



Petition Number: 1403-SPP-03 and 1403-DP-06

Subject Property: Southeast Corner of Grassy Branch Road and 186th Street (the "Property")

Petitioner: Langston Development Co., Inc.
by Stoeppelwerth & Associates, Inc.

Request: Petitioner requests **Primary Plat** and **Development Plan** review for The Lakes of Westfield, consisting of 137.6 acres+/-

Current Zoning: Andover PUD District Ordinance No. 03-40

Current Land Use: Undeveloped / Agriculture

Approximate Acreage: 137.6 acres+/-

Exhibits:

1. Staff Report
2. Aerial Location Map
3. PUD Concept Plan
4. Overall Primary Plat Exhibit
5. Primary Plat and Development

Zoning History: Original PUD Zoning and Development Plans
0306-PUD-03 Andover PUD District (Ordinance 03-40) (12/08/03)
0403-DP-13 Overall Development Plan ("Original DP")
0403-SPP-03 Overall Primary Plat (03/22/04)

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PROCEDURAL

Approval of a Primary Plat and 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 137.6-acre site is located on the south side of the future 186th Street between Grassy Branch Road and Shady Nook Road (see Exhibit 2) within the Andover PUD District. The request is for Primary Plat and Development Plan approval of 199 single-family lots and one 2.74-acre +/- block (see Exhibit 4).



The petition was reviewed by the Technical Advisory Committee at its February 18, 2014, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's March 3, 2014, meeting.

The Property is zoned the Andover PUD District Ordinance No. 03-40 (the "PUD Ordinance"), and encompasses "Parcels" A, B, C, D, H, I and J of the PUD Ordinance (collectively, the "PUD Parcels"), as identified on the PUD Ordinance's Concept Plan (see Exhibit 3). The original PUD Ordinance was approved in 2003 and allows the PUD Parcels to be developed for detached single-family residential, and it also permits a day care center on Parcel I and an assisted living facility on Parcel J. The detached single-family lots are permitted to be developed with minimum lot widths of 65' (60 lots), 80' (50 lots), 90' (50 lots) and 100' (40 lots).

In 2004, the Property received approval of a primary plat and development plan for 200 single family lots (1.58 du/acre) and at that time, Parcel I (2.4 acres) and Parcel J (8.6 acres) were designated as blocks for non-residential development. The 200 single family lots were platted with a mix of lot sizes ranging from 65'-wide to 100'-wide lots.

As proposed, the property will be developed at a lower overall density of 199 single-family family lots (1.48 du/acre) and larger lots of 90'-wide (125 lots) and 100'-wide (74 lots) than was proposed in 2004. Parcel I is proposed to be set aside as "Block A". If Block A is developed in the future as a day care center, then any proposed improvements will require development plan review and approval under a separate application.

DEVELOPMENT PLAN REVIEW COMMENTS

Development Plan Review (WC 16.04.165)

1) Andover PUD District Standards (WC 16.04.165.C.1):

Comment: Development Plan complies. Parcel A standards of the PUD Ordinance are applied to the 100'-wide lots and Parcel B standards of the PUD Ordinance are applied to the 90'-wide lots.

1. Maximum Dwelling Units: 200 in the PUD Parcels (Section 7 and Exhibit 7 of the PUD Ordinance)

2. Parcel A (100'-wide lots) Development Standards: (Exhibit 7 of the PUD Ordinance):

- A. Minimum Lot Width: 100 feet
- B. Minimum Lot Depth: 140 feet
- C. Minimum Lot Area: 14,000 sq. ft.
- D. Maximum Lot Coverage: 30%*
- E. Minimum Setback Lines:
 - (1) Front Yard: 25 feet



- (2) Side Yard: 8 feet*
 - (3) Rear Yard: 25 feet*
 - F. Minimum Building Separation: 16 feet*
 - G. Maximum Building Height: 35 feet*
 - *These standards will be further reviewed by the Department for compliance at the time of the building permit review for each individual lot.**
3. Parcel B (90'-wide lots) Development Standards: (Exhibit 7 of the PUD Ordinance):
- A. Minimum Lot Width: 90 feet
 - B. Minimum Lot Depth: 140 feet
 - C. Minimum Lot Area: 12,600 sq. ft.
 - D. Maximum Lot Coverage: 30%*
 - E. Minimum Setback Lines:
 - (1) Front Yard: 25 feet
 - (2) Side Yard: 8 feet*
 - (3) Rear Yard: 25 feet*
 - F. Minimum Building Separation: 16 feet*
 - G. Maximum Building Height: 35 feet*
 - *These standards will be further reviewed by the Department for compliance at the time of the building permit review for each individual lot.**
4. Block "A" Development Standards:
Comment: A separate development plan application will be required at the time improvements are proposed within Block "A".
5. Streetscape Standards: (Exhibit 8 of the PUD Ordinance):
Comment: Except for the standards noted below, the standards of Exhibit 8 consist of architectural standards that will be reviewed for compliance at the time of the building permit review for each individual home.
- A. Street Lights: Shall be installed at the intersections of Internal Streets. All street lighting shall comply with the Lighting Ordinance. Custom street lights are permitted if installed at Developer's expense and maintained by the owner or Homeowners' Association.
Comment: Development Plan complies.
 - B. Street Signage: Custom street signs are permitted if installed at Developer's expense and maintained by the owner or Homeowners' Association.
Comment: Development Plan complies.
6. Architectural Standards: (Exhibit 9 of the PUD Ordinance):
Comment: Not applicable to the overall development plan. The standards of Exhibit 9 consist of architectural standards that will be reviewed for compliance at the time of the building permit review for each individual home.



7. Common Areas and Amenities:

Comment: Development Plan complies. The overall Development Plan identifies areas to be set aside for amenities and exceeds the minimum amount of required open space. The specific details of the amenity areas will be reviewed by the Department for further compliance at the time of the building permit review.

- A. Amenities: (Section 11 of the PUD Ordinance) At least three (3) of the following shall be provided: clubhouse, swimming pool, playground, dedicated open space of park (at least 5,000 sq. ft.), trail, basketball court, tennis court, volleyball court, formal garden (at least 2,500 sq. ft.) or picnic area.
- B. Development Plan Review of Amenities: (Section 6(A)(2) of the PUD Ordinance): Permitted uses include residential common areas and amenity areas (to be owned and maintained by the homeowners' association) along with accessory uses, structures and improvements located thereon...The construction of said amenity improvements shall be approved by the Department and shall not require an additional Development Plan Review.
- C. Open Space: Exhibit 7 of the PUD Ordinance (Concept Plan) establishes Parcel H as open space consisting of 34.7 acres. Section 6 of the PUD Ordinance provides that the size, dimensions and acreage of the PUD Parcels may be decreased by up to fifteen percent (15%), so long as the maximum number of units is not exceeded. As a result, open space is required to be a minimum of 29.5 acres.

8. Landscaping Standards: (Section 9 of the PUD Ordinance)¹

- A. General Landscape Design Standards: (WC 16.06.040):
 - (1) Standard: Detention/retention basins and 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 material.
Comment: Development Plan complies.
- B. On-Site and Road Frontage Requirements: (WC 16.06.050):
 - (1) On-Site Standard: Single family detached residential shall have two (2) shade trees, two (2) evergreen or ornamental trees and four (4) shrubs per dwelling unit.
Comment: This will be further reviewed by the Department for compliance at the time of the building permit review for each individual lot.
 - (2) Road Frontage Standard (Residential): In residential developments, where property abuts 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. Shade trees 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.

¹ Please note the landscaping of Block "A" will be reviewed when a subsequent development plan is filed for the improvement of Block "A".



Comment: Development Plan complies.

C. **Buffer Yard Requirements:**

- (1) **Standard:** (WC 16.06.060) Buffer sizes shall be determined by adjacent zoning districts and/or land uses in accordance with Table 16.06.060-01 of the Zoning Ordinance and shall include at least one (1) evergreen tree per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet.
- (2) **Standard:** (Section 9(B) of the PUD Ordinance) Buffer yard plantings shall not be required along the northern boundary of the Real Estate between Grassy Branch Road and Shady Nook Road nor along the southern boundary of the Real Estate.

Comment: Development Plan complies.

- 2) **Overlay District Standards:** (WC 16.04.165.C.2): **This property is not subject to an Overlay District.**
- 3) **Subdivision Control Ordinance:** (WC 16.04.165.C.3): **Please see Primary Plat comments herein.**
- 4) **Development Plan Review Standards:** (WC 16.04.165.C.4 and WC 16.04.165.D.5):

1. **Site Access and Circulation:**

Comment: The Petitioner is coordinating with the Public Works Department (WPWD).

- A. **Standard:** 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.
- B. **Standard:** All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development.
- C. **Standard:** 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 project. Multi-family projects 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.
- D. **Sidewalks, Pedestrian Paths, Jogging Paths, and Bicycle Paths (WC 16.04.240(G)):**

Comment: Development Plan complies.

- (1) **Standard:** The Plan Commission shall require sidewalks to be installed on each side of the street in all subdivisions.

Comment: The Development Plan will comply once sidewalks are labeled (the development plan includes the required sidewalks, but they just need labeled).

- (2) **Standard:** Where a proposed subdivision abuts an existing street right-of-way, the Plan Commission shall require the developer to construct sidewalks parallel to the existing street.



- (3) Standard: The Plan Commission may require developers to construct off-site sidewalks adjacent to the developers' project to respond to infrastructure demands created by said project.
 - (4) Standard: When a proposed subdivision lies between or adjacent to existing subdivisions which have been provided with sidewalks, the Plan Commission shall require connecting sidewalks (which are extensions of the existing sidewalks) to be constructed.
 - (5) Standard: If a sidewalk, pedestrian path, jogging path and/or bicycle way is to be installed, then a plan shall be submitted to the Plan Commission with the Primary Plat and Secondary Plat drawings.
 - (6) Standard: Curb ramps for handicapped accessibility shall be provided at all intersections of streets, alleys, and drives.
 - (7) Standard: When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a street intersection within or adjacent to a subdivision (where one of the streets is a primary arterial a secondary arterial), necessary safety devices, such as painted crosswalks, signs, or other traffic control devices shall be installed at the developer's expense.
 - (8) Standard: When sidewalks, pedestrian paths, jogging paths, and/or bicycle ways are to be installed, they shall be constructed in accordance with the Hamilton County Alternative Transportation Plan and the Construction Standards for the City of Westfield, which have both been adopted by the City of Westfield.
2. Landscaping Standards: **Please see PUD District standards.**
 3. Lighting Standards: (WC 16.07 et seq.): **Development Plan complies. Exhibit 8 of the PUD Ordinance requires each home to have a dusk to dawn light. This requirement will be reviewed by the Department for compliance at the time of the building permit review for each individual home.**
 4. Sign Standards: (WC 16.08 et seq. and Section 10 of Ord. 03-40):
Comment: Any proposed sign(s) will require a sign permit and will be reviewed by the Department for compliance at that time.
 5. Building Orientation:
 - A. Standard: 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:
 - (1) At least one (1) of the following two (2) design objectives:
Comment: The proposed subdivision layout results in lots with the sides and rears of dwellings oriented towards each perimeter street. As a result, subsection (a) below cannot be complied with, thus subsection (b) applies. The additional architectural



requirements of subsection (b) will be reviewed by the Department for compliance at the time of the building permit review for each individual home.

- (a) 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,
 - (b) 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.
- (2) At least two (2) of the following three (3) design objectives:

Comment: Development Plan complies.

- (a) 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;

Comment: The PUD Ordinance prohibits front load garages for the 100'-wide lots. Although front load garages are permitted by the PUD Ordinance for the 90'-wide lots, the Petitioner has indicated side load garages are also planned for the 90'-wide -lots. Side load garages comply with this standard. If any front load garages are proposed on a 90'-wide lot, then it shall be subject to this standard, which will be reviewed by the Department for compliance at the time of the building permit.

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

Comment: The Primary Plat does not incorporate staggered building setback lines. As a result, subsections (a) and (c) apply.

- (c) 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.



Comment: Development Plan complies. The PUD Ordinance also requires this standard, which will be reviewed for compliance by the Department at the time of the building permit review for each individual home.

6. **Building Materials:** Not applicable as these are superseded by the PUD District standards.
- 5) **Comprehensive Master Plan:** (WC 16.04.165.C.5): The proposed development shall be appropriate to the site and its surroundings based upon the recommendations contained in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan").
Comment: The Future Land Use Plan in the Comprehensive Plan identifies the property as "Suburban Residential", which is intended to include a variety of housing types at a variety of densities. The proposed development meets many of Comprehensive Plan's development policies for this area, including, but not limited to: (i) Promote the protection of the existing suburban character of the area; (ii) Ensure that development is compatible in mass, scale, density, materials and architectural style to existing development; and (iii) Ensure that new development adjacent to existing suburban is properly buffered.
- 6) **Street and Highway Access:** (WC 16.04.165.C.6): The design and location of proposed street and highway access points shall minimize safety and hazards and congestion.
Comment: The Petitioner is coordinating with the WPWD.
- 7) **Street and Highway Capacity:** (WC 16.04.165.C.7): The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
Comment: The Petitioner is coordinating with the WPWD.
- 8) **Utility Capacity:** (WC 16.04.165.C.8): 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.
Comment: The Petitioner is coordinating with the WPWD and other service providers.
- 9) **Traffic Circulation Compatibility:** (WC 16.04.165.C.9): The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
Comment: The Petitioner is coordinating with the WPWD.

PRIMARY PLAT REVIEW COMMENTS

Primary Plat Standards (WC 16.04.220)

The following basic information shall be shown [on the Primary Plat] (WC 16.04.220):
These comments identify outstanding items that need addressed prior to approval:

- 10) Location map showing:
Comment: Development Plan complies.
1. Subdivision name and location



2. Any street related to the subdivision
 3. Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities
 4. Title, scale, north point and date
 5. Land use adjacent to proposed subdivision and owners names
- 11) A primary plat prepared by a land surveyor or land planner showing:
Comment: Development Plan complies, unless otherwise noted. The Petitioner is coordinating with the WPWD, Hamilton County Surveyors Office, and other service providers where appropriate.
1. Proposed name of the subdivision
 2. Names and addresses of the owner, owners, land surveyor or land planner
 3. 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.
Comment: The Development Plan will comply once labels are adjusted so that the name of each street appears on each sheet of the primary plat and development plan.
 4. Easements (locations, widths and purposes).
 5. Statement concerning the location and approximate size or capacity of utilities to be installed.
 6. Layout of lots, showing dimensions and numbers and square footage.
Comment: The Development Plan will comply once common areas (C.A.) are labeled on every sheet the C.A. block appears (e.g., C.A. #7 should be labeled on Sheet #6; C.A. should be labeled on Sheet #7, etc.).
 7. Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
 8. Contours at vertical intervals of two (2) feet if the general slope of the site is less than 10% and at vertical intervals of five (5) feet if the general slope is greater than 10%.
 9. Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
 10. Building setback lines.
 11. Legend and notes.
 12. Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
 13. Other features or conditions which would affect the subdivision favorable or adversely.
 14. Scale, north point and date: Primary Plat shall be drawn to a scale of 50' to 1", or 100' to 1"; provided, however, that if the resulting drawing would be over 36" in shortest dimension, a scale as recommended by the commission may be used.



15. A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land.
16. A statement from the County and State Highway Departments or Westfield Department of Public Works concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
Comment: The Petitioner is coordinating with the WPWD.
17. If legal drain is involved, then a statement from the County Drainage Board concerning easements, right-of-way, permits, etc.
Comment: Development Plan complies. An existing legal drain (Clark-Inman Drain) on the north edge of the Property will be reconstructed and will result in the relocation of the legal drain easement. As construction plans are prepared, the Petitioner will be further coordinating with the Hamilton County Surveyors Office on the final design and exact location of the relocated regulated drainage easement.
18. If floodplain is involved, then a statement from the Indiana Department of Natural Resources concerning construction in floodway (floodplain high water marks, etc.)

Principals and Standards of Design (WC 16.04.230), and Standards of Improvement (WC 16.04.240)

12) Street Standards

Comment: The Petitioner is coordinating with the WPWD.

1. The street and alley layout shall provide access to all lots and parcels of land within the subdivision, and where streets cross other streets, jogs shall not be created.
2. Proposed streets shall be adjusted to the contour of the land so as to produce useable lots and streets of reasonable gradient.
3. Certain proposed streets, where appropriate, shall be extended to the boundary line of the tract to be subdivided so as to provide for normal circulation of traffic within the vicinity.
4. Wherever there exists a dedicated or platted portion of a street or alley adjacent to the proposed subdivision, the remainder of the street or alley to the prescribed width shall be platted within the proposed subdivision.
5. Widths of streets shall conform to the standards specified in the Hamilton County Thoroughfare Plan and the Westfield Thoroughfare Plan.

Comment: Development Plan complies except as otherwise identified below:

- A. Grassy Branch Road is identified as a Primary Arterial on the Westfield Thoroughfare Plan, which requires a 75' half right-of-way width. The 75' half right-of-way is shown along the residential portion of the plat; however, it needs to also be shown along Block "A" on the Primary Plat.
- B. The Department is working with the Petitioner with regard to the dedication of right-of-way for the future 186th Street extension along the north property line. 186th Street is



- identified as a Collector on the Westfield Thoroughfare Plan, which requires a 50' half right-of-way.
6. The maximum length of cul-de-sacs shall be six hundred (600) feet measured along the centerline from the intersection at origin to the center of the circle. Each cul-de-sac shall have a terminus of nearly circular shape with a minimum right-of-way diameter of one hundred (100) feet for streets abutting single family residential districts and one hundred twenty (120) feet for streets abutting all other districts.
 7. All streets should intersect at ninety (90) degree angles for a minimum distance of one hundred (100) feet measured from the intersection of right-of-way lines. In no instance shall they intersect at less than eighty (80) degree angles onto Expressways, Primary Arterials, Secondary Arterials, or Collectors; or less than seventy (70) degree angles onto Local Roads or Streets.
 8. At intersections of streets the property line corners shall be rounded by arcs with radii of not less than 15 feet, or by chords of such arcs. If the smaller angle of intersection of two streets is less than 60 degrees, the radius of the arc at the intersection of property lines shall be increased as deemed advisable by the Plan Commission.
 9. Intersections of more than two streets at one point shall not be permitted.
 10. Street jogs with centerline offsets of less than one hundred twenty-five (125) feet shall not be permitted.
 11. Where parkways or special types of streets are involved the Plan Commission may apply special standards to be followed in their design.
 12. When subdividing land, consideration shall be given to all natural features, such as existing stands of trees, streams and creeks, historic locations, or similar conditions which, if preserved, will add attractiveness and value to the community.
 13. Only one street, driveway or point of vehicle access shall be permitted from a subdivision onto a primary arterial, secondary arterial, or collector. Two or more streets, driveways, or points of vehicle access may be permitted by the Plan Commission only if they are definitely needed to improve the safety and traffic circulation in the area, or are required because of the large size of a subdivision. Subdivisions shall not be designed to permit direct access by a driveway to any primary arterial, secondary arterial, or collector.
 14. A temporarily dead-ended street shall be permitted in any case in which a street is proposed to be and should logically be extended but is not yet constructed. An adequate easement for a turn-around shall be provided for any such temporary dead-end street which extends 200 feet or more in length. Such easement shall be automatically vacated to abutting property owners when said dead-ended street is legally extended.
 15. Horizontal visibility on curved streets and vertical visibility on all streets must be maintained along the center lines as follows:
 - A. Arterials 500 feet
 - B. Collectors 300 feet



- C. Local 150 feet
- 16. Curvature measured along the center line shall have a minimum radius as follows:
 - A. Arterials 500 feet
 - B. Collectors 300 feet
 - C. Local 150 feet
- 17. Between reversed curves on primary arterials and secondary arterials there shall be a tangent of not less than 100'; on collectors and local roads such tangent shall be not less than 40'.
- 18. Maximum grades for streets shall be as follows:
 - A. Arterials; not greater than six percent (6%).
 - B. Collectors and local roads; not greater than ten percent (10%).
- 19. The minimum grade of any street gutter shall not be less than three-tenths percent (0.3%).
- 20. No fence, wall, hedge, tree, or shrub planting which obstructs sight lines and elevation between 3' and 12' above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the right-of-way lines and a line connecting points:
 - A. 40' from intersections of Collectors or Local Roads
 - B. 75' from intersections of Expressways or Arterials
 - C. 10' from intersections of driveways or alleys.
- 21. No driveway shall be located within 75' of the intersection of two street lines.
- 22. Acceleration lanes, deceleration lanes, passing blisters, or left turn lanes may be required to be constructed at the intersection of any proposed local road with an expressway, arterial, or collector.

Block Standards: Development Plan complies.

- 23. Blocks not to exceed 1250' in length.
- 24. Blocks shall be of sufficient width to permit two tiers of appropriate depth, except where an interior street parallels an expressway, primary arterial, or secondary arterial.

13) Lot Standards: Development Plan complies.

- 1. All lots shall abut on a street.
- 2. Side lines of lots shall be at approximately right angles to straight streets and on radial lines on curved streets, some variation from this rule is permissible, but pointed or very irregular lots should be avoided.
- 3. Corner residential lots shall be of sufficient width to permit appropriate setbacks from both streets.

- 14) **Easement Standards:** Easements for utilities shall be provided. Such easements shall have a minimum width of 20', and where located along lot lines, one-half of the width shall be taken from each lot. Before determining the location of easements the plan shall be discussed with the local public utility companies to assure their proper placing and the installation of such services.

Comment: The Petitioner is coordinating with the WPWD.



- 15) **Green Belt Space:** Development Plan complies. Please see also PUD District comments regarding open space and amenities.
1. All subdivisions of more than five (5) acres shall set aside a minimum gross area for the purpose of development into green belt space.
 2. A public way, crosswalk or easement not less than 15' in width shall be provided for access to the required green belt space.
 3. Green belt space, where applicable, shall be placed adjacent to or connected to existing or proposed green belt space located on adjoining property.
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STAFF COMMENTS

1. No action is required at this time except to hold the public hearing.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the plans, as addressed in this staff report. The Economic and 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 Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.