Petition Number:	1602-ODP-04 & 1602-SPP-04
Subject Site Address:	Northeast corner of 156th Street and Ditch Road
Petitioner:	Beazer Homes of Indiana, LLP by Nelson & Frankenberger, P.C. (the "Petitioner")
Request:	The Petitioner requests Primary Plat and Overall Development Plan review of 183 single-family lots on approximately 108.2 acres +/- located in the West Rail PUD District.
Current Zoning:	West Rail PUD District
Current Land Use:	Agricultural/Single-family
Approximate Acreage:	108.2 acres +/-
Property History:	1511-PUD-22 PUD District (Ordinance 15-37)
Exhibits:	1. Staff Report 2. Location Map 3. Overall Development Plan 4. Landscape Plan 5. Primary Plat 6. 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 West Rail PUD District, pursuant to Ordinance 15-37 adopted by the Council on December 14, 2015 (recorded as Instrument No. 2016000822, in the Hamilton County Recorder's Office on January 8, 2016). The PUD ordinance establishes the SF4 for Area A and SF3 for Area B as the underlying zoning district.

The 108.2 acre +/- site is generally located just north of 156th Street and east of Ditch Road. The request is for Overall Development Plan and Primary Plat approval for 183 single-family lots located in the West Rail PUD District.

The petition was reviewed by the Technical Advisory Committee as its January 19, 2016, meeting. The petition has been properly noticed for a public hearing at the Advisory Plan Commission's February 1, 2016, meeting.

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

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

6) Proposed name of subdivision.

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

   Comment: Plans will comply once all of the above information is included.

8) Title, scale, north arrow and date.

9) 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 names of streets are included.

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

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

    Comment: Plans will comply once confirmation from all applicable utilities including Citizens Westfield is provided.

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

    Comment: Plans will comply once lots 113, 168, 169 and 170 are shown in whole and all dimensions between lots 61 and 62.

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

14) 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%).

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

<u>Comment</u>: Plans will comply once curve data table is shown.

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

17) Legend and notes.

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

<u>Comment</u>: Petitioner is working with the Hamilton County Surveyor's Office and Department of Public Works.

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

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

21) 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.

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

23) 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.

<u>Comment</u>: A review letter was provided by the HCSO.

24) 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.

<u>DEVELOPMENT PLAN (Article 10.7(G) of the UDO)</u>

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

25) 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.

26) Address and legal description of the property.

27) Boundary lines of the property including all dimensions.

28) 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.

<u>Comment</u>: Plans will comply once names of private streets and centerline of 156th, 161st and Ditch Road are shown.

29) 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.

30) 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.

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

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

<u>Comment</u>: Plans will comply once width of proposed trail is shown.

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

34) Location and dimensions of all existing structures and paved areas.

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

36) Location of all Floodplain areas within the boundaries of the property.

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

38) 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.

<u>Comment</u>: Plans will comply once this information is shown on the Overall Development Plan.

39) Identify buildings proposed for demolition.

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

41) 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:

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

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

44) 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: Petition is coordinating with the Public Works Department.

45) 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 utility agencies.

DISTRICT STANDARDS

The plans comply with Article 4.7 (SF4 District) (Area A)**,** Article 4.6 (SF3 District) (Area B) **and the** West Rail PUD Ordinance No.15-37 **except those items identified as outstanding below:**

46) General Regulations (Section 6)

Standard	Area A	Area B
Minimum Lot Area	9,100 SF	10,500 SF
Minimum Building Setback Lines		
Front Yard	20’	20’
Side Yard	6’	7’
Rear Yard	20’	20’
Minimum Lot Width	65’	75’

47) Open Space and Amenity Standards (Section 9.1)

A. Minimum Open Space: Shall be enhanced to require a minimum a thirty percent (30%) of the Real Estate, as generally shown on the Concept Plan.

B. Common Areas shall not be subject to the minimum Lot frontage provisions of the underlying Zoning District; however, Article 8.6(c) shall apply.

C. Amenities: The following amenities shall be provided:

i. Passive Amenities: Wildflower meadows and pocket parks throughout the District shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan. A minimum separations of twenty-five (25) feet shall be maintained between Lots and wildflower and prairie plantings.

Comment: Plans will comply once minimum separation requirement of 25 feet has been met between Lots and wildflower and prairie plantings.

ii. Active Amenities: An amenity center shall be provided in the middle of the District, as depicted on the Concept Plan. The amenity center shall include, at a minimum: a pool, bath house, playground, court games, and an open play field. These amenities are generally illustrated on the Amenity Center Concept Plan.

iii. Trails: Trails, including an eight-foot (8’) wide multi-use path extending from 156th Street to 161st Street and Shamrock Springs Elementary School, shall be installed in substantial compliance with the locations depicted on the Concept Plan. The final locations are subject to existing easements and final engineer. If trails are prevented from being installed as generally shown, then alternative trail locations may be approved by the Director that still provide access and connectivity to the District’s Open Space.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

48) Landscaping Standards (Article 6.8)

Comment: Petitioner is updating landscape plan to reflect the UDO's tree classification. Further review and confirmation of the Landscape Plan's compliance will be completed once classification information is available.

a) Street Trees

b) Minimum Lot Landscaping Requirements

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

c) External Street Frontage Landscaping

d) Buffer Yard Requirements

49) Lot Standards (Article 6.10)

50) Setback Standards (Article 6.16)

51) Vision Clearance Standards (Article 6.19)

52) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

53) Block Standards (Article 8.1)

54) Easement Standards (Article 8.3)

55) Monument and Marker Standards (Article 8.5)

56) Open Space and Amenity Standards (Article 8.6, as modified by Ord. 15-37)

57) Pedestrian Network Standards (Article 8.7, as modified by Ord. 15-37)

a) Internal Pedestrian Network Standards

b) Perimeter/External Pedestrian Network Standards

58) Storm Water Standards (Article 8.8)

59) Street and Right-of-Way Standards (Article 8.9)

60) Street Light Standards (Article 8.10)

<u>Comment</u>: Plans will comply once street lights are shown at all three Development Entrances.

61) Street Sign Standards (Article 8.11)

62) Surety Standards (Article 8.12)

63) Utility Standards (Article 8.13)

<u>STAFF COMMENTS</u>

1. No action is required at this time except to hold the public hearing.
2. Prior to final depositions, 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 placed 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.