



<b>Petition Number:</b>	1510-SPP-20 & 1510-ODP-20
<b>Subject Site Address:</b>	Carey Road and Crosswater Way (adjacent to Water's Edge to the west)
<b>Petitioner:</b>	M/I Homes of Indiana, LP by Terra Site Development
<b>Request:</b>	The Petitioner requests primary plat and overall development plan review of eighty-eight (88) single-family lots
<b>Current Zoning:</b>	Springmill Trails PUD District
<b>Current Land Use:</b>	Agriculture
<b>Approximate Acreage:</b>	55.83-acres +/-
<b>Property History:</b>	Ord. 11-19 (Springmill Trails PUD District ordinance)
<b>Staff Reviewer:</b>	Jeffrey M. Lauer
<b>Exhibits:</b>	<ol style="list-style-type: none"><li>1. Staff Report</li><li>2. Location Map</li><li>3. Primary Plat</li><li>4. Overall Development Plan</li><li>5. Packet of Public Comment</li><li>6. Springmill Trails PUD (Ord. 11-19)</li></ol>

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## **PROCEDURAL**

Approval of a Primary Plat and Overall 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.

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## **PROJECT DESCRIPTION**

The applicable zoning district is the Springmill Trails PUD District, pursuant to Ordinance No. 11-19 adopted by the Council on September 12, 2011 (recorded as Instrument No. 2011046866, in the Hamilton County Recorder's Office on September 22, 2011). The PUD Ordinance establishes the SF5 District as the underlying zoning district.

The comments contained herein are in review of the filed primary plat and overall development plan (the "plans") scheduled for the November 16, 2015, Advisory Plan Commission (the "APC") meeting. The



petition received its public hearing at the November 2, 2015 meeting of the APC and was reviewed by the Technical Advisory Committee at its September 22, 2015 meeting.

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**PRIMARY PLAT STANDARDS (Article 10.12(J) of UDO)**

**The plans comply except for those items identified as outstanding below:**

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) 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.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) 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%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (Article 4.5)
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) 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.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) 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



- 19) 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.

**Development Plan Approval – Application Documentation and Supporting Information (Article 10.7(G))**

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
  - 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
  - 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
  - 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
  - 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
  - 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  
Comment: Compliant.
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



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
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(s): Please indicate the location of proposed signage. To be reviewed and approved through a separate sign permit process. Sign location has been shown on the Detailed Development Plan.**
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*):  
**Comment(s): Elevation information to be provided at ILP review.**
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

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**DEVELOPMENT STANDARDS** (Chapter 6 of UDO):

1. Accessory Use and Building Standards (Article 6.1)
2. Architectural Standards (Residential Uses) (Article 6.3)



Comment(s): Architectural standards to be reviewed at an ILP review; however, be advised that enhanced Perimeter Lot standards apply to homes adjacent to the Little Eagle Creek trail. This would include Lots 29-45.

- 3. Building Standards (Article 6.4)  
**Comment(s): To be reviewed at the ILP review.**

- 4. Height Standards (Article 6.6)  
**Comment(s): To be reviewed at the ILP review.**

- 5. Landscaping Standards (Article 6.8)

**Comment: Landscape pursuant to Article 6.8 of the UDO must be submitted. Street Trees, pursuant to Article 6.8(J) apply to the Property.**

- a. Minimum On-Site Landscaping (pursuant to Ord. 11-19):

Plant Type	Required (Total)	To be provided by builder	To be provided by developer	Shown on plan	Difference
Shade Trees	528	253	275	275	0
Ornamental or Evergreen Trees	352	0	352	352	0
Shrubs	1,408	1,232	176	176	0

**Comment(s): Lot plantings to be shown on the ILP.**

- b. Foundation Plantings  
**Comment: To be reviewed at the ILP review.**

- c. External Street Frontage Requirements

- d. Buffer Yard Standards

- e. Interior Parking Area Landscaping

- f. Perimeter Parking Area Landscaping

- 6. Lighting Standards (Article 6.9)

- 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)
  12. Yard Standards (Article 6.21)
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**DESIGN STANDARDS** (Chapter 8 of UDO):

1. Block Standards (Article 8.1)
  2. Easement Standards (Article 8.3)
  3. Monument and Marker Standards (Article 8.5)  
Comment: To be reviewed at the secondary plat review.
  4. Open Space and Amenity Standards (Article 8.6)
  5. Pedestrian Network Standards (Article 8.7)
  6. Storm Water Standards (Article 8.8)
  7. Street and Right-of-Way Standards (Article 8.9)
  8. Street Light Standards (Article 8.10)
  9. Street Sign Standards (Article 8.11)  
Comment: Petitioner will continue coordinating with WPWD during the secondary plat and construction documents review.
  10. Surety Standards (Article 8.12)  
Comment: Petitioner will continue coordinating with WPWD during the secondary plat and construction documents review.
  11. Utility Standards (Article 8.13)  
Comment: Petitioner will continue coordinating with WPWD during the secondary plat and construction documents review.
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**PUBLIC HEARING COMMENTS**

The written comment submitted in advance of the public hearing are attached hereto as **Exhibit 5**.



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**DEPARTMENT COMMENTS**

1. The Primary Plat and Overall Development Plan comply with the applicable zoning ordinances with the conditions noted below.
2. Staff recommends approving the petition with the following conditions:
  - a. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.
  - b. Any modifications to this primary plat, needed to comply with the connectivity requirements (Article 8.9(F)(3)) of the Unified Development Ordinance, to provide a street connection to 186<sup>th</sup> Street, shall be delegated to the Department.
3. If you have any questions regarding the comments contained herein, then please contact Jeffrey M. Lauer at 317.910.2927 or [jlauer@westfield.in.gov](mailto:jlauer@westfield.in.gov).