



Petition Number: 1610-SPP-09 & 1610-ODP-10

Subject Site Address: South side of 161st Street just west of Spring Mill Road

Petitioner: CRG Residential

Representative: David George

Request: Primary Plat and Overall Development Plan approval for **Spring Mill Station Subdivision** consisting of 1 multi-family residential lot and 1 commercial lot.

Current Zoning: Spring Mill Station SWC Planned Unit Development (PUD) District

Current Land Use: Vacant

Approximate Acreage: 20 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat/Overall Development Plan
4. Spring Mill Station Area Map

Property History: 1506-PUD-11 (Spring Mill Station SWC PUD Ord. 15-15)

Staff Reviewer: Pam Howard, Associate Planner

PROCEDURAL

Approval of a Primary Plat and Development Plan 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 20-acre site is located on the south side of 161st Street, just west of Spring Mill Road (see **Exhibit 2**). The request is for approval of a Primary Plat and Overall Development Plan (see **Exhibit 3**) (collectively, the “plans”) for the Spring Mill Station Subdivision to create 1 multi-family residential lot and 1 commercial lot.

The petition was reviewed by the Technical Advisory Committee at its September 20, 2016, meeting. This petition has been properly noticed for a public hearing at the Plan Commission’s October 3, 2016, meeting.



The applicable zoning district is the Spring Mill Station SWC PUD (the "PUD"). To the extent provisions established within the UDO conflict with the provisions of the PUD, then the provisions of the PUD shall supersede and apply.

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.

Comment: The Department is working with petitioner to ensure compliance.

- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.

Comment: The Department is working with petitioner to ensure compliance.

- 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 4.23 & Article 5.3(G))

Comment: The Department is working with petitioner to ensure compliance.

- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

Comment: Petitioner is coordinating with the Public Works Department.

- 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.

Comment: The Department is working with petitioner to ensure compliance plat.

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.

Comment: The Department is working with petitioner to ensure compliance.

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 (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.

Comment: The Department is working with petitioner to ensure compliance.

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.



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

Comment: The Department is working with petitioner to ensure compliance.

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

Comment: The Department is working with petitioner to ensure compliance.

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

Comment: The Department is working with petitioner to ensure compliance.

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.

Comment: Petitioner is coordinating with the Public Works Department and utility providers.

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).

Comment: The Department is working with petitioner to ensure compliance.



DEVELOPMENT PLAN REVIEW (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.

Comment: Please see District Standards comments herein.

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.

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.

DISTRICT STANDARDS (Chapter 4 of UDO and Ord. 15-15)

The plans comply with Chapter 4 of the UDO and Ordinance 15-15: Spring Mill Station SWC PUD except for those items identified as outstanding below:

41) Permitted Uses (Sec. 3 of PUD)

- a) Lot 1: All uses permitted in the Underlying Zoning District for MF2 shall be permitted in Lot 1, except for the following: Utilities-Regulated by IURC
- b) Lot 2: All uses permitted in the Underlying Zoning District for LB shall be permitted in Lot 2.

42) General Regulations for Lot 1 (Article 4.11 of UDO and Sec. 4 of PUD)

- a) Maximum Density: 20 DU per acre
- b) Maximum DU per structure: 30

Comment: Will be reviewed at the time of the Lot's Detailed Development Plan.



- c) Maximum DU: 292
- d) Minimum BSL:
 - i) Front: none
 - ii) Side: 12'
 - iii) Rear: 20'

Comment: Will be reviewed at the time of the Lot's Detailed Development Plan.

- e) Project Perimeter Setback
- f) Maximum Building Height

Comment: Will be reviewed at the time of the Lot's Detailed Development Plan.

43) General Regulations for Lot 2 (Article 4.14 of UDO)

- a) Minimum Lot Frontage: 50'
- b) Minimum BSL:
 - i) Front: 60'
 - ii) Side: 15'
 - iii) Rear: 20'

Comment: The Department is working with petitioner to ensure compliance.

- c) Maximum Building Height: 45'

Comment: Will be reviewed at the time of the Lot's Detailed Development Plan.

- d) Project Perimeter Setback
- e) Building Size Req.

Comment: Will be reviewed at the time of the Lot's Detailed Development Plan.

44) Development Standards (Sec. 5 of PUD)

- a) Architectural Standards

Comment: Will be reviewed at the time of the Lot's Detailed Development Plan.

- b) Parking and loading Standards

Comment: Will be reviewed at the time of the Lot's Detailed Development Plan.

45) Design Standards (Sec. 6 of PUD)

- a) Open Space and Amenity Standards

Comment: Will be reviewed at the time of the Lot's Detailed Development Plan.



DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Primary Plat and Overall Development Plan, except for those items identified as outstanding below, that need addressed prior to approval:

46) Landscaping Standards (Article 6.8)

Comment: Individual Lot landscaping will be reviewed at the time of the Detailed Development Plan for each Lot with the exception of perimeter landscaping (e.g., buffer yard and external street frontage), which should be shown to ensure there are no conflicts with proposed infrastructure, easements and required landscaping. The Department will confirm compliance upon submittal of a landscape plan.

a) Minimum Lot Landscaping Requirements

Comment: Will be reviewed at the time of the Lot's Detailed Development Plan.

b) External Street Frontage Landscaping

Comment: Working with petitioner to ensure compliance.

c) Buffer Yard Requirements

Comment: Working with petitioner to ensure compliance.

d) Parking Area Landscaping

Comment: To be reviewed at the time of the Lot's Detailed Development Plan.

47) Lighting Standards (Article 6.9)

Comment: To be reviewed at the time of the Lot's Detailed Development Plan.

48) Lot Standards (Article 6.10)

49) Parking and Loading Standards (Article 6.14)

Comment: To be reviewed at the time of the Lot's Detailed Development Plan.

50) Setback Standards (Article 6.16)

51) Sign Standards (Article 6.17)

Comment: To be reviewed at the time Sign Permit application.

52) Vision Clearance Standards (Article 6.19)

Comment: The Department is working with petitioner to ensure compliance.

53) 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:

54) Block Standards (Article 8.1)

55) Easement Standards (Article 8.3)

Comment: Petitioner is coordinating with the Public Works Department and utility providers.

56) Monument and Marker Standards (Article 8.5)

57) Open Space and Amenity Standards (Article 8.6)

58) Pedestrian Network Standards (Article 8.7)

Comment: The Department is working with petitioner to ensure compliance.

59) Storm Water Standards (Article 8.8)

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

61) Street Light Standards (Article 8.10)

62) Street Sign Standards (Article 8.11)

63) Surety Standards (Article 8.12)

64) Utility Standards (Article 8.13)

Comment: Petitioner is coordinating with the Public Works Department and applicable utilities for items 59-64.

DEPARTMENT COMMENTS

- 1) **Action: Hold a public hearing at the October 3, 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 Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.