



<b>Petition Number:</b>	1607-ODP-09 & 1607-SPP-08
<b>Subject Site Address:</b>	South side of 151 <sup>st</sup> Street, East of Towne Road
<b>Petitioner:</b>	CalAtlantic Homes of Indiana, Inc. by Weihe Engineers, Inc.
<b>Request:</b>	The Petitioner requests Primary Plat and Overall Development Plan review for 123 single-family residential lots in the pending Liberty Ridge Planned Unit Development (PUD) District.
<b>Current Zoning:</b>	Liberty Ridge PUD (pending approval)
<b>Current Land Use:</b>	Vacant/Agricultural
<b>Approximate Acreage:</b>	59.95 acres +/-
<b>Property History:</b>	1607-PUD-09 – Liberty Ridge PUD District (Ord. 16-23) (pending approval)
<b>Exhibits:</b>	<ol style="list-style-type: none"><li>1. Staff Report</li><li>2. Location Map</li><li>3. Overall Development Plan</li><li>4. Landscape Plan</li><li>5. Primary Plat</li><li>6. PUD Ordinance</li></ol>
<b>Staff Reviewer:</b>	Kevin M. Todd, AICP

---

**PROCEDURAL:**

The PUD zoning petition is being reviewed concurrently with the primary plat and overall development plan. The Public Hearing for all Liberty Ridge items is scheduled for July 5, 2016. The PUD Ordinance would need to be adopted before the primary plat and overall development plan could be approved.

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 59.95 acre +/- site is located on the south side of 151<sup>st</sup> Street, east of Towne Road. The request is for Overall Development Plan and Primary Plat approval for 123 single-family lots located in the Liberty Ridge PUD District (pending approval).



The petition was reviewed by the Technical Advisory Committee as its June 21, 2016, meeting. The petition has been properly noticed for a public hearing at the Advisory Plan Commission's July 5, 2016, meeting.

---

**PRIMARY PLAT REVIEW:**

**LIBERTY RIDGE PUD** (Ord. 16-23, pending approval)

**Plans comply with all applicable standards below:**

**1) District Standards**

- |   |          |
|---|----------|
| A. <u>Maximum Number of Dwellings</u>     | 123      |
| B. <u>Minimum Lot Area:</u>               | 9,400 SF |
| C. <u>Minimum Lot Frontage:</u>           | 40 feet  |
| D. <u>Minimum Building Setback Lines:</u> |          |
| a. Front Yard:                            | 20 feet  |
| b. Side Yard:                             | 8 feet   |
| c. Rear Yard:                             | 20 feet  |
| E. <u>Minimum Lot Width:</u>              | 70 feet  |

**WESTFIELD UNIFIED DEVELOPMENT ORDENANCE**

**Primary Plat Documentation and Supporting Information** (*Article 10.12(J)*)

**Plans comply with all applicable standards, except as noted under a "COMMENT" below:**

1. Location Map
2. Scale
3. Primary Plat
  - a. Proposed name of the subdivision.
  - b. Names and addresses of the owner, owners, land surveyor, or land planner.  
**COMMENT – Staff is working with the petitioner to ensure compliance.**
  - c. Title, scale, north point and date.
  - d. Street 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 – Staff is working with the petitioner to ensure compliance.**
  - e. Easements (locations, widths and purposes).
  - f. Statement concerning the location and approximate size or capacity of utilities.
  - g. Layout of Lots (showing dimensions, numbers, and square footage).  
**COMMENT – Staff is working with the petitioner to ensure compliance.**



- h. Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds, or other public, semi-public or community purposes.
  - i. 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%).
  - j. Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.  
**COMMENT – Staff is working with the petitioner to ensure compliance.**
  - k. Building setback lines.
  - l. Legend and notes.
  - m. Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
  - n. Other features or conditions which would affect the subdivision favorable or adversely.
  - o. A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
  - p. 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 – Staff is working with the petitioner to ensure compliance.**
  - q. If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
  - r. 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 – Staff is working with the petitioner to ensure compliance.**
  - s. 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.
4. Covenants and Restrictions  
**COMMENT – Staff is working with the petitioner to ensure compliance.**
-



**OVERALL DEVELOPMENT PLAN REVIEW:**

Plans comply with all applicable standards, except as noted under a "**COMMENT**" below:

**LIBERTY RIDGE PUD** (Ord. 16-23, pending approval)

Plans comply with all applicable standards below:

**1) District Standards**

A. <u>Maximum Number of Dwellings</u>	123
F. <u>Minimum Lot Area:</u>	9,400 SF
G. <u>Minimum Lot Frontage:</u>	40 feet
H. <u>Minimum Building Setback Lines:</u>	
a. Front Yard:	20 feet
b. Side Yard:	8 feet
c. Rear Yard:	20 feet
I. <u>Minimum Lot Width:</u>	70 feet
J. <u>Maximum Building Height:</u>	2.5 stories
K. <u>Minimum Living Area (Ground Floor):</u>	
a. Single Story:	1,750 SF
b. Two Story:	2,200 SF

**2) Landscaping Standards**

- a) All lots shall be subject to the Single-Family Residential (per Lot under 8,000 SF) Plant Materials requirement.
- b) At a minimum, the Lot's Established Front Yard shall be sodded, and the remainder of the Lot shall be seeded.

---

**WESTFIELD UNIFIED DEVELOPMENT ORDENANCE**

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

Plans comply with all applicable standards, except as noted under a "**COMMENT**" below:

- 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.  
**COMMENT – Staff is working with the petitioner to ensure compliance.**
  - 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.  
**COMMENT – Staff is working with the petitioner to ensure compliance.**
  - 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.  
**COMMENT – Staff is working with the petitioner to ensure compliance.**
  - i. All proposed Street and Driveway improvements, both on and off-site, including measurements of curb radius and/or taper.  
**COMMENT – Staff is working with the petitioner to ensure compliance.**
  - 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.  
**COMMENT – Staff is working with the petitioner to ensure compliance.**



- 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.  
**COMMENT – Staff is working with the petitioner to ensure compliance.**
  - 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.
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*).  
**COMMENT – Staff is working with the petitioner to ensure compliance.**
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 – To be reviewed and approved through a separate sign permit process**
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*).



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.  
**COMMENT – Petitioner is working with WPWD to determine need/scope of a traffic study for this project.**
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  
**COMMENT – Staff is working with the petitioner to ensure compliance.**

---

**Development Standards (Chapter 6 of UDO):**

**Plans comply with all applicable standards, except as noted under a “COMMENT” below:**

1. Accessory Use and Building Standards (Article 6.1)
2. Architectural Standards (Residential Uses) (Article 6.3)<sup>1</sup>
3. Building Standards (Article 6.4)
4. Height Standards (Article 6.6)
5. Landscaping Standards (Article 6.8)<sup>2</sup>
  - a. Detention Ponds
  - b. Street Trees
  - c. Minimum Lot Landscaping (Lots under 8,000 SF, per Liberty Ridge PUD):

Lots (123 lots)	Required	Provided	Difference
Shade Trees	Two (2) per Lot	See note below	See note below
Ornamental or Evergreen Trees	One (1) per Lot	See note below	See note below
Shrubs	Four (4) per Lot	See note below	See note below

**NOTE – these plants will be provided on each residential lot as they are built upon.**

---

<sup>1</sup> Architectural standards superseded by Liberty Ridge PUD.

<sup>2</sup> Landscape Standards superseded by Liberty Ridge PUD.



Common Areas (17 acres)	Required	Provided	Difference
Shade/Ornamental/Evergreen Trees	170	247+	Compliant
Shrubs	0	0	Compliant

d. External Street Frontage:

151 <sup>st</sup> Street (2,714')	Required	Provided	Difference
Evergreen Trees	109	144	+35
Shade Trees	82	53	-29
Ornamental Trees	82	50	-32
Shrubs	679	430	-249
Planting Area	30'	50'	Compliant

e. Buffer Yard Standards

East (615') Buffer Type B	Required	Provided	Difference
Shade Trees	25	0	<b>25 Ornamental Trees depicted. Change them to Shade Trees and this will be compliant</b>
Evergreen Trees	25	26	+1
Shrubs	62	63	+1
Buffer Yard Width	40'	40'	Compliant
Mound	4' undulating	Mound	<b>Label elevation change to demonstrate compliance</b>

- 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)
- COMMENT – Staff is working with the petitioner to ensure compliance.**
- 12. Yard Standards (Article 6.21)



**Design Standards** (Chapter 8 of UDO):

Plans comply with all applicable standards, except as noted under a "**COMMENT**" below:

1. Block Standards (Article 8.1)
2. Easement Standards (Article 8.3)
3. Monument and Marker Standards (Article 8.5)
4. Open Space and Amenity Standards (Article 8.6)
5. Pedestrian Network Standards (Article 8.7)

**COMMENT** – Staff is working with the petitioner to ensure compliance.

6. Storm Water Standards (Article 8.8)
7. Street and Right-of-Way Standards (Article 8.9)

**COMMENT** – Staff is working with the petitioner to ensure compliance with connection requirements.

8. Street Light Standards (Article 8.10)
9. Street Sign Standards (Article 8.11)

10. Surety Standards (Article 8.12)

**COMMENT** – Petitioner is working with WPWD to ensure compliance.

11. Utility Standards (Article 8.13)

**COMMENT** – Staff is working with the petitioner to ensure compliance.

---

**DEPARTMENT COMMENTS:**

1. **Action:** Hold a public hearing at the July 5, 2016, Plan Commission meeting.
2. The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Economic and Community Development staff will confirm compliance prior to this item being placed on the next Plan Commission agenda.
3. If any APC member has questions prior to the public hearing, please contact Kevin Todd at [ktodd@westfield.in.gov](mailto:ktodd@westfield.in.gov) or 317.379.6467.