northern-most boundary. – **COMPLIANT**

Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet shall be planted. – **Tree planting requirement is compliant; however, no shrubs are shown on the plans. The enlargements cover the entrances not the area in between where the shrubs are required.**

In residential districts, plantings required to be placed in buffer yards shall not be credited toward total on-site landscaping requirements. – **Compliance pending shrub drawings.**

Section 9: Signage – **Shall be reviewed at time of Sign Permit.**

Section 10:

Amenities. The following shall be provided:

A. Dedicated Open Space Park (minimum of 5,000 SF). - **Not identified.**
B. Trail. - **COMPLIANT**
C. Trail Staging Area (includes benches and trail map) – **Not identified.**
D. Clubhouse. – **Not identified.**

In addition, the following amenities (or substitutions as approved by the Director or their designee) shall be included:

A. Playground (minimum of 4,000 SF) – **Not identified.**
B. Basketball Court – **Shown on Lord of Life Lutheran Church Property. - COMPLIANT**

C. Picnic Area – **Shown on Lord of Life Lutheran Church Property. - COMPLIANT**
D. Secondary Playground or "Tot Lot" (minimum 1,500 SF) – **Not identified.**
E. Soccer field - **Shown on Lord of Life Lutheran Church Property. - COMPLIANT**
F. Softball diamond – **Shown on Lord of Life Lutheran Church Property. - COMPLIANT**
G. Vistas – **COMPLIANT**
H. Six (6) pocket parks – Plans show four (4). - **COMPLIANT**

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 **– Not provided.**

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. **– COMPLIANT**
   - Easements - locations, widths and purposes. **- COMPLIANT**
   - Statement concerning the location and approximate size or capacity of utilities to be installed. – **Petitioner is working with WPWD.**
   - Layout of lots, showing dimensions and numbers and square footage. **– Lot 2 is not labeled.**
   - 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. – **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. - **Petitioner is working 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. **– 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. **Petitioner is working 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. – **Petitioner is working 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**