



Petition Number: 1601-SPP-01 & 1601-ODP-01

Subject Site Address: East of Oak Ridge Road, just south of SR 32

Petitioner: Edge Rock Development, LLC by TERRA Site Development, Inc. (the "Petitioner")

Request: The Petitioner requests Primary Plat and Overall Development Plan review of two (2) lots on approximately 13.75 acres +/- located in the Trails PUD District.

Current Zoning: Trails PUD District

Current Land Use: Agricultural/Single-family

Approximate Acreage: 13.75 acres +/-

Petition History: 1509-PUD-18 PUD District Ordinance 15-27 (11/09/15)

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat/Overall Development Plan
4. PUD District Ordinance 15-27

Staff Reviewer: Andrew Murray

PROCEDURAL

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



PROJECT OVERVIEW

The 13.75 acre +/- site is generally located just south of State Road 32 and east of Oak Ridge Road (see **Exhibit 2**). The request is for Overall Development Plan and Primary Plat approval for the creation of two (2) lots located in the Trails PUD District. The Trail PUD District ordinance (see **Exhibit 4**) was adopted by the Westfield City Council on November 9, 2015.

The petition was reviewed by the Technical Advisory Committee at its December 15, 2015 meeting. This petition has been properly noticed for a public hearing at the Advisory Plan Commission's January 4, 2016, meeting.

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

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

5) Proposed name of subdivision.

Comment: The Department is working with the Petitioner towards compliance.

6) Names and addresses of the owner, owners, land surveyor or land planner.

Comment: The Department is working with the Petitioner towards compliance.

7) Title, scale, north arrow and date.

8) 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 Department is working with the Petitioner towards compliance.

9) Easements (locations, widths and purposes). (Article 8.3)

10) Statement concerning the location and approximate size or capacity of utilities to be installed.

Comment: The Petitioner is working with all applicable utilities including Citizens Westfield.

11) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)



12) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.

Comment: The Department is working with the Petitioner towards compliance.

13) 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%).

Comment: The Department is working with the Petitioner towards compliance.

14) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

Comment: The Department is working with the Petitioner to incorporate a curve data table.

15) Building setback lines. (Article 4.23 & Article 5.3(G))

Comment: The Department is working with the Petitioner towards compliance.

16) Legend and notes.

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

Comment: The Petitioner is working with the Hamilton County Surveyors Office and the Westfield Public Works Department towards compliance.

18) Other features or conditions which would affect the subdivision favorable or adversely.

19) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.

20) 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.

Comment: The Petitioner is working with all appropriate agencies towards compliance.

21) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.

22) 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.



- 23) 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: Please provide statement for proposed construction (roadway) in the floodway.

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

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

- 20) 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.
- 21) Address and legal description of the property.
- 22) Boundary lines of the property including all dimensions.
- 23) 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.
- 24) 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.
- 25) 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.

Comment: The Petitioner is working with the Westfield Public Works Department and INDOT for necessary roadway improvements.

- 26) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

Comment: The Petitioner is working with the Westfield Public Works Department and INDOT for necessary roadway improvements.

- 27) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

Comment: The Department is working with the Petitioner toward compliance.



- 28) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 29) Location and dimensions of all existing structures and paved areas.
- 30) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 31) Location of all Floodplain areas within the boundaries of the property.
- 32) Names of legal ditches and streams on or adjacent to the site.
- 33) 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.
- 34) Identify buildings proposed for demolition.
- 35) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 36) 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 (Article 10.7(E) of the UDO)

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 37) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 38) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 39) 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.

Comment: The Petitioner is working with the all applicable TAC agencies towards compliance.



40) 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: Please confirm with all applicable utility agencies.

THE TRAILS PUD DISTRICT (ORD. 15-27)

The plans comply unless otherwise noted below.

Section 4. General Regulations.

MULTI-FAMILY 2 (MF-2) DISTRICT (LOT 1)

GENERAL BUSINESS (GB) DISTRICT (LOT 2)

Section 5. Development Standards.

STATE ROAD 32 OVERLAY – Article 5.3

DEVELOPMENT STANDARDS – Chapter 6

DESIGN STANDARDS (Chapter 8 of UDO)

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

57) Easement Standards

58) Pedestrian Network Standards

Comment: The Department is working with the Petitioner towards compliance.

59) Street Light Standards

Comment: The Department is working with the Petitioner towards compliance.

60) Utility Standards

Comment: The Department is working with the Petitioner towards compliance.



DEPARTMENT COMMENTS

61) **Action:**

Hold a public hearing at the January 4, 2016, APC meeting.

62) Prior to final deposition, the Petitioner will make any necessary revisions to the plans, as noted 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.

63) If any Plan Commission member has questions prior to the public hearing, then please contact Andrew Murray at (317) 379-9080 or amurray@westfield.in.gov.