



Petition Number: 1912-ODP-22 & 1912-SPP-22
Project Name: Orchard View
Subject Site Address: 1300 LF north of the intersection of Casey Road and State Road 32
Petitioner: Arbor Homes
Representative: American Structurepoint
Request: Overall Development Plan and Primary Plat review of 271 lots on 104.72 acres +/- in the Orchard View Planned Unit Development (PUD) District.
Current Zoning: Orchard View PUD District
Current Land Use: Vacant
Approximate Acreage: 104.72 acres +/-
Property History: Orchard View PUD District (Ord. 19-27, 9/11/2019)
Staff Reviewer: Corey Harris, Associate Planner

PROCEDURAL

- TAC Meeting 11/19/2019
- APC Notice Deadline 11/22/2019
- APC First Meeting (Public Hearing) 12/02/2019
- Revised Plan Submittal & APC Packet Materials 12/06/2019
- APC Second Meeting 12/16/2019

BACKGROUND

The Property is currently zoned the Orchard View PUD District established by [Ordinance 19-27](#). The PUD (1908-PUD-21) was adopted at the September 11, 2019, City Council meeting.

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.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat (the "Plans") scheduled for the November 19, 2019, Technical Advisory Committee meeting.

REVIEW COMMENTS



- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised secondary plat has been submitted and reviewed.
- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
- 4) Abbreviations:
 - a) WPWD: Westfield Public Works Department
 - b) HCSO: Hamilton County Surveyor's Office

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.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 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.
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 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.
- 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.
- 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.
- 20) Misc.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

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

- 21) Title, scale, north arrow and date.



- 22) Proposed name of the development.
- 23) 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.
- 24) Address and legal description of the property.
- 25) Boundary lines of the property including all dimensions.
- 26) 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.
- 27) 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.
- 28) 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.
- 29) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 30) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 31) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 32) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 33) Location of all Floodplain areas within the boundaries of the property.
- 34) Names of legal ditches and streams on or adjacent to the site.
- 35) 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.
- 36) Identify buildings proposed for demolition.



- ii) Two Story: 1,600 SF; 900 SF Minimum Ground Floor Area
- b) Area B:
 - i) Single Story: 1,400 SF
 - ii) Two Story: 1,600 SF; 900 SF Minimum Ground Floor Area

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

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

- 45) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 46) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 47) 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.
- 48) 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.

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:



- 49) Architectural Standards (Ord. 19-27, Section 7.1):
- 50) Building Standards (Article 6.4):
- 51) Fence Standards (Article 6.5):
- 52) Height Standards (Ord. 19-27, Section 7.3):
- 53) Landscaping Standards (Ord. 19-27, Section 7.4):
- 54) Lighting Standards (Article 6.9):
- 55) Lot Standards (Article 6.10):
- 56) Setback Standards (Article 6.16):
- 57) Vision Clearance Standards (Article 6.19):
- 58) 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:

- 59) Block Standards (Article 8.1)
- 60) Easement Standards (Article 8.3)

Comment: Please coordinate with WPWD and utility companies.

- 61) Monument and Marker Standards (Article 8.5)

Comment: Will be reviewed on Secondary Plat.

- 62) Open Space and Amenity Standards (Article 8.6)
- 63) Infrastructure Standards (Section 20 of PUD Ordinance)

Comment: Please coordinate with WPWD.



64) Pedestrian Network Standards (Article 8.7)

- a) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:
 - i) Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.
 - ii) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
 - iii) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-way Standards as it may apply).

65) Storm Water Standards (Article 8.8)

Comment: Please coordinate with WPWD.

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

Comment: Please coordinate with WPWD.

67) Street Light Standards (Article 8.10)

- a) Street Lights at Intersections: The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all intersections within the development, consistent with the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and the public utility providing such lighting. The Public Works Department may reduce the number of intersections required to have street lighting. Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.
- b) Lighting between Intersections: Unless street lights have been provided at the lesser of either mid-Block or every fifteen (15) lots, a dusk-to-dawn light that operates on a photo cell shall be installed on each home site. This lighting shall be maintained by the Property Owner in perpetuity.



Comment: Please coordinate with WPWD.

68) Street Sign Standards (Article 8.11)

Comment: Please coordinate with WPWD and applicable utilities.

69) Surety Standards (Article 8.12)

Comment: Please coordinate with WPWD and applicable utilities.

70) Utility Standards (Article 8.13)

Comment: Please coordinate with WPWD and applicable utilities.

DEPARTMENT COMMENTS

1. Action: Hold a public hearing at the December 2, 2019, Plan Commission meeting. As the plans are compliant with the UDO and Orchard View PUD District, if neither the public nor the Plan Commission have any concerns and are satisfied with the proposed Overall Development Plan and Primary Plat (1912-ODP-22 & 1912-SPP-22), the Department recommends approval of the aforementioned items with the following conditions:

a. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.

b. A visual tree inventory (the "Tree Inventory"), as described in the Orchard View PUD (Ord. 19-27), be submitted to the Department prior to the issuance of a Secondary Plat.

2. If any Plan Commission member has questions prior to the public hearings, then please contact Corey Harris at 317.432.4883 or charris@westfield.in.gov.