



Petition Number: 1512-SPP-24 & 1512-ODP-24

Subject Site Address: East side of Oak Road, north of 151st Street

Petitioner: Langston Development Co.

Request: Primary Plat and Overall Development Plan amendment review for **Mapleridge** consisting of 66 single-family residential lots.

Current Zoning: Mapleridge PUD District Ordinance No. 14-50

Current Land Use: Agricultural / Residential

Approximate Acreage: 58.75 acres+/-

Property History: 1412-PUD-18 PUD District (Ordinance 14-50) (01/12/15)
1503-SPP-04 Primary Plat (04/06/15)
1503-ODP-04 Overall Development Plan (04/06/15)
1508-SFP-27 Secondary Plat (pending)

Exhibits:

1. Staff Report
2. Location Map
3. Development Plan
4. PUD Ordinance

Staff Reviewer: Amanda Rubadue, Associate Planner

PROCEDURAL

Approval of an Overall Development Plan and Primary Plat 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, and variances associated with the site, and any commitments associated with the site.

PROJECT OVERVIEW

The applicable zoning district is the Mapleridge PUD District, pursuant to Ordinance No. 14-50 adopted by the Council on January 12, 2015 (recorded as Instrument No. 2015002394, in the Hamilton County Recorder's Office on January 20, 2015). The PUD Ordinance establishes the SF2 District as the underlying zoning district.

A primary plat and overall development plan for Mapleridge was approved by the Plan Commission on April 6, 2015 for sixty-eight (68) single family residential lots (APC Docket No. 1503-SPP-04 and 1503-ODP-04). Subsequently, a secondary plat was filed (Docket No. 1508-SFP-27). As a result of further engineering the development to comply with the applicable construction plans and drainage requirements, a redesign of the site's layout was determined to



be necessary. As a result, this petition was filed to amend the approved primary plat and overall development plan.

The petition was reviewed by the Technical Advisory Committee at its November 24, 2015, meeting. This petition has been properly noticed for a public hearing at the Advisory Plan Commission's December 7, 2015, meeting.

DEVELOPMENT PLAN REVIEW COMMENTS

DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

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

- 1) 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.

Comment: Plans will comply once adjacent zoning districts on the location map are labeled.

- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.

Comment: Plans will comply once dimensions on the eastern and western boundary lines of the property are included.

- 4) 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.
- 5) 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.

Comment: Plans will comply once Oak Road on the Development Plan is identified.

- 6) 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.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

Comment: Plans will comply once identifying lines between pages DP1 and DP2 are consistent and trails are labeled on the landscape plan.



- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

Comment: Plans will comply once all lot lines and dimensions for lots 12, 13, 20, 25, 32, 55, and 63 are included.

- 10) Location and dimensions of all existing structures and paved areas.

- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

- 12) Location of all Floodplain areas within the boundaries of the property.

Comment: Plans will comply once floodplain areas are labeled accordingly.

- 13) Names of legal ditches and streams on or adjacent to the site.

Comment: Plans will comply once legal ditches and streams are labeled accordingly.

- 14) 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, telephone and cable.

- 15) Identify buildings proposed for demolition.

Comment: Plans will comply once buildings are labeled accordingly on Development Plan.

- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

- 17) 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).

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

Comment: Plans will comply once District Standards comments herein are addressed.

- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

Comment: Plans will comply once PUD District and Floodplain District Standards comments herein are addressed.

- 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:



- a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 21) 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: Petitioner is coordinating with the Public Works Department and applicable utilities.

DISTRICT STANDARDS

The plans comply with Article 4.5 (SF2 District) and the Mapleridge PUD Ordinance No. 14-50 except for those items identified as outstanding below:

- 22) Minimum Lot Area: 15,000 sq. ft.
- 23) Minimum Lot Frontage: 20 feet (per PUD)
- 24) Minimum Building Setback Lines:
 - a) Front Yard: 20 feet (per PUD)
 - b) Side Yard: 12 feet
 - c) Rear Yard: 30 feet
 - d) Minimum Lot Width: 100 feet (80 feet for Pie Shaped Lots per PUD)

Comment: Plans will comply once Lot #23 shows a minimum lot width requirement of 80' at the building setback line.

- 25) Oak Road Lot (per Section 6.5 of PUD)
 - a) Front Yard Setback 150 feet

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply except for those items identified as outstanding below, that need addressed prior to approval:

- 26) Landscaping Standards (Article 6.8)



Comment: Petitioner is working with staff to provide updated tree preservation photos.

- a) Street Trees
- b) Minimum Lot Landscaping Requirements

Comment: Lot landscaping for individual lots will be further reviewed at the time of the building permit.

- c) External Street Frontage Landscaping
 - i) PUD requires adjacent to lot lines along Oak Road (as shown on Concept Plan)
 - ii) Section 7.2 of the PUD Ordinance requires a wood fence (four to six feet in height) similar in quality and character as the fence depicted and installed along Oak Road.
- d) Buffer Yard Requirements

27) Lot Standards (Article 6.10)

28) Setback Standards (Article 6.16)

29) Vision Clearance Standards (Article 6.19)

30) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply except for those items identified as outstanding below, that need addressed prior to approval:

31) Block Standards (Article 8.1)

32) Easement Standards (Article 8.3)

Comment: Please see other comments herein; subject to further review and comment.

33) Monument and Marker Standards (Article 8.5)

34) Open Space and Amenity Standards (Article 8.6)

- a) A minimum of 16% Open Space is required.

35) Pedestrian Network Standards (Article 8.7)

- a) Internal Pedestrian Network Standards
- b) PUD Internal Pedestrian Network Standards: (i) A sidewalk is not required on the west side of the Frontage Road nor on the interior of the Loop Street (Section 9.1(A)); (ii) trails prohibited on the north and northwest property lines (Section 9.1(B)); (iii) trails shall be installed as generally depicted on the Concept Plan (Section 9.1(C)).



- c) Perimeter/External Pedestrian Network Standards
- 36) Storm Water Standards (Article 8.8)
- 37) Street and Right-of-Way Standards (Article 8.9)
 - a) PUD Standards: (i) Frontage Road cul-de-sac permitted to have a maximum length of 900 feet (Section 9.2(A)); and (ii) a paved emergency and pedestrian access shall be provided at the end of the Frontage Road, as generally shown on the Concept Plan (Section 9.2(D)).
- 38) Street Light Standards (Article 8.10)
- 39) Street Sign Standards (Article 8.11)
- 40) Surety Standards (Article 8.12)
- 41) Utility Standards (Article 8.13)

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

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

- 42) Proposed name of subdivision.
- 43) Names and addresses of the owner, owners, land surveyor or land planner.
- 44) Title, scale, north arrow and date.
- 45) 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: Plans will comply once temporary turn around on Spring Winds Court is labeled on the Primary Plat and Development Plan.

- 46) Easements (locations, widths and purposes). (Article 8.3)
Comment: Plans will comply once a 20' drainage easement between lots 23 and 24 to accommodate snow removal is included.
- 47) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 48) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
Comment: Plans will comply once all dimensions and lot lines for lots 12, 13, 25, 32, 63, and 64 are included.
- 49) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.



Comment: Plans will comply once common areas are labeled appropriately, plans show two Common Area 3.

- 50) 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%).
- 51) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 52) Building setback lines. (Article 4.5)
- 53) Legend and notes.

Comment: Plans will comply once green areas shown on Primary Plat (e.g., Common Area #1) are removed and consistent line types between page 1 and page 2 (e.g., stone and mulch path, B.S.L.) are updated.

- 54) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

Comment: Petitioner is coordinating with the Public Works Department.

- 55) Other features or conditions which would affect the subdivision favorable or adversely.
- 56) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 57) 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.
- 58) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 59) 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.

Comment: Petitioner is coordinating with the County Surveyor's office to identify legal drains on the plat.

- 60) 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.

Comment: Plans will comply once extent of floodplain/floodway is labeled.



STAFF COMMENTS

1. No action is required at this time except to hold the public hearing.
2. Prior to final disposition, the Petitioner will make any necessary revisions to the plans, as addressed in this staff report. The Economic and Community Development staff will confirm compliance prior to this item being place on the next APC agenda.
3. If any APC member has questions prior to the public hearing, please contact Amanda Rubadue at arubadue@westfield.in.gov or 317.432.6663.