



Petition Number: 1607-ODP-09 & 1607-SPP-08

Subject Site Address: South side of 151st Street, East of Towne Road

Petitioner: CalAtlantic Homes of Indiana, Inc. by Weihe Engineers, Inc.

Request: The Petitioner requests a Primary Plat and Overall Development Plan review for 142 single-family residential lots in the pending Liberty Ridge Planned Unit Development (PUD) District.

Current Zoning: Liberty Ridge PUD

Current Land Use: Vacant/Agricultural

Approximate Acreage: 59.55 acres +/-

Property History: 1607-PUD-09, Liberty Ridge PUD District (Ord. 16-23)

Staff Reviewer: Daine Crabtree, Associate Planner

HISTORY AND PROCEDURAL:

Approval of an Overall 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.

The Liberty Ridge PUD, Overall Development Plan (“the ODP”) and Primary Plat (“the SPP”) were reviewed by the Technical Advisory Committee (TAC) at its June 21, 2016, meeting.

The PUD, ODP, and SPP received a public hearing at the July 5, 2016, Advisory Plan Commission (APC) meeting. Notice of the July 5, 2016 APC meeting was provided in accordance with Indiana law and the APC’s rules of procedure.

The PUD was adopted by the Westfield City Council at their October 24, 2016, meeting.

After revisions to the layout as a result of the PUD review process, the ODP and SPP received a second review by TAC at its November 15, 2016, meeting.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat (the “Plans”) scheduled for the December 5, 2016, APC meeting.



PROJECT OVERVIEW:

The 59.55 acre +/- site is located on the south side of 151st Street, east of Towne Road. The request is for Overall Development Plan and Primary Plat approval for 142 single-family lots located in the Liberty Ridge PUD District.

PRIMARY PLAT REVIEW

LIBERTY RIDGE PUD (Ord. 16-23)

Plans comply.

District Standards

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| 1. Maximum Number of Dwellings: | 142 |
| 2. Minimum Lot Area: | 8,000 SF |
| 3. Minimum Lot Frontage: | 40 feet |
| 4. Minimum Building Setback Lines: | |
| a. Front Yard: | 20 feet |
| b. Side Yard: | 5 feet |
| c. Rear Yard: | 20 feet |
| 5. Minimum Lot Width at Building Line: | 60 feet |

WESTFIELD UNIFIED DEVELOPMENT ORDINANCE (UDO)

PRIMARY PLAT DOCUMENTATION AND SUPPORTING INFORMATION (ARTICLE 10.12(J))

Plans comply.

6. Location Map
7. Scale
8. Primary Plat
 - a. Proposed name of the subdivision.
 - b. Names and addresses of the owner, owners, land surveyor, or land planner.
 - 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.

- 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).
 - 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.
 - 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.
 - 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.
 - 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.
9. Covenants and Restrictions

OVERALL DEVELOPMENT PLAN REVIEW:

LIBERTY RIDGE PUD (Ord. 16-23)

Plans Comply.



District Standards

1. Maximum Number of Dwellings: 142
2. Minimum Lot Area: 8,000 SF
3. Minimum Lot Frontage: 40 feet
4. Minimum Building Setback Lines:
 - a. Front Yard: 20 feet
 - b. Side Yard: 5 feet
 - c. Rear Yard: 20 feet
5. Minimum Lot Width at Building Line: 60 feet
6. Maximum Building Height: 2.5 stories

7. Minimum Living Area (Ground Floor):
 - a. Single Story: 1,775 SF
 - b. Two Story: 2,400 SF
8. 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 ORDINANCE (UDO)

DEVELOPMENT PLAN APPROVAL – APPLICATION DOCUMENTATION AND SUPPORTING INFORMATION (ARTICLE 10.7(G))

Plans Comply.

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.
 - 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.
 - 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.
 - i. All proposed Street and Driveway improvements, both on and off-site, including measurements of curb radius and/or taper.
 - 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.
 - 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.
 - 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*).
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.
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.
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.



DEVELOPMENT STANDARDS (CHAPTER 6 OF UDO)

Plans Comply.

1. Accessory Use and Building Standards (Article 6.1)
2. Architectural Standards (Residential Uses) (Article 6.3)¹

Article 6.3(C)(2) Streetscape Diversity Requirements: At minimum two (2) of the following three (3) design objectives shall be met:

 - a) The front façade of a front load garage shall be recessed from the Front Building façade by at least five (5) feet. A rear-load garage or a side-load garage, with a minimum of twenty-five (25) square feet of windows in the Building Façade oriented toward the street shall also meet this objective
 - b) Building Setback Lines shall vary within each Block to eliminate monotonous building placement. Front yard Building Setback Lines should be staggered to allow a range of six (6) feet offset within the Block and have a minimum variation of two (2) feet increments from adjacent Lots. Staggered Building Setback Lines may not be required to meet this standard where winding streets or a similar development design achieve the same effort
 - c) Single-Family Dwellings located on adjacent Lots with a Front Lot Line abutting the same Street shall, at the time of the issuance of the Certificate of Occupancy:
 - i) Be a significantly different front Building Façade (i.e. architectural style, roof lines, window placement, proportion of siding materials) than the adjacent Lot. Minor variations in architectural features or materials (i.e. shutters, door styles, siding patterns) shall not qualify as significantly different if the Dwelling on the adjacent Lot is of a similar floorplan;
 - ii) Have a different primary siding color than the adjacent Lot; and
 - iii) Have a different color from the adjacent Lot for at least one (1) of the following exterior elements: Masonry Material, the trim, any accent siding (e.g., board and batten, shake).
3. Building Standards (Article 6.4)
4. Height Standards (Article 6.6)
5. Landscaping Standards (Article 6.8)²
 - a. Detention Ponds
 - b. Street Trees
 - c. Minimum Lot Landscaping (per Liberty Ridge PUD):

¹ Architectural standards superseded by Liberty Ridge PUD.

² Landscape Standards superseded by Liberty Ridge PUD.



Lots (142 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	Ten (10) per Lot	See note below	See note below

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

d. External Street Frontage (Lot 1 north side only provided lots 41-54 & 137-142 facades are oriented towards 151st Street):

151st Street (140')	Required	Provided	Difference
Evergreen Trees	6	6	---
Shade Trees	4	4	---
Ornamental Trees	4	4	---
Shrubs	35	35	----
Planting Area	30'	50'	----

e. Buffer Yard Standards

East (615') Buffer Type B	Required	Provided	Difference
Shade Trees	25	25	---
Evergreen Trees	25	25	---
Shrubs	62	62	---
Buffer Yard Width	40'	40'	---

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| 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) |
| 12. Yard Standards | (Article 6.21) |



DESIGN STANDARDS (CHAPTER 8 OF UDO)

Plans comply.

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| 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) |
| 6. Storm Water Standards | (Article 8.8) |
| 7. Street and Right-of-Way Standards | (Article 8.9) |
| 8. Street Light Standards | (Article 8.10) |
| 9. Street Sign Standards | (Article 8.11) |
| 10. Surety Standards | (Article 8.12) |
| 11. Utility Standards | (Article 8.13) |

DEPARTMENT COMMENTS

1. The plans are compliant.
2. **Action:** The Department recommends approving the petition with the following condition:
 - All necessary approvals be obtained from the Westfield Public Works Department, Hamilton County Surveyor's Office and Citizens Westfield prior to the issuance of an improvement location permit.
3. If any Plan Commission members have questions prior to the meeting, then please contact Daine Crabtree at 317-416-2586 or dcrabtree@westfield.in.gov

