



CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda 11_01_2021

Monday, November 01, 2021 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, November 01, 2021 at 07:00 PM

MEETING PLACE: Westfield City Hall, 130 Penn Street, Westfield, IN 46074

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION

Public input can be submitted in 1 of 2 ways:

- Email to planners@westfield.in.gov
- Show up at Westfield City Hall for an opportunity to participate in this public hearing. Staff will be present to help direct traffic inside the room.

OPENING OF MEETING

Documents: [Viewable online at: https://www.youtube.com/user/CityofWestfieldIN](https://www.youtube.com/user/CityofWestfieldIN)

Note the Presence of a Quorum

Approval of Minutes

October 18, 2021 APC Minutes

Documents: [APC Minutes - October 18, 2021](#)

Approval of 2022 Schedule of Meetings

Documents: [2022 APC Calendar](#)

Review APC Rules & Procedures

CONSENT AGENDA

No Consent Agenda Items.

ITEMS OF BUSINESS

No Items of Business.

PUBLIC HEARING ITEMS

2111-ODP-24 & 2111-SPP-24 [PUBLIC HEARING]

Sycamore Glen

South of & adjacent to 159th St & west of Towne Road

Coronado Development Corporation by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat review of 31 Lots on 28.66 acres +/- in the Sycamore Glen PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Overall Development Plan & Primary Plat](#) | [Exhibit 4: Landscape Plan](#) | [Petitioner Presentation](#)

2111-PUD-26 [PUBLIC HEARING]

Landing 161 PUD

West of & adjacent to US 31/North of & adjacent to E 161st Street

Lennar Homes of Indiana, Inc. by Nelson & Frankenberger, LLC requests a change of zoning for 49 acres +/- from the Indy Hebrew Congregation PUD and EI: Enclosed Industrial Zoning Districts to the Landing 161 PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ord. 21-44](#) | [Exhibit 4: Concept Plan](#) | [Exhibit 5: Linear Trail Park](#) | [Exhibit 6: Narrative Statement](#) | [Exhibit 7: Examples of Buildings](#) | [Exhibit 8: Neighbor Meeting Summary](#) | [Exhibit 9: Comprehensive Plan Map](#) | [Exhibit 10: Public Comment](#) | [Petitioner Presentation](#)

2111-PUD-27 [PUBLIC HEARING]

TowneRun PUD

Northwest corner of Towne Rd & West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.

(Planner: Rachel Riemenschneider - rriemenschneder@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Hub Layout](#) | [Exhibit 5: Proposed Ordinance 21-45](#) | [Exhibit 6: Mixed Use Character Exhibits](#) | [Exhibit 7: Townhome Elevations](#) | [Exhibit 8: Narrative Statement](#) | [Exhibit 9: Public Comment](#) | [Exhibit 10: Neighbor Meeting Summary](#)

2111-PUD-28 [PUBLIC HEARING]

Courtyards at Spring Mill PUD District

East side of Spring Mill Road, north of SR 32, south of 186th Street

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests a change in zoning on 67.8 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Courtyards at Spring Mill Planned Unit Development (PUD) District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Project Narrative](#) | [Exhibit 4: Proposed Ord. 21-47](#) | [Exhibit 5: Site Exhibits](#) | [Exhibit 6: Home Product Examples](#) | [Exhibit 7: Lot Landscaping Exhibits](#) | [Exhibit 8: Neighborhood Meeting Summary](#) | [Exhibit 9: Public Comment Exhibit](#) | [Exhibit 10: Petitioner's Presentation](#)

ITEMS CONTINUED TO A FUTURE MEETING

2108-PUD-22 [CONTINUED]

Urban Apples PUD

18326 Spring Mill Road

Herron Holdings, LLC by Church Church Hittle + Antrim requests a change in zoning for 23.71 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Urban Apples PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

Documents: [Exhibit 1: Staff Report updated 10/29](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ord. 21-34 clean updated 10/29](#) | [Exhibit 4: Concept Plan updated 10/29](#) | [Exhibit 5: Architectural Elevation Exhibits](#) | [Exhibit 6: Accessory Building Illustrative Images](#) | [Exhibit 7: Redline \(10/4 - 11/1\) updated 10/29](#) | [Exhibit 8: Previous Redline \(8/2 - 10/4\)](#) | [Exhibit 9: Petitioners Response to Issue List](#) | [Exhibit 10: Concept Plan Comparison updated 10/29](#) | [Exhibit 11: Updated Narrative Statement](#) | [Exhibit 12: Neighbor Meeting Summary](#) | [Exhibit 13: Public Comments](#) | [Continuance Request 11/1](#)

2008-PUD-09 [CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Northpoint II PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2101-ZOA-01 [CONTINUED]

Unified Development Ordinance Amendment

Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

2108-ODP-18 & 2108-SPP-18 [CONTINUED]

Highlands Latin School

3810 W 146th Street

Indy Latin Schools requests Overall Development Plan and Primary Plat review of 1 Lot and 1 Block on 30.88 acres +/- in AG-SF1: Agriculture/Single-family Rural District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

(Presenting Planner: Pam Howard - phoward@westfield.in.gov)

2110-PUD-24 [CONTINUED]

Hittle at ThirtyOne PUD Amendment I

West of and Adjacent to US 31 and South of 191st Street

Pryamrp, LLC by Nelson & Frankenberger, LLC requests an amendment to the the Hittle at ThirtyOne PUD to permit Dryvit Custom Brick as a permitted building material on 5.54 acres +/-.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

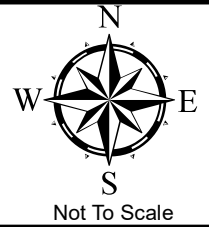
Board of Zoning Appeals Liaison

Community Development Department

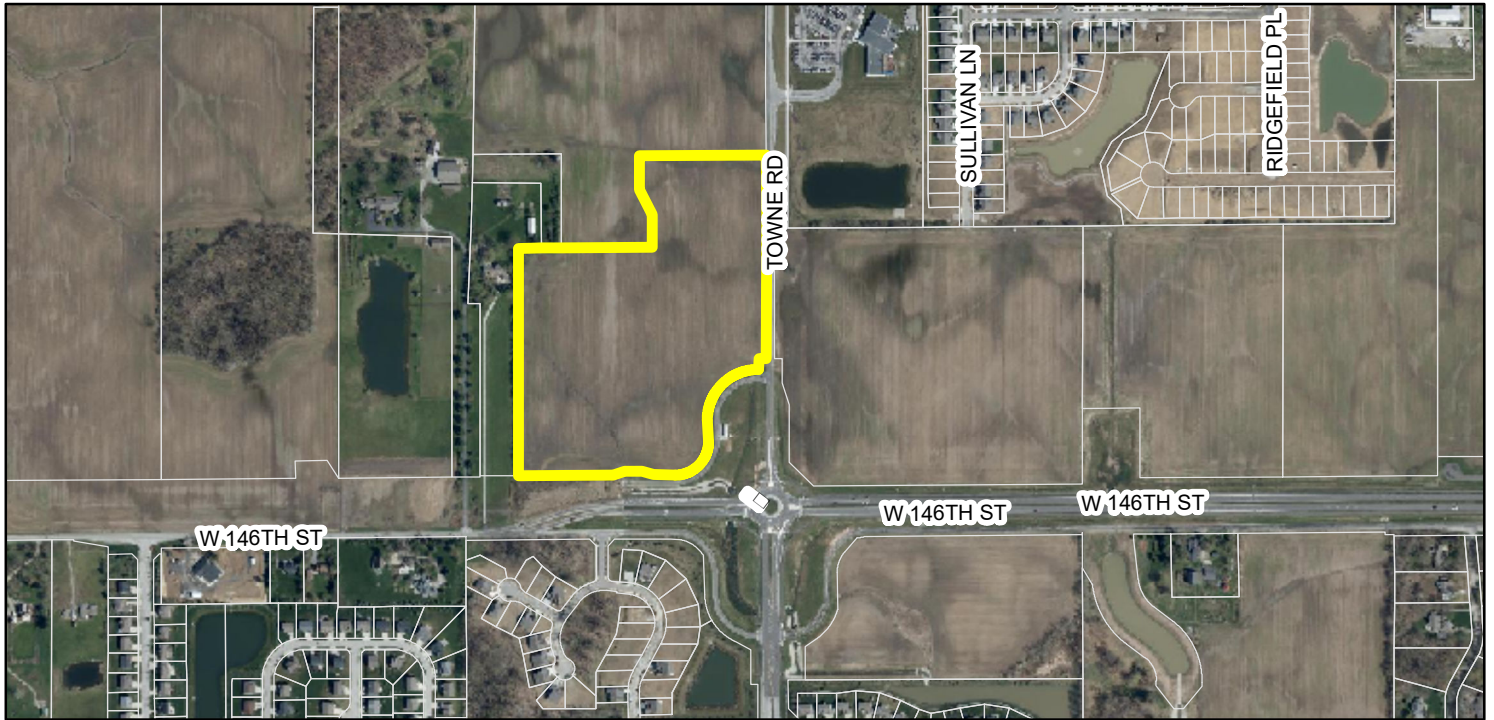
ADJOURNMENT



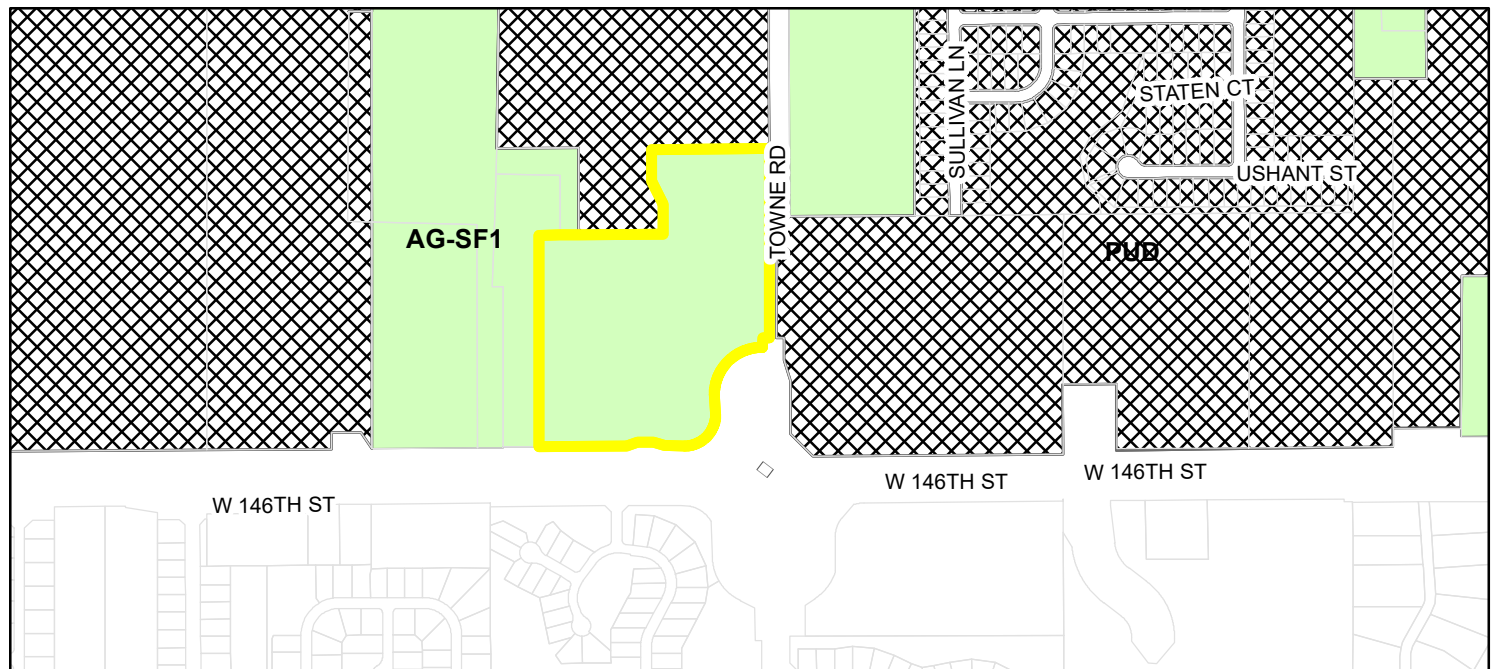
Property Location Map
TowneRun PUD
Northwest Corner of Towne Road and 146th Street
2111-PUD-27



Aerial Location Map



Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- PUD (Planned Unit Development)



ORDINANCE NUMBER 21-45

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE
UNIFIED DEVELOPMENT ORDINANCE**

“TowneRun PUD”

This is a Planned Unit Development District Ordinance, to be known as the TOWNERUN PLANNED UNIT DEVELOPMENT (the “**Ordinance**”), to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the “**UDO**”), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code§ 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the “**City**”) and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “**Commission**”) considered a petition (Petition No. 2111-PUD-27), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in Exhibit A attached hereto (the “**Real Estate**”);

WHEREAS, the Commission forwarded Petition No. 2111-PUD-27 to the Common Council of the City of Westfield, Hamilton County, Indiana (the “**Council**”) with a favorable recommendation (Vote: X in favor, X opposed) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code§ 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on XXXX X, 2021;

WHEREAS, the Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Council, meeting in regular session, that the UDO and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the “TowneRun Planned Unit Development District” (the “**District**”).
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (“**Chapter**”) and Article (“**Article**”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the UDO.

Section 3. Concept Plan. The concept plan, attached hereto as Exhibit B (the “**Concept Plan**”), is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 3.1 The District is hereby divided into three (3) areas, as depicted on the Concept Plan and labeled as “**Mixed Use Hub**,” “**Townhome Hub**” and “**Lifestyle Amenities Hub**” (individually or collectively, the “**Area**” or “**Areas**”).
- 3.2 Development of each Area shall be regulated as set forth in this Ordinance.
- 3.3 The boundaries of the Areas shall be developed in substantial compliance with the Concept Plan. The final layouts and site plans within the Areas shall be subject to the terms of this Ordinance and may vary from the depictions shown in the Concept Plan.

Section 4. Underlying Zoning District(s). The Underlying Zoning District of the Townhome Hub and the Lifestyle Amenities Hub shall be the SFA: Single-family Attached District, and the Mixed Use Hub shall be the LB: Local and Neighborhood Business District (the “**Underlying Zoning Districts**”).

Section 5. Permitted Uses. The uses identified in this Section (the “**Permitted Uses**”), shall be the only uses permitted in the Areas.

- 5.1 The following uses shall be permitted in Mixed Use Hub:

- A. Bed and Breakfast (B&B)
- B. Childcare / daycare centers
- C. Health, fitness and exercise center
- D. Office, General Services
- E. Office, Medical
- F. Office, Professional
- G. Restaurant, Sit Down
- H. Restaurant, Specialty
- I. Restaurant, Takeout and Deli-style
- J. Retail, Low Intensity
- K. Retail, Medium Intensity
- L. Development Amenities

5.2 Townhome Hub: A maximum number of 180 Townhouse Dwellings shall be permitted.

5.3 Lifestyle Amenities Hub: Development Amenities.

Section 6. General Regulations. The standards of Chapter 4 Zoning Districts, as applicable to the respective Underlying Zoning Districts, shall apply to the development of the Real Estate, except as otherwise modified below.

6.1 Mixed Use Hub Development Standards: The following development standards shall be applicable to any Building within the Mixed Use Hub:

- A. Article 4.14(E) shall not apply. There shall be no zoning setback requirements within the Mixed Use Hub Area.
- B. Article 4.14(F) shall not apply. Instead the following Maximum Building Height standards shall apply: Three (3) Stories.

6.2 Townhome Hub Development Standards: The following development standards shall be applicable to any Building constructed within the Townhome Hub Area:

Minimum Lot Area	No Minimum
Minimum Lot Frontage	No Minimum
Minimum Building Setback*	
Front Yard	0'
Side Yard	0'
Rear Yard	0'
Minimum Distance Between Buildings	20'
Maximum Lot Coverage	No Maximum
Minimum Lot Width	No Minimum
Maximum Dwelling Units Per Building	6
Maximum Building Height	3 Stories
Minimum Living Area (Total) Per Dwelling Unit	1,500 SF

*Each Townhouse Dwelling shall provide a driveway with a minimum length of twenty (20) feet as measured between the garage door and : (i) the Street right-of-way line, if the driveway is accessed from a Street; or (ii) the edge of pavement, if the driveway is accessed from an Alley. Article 4.9(H)(2) Building Staggering Requirement shall not apply. Article 4.9(J) Project Perimeter Setback shall not apply. Instead, no Building shall be constructed within sixty (60) feet of an abutting AG-SF1 zoning district.

6.4 Lifestyle Amenities Hub Development Standards: The following development standards shall be applicable to any Building within the Lifestyle Amenities Hub.

- A. Article 4.9(H) shall not apply. Instead, the following minimum setbacks shall apply: No Building shall be constructed within sixty (60) feet of the west property line of the District. There shall be no other zoning setback requirements within the Lifestyle Amenities Hub Area.
- B. Buildings within the Lifestyle Amenities Hub shall be limited to gazebos, picnic shelters and other similar amenity structures.

Section 7. Overlay District. The Architectural Design Requirements of the State Highway 32 Overlay Zone, Article 5.3(K) of the UDO (the “**Overlay Architectural Standards**”), shall apply to the Mixed Use Hub.

Section 8. Development Standards. The standards of Chapter 6 Development Standards of the UDO shall apply to the development of the Real Estate, except as otherwise modified below.

8.1 Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall be modified to permit enclosures to be located within an Established Front Yard along a Street other than 146th Street and Towne Road.

8.2 Article 6.3 Architectural Standards:

- A. Mixed Use Hub. Article 6.3 Architectural Standards shall not apply to the Mixed Use Hub. Instead, the Overlay Architectural Standards (incorporated in Section 7 of this Ordinance) shall be supplemented by the images attached hereto as Exhibit C, which are intended to conceptually illustrate the

anticipated character and quality of the Buildings to be constructed within Mixed use Hub.

- B. Townhome Hub. Article 6.3 Architectural Standards shall apply to the Townhome Hub Area, except as modified below. The following architectural standards shall apply in the Townhome Hub Area:

1. Elevations: The Townhouse Dwellings shall be constructed in substantial compliance with Exhibit D (the “**Townhome Elevations**”). To the extent the applicable architectural standards of the UDO conflict with the Townhome Elevations, the Townhome Elevations shall prevail.
2. Building Materials: Vinyl and aluminum siding shall be prohibited.
3. Garages: All Dwellings shall have a minimum two (2) car attached garage.

- 8.3 Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below:

- A. Street Trees: Article 6.8(J) Street Trees shall not apply.
- B. External Street Frontage: Article 6.8(M) External Street Frontage Landscaping Requirements shall not apply.
- C. Buffer Yard Landscaping. Buffer Yard landscaping along the west and north boundaries of the District abutting the existing AG-SF1 zoning district shall be provided in substantial compliance with the Concept Plan.
- D. Tree Preservation. Any trees within ten (10) feet of the west and north boundary of the District, that are in good health and not otherwise required to be removed for environmental reasons, shall be preserved in accordance with Article 6.8, Landscaping Standards of the UDO. Existing trees in this area shall not be disturbed by the Developer unless required by the City, or for drainage/utility installation.
- E. Lot Landscaping (only applicable to the Townhome Hub Area): Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below:
 1. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.
 2. A minimum of: one (1) Shade Tree and four (4) Shrubs shall be required per Townhouse Dwelling.
 3. Each Townhouse Dwelling on a Corner Lot shall have one (1) additional Shade Tree in the Front Yard adjacent to the side elevation of the Dwelling.

8.4 Sign Standards.

- A. Article 6.17(J)(2) Monument Sign(s) (Center Only) shall be modified to permit up to two (2) Nonresidential Center Monument Signs (one along 146th Street and one along Towne Road), each in compliance with the standards set for in Article 6.17(J)(2)(a)(ii).
- B. Wall Signs shall be permitted in accordance with Article 6.17(J)(5) of the UDO for Buildings in the Mixed Use Hub. For purposes of this Section, a Front Façade may be either a Building Façade possessing the primary entrance of a Building or a Building Façade facing an External Street (or frontage road thereto).

8.5 Parking and Loading Standards.

- A. Article 6.14(G)(5) is hereby modified to permit up to 20% of all parking spaces required in the District to be a minimum of 8' wide and 18' deep to accommodate compact cars.
- B. Parking Space requirements shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for a Detailed Development Plan.

8.6 Open Space and Amenity Standards. The Lifestyle and Amenities Hub and improvements contained therein shall be creditable toward the requirements of Article 8.6 of the UDO applicable to the Townhome Hub Area.

Section 9. Infrastructure Standards. The District's infrastructure shall comply with the UDO and the City's Construction Standards (see Chapter 7 Subdivision Regulations) unless otherwise approved by the Department of Public Works.

Section 10. Duration. Failure to obtain a Secondary Plat / Construction Plan approval in the District by January 1, 2027 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the AG-SF1 District.

Section 11. Severability. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

ALL OF WHICH IS ORDAINED/RESOLVED THIS XX DAY OF XXXX, 2021.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James Edwards

James Edwards

James Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 21-45** was delivered to the Mayor of Westfield on the XX day of XXXX, 2021, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 21-45**

this _____ day of XXXX, 2021.

I hereby VETO **ORDINANCE 21-45**

this _____ day of XXXX, 2021.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46074, (317) 773-2190.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Matthew S. Skelton.

EXHIBIT A
Legal Description

A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 03 EAST, OF THE SECOND PRINCIPAL MERIDIAN, IN HAMILTON COUNTY, INDIANA, BEING THAT TRACT OF LAND SHOWN ON THE PLAT OF SURVEY CERTIFIED BY TERRY D. WRIGHT, INDIANA REGISTERED PROFESSIONAL LAND SURVEYOR LS#9700013 ON APRIL 23, 2021 BY HAMILTON DESIGNS, LLC PROJECT NUMBER 2021-0106 (ALL REFERENCES TO MONUMENTS AND COURSES HEREIN AS SHOWN ON SAID PLAT OF SURVEY) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 00 DEGREES 00 MINUTES 33 SECONDS WEST 750.00 FEET ON AND ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THE FOLLOWING 11 CALLS FOLLOW THE NORTH LINE OF THE RIGHT OF WAY GRANT DESCRIBED IN INSTRUMENT # 2016013973 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY;

- 1) THENCE SOUTH 89 DEGREES 56 MINUTES 47 SECONDS WEST 50.58 FEET;
- 2) THENCE SOUTH 00 DEGREES 03 MINUTES 13 SECONDS EAST 45.85 FEET;
- 3) THENCE SOUTH 89 DEGREES 48 MINUTES 55 SECONDS WEST 5.39 FEET;
- 4) THENCE IN A SOUTHWESTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 219.87 FEET, HAVING A CHORD BEARING OF SOUTH 44 DEGREES 56 MINUTES 18 SECONDS WEST AND A CHORD DISTANCE OF 311.07, HAVING A CENTRAL ANGLE OF 90 DEGREES 02 MINUTES 38 SECONDS AND AN ARC LENGTH OF 345.55;
- 5) THENCE SOUTH 03 DEGREES 06 MINUTES 12 SECONDS EAST 93.98 FEET;
- 6) THENCE IN A SOUTHWESTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 145.10 FEET, HAVING A CHORD BEARING OF SOUTH 44 DEGREES 46 MINUTES 18 SECONDS WEST AND A CHORD DISTANCE OF 204.44, HAVING A CENTRAL ANGLE OF 89 DEGREES 34 MINUTES 20 SECONDS AND AN ARC LENGTH OF 226.84;
- 7) THENCE NORTH 88 DEGREES 35 MINUTES 56 SECONDS WEST 95.30 FEET;
- 8) THENCE NORTH 73 DEGREES 42 MINUTES 13 SECONDS WEST 52.20 FEET;
- 9) THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS WEST 75.00 FEET;
- 10) THENCE SOUTH 72 DEGREES 53 MINUTES 53 SECONDS WEST 52.20 FEET;
- 11) THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS WEST 409.99 FEET TO THE EAST LINE OF INSTRUMENT #200100027371 IN SAID RECORDER'S OFFICE; THENCE NORTH 00 DEGREES 03 MINUTES 20 SECONDS WEST 985.64 FEET ALONG SAID EAST LINE; THENCE

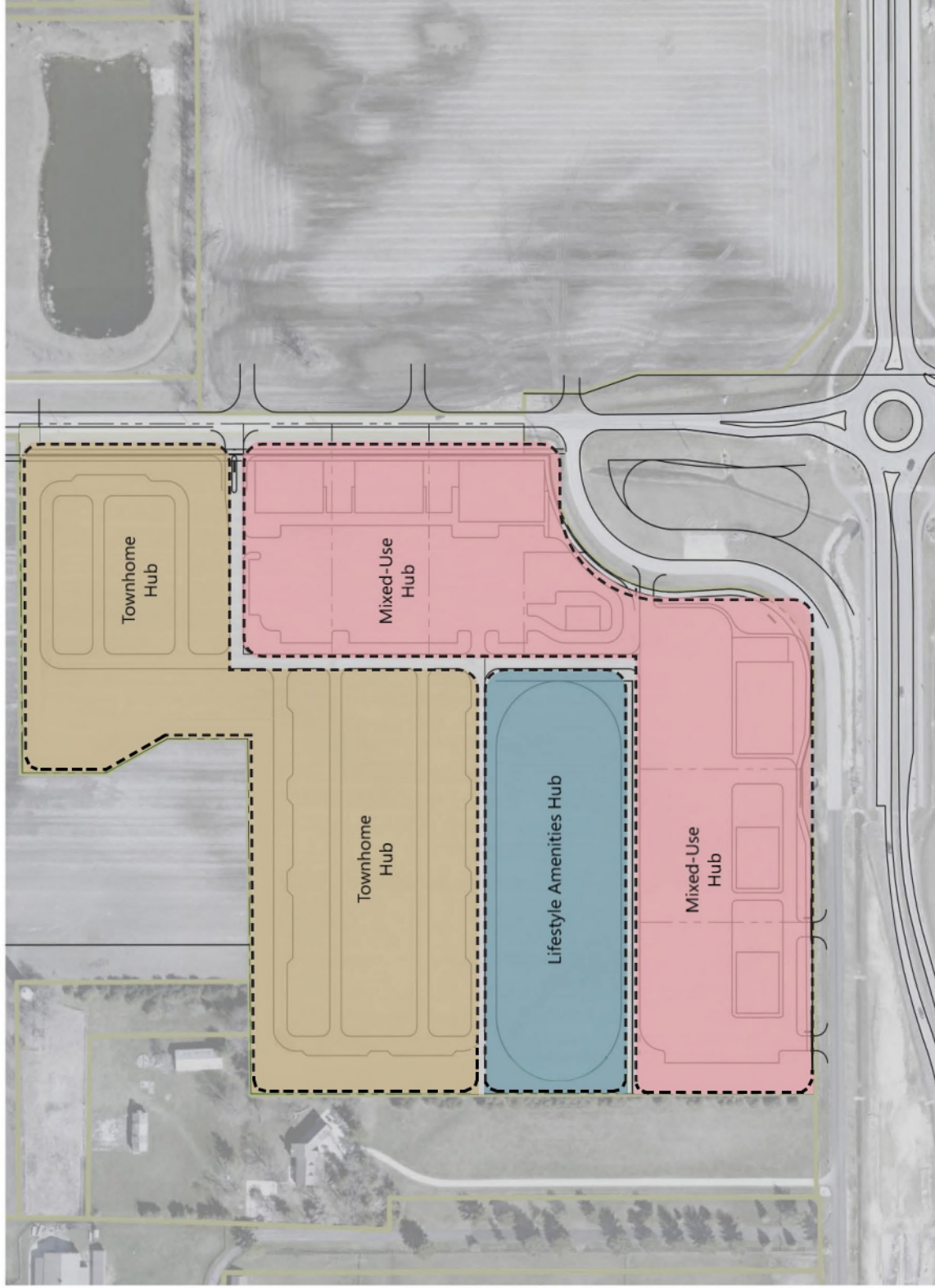
NORTH 89 DEGREES 30 MINUTES 46 SECONDS EAST 183.94 FEET TO THE SOUTHEAST CORNER OF INSTRUMENT #200200010702; THENCE NORTH 89 DEGREES 30 MINUTES 14 SECONDS EAST 396.72 FEET TO A SOUTHEASTERN CORNER OF INSTRUMENT #2021015916; THE FOLLOWING 4 CALLS FOLLOW AN EASTERN AND SOUTHERN LINE OF SAID INSTRUMENT;

- 1) THENCE NORTH 00 DEGREES 00 MINUTES 33 SECONDS WEST 141.35 FEET;
- 2) THENCE NORTH 27 DEGREES 18 MINUTES 29 SECONDS WEST 121.54 FEET;
- 3) THENCE NORTH 00 DEGREES 00 MINUTES 46 SECONDS WEST 146.55 FEET;
- 4) THENCE NORTH 89 DEGREES 33 MINUTES 30 SECONDS EAST 570.80 FEET TO THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 00 MINUTES 33 SECONDS EAST 884.07 FEET ON AND ALONG SAID SECTION LINE TO THE POINT OF BEGINNING; CONTAINING 26.94 ACRES MORE OR LESS.

EXHIBIT B

Concept Plan

The “Concept Plan” appears on the following two (2) pages of this exhibit.



- Mixed-Use Hub
- Townhome Hub
- Lifestyle Amenities Hub

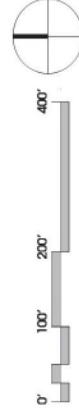




EXHIBIT C

Mixed Use Hub Illustrative Images (Page 1 of 3)



EXHIBIT C

Mixed Use Hub Illustrative Images (Page 2 of 3)



EXHIBIT C

Mixed Use Hub Illustrative Images (Page 3 of 3)



EXHIBIT D

Townhome Elevations

The “Townhome Elevations” appear on the following two (2) pages of this exhibit.



Townhomes Architecture



M/I HOMES

Townhomes Architecture



M/I HOMES

EXHIBIT C

Mixed Use Hub Illustrative Images (Page 1 of 3)



EXHIBIT C

Mixed Use Hub Illustrative Images (Page 2 of 3)



EXHIBIT C

Mixed Use Hub Illustrative Images (Page 3 of 3)



Townhomes Architecture



M/I HOMES

Townhomes Architecture



M/I HOMES

Narrative Statement

TowneRun PUD

Northwest corner 146th Street and Towne Road

LOR Commercial Development is proud to introduce Towne Run, a proposed Planned Unit Development on 27 acres at the northwest corner of Towne Road and West 146th Street. Towne Run will feature a diverse mixture of retail, restaurant, office and townhome uses containing amenities for the community, customers, and residents.

The mixed-use hubs along the streets will offer neighborhood-oriented retail and restaurants with outdoor dining and may also include health and wellness and professional offices. The townhome component will feature attached three-story owner-occupied residences, most of which will be alley-fed. The lifestyle amenities hub will contain water features, park benches and walking trails.

Towne Run will become an impressive part of Westfield's southwestern gateway. It is designed to be complementary to surrounding land uses and will offer much-desired live-work opportunities while creating synergy, vibrancy, and promoting social interaction and long-term sustainability.

Memorandum

Date: October 26, 2021

To: Rachel Riemenschneider, Associate Planner
Economic and Community Development Department

From: Andrew Wert
Church Church Hittle + Antrim
116 N. Union Street, Westfield, IN 46074

Re: TowneRun PUD amendment (2111-PUD-27)
Summary of Neighbor Meeting

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, LOR Corporation hosted a Neighborhood Meeting on Monday, October 25, 2021. Invitations were extended to all property owners listed on the Adjoiner List for public hearing as well as Westfield Planning staff and Westfield Council persons. Below is a brief written report of the meeting.

The Neighborhood Meeting began at 6:30 p.m. at Thrive Christian Church, 15091 Towne Road.

Petitioner representatives included Dale Pfeifer and Adam Hill of LOR Commercial Development, Jonathan Isaacs of M/I Homes, Matthew Skelton and Andrew Wert of CCH+A.

Attendees included Rachel Riemenschneider of the Westfield planning staff. Also, among the attendees were twelve interested neighbors.

A summary of the meeting follows.

Matt gave a brief summary of the proposed project. Adam, Dale, Matt, Jon and Andy then met with the neighbors and discussed various points of interest.

There was interest in the construction start date and duration of construction. It is estimated that construction would begin in April 2022. Site build-out will likely take place over 2-3 years.

Adam explained that his company will not construct buildings on speculation. He anticipates strong demand for the proposed commercial buildings.

One neighbor expressed an interest in having the proposed detention pond running north-south along the northwest portion of the property. It was explained that this is not possible due to the topography of the site and fixed location of drainage outlets. There were questions about site

lighting on the site. The project team explained the City's lighting standards and fixture requirements.

There were questions about the condominium units. Mr. Isaacs explained that there would be 153 units. Price points will be in the \$300Ks and \$400Ks.

Neighbors seemed generally pleased with the idea of fronting the commercial buildings along external roadways with parking situated to the rear. They also asked about a roadside sidewalks along Towne Road, which the developer is required to construct.

There being no further questions or comments from attendees, the meeting concluded around 7:30 p.m.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

November 1, 2021
2111-PUD-27
Exhibit 1

Petition Number: 2111-PUD-27

Project Name: TowneRun

Subject Site Address: Northwest corner of West 146th Street and Towne Road (the "Property")

Petitioner: LOR Corporation

Representative: Church Church Hittle + Antrim

Request: A change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.

Current Zoning: AG-SF1: Agriculture / Single-family

Current Land Use: Agriculture

Approximate Acreage: 26.94 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Hub Layout
5. Proposed Ordinance 21-45
6. Mixed Use Character Exhibits
7. Townhome Elevations
8. Narrative Statement
9. Public Comment
10. Neighborhood Meeting Summary

Staff Reviewer: Rachel Riemenschneider, Associate Planner

PETITION HISTORY

The petition was introduced at the October 11, 2021, City Council meeting. The petitioner hosted a neighbor meeting on Monday, October 25, 2021. A summary of that meeting has been provided by the petitioner and is included as **Exhibit 10**. The petition will receive a public hearing at the November 1, 2021, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located generally at the Northwest corner of West 146th Street and Towne Road (see **Exhibit 2**).

Underlying Zoning District: The proposed PUD Ordinance contains three different Hubs, for which the underlying zoning is:

Hub	Underlying Zoning
Mixed Use Hub	LB: Local and Neighborhood Business District
Townhome Hub	SFA: Single-family Attached District
Lifestyle Amenities Hub	SFA: Single-family Attached District

Permitted Uses: The proposed ordinance permits only the following uses:

Mixed Use Hub:

- A. Bed and Breakfast (B&B) *
- B. Childcare / daycare centers
- C. Health, fitness and exercise center
- D. Office, General Services
- E. Office, Medical
- F. Office, Professional
- G. Restaurant, Sit Down
- H. Restaurant, Specialty
- I. Restaurant, Takeout and Deli-style
- J. Retail, Low Intensity
- K. Retail, Medium Intensity
- L. Development Amenities

* Not permitted in Local Business districts by UDO (13.2)

Townhome Hub: A maximum of 180 Townhouse Dwellings. The UDO permits Duplex Dwelling, triplex Dwelling, Quadraplex Dwelling, and Development Amenities in Single-family Attached districts (UDO 4.9(B)).

Lifestyle Amenities Hub: Development Amenities, a permitted use in the UDO (4.9(B)).

General Regulations for the Mixed Use Hub: The table below outlines the proposed lot standards as compared to the UDO's requirements for Local Business district lots (the proposed underlying zoning).

Standard	Mixed Use Hub	UDO (LB)	
Minimum Building Setback	No setback requirements	Front	60 ft
		Side: Adjacent to Residential District: 60 feet; however, if the Side Yard abuts an Alley, then the Side Yard setback shall be 40 feet from the	15 ft

		Alley's edge of pavement of Right-of-way line, whichever is greater.	
		Rear	20 ft
Maximum Building Height	3 stories	45 ft	

General Regulations for the Townhome Hub: The table below outlines the proposed lot standards as compared to the UDO's requirements for Single-family Attached district lots (the proposed underlying zoning).

Standard	Townhome Hub		UDO (SFA)	
Minimum Lot Area	No minimum		No minimum	
Minimum Lot Frontage	No minimum		No minimum	
Maximum Dwellings	Six (6) per building		Four (4) per building	
Minimum Building Setback Lines	Front Yard	20 ft	Front Yard (Collectors, Local and Private streets)	20 ft
	Side Yard	0 ft	Side Yard	No equivalent standard
	Rear Yard	0 ft	Rear Yard	No equivalent standard
	Shall Not Apply		Buildings with more than one adjacent unit shall stagger the Front Building Setback Line for each unit by at least four (4) feet.	
Minimum Distance Between Structures	20 ft		Structures with no vinyl exterior siding	25 ft
Project Perimeter Setback	Shall Not Apply; no building shall be constructed within 60 ft of AG-SF1 district.		No structure shall be erected above the projected 1:2 Proximity Slope line from the perimeter of the project.	
Maximum Lot Coverage	No maximum		No equivalent standard	
Minimum Lot Width	No minimum		No equivalent standard	
Maximum Building Height	3 stories		35 feet	

Minimum Living Area	1500 sf	A minimum of seventy-five percent (75%) of the Dwelling Units within a project shall be 1,500 square feet or greater.	
		Single-story	1,300 sf
		Story and one-half	1,600 sf
		Two-story	1,800 sf

General Regulations for the Lifestyle Amenities Hub: The table below outlines the proposed lot standards as compared to the UDO's requirements for Single-family Attached district lots (the proposed underlying zoning).

Standard	Lifestyle Amenities Hub		UDO (SFA)	
Minimum Building Setback Lines	West Property Line	60 ft	Front Yard (Collectors, Local and Private streets)	20 ft
	Other Property Lines	0 ft		
				Buildings with more than one adjacent unit shall stagger the Front Building Setback Line for each unit by at least four (4) feet.

Buildings in Lifestyle Amenity Hub will include gazebos, picnic shelters, and similar amenity structures.

Overlay Districts: Architectural standards that apply to properties in the State Highway 32 Overlay District will also apply to the Mixed Use Hub, per the proposed ordinance.

Development Standards: The ordinance proposes the following modifications to Development Standards:

Accessory Buildings: Receptacles and Loading Areas will be permitted in Established Front Yards, except along 146th Street and Towne Road. The UDO (6.1(H)(2)) does not permit garbage enclosures in any Established Front Yard.

Architectural Standards:

- **Mixed Use Hub:** The architectural standards of the State Highway 32 Overlay District (UDO 5.3(K)) will apply to the Mixed Use Hub instead of UDO 6.3(F).
- **Townhome Hub:** The Multi-Family Residential architectural standards in UDO 6.3(E) will apply and Townhomes shall be in substantial compliance with the Townhome Elevations. The elevations will prevail where they conflict with the UDO standards. Building materials will be as described in the UDO, but vinyl and aluminum siding are prohibited. Each unit will have an attached two-car garage, as required in SFA districts by the UDO (6.3(C)(4)).

Landscape Standards:

- **Street Trees:** The PUD exempts the UDO's street tree requirements. Per the UDO, this requirement would only apply to residential areas.

- **External Street Frontage:** External Street Frontage requirements shall not apply. The UDO (6.8(M)) would require:
 - o Residential uses: a landscaped area at least 30 feet deep with a minimum of 4 evergreen trees, 3 shade trees, 3 ornamental trees, and 25 shrubs per 100 lineal feet.
 - o Nonresidential uses: a landscaped area at least 10 feet deep with a minimum of 3 shade or evergreen trees, 2 ornamental trees, and 25 shrubs per 100 lineal feet.
- **Buffer Yards:** A buffer yard will be provided abutting existing AG-SF1 districts. The Petitioner is still working on the details of the buffer yard with the neighbors to the west and a landscape architect. They plan to include a detailed buffer exhibit in future versions of the PUD.
- **Tree Preservation:** Viable trees within 10 feet of the west and north boundary shall be preserved in accordance with the tree preservation standards in UDO 6.8(E), which requires developers to “take reasonable measures to...minimize the destruction of significant tree specimens” and sets standards for preservation.
- **Minimum Lot Landscaping:** In the Townhome hub, Minimum Lot Landscaping shall apply with the following modifications:
 - o Front yards will be sodded, the remainder of the Lot shall be seeded.
 - o Each unit will have a minimum of 1 Shade Tree and 4 Shrubs.
 - o Corner Lot units shall have 1 additional Shade Tree adjacent to the side façade.

The UDO (6.8(K)) requires 1 shade tree, 1 ornamental or evergreen tree, and 4 shrubs per dwelling unit in multi-family residential districts.

In the Lifestyle Amenities Hub and the Mixed Use Hub, the UDO Minimum Lot Landscaping standards (6.8(K)) shall apply.

Sign Standards:

- **Monument Signs:** Two monument signs will be permitted. The UDO limits Nonresidential Centers to one monument sign per center (UDO 6.17(J)(2)). Each monument sign will be in accordance with the monument sign standards in 6.17(J)(2)(a)(ii).
- **Wall Signs:** Wall signs for all buildings will follow the Center In-Line Tenant sign standards of the UDO (6.17(J)(5)). The PUD modifies the Center In-Line Tenant sign standards to say that the “Front Façade” can be either the façade with the primary entrance or the façade facing the External Street or frontage road. The UDO defines the “Front Façade” as the façade with the primary entrance. The UDO also includes standards for Outlot signage (6.17(J)(8)), however those standards will not apply.

Parking and Loading Standards: 20% of parking spaces will be reduced in size, from 9 feet by 18 feet per the UDO (6.14(G)(5)) to 8 feet by 18 feet. The number of spaces will be determined by the Director based on data from the applicant, which is in accordance with the UDO’s Parking Space requirements for “other uses” (6.14(G)(11)(n)).

Design Standards: The ordinance proposed the following modifications to Design Standards:

Open Space and Amenity Standards: The Lifestyle and Amenities Hub will count toward the required open space for the Townhomes.

Infrastructure Standards: As proposed, the PUD Ordinance defaults to the City’s Construction Standards and the UDO, unless otherwise approved by the Public Works Department.

COMPREHENSIVE PLAN

The [Westfield-Washington Township Comprehensive Plan](#) (the “Comprehensive Plan”) identifies this Property within the “Local Commercial” land use classification. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zoning map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

The land uses contemplated for “Local Commercial” are: Community and local retail, Office, Services, Institutional uses, and Attached residential dwellings.

Development Policies for “Local Commercial” include:

- (i) locate local commercial development only in planned centers and only on streets classified as arterials or on frontage roads as depicted on the Land Use Concept Map;
- (ii) require the size, materials, color, and design of buildings to be unique to Westfield;
- (iii) break up parking areas with landscaping or buildings;
- (iv) encourage signs that (a) are easy to locate and read and (b) are sized and designed in relation to the buildings and the traffic conditions in which they are viewed;
- (v) encourage pedestrian connections between local commercial areas and adjacent residential areas;
- (vi) use attached residential, offices, and similar uses as transitions between more intensive and less intensive uses;
- (vii) require buffering between commercial and residential uses; and
- (viii) utilize frontage roads to minimize traffic conflicts.

PROCEDURAL

Council Introduction: The petition was introduced at the October 11, 2021, City Council meeting.

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the November 1, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

- 1. The Comprehensive Plan.
- 2. Current conditions and the character of current structures and uses.
- 3. The most desirable use for which the land is adapted.
- 4. The conservation of property values throughout the jurisdiction.
- 5. Responsible growth and development.

DEPARTMENT COMMENTS

- 1. **Action:** Hold a public hearing at the November 1, 2021, Plan Commission meeting.

2. If any Plan Commission member has questions prior to the public hearing, then please contact Rachel Riemenschneider at 463-231-6649 or rriemenschneder@westfield.in.gov.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

November 1, 2021
2111-ODP-24 & 2111-SPP-24
Exhibit 1

Petition Number: 2111-ODP-24 & 2111-SPP-24
Project Name: Sycamore Glen
Subject Site Address: South of and adjacent to 159th Street and west of Towne Road (the "Property")
Petitioner: Coronado Development Corporation
Representative: Nelson & Frankenberger, LLC
Request: Overall Development Plan & Primary Plat review of 31 Lots on 28.66 acres +/- in the Sycamore Glen Planned Unit Development (PUD) District.
Current Zoning: Sycamore PUD
Current Land Use: Vacant / Agriculture
Approximate Acreage: 28.66 acres +/-
Property History: Sycamore Glen PUD ([Ord. 21-14](#), 07/26/2021)

Staff Reviewer: Caleb Ernest, Associate Planner

BACKGROUND

The Property is currently zoned the Sycamore Glen PUD District.

Ordinance 21-14, Sycamore Glen PUD (2104-PUD-13), was approved at the July 26, 2021, City Council meeting.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the October 19, 2021, 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 with comments identified as outstanding below:

- 5) Proposed name of subdivision.
- 6) Names and addresses of the owner, owners, land surveyor or land planner.
- 7) Title, scale, north arrow and date.
- 8) 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.
- 9) Easements (locations, widths and purposes). (Article 8.3)

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

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

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

- 11) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 12) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 13) 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%).
- 14) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.



- 15) Building setback lines. (Article 4.14)
- 16) Legend and notes.
- 17) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

Comment: The Petitioner is coordinating with WPWD and HCSO to address outstanding issues.

- 18) Other features or conditions which would affect the subdivision favorable or adversely.
- 19) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 20) 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.
- 21) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 22) 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.
- 23) 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.
- 24) Misc.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

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

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



26) Proposed name of the development.

27) 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.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

28) Address and legal description of the property.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

29) Boundary lines of the property including all dimensions.

30) 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.

31) 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.

32) 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.

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

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

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

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

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.



- 36) Location and dimensions of all existing structures and paved areas.
- 37) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 38) Location of all Floodplain areas within the boundaries of the property.
- 39) Names of legal ditches and streams on or adjacent to the site.
- 40) 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.
- 41) Identify buildings proposed for demolition.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 42) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 43) 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).

DISTRICT STANDARDS

The plans comply with Article 4.5 (SF2 District) and Sycamore Glen PUD District (Ord. 21-14), except for those items identified as outstanding below.

- 44) Minimum Lot Area: 16,900 (Ord. 21-14)
- 45) Minimum Lot Frontage: 50 feet
- 46) Minimum Building Setback Lines:
 - a) Front Yard: 21 feet (Ord. 21-14)
 - b) Side Yard: 12 feet



c) Rear Yard: 20 feet (Ord. 21-14) The building setback from the east and west perimeter of the Real Estate shall be fifty (50) feet.

47) Minimum Lot Width: 100 feet; The Minimum Lot Width along the east perimeter of the real estate shall be one hundred and five (105) feet. (Ord. 21-14)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

48) Maximum Building Height: 2 ½ stories

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:

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

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

51) 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.

52) 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 and Sycamore Glen PUD, Ord. 21-14)

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:

53) Accessory Use and Building Standards (Article 6.1)

54) Architectural Standards (Article 6.3 and Ord. 21-14)

Comment: Not applicable for ODP and SPP review. Will be reviewed during Building Permit review.

55) Building Standards (Article 6.4)

56) Fence Standards (Article 6.5)

57) Height Standards (Article 6.6)

58) Landscaping Standards (Article 6.8 and Ord. 21-14)

a) Preservation and Replacement of Trees:

- i) Tree Preservation Easement: A tree preservation easement shall be required for trees identified for preservation and that are not otherwise protected by a landscape easement.
- ii) Tree Inventory: Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees in accordance with this Article. Tree inventories shall be required for those trees that are required by an ordinance or commitments to be preserved or that are to otherwise be credited pursuant to this Chapter. Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

b) General Landscaping Design Standards:

- i) Placement:



1. Minimum Distance from Sidewalk and Curb:

- (a) Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.

c) Detention and Retention Areas:

- i) Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- ii) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then Landscape Plans shall be prepared and stamped by a licensed landscape architect.

- iii) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.

d) Street Trees:

- i) Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet. Where impracticable, the Director may approve an increase in the maximum spacing. In addition to the placement standards of this Article, Street Trees shall also be planted a minimum of ten (10) feet away from Driveways, Alleys, fire hydrants, mailboxes and other similar improvements.

e) Lot Landscaping (Ord. 21-14): Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below;

- i) All Single-family Residential Lots shall be landscaped with the following plant materials; Two (2) Shade Trees, two (2) Ornamental Trees and eighteen (18) Shrubs.
- ii) At a minimum the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.

f) External Street Frontage Landscaping Requirements:



Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- g) Buffer Yard Requirements (Ord. 21-14): Article 6.8(N) Buffer Yard Requirements shall apply, except as otherwise modified or enhanced below.
 - i) A minimum fifty (50) foot width buffer shall be provided along the east and west perimeter of the Real Estate where Lots are adjacent to the perimeter.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 1. A minimum 20' wide Tree Preservation Area shall be provided along the East and West perimeter of the Real Estate per the terms of the UDO.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- h) Buffer Yard Requirements (Article 6.8(N)):

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

59) Lighting Standards (Article 6.9)

60) Lot Standards (Article 6.10)

Comment: Please see District Standards.

61) Outside Storage and Display (Article 6.12)

62) Outdoor Café and Eating Areas (Article 6.13)

63) Parking and Loading Standards (Article 6.14)

64) Setback Standards (Article 6.16)

Comment: Please see District Standards.

65) Sign Standards (Article 6.17)



66) Vision Clearance Standards (Article 6.19)

- a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:
 - i) Forty (40) feet from intersections of Collectors or Local Streets.

67) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO and Sycamore Glen PUD, Ord. 21-14)

The plans comply except for those items identified as outstanding below, that need addressed prior to approval:

68) Block Standards (Article 8.1)

69) Easement Standards (Article 8.3)

70) Monument and Marker Standards (Article 8.5)

Comment: Will be reviewed on Secondary Plat.

71) Open Space and Amenity Standards (Article 8.6 and Ord. 21-14): Shall apply except as otherwise modified or enhanced below.

- a) Minimum Open Space: Shall be enhanced to require a minimum of twenty (20) percent, as generally shown on the Concept Plan and shall include the common area along the west perimeter of the site as illustrated on the Concept Plan. (Ord. 21-14)
- b) Foundation: A fountain shall be installed within the pond. (Ord. 21-14)
- c) Path Connection: A ten (10) foot wide pedestrian access easement shall be provided to the property to the south of the Real Estate and a five-foot path/sidewalk shall be installed as generally illustrated on the Concept Plan. The final location is subject to existing and final engineering. If the path is prevented from being installed (no connection is provided / required to the south at the time of construction plan approval the path shall not be required. (Ord. 21-14).



Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

d) Qualifying Site Features (Article 8.6(G)):

- i) Detention and Retention Areas may only qualify as Open Space if they comply with Article 6.8 Landscaping Standards and if such areas are located and designed for the Use and benefit of the public as an amenity to the development.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- ii) Required Buffer Yards, External Street Frontage landscaping areas, and tree preservation areas, as set forth in Article 6.8 Landscaping Standards, may qualify towards required Open Space if placed within Common Areas or recorded preservation or conservation easements.

72) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards:

- i) The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
- ii) Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.
- iii) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
- iv) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.

b) Perimeter/External Pedestrian Network Standards:



- 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.

73) Storm Water Standards (Article 8.8)

Comment: The Petitioner is coordinating with WPWD and applicable utilities to address outstanding issues.

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

a) Improvement Standards:

- i) Cul-de-sac Design: Where a street does not extend beyond the boundary of the development and its continuation is not required, as set forth herein, for access to adjoining property, its terminus shall comply with the following:
 - 1. Maximum Length: 600 feet, measured along the centerline from the intersection at origin to the center of the circle. Where a cul-de-sac extends from another cul-de-sac or dead-end street, the total maximum length of both streets shall not exceed this maximum.

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

75) Street Light Standards (Article 8.10)

Comment: The Petitioner is coordinating with WPWD and applicable utilities to address outstanding issues.

76) Street Sign Standards (Article 8.11)

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

77) Surety Standards (Article 8.12)



Comment: The Petitioner is coordinating with WPWD and applicable utilities to address outstanding issues.

78) Utility Standards (Article 8.13)

Comment: The Petitioner is coordinating with WPWD and applicable utilities to address outstanding issues.

DEPARTMENT COMMENTS

1) Action: Hold a public hearing at the November 1, 2021, Plan Commission meeting.

2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.

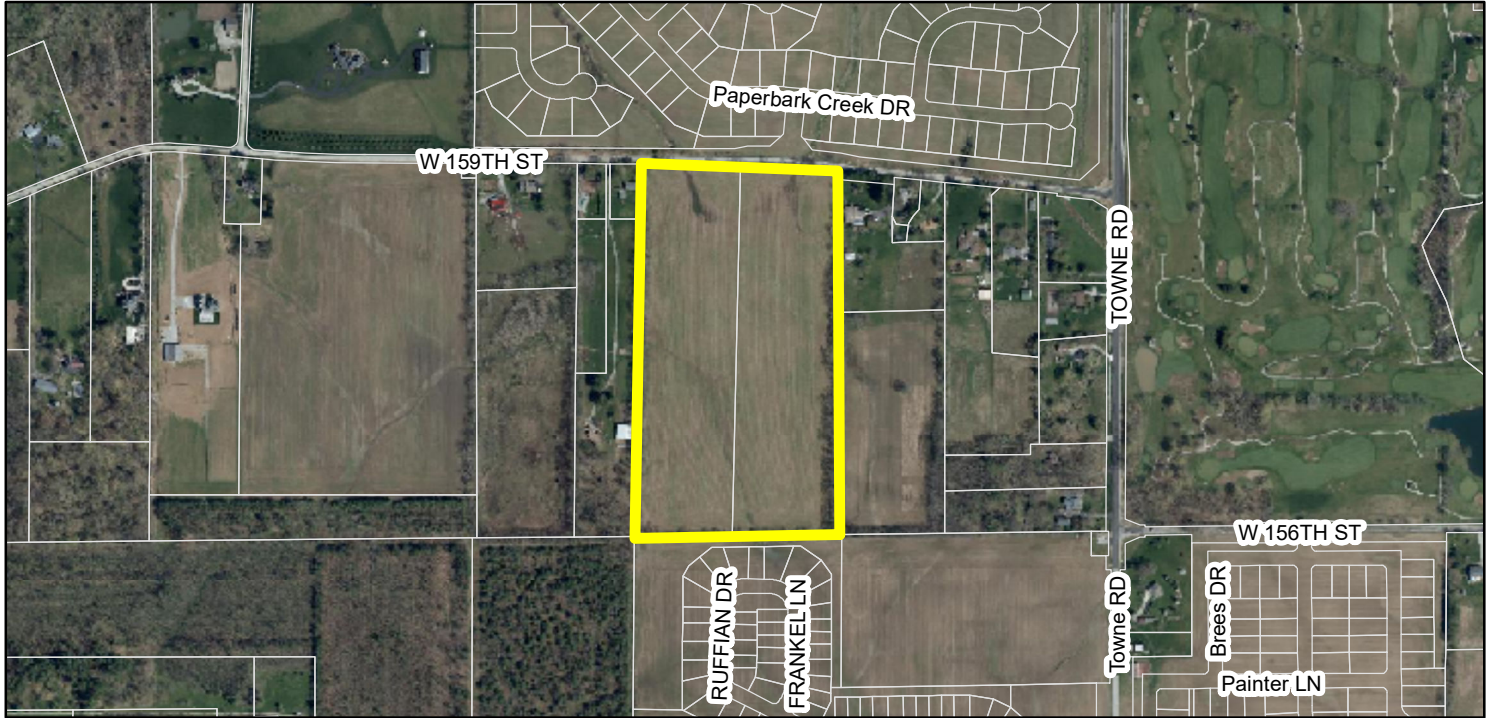
3) If any Plan Commission member has questions prior to the public hearings, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.



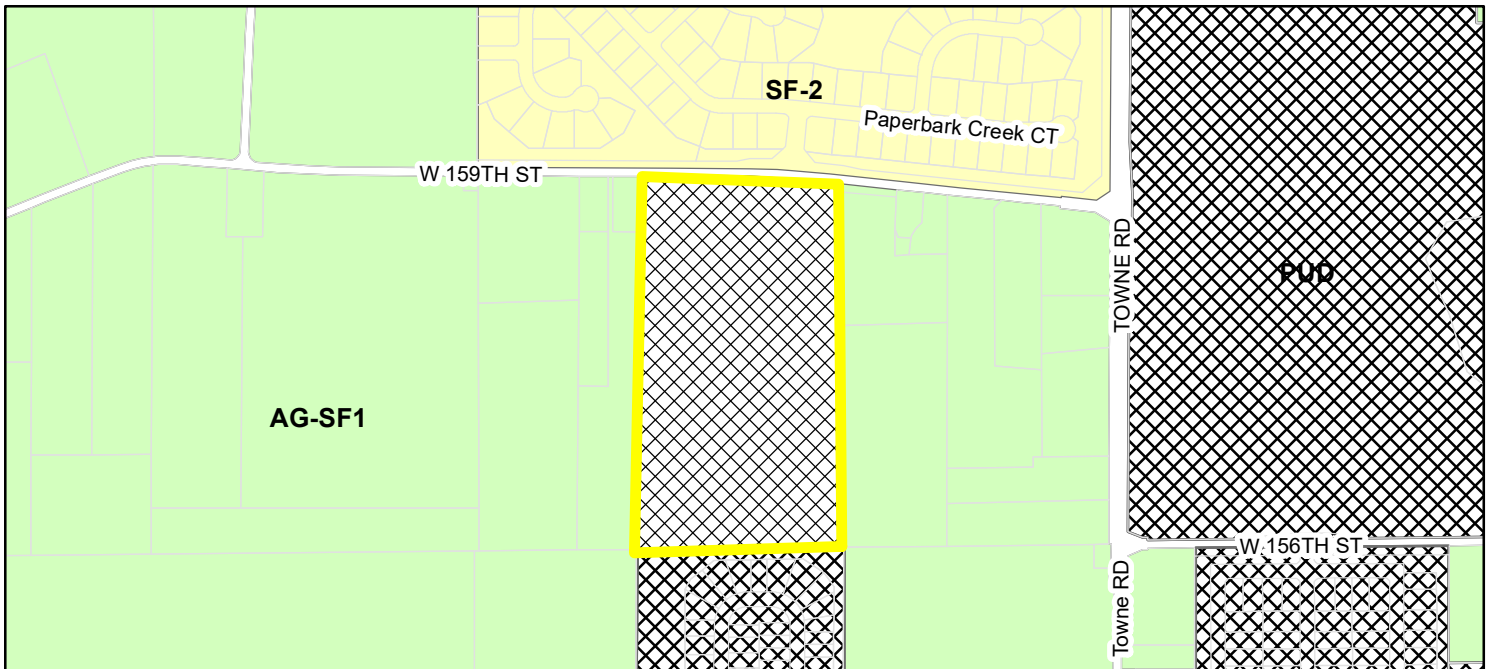
Property Location Map
Sycamore Glen
Overall Development Plan & Primary Plat
2111-ODP-24 & 2111-SPP-24



Aerial Location Map



Zoning Map



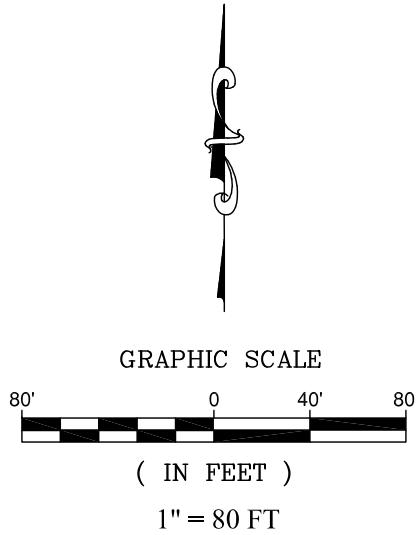
- Parcel Zoning
- Zoning - All
- AG-SF1 (Agriculture - Single Family - 1)
 - PUD (Planned Unit Development)
 - SF-2 (Single Family - 2)

PRIMARY PLAT / OVERALL DEVELOPMENT PLAN
for SYCAMORE GLEN

WESTFIELD, INDIANA
Sycamore Glen PUD
Inst. # 2021059166



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
CORONADO RIDGE DEVELOPMENT CORP.
PO BOX 647
WESTFIELD, IN 46074
CONTACT: MARTIN SHORT
PHONE: (317) 557-4922
CURRENT LANDOWNER:
RCM FARMS LLC
PO BOX 647
WESTFIELD, IN 46074



- NOTE:
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
 - STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
 - THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD

ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
PROPOSED STORM PIPES WILL RANGE FROM 12"-36".
PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8".

AN EXISTING TRIBUTARY (LOCATED IN BENT CREEK SECTION 4) TO THE JOHN EDWARDS DRAIN WILL ACCEPT THE REDUCED FLOW OF THIS SITE. THIS OPEN DITCH RUNS NORTHWESTERLY THROUGH BENT CREEK SECTION 4 AND DISCHARGES TO THE JOHN EDWARDS DRAIN.

SANITARY WILL BE PROVIDED FROM A STUB LOCATED AT THE ENTRANCE OF BENT CREEK SECTION 3 - ON THE NORTH SIDE OF 159th STREET.

WATER WILL BE PROVIDED FROM AN EXISTING LINE ALONG THE NORTH SIDE OF 159th STREET.

TOTAL SITE = 28.666ac±
TOTAL LOTS = 31
DENSITY = 1.08 u/a

TOTAL COMMON AREA = 6.7ac± (23.3%)

Standard	AREA B
Minimum Average Lot Area	26,000 SF
Minimum Lot Area	16,900 SF
Minimum Lot Frontage	50'
Minimum Building Setback Lines	
Front Yard	21'
Side Yard	12'
Rear Yard*	20'
Minimum Lot Width**	100'
Maximum Building Height	2 ½ stories
Minimum Living Area (Total)***	

- * The building setback from the east and west perimeter of the Real Estate shall be fifty (50) feet.
** The Minimum Lot Width along the east perimeter of the real estate shall be one-hundred and five (105) feet.
*** At least fifty (50) percent (sixteen) Dwellings shall require a minimum of 2,800 square feet of living area.

STREET DATA

VANTAGE COURT	1,602.66 L.F.
TOTAL	1,602.66 L.F.

Part of the Southeast Quarter of Section 8, Township 18 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the Southwest corner of the Southeast Quarter of Section 8, Township 18 North, Range 3 East; thence North 89 degrees 03 minutes 56 seconds East (assumed bearing) 674.27 feet on and along the South line of said Southeast Quarter to the Point of Beginning of this description; thence North 00 degree 13 minutes 56 seconds East 1226.56 feet; thence North 89 degrees 03 minutes 56 seconds East 16.50; thence North 00 degree 13 minutes 56 seconds East 329.63 feet to the centerline of 159th Street; thence South 89 degrees 46 minutes 19 seconds East 522.23 feet; thence South 84 degrees 08 minutes 56 seconds East 253.49 feet to the Northwest corner of a 13.84 acre tract of real estate described in Instrument No. 9233749, thence South 00 degree 18 minutes 22 seconds West 1515.23 feet to the Southwest corner of said 13.84 acre tract, said Southwest corner being South 89 degrees 03 minutes 56 seconds West 1151.17 feet from the Southeast corner of said Southeast Quarter; thence South 89 degrees 03 minutes 56 seconds West along aforesaid south line 811.21 feet to the place of beginning, containing 28.666 acres, more or less.

INDEX

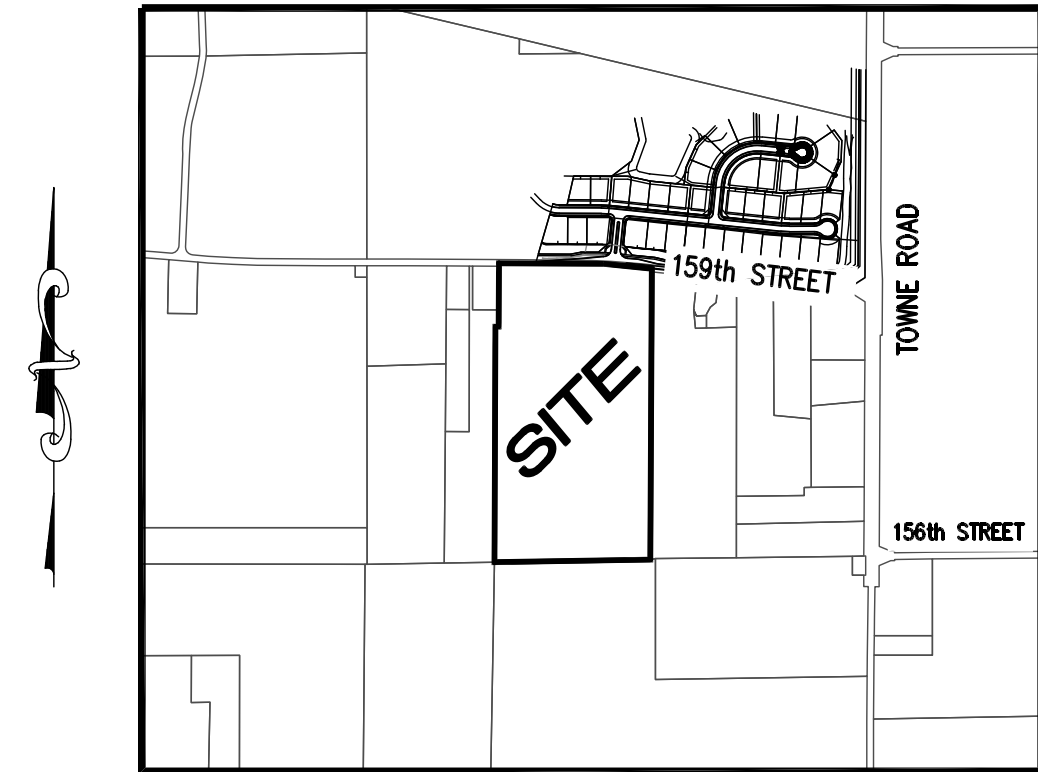
SHT.	DESCRIPTION
C001	COVER SHEET
C100	EXISTING CONDITIONS
C101-C104	PRIMARY PLAT / DEVELOPMENT PLAN
L101-L104	LANDSCAPE PLAN

INDEX

SHT.	REVISIONS

CURVE TABLE

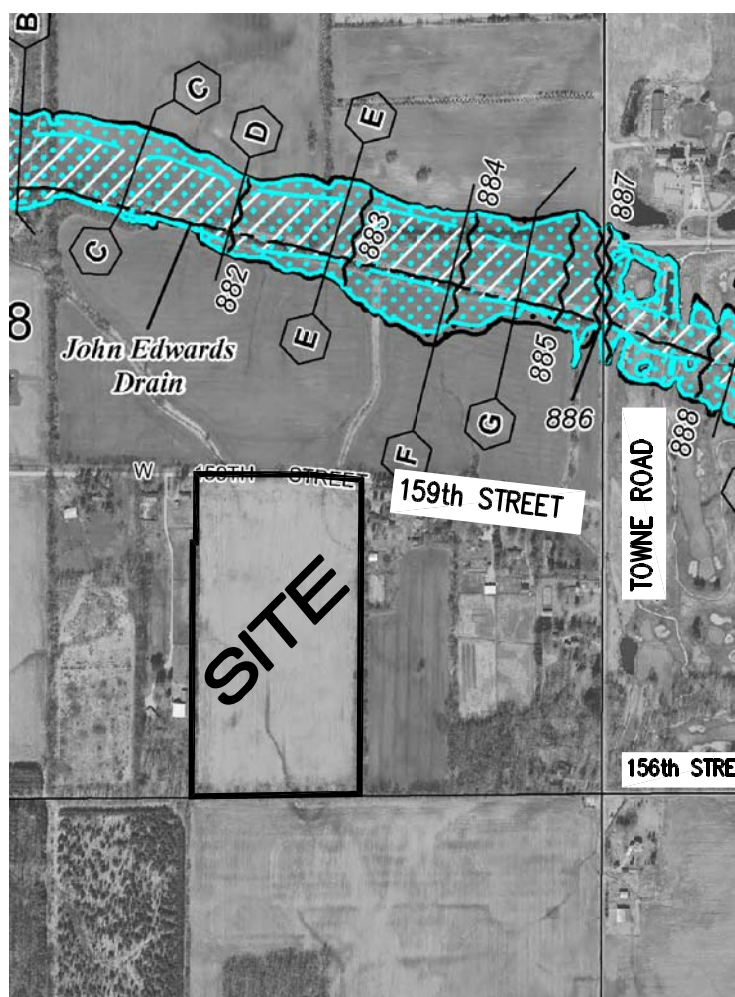
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	83.42'	150.00'	42.82'	N22°22'24"E	82.35'	31°51'48"
C2	133.39'	200.00'	69.28'	S19°11'56"W	130.93'	38°12'43"
C3	64.48'	300.00'	32.37'	N6°15'02"E	64.36'	12°18'54"
C4	563.92'	1000.00'	289.68'	S3°44'50"E	556.48'	32°18'37"
C5	410.23'	200.00'	329.73'	N38°51'30"E	342.00'	117°31'15"



LOCATION MAP
SCALE: 1"=1000'



SOILS MAP
SCALE: 1"=500'
Br / CrA

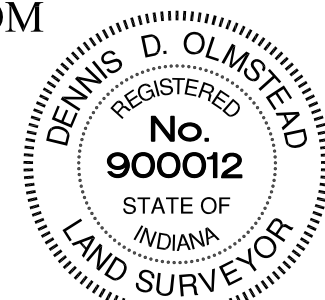


FLOOD STATEMENT
THIS SITE DOES NOT LIE WITHIN A ZONE PER FIRM
18057C0115G DATED NOVEMBER 19, 2014

NFIP
PANEL 0115G
FIRM
FLOOD INSURANCE RATE MAP
HAMILTON COUNTY,
INDIANA
AND INCORPORATED AREAS
PANEL 115 OF 300
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
HAMILTON COUNTY 18050 0115 G
WESTFIELD CITY OF 18053 0115 G
Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.
FEDERAL EMERGENCY MANAGEMENT AGENCY
MAP NUMBER
18057C0115G
MAP REVISED
NOVEMBER 19, 2014

PLANS PREPARED BY:
STOEPPELWERTH & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
7965 E. 106TH STREET, FISHERS, INDIANA 46038
PHONE: (317)-849-5935
FAX: (317)-849-5942
CONTACT PERSON: DENNIS D. OLMSTEAD
EMAIL: DOLMSTEAD@STOEPPELWERTH.COM

10/01/2021
DENNIS D. OLMSTEAD DATE
REGISTERED LAND SURVEYOR
NO. 900012





STOEPPEL WERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

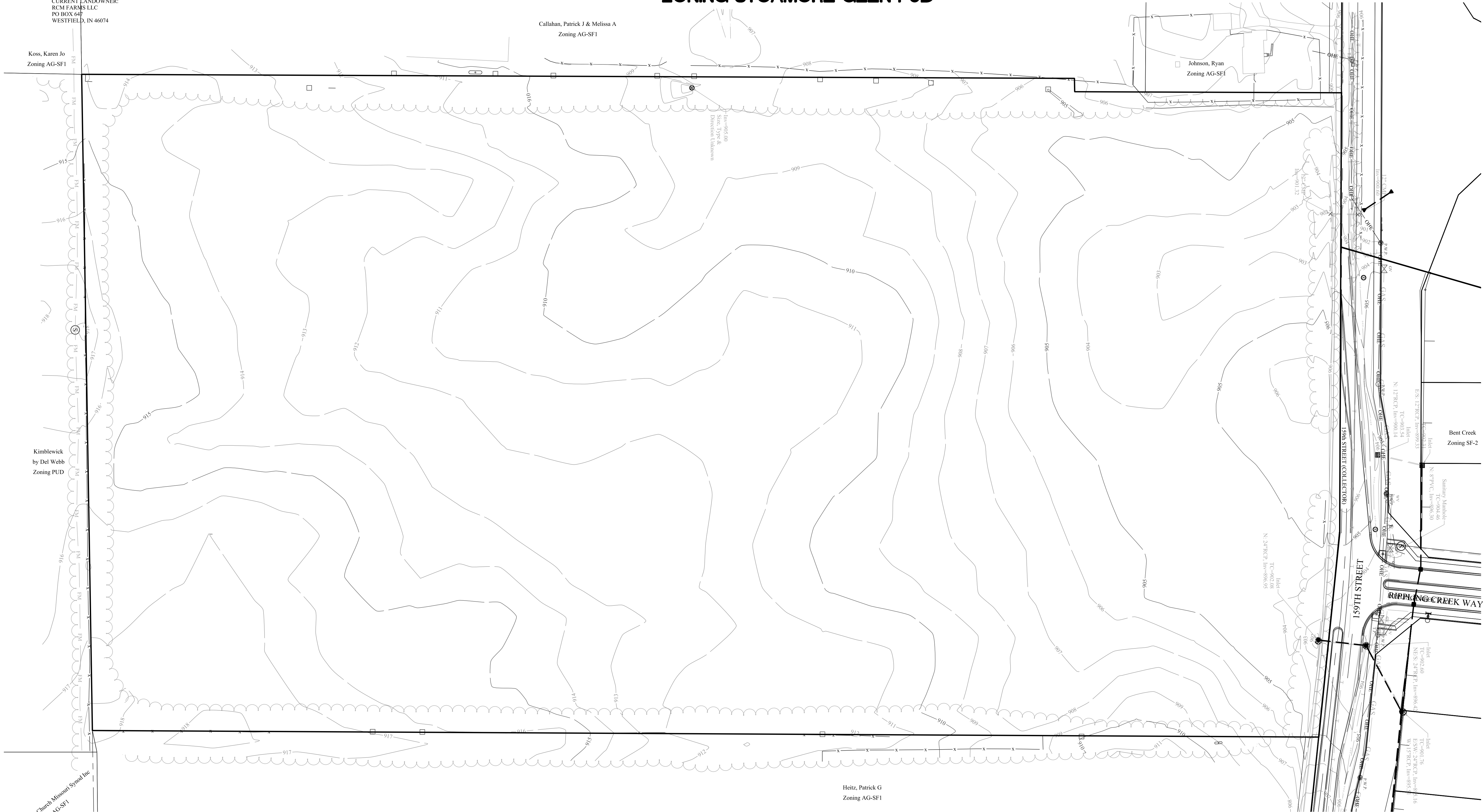
THIS INSTRUMENT PREPARED FOR:
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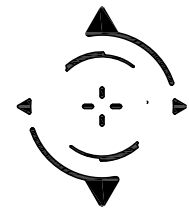
CURRENT LANDOWNER:
RCM FARMS LLC
PO BOX 647
WESTFIELD, IN 46074

SYCAMORE GLEN

PRIMARY PLAT

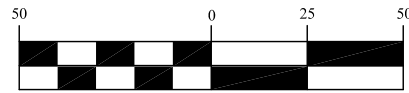
ZONING SYCAMORE GLEN PUD





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GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

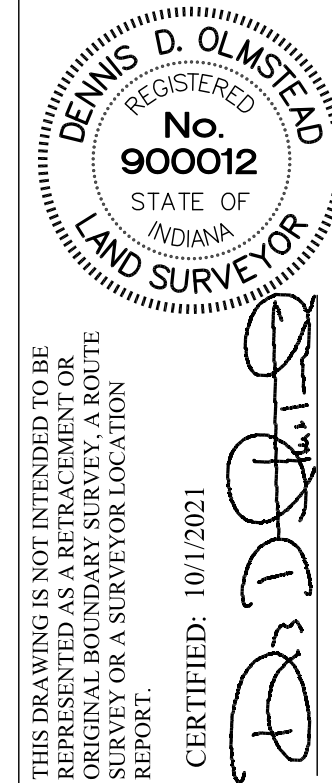
SYCAMORE GLEN

PRIMARY PLAT

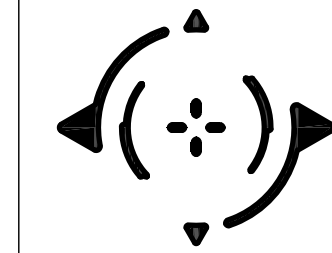
ZONING: SYCAMORE GLEN PUD

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
T.P.E.	TREE PRESERVATION EASEMENT



STOEPPELWERTH



PRIMARY PLAT

PREPARED FOR: SYCAMORE GLEN

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION: 8	TOWNSHIP: 18N	RANGE: R3E
DRAWN BY: LAF	CHECKED BY: GDK	
SHEET NO. C101		
S & A JOB NO. 89210RCM		

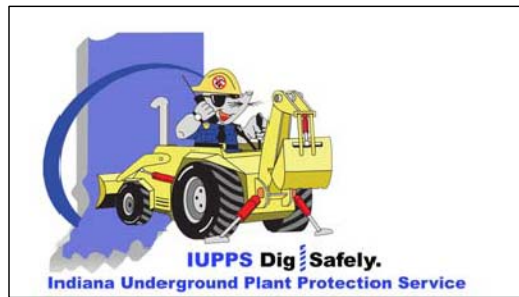


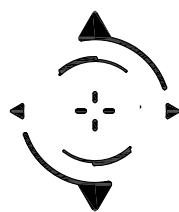
Heitz, Patrick G
Zoning AG-SF1

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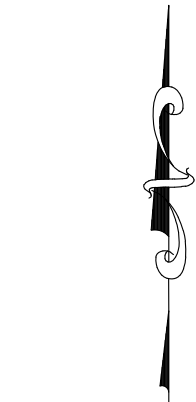




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7963 E. 106TH STREET
FISHERS, INDIANA 46038
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PO BOX 647
WESTFIELD, IN 46074



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

SYCAMORE GLEN

PRIMARY PLAT

ZONING: SYCAMORE GLEN PUD

SHEET C101

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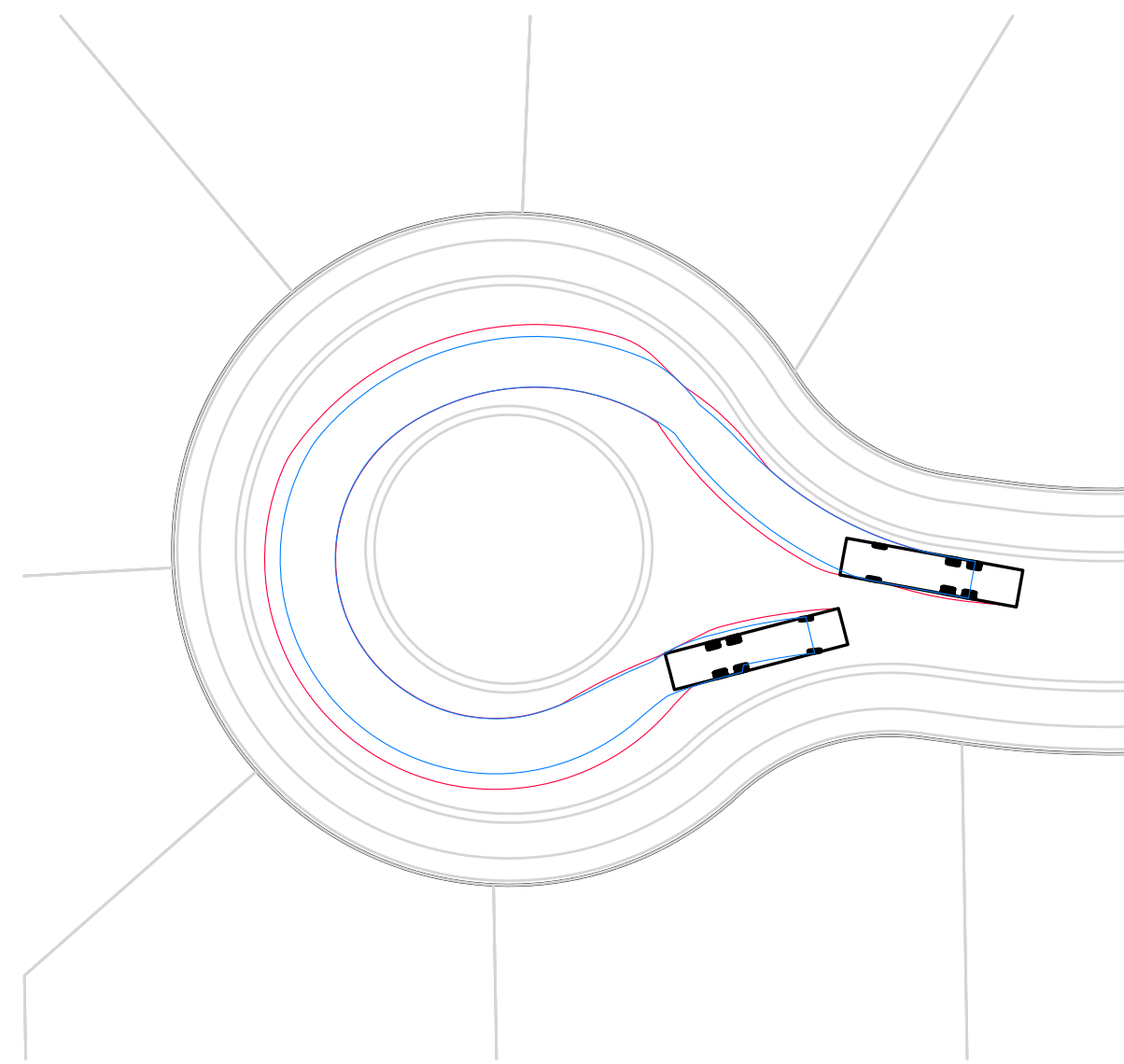
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LEGEND

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- D.&U.E. DRAINAGE & UTILITY EASEMENT
- L.O.S.E. LINE OF SITE EASEMENT
- L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
- R.D.E. REGULATED DRAINAGE EASEMENT
- P.S.E. PERPETUAL STORMWATER EASEMENT
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- B.L. BUILDING LINE
- R/W RIGHT OF WAY
- B-B BACK TO BACK OF CURB
- T.P.E. TREE PRESERVATION EASEMENT

Heitz, Patrick G
Zoning AG-SF1



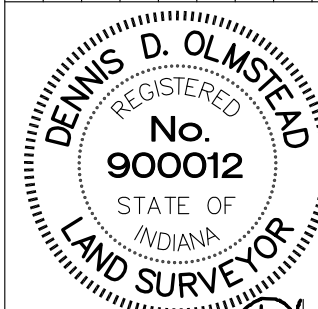
Callahan, Patrick J & Melissa A
Zoning AG-SF1

SW COR., SE 1/4
SEC. 8-T18N-R3E

Koss, Karen Jo
Zoning AG-SF1

Kimblewick
by Del Webb
Zoning PUD

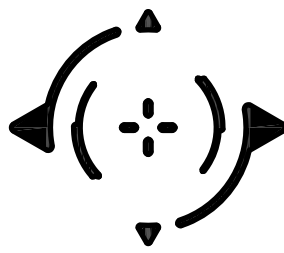
Carmel Lutheran Church Missouri Synod Inc
Zoning AG-SF1



THIS DRAWING IS NOT INTENDED TO BE
A SUBSTITUTE FOR AN ORIGINAL BOUNDARY SURVEY A ROUTE
SURVEY OR A SURVEYOR LOCATION
REPORT.

CERTIFIED: 10/01/2021

STOEPPELWERTH



WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PRIMARY PLAT

SYCAMORE GLEN

PREPARED FOR:

SECTION: 8 TOWNSHIP: 18N RANGE: R3E
DRAWN BY: LAF CHECKED BY: GDK

SHEET NO.

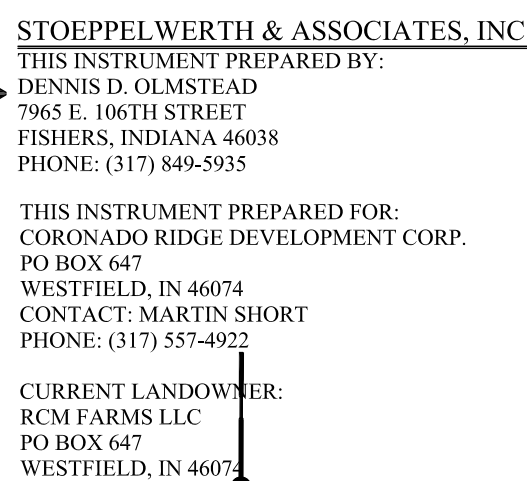
C102

S & A JOB NO.
89210RCM

BY

REVISIONS

DATE

[illegible]

LEGEND

	— X30 —	EXISTING CONTOUR
	— W —	EXISTING WATER LINE
	—●—	PROPOSED SANITARY SEWER
	—▶—	PROPOSED STORM SEWER
	— W —	PROPOSED WATER LINE
	— F —	FLOW LINE
	— B/C — B/C —	BURIED ELECTRIC LINE
	— E — E —	OVERHEAD ELECTRIC LINES
	— B/C — B/C —	BURIED TELEPHONE LINE
	— T —	TELEPHONE LINE
	— B/C(T) — B/C(T) —	BURIED CABLE T.V. LINE
	— C(T) — C(T) —	CABLE T.V. LINE
	— GAS —	GAS LINE
	— W — W —	WATER LINE
	— S — S —	SANITARY SEWER LINE; MANHOLE
	— FM — FM —	FORECRAIN

LEGEND

	EXISTING TREE LINE
	SANITARY CLEANSUIT
	STORM SEWER LINE; MANHOLE & END SECTION
	CURB INLET
	BEEHIVE OR ROUND INLET
	SQUARE FLAT INLET
	FENCE LINE
	SET NAIL - UNLESS OTHERWISE NOTED
	SET CAPPED REBAR STAMPED S&A FIRM #0008
	SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008
H.C.S.	HAMILTON COUNTY SURVEYOR
(M)	MEASURED
(R)	RECORDED
N.A.E.	NO ACCESS EASEMENT

LEGEND

NO ACCESS EASEMENT
POWER POLE
LIGHT POLE
ELECT. TRANSFORMER
ELECT. PEDESTAL
ELECT. METER
GUY WIRE
TELEPHONE POLE
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
CABLE T.V. POLE
CABLE T.V. PEDESTAL
TRAFFIC SIGNAL POLE
TRAFFIC MANHOLE
TRAFFIC CONTROL BOX

LEGEND

	GAS VALVE
	GAS METER
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	MAILBOX
	TILE RISER

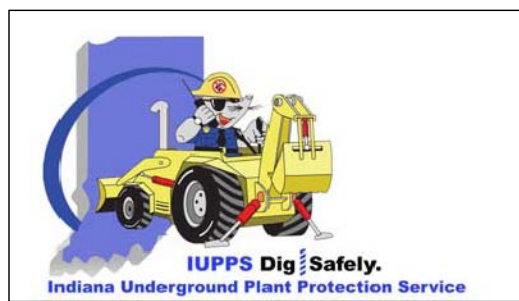
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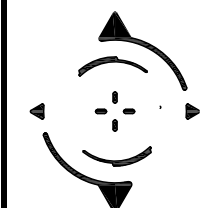
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R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
T.P.E.	TREE PRESERVATION EASEMENT
*	HANDICAP RAMP
☆	STREET LIGHT



Know what's **below**.
Call before you dig.

DEVELOPMENT PLAN			SYCAMORE GLEN			HAMILTON CO., INDIANA		
PREPARED FOR:			WASHINGTON TOWNSHIP			WASHINGTON TOWNSHIP		
SECTION: 8	TOWNSHIP: 18N	RANGE: R3E						
DRAWN BY: LAF	CHECKED BY: GDK							
SHEET NO. C103								
S & A JOB NO. 89210RCM								



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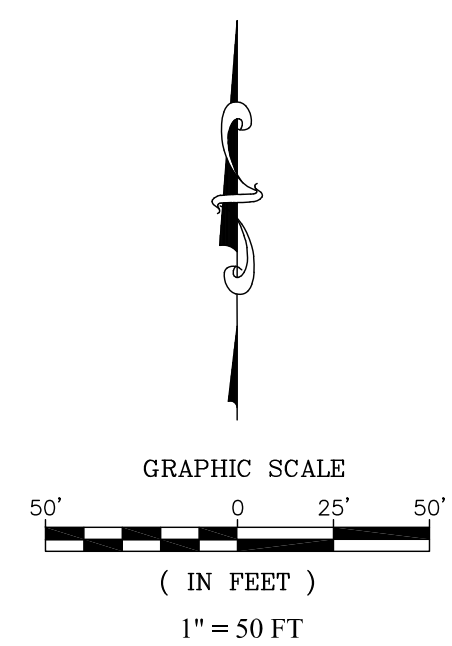
SYCAMORE GLEN

DEVELOPMENT PLAN

ZONING: SYCAMORE GLEN PUD

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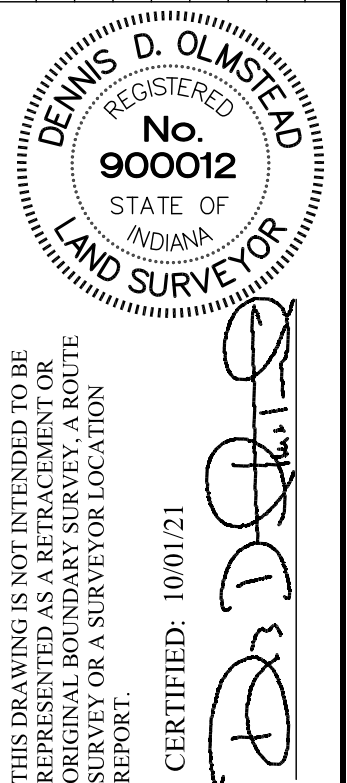
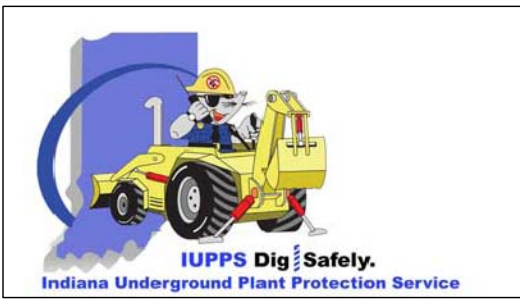


Heitz, Patrick G
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STOEPPELWERTH

ALWAYS ON

7965 Eon 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN

SYCAMORE GLEN

WASHINGTON TOWNSHIP

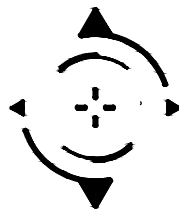
PREPARED FOR:

SECTION: 8 TOWNSHIP: 18N RANGE: R3E

DRAWN BY: LAF CHECKED BY: GDK

SHEET NO. C104

S & A JOB NO. 89210RCM



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLNSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
CORONADO RIDGE DEVELOPMENT CORP.
PO BOX 647
WESTFIELD, IN 46074
CONTACT: MARTIN SHORT
PHONE: (317) 557-4922

CURRENT LANDOWNER:
RCM FARMS LLC
PO BOX 647
WESTFIELD, IN 46074

SYCAMORE GLEN

LANDSCAPE PLAN

SYCAMORE GLEN PUD

- NOTE:
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
 - STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
 - THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD
 - ALL SINGLE-FAMILY RESIDENTIAL LOTS SHALL BE LANDSCAPED WITH THE FOLLOW PLAT MATERIALS: TWO (2) SHADE TREES, TWO (2) ORNAMENTAL TREES AND EIGHTEEN (18) SHRUBS
 - AT A MINIMUM THE LOTS ESTABLISHED FRONT YARD SHALL BE SODDED AND THE REMAINDER OF THE LOT SHALL BE SEEDED
 - SIZES AT PLANTING: SHADE TREE 2" CAL. MIN. / EVERGREEN 6' HT. MIN. / ORNAMENTAL TREE 2" CAL. MIN. / SHRUBS 18" HT. MIN.
 - MOUNDS TO HAVE A MAXIMUM SLOPE OF 3:1
 - A MINIMUM FIFTY (50) FOOT WIDTH BUFFER SHALL BE PROVIDED ALONG THE EAST AND WEST PERIMETER OF THE REAL ESTATE WHERE LOTS ARE ADJACENT TO THE PERIMETER
 - A MINIMUM 20' WIDE TREE PRESERVATION AREA SHALL BE PROVIDED ALONG THE EAST AND WEST PERIMETER OF THE REAL ESTATE PER THE TERMS OF THE UDO.
 - COMMON AREA / OPEN SPACE TREES ARE CALCULATED AT 10 TREES (SHADE / ORNAMENTAL or EVERGREEN) PER 1 ACRE OF COMMON AREA (6.71ack common area x 10 = 67 trees)
 - ROAD FRONTAGE LANDSCAPE, ALONG 159TH STREET SHALL INCLUDE 4 EVERGREEN / 3 SHADE TREES / 3 ORNAMENTAL TREES / 25 SHRUBS PER 100' AND A 3' UNDULATING MOUND
 - STREET TREES: 50' O.C. AVERAGE / 25' O.C. MIN. / 60' O.C. MAX

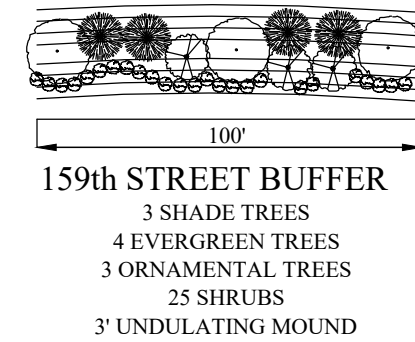
ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

TREE AND SHRUB SPECIES MAY VARY DEPENDING ON AVAILABILITY AT TIME OF ORDERING/PLANTING, BUT SHALL COMPLY WITH WESTFIELD ORDINANCE

THE LOCATION OF PROPOSED TREES ALONG WEST PROPERTY LINE ARE SUBJECT TO CHANGE. PROPOSED TREES WILL BE CONCENTRATED IN AREAS WHERE GAP IN THE TREE LINE EXISTS.

SEE SHEET L104 FOR PLANTING DETAILS AND TREE / SHRUB LISTS

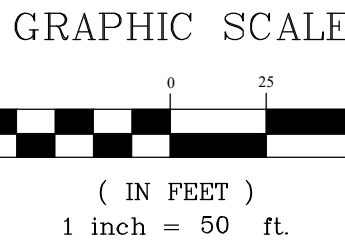
- shade
- evergreen
- ornamental
- shrub



LEGEND

- 30 LOT NUMBER
- S.S.E. SANITARY SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- L.O.S.E. LINE OF SITE EASEMENT
- L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
- R.D.E. REGULATED DRAINAGE EASEMENT
- P.S.E. PERPETUAL STORMWATER EASEMENT
- B.L. BUILDING LINE
- R/W RIGHT OF WAY
- B-B BACK TO BACK OF CURB
- * HANDICAP RAMP
- ☼ STREET LIGHT
- ☼ LAKE FOUNTAIN

- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE



PRAIRIE AND POLLINATOR PLANTINGS



Know what's below.
Call before you dig.

SECTION: 8			TOWNSHIP: 18N	RANGE: 3E
DRAWN BY: LAF			CHECKED BY: GDK	
SHEET NO. L101				
S & A JOB NO. 89210RCM				

STOEPPELWERTH

ALLWAYS ON

7965 East 106th Street, Fishers, IN 46038-2505

Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN

SYCAMORE GLEN

WASHINGTON TOWNSHIP

HAMILTON CO., INDIANA

REGISTERED

No. 900012

STATE OF INDIANA

LAND SURVEYOR

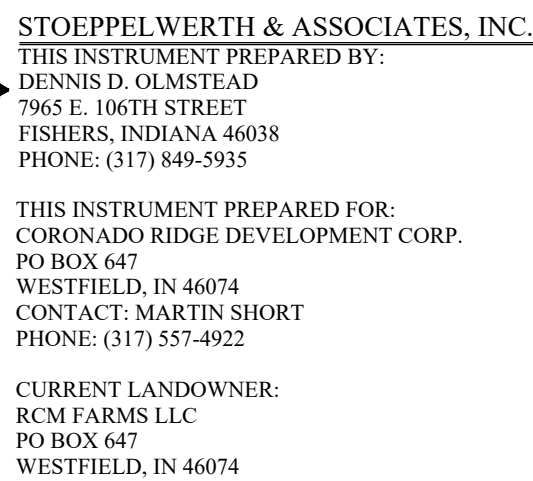
CERTIFIED: 10/01/2021

Dennis D. Olmstead

BY

DATE

REVISIONS



SYCAMORE GLEN

LANDSCAPE PLAN

SYCAMORE GLEN PUD ZONING

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 - (6.71ac = common area x 10 = 67 trees)
- 10' BUFFER ALONG 100' STREET SHALL INCLUDE 4 EVERGREEN / 3 SHADE TREES / 25 ORNAMENTAL TREES / 25 SHRUBS PER 100' AND A 3' UNDULATING MOUND
- STREET TREES: 50' O.C. AVERAGE / 25' O.C. MIN. / 60' O.C. MAX

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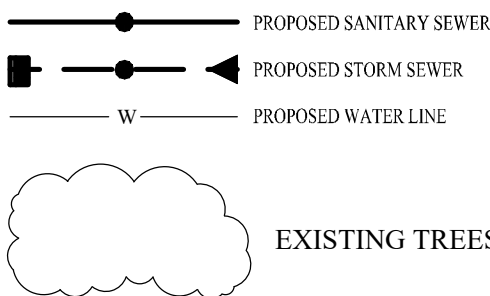
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SEE SHEET L104 FOR PLANTING DETAILS AND TREE / SHRUB LISTS

LEGEND

30	LOT NUMBER
S.S.E.	SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	STREET LIGHT



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



Know what's below.
Call before you dig.

THIS DRAWING IS NOT INTENDED TO BE USED FOR ANY PURPOSES OTHER THAN THE SURVEY OR A SURVEYOR LOCATION REPORT.		REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR		CERTIFIED: 10/01/2021		DATE _____		BY _____	
STOEPPELWERTH		ALWAYS ON 7905 East 104th Street, Fishers, IN 46038-2505 Phone: (317) 846-5935 Fax: (317) 846-5942				DATE _____		BY _____	
LANDSCAPE PLAN		SYCAMORE GLEN		WASHINGTON TOWNSHIP		HAMILTON CO., INDIANA		REVISIONS _____	
PREPARED FOR:		SHEET NO.		89210RCM		DATE _____		BY _____	
SECTION 8		TOWNSHIP 18N		RANGE 3E		DATE _____		BY _____	
DRAWN BY: LAF		CHECKED BY: GDK		DATE _____		BY _____		REVISIONS _____	



THIS INSTRUMENT PREPARED FOR:
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PO BOX 647
WESTFIELD, IN 46074
CONTACT: MARTIN SHORT
PHONE: (317) 557-4922

CURRENT LANDOWNER:
RCM FARMS LLC
PO BOX 647
WESTFIELD, IN 46074

SECTION 02800 – STREET TREE LIST

Table 1
Preferred Street Trees
Large/ Medium Tree List

Trees from Table 1 will eventually reach a height of between thirty (30) to eighty (80) feet in most urban situations. Variations of the plant selections not included on the *Preferred Shade Tree List* may be approved through the City's designee. Improved cultivars, seedless, and/or thornless varieties **must** be used when available. Locally grown stock is advised to improve tree survival rates. Minimum caliper of 2 inches is required for all Shade Trees at installation unless otherwise specified.

STREET TREES (TYPE A)

COMMON NAME	SCIENTIFIC NAME
Coffeetree, Kentucky Elm, Accolade	<i>Gymnocladus dioica</i> (male only)
dingko	<i>Ulmus 'Mortoni'</i>
Hackberry	<i>Ginkgo biloba</i> (male only)
Honeylocust (thornless)	<i>Gleditsia occidentalis</i>
Horechestnut, Red	<i>Gleditsia triacanthos</i> var. <i>inermis</i> , seedless cultivars
Katsurtree	<i>Aesculus x carnea 'Briotii'</i>
Linden, Silver 'Sterling Silver'	<i>Cercidiphyllum japonicum</i>
Maple, Black	<i>Tilia tomentosa</i> 'Sterling Silver'
Maple, Freeman	<i>Acer nigrum</i>
Maple, Red	<i>Acer freemanii</i>
Maple, Sugar	<i>Acer rubrum</i>
Maple, Sycamore	<i>Acer saccharum</i>
Oak, Chinquapin	<i>Acer pseudoplatanus</i>
Oak, Northern Red	<i>Quercus muhlenbergii</i>
Oak, Shingle	<i>Quercus rubra</i>
Oak, Swamp White	<i>Quercus imbricaria</i>
Oak, White	<i>Quercus bicolor</i>
Sweetgum	<i>Quercus alba</i>
Tulip	<i>Liquidambar styraciflua</i>
Zelkova	<i>Liriodendron tulipifera</i>
	<i>Zelkova serrata</i>

Table 2
Alternative/ Substitute Trees
Small Tree List

Trees from Table 2 will eventually reach a height of between fifteen (15) to thirty (30) feet in most urban situations. The *Alternate/ Substitute Tree List* may be used with the approval of the City's designee under circumstances not conducive to trees listed in Table 1 (i.e. overhead power lines, narrow planting strips).

*See note below.

COMMON NAME	SCIENTIFIC NAME
Cherry, Cornelian	<i>Cornus mas</i>
Crabapple Var.	<i>Malus var.</i>
Hawthorn Var.	<i>Crataegus crugallii var.</i>
Hornbeam, American	<i>Carpinus caroliniana</i>
Hornbeam, European	<i>Carpinus betulus</i>
Ironwood	<i>Ostrya virginiana</i>
Japanese Lilac	<i>Syringa reticulata</i>
Maple, Annu	<i>Acer glabrum</i> (single stem)
Maple, Hedge	<i>Acer campestre</i>
Maple, Paperbark	<i>Acer griseum</i>
Redbud	<i>Cercis canadensis</i>
Servicberry	<i>Amelanchier var.</i>

Note

Improved cultivars and seedless, thornless varieties **must** be used when available. Locally grown tree stock is advised to improve tree survival rates. Small trees used as street trees must be upright/ columnar; not clump form. Most small trees are not suitable for narrow tree lawns due to low branching habits. Minimum size for trees required by the Landscape Standards is two (2) inch caliper at time of installation

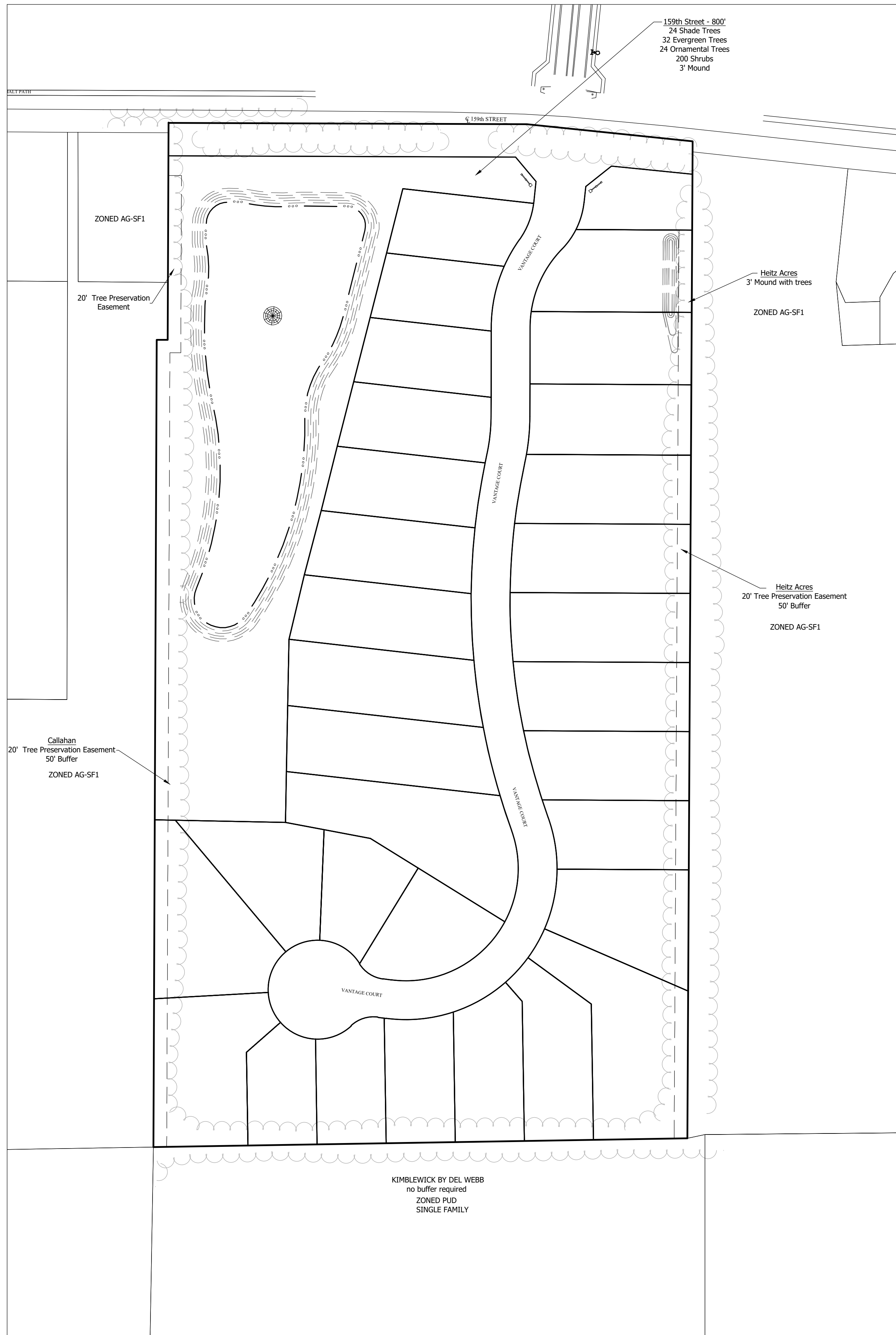
Westfield Standard – 3/19

02800 - 2

SYCAMORE GLEN

LANDSCAPE PLAN

SYCAMORE GLEN PUD ZONING



NOTE

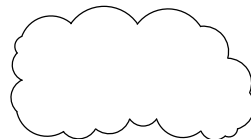
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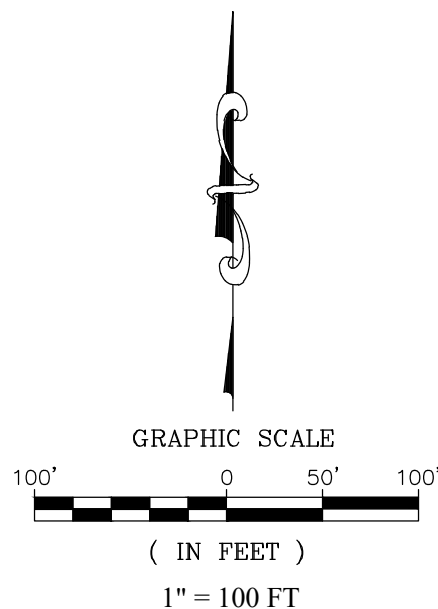
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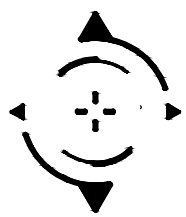


EXISTING TREES



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REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR		CERTIFIED: 10/01/2021					
STOEPPELWERTH ALWAYS ON. 7905 East 106th Street, Fishers, IN 46038-2505 Phone: (317) 846-5935 Fax: (317) 846-5942							
							
LANDSCAPE PLAN		SYCAMORE GLEN					
PREPARED FOR:		HAMILTON CO., INDIANA					
WASHINGTON TOWNSHIP		SECTION: 8 TOWNSHIP: 18N RANGE: 3E					
DRAWN BY: LAF		CHECKED BY: GDK					
SHEET NO.							
L103							
S & A JOB NO. 89210RMC							



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SYCAMORE GLEN

LANDSCAPE PLAN

SYCAMORE GLEN PUD ZONING

SECTION 02800 – STREET TREE LIST

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Maple, Black	<i>Acer nigrum</i>
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Small Tree List

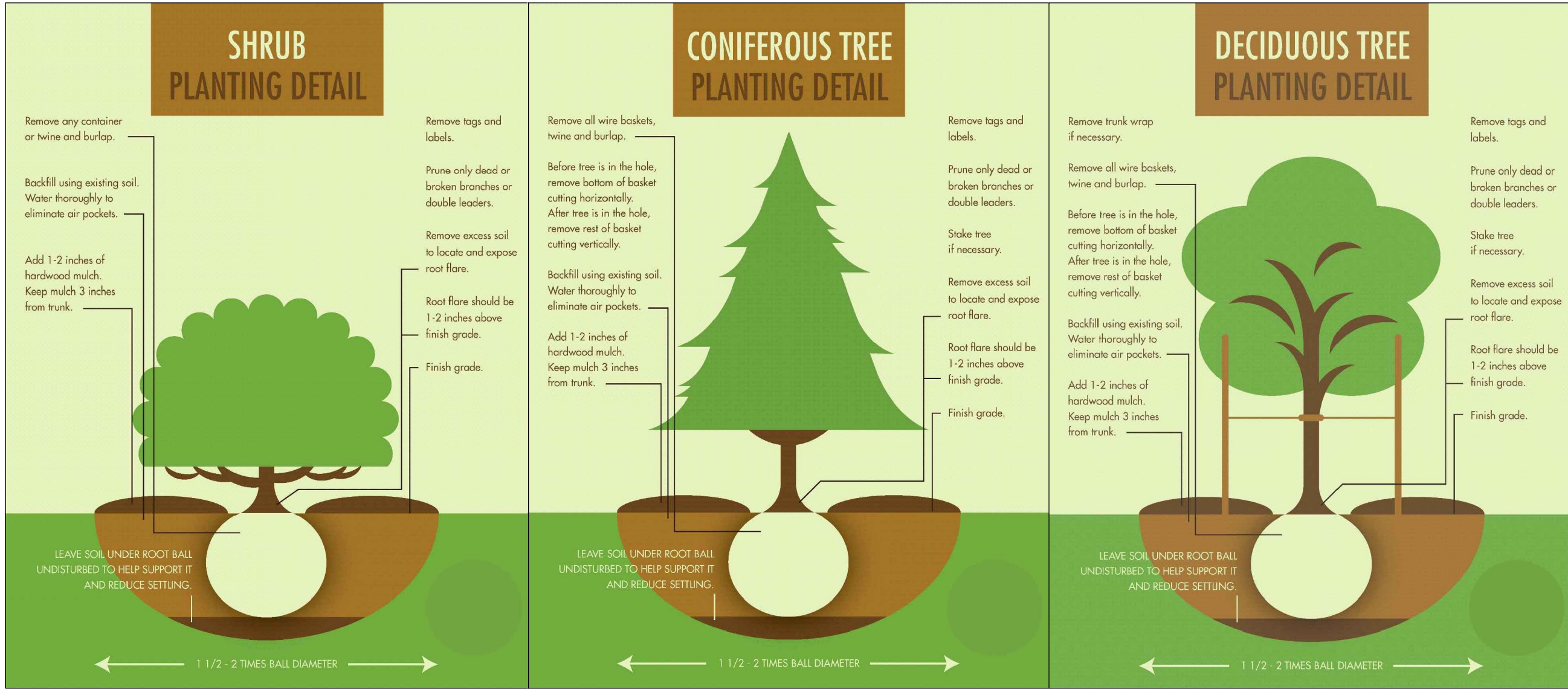
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Street Trees (2")

- Acer saccharum 'Legacy' - 12 (Legacy Sugar Maple)
- Celtis occidentalis 'Prairie Pride' - 14 (Prairie Pride Hackberry)
- Liriodendron tulipifera - 12 (Tulip Tree)
- Quercus bicolor - 18 (Swamp White Oak)
- Ulmus x 'Morton' - 9 (Accolade Elm)

Shade Trees (2")

- Acer rubrum 'Autumn Flame' - 11 (Autumn Flame Red Maple)
- Cladastrus kentukea - 10 (Yellowwood)
- Diospyros virginiana - 3 (American Persimmon)
- Liquidambar styraciflua 'Worpleston' - 14 (Worpleston Sweetgum)

Evergreen Trees (6")

- Abies balsamea var phanerolepis - 23 (Canaan Fir)
- Juniperus virginiana 'Carnaearti' - 32 (Carnaeri Juniper)
- Picea abies - 29 (Norway Spruce)

Ornamental Trees (2")

- Cercis canadensis - 17 (Eastern Redbud)
- Cornus Kousa - 9 (Kousa Dogwood)
- Prunus virginiana 'Canada Red' - 15 (Canada Red Chokecherry)

Shrubs (18")

- Aronia melanocarp 'Autumn Magic' - 44 (Autumn Magic Black Chokeberry)
- Hydrangea paniculata 'Bulk' - 66 (Quick Fire Hydrangea)
- Syringa meyeri 'Palibin' - 55 (Dwarf Korean Lilac)
- Viburnum x burkwoodii - 35 (Burkwood Viburnum)

NOTE:

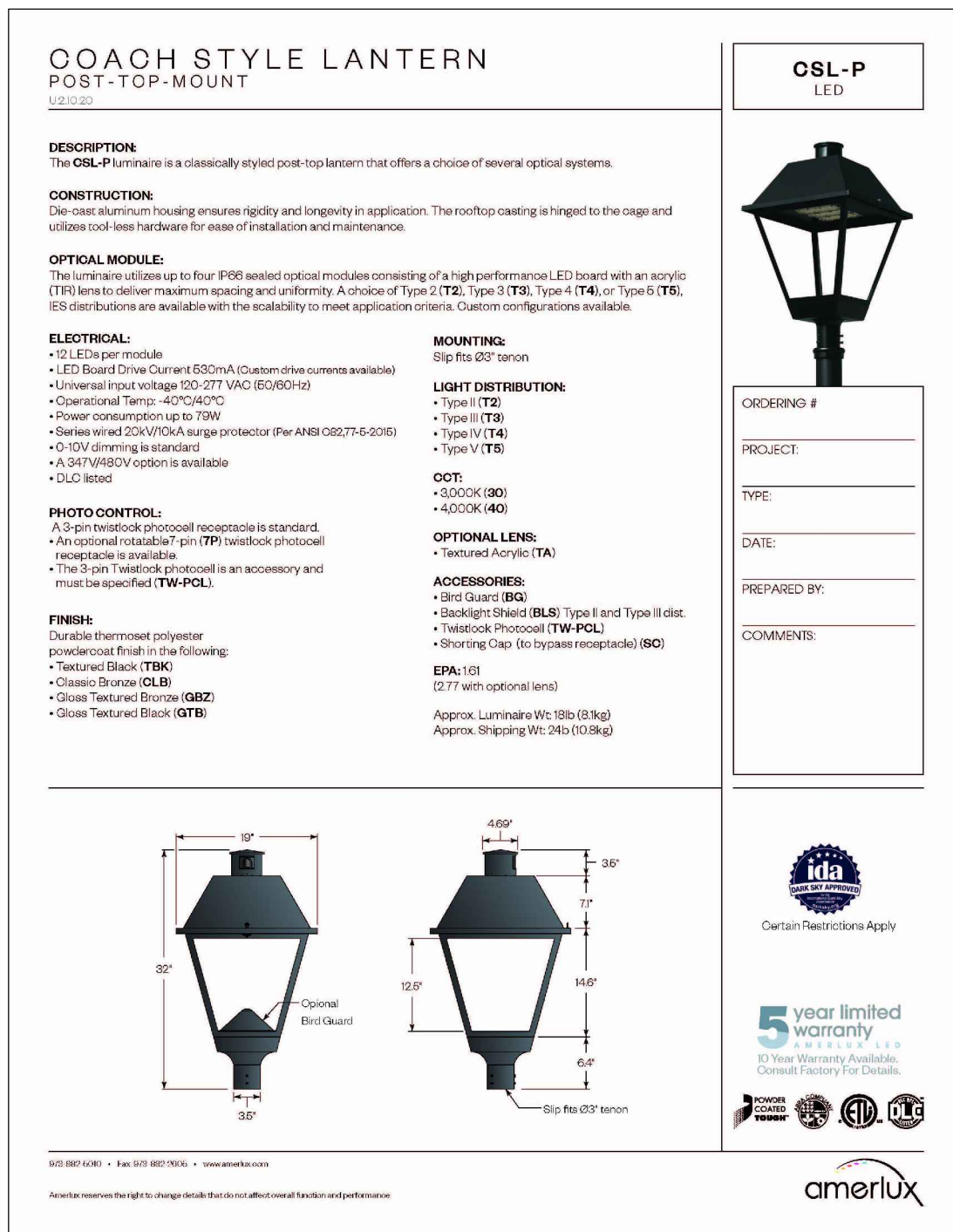
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SEE SHEET L104 FOR PLANTING DETAILS AND TREE / SHRUB LISTS



*Street Lights shall be frosted glass if the option is reasonably available from the electric service provider.



Know what's below.
Call before you dig.

SECTION: 8			TOWNSHIP: 18N	RANGE: 3E
DRAWN BY: LAF			CHECKED BY: GDK	
SHEET NO. L104				
S & A JOB NO. 89210RCM				
PREPARED FOR: SYCAMORE GLEN				
WASHINGTON TOWNSHIP				
HAMILTON CO., INDIANA				
DENNIS D. OLNSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR CERTIFIED: 10/01/2021				
THIS DRAWING IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSES THAN THE ORIGINAL BOUNDARY SURVEY, A ROUTE REPORT, OR A SURVEYOR LOCATION REPORT.				
STOEPPELWERTH ALWAYS ON 7965 East 106th Street, Fishers, IN 46038-5505 Phone: (317) 849-5935 Fax: (317) 849-5942				
REVISIONS				
DATE				
BY				



Westfield–Washington Township

Advisory Plan Commission

Minutes of the Monday, October 18, 2021 Meeting

Presented for approval: November 1, 2021

The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m.
on Tuesday October 18, 2021 at Westfield City Hall.

Active Links for this Meeting:

[October 18, 2021 BZA Agenda & Exhibits](#)

[October 18, 2021 YouTube Video](#)

Minutes are also available to be acquired or viewed at the City of Westfield Community Development Department.

OPENING OF MEETING

YouTube Time: 0:08

ROLL CALL: Noted presence of a quorum.

Commissioners Present In-Person: Robert Horkay, Mike Johns, and Andre Maue.

Commissioners Present Virtually: Matthew Deck, Ginny Kelleher, Dave Schmitz, Victor McCarty, and Cindy Spoljaric.

Commissioners Absent: All present.

Commissioners arrived after Roll Call: Kristen Burkman (7:04 p.m.)

City Staff Present in Person: Pam Howard, Senior Planner.

City Staff Present Virtually: None.

Legal Counsel Present Virtually: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

- October 04, 2021 APC Minutes.

Motion: Maue motioned to approve the October 04, 2021 APC minutes as presented.

Johns seconded. Motion passed. Vote 7-0. (Schmitz lost connection/Burkman not yet arrived)

REVIEW OF RULES AND PROCEDURES

Howard reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

YouTube Time: 3:17

2004-DDP-09

Barkefellers

Lot 1, Block A of Dartown Crossing PUD. Generally located at the northwest corner of Dartown Road and State Road 32.

Agendas for all City meetings are updated and available at our website.

Website: www.westfield.in.gov | Community Development Department E-mail: community@westfield.in.gov

Barkefellers by Kimley-Horn & Associates requests Detailed Development Plan review of a 21,399 square foot Luxury Pet Resort on 2.32 acres +/- in the Dartown Crossing PUD District.
(Planner: Caleb Ernest – cernest@westfield.in.gov)

2108-DDP-34

Midland South

Northwest corner of Roosevelt Street and Cherry Street

Old Town Design Group by Apollo Developers requests Detailed Development Plan review of 52,864 square feet of townhomes on 3.37 acres +/- in the Midland South PUD District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

2110-DDP-40

Citizens Booster Pump Station and Ground Storage Tank

North side of 146th Street, east of Oak Ridge Road

Citizens Energy Group requests Detailed Development Plan review of a 780 square foot booster pump station and a 1.25 million-gallon ground-level water storage tank on 0.85 acres +/- in the Legacy Oaks PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

Motion: McCarty motioned to approve the Consent Agenda.

Kelleher seconded. Motion passed. Vote 8-0. (Burkman not yet arrived)

ITEMS OF BUSINESS

No Items of Business

PUBLIC HEARING ITEMS

No Public Hearing Items

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09

[CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Northpoint II PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2101-ZOA-01

[CONTINUED]

Unified Development Ordinance Amendment

Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

2108-ODP-18 &

2108-SPP-18

[CONTINUED]

Highlands Latin School

3810 W 146th Street

Indy Latin Schools requests Overall Development Plan and Primary Plat review of 1 Lot and 1 Block on 30.88 acres +/- in AG-SF1: Agriculture/Single-family Rural District.

(Planner: Rachel Riemenschneider-rriemenschneider@westfield.in.gov)

2108-PUD-21
[CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2108-PUD-22
[CONTINUED]

Urban Apples PUD

18326 Spring Mill Road

Herron Holdings, LLC by Church Church Hittle + Antrim requests a change in zoning for 23.71 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Urban Apples PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2110-PUD-24
[CONTINUED]

Hittle at ThirtyOne PUD Amendment I

West of and Adjacent to US 31 and South of 191st Street

Pryamrp, LLC by Nelson & Frankenberger, LLC requests an amendment to the Hittle at ThirtyOne PUD to permit Dryvit Custom Brick as a permitted building material on 5.54 acres +/-.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

WITHDRAWN ITEMS

2106-PUD-19

**[WITHDRAWN BY
PETITIONER]**

Overlook at Wood Wind PUD

North side of 161st Street, 1/4 mile east of Towne Road

Pulte Homes of Indiana, LLC by Church Church Hittle + Antrim requests a change in zoning for 75 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Overlook at Wood Wind PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

REPORTS/COMMENTS

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

ADJOURNMENT

YouTube Time: 7:15

Maue motioned to adjourn the meeting.

Johns seconded.

Motion passed. Vote 9-0. (Burkman arrived before this vote)

The meeting adjourned at 7:07 p.m.

Robert Horkay, President

Ginny Kelleher, Vice President

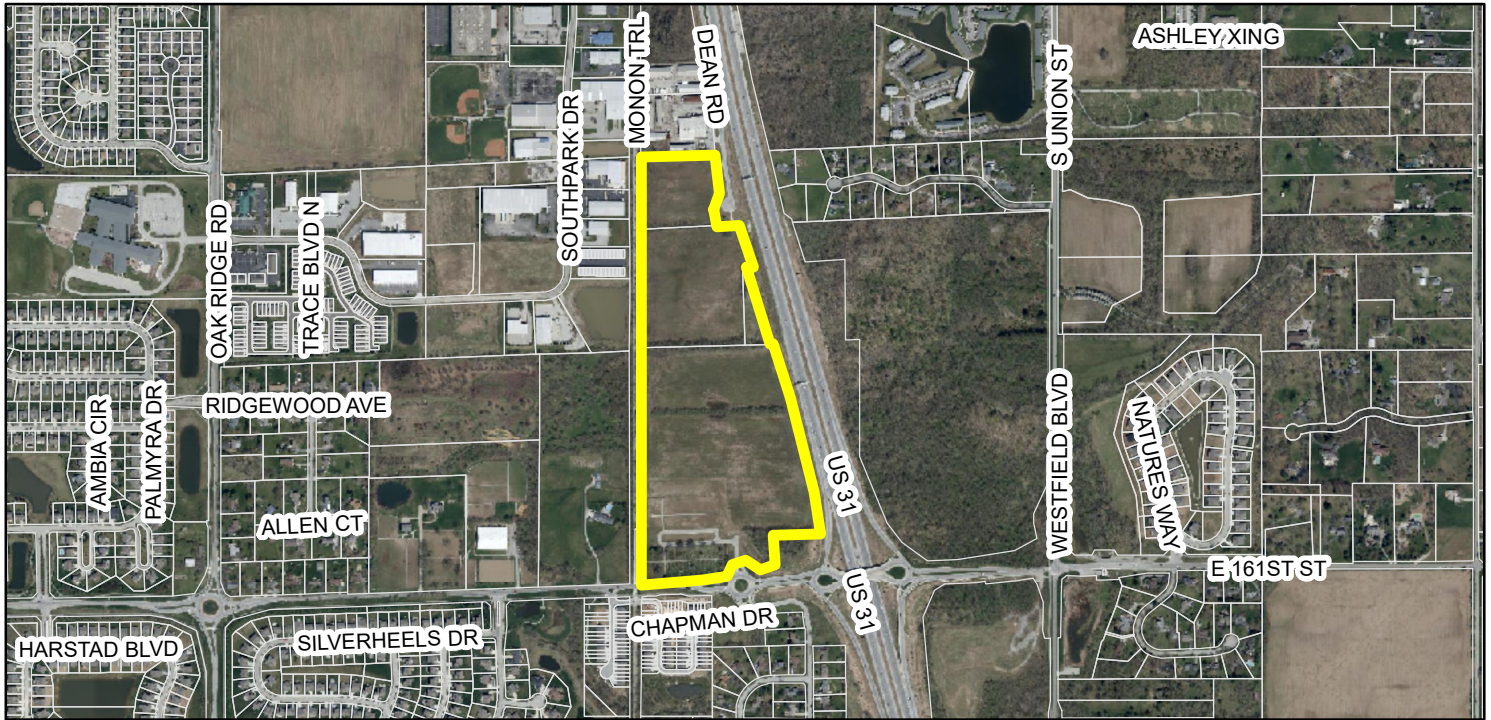
Kevin M. Todd, Secretary



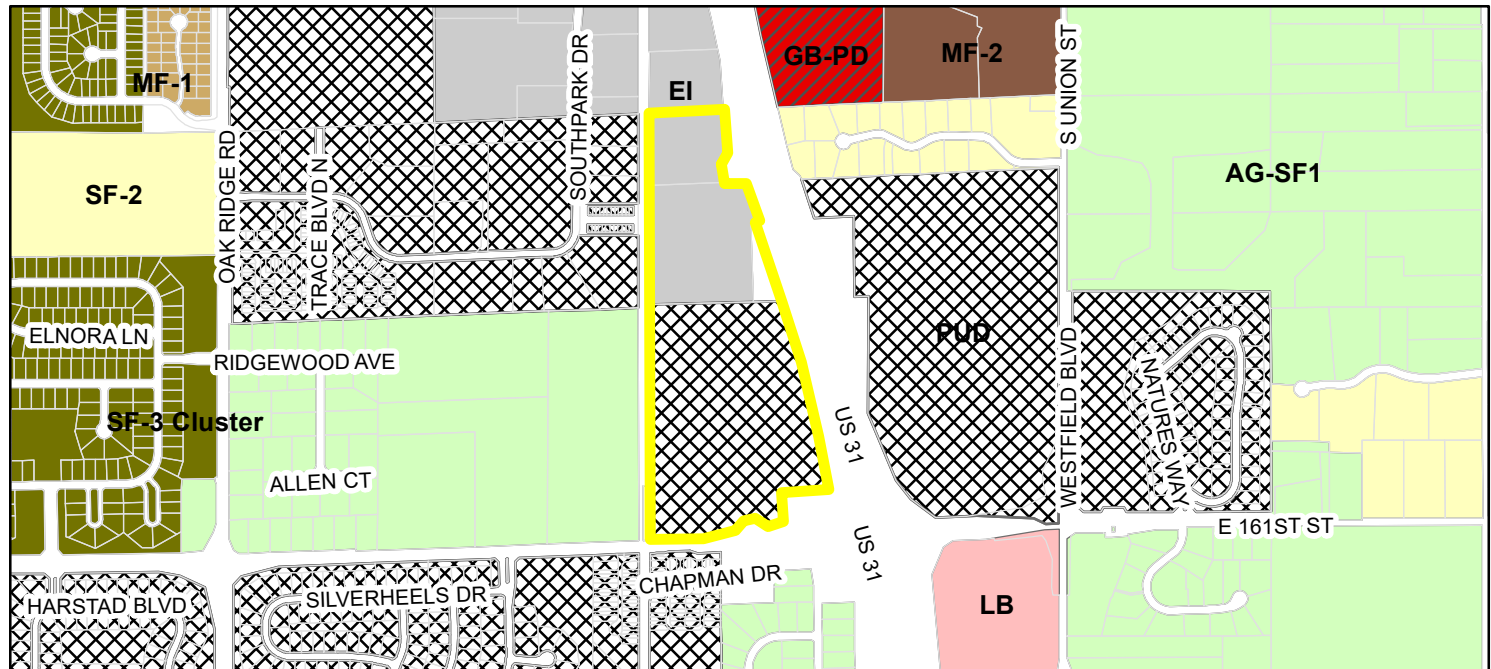
Property Location Map
Landing PUD
Planned Unit Development
2111-PUD-26



Aerial Location Map



Zoning Map



Parcel	LB (Local Business)
Zoning - All	MF-1 (Multiple Family - 1)
Zoning	MF-2 (Multiple Family - 2)
AG-SF1 (Agriculture - Single Family - 1)	PUD (Planned Unit Development)
EI (Enclosed Industrial)	SF-2 (Single Family - 2)
GB-PD (General Business - Planned Development)	SF-3 Cluster

ORDINANCE NUMBER 21-__

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING
AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE**

“Landing 161 PUD”

This is a Planned Unit Development District Ordinance (the “Ordinance”) for the Landing 161 PUD District, to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "UDO"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the UDO;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. ____-PUD-__**), requesting an amendment to the UDO and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. ____-PUD-__** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (____-__) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2021;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the UDO and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "Landing 116 PUD District" (the “District”).
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this

Ordinance and its exhibits, and (ii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

- 1.3 Chapter (“*Chapter*”) and Article (“*Article*”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the UDO.

- 2.1 Area: A discrete geographic area within the District. The District contains three (3) Areas, "Area A", "Area B" and “Area C”, which are conceptually represented on the Concept Plan (Page 3 of 3). The development of each Area shall be regulated as set forth in this Ordinance.
- 2.2 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and each Area, as set forth in Section 4 of this Ordinance.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 3.1 The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements.
- 3.2 The Areas are conceptually represented on the Concept Plan and shall be developed in substantial compliance with the Concept Plan. The buildings illustrated in Area C may be repositioned as final engineering of the District is completed, however, the street network and general design of the townhomes shall be in substantial compliance with the Concept Plan.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning Districts of this District shall be as set forth below.

- 4.1 Area A: GB: General Business.
- 4.2 Area B: GB: General Business.
- 4.3 Area C: SFA: Single Family Attached.

Section 5. **Permitted Uses.** The permitted uses shall be as set forth below in **Exhibit C**.

Section 6. General Regulations. The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

- 6.1 Area A and Area B shall be subject to the General Regulations on the following table.

Standard	Area A	Area B
Minimum Lot Area	n/a	n/a
Minimum Lot Frontage	80'	80'
Minimum Building Setback Lines		
Front Yard	0'	20'
Side and Rear Yard	0'	0'
Minimum Building Setback Lines from perimeter of Real Estate		
Setback from US 31	50'	n/a
Perimeter other than US 31	0'	0'
Minimum Lot Width	n/a	n/a
Maximum Building Height	60'	60'
Minimum Building Size	No minimum	No minimum

- 6.2 Area C shall be subject to the General Regulations on the following table which replaces and supersedes the Section 4.9 (A-L) of the UDO:

Standard	
Minimum Lot Area	No Minimum
Minimum Lot Frontage	No Minimum
Maximum Density	See Section 4.1
Maximum Dwelling Units Per Building	6
Maximum Project Size	See Area C
Minimum Building Setback Lines from perimeter of Real Estate	
Setback from west Perimeter of Real Estate	20'
Minimum Internal Building Setbacks	
Setback from internal street	10'
Side Yard & Rear Yard	Not Applicable
Minimum Distance Between Structures	20'
Maximum Lot Coverage	Not Applicable
Minimum Lot Width	Not Applicable
Maximum Building Height	3 Stories
Minimum Living Area (Total) Per Dwelling Unit	1,500sqft

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

7.1 Article 6.3 Architectural Standards: Shall apply, except as modified below:

A. Area A and Area B: Article 6.3 (F) of the UDO shall apply.

B. Area C: See Exhibit F.

7.2. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.

A. Townhome Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply; except as modified below:

i. At a minimum, the front and side yards of a dwelling shall be sodded and irrigated and the area between the driveways may be landscaped with landscape rock.

ii. A minimum of: one (1) Shade Tree and four (4) Shrubs shall be required per Townhome Dwelling. Where the Street Tree is placed in the Front Yard the street tree shall (i) meet the one (1) Shade Tree requirement of this section and (ii) shall be placed a minimum of four (4) feet from the sidewalk.

iii. Each Townhome on a Corner Lot shall have a minimum of one (1) Shade Tree required between the side of the dwelling and the street.

B. External Street Frontages: Article 6.8(M)(1) External Street Frontage Landscaping Requirements – Residential Uses shall apply except as modified below:

i. Article 6.8(M)(1) shall not apply to the right-of-way between Area A and Area C.

C. Common Areas / Detention/Retention Areas: A Fountain shall be installed and seasonally maintained within the Detention Ponds.

D. Buffer Yards: Article 6.8(N) Buffer Yard Requirements shall apply except as modified below:

i. A ten (10) foot tree preservation easement shall be established

along the western boundary of the Real Estate.

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 9. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

9.1 Article 8.6 Open Space and Amenity Standards: Article 8.6(H) of the UDO shall not apply to the District. Instead, the following standards shall apply to Area C.

- A. Minimum Open Space: The minimum Open Space shall be 25% which includes all common areas as generally shown on the Concept Plan.
- B. Amenities: Open space including trails shall be provided for passive recreation opportunities, including benches or swings, sidewalk pathways and landscaping, in substantial compliance with the amenity plans shown on Exhibit G including the quality and character of those shown in Exhibit G, attached hereto. If the Amenities are prevented from being installed as shown, then alternative locations for such landscaping within the District may be approved by the Director.
- C. Monon Trail Access: Access points, including landscape plantings and entrance monument, shall be provided to permit pedestrian access to the Monon Trail as generally depicted on the Concept Plan and Exhibit G. The final locations of the trail access points and improvements are subject to City approvals and final engineering. If the trail connections shown in the Trail Connection Plans are prevented from being installed as shown, then alternative locations providing comparable trail access to the Monon Trail may be approved by the Director.

Section 10. **Maintenance Standards:** The following shall be included in the Covenants, Conditions and Restrictions of the Owner's Association for Area C.

- 10.1. All lots shall be subject to a required landscape maintenance program including seasonal mulching, hard edging, fertilization, mowing and trimming, weeding of landscape beds, pruning and fall clean up.
- 10.2 All lots shall be subject to a required snow removal program for driveways and sidewalks.
- 10.3 The above provisions shall be included in the initial Covenants, Conditions and

Restrictions of the Owner's Association and all future administration and enforcement of the provisions shall be solely and exclusively the responsibility of the Owner's Association.

Section 11. **Duration.** Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2027 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert back to its classification at the time this Ordinance was adopted.

Section 12. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2021.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE** __-__ was delivered to the Mayor of Westfield
on the _____ day of _____, 2021, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance __-__
this _____ day of _____, 2021.

I hereby VETO Ordinance __-__
this _____ day of _____, 2021.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document,
unless required by law: Jon C. Dobosiewicz

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz; Nelson & Frankenger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

Landing 161 PUD 3 092721.docx

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan Concept Plan – Area Map
Exhibit C	Permitted Uses
Exhibit D	Commercial Character Exhibits
Exhibit E	Townhome Character Exhibits
Exhibit F	Townhome Architectural Standards
Exhibit G	Amenity Exhibits

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

Add legal

EXHIBIT A
REAL ESTATE
(Page 2 of 2)

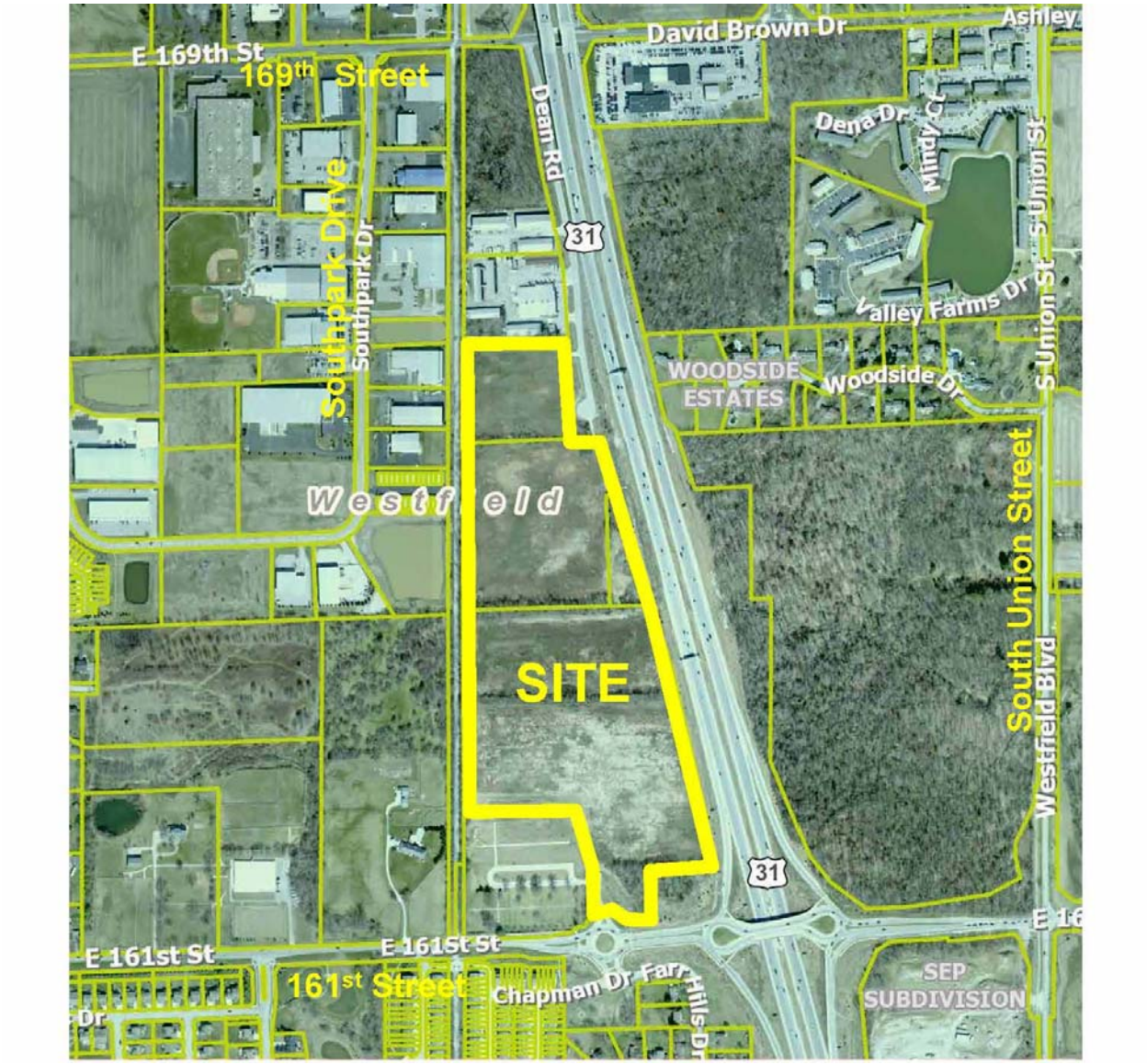


EXHIBIT B **CONCEPT PLAN** (Page 1 of 3)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number ____-PUD-__.

EXHIBIT B
CONCEPT PLAN
(Page 2 of 3)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number ____-PUD-__.

EXHIBIT B
CONCEPT PLAN – AREA MAP
(Page 3 of 3)



EXHIBIT C
Area A and Area B Permitted Uses
 (Page 1 of 1)

Land Use	Area A	Area B
Assisted Living Facility		P
Dwelling, Multi Family		P
Dwelling, Townhouse		P
Home Business		P
Nursing Home		P
Childcare/ daycare centers	P	P
Garden and Lawn Center	P	P
Health, fitness and exercise center	P	P
Hotel (or motel)	P	P
Office, General Service	P	P
Office, Medical	P	P
Office, Professional	P	P
Restaurant, Fast Food	P	
Restaurant, Sit Down	P	P
Restaurant, Specialty	P	P
Restaurant, Takeout & Deli-style	P	
Retail, High Intensity	P	P
Retail, Low Intensity	P	P
Retail, Medium Intensity	P	P
School, Fine Arts or Commercial	P	P
School, Professional Trade or Business	P	P
Amphitheater/ outdoor theater	P	P
Assembly halls/ auditoriums	P	P
Civic center	P	P
Educational Institution, without dormitory accommodations	P	P
Hospital (major)	P	P
Museum/ exhibition hall	P	P
Public Safety and Service Use	P	P
Religious Institution	P	P
Club, Civic	P	P
Club, Private	P	P
Development Amenities	P	P
Recreational Facility, Commercial	P	
Tavern (or Nightclub)	P	P
Theater, indoor	P	P
Temporary use and Event	P	
Commercial parking lots and structures, public	P	P

EXHIBIT D

COMMERCIAL CHARACTER EXHIBITS

(Page 1 of 1)

Add Commercial Character Exhibits

EXHIBIT C
COMMERCIAL CHARACTER EXHIBITS
(Page 2 of 3)

Add Commercial Character Exhibits

EXHIBIT C
COMMERCIAL CHARACTER EXHIBITS
(Page 3 of 3)

Add Commercial Character Exhibits

EXHIBIT E
TOWNHOME CHARACTER EXHIBITS
(Page 1 of 2)



EXHIBIT E
TOWNHOME CHARACTER EXHIBITS
(Page 2 of 2)



EXHIBIT F
Townhome Architectural Standards

Architectural Standards for Townhome Dwellings: Article 6.3 shall not apply, rather, the following shall apply:

- i. Character Exhibit: The Character Exhibit for Townhome Dwellings, attached hereto as **Exhibit E**, is hereby incorporated to capture the intended architecture of townhouses to be constructed. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the development. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.
- ii. Building Materials: Permitted exterior building materials are as follows:
 - a) In addition to the standards of Article 6.(C)(3) (Building Materials), vinyl and aluminum siding shall be prohibited.
- iii. Minimum Overhang: The primary/main roof overhang or eaves shall be a minimum of eleven inches (11”) on all facades of each Building, as measured prior to the installation of any Masonry Materials.
- iv. Dwelling Design: The following standards shall apply to all Dwellings:
 - a) All townhomes shall require the front door to face a street or the Monon Trail and the garage shall face and access an internal alley or Street.
 - b) Garages: All Dwellings shall have a two (2) car garage.
 - c) Roof Pitch:
 1. The minimum primary/main and secondary roof pitches of all townhome buildings shall be no less than 6:12.
 2. Shed roof dormer accents shall be no less than 3:12.
 - d) Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade (façade including the entry door) unless specifically noted otherwise:
 1. Shall consist of Masonry Material, composite trim, composite veneer panels, horizontal siding, shake siding or board and batten siding.

2. A minimum of four (4) windows.
 3. Front door entranceways shall include a porch not less than three feet (3') deep by three and one-half feet (3.5') wide (prior to installation of any Masonry Material).
- e) Side Building Façade Requirements: At a minimum, the side elevation for each end unit on each Townhome building shall utilize the following architectural elements (exclusive of common firewalls separating units contained in same building structure):
1. A minimum of three (3) windows shall be required.
 2. All windows not encased in Masonry shall have a minimum four-inch (4") nominal width trim.
- f) Rear Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Rear Façade (façade opposite the façade including the entry door):
1. A minimum of three (3) windows shall be required.
 2. All windows shall have a minimum four-inch (4") nominal width trim.

EXHIBIT G
AMENITY EXHIBITS
(Page 1 of 1)



Linear Trail Park A



Linear Trail Park B



Linear Trail Park C



Legend	
1	Trailhead/Plaza off Monon
2	Benches and Bikeracks
3	Signage
4	Widen Trail Connection
5	Shade Structure/Porch Swings
6	Seating



Legend

- 1 Office Buildings**
 - Visibility from N. Meridian Street
- 2 Townhomes**
 - 140 units
- 3 Linear Trail Park**
 - Pedestrian promenade
 - Trail connection into development. Seating, landscaping, trailhead parking, public space, etc.
- 4 Detention Areas**
- 5 Trailheads/Gateways**
 - Development Gateway Sign
 - Trailhead amenities (bike racks, seating, water fountain, bike repair station, etc.)
 - Parking (shared with mixed-use)
- 6 Office Buildings**
 - Visibility from N. Meridian Street
 - Trail connections to Monon Trail

E. 161ST AND MONON TRAIL

Landing 161- Option 2

WESTFIELD, INDIANA



SEPTEMBER 22, 2021



Legend

1

Office Buildings

- Visibility from N. Meridian Street

2

Townhomes

- 140 units

3

Linear Trail Park

- Pedestrian promenade
- Trail connection into development. Seating, landscaping, trailhead parking, public space, etc.

4

Detention Areas

5

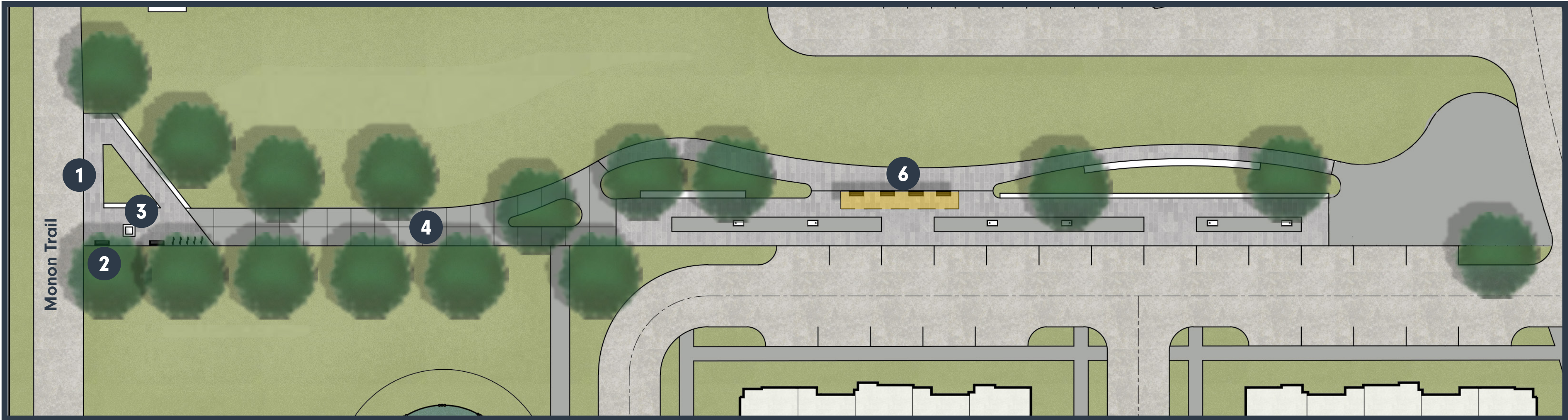
Trailheads/Gateways

- Development Gateway Sign
- Trailhead amenities (bike racks, seating, water fountain, bike repair station, etc.)
- Parking (shared with mixed-use)

6

Office Buildings

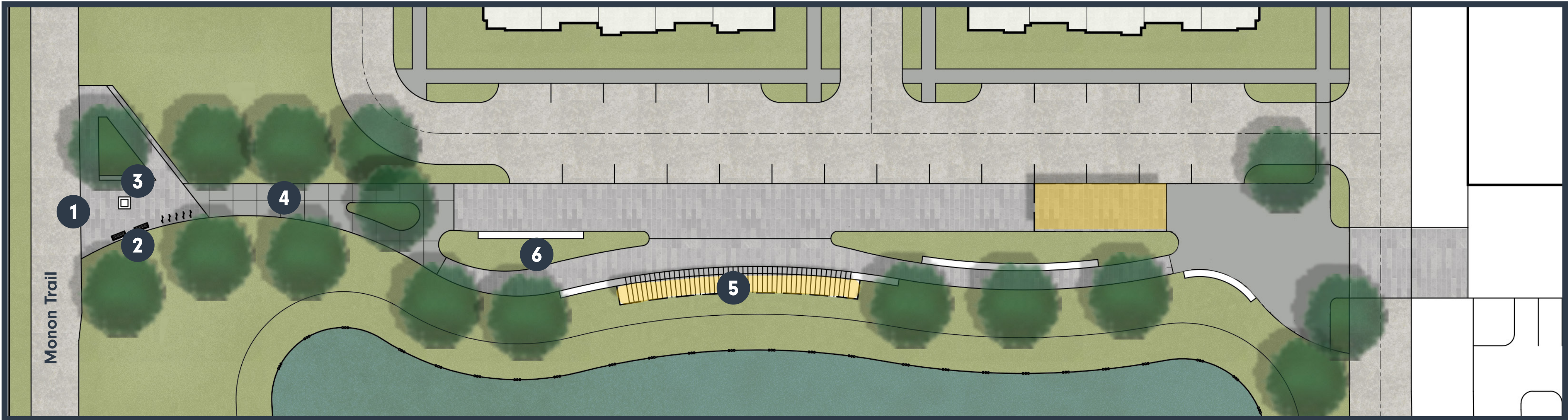
- Visibility from N. Meridian Street
- Trail connections to Monon Trail



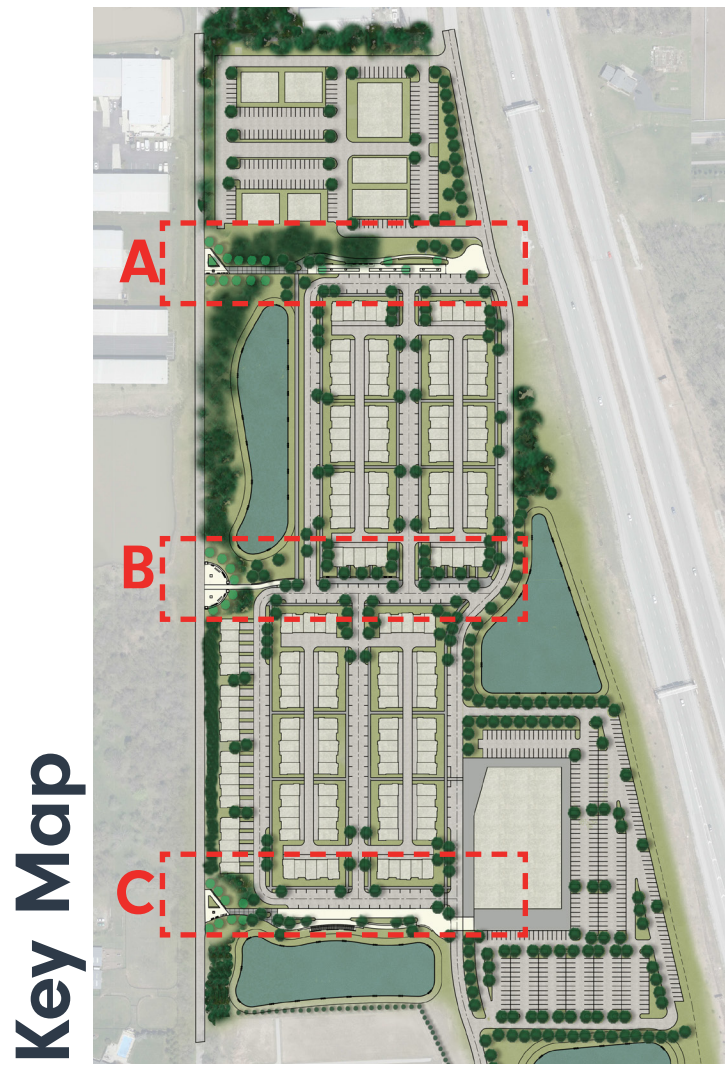
Linear Trail Park A



Linear Trail Park B



Linear Trail Park C



Legend	
1	Trailhead/Plaza off Monon
2	Benches and Bikeracks
3	Signage
4	Widen Trail Connection
5	Shade Structure/Porch Swings
6	Seating

NARRATIVE STATEMENT

Lennar Homes of Indiana, Inc. (“Lennar Homes”) is pleased to present its plans for Landing 161, a new 42-acre +/- mixed used development directly north of 161st Street, west of US 31 and east of the Monon Trail in Westfield, Indiana. The Landing 161 development is planned to include a mix of commercial and residential uses that will provide for a destination experience along the Monon Trail and US 31. The intent of the development is to create a village style community with townhomes that border the Monon Trail with pedestrian connectivity and open space areas that connect to the commercial area to the east along US 31 and to the commercial or apartment uses to the north also along US 31.

The vision for the site has been to create a “Westfield destination” on the Monon Trail. If you go to the Monon Trail today and want to “go somewhere”, most people head south to Carmel. The location of the Monon Trail and the intersection of US 31 and 161st offers a unique opportunity to create a “village” featuring a mix of commercial, office, retail and for-sale town homes and a genuine work/live/recreate experience. Lennar’s ideal vision is a project which evolves into a center for business innovation with a combination of corporate or medical office, as well as opportunities for small businesses. With the proximity to the Monon Trail and US 31, Lennar hopes to design a project which will attract upscale retail and dining to fulfill that vision.

However, Lennar understands it will take several years to assemble the various commercial, dining and retail users for a project of this type. And Lennar also understands that the market, not ourselves will ultimately dictate the most viable and appropriate uses. Lennar’s objective is to work with the City Leadership to define the uses we believe would be an asset to the community and potential amenity for the area. Lennar can then “set the stage” with the infrastructure and amenities to attract highest level of office, dining and retail.

Lennar’s objective is to incorporate the Monon Trail into the community to create a “hub” of the Monon Trail with three “gateways” inviting and encouraging people on the Trail into the site. The north and south gateways would feature Linear Trail Parks which would circulate pedestrians and cyclist into and through the project. This feature is a critical element in attracting highest level of office, dining and retail. Ideally Lennar’s objective is to design a community rather than a project with a genuine small community or village feel with residential designed “into” the community, rather than the now traditional “segmented” residential/commercial style of development.

The proposed Townhomes will have an anticipated home value from the mid-\$300,000 to low \$400,000’s for-sale and provide a low-impact transition between existing residential and the Monon Trail to the west, while the more intense uses will be located closer to US 31. Lennar Homes plans on building the Townhomes with all the infrastructure to create site ready development for the commercial uses. A sensitive “lower impact” residential use adjacent to the Monon Trail and Hebrew Congregation Cemetery is strongly preferred and appropriate in the context of surrounding uses.

Advancing the proposal at this time provides for the extension of Dean Road accomplishing one of Westfield’s long-term infrastructure goals and necessary infrastructure to serve commercial uses along US 31. This is an opportunity to work together now to design a project we all believe will be a long-term asset to the community and something we can all be proud of.

11590 N. Meridian St (Meridian Crossing)

6 stories / 156,876 s.f.

8 acres



12174 N. Meridian St. (Carmel Medical Arts Pavilion)

3 stories / 85,000 s.f. ea (170,000 s.f. total)

12 acres



12911 N. Meridian
3 story / 105, 816 SF
6.4 acres



13225 N. Meridian St. (Spine Institute)
2 buildings totaling 107.000 SF
7.9 acres



12800 N. Meridian St

4 story / 140,930 s.f.

9.38 acres



11939 Meridian Street

3 story / 62,654 s.f.

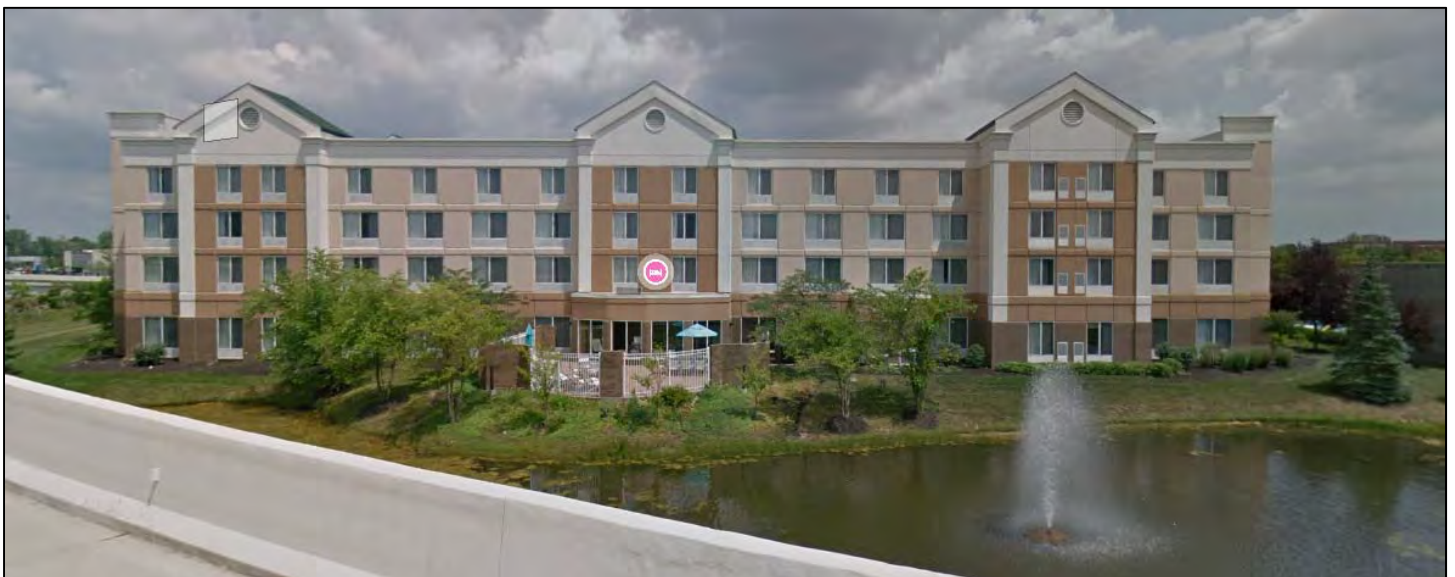
3.5 acres



Residence Inn Marriott
11855 N. Meridian Street
2.58 acres



Springhill Suites
11895 N. Meridian Street
3.06 acres



Landing 161 PUD Zoning Request

Neighborhood Meeting Summary

Project: Landing 161 PUD Zoning Request

Docket Number: 2111-PUD-26

Date: October 26, 2021 at 6:30pm

Location: Virtual Zoom Meeting

Attendees: Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger
Keith Lash – Lennar Homes of Indiana, Inc.

Attendees:

Rick Hahn
Linda and Alan Naas
Call In Number – “Bill”
Call In Number – “HP”
Call In Number – “Dean”
Councilor Spoljaric

The Neighborhood Meeting began at 6:30 pm and Jon Dobosiewicz (JD) provided an overview summary of the proposal.

Neighbor Comments and Questions:

1. Concern expressed about ability of 161st round-a-bout to handle additional traffic if development occurs, additional townhomes will add to traffic in area and will Dean Road be extended to provide a north/south access?

Response: JD explained that it was his understanding that INDOT designed and sized the 161st round-a-bout to accommodate future development (including commercial development) in the area. JD also explained that Dean Road would be extended to create a north/south access – which currently does not exist as Dean Road terminates in a cul-de-sac. JD also explained that this is the rezone phase. If the rezone is approved, the project is required to undergo further TAC, Hamilton County Surveyor and Plan Commission review for a primary plat and development plan and at the platting phase Board of Works may request a traffic study be done for the area. If a traffic study is requested during the platting stage, the developer would comply with all recommendations of any traffic study. JD also discussed the Monon Greenway connection at 161st Street, the City’s discussions regarding a “Hawk” crossing system at this location and that in the past the City has discussed a potential future pedestrian tunnel at this location.

2. Linda and Alan Naas expressed concerns, including but not limited to: 3-6 story office buildings within their view corridor; they do not want trailheads near their property into the proposed community; the proposed townhomes are too close to their property; questions about retention ponds and drainage, where will site dirt go; this proposal is not the best use for this site; concern about traffic impact; the townhomes have vinyl siding; does Lennar have any prospects for office

development; shouldn't the 31 Overlay requirements be applied to this development; concerns about the permitted use list; wasn't IHC required to install a chain link fence on their site as part of their zoning approval; how close are our building setbacks to US 31; want to see enhancements to townhome architecture and more windows?

Response: JD responded by explaining that drainage plans are reviewed and the platting and development stage and permits can not be issued for construction until all drainage requirements are met; the site will be dirt balanced – meaning dirt would not be trucked-in or trucked-out; that he will follow up with Planning Staff about locations of proposed trailheads to be sure they are permitted and compliant; the proposed PUD prohibits vinyl siding as a building material and that he would follow up with Planning Staff regarding IHC's prior zoning approval and the question about a chain link fence.

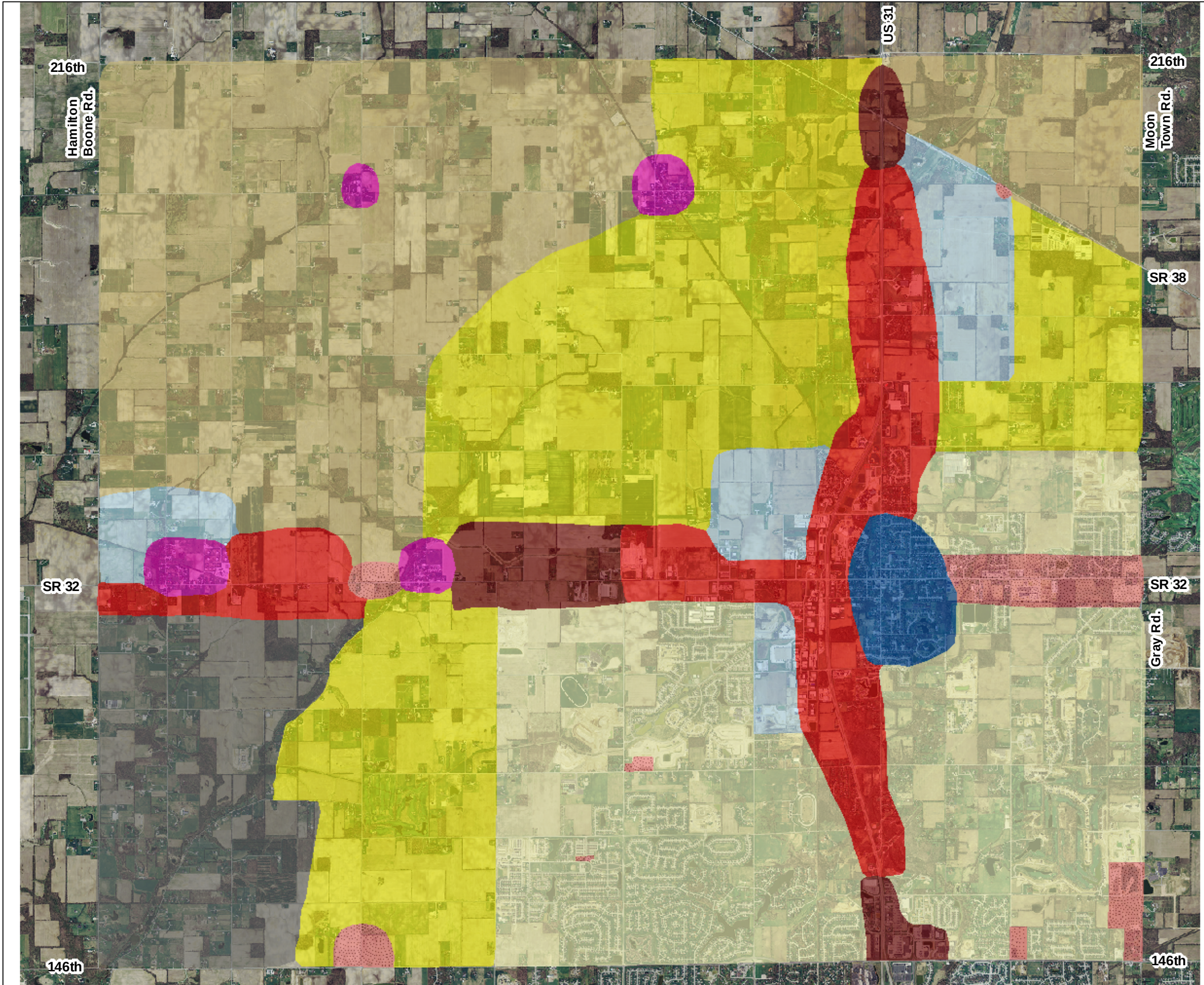
3. A neighbor offered generally positive comments, including but not limited to: generally likes the development; would like to see more mixed-use and restaurants in the development; architecturally would like to see more brick and some other architectural enhancements to townhome architecture.

Response: Keith Lash of Lennar explained that the proposed townhomes for this community would be of the same style and design that Lennar is currently building in Carmel along the Monon Trail and in Zionsville south of Town Hall.

4. A question about whether "business condominiums" have been considered, it may be a good use for small businesses locating for office locations.

Response: JD explained that the townhome floor plans include a "home office" space on the lower level and that the PUD would not prevent an office developer from offering tenant spaces to small business users.

The meeting ended at approximately 7:15 pm.



Westfield - Washington Land Use Concept Map

Legend

- Suburban Residential
- New Suburban
- Existing Rural Southwest
- Rural Northwest and Northeast
- Business Park
- Local Commercial
- Employment Corridor
- Regional Commercial
- Villages
- Downtown



Community Development Department

1 inch equals 0.75 miles

DISCLAIMER: The Town of Westfield, Indiana has created this map in an attempt to increase the availability of public information and enhance public knowledge. The Town is continually collecting, maintaining and updating data. Information for the map themes was obtained from existing, and many times historical documentation. Because of this, the information displayed on this map is not guaranteed to be completely accurate or all inclusive. The Town of Westfield retains the right to change the content of this map without prior notice. The Town of Westfield assumes no liability for any actions or occurrences that may result from persons viewing the information contained on this map. This map is not meant to take the place of any existing guidelines, rules, regulations or legal procedures. No information displayed on this map should be used in place of legal documentation. Field investigations are still necessary for locating underground facilities, and contact with appropriate departmental staff is still required for determining location-based fees/designations.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

November 1, 2021
2111-PUD-28
Exhibit 1

Docket Number: 2111-PUD-28 (Ordinance No. 21-47)

Petitioner: Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC

Request: A change of zoning of 67.8 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Courtyards at Spring Mill PUD District.

Current Zoning: AG-SF1: Agriculture / Single-Family Rural District

Current Land Use: Agriculture

Acreage: 67.8 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Project Narrative
4. Proposed Ord. 21-47
5. Site Exhibits
6. Home Product Examples
7. Lot Landscaping Exhibits
8. Neighborhood Meeting Summary
9. Public Comment Exhibit

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the October 12, 2021, City Council meeting. The petition will receive a public hearing at the November 1, 2021, Advisory Plan Commission (the "Plan Commission") meeting.

The petitioner held a virtual neighbor meeting on Wednesday, October 20, 2021. A summary this meeting has been provided by the petitioner and included as **Exhibit 8**.

The Department has received one (1) written public comment regarding this petition. It can be viewed in **Exhibit 9**.

PROJECT OVERVIEW

Location: This subject real estate is approximately 67.8 acres in size and is located on the east side of Spring Mill road north of State Road 32 but south of 186th Street (see **Exhibit 2**). The

Property is currently zoned AG-SF1: Agriculture / Single-Family Rural District. Adjacent zoning districts include the AG-SF1 to the north, AG-SF1 (the land for which the Urban Apples PUD is currently proposed) and the Orchard View PUD to the west, the Spring Mill Centre PUD to the south and the Wheeler Landing PUD to the east.

Project Description: The petitioner is requesting a change in zoning from the AG-SF1 District to the Courtyards of Westfield PUD District to accommodate a residential development, as described in the Petitioner's Narrative (see **Exhibit 3**).

ORDINANCE DETAILS

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 5**), and requires the real estate to be developed in substantial compliance with that plan, as determined by the Director.

Underlying Zoning: As proposed, the PUD Ordinance assigns SF4: Single-Family High-Density District as the underlying zoning district.

Permitted Uses: The proposed ordinance would permit all uses that are permitted in the underlying zoning districts, with a maximum of 198 dwellings. Special Exceptions would be prohibited in the district, along with uses that are prohibited by the UDO.

Compared to the previously approved [Courtyards of Westfield PUD \(Ord. 20-39\)](#), for which this PUD is very similar, the number of dwelling units per acre is virtually the same:

Courtyards of Westfield – 94 maximum Dwelling Units on 33.5 acres = 2.8 DU/acre

Proposed Courtyards at Spring Mill – 198 maximum Dwelling Units on 67.8 acres = 2.9 DU/acre

General Regulations: As proposed, the PUD Ordinances establishes alternative standards from those of the underlying zoning districts. The standards are outlined below:

The table below outlines the proposed lot standards as compared to the UDO's requirements for SF4 lots (the proposed underlying zoning district). Note that all of the below proposed standards are the same as the previously approved Courtyards of Westfield PUD.

	AREA A	UDO (SF4)
Min. Lot Area	6,000 SF	9,000 SF
Min. Lot Frontage	35'	40'
Min. Front Yard Setback	20' for garage door 10' for porch or front door	25'
Min. Side Yard Setback	5'	8'
Min. Rear Yard Setback	20'	25'
Min. Lot Width	52'	50'
Max. Building Height	1 ½ stories	25'

Min. Living Area (Total)	1,400 SF	
One Story		1,200 SF

Development Standards: As proposed, the PUD Ordinance establishes alternative development standards from the UDO. The development standards of note are briefly highlighted below:

Architectural Standards: The proposed PUD Ordinance defaults to the UDO's single-family architectural standards (Article 6.3(C)) and includes additional architectural requirements for single-family homes. The additional requirements address building materials, perimeter lot enhancement, exterior trim, roof standards, garages, and driveways. The PUD Ordinance also incorporates a Conceptual Architectural Character Exhibit (see **Exhibit 6**) that shows some of the building elevations proposed for the community.

Landscaping Standards: As proposed, the PUD Ordinance defaults to the Landscaping Standards of the UDO, with the following modifications:

Street Trees: The PUD Ordinance would require one (1) street tree per dwelling lot, per frontage; and one (1) street tree per fifty (50) feet in Common Areas. With a Minimum Lot Size of fifty-two (52) feet, this is a slight reduction in the UDO standard which permits spacing to range between twenty-five (25) and sixty (60) feet, but requires an average spacing of fifty (50) feet.

Minimum Lot Landscaping: Alternative minimum lot landscaping standards are proposed as outlined in the chart below:

	Proposed in PUD	UDO requirement (Lots under 8,000 SF)
Shade Trees	0	2
Ornamental/Evergreen Trees	1	1
Shrubs	10	4
Ground Cover	Front Yard: Sod Side/Rear Yards: Seed or sod Fenced Courtyards: Artificial turf or pavers permitted	No requirement

Perimeter Landscaping: As written, PUD Ordinance proposed alternative standards from those required by Article 6.8(M) External Street Frontage Landscaping Requirements and Article 6.8(N) Buffer Yard Requirements. The differences are shown in the following charts. Additionally, a Conceptual Buffer Landscape Treatment Exhibit (see page 3 of **Exhibit 5**).

Spring Mill External Street Frontage Landscaping (per 100')		
	Proposed in PUD	UDO requirement
Shade Trees	3	3
Ornamental		3
Evergreen Trees	4	4
Shrubs	0	25
Mound	None	3' undulating mound
Fence	black four-rail horse fence	No requirement

North Buffer Yard Landscaping (per 100')		
	Proposed in PUD (consistent with Buffer A)	UDO requirement (Buffer B)
Width	30'	40'
Shade Trees	4	4
Ornamental	0	0
Evergreen Trees	4	4
Shrubs	0	10
Mound	None	4' undulating mound along 60% of shared lot line

Infrastructure Standards: As proposed, the PUD Ordinance defaults to the City's Construction Standards and the UDO, unless otherwise approved by the Plan Commission or Public Works Department.

Entry Features: The proposed Ordinance includes a Conceptual Entry Feature Exhibit (see page 4 of **Exhibit 5**). The Entry Features would be constructed in accordance with Article 6.17(G)(1) of the UDO.

Temporary Use and Event: As written, the PUD Ordinance contains standards for Model Homes, including temporary sales and construction trailers. The only change from the standards of the

UDO, is allowing permit renewal in 24-month increments instead of the 1-year increment permitted by the UDO.

Open Space and Amenity Standards: The proposed Ordinance defaults to the Open Space and Amenity Standards of the UDO, and also commits to providing specific amenities as described in the ordinance and shown in the various conceptual amenity exhibits shown in **Exhibit 5**.

Duration: As proposed, the zoning of the Property would revert back to AG-SF1 if an Improvement Location Permit has not been obtained for a new Dwelling Unit by January 1, 2027.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as New Suburban. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions; however, below is a general summary of the goals and objectives of the Comprehensive Plan for this Property:

The development policies for “New Suburban” include: (i) ensure development occurs in a way that is contiguous with existing development; (ii) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (iii) prevent monotony of design and color that applies to the collective impact of an entire development; (iv) encourage compatible and high quality “life span” housing; (v) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vi) permit new development only where the transportation network is sufficient to the added traffic volume, based on traffic studies developers should make appropriate improvements to mitigate traffic impacts resulting from the new development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities; (x) locate roadways and house lots to respect natural features and to maximize exposure of lots to open space, and (xi) encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition a, and avoid house orientations where the back sides face the public right of way.

The development policies for “residential design standards” include: (i) encourage neighborhoods that do not have the appearance of “production” housing; (ii) evaluate new residential development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii) encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of “cookie cutter” subdivisions.

The development policies for “open space and recreation” include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential

open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

In addition, the Property is located within the area identified in the Family Sports Capital Addendum II of the Westfield-Washington Township Comprehensive Plan (the “Addendum”), which supersedes the Comprehensive Plan to the extent that policies and recommendations conflict. The Addendum sets forth the following goals:

- Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments
- Cooperate with the Hamilton County Convention and Visitor’s Bureau (the “HCCVB”) to make Westfield the “Family Sports Capital of America” – a regional and national destination for sporting events and tournaments for all ages; and
- Pursue economic development opportunities to capitalize on Westfield’s already developing intergenerational sports niche. Examples include: multiple championship quality sports facilities; complementary health, recreation and technology related land uses; supporting entertainment, dining, lodging land uses; and, other uses which would support and compliment the Westfield intergenerational sports initiative

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 2: Spring Mill Road, (ii) Proposed Local: other proposed streets internal to the development, and (iii) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the November 1, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the October 12, 2021, City Council meeting.

DEPARTMENT COMMENTS

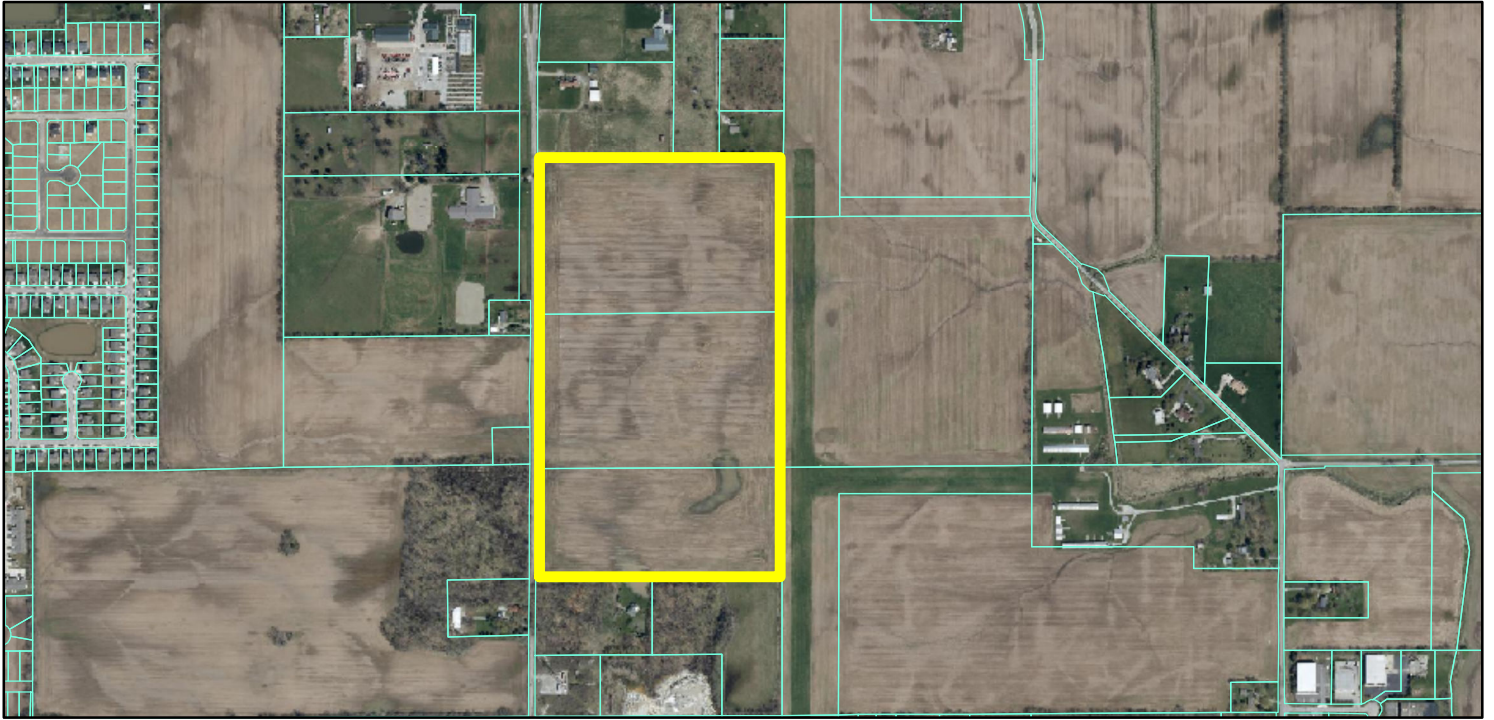
1. **Action:** Hold a public hearing at the November 1, 2021, Plan Commission meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at (317) 416-2586 or dcrabtree@westfield.in.gov.

Courtyards at Spring Mill PUD

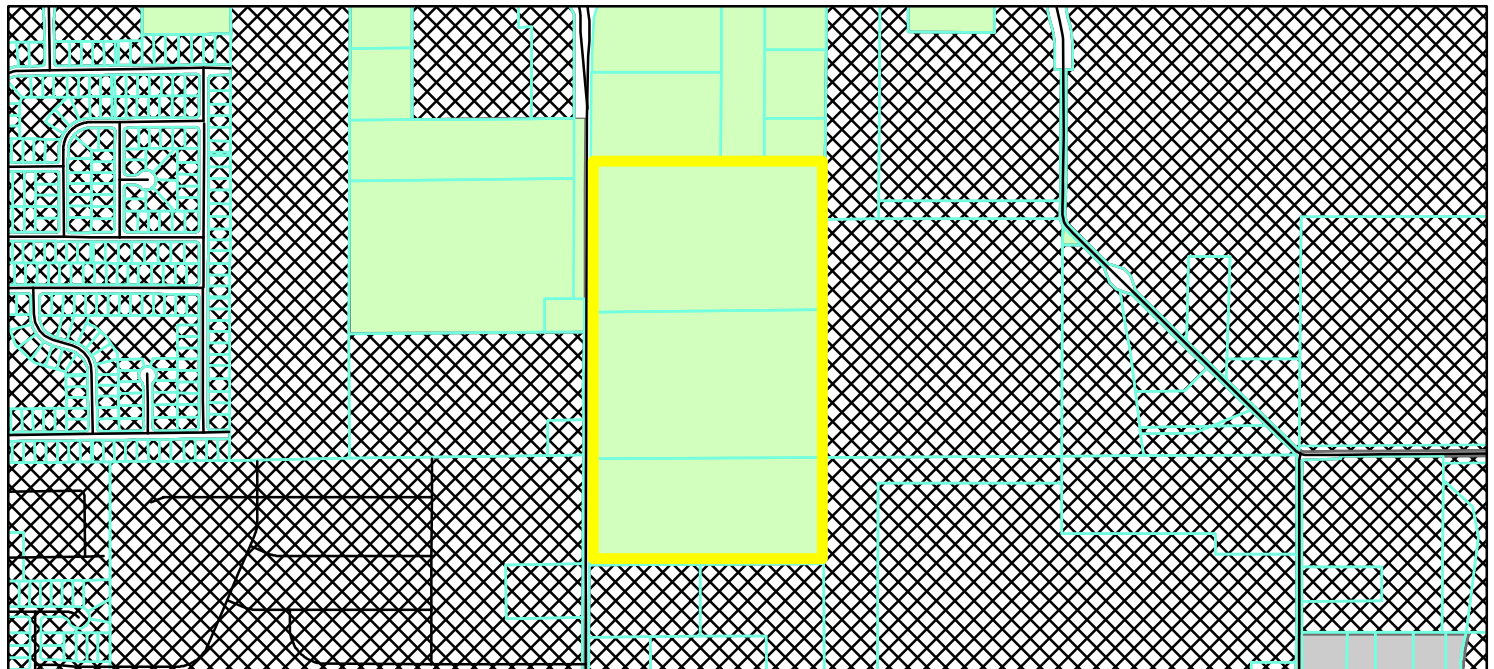
Ord. 21-47

Aerial Location Map

 Site



Zoning Map



GIS DBO.PW_Streets
Parcel
Parcel
Zoning - All

AG-SF1 (Agriculture - Single Family - 1)
EI (Enclosed Industrial)
PUD (Planned Unit Development)

0 0.075 0.15
Miles



NARRATIVE STATEMENT

The “Courtyards at Spring Mill” is a proposed empty-nester, age-targeted residential community by Platinum Properties Management Company (“Platinum”) and Epcon Westfield, LLC / Epcon Communities, Inc. (“Epcon”), a premiere creator and developer of master planned residential communities for empty-nesters. The subject real estate consists of approximately 68 acres and is located east of and adjacent to Spring Mill Road, north of SR 32 and south of 186th Street as shown on the attached site aerial exhibit (the “Real Estate”).

The developer and builder, Epcon, is nationally recognized with more than 35 years’ experience focusing exclusively in this age targeted sector of housing. Epcon’s unique, copyrighted, “courtyard homes” are recognized as some of the best home designs nationally at addressing the unique needs of the 55+ market. A variety of model sizes and architectural styles all feature a private, outdoor, garden courtyard for residents to merge indoor and outdoor living.

Located to the north of the Real Estate are individual parcels with residences and agricultural uses and to the northwest is the Sundown Gardens landscape business; to the east is future Wheeler Landing development; to the south is the Spring Mill Center PUD which is adjacent to SR 32 and to the southwest and west are the Orchard View and Somerset neighborhoods respectively. The current zoning of the Real Estate is AG-SF1 and Platinum and Epcon are seeking to rezone the Real Estate to the “Courtyards at Spring Mill Planned Unit Development District” which will have SF-4 Single-Family as the underlying zoning classification.

The “Courtyards at Spring Mill” is planned to be an “age targeted”, high quality single-family community that will consist of approximately 198 lots with attractive home architecture, amenities and open space areas that provide numerous social and wellness opportunities, and full landscape maintenance services. The community will be rich in lifestyle benefits desired by those seeking a home in Westfield that provides a quality opportunity to “right size”. Epcon anticipates the single-family homes to range from \$350,000 to \$550,000, with an expected average sales price of approximately \$450,000.

The Courtyards at Spring Mill PUD Ordinance, which is also enclosed, contains specific requirements and regulations for home architecture and design, open spaces and amenities, entryway treatment and design, as well as landscaping and bufferyard standards. Also included in the Courtyards at Spring Mill PUD are character exhibits depicting the proposed home architecture, as well as other exhibits that detail common area and amenity enhancements.

Regarding the Westfield Comprehensive Plan (see enclosed land use map), the Real Estate is identified as “New Suburban Northwest” and adjacent to Employment Corridor and Regional Commercial which are along SR 32. The site will serve as a transition from the more intense commercial uses to the south along SR 32 to the existing residential uses to the north and west. The proposal is consistent and compatible with the Comprehensive Plan “New Suburban” development goals and objectives in the following ways: the site is in a location that is contiguous to existing development not sprawl at the outer extent of the new suburban area, enhances extensions of pedestrian infrastructure, provides uniform attractive screening along Spring Mill Road, provides high quality “life span” housing, provides appropriate land use transition next to commercial uses anticipated along SR 32, encourages attractive streetscapes with porch forward designs, provides significant resident amenities.

Further, as an “infill” site, the development does not require the extension of new infrastructure and provides a high-quality housing option for this area which will continue to encourage commercial growth and development along the SR 32 corridor.

ORDINANCE NUMBER 21-__

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING
AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE**

“Courtyards at Spring Mill PUD”

This is a Planned Unit Development District Ordinance (the “Ordinance”) for the Courtyards at Spring Mill PUD District, to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "UDO"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the UDO;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. ____-PUD-__**), requesting an amendment to the UDO and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. ____-PUD-__** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (____-__) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2021;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the UDO and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "Courtyards at Spring Mill PUD District" (the “District”).
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this

Ordinance and its exhibits, and (ii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

- 1.3 Chapter (“*Chapter*”) and Article (“*Article*”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B** (the “Concept Plan”), is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 3.1 The Real Estate shall be developed in substantial compliance with the Concept Plan as determined by the Director.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District for the Real Estate shall be SF4: Single-Family High Density District.

Section 5. **Permitted Uses.** The permitted uses shall be as set forth below:

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.
- 5.3 The maximum number of Dwelling Units shall not exceed one-hundred and ninety-eight (198).

Section 6. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

Standard	Area A
Minimum Lot Area	6,000sqft
Minimum Lot Frontage	35’
Minimum Building Setback	
Front Yard	20’ from garage door to right-of-way 10’ from porch or front door

Side Yard (Building Separation)	5' (10')
Rear Yard	20'
Minimum Lot Width	52'
Maximum Building Height	1 ½ Stories
Minimum Living Area (Total)	1,400sqft

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District.

7.1 Article 6.3 Architectural Standards shall not apply to the District, rather the following standards shall apply:

- A. Building Elevations: Attached hereto and incorporated herein by reference as Exhibit C (“**Conceptual Architectural Character**”) are typical building elevations, depicting the character of the homes to be constructed upon the Real Estate. The Developer proposes six (6) different floorplans with 24 elevations to be built in this community.
- B. Building Materials: The homes shall be comprised of any mix and combination of the following materials: brick, cast stone, stone, cultured stone, cement fiberboard, engineered wood siding (e.g., LP SmartSide), siding, glass, wood or vinyl soffits, and vinyl windows and/or equivalent or superior quality thereof for all the foregoing, except that vinyl and aluminum siding shall not be permitted.
- C. Perimeter Lots: The Dwelling Units on lots identified on the Concept Plan with an “*” (“Perimeter Lots”) shall include enhanced rear architectural features on all homes:
 - i. Rear facades on Perimeter Lots shall include a minimum of one (1) or two (2) windows (faux windows shall be permitted) as deemed appropriate based upon the façade’s massing.
 - ii. Corner lots where the side façade is visible from the public right-of-way shall include a courtyard. The yard adjacent to this side façade shall include a minimum of one tree (shade, ornamental or evergreen) and five shrubs.
 - iii. Dwelling Units on Perimeter Lots shall not be required to have the Front Building Façade oriented toward the External Street.
- D. Exterior Trim: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim

shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Unless otherwise provided herein, windows shall have exterior trim on all four sides of each window. The minimum width of window trim boards shall be three and one-half (3½) inches wide.

E. Building Height: All homes (both 1 story and 1½ story) shall be regulated under the provisions of the UDO as a single story Dwelling Unit.

F. Minimum Overhangs: All homes shall have a minimum of twelve (12) inch framed (measured from the frame prior to the installation of exterior siding materials) roof overhangs. Lesser overhangs shall be permitted for secondary roof areas such as, but not limited to, porches and bay windows.

G. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 8/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.

H. Shingles. All homes shall have dimensional or architectural grade shingles.

I. Garages and Driveways. All homes shall have at least a 2-car attached garage and meet the following requirements:

i. All garage doors shall have decorative designs and options for window panels. Garage doors shall be of a color and style that is consistent with the architecture of the home. The exterior color palates for each home shall be selected and designed in a manner which de-emphasizes the location and placement of the garage door.

ii. Each garage shall include at least two (2) coach lights.

iii. Driveways shall be a minimum of sixteen (16) feet in width and shall be constructed of concrete, asphalt or pavers.

7.2 Article 6.5 Fence Standards: Shall apply, except that courtyard fences at a height of six (6) feet shall be permitted in a Front Yard.

7.3 Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.

A. Street Trees: Article 6.8(J) Street Trees shall apply, except as modified below:

i. One (1) street tree shall be required per Dwelling Unit lot, per frontage. Street trees shall be permitted to be located inside or outside the public right-of-way within ten (10) feet of the right-of-way.

- ii. Along public rights of way adjacent to Common Areas, a minimum of one (1) street tree shall be provided per fifty (50) feet.
- B. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below:
- i. Typical lot landscaping of the Dwellings is conceptually illustrated in Exhibit D, attached hereto and incorporated herein (“Typical Lot Landscaping”). This Typical Lot Landscaping exhibit is included for illustrative purposes. To the extent the depictions illustrated in this exhibit conflict with the terms of the Ordinance, the Ordinance shall prevail.
 - ii. A minimum of one (1) Ornamental Tree and ten (10) Shrubs shall be required per lot in the Front Yard.
 - iii. Front yards must be planted with sod and side and rear yards may be either seeded or sodded except as further provided in paragraph 7.2 B (iv) below. For corner lots, sod shall be planted in both Front Yards.
 - iv. Fenced courtyards shall be landscaped and may include artificial turf, decorative gravel and/or pavers as ground covering inside courtyard areas in lieu of lawn areas.
- C. Clubhouse Area Landscaping and Fencing:
- i. A minimum of six (6) ornamental and/or shade trees and thirty (30) shrubs.
 - ii. Artificial turf shall be permitted in the fenced pool area and may be utilized for sport courts.
 - iii. The pickleball court may be enclosed with a coated chain link fence not to exceed six (6) feet in height. The fence shall be dark in color.
- D. Perimeter Landscaping: Article 6.8(M) External Street Frontage Landscaping Requirements and Article 6.8(N) Buffer Yard Requirements shall apply except as modified or enhanced below:
- i. Buffer Yard and External Street Frontage Landscaping shall be as generally depicted on Exhibit E, attached hereto (“Buffer Yard Plan”).
 - ii. The External Street Frontage shall be thirty (30) feet with four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees per one-hundred (100) feet and a 4-rail horse fence as generally depicted on Exhibit F and Exhibit G.

- iii. North Buffer Yard shall be forty (40) feet with four (4) evergreen trees, four (4) shade trees, per one-hundred (100) feet and a 4-rail horse fence as generally depicted on Exhibit F.
- iv. A fifteen foot Common Area shall be provided along the east and south perimeter of the Real Estate.
- v. No mounds shall be required in a Buffer Yard or External Street Frontage Landscape Area.
- vi. No accessory structures shall be permitted between the rear façades of the Dwelling Units/courtyard areas and the rear property line of the Lot. Such areas shall be commonly maintained as passive lawn and landscaping areas.
- vii. If a provision of Article 6.8 Landscaping Standards is in conflict with the Buffer Plan, the Conceptual Perimeter Street Buffer Landscape Treatment or the Conceptual Residential Buffer Landscape Treatment, then this Ordinance shall prevail. Relocation of plant materials shall be permitted as part of the Development Plan approval subject to the approval of the Director.

7.4 Entry Features: Entry features shall be provided at each entry to the development. The entry features shall include entry signs (constructed in accordance with Chapter 6.17.G.1), fencing and landscaping. The entry feature concept plan is attached hereto as Exhibit G (“Conceptual Entry Features”).

7.5 Temporary Uses and Events: Article 6.18(J) Model Homes shall apply except as modified below:

- A. The number of Model Home Temporary Uses shall not be limited.
- B. A Model Home Temporary Use shall permit the use of construction and sales temporary trailers.
- C. Temporary trailers, as part of a Model Home Temporary Use shall be permitted on the Real Estate prior to the installation of roads.
- D. A permit for a Temporary Model Home Use shall be renewable by the Director for an unlimited number of twenty-four (24) month increments.

Section 8. **Infrastructure Standards.** The District’s infrastructure shall comply with the Unified Development Ordinance and the City’s Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

8.1 Internal street right-of way within the District shall be fifty-nine (59) feet in

width.

Section 9. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

- 9.1 **Article 8.6 Open Space and Amenity Standards:** Shall apply except as otherwise modified or enhanced herein. Amenities in the District will include: (a) passive amenities in the form of landscaped open space and ponds, identified in Exhibit H (“Conceptual Open Space and Pedestrian Connectivity Plan”) and Exhibit I (“Conceptual Amenities Plan”, both attached hereto; (b) a minimum of three (3) parkettes which may include, but shall not be limited to, open areas, seating, landscaping, walking paths, meeting areas, identified in the Conceptual Open Space and Connectivity Plan and the Conceptual Amenities Plan; and (c) a clubhouse amenity area, identified in the Conceptual Amenity Plan and Exhibit J, attached hereto (“Conceptual Clubhouse Amenity Area Enlargement”). The clubhouse amenity area will include the following: (i) the clubhouse at least twenty-five hundred (2,500) square feet, including but not limited to a fitness center, restrooms, community room and outdoor fireplace gathering area; (ii) a parking lot; (iii) a swimming pool adjacent to the clubhouse; and (iv) pickleball court(s). Construction shall begin on the clubhouse amenity prior to the issuance of one hundred (100) single-family building permits on the Real Estate.

Section 9. **Duration.** Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2027 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert back to its classification at the time this Ordinance was adopted.

Section 10. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2021.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE** __-__ was delivered to the Mayor of Westfield
on the _____ day of _____, 2021, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance __-__
this _____ day of _____, 2021.

I hereby VETO Ordinance __-__
this _____ day of _____, 2021.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document,
unless required by law: Jon C. Dobosiewicz

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz; Nelson & Frankenger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

Courtyards at Spring Mill PUD - 3 093021.docx

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Conceptual Architectural Character
Exhibit D	Typical Lot Landscaping
Exhibit E	Buffer Yard Plans
Exhibit F	Conceptual Buffer Landscape Treatment
Exhibit G	Conceptual Entry Features
Exhibit H	Conceptual Open Space and Pedestrian Connectivity Plan
Exhibit I	Conceptual Amenities Plan
Exhibit J	Conceptual Amenity Area Enlargement

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE NORTH 89 DEGREES 38 MINUTES 27 SECONDS EAST (ASSUMED BEARING) 1,324.91 FEET ON AND ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER, SAID CORNER BEING COLLINEAR WITH AND EQUIDISTANT FROM THE NORTHEAST CORNER AND THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS WEST 1012.83 FEET (MEASURED 1011.75 FEET, MORE OR LESS, IN INSTRUMENT NO. 4539, DEED RECORD 183, PAGE 109) ON AND ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER TO A FENCE LINE AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 56 MINUTES 06 SECONDS WEST 582.77 FEET (MEASURED 585 FEET IN INSTRUMENT NO. 4539) ON AND ALONG SAID FENCE LINE TO A CORNER POST; THENCE NORTH 89 DEGREES 34 MINUTES 03 SECONDS WEST 739.69 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS 1647.15 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 08 MINUTES 01 SECOND EAST 599.50 FEET ON AND ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE NORTH 89 DEGREES 38 MINUTES 45 SECONDS EAST 1319.31 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 06 MINUTES 06 SECONDS WEST 596.83 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 1635.42 FEET TO THE POINT OF BEGINNING. CONTAINING 67.8 ACRES, MORE OR LESS.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)

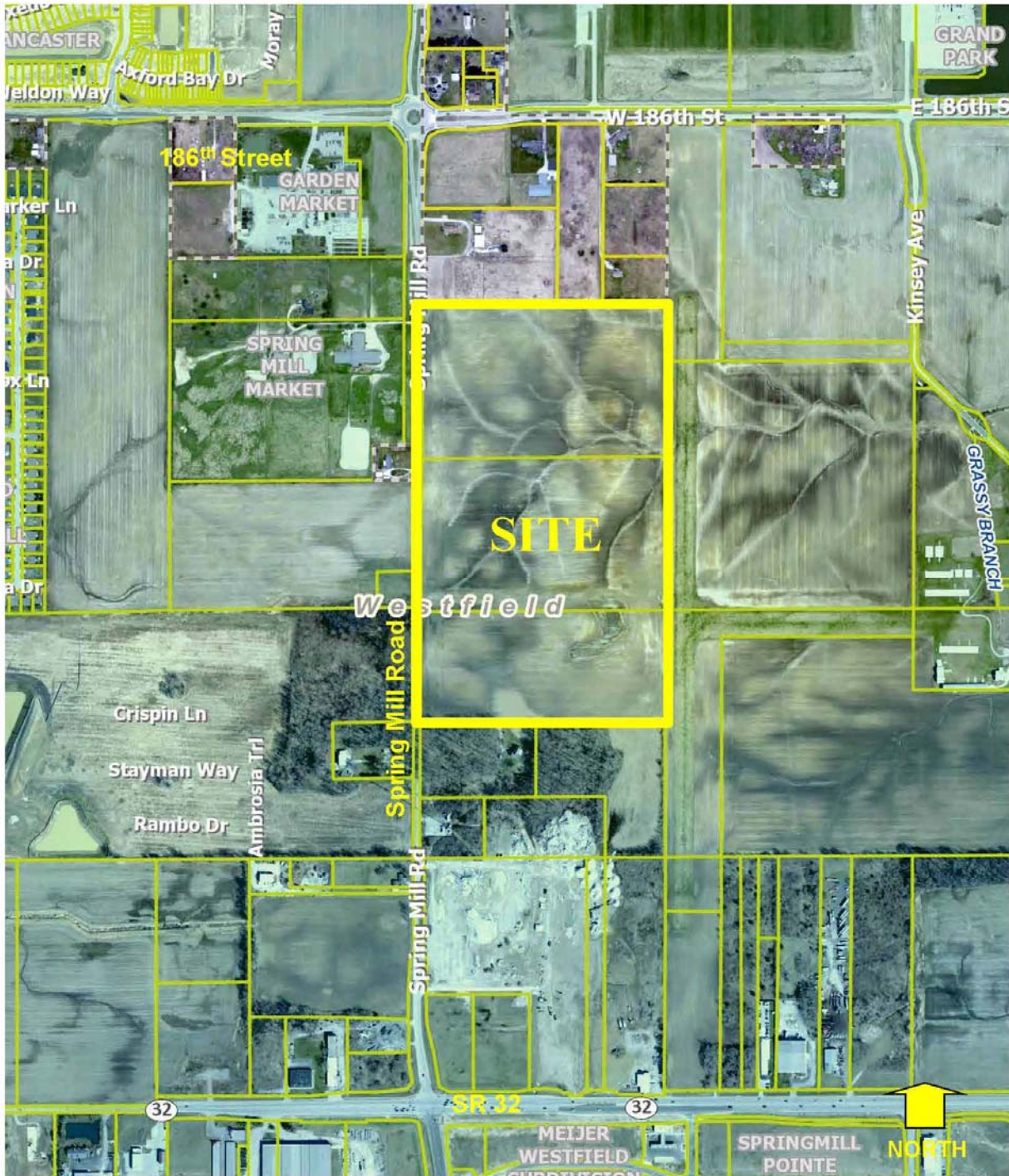


EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number ____-PUD-__.

EXHIBIT C
Conceptual Architectural Character
(Page 1 of 5)



EXHIBIT C
Conceptual Architectural Character
(Page 2 of 5)



EXHIBIT C
Conceptual Architectural Character
(Page 3 of 5)



EXHIBIT C
Conceptual Architectural Character
(Page 4 of 5)



EXHIBIT C
Conceptual Architectural Character
(Page 5 of 5)



EXHIBIT D **Typical Lot Landscaping** (Page 1 of 3)

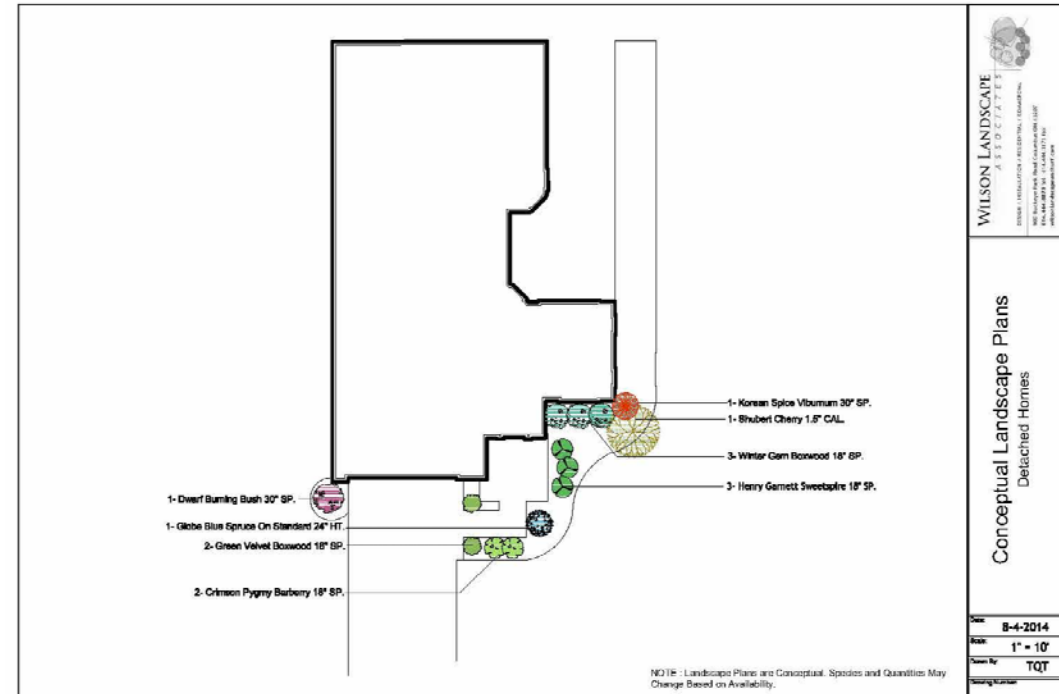


EXHIBIT D **Typical Lot Landscaping** (Page 2 of 3)

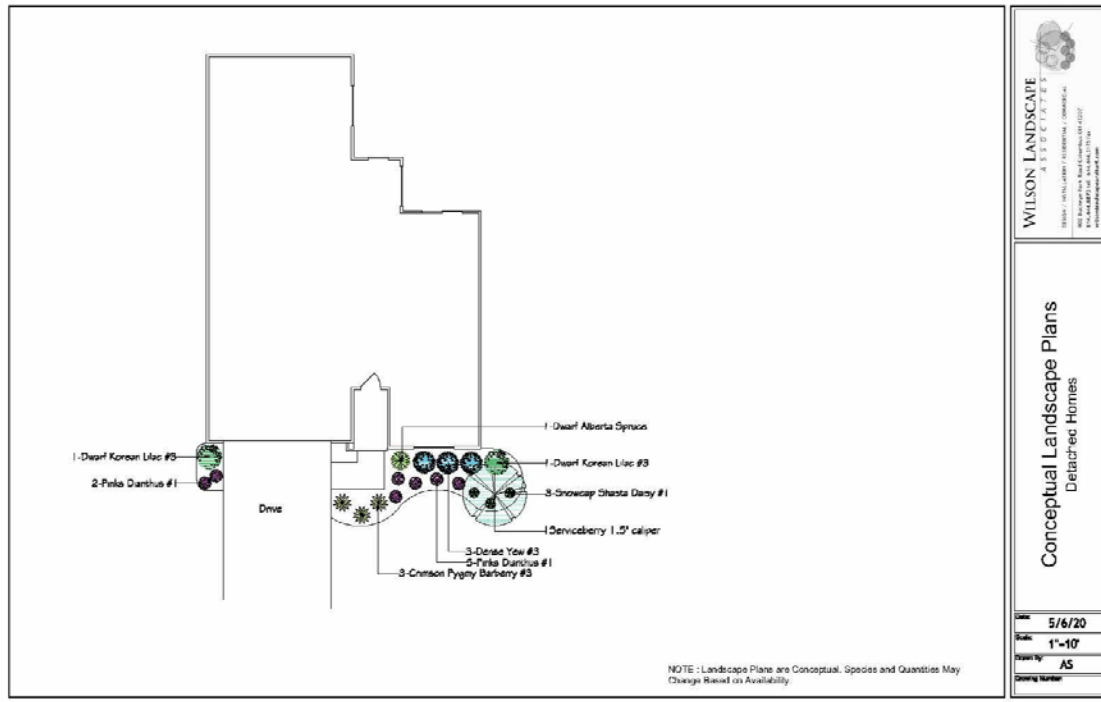
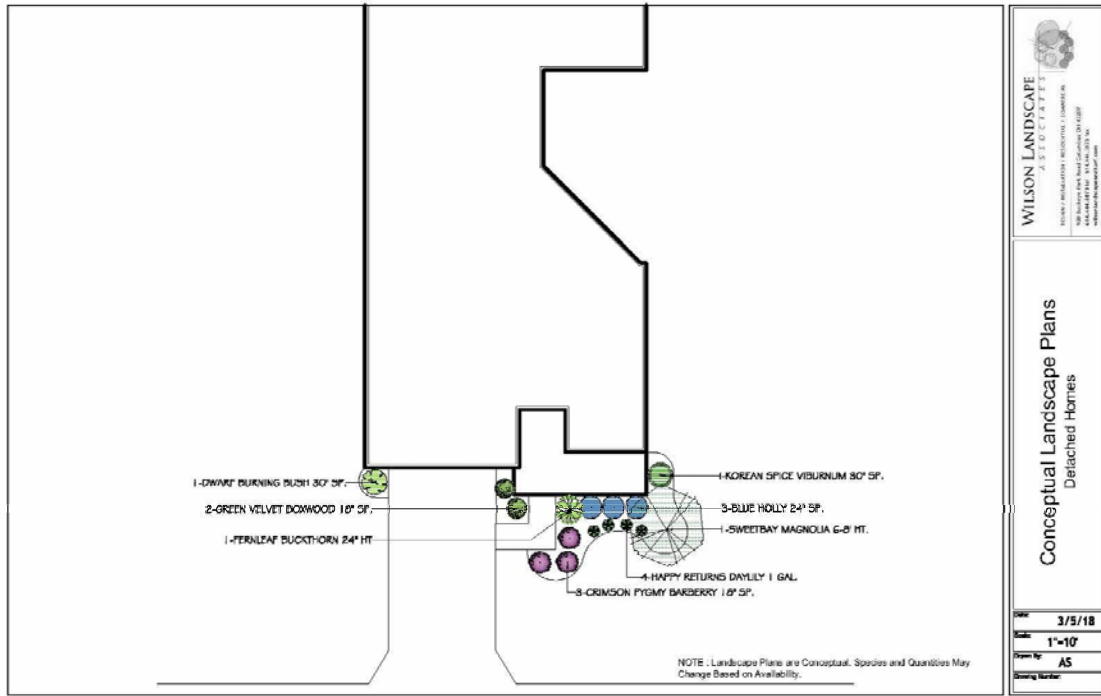
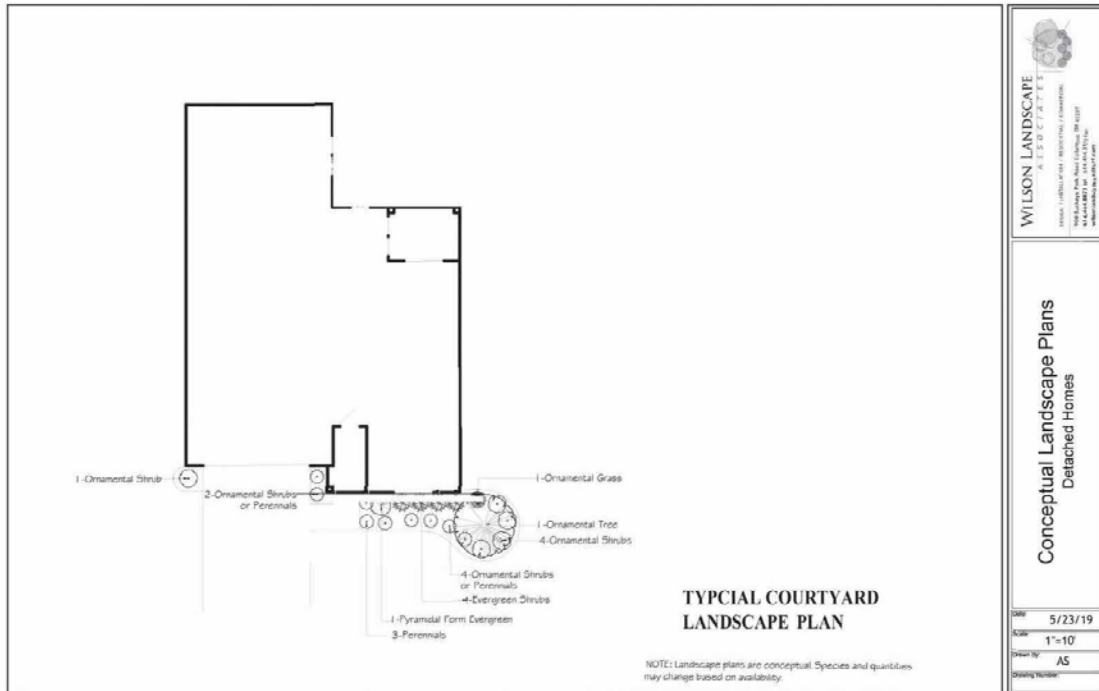


EXHIBIT D
Typical Lot Landscaping
(Page 3 of 3)



Page | **22**

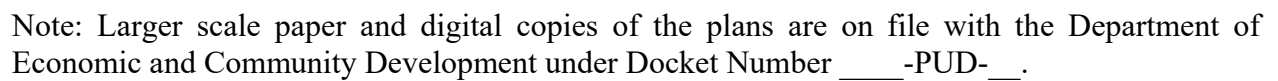


EXHIBIT F **Conceptual Buffer Landscape Treatment** (Page 1 of 1)



EXHIBIT G **Conceptual Entry Features** (Page 1 of 1)

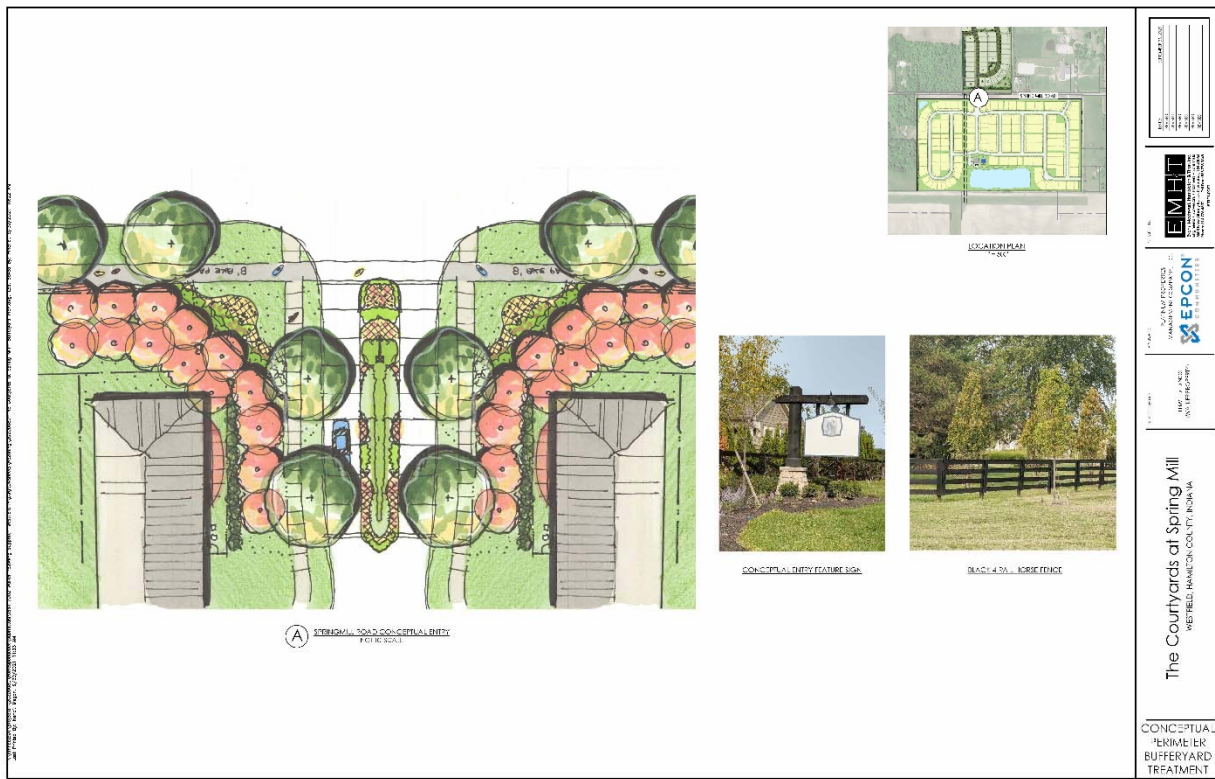


EXHIBIT H **Conceptual Open Space and Pedestrian Connectivity Plan** (Page 1 of 1)

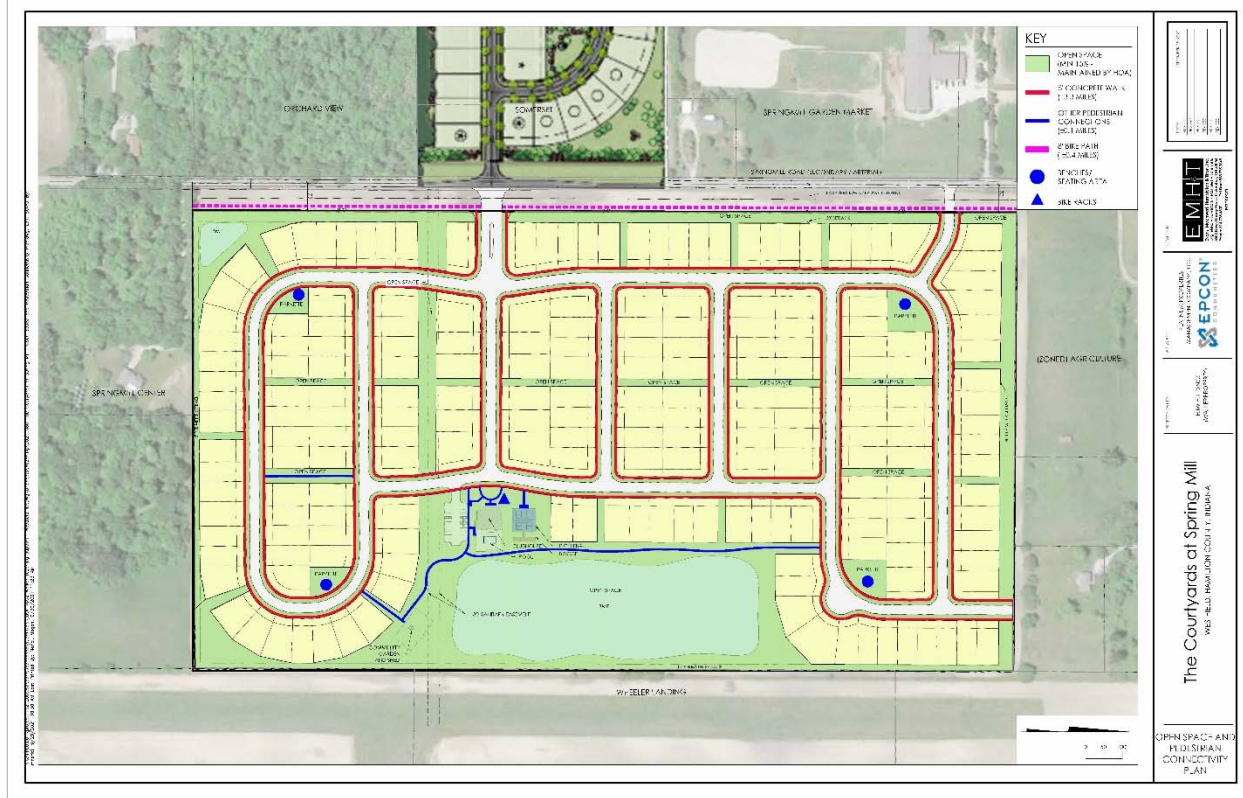
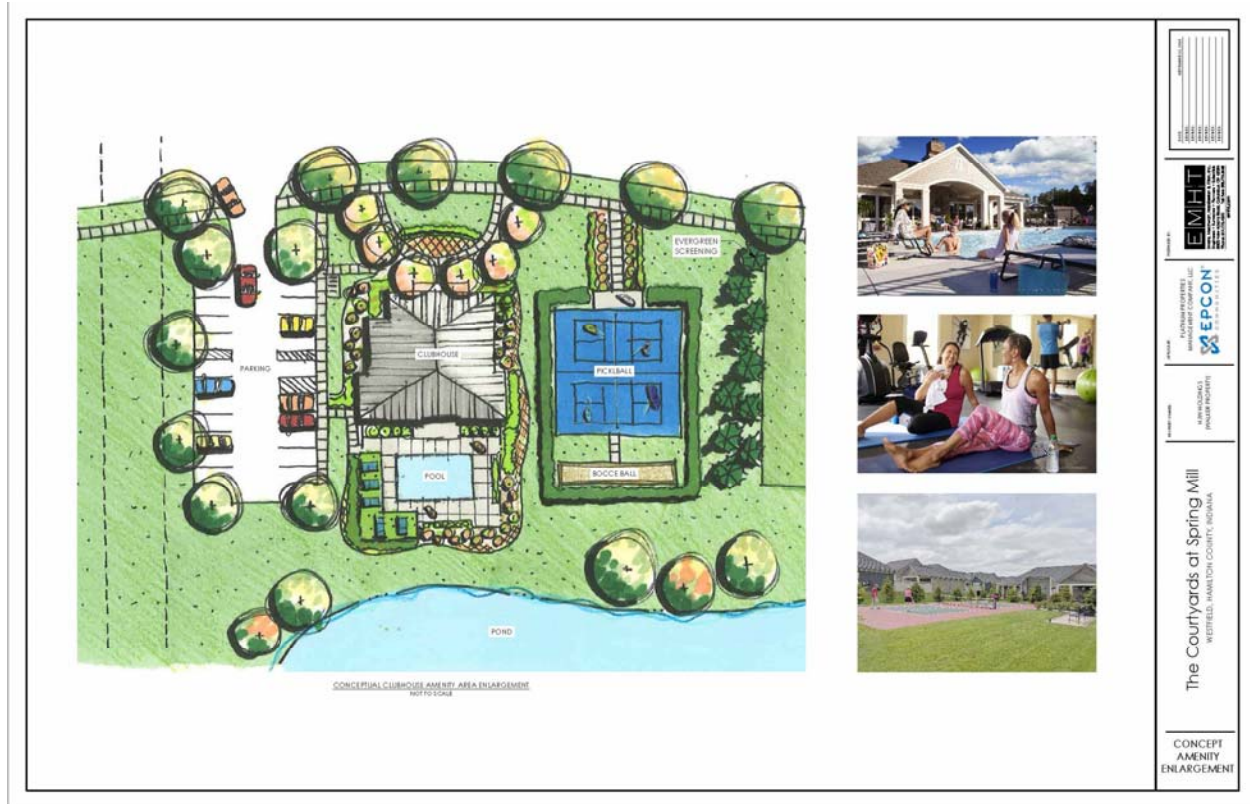


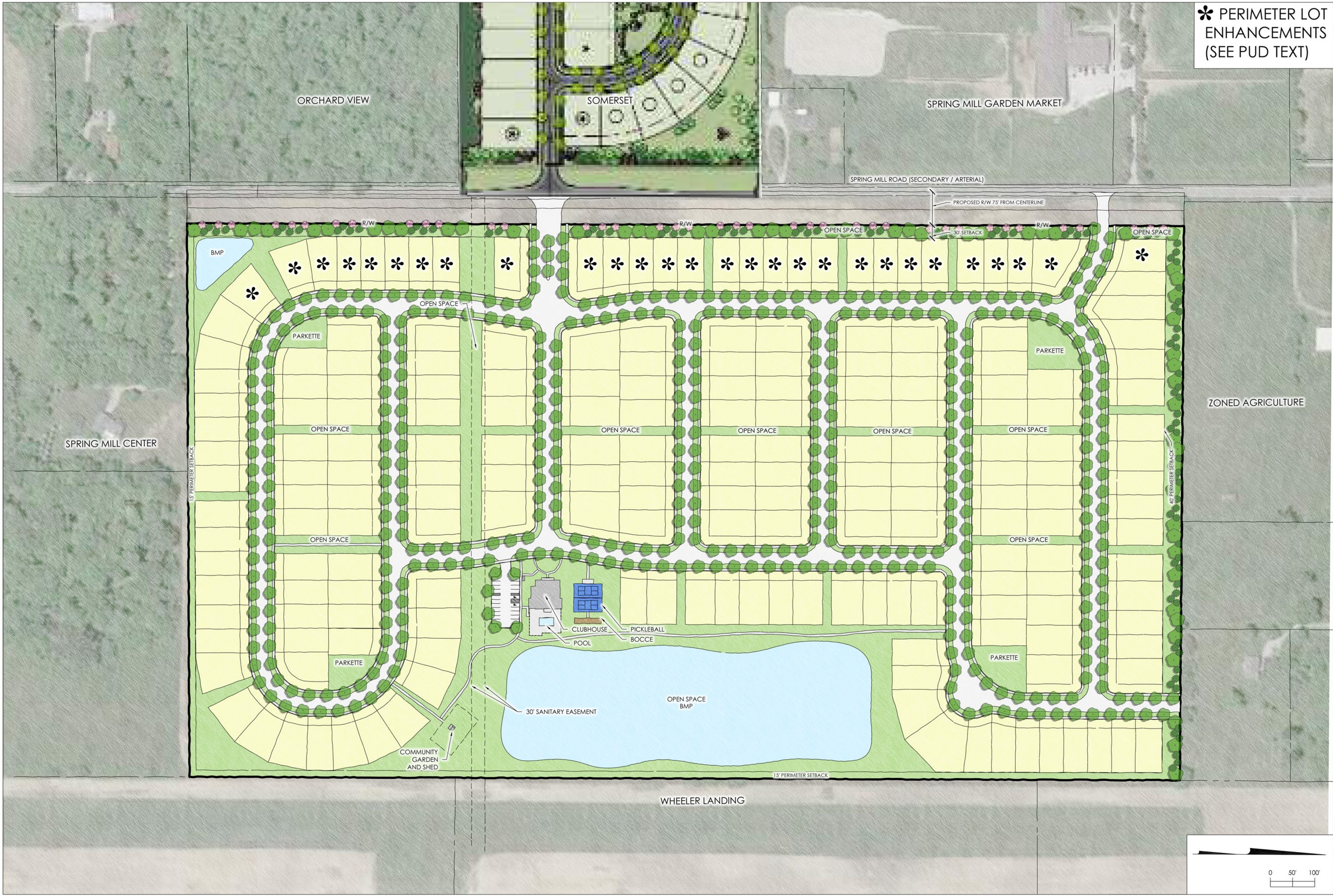
EXHIBIT I **Conceptual Amenities Plan** (Page 1 of 1)



EXHIBIT J
Conceptual Amenity Area Enlargement
(Page 1 of 1)



\\cmhdata01\project01\20200800\correspondence\submit\task 7002 walker rezoning support- westfield m\dwg\04\Sheets\Reasoning\20200800-The Courtyards at Spring Mill- Concept Plan.dwg, Last Saved By: mmarci, 9/29/2021 3:45 PM
Last Printed By: Nericl, Megan, 9/24/2020 5:15 PM



* PERIMETER LOT
ENHANCEMENTS
(SEE PUD TEXT)

DATE:	SEPTEMBER 25, 2020
REVISED:	
REVISED:	
REVISED:	
REVISED:	
REVISED:	

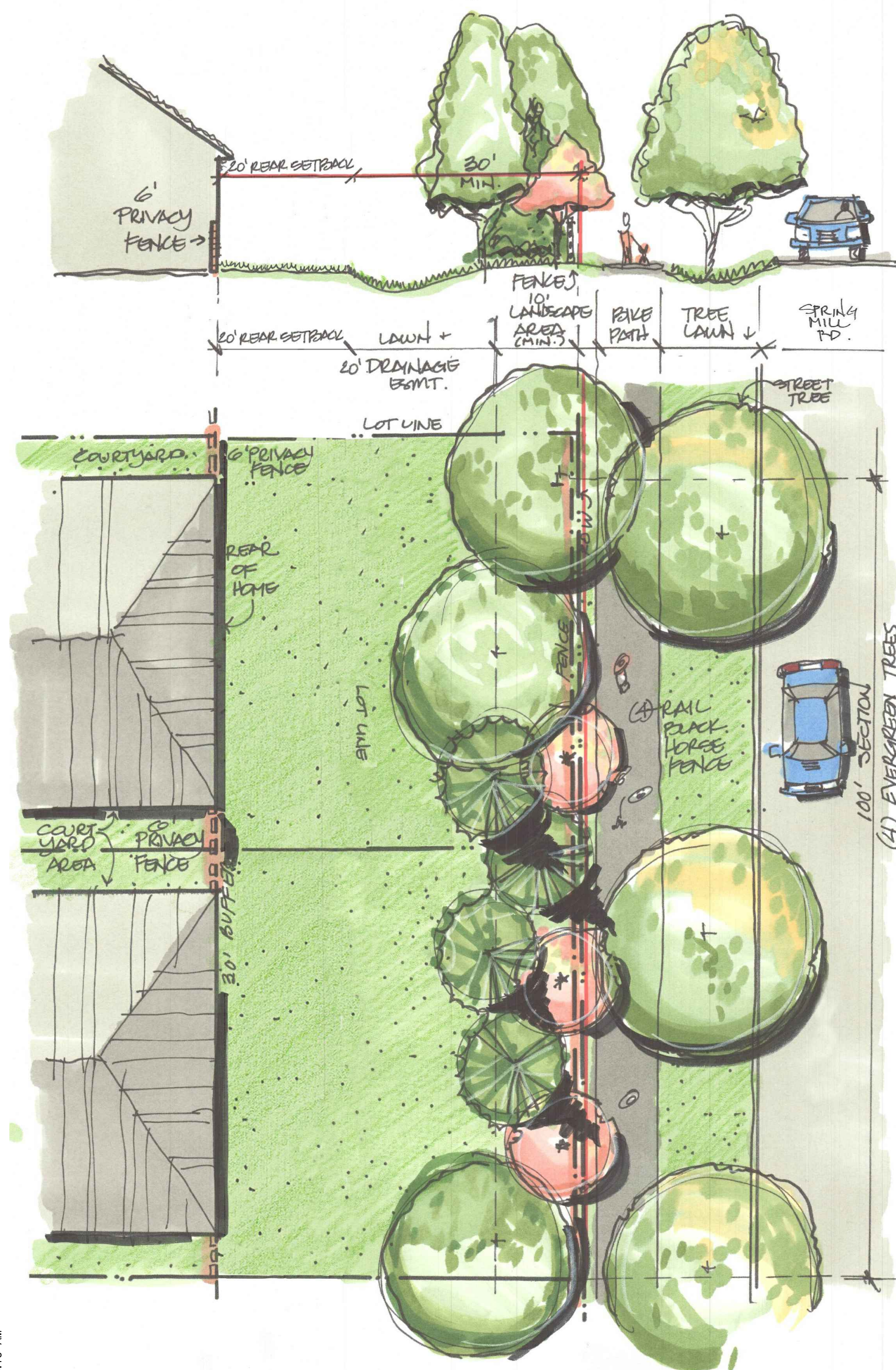
EMHT
Evans, Mechwart, Hamilton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43264
Phone: 614.752.5200
emht.com

APPLICANT:
PLATINUM PROPERTIES
MANAGEMENT COMPANY, LLC.
EPCON
COMMUNITIES

PROPERTY OWNER:
HJW HOLDINGS
(WALKER PROPERTY)

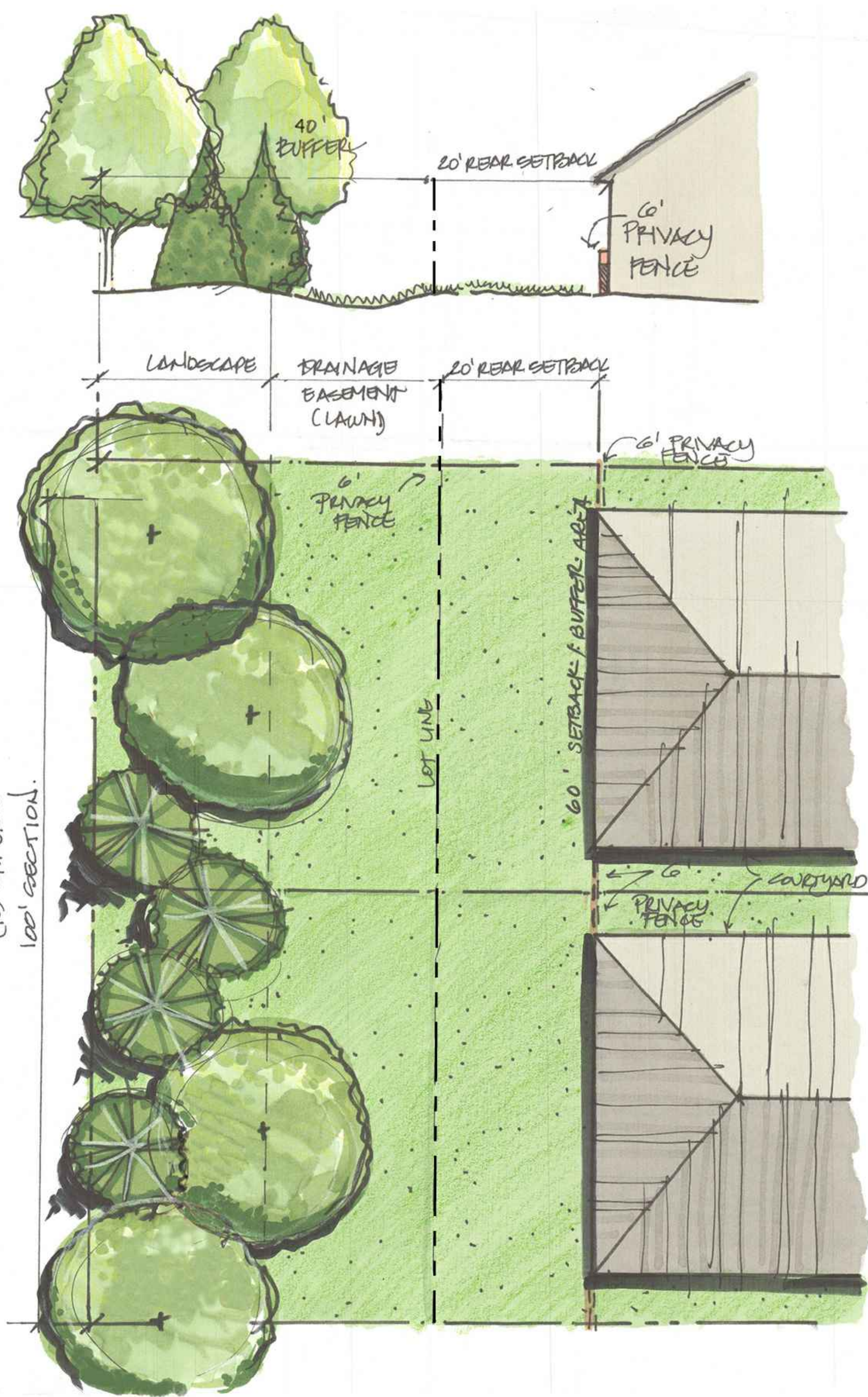
The Courtyards at Spring Mill
WESTFIELD, HAMILTON COUNTY, INDIANA

CONCEPT
PLAN



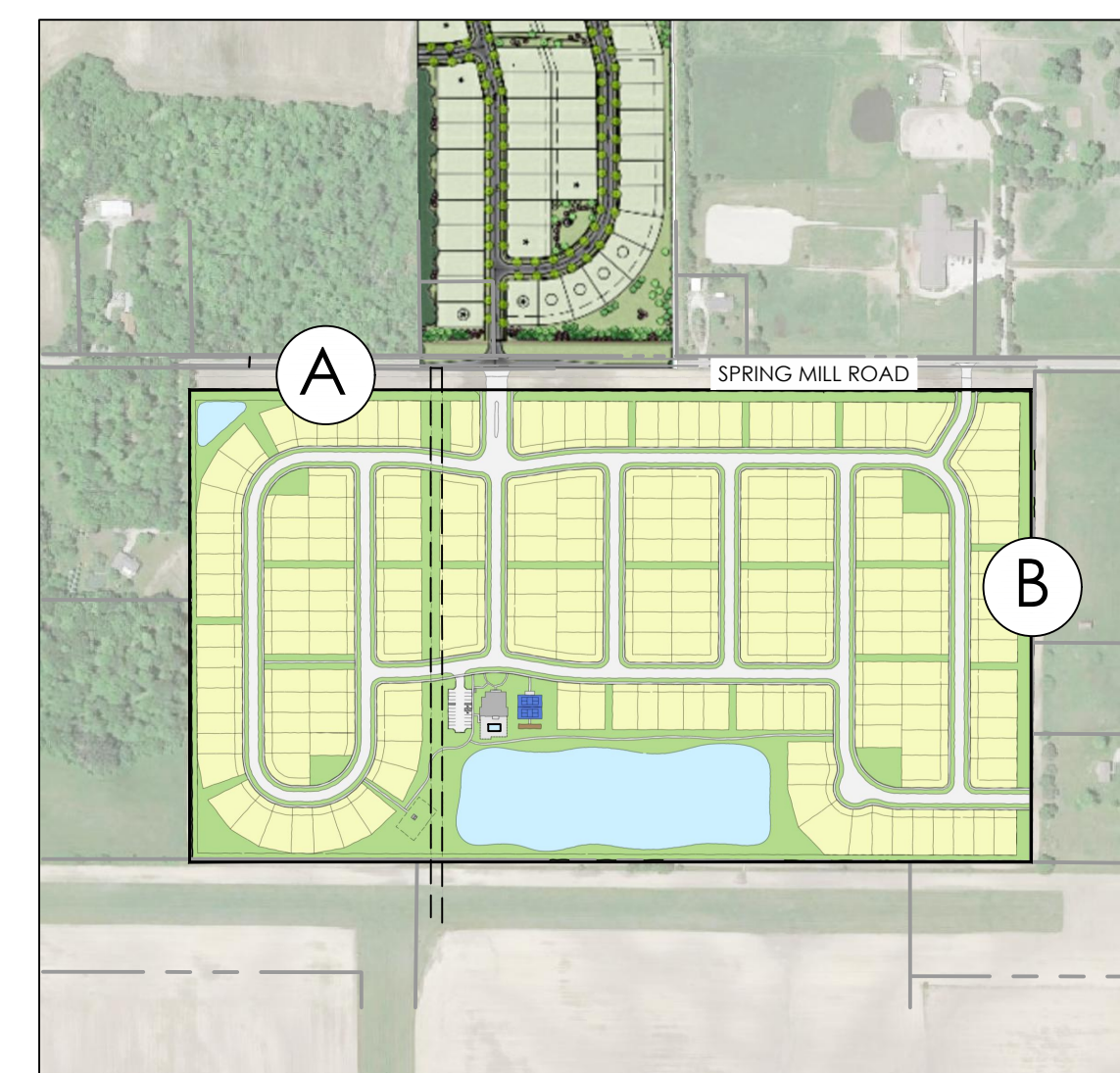
A SPRING MILL ROAD EXTERNAL STREET FRONTAGE BUFFER
NOT TO SCALE

- PROPOSED PER 100' :
(4) RAIL HORSE FENCE
(3) SHADE TREES
(4) EVERGREEN TREEES
(3) ORNAMENTAL TREES



B NORTH PERIMETER BUFERYARD LANDSCAPING
NOT TO SCALE

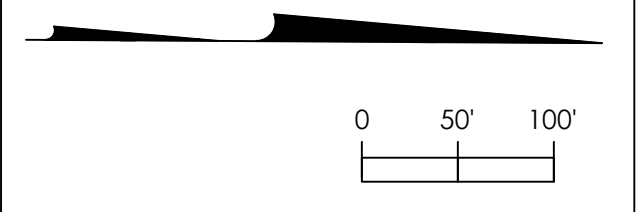
- PROPOSED PER 100':
(4) SHADE TREES
(4) EVERGREEN TREES
6' PRIVACY FENCING BETWEEN HOMES



LOCATION PLAN
1" = 500'



A SPRING MILL ROAD EXTERNAL STREET FRONTAGE
NOT TO SCALE



OPEN SPACE AND PEDESTRIAN CONNECTIVITY PLAN



CONCEPTUAL CLUBHOUSE AMENITY AREA ENLARGEMENT
NOT TO SCALE



DATE	SEPTEMBER 25, 2020
REVISED	
REVISED	
REVISED	
REVISED	
REVISED	
REVISED	

PREPARED BY:
EMHIT
Evans, Macchewitz, Hambleton & Thon, Inc.
Engineers • Surveyors • Planners • Scientists
300 New York Road, Columbus, OH 43260
(614) 477-7272
emhit.com

APPLICANT:
PLATINUM PROPERTIES
MANAGEMENT COMPANY, LLC.
EPCON
COMMUNITIES

PROPERTY OWNER:
HJW HOLDINGS
(WALKER PROPERTY)

The Courtyards at Spring Mill
WESTFIELD, HAMILTON COUNTY, INDIANA

CONCEPT
AMENITY
ENLARGEMENT













Although all floor plans, illustrations, and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, layout and room sizes may vary depending on the options and elevations selected. This information is for illustrative purposes only and not part of a legal contract.

Capri IV
© 2020 IP86, LLC

1- Dwarf Burning Bush 30" SP.

1- Globe Blue Spruce On Standard 24" HT.

2- Green Velvet Boxwood 18" SP.

2- Crimson Pygmy Barberry 18" SP.

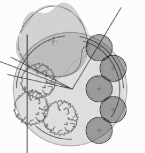
1- Korean Spice Viburnum 30" SP.

1- Shubert Cherry 1.5" CAL.

3- Winter Gem Boxwood 18" SP.

3- Henry Garnett Sweetspire 18" SP.

NOTE : Landscape Plans are Conceptual. Species and Quantities May
Change Based on Availability.



WILSON LANDSCAPE
ASSOCIATES

DESIGN / INSTALLATION / RESIDENTIAL / COMMERCIAL

900 Buckeye Park Road Columbus OH 43207
614.444.8873 tel 614.444.3175 fax
wilsonlandscapeandturf.com

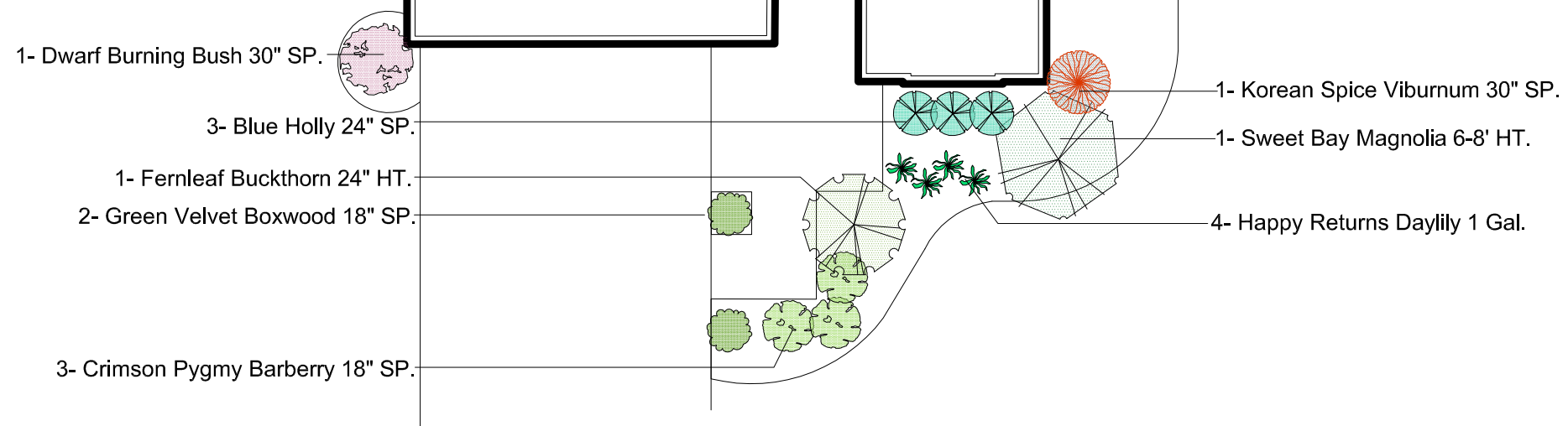
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Date: 8-4-2014

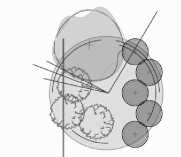
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Drawn By: TQT

Drawing Number:



NOTE : Landscape Plans are Conceptual. Species and Quantities May Change Based on Availability.



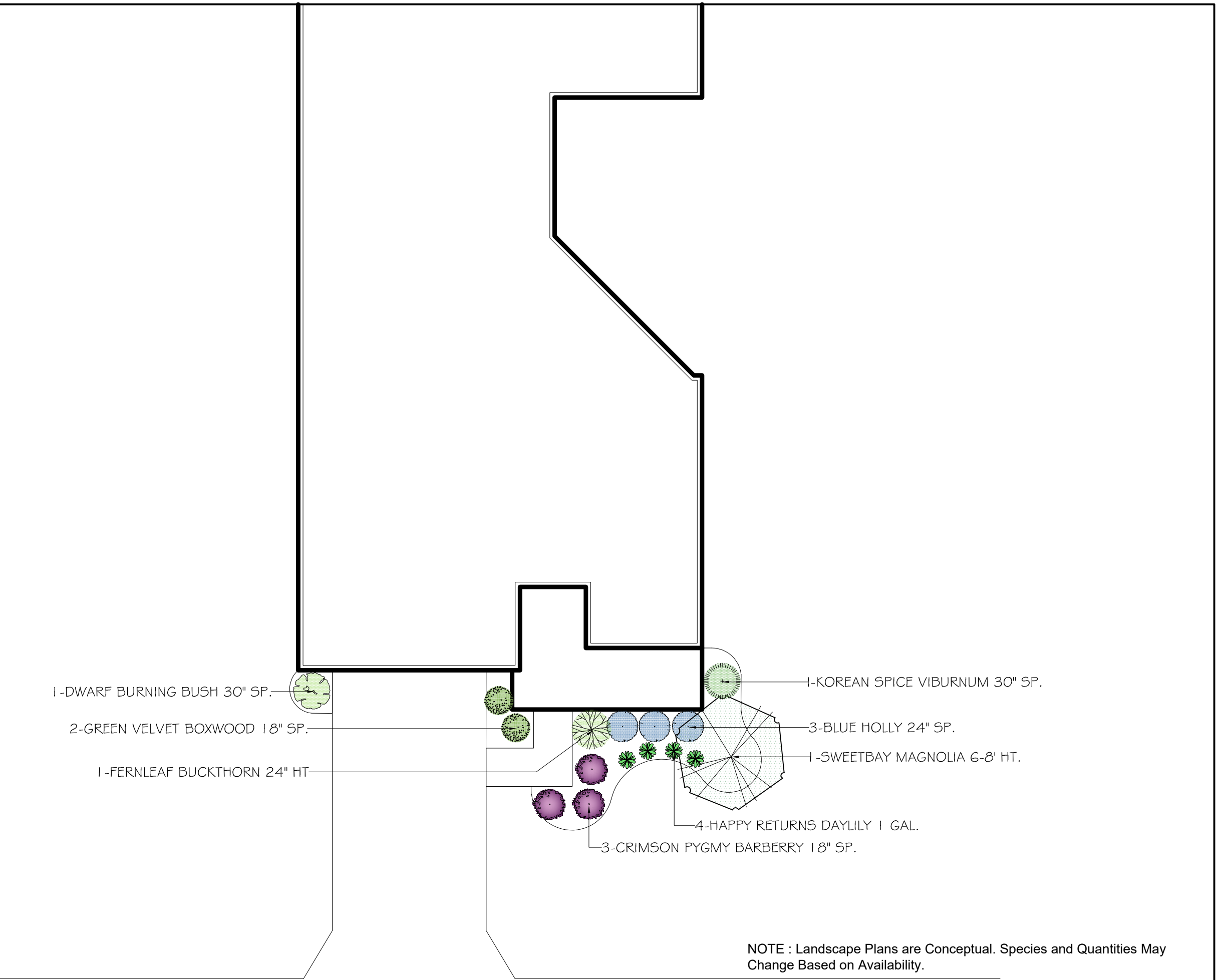
WILSON LANDSCAPE
ASSOCIATES

DESIGN / INSTALLATION / RESIDENTIAL / COMMERCIAL

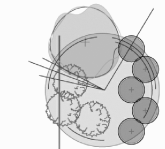
900 Buckeye Park Road Columbus OH 43207
614.444.8873 tel 614.444.3175 fax
wilsonlandscapeandturf.com

Conceptual Landscape Plans Detached Homes

Date:	8-4-2014
Scale:	1" = 10'
Drawn By:	TQT
Drawing Number:	



NOTE : Landscape Plans are Conceptual. Species and Quantities May
Change Based on Availability.



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ASSOCIATES

DESIGN / INSTALLATION / RESIDENTIAL / COMMERCIAL

900 Buckeye Park Road Columbus OH 43207
614.444.8873 tel 614.444.3175 fax
wilsonlandscapeandturf.com

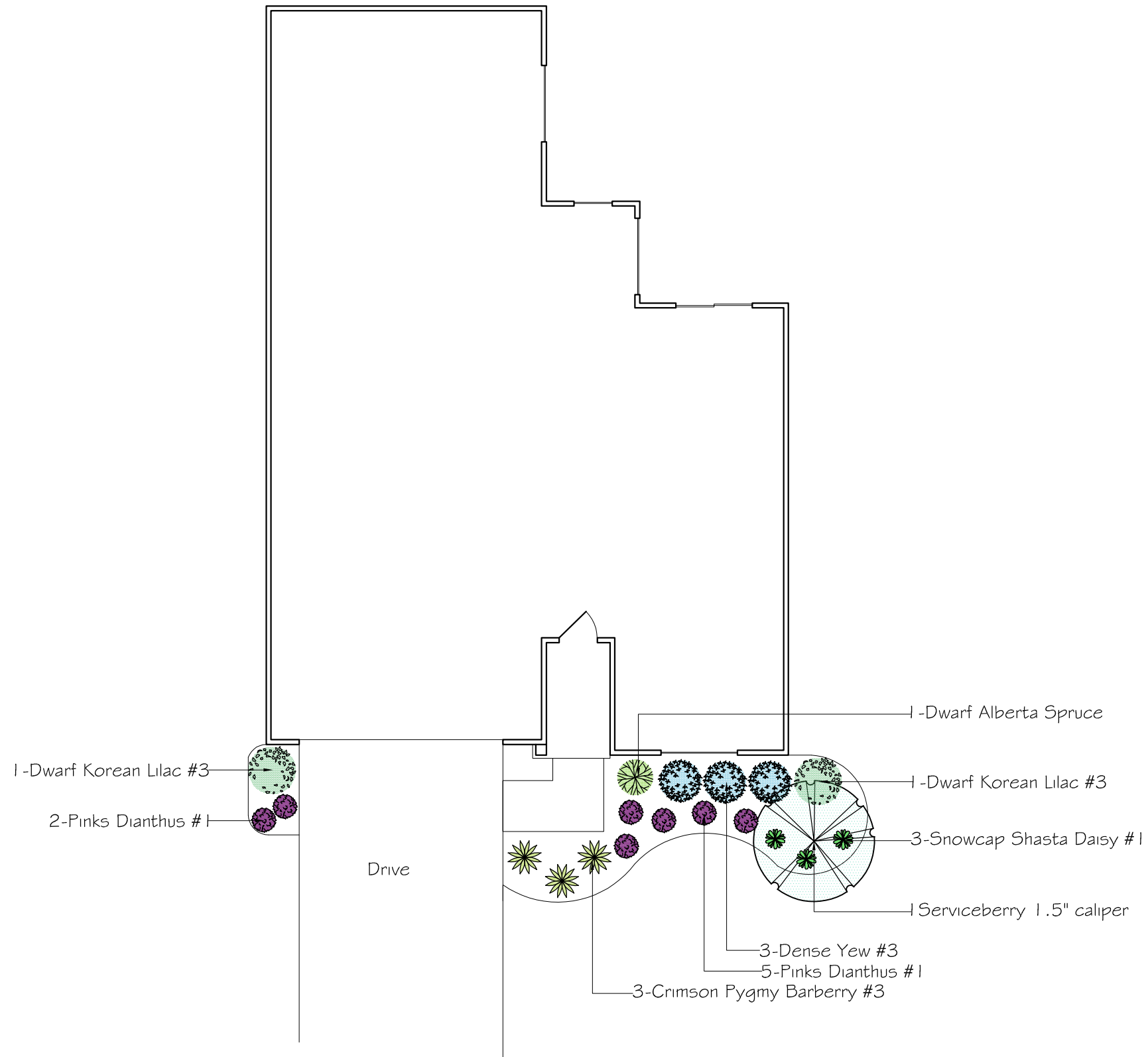
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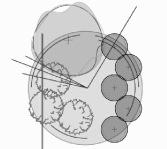
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Drawn By: AS

Drawing Number:



NOTE : Landscape Plans are Conceptual. Species and Quantities May Change Based on Availability.



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ASSOCIATES

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900 Buckeye Park Road Columbus OH 43207
614.444.8873 tel 614.444.3175 fax
wilsonlandscapeandturf.com

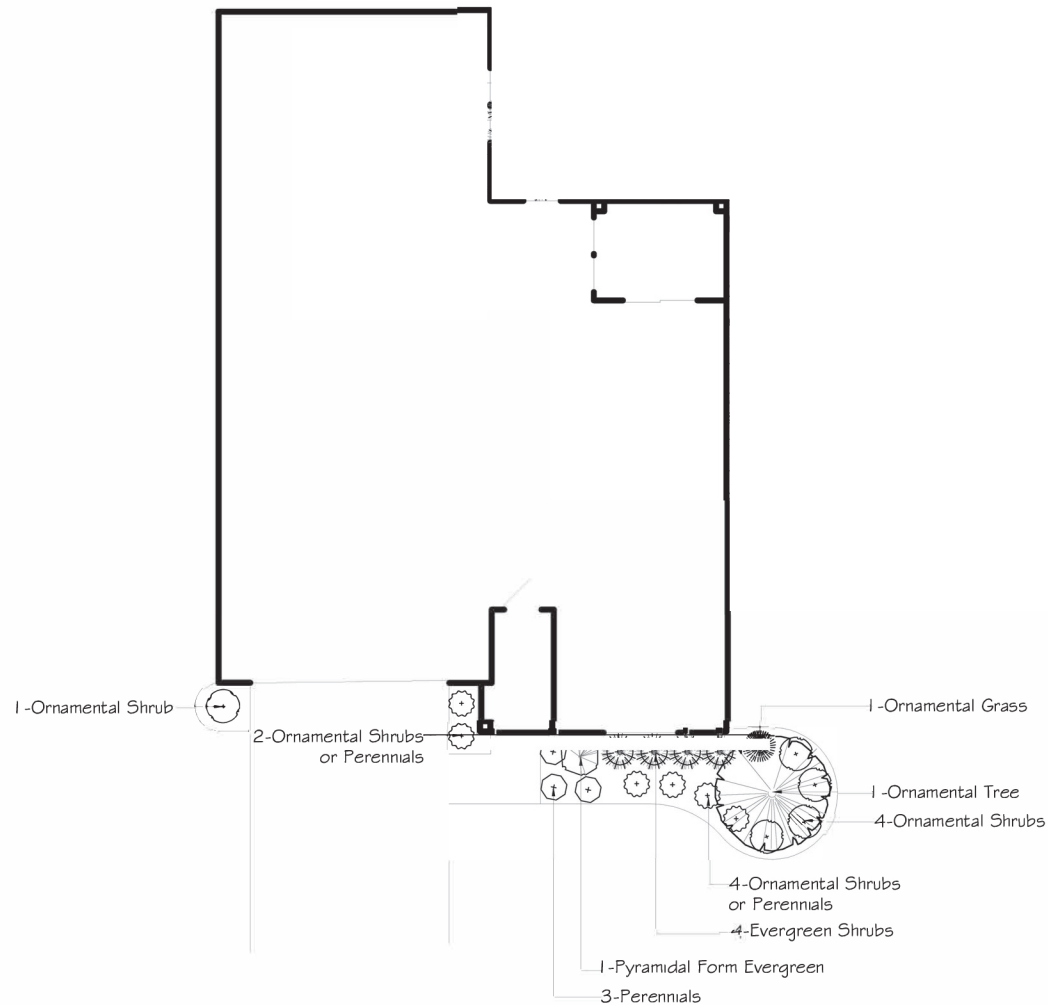
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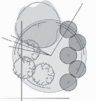
Drawn By: AS

Drawing Number:



TYPICAL COURTYARD LANDSCAPE PLAN

NOTE: Landscape plans are conceptual. Species and quantities may change based on availability.



**WILSON LANDSCAPE
ASSOCIATES**

DESIGN / INSTALLATION / RESIDENTIAL / COMMERCIAL

900 Buckeye Park Road Columbus OH 43207
614.444.8873 tel 614.444.3175 fax
wilsonlandscape@earthlink.net

Conceptual Landscape Plans Detached Homes

Date: 5/23/19

Scale: 1"=10'

Drawn By: AS

Drawing Number:

Courtyards at Spring Mill PUD Zoning Request

Neighborhood Meeting Summary

Project: Courtyards at Spring Mill PUD Zoning Request

Docket Number: 2111-PUD-28

Date: October 20, 2021 at 6:30pm

Location: Virtual Zoom Meeting

Attendees: Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger
Paul Rioux – Platinum Properties Management Company, LLC
Brooks Longfellow – Epcon Communities, Inc.

Attendees:

Rosanna Green
Mary Banas
Call In Number
Roger Bledsoe

The Neighborhood Meeting began at 6:30 pm and Jon Dobosiewicz (JD) provided an overview summary of the proposal.

Neighbor Comments and Questions:

1. What will be done to Spring Mill Road, any proposed improvements?
Response: JD explained the improvements the developer would be required to install along the segment of Spring Mill Road adjacent to the community's entrance, including an accel/decel lane, taper lane and a description of the street cross-section was provided.
2. What do you mean by an "infill" site?
Response: JD provided a response explaining the concept regarding an "infill" site.
3. General question about location of sewer and water and that some of nearby residents were still on well and septic.
Response: JD provided a response regarding current location of water and sewer availability on subject site as it related to the parcels to the north.
4. General question about nearby airstrip.
Response: JD explained that any development in area would be governed by same rules and regulations (any applicable state and federal regulations) concerning development in proximity to an airstrip and that the developer and builder for the proposed community would comply with such requirements.

5. What is the developer's responsibility for displaced wildlife?

Response: JD explained that the real estate to the south of the subject site had an existing wooded area and the subject parcel was north of the woods and all agricultural in use today.

6. General question about what would happen to any excess dirt or top soil on the site during development.

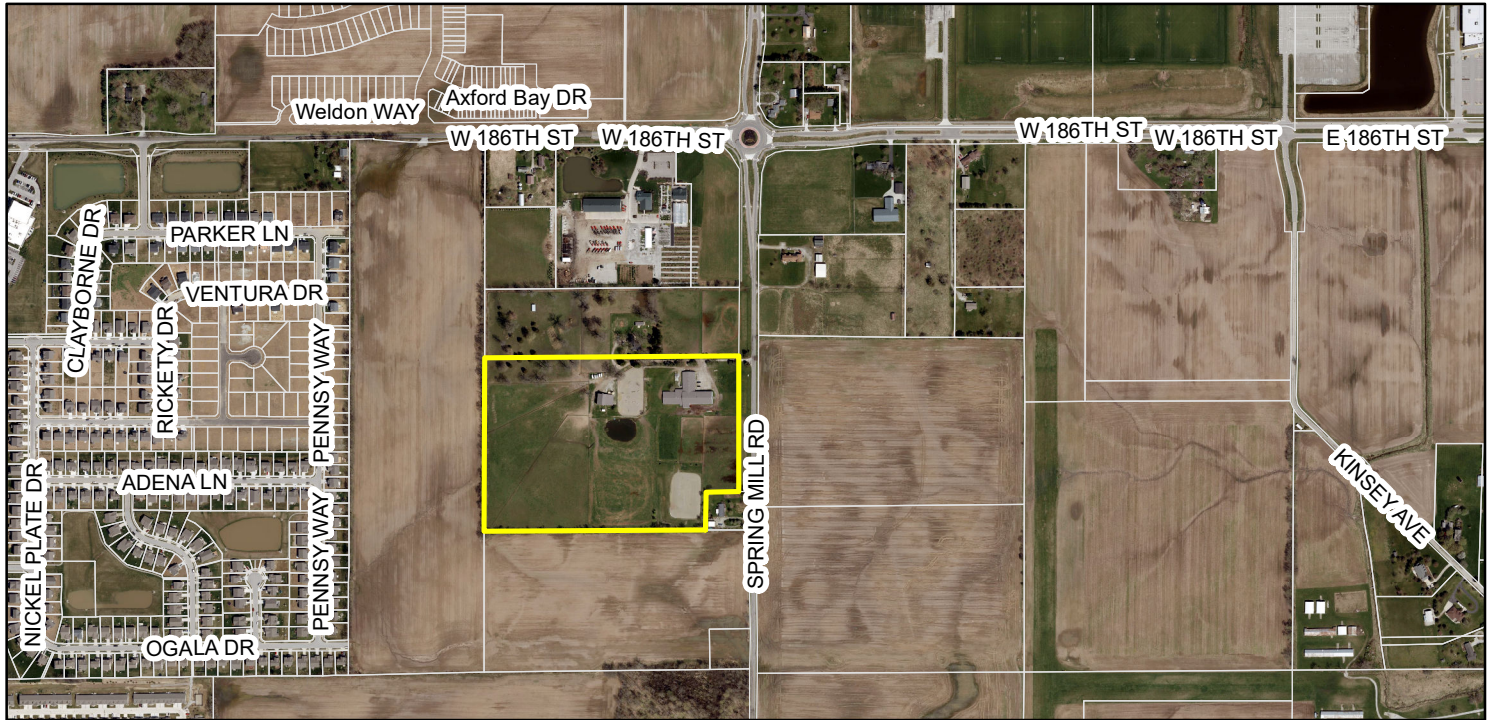
Response: JD explained that the site would be balanced – meaning they would avoid having to truck in or truck out dirt during site development.

7. General question about drainage and flood control.

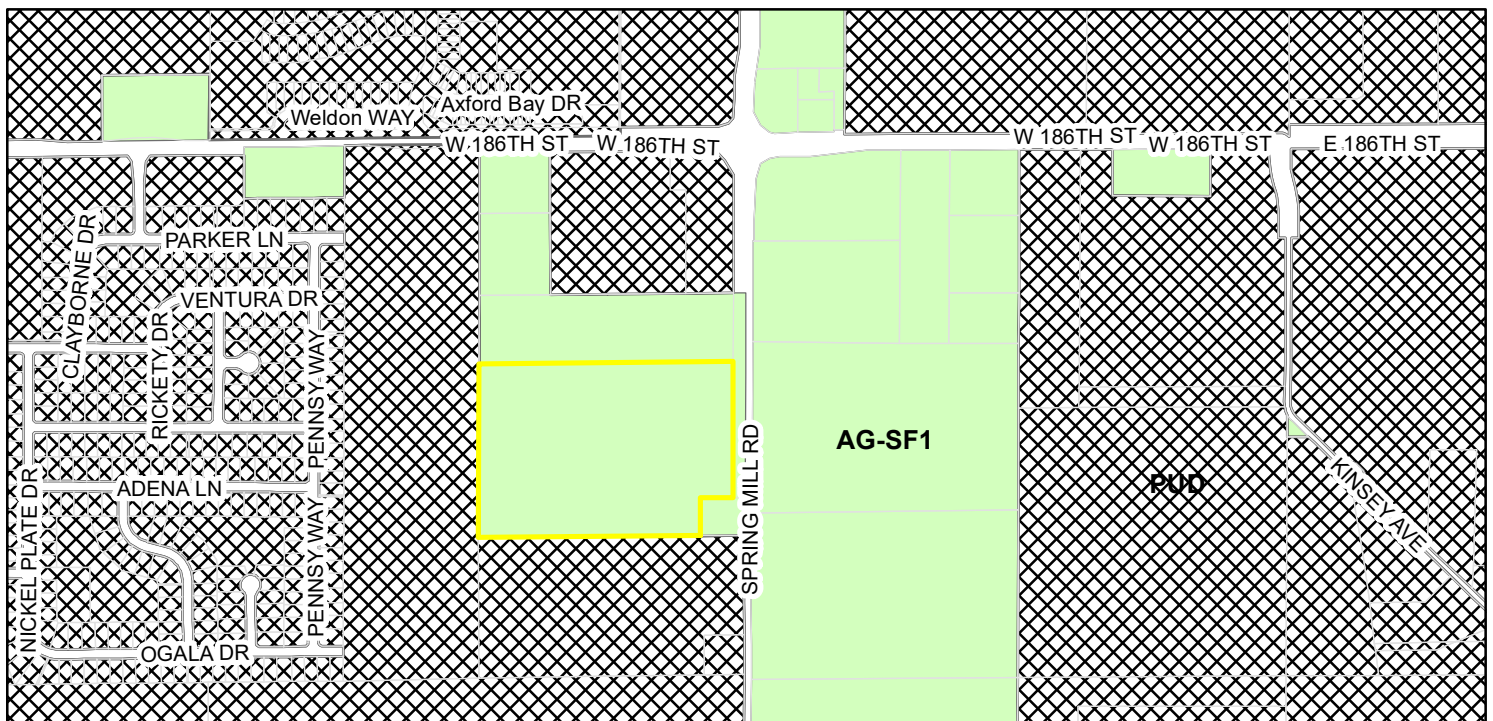
Response: JD explained that this phase is only for the zoning. If the request is approved, the project is required to undergo further TAC, Hamilton County Surveyor and Plan Commission review for a primary plat and development plan (that would include all engineered drainage information), as well as building permit review, which also includes another drainage review. JD explained that before any building permits were issued, the site will have to comply with all drainage requirements.

The meeting ended at approximately 7:05 pm.

Aerial Location Map



Zoning Map



Zoning

-  AG-SF1 (Agriculture - Single Family - 1)
-  PUD (Planned Unit Development)

EXHIBIT B

Vine Building

The “Vine Building” details appear on the following three (3) pages of this Ordinance.



BUILDING FACADE RENOVATION
URBAN FARMER

WESTFIELD,

INDIANA

peterSON ARCHITECTURE

298 south 10th street
suite 500
noblesville in 46060
p 317.770.9714
f 317.770.9718
peterSONarchitecture.com



○ **EXTERIOR ELEVATION - SOUTH**
SCALE: 1/8" = 1'-0"



○ **EXTERIOR ELEVATION - NORTH**
SCALE: 1/8" = 1'-0"



○ **EXTERIOR ELEVATION - WEST**
SCALE: 1/8" = 1'-0"



○ **EXTERIOR ELEVATION - EAST**
SCALE: 1/8" = 1'-0"

petersonARCHITECTURE
298 South 10th Street Suite 500
Noblesville, IN 46060
p 317.770.9714
f 317.770.9718
petersonarchitecture.com

BUILDING RENOVATION
URBAN FARMER
8526 SPRING HILL ROAD
WESTFIELD, INDIANA

EXTERIOR IMPROVEMENTS

10/08/2021

REVISION
DATE
REVISION
DATE
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DATE

PLOT DATE: 2021-08-15
DRAWN BY: TANKER
CHECKED BY: -
PROJECT NUMBER: 21-0718

EXTERIOR ELEVATIONS

A401

THESE DRAWINGS ARE GIVEN IN CONFIDENCE
AND SHALL BE USED ONLY IN PURSUANCE TO THE
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PETERSON ARCHITECTURE, P.C.
ALL OTHER COPYRIGHT AND DESIGN LAW
RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

Vine Building Architectural Elements

Exterior building elements of the Vine Building, as illustrated in the preceding building elevations, include: white wood or metal trim, eaves and gutters; green gooseneck light fixtures; and the following:

Masonry/Stone



Red Metal Barn Siding



Decorative Green Shingles

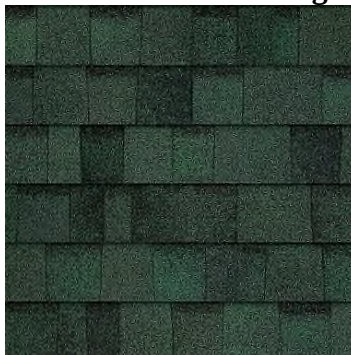


EXHIBIT C

Cidery Building

The “Cidery Building” details appear on the following three (3) pages of this Ordinance.



BUILDING FACADE RENOVATION

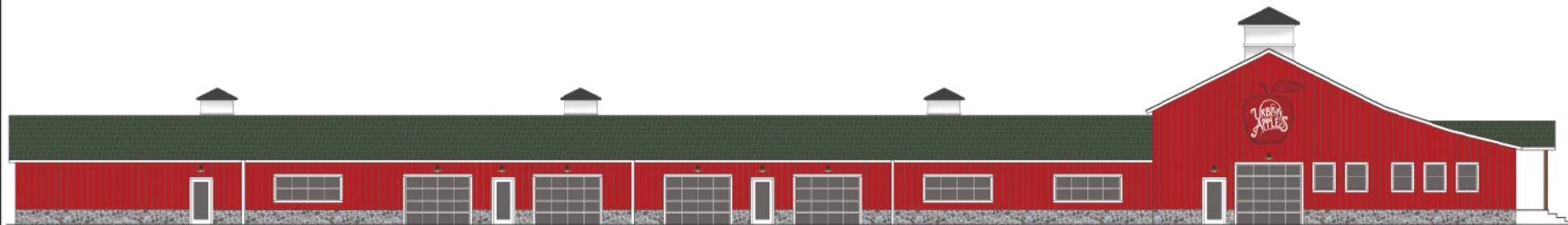
URBAN FARMER

WESTFIELD,

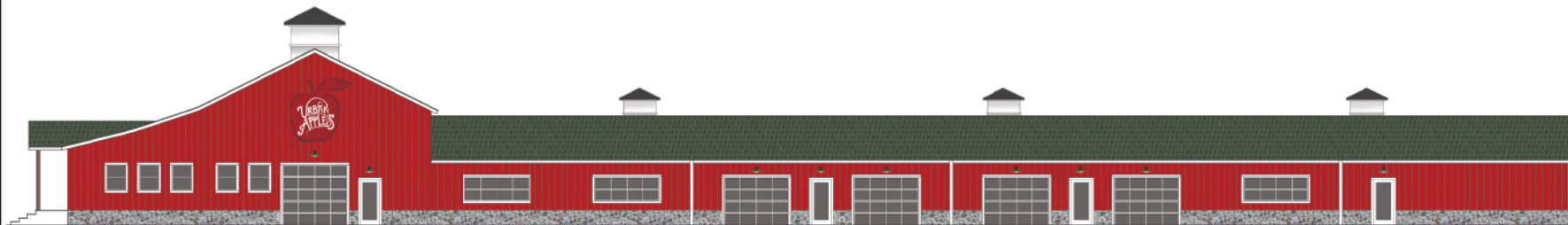
INDIANA

peterson ARCHITECTURE

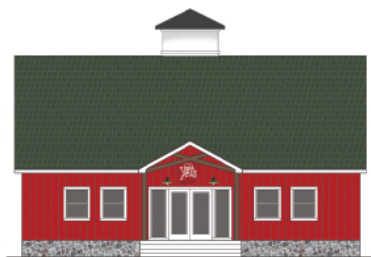
298 south 10th street
suite 500
nashville tn 37203
p 615.259.9714
f 615.259.9718
petersonarchitecture.com



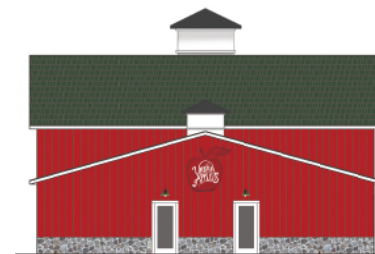
○ **EXTERIOR ELEVATION - SOUTH**
SCALE: 1/8" = 1'-0"



○ **EXTERIOR ELEVATION - NORTH**
SCALE: 1/8" = 1'-0"



○ **EXTERIOR ELEVATION - EAST**
SCALE: 1/8" = 1'-0"



○ **EXTERIOR ELEVATION - WEST**
SCALE: 1/8" = 1'-0"

Peterson Architecture
288 S 10th Street, Suite 500
Indianapolis, IN 46204
p 317.770.9714
f 317.770.9718
studio@petersonarchitecture.com

BUILDING RENOVATION + ADDITION
URBAN FARMER 2

1836 SPRING HILL ROAD
WESTFIELD, INDIANA

EXTERIOR IMPROVEMENTS

08/25/2021

REVISION:
DATE
DATE
DATE
DATE
DATE
DATE

PLOT DATE: 2021-08-25
DRAWN BY: TARKER
CHECKED BY: -
PROJECT NUMBER: 21-0718

EXTERIOR ELEVATIONS

A401

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ALL OTHER COPYRIGHT AND CREDIT LINE
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Cidery Building Architectural Elements

Exterior building elements of the Cidery Building, as illustrated in the preceding building elevations, include: white wood or metal trim, eaves and gutters; green gooseneck light fixtures; and the following:

Masonry/Stone



Red Wood Barn Siding



Decorative Green Shingles



EXHIBIT D

“Picnic Shelter” Illustrative Images



EXHIBIT E

“Music Shelter” Illustrative Images



EXHIBIT F

“Goat Tower” Illustrative Images



ORDINANCE NUMBER XX-XX

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE
UNIFIED DEVELOPMENT ORDINANCE**

“Urban Apples PUD”

This is a Planned Unit Development District Ordinance, to be known as the URBAN APPLES PLANNED UNIT DEVELOPMENT (the “**Ordinance**”), to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the “**UDO**”), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code§ 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the “**City**”) and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “**Commission**”) considered a petition (Petition No. XXXX-PUD-XX), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described as Lot 2 of Spring Mill Market, a subdivision of the City of Westfield, Hamilton County, Indiana, recorded as Instrument No. 2021028993 in the Office of the Recorder of Hamilton County, Indiana (the “**Real Estate**”);

WHEREAS, the Commission forwarded Petition No. XXXX-PUD-XX to the Common Council of the City of Westfield, Hamilton County, Indiana (the “**Council**”) with a _____ recommendation (Vote: ____ in favor, ____ opposed) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code§ 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on _____, 2021;

WHEREAS, the Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Council, meeting in regular session, that the UDO and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the “Urban Apples Planned Unit Development District” (the “**District**”).
- 1.2 Development of the Real Estate shall be governed by: (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (“**Chapter**”) and Article (“**Article**”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.
- 1.5 This Ordinance is adopted with the intent and purpose to repeal, supersede and/or void any and all variances and special exceptions previously granted to the Real Estate by the Board of Zoning Appeals (“**Granted Variances**”). Further, this Ordinance is adopted with the request and consent of the Real Estate owner. Any Granted Variance held to be valid after the adoption date of this Ordinance shall render this Ordinance void.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the UDO.

- ~~2.1 — “**Agritourism Use (or Agritainment Use)**” shall mean an agriculturally-based operation or activity that brings visitors to the Real Estate, and that may include, but is not limited to, uses and activities such as: pumpkin patches, Christmas tree sales, animal interaction exhibits (i.e., petting zoo, pony rides), apple or strawberry picking, seasonal or holiday activities (i.e., corn mazes, hay or wagon rides, straw piles), family-oriented activities (i.e., bounce houses, yard games), vineyards, breweries (beer production, processing, distribution), wineries (wine production, processing, distribution), cideries (cider production, processing, distribution), distilleries (production, processing and distribution of spirits), educational experiences or tours, limited retail sales of products not produced on-site (i.e., country store, gift shop, activity ticket sales), related beverage or food sales (i.e., tasting facilities, lunch counters, refreshment or specialty food stands), and related ancillary uses and buildings.~~
- ~~2.2 — “**Barn House**” shall mean a shelter used to house goats, chickens and/or other farm animals that is thematically consistent (in color, materials and architectural form) with the Vine Building (defined in Exhibit C).~~

- 2.31 **“Food Truck Area”** shall mean an area within the Cidery Area ~~(location identified by a black star on the Concept Plan)~~ designated to host ~~permitting~~ up to two (2) food truck vendors at any given time. Food truck vendors shall only be permitted to vend to patrons of the uses within the Real Estate.
- ~~2.4 “Cidery Operation” shall mean the uses permitted in the “Cidery” Area on the Real Estate, including Agritourism Use (or Agritainment Use), Food Truck Area, Patio Seating Area, Pavilion, Restroom Shelter, Seasonal Parking, Specialty Restaurant, Takeout and Deli Style Restaurant, and accessory buildings and uses customarily incidental to any of the permitted uses, including, but not limited to, Temporary Use and Events, weddings or other social events and receptions, and as further described in Exhibit E.~~
- 2.52 **“Goat Tower”** shall mean a ~~structure built in a manner consistent with the character and quality of that shown in Exhibit F~~ spire-shaped structure with two (2) or more levels, built in a manner that provides shelter and climbing opportunities for goats, consisting of wood and/or masonry exterior building materials.
- ~~2.6 “Greenhouse” shall mean a structure used primarily for growing, selling and storing plants and related plant and garden materials available for retail purchase, consistent with the character and quality shown in Exhibit G.~~
- ~~2.7 “Lawn Uses” shall mean the uses permitted in the “Lawn” Area on the Real Estate, including playgrounds, yard games, Restroom Shelter, Music Shelter, putting green, Farm Stand, Goat Tower, Barn House and Picnic Area.~~
- 2.83 **“Music Shelter”** shall mean (i) a covered platform used for music performances and other similar activities, and as further described in Exhibit H with a floor area of five hundred (500) square feet or less and floor height of three (3) feet or less, (ii) consisting of wood and/or masonry exterior building materials; and (iii) oriented to the northeast in the location within the Lawn Area identified on the Concept Plan.
- ~~2.9 “Orchard Uses” shall mean the uses permitted in the “Orchard” Area on the Real Estate, including Agricultural Use, Picnic Area, Smoke House and golf cart parking area.~~
- ~~2.10 “Patio Seating Area” shall mean an outdoor seating area primarily used for food and beverage service.~~
- ~~2.11 “Pavilion” shall mean a covered seating area, primarily used for food and beverage service, which may be enclosed seasonally, consistent in character and quality with the images shown in Exhibit I.~~
- ~~2.12 “Picnic Area” shall mean an outdoor area used primarily for picnic tables, Picnic Shelters and lawn chairs.~~

- 2.134 **“Picnic Shelter”** shall mean a permanent, covered outdoor seating area in substantial compliance with the quality and character of the images shown in Exhibit J, consisting of wood and/or masonry exterior building materials.
- 2.14 ~~“Restroom Shelter” shall mean a structure primarily used for restroom facilities, connected to public water and sanitary sewer services, and thematically consistent (in color, materials and architectural form) with the Vine Building (defined in Exhibit C).~~
- 2.155 **“Seasonal Parking”** shall mean parking areas (i) used seasonally; (ii) consisting of compacted gravel drive aisles and grassed parking spaces; (iii) which are constructed in a manner that is substantially consistent with that shown in Exhibit Kthe configuration shown on the Concept Plan.
- 2.16 ~~“Seeds Operation” shall mean the uses permitted in the “Seeds” Area on the Real Estate, including Farm Stand, General Services Office, Greenhouse(s), Low Intensity Retail, Outdoor Storage (only Greenhouse materials available for sale to public, not to exceed 2,000 square feet in area), warehousing and distribution associated with seed sales business and related activities, and as further described in Exhibit D.~~
- 2.17 ~~“Smoke House” shall mean a structure used primarily to smoke meats, no more than 100 square feet in size.~~
- 2.18 ~~“Storage Barn” shall mean a barn-like storage building, no more than 2,000 square feet in size, used primarily to store equipment, tools and other items of personal property used on the Real Estate, thematically consistent (in color, materials and architectural form) with the Vine Building (defined in Exhibit C). Multiple Storage Barns shall be permitted throughout the Real Estate.~~
- 2.19 ~~“Vine Operation” shall mean the uses permitted in the “Vine” Area on the Real Estate, including Agritourism Use (or Agritainment Use), Farm Stand, Patio Seating Area, Seasonal Parking, Specialty Restaurant, Takeout and Deli Style Restaurant, uses defined as Light Industrial in the UDO which are ancillary and/or accessory to a winery use including but not limited to production of wine products, brewery, cidery, distiller of liquor and spirits; bottling/canning/storing/distribution of alcoholic and nonalcoholic beverages and accessory structures and uses customarily incidental to any of the permitted uses, including, but not limited to, indoor and outdoor storage vessels associated with bottling/canning/storing/distribution of alcoholic and nonalcoholic beverages, Temporary Use and Events, weddings or other social events and receptions, and as further described in Exhibit C.~~

Section 3. Concept Plan. The concept plan, attached hereto as Exhibit A (the **“Concept Plan”**), is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

3.1 The District is hereby divided into ~~seven-four~~ (74) areas, as depicted on the Concept Plan and labeled as “Vine,” “Seeds,” “Cidery,” ~~“Meadow,” “Orchard,” “Shade”~~ and “Lawn” (individually or collectively, the “Area” or “Areas”).

3.2 Development of each Area shall be regulated as set forth in this Ordinance.

3.3 ~~The boundaries of the Areas shall be in substantial compliance with the Concept Plan. The final layouts and site plans within the Areas shall be subject to the terms of this Ordinance and may vary from the depictions shown in the Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan. Accessory Buildings not shown on the Concept Plan shall be constructed in compliance with the terms of this Ordinance.~~

Section 4. Underlying Zoning District. The Underlying Zoning District of the Areas shall be the AG-SF1: Agriculture / Single-Family Rural District (the “**Underlying Zoning District**”).

Section 5. Permitted Uses. The following uses identified in Exhibit B, attached hereto and incorporated herein (“**Permitted Uses**”), shall be permitted in the Areas~~District in addition to those permitted in the Underlying Zoning District:~~

A. Agritourism Use (or Agritainment Use).

B. Uses defined as Light Industrial in the UDO which are ancillary and/or accessory to Agritourism Use (or Agritainment Use) – only be permitted in the Vine Area.

C. Uses defined as Low Intensity Retail which are related to the operation of a mail order business and greenhouse sales in accordance with Section 8.1(B) – only permitted in the Seeds Area.

D. Food Truck Area – only be permitted in the Cidery Area.

Section 6. General Regulations. The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified in this paragraph.

6.1 Minimum Building Setback Line: Article 4.2(E) shall not apply. Instead the following minimum setback standards shall apply: (i) fifty (50) feet from the Spring Mill Road right-of-way; (ii) thirty (30) feet from all other District property lines.

6.2 Maximum Building Height: ~~Article 4.2(G) shall not apply. Instead the building maximum height standards in Article 6.6(D) shall apply to all buildings in the District, except the Goat Tower. The building height standards of Article 6.6(E) shall apply to the Goat Tower.~~ 45 feet.

6.3 Minimum Living Area (Ground Floor): Article 4.2(H) shall not apply.

6.4 Subdivisions: Article 4.2(I) shall not apply.

Section 8. Development Standards. The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified below.

8.1 Architectural Standards: ~~Article 6.3 Architectural Standards of the UDO shall not apply to the Areas. Instead, building materials and architectural style shall be in substantial compliance with the materials set forth in the exhibits identified in this Section (collectively, the “Area Exhibits”). Unless otherwise stated herein, the Area Exhibits are intended to conceptually illustrate the character and quality of the improvements to be constructed within the Areas. The actual buildings may vary in size and configuration from those depicted in the Area Exhibits.~~

A. Vine Area. ~~The building materials and architectural style of improvements in the Vine Area shall be in substantial compliance with Exhibit C, attached hereto and incorporated herein.~~

- ~~i. The Principal Building within the Vine Area (the “**Vine Building**”) shall be constructed and enhanced in substantial compliance with the architectural elevations attached hereto as Exhibit B.~~
- ~~ii. The improvements and enhancements shown in Exhibit B shall be completed within one (1) year of the adoption of this Ordinance.~~
- ~~iii. Any additions or modifications to the Vine Building and any Accessory Buildings shall be architecturally consistent with the Vine Building.~~

B. Seeds Area. ~~The building materials and architectural style of improvements in the Seeds Area shall be in substantial compliance with Exhibit D, attached hereto and incorporated herein.~~

- ~~i. The Principal Building within the Seeds Area (the “**Seeds Building**”) shall be architecturally consistent with the Vine Building, unless otherwise specified in this Section.~~
- ~~ii. A minimum thirty-six (36) inch masonry wainscot shall be required on all building elevations of the Seeds Building.~~
- ~~iii. Any greenhouse structure(s) or greenhouse building additions to the Seeds Building shall be permitted to have glass, metal and/or poly-plastic exterior building materials.~~
- ~~iv. Outdoor display of plant materials available for sale to the public shall be permitted in the Seeds Area (not to exceed 2,000 square feet in area).~~
- ~~v. Any additions or modifications to the Seeds Building and any Accessory Buildings shall comply with the architectural standards included in this Section.~~

C. Cidery Area. ~~The building materials and architectural style of improvements in the Cidery Area shall be in substantial compliance with Exhibit E, attached hereto and incorporated herein.~~

- ~~i. The Principal Building within the Cidery Area (the “**Cidery Building**”) shall be constructed and enhanced in substantial compliance with the architectural elevations attached hereto as Exhibit C.~~

- ii. The improvements and enhancements shown in Exhibit C shall be completed within two (2) years of the adoption of this Ordinance.
- iii. Any additions or modifications to the Cidery Building and any Accessory Buildings shall be architecturally consistent with the Cidery Building.

D. All Areas.

- i. Any Picnic Shelter(s) shall be architecturally consistent with Exhibit D of this Ordinance.
- ii. A Music Shelter shall be architecturally consistent with Exhibit E of this Ordinance.
- iii. A Goat Tower shall be architecturally consistent with Exhibit F of this Ordinance.
- iv. Unless otherwise provided in Section 8.1(C), any other Accessory Buildings shall be architecturally consistent with the Vine Building.

~~B.—~~

~~8.2 Building Standards. Article 6.4(E), Agriculture-Related Uses, shall apply to the Buildings in the District.~~

8.38.2 Landscaping Standards.

A. General Screening Standards. Article 6.8(H) shall not apply to nonconforming conditions present in the Vine and Cidery Areas at the time of the adoption of this Ordinance.

B. Minimum Lot Landscaping Requirements. Article 6.8(K) of the UDO shall only apply to the Vine Area, Cidery Area and Seeds Area. The Uses in these Areas shall be treated as “Business Uses” as specified in Article 6.8(K).

C. Foundation Plantings.

- i. Nonconforming Conditions. To the extent that nonconforming conditions in the Vine Area and the Cidery Area at the time of the adoption of this Ordinance prevent compliance with Article 6.8(L) of the UDO, as determined by the Director, Foundation Plantings shall not be required.
- ii. Vine Building. Installation of plant materials along the south building façade shall take place at the time the “Addition” (identified on the Concept Plan) is completed or five (5) years from the issuance of the Certificate of Occupancy for the Vine Building. Installation of plant materials along the building façades abutting the “Patio” (identified on the Concept Plan) shall not be required.
- iii. Cidery Building. Installation of plant materials along the west building façade shall take place at the time the “Addition” (identified on the Concept Plan) is completed or five (5) years from the issuance of the Certificate of Occupancy for the Cidery Building. Installation of plant materials along the building façade abutting the “Patio” (identified on the Concept Plan) shall not be required.

D. External Street Frontage Landscaping Requirements. Article 6.8(M) shall not apply to the Vine Area. Instead, the Orchard Preservation standards of this Ordinance shall apply.

E. Buffer Yard Requirements. Article 6.8(N) shall not apply to the District. Instead, the Perimeter Tree Preservation and Mound Requirement standards of this Ordinance shall apply.

A.F. Parking Area Landscaping. Article 6.8(O) shall ~~only apply within 200' of the Spring Mill Road right-of-way line (the "Spring Mill Frontage")~~ apply to all Parking Areas except the Seasonal Parking identified on the Concept Plan.

B.G. Perimeter Tree Preservation: Existing trees within ten (10) feet of the perimeter of the District, that are in good health and not otherwise required to be removed for environmental reasons, shall be preserved in accordance with Article 6.8, Landscaping Standards of the UDO. Existing trees in this area shall not be removed except if (i) needed to provide connectivity to the uses adjacent to the District, (ii) required by the City; or (iii) needed for drainage/utility installations.

H. Orchard Preservation: The three (3) rows of apple trees planted between the Vines Building ~~(defined in Exhibit C)~~ and Spring Mill Road shall be preserved and maintained as part of the horticultural operation on the Real Estate.

C.I. Mound Requirement: A landscaping mound of at least five (5) feet in height shall be constructed along the east side of the pond in substantial compliance with the mound shown on the Concept Plan. The mound shall be landscaped with five (5) shade trees, five (5) evergreen trees and twenty (20) shrubs per one hundred (100) lineal feet of mounding.

8.4 Sign Standards. The sign standards set forth in this Section 8.4 shall apply to the District. To the extent that the provisions of Article 6.17 of the UDO are in conflict with the standards set forth in this Section 8.4, the standards of this Section shall control.

A. Monument Signs.

- i. A maximum of two (2) Monument Signs, constructed in accordance with Section 6.17(H)(2) of the UDO shall be permitted along the east boundary of the District.
- ii. Monument Signs shall not be internally illuminated. Any Monument Sign illumination shall consist of gooseneck down lighting.

B. Wall Signs.

- i. A maximum of one (1) Wall Sign shall be permitted on each elevation of the Vine Building and the Cidery Building.
- ii. Wall Signs on the Vine Building shall be a maximum of: (a) 75 square feet on the east and west elevations; (b) 30 square feet on the north and south elevations.
- iii. Wall Signs on the Cidery Building shall be a maximum of: (a) 75 square feet on the north and south elevations; (b) 30 square feet on the east and west elevations.
- iv. One Wall Sign shall be permitted on the east elevation of the Seeds Building, a maximum of 75 square feet.
- v. Wall Signs shall not be internally illuminated. Any Wall Sign illumination shall consist of gooseneck down lighting.

8.5 Parking and Loading Standards.

- A. Loading Berths. Article 6.14(C) shall not apply to the District.
- B. Surfacing and Curbs. Article 6.14(G)(7) shall ~~only apply within the Spring Mill Frontage. Seasonal Parking shall be permitted outside of the Spring Mill Frontage, within the Vine, Seeds, Cidery and Meadow Areas~~ apply to all Parking Areas except the Seasonal Parking and the internal access drive extending to the Music Shelter, as shown on the Concept Plan.
- C. Required Spaces. Article 6.14(G)(11) is hereby modified to provide that Parking Space requirements for all uses in the District shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for a Detailed Development Plan or at such other time as deemed appropriate by the Director. The number of Parking Spaces constructed within the District may vary from the numbers indicated on the Concept Plan, based on the determination of the Director.

Section 9. Duration. Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2027 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the AG-SF1 District.

Section 10. Severability. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2021.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James Edwards

James Edwards

James Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE XX-XX** was delivered to the Mayor of Westfield on the _____ day of _____, 2021, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE XX-XX**

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE XX-XX**

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

This document prepared by: Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46074, (317) 773-2190.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Matthew S. Skelton.

ISSUES RAISED REGARDING THE URBAN APPLES PUD PROPOSAL

The list below includes issues that were raised during the August 2, 2021, Plan Commission public hearing and in written comments submitted prior to and since the public hearing, as compiled by the Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

1. How will conflicts between the proposed use and the surrounding residences (both current and future) be managed? This include lighting, noise, animal odors, ect.

The Urban Apples site has been designed to avoid potential issues with lighting, noise and animal odors. In addition to complying with the normal standards associated with these items, the same standards applicable to every other use in the City of Westfield, Urban Apples has strategically located buildings, mounding and landscaping improvements that will further reduce any potential for conflicts.

2. What processes will be in place to ensure the on-site animals are adequately cared for?

Urban Apples has no desire to create conditions that are unsafe or unhealthy for animals or people. From our investigations, we understand most of the time the animals grow accustomed to visitor activity and noises over time. We will make sure our fences are secure and designed in a manner that the animals cannot hurt themselves. We will also provide safe shelter away from activity where the animals can retreat if they wish. Unlike private farm operations, Urban Apples will be under significant public observation. There is little chance that undesirable conditions could persist long without significant social media attention.

Urban Apples will have 24-hour security surveillance to monitor animals and to ensure no visitors disturb the area after hours. We will personally monitor and care for the animals after hours as needed, when needed. Veterinary visits will be on an as-needed basis to make sure our animals are healthy and receive appropriate care in case of injury or illness.

3. Can any of the definitions be removed to eliminate overlap with the UDO?

Urban Apples has worked extensively with staff to eliminate and simplify the definitions in the PUD Ordinance. This is reflected in the revised PUD Ordinance submitted for the APC's consideration on October 4, 2021.

4. Which of the UDO Uses (Specialty Restaurant, Takeout and Deli Style Restaurant, Low Intensity Retail, Temporary Uses and Events) included within some of the definitions be eliminated or further restricted to those related to the Agritourism Use?

Urban Apples has worked extensively with staff to eliminate and simplify the permitted uses in the PUD Ordinance. This is reflected in the revised PUD Ordinance submitted for the APC's consideration on October 4, 2021.

5. How can the architectural requirements be firmed up to ensure enforceable standards are in place?

Urban Apples has engaged an architect to supplement architectural requirements of the PUD Ordinance by incorporating to-scale architectural building elevations into the Ordinance. The PUD Ordinance requires that the building architecture be completed in substantial compliance with the architectural elevations, including the incorporation of significant masonry elements. This is reflected in the revised PUD Ordinance submitted for the APC's consideration on October 4, 2021.

6. How can the proposed architecture be enhanced to ensure the proposed development is comparable to other new buildings approved in the area?

Urban Apples has engaged Peterson Architects to generate to-scale architectural building elevations that accurately reflect the significance of the improvements to be made on the Urban Apples site. The buildings will be constructed in substantial compliance with the architectural elevations, including the incorporation of significant masonry elements. The buildings and site improvements included in the Urban Apples proposal amount to over \$10 Million in investment.

7. Would one of the Business Districts be more appropriate for the Underlying Zoning District?

Urban Apples has worked extensively with staff to address this item. In working with staff, it was determined that the underlying AG-SF1 designation is best suited to accommodate the agritourism use proposed.

8. How can it be ensured that adequate parking will be provided for the proposed use, and that this site will not have the parking issues present at Urban Vines?

Urban Apples has worked extensively with its site engineer to demonstrate the extent to which parking can be accommodated on the Urban Apples site. The PUD Ordinance requires that the site improvements be completed in substantial compliance with the Concept Plan. Although Urban Apples hopeful that not all of the parking shown on the Concept Plan will be needed, it has shown how and where it can be accommodated if/when it is needed. Provisions have been made in the PUD Ordinance that authorize the Director to determine the adequacy of parking facilities. The addition or expansion of such facilities require development plan review and approval.

URBAN APPLES - NARRATIVE STATEMENT

Herron Holdings, LLC is excited to present “Urban Apples,” a new agritourism destination situated on 23.71 acres along the west side of Spring Mill Road, just south of 186th Street. The Urban Apples team has thoughtfully prepared the Urban Apples PUD proposal to create a wonderful visitor experience, whether people come from nearby or from out of town.

Updates Since APC Public Hearing (8/2/21)

The following modifications to the Urban Apples PUD proposal have been incorporated since the APC public hearing on August 2, 2021:

1. Definitions. After working with the planning staff, a number of definitions were able to be removed. This was largely due to the reorganization and simplification of the permitted use section of the PUD Ordinance.
2. Concept Plan. The concept plan has been refined and enhanced to include to-scale representations of site improvements. The PUD Ordinance now requires that the site be improved in substantial compliance with the concept plan. The “Areas” shown on the original concept plan have also been simplified, due to the staff-recommended changes to the permitted use section.
3. Permitted Uses. After working with the planning staff, the permitted use section of the PUD Ordinance has been substantially simplified. The revised Ordinance accommodates (i) Agritourism (as provided in the UDO without alteration); (ii) the wine production activities already approved by variance in the Vine Area; (iii) limited mail order and greenhouse sales in the Seeds Area; and (iv) limited food truck use in the Cidery Area.
4. Architectural Standards. The architectural standards of the PUD Ordinance have been significantly enhanced. To-scale architectural building elevations have been incorporated into the PUD Ordinance. The buildings constructed within the Urban Apples property are required to be in substantial compliance with the newly incorporated building elevations.
5. Landscaping. With the refined Concept Plan, the Urban Apples team was able to work through the City’s landscaping standards with planning staff to proactively identify site specific landscaping items that have now been addressed in the PUD Ordinance.
6. Mound. A densely landscaped earthen mound has been nestled around the area west of the music shelter to provide additional screening and buffering. This requirement has been incorporated into the PUD Ordinance.

7. Signage. The Urban Apples team has worked with planning staff to incorporate signage standards appropriate for the Urban Apples agritourism destination. This includes building signage that helps to break up some of the larger building walls. These standards have been incorporated into the PUD Ordinance.
8. Parking. The parking standards in the PUD Ordinance have been enhanced to require all parking areas, except the areas used seasonally, to comply with the City's normal parking standards. The concept plan shows where extensive amounts of parking can be accommodated on site, and authorizes the Director to determine the extent to which it is constructed and when.

The Urban Apples Team is excited to begin work on the site and appreciates your consideration.

WRITTEN PUBLIC COMMENTS

Docket Number: 2108-PUD-22

Petitioner: Herron Holdings, LLC by Church Church Hittle + Antrim

Request: A change in zoning for 23.71 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Urban Apples PUD District.

Enclosed Attachments:

November 1, 2021, APC Recommendation

- | | |
|-----------------------|------------|
| 1. Banas, Mary | 08/02/2021 |
| 2. Nass, Linda | 08/02/2021 |
| 3. Silverthorne Homes | 09/30/2021 |
| 4. Schrock, Jessica | 10/26/2021 |

Pamela Howard

From: Mary Banas <mary.banas6@gmail.com>
Sent: Monday, August 2, 2021 9:04 PM
To: planners
Subject: Re: Urban Apples

**Warning: This external email is from
mary.banas6@gmail.com.**

As the still current owner of the Banas property I am unaware of any conversation with Matt and Arbor Homes. Mary Banas

On Mon, Aug 2, 2021 at 8:27 PM Mary Banas <mary.banas6@gmail.com> wrote:

Adjacent land is to the back of the proposed Urban Apples. My current resident is 11538 Hemingway Dr, Reston, VA 20194.

On Mon, Aug 2, 2021 at 8:12 PM Mary Banas <mary.banas6@gmail.com> wrote:

Please discuss what plans are being provided by Urban Apples to lessen noise, night lights and animal odors that could impact local residential neighborhoods .

Thank you.

Mary Banas. Adjacent land owner

Pamela Howard

From: Linda Naas <lnaas@logickey.com>
Sent: Monday, August 2, 2021 9:04 PM
To: planners
Subject: URBAN APPLES PUD

**Warning: This external email is from
lnaas@logickey.com.**

Any use of animals requires special consideration for the care & housing necessary. Will there be 24/7 oversight available? Is there any experience with animal husbandry?

How is animal use consistent with a lawn for music and extended hours of operation?

Example: I can't see Urban Vines with animals.

FairOaks in northern Indiana consider operations in close location with live animals.

Any use of fireworks at any time would negatively affect animals on the property.

Would visitors be allowed to bring dogs for example on property?

The evening hours should be restricted due to music, etc. on animals and neighbors.

Seems like several uses that are not cohesive.

How do trucks and farm equipment navigate the area and where are they stored?

Will there be water and sewer on property? Appropriate rest room facilities?

Sanitation concerns mixing people and animals - what are the plans and what guidelines will be followed?

Sincerely,

Linda Naas
1122 E 161st St



Date: September 30, 2021

To: Westfield Advisory Plan Commission
c/o Community Development Department
130 Penn Street
Westfield, IN 46074

From: Christian Rector
Silverthorne Homes
9225 Harrison Park Ct
Indianapolis, IN 46216

Advisory Plan Commission Members:

Please accept this letter as an indication of Silverthorne Homes' support for the Urban Apples PUD proposal. As you may recall, Silverthorne is developing the real estate to the west and south of the Urban Apples site. Our Somerset neighborhood will abut Urban Apples along those two property lines. Site work will begin in Spring 2022.

Silverthorne has reviewed the details of the Urban Apples PUD proposal and understands the planned elements and improvements for the site, including but not limited to, the building architecture, site layout, the location and configuration of the music shelter, and other planned activities on the site.

The Urban Apples team has been proactive in keeping us informed about its plans and its progress with the project. Silverthorne is excited to begin work on the Somerset neighborhood. We believe Urban Apples will serve as a great amenity for Somerset and the community and its future residents. We look forward to seeing our new neighbor's plans become a reality.

Thank you for your consideration.

Respectfully,

Christian Rector
Silverthorne Homes
Vice President of Land Acquisition.

Pamela Howard

From: Jessica Schrock <jessdschrock@gmail.com>
Sent: Tuesday, October 26, 2021 4:49 PM
To: planners
Subject: Urban vines proposal

**WARNING: This external email is from
jessdschrock@gmail.com.**

Hello,

I am writing to you in reference to the proposed development of Urban Vines on Spring Mill Rd. I live in the closest neighborhood to the property and am concerned about the possibility of live music on the weekends. The sound travels horribly in this area. Before the horse farm was sold, the workers would listen to a radio and we could hear it at our house. Our property backs up to Northview Church, so we are the furthest away.

I say all of this to give an example of the sound and how it is going to impact the two already approved neighborhoods that will be directly south and west of Urban Vines. I know a majority of them will not want to listen to music on a consistent basis. I can't imagine how much louder it might possibly be with live music that uses an amp and microphones. If the entertainment is supposed to be for those who are at Urban Vines then the music and sound of it should be maintained at stay at Urban Vines and not travel and be heard in the areas around it. The smart thing to propose back to Urban Vines would be all live music be contained in a building with four legitimate walls with sound proofing to contain the sound. An added form of sound barrier in the form of evergreen trees that line the property line.

The owner of Urban Vines continues to show a true lack of respect to Westfield. He's proven he can't adhere to the rules and regulations that have been put forth in the past. The only thing he has considered is what benefits him and his business. I would strongly recommend he be held to the high standard Westfield has, especially with the amount of traffic that is around that area due to homes and grand park.

Thank you for your time and consideration in this matter. I hope it's taken seriously. We purchased our home in this area due to the location and quiet out of city feel. This addition would remove every aspect of that from our lives.

Jessica Schrock
Sent from my iPhone



WESTFIELD-WASHINGTON TOWNSHIP
APC SCHEDULE OF MEETINGS
2022 SCHEDULE OF MEETINGS AND FILING DATES

MEETING MONTH	FILING DEADLINE	FIRST APC MEETING	SECOND APC MEETING
	Friday Noon	Monday 7:00 PM	Monday 7:00 PM
JANUARY	12/03/21	No meeting	01/18/22
FEBRUARY	12/30/21	02/07/22	02/22/22
MARCH	02/04/22	03/07/22	03/21/22
APRIL	03/04/22	04/04/22	04/18/22
MAY	04/01/22	05/04/22	05/16/22
JUNE	04/29/22	06/06/22	06/20/22
JULY	06/03/22	07/05/22	07/18/22
AUGUST	07/01/22	08/01/22	08/15/22
SEPTEMBER	07/29/22	09/06/22	09/19/22
OCTOBER	09/02/22	10/03/22	10/17/22
NOVEMBER	09/30/22	11/09/22	11/21/22
DECEMBER	11/04/22	12/05/22	12/19/22
JANUARY	12/02/22	No Meeting	01/17/23

** Dates are scheduled for a different day due to a conflict.*

A Pre-Filing Conference is required prior to filing. Please contact the Community Development Department at 317.804.3170 at least one week in advance of your targeted filing to arrange this pre-filing conference.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

November 1, 2021
2108-PUD-22
Exhibit 1

Docket Number: 2108-PUD-22 (Ordinance No. 21-34)

Petitioner: Herron Holdings, LLC by Church Church Hittle + Antrim

Request: A change in zoning for 23.71 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Urban Apples PUD District.

Current Zoning: AG-SF1: Agriculture/Single-family Rural District

Current Land Use: Agriculture

Acreage: 23.71 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ord. 21-34 (clean)
4. Concept Plan
5. Architectural Elevation Exhibits
6. Accessory Building Illustrative Images
7. Redline (10/4 – 11/1)
8. Previous Redline (8/2 - 10/04)
9. Petitioner's Response to Issue List
10. Concept Plan Comparison
11. Updated Narrative Statement
12. Neighbor Meeting Summary
13. Public Comments

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the July 12, 2021, City Council meeting. The petition received a public hearing at the August 2, 2021, Advisory Plan Commission (the "Plan Commission") meeting.

The petitioner held a neighbor meeting on July 28, 2021. A summary this meeting was provided by the petitioner and is as **Exhibit 12.**

A recommendation was requested at the October 4, 2021, Plan Commission meeting; however, additional changes were requested at the meeting resulting the petition being continued for further revision.

PROJECT OVERVIEW

Location: This subject real estate is approximately 23.71 acres in size and is located at 18326 Spring Mill Road (see **Exhibit 2**). The Property is currently zoned AG-SF1: Agriculture/Single-family Rural District, and has an approved Variance of Use permitting Wine Processing on the Property. Adjacent zoning districts include Somerset PUD to the west and south, with the remainder of adjacent properties zoned AG-SF1. Adjacent land uses include agriculture and undeveloped residential.

Project Description: The petitioner is requesting a change in zoning from the AG-SF1 District to the Urban Apples PUD District to accommodate an Agritourism Development, as described in the Narrative Statement (see **Exhibit 11**).

ORDINANCE DETAILS

Repeal of Existing Variance: As proposed, the adoption of this PUD would repeal the existing variance for the Property (2008-VU-04), which allows the current wine production operation. If the existing variance is later held to be valid after the adoption of the proposed PUD, then PUD would then be rendered void.

Definitions: The proposed ordinance includes a few definitions that are not present in the UDO: Food Truck Area, Goat Tower, Music Shelter, Picnic Shelter, and Seasonal Parking.

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 4**) which divides the District into four (4) areas, and requires the site to be developed in substantial compliance with this plan. The PUD Ordinance acknowledges that additional Accessory Structures, not shown on the Concept Plan, may be constructed within the District. Those structures would comply with the standards of the proposed ordinance.

Underlying Zoning: As proposed, the PUD Ordinance assigns AG-SF1: Agriculture/Single-family Rural District as the Underlying Zoning District.

Permitted Uses: The proposed ordinance adds four (4) uses in addition to those permitted by the Underlying Zoning District. Three (3) of these uses are restricted to one (1) area of the PUD.

- Agritourism Use, as defined in the UDO (for the entire site)
- Uses defined as Light Industrial in the UDO which are ancillary and/or accessory to Agritourism Use (in the Vine Area only)
- Uses defined as Low Intensity Retail which are related to the operation of a mail order business and greenhouse sales in accordance with Section 8.1(B) (in the Seeds Area only)
- Food Truck Area, as defined in the PUD (in the Cidery Area only)

General Regulations: The table below outlines the proposed lot standards as compared to the UDO's requirements for AG-SF1 lots (the proposed underlying zoning district).

	PUD	UDO (AG-SF1)
Min. Lot Area	Not altered	3 acres
Min. Lot Frontage	Not altered	250'
Min. Front Yard Setback	50' (from Spring Mill Road)	100' (Expressway/Arterial)
Min. Side & Rear Yard Setbacks	30' (all other District property lines), none internal to District	30'
Min. Lot Width	Not altered	100'
Max. Building Height	45' ¹	2 ½ stories 45' for buildings for Agricultural Uses with a min. roof pitch of 5:12 ²
Min. Living Area (Ground Floor)	Exempts	1,350 square feet (single-story) 800 square feet (all others)
Subdivisions	Permits Major Subdivision by exempting this standard	Major Subdivision not permitted
Development Plan Review	Not altered	Required except for Single-family Dwellings, Agricultural Uses, and associated Accessory Uses.

Development Standards: As proposed, the PUD Ordinance establishes some alternative development standards from the UDO. The development standards of note are briefly highlighted below:

Architectural Standards: The proposed PUD Ordinance includes Architectural Standard, which would not otherwise apply in the AG-SF1 District. The standards include timelines for updating the existing buildings, building material and size requirement for a greenhouse, and a size limitation on outdoor display of plant materials. Additionally, Architectural Elevation Exhibits (see **Exhibit 5**) are included for the Vine and Cider Buildings. Those buildings, along with most Accessory Buildings, are required to be

¹ UDO Article 6.6(E) Height Standards; Exceptions: In all Zoning Districts, spires, church steeples, chimneys, cooling towers, stacks, tanks, water towers, elevator bulkheads, fire towers, scenery lofts, power transmission lines or towers and distribution poles and lines, and essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.

² Article 6.6(D) Height Standards; Buildings for Agricultural Uses: If a building used for Agricultural Uses has a minimum roof pitch of five vertical units to twelve horizontal units (5:12), then the maximum Building Height for such building may be increased in height not to exceed forty-five (45) feet.

substantial consistent with these exhibits. Additional Illustrative Images (see **Exhibit 6**) are included for the permitted Picnic Shelters, Music Shelter, and Goat Tower, these structures would be required to be architecturally consistent with these images.

Landscaping Standards: The PUD Ordinance defaults to the Landscaping Standards for the UDO with a few exceptions further described below:

General Screening Standards: The proposed ordinance would exempt the existing nonconforming conditions in the Vine Area from the UDO's screening requirements for Mechanical Equipment and Service and Loading Areas.

Minimum Lot Landscaping: As proposed, the PUD ordinance would apply UDO Article 6.8(K) to the Vine, Cidery, and Seeds areas only. These areas would be classified as Business Uses for the purpose of this section, requiring ten (10) shade trees, ten (10) ornamental or evergreen trees, and twenty-five (25) shrubs per acre.

External Street Frontage Landscaping Requirements: As proposed, the PUD ordinance would exempt the Vine Area from the standards of UDO Article 6.8(M), with the Orchard Preservation and Planting requirement of the PUD providing an alternative buffer to Spring Mill Road.

Buffer Yard Requirements: The proposed ordinance exempts the property from the standards of UDO Article 6.8(N) and instead applies the Perimeter Tree Preservation, and Mound Requirements of the PUD Ordinance.

Parking Area Landscaping: The as proposed, PUD Ordinance would exempt the Seasonal Parking area from the standards of UDO Article 6.8(O).

Perimeter Tree Preservation: The proposed ordinance requires healthy trees within ten (10) feet of the perimeter of the District to be preserved, unless they are required to be removed for connectivity or drainage/utility purposes.

Orchard Preservation and Planting: The PUD Ordinance requires the planting and preservation of the areas labeled as "orchard" on the Concept Plan.

Mound Requirement: As proposed, the PUD ordinance would require a five (5) foot mound containing five (5) shade trees, five (5) evergreen trees, and twenty (20) shrubs per 100' to be constructed to the east of the pond. This exceeds the "Buffer B" requirements in the UDO, which would apply to a Business Use locating adjacent to an SF4 District.

Sign Standards: The PUD Ordinance modifies some of the UDO's Sign Standards for the proposed development, as further described below:

Entrance Signs: The PUD Ordinance proposes replacing the Monument Sign Standards of the UDO (Article 6.17(H)(2)) with Entrance Sign standards included in the PUD. The proposed standards include permitting one (1) two-sided wooden directional sign at the north entrance and main entrance signage following the

UDO's standards for residential subdivision entrances (Article 6.17(G)(1)). Additionally, the proposed ordinance restricts the lighting of the permitted Monument Signs to gooseneck down lighting. The UDO does not contain the same restriction.

Wall Signs: The proposed ordinance permits a set amount of Sign Area Allocation per façade of the Vine, Cidery, and Seeds buildings; as outlined in the PUD. The UDO assigns Sign Area Allocation for Individual Nonresidential Uses based upon the length of building fronting on a public Right-of-Way, but allows the permitted Sign Allocation Area to be divided amongst all signage permitted for the site. As with Monument Signs, the proposed ordinance restricts the lighting of the permitted Wall Signs to gooseneck down lighting. The UDO does not contain the same restriction.

Parking and Loading Standards: The proposed ordinance defaults to the Parking and Loading Standards for the UDO with a few exceptions further described below:

Loading Berths: As proposed, the PUD Ordinance would exempt the Property from the minimum number of off-street Loading Berths required in the UDO. This would only be a change for some components of the proposed use (those that could be classified as Office or Industrial Manufacturing). The UDO does not require Loading Berths for Agritourism Uses.

Surfacing and Curbs: The proposed Ordinance would exempt the Seasonal Parking and internal access drive leading to the Music Shelter from the Surfacing and Curbs requirements of the UDO (Article 6.14(G)(11)).

Required Spaces: The PUD Ordinance proposes using the UDO's "Other Uses" parking requirement for all uses proposed on the site, which would allow the Director to determine the minimum number of spaces required based on data supplied by the applicant. This would not be a change for Agritourism Uses; but would be change Office and Industrial Uses which all have minimums outlined in the UDO. The proposed ordinance allows this determination to be made during the Detailed Development Plan process, or at any other time deemed necessary by the Director. The PUD acknowledges that number of parking spaces required, as determined by the Director, may differ from the number shown on the Concept Plan.

Processes and Permits: As proposed, the PUD Ordinance would require a sound test, to determine compliance with the Nuisance Standards, to be performed prior to the issuance of a Certificate of Occupancy for the Music Shelter. The test would be performed by the Department with the assistance of a Professional Sound comply, chosen by the Department and paid for by the Property Owner and/or Applicant.

Duration: As proposed, the PUD Ordinance includes a provision stating that the zoning will revert back to AG-SF1 if Secondary Plat / Construction Plan approval has not been obtained by January 1, 2027.

Severability: The proposed Ordinance includes a provision stating that if any portion of the ordinance is determined to be illegal or unenforceable, then the remainder of the ordinance will remain valid and enforceable.

CHANGES SINCE THE OCTOBER 18TH MEETING

The Petitioner has made a few additional changes to the PUD since the October 4th, 2021, meeting. These changes can be seen in the Redline (10/4 – 11/1) (see **Exhibit 7**). Changes include:

- Modifying the Music Shelter definition to clarify that it will be an Accessory Building (as opposed to a Principal Building).
- Adding additional restriction to the greenhouse permitted in the seeds area including a maximum size and the requirement that it be a permanent structure.
- Clarifying that the exemption from the General Screening Standards would apply only to the screening of Service and Loading Area, and not the screening of Mechanical Equipment.
- Removing the Cidery Area from the General Screening Standards Exemption.
- Removing all exemptions from the Foundation Planting Standards.
- Expanding the Orchard requirement to included the proposed Orchard Area in the southwest corner of the property, in addition to the area along Spring Mill Road.
- Updating the Entrance Sign Standards to permit a directional sign at the north entrance and an entry sign, following the UDO's standards for residential subdivisions, at the south entrance. This replaces the previous standard which permitted two business style Monument Signs.
- Adding a requirement for a sound test to be preformed prior to the issuance of a Certificate of Occupancy for the Music Shelter.
- Correcting the size of the Cidery Building on the Concept Plan to match what is shown in the Architectural Elevation.
- Reducing the Masonry on some areas of the vine Building to achieve a more consistent look

CHANGES SINCE THE PUBLIC HEARING (PRESENTED AT 10/04 MEETING)

The Petitioner has incorporated changes to the text and exhibits of the proposed ordinance since the August 2, 2021, Public Hearing. Many of these changes were requested by the Department during the review process. These changes can be seen in the Previous Redline (8/2 - 10/04) (see **Exhibit 8**), and are discussed in the Updated Narrative Statement (see **Exhibit 11**).

Changes to the ordinance include:

- Removing several definitions that were determined by the Department to be unnecessary.
- Decreasing the number of areas from seven (7) to four (4) by consolidating areas that will be used in a similar manner.
- Removing the Permitted Use Table, which used several of the removed definitions that included many broad use categories. This was replaced with a much narrower Permitted Uses section in the text of the ordinance.
- Setting the Maximum Building Height at forty-five (45) feet, instead of referencing the UDO's Height Standards for Agricultural Uses.
- Removing the Height Exemption for the Goat Tower, as it would already fall into that exemption.
- Moving the written Architectural Standards from the Exhibits and placing them in the text of the ordinance.
- Moving the substantial compliance requirements from the Definitions section of the ordinance to the Architectural Standards.
- Removing the reference to UDO Article 6.4(E), as it was determined to be unnecessary by the Department.
- Adding additional Landscaping Standards.
- Adding Sign Standards.
- Updating the Surfacing and Curbing standard so that only the Seasonal Parking area and internal access drive for the Music Shelter are exempt from the Udo requirements, as opposed to any parking areas more than 200' from Spring Mill Road.
- Updating the Required Parking Spaces standard to allow for additional parking to be required at any time deemed appropriate by the Director.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan (the "[Comprehensive Plan](#)") identifies this Property within the "New Suburban" land use classification. Artisan farms are listed as an appropriate land use within this land use classification. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 2: Spring Mill Road, and (ii) Alternative Transportation Plan: perimeter pathways along perimeter streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the August 2, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the July 12, 2021, City Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Forward a recommendation to the City Council.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or poward@westfield.in.gov.

ORDINANCE NUMBER XX-XX

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE
UNIFIED DEVELOPMENT ORDINANCE**

“Urban Apples PUD”

This is a Planned Unit Development District Ordinance, to be known as the URBAN APPLES PLANNED UNIT DEVELOPMENT (the “**Ordinance**”), to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the “**UDO**”), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code§ 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the “**City**”) and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “**Commission**”) considered a petition (Petition No. XXXX-PUD-XX), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described as Lot 2 of Spring Mill Market, a subdivision of the City of Westfield, Hamilton County, Indiana, recorded as Instrument No. 2021028993 in the Office of the Recorder of Hamilton County, Indiana (the “**Real Estate**”);

WHEREAS, the Commission forwarded Petition No. XXXX-PUD-XX to the Common Council of the City of Westfield, Hamilton County, Indiana (the “**Council**”) with a _____ recommendation (Vote: ____ in favor, ____ opposed) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code§ 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on _____, 2021;

WHEREAS, the Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Council, meeting in regular session, that the UDO and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the “Urban Apples Planned Unit Development District” (the “**District**”).
- 1.2 Development of the Real Estate shall be governed by: (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (“**Chapter**”) and Article (“**Article**”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.
- 1.5 This Ordinance is adopted with the intent and purpose to repeal, supersede and/or void any and all variances and special exceptions previously granted to the Real Estate by the Board of Zoning Appeals (“**Granted Variances**”). Further, this Ordinance is adopted with the request and consent of the Real Estate owner. Any Granted Variance held to be valid after the adoption date of this Ordinance shall render this Ordinance void.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the UDO.

- 2.1 “**Food Truck Area**” shall mean an area within the Cidery Area permitting up to two (2) food truck vendors at any given time. Food truck vendors shall only be permitted to vend to patrons of the uses within the Real Estate.
- 2.2 “**Goat Tower**” shall mean a spire-shaped structure with two (2) or more levels, built in a manner that provides shelter and climbing opportunities for goats, consisting of wood and/or masonry exterior building materials.
- 2.3 “**Music Shelter**” shall mean an Accessory Building (i) consisting of a covered platform with a floor area of five hundred (500) square feet or less and floor height of three (3) feet or less, (ii) consisting of wood and/or masonry exterior building materials; and (iii) oriented to the northeast in the location within the Lawn Area identified on the Concept Plan.
- 2.4 “**Picnic Shelter**” shall mean a permanent, covered outdoor seating area _consisting of wood and/or masonry exterior building materials.

- 2.5 “**Seasonal Parking**” shall mean parking areas (i) used seasonally; (ii) consisting of compacted gravel drive aisles and grassed parking spaces; (iii) which are constructed in a manner that is substantially consistent with the configuration shown on the Concept Plan.
- Section 3. Concept Plan. The concept plan, attached hereto as Exhibit A (the “**Concept Plan**”), is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.
- 3.1 The District is hereby divided into four (4) areas, as depicted on the Concept Plan and labeled as “**Vine**,” “**Seeds**,” “**Cidery**” and “**Lawn**” (individually or collectively, the “**Area**” or “**Areas**”).
- 3.2 Development of each Area shall be regulated as set forth in this Ordinance.
- 3.3 The Real Estate shall be developed in substantial compliance with the Concept Plan. Accessory Buildings not shown on the Concept Plan shall be constructed in compliance with the terms of this Ordinance.
- Section 4. Underlying Zoning District. The Underlying Zoning District of the Areas shall be the AG-SF1: Agriculture / Single-Family Rural District (the “**Underlying Zoning District**”).
- Section 5. Permitted Uses. The following uses (“**Permitted Uses**”) shall be permitted in the District in addition to those permitted in the Underlying Zoning District:
- A. Agritourism Use (or Agritainment Use).
 - B. Uses defined as Light Industrial in the UDO which are ancillary and/or accessory to Agritourism Use (or Agritainment Use) – only be permitted in the Vine Area.
 - C. Uses defined as Low Intensity Retail which are related to the operation of a mail order business and greenhouse sales in accordance with Section 8.1(B) – only permitted in the Seeds Area.
 - D. Food Truck Area – only be permitted in the Cidery Area.
- Section 6. General Regulations. The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified in this paragraph.
- 6.1 Minimum Building Setback Line: Article 4.2(E) shall not apply. Instead the following minimum setback standards shall apply: (i) fifty (50) feet from the Spring Mill Road right-of-way; (ii) thirty (30) feet from all other District property lines.
- 6.2 Maximum Building Height: 45 feet.
- 6.3 Minimum Living Area (Ground Floor): Article 4.2(H) shall not apply.

6.4 Subdivisions: Article 4.2(I) shall not apply.

Section 7. Development Standards. The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified below.

7.1 Architectural Standards:

A. Vine Area.

- i. The Principal Building within the Vine Area (the “**Vine Building**”) shall be constructed and enhanced in substantial compliance with the architectural elevations attached hereto as Exhibit B.
- ii. The improvements and enhancements shown in Exhibit B shall be completed within one (1) year of the adoption of this Ordinance.
- iii. Any additions or modifications to the Vine Building and any Accessory Buildings shall be architecturally consistent with the Vine Building.

B. Seeds Area.

- i. The Principal Building within the Seeds Area (the “**Seeds Building**”) shall be architecturally consistent with the Vine Building, unless otherwise specified in this Section.
- ii. A minimum thirty-six (36) inch masonry wainscot shall be required on all building elevations of the Seeds Building.
- iii. Any greenhouse structure(s) or greenhouse building additions to the Seeds Building shall be (i) a permanent structure; (ii) permitted to have glass, metal and/or polycarbonate or acrylic greenhouse panel exterior building materials; and (iii) shall not exceed 3,000 square feet.
- iv. Outdoor display of plant materials available for sale to the public shall be permitted in the Seeds Area (not to exceed 2,000 square feet in area).
- v. Any additions or modifications to the Seeds Building and any Accessory Buildings shall comply with the architectural standards included in this Section.

C. Cidery Area.

- i. The Principal Building within the Cidery Area (the “**Cidery Building**”) shall be constructed and enhanced in substantial compliance with the architectural elevations attached hereto as Exhibit C.
- ii. The improvements and enhancements shown in Exhibit C shall be completed within two (2) years of the adoption of this Ordinance.
- iii. Any additions or modifications to the Cidery Building and any Accessory Buildings shall be architecturally consistent with the Cidery Building.

D. All Areas.

- i. Any Picnic Shelter(s) shall be architecturally consistent with Exhibit D of this Ordinance.
- ii. A Music Shelter shall be architecturally consistent with Exhibit E of this Ordinance.

- iii. A Goat Tower shall be architecturally consistent with Exhibit F of this Ordinance.
- iv. Unless otherwise provided in Section 8.1(C), any other Accessory Buildings shall be architecturally consistent with the Vine Building.

7.2 Landscaping Standards.

- A. General Screening Standards. Article 6.8(H)(2) shall not apply to nonconforming conditions present in the Vine Area at the time of the adoption of this Ordinance.
- B. Minimum Lot Landscaping Requirements. Article 6.8(K) of the UDO shall only apply to the Vine Area, Cidery Area and Seeds Area. The Uses in these Areas shall be treated as “Business Uses” as specified in Article 6.8(K).
- C. External Street Frontage Landscaping Requirements. Article 6.8(M) shall not apply to the Vine Area. Instead, the Orchard Preservation and Planting standards of this Ordinance shall apply.
- D. Buffer Yard Requirements. Article 6.8(N) shall not apply to the District. Instead, the Perimeter Tree Preservation and Mound Requirement standards of this Ordinance shall apply.
- E. Parking Area Landscaping. Article 6.8(O) shall apply to all Parking Areas except the Seasonal Parking identified on the Concept Plan.
- F. Perimeter Tree Preservation: Existing trees within ten (10) feet of the perimeter of the District, that are in good health and not otherwise required to be removed for environmental reasons, shall be preserved in accordance with Article 6.8, Landscaping Standards of the UDO. Existing trees in this area shall not be removed except if (i) needed to provide connectivity to the uses adjacent to the District, (ii) required by the City; or (iii) needed for drainage/utility installations.
- G. Orchard Preservation and Planting: If not already planted at the time this Ordinance is adopted, apple trees shall be installed on the Real Estate in the locations and in substantial compliance with the areas labeled as “Orchard” on the Concept Plan. These trees shall be preserved and maintained as part of the horticultural operation on the Real Estate.
- H. Mound Requirement: A landscaping mound of at least five (5) feet in height shall be constructed along the east side of the pond in substantial compliance with the mound shown on the Concept Plan. The mound shall be landscaped with five (5) shade trees, five (5) evergreen trees and twenty (20) shrubs per one hundred (100) lineal feet of mounding.

7.3 Sign Standards. The sign standards set forth in this Section 8.4 shall apply to the District. To the extent that the provisions of Article 6.17 of the UDO are in conflict

with the standards set forth in this Section 8.4, the standards of this Section shall control.

- A. Entrance Signs. Section 6.17(H)(2) of the UDO shall not apply to the District. Instead, the following standards for signs at each entrance (“**Entrance Signs**”) shall apply:
 - i. Entrance Signs shall not be internally illuminated. Any Entrance Sign illumination shall consist of gooseneck down lighting.
 - ii. One two-sided wood directional sign shall be permitted at the northern entrance to the Real Estate along Spring Mill Road. Maximum sign height shall be six (6) feet. Maximum sign area per side shall be ten (10) square feet.
 - iii. Signage at the main entrance (the southernmost entrance) to the Real Estate along Spring Mill Road shall be in accordance with the sign standards set forth in Section 6.17(G)(1)(a) or (b).
- B. Wall Signs.
 - i. A maximum of one (1) Wall Sign shall be permitted on each elevation of the Vine Building and the Cidery Building.
 - ii. Wall Signs on the Vine Building shall be a maximum of: (a) 75 square feet on the east and west elevations; (b) 30 square feet on the north and south elevations.
 - iii. Wall Signs on the Cidery Building shall be a maximum of: (a) 75 square feet on the north and south elevations; (b) 30 square feet on the east and west elevations.
 - iv. One Wall Sign shall be permitted on the east elevation of the Seeds Building, a maximum of 75 square feet.
 - v. Wall Signs shall not be internally illuminated. Any Wall Sign illumination shall consist of gooseneck down lighting.

7.4 Parking and Loading Standards.

- A. Loading Berths. Article 6.14(C) shall not apply to the District.
- B. Surfacing and Curbs. Article 6.14(G)(7) shall apply to all Parking Areas except the Seasonal Parking and the internal access drive extending to the Music Shelter, as shown on the Concept Plan.
- C. Required Spaces. Article 6.14(G)(11) is hereby modified to provide that Parking Space requirements for all uses in the District shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for a Detailed Development Plan or at such other time as deemed appropriate by the Director. The number of Parking Spaces constructed within the District may vary from the numbers indicated on the Concept Plan, based on the determination of the Director.

Section 8. Processes and Permits. The standards of Article 10 Processes and Permits shall apply to the development of the Real Estate, except as otherwise modified below.

- 8.1 Certificate of Occupancy. Prior to the issuance of a Certificate of Occupancy for the Music Shelter, a sound test will be performed by the Department with the assistance of a Professional Audio Company, to confirm compliance with Section 34-51: Environment; Nuisances; Noise; Prohibitions, of the Code of Ordinances, of Westfield, Indiana. The Company will be chosen by the Department and all costs will be paid by the Property Owner and/or Applicant for the associated Improvement Location Permit Application.

Section 9. Duration. Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2027 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the AG-SF1 District.

Section 10. Severability. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2021.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James Edwards

James Edwards

James Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE XX-XX** was delivered to the Mayor of Westfield on the _____ day of _____, 2021, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE XX-XX**

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE XX-XX**

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

This document prepared by: Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46074, (317) 773-2190.

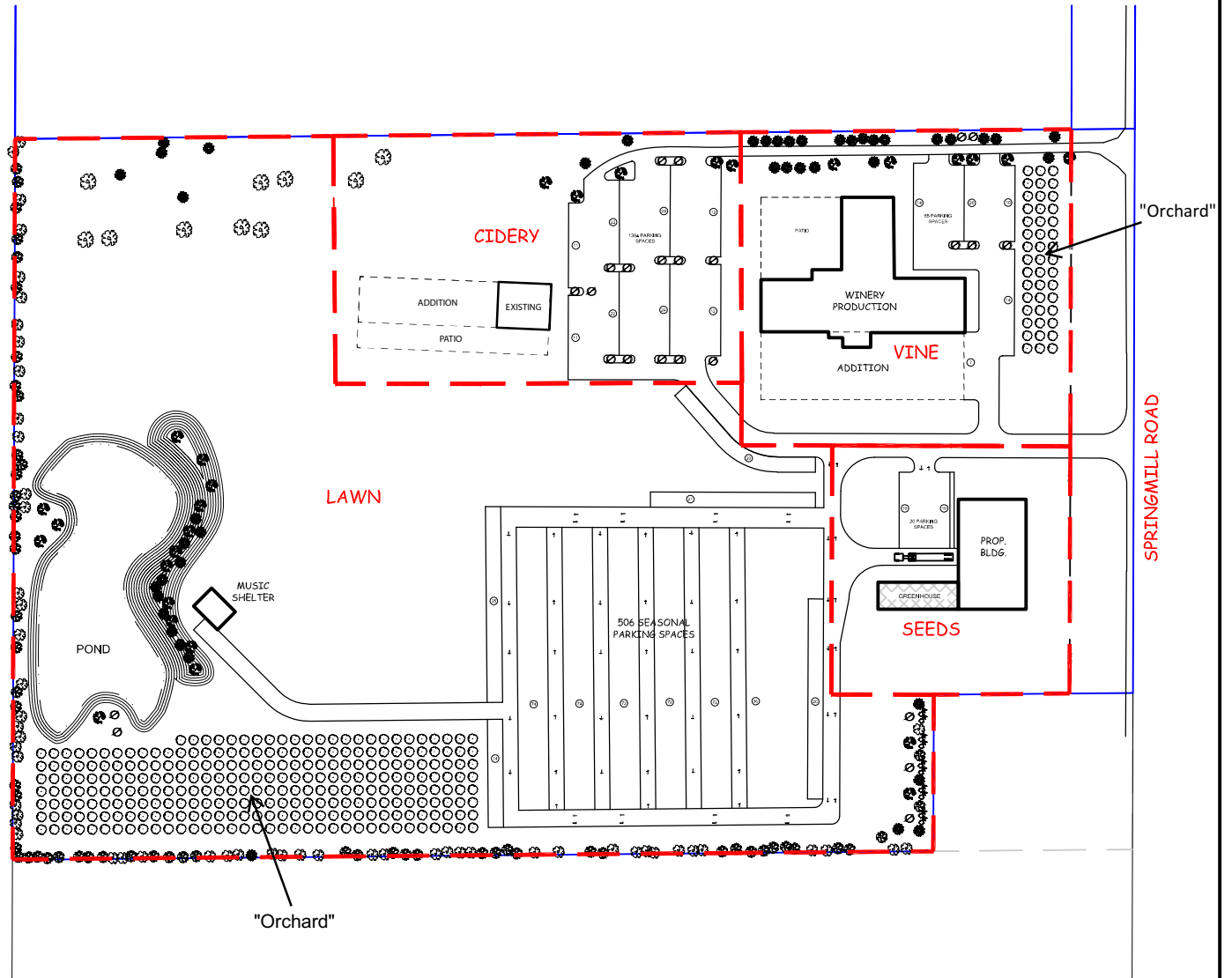
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Matthew S. Skelton.

EXHIBIT A

The “Concept Plan” appears on the following page of this Ordinance.



CONCEPT SITE PLAN



CSG PROJECT NUMBER
UFL.001

DATE: 09/20/21
DWN. BY: BSC
CHKD. BY: BSC
SCALE: 1" = 200'

SHEET 1 OF 1

CIVIL SITE GROUP, INC.

718 ADAMS STREET, SUITE E
CARMEL, INDIANA 46032
(317) 810-1677

Civil Site
GROUP, INC.

EXHIBIT B

Vine Building

The “Vine Building” details appear on the following three (3) pages of this Ordinance.



BUILDING FACADE RENOVATION

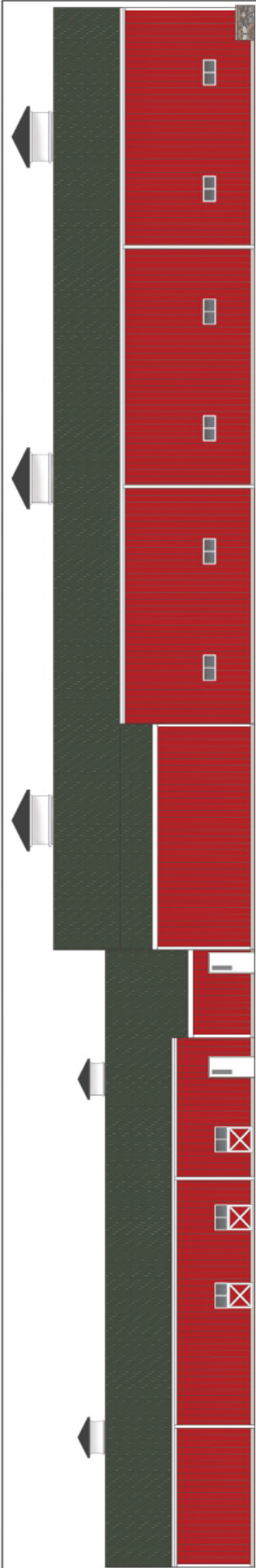
URBAN FARMER

WESTFIELD,

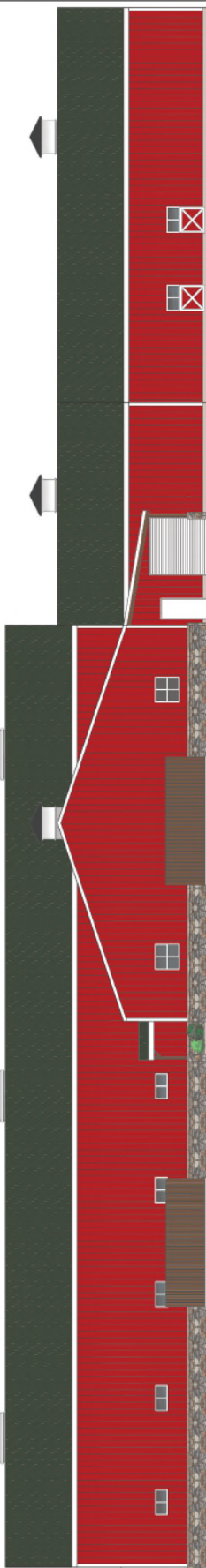
INDIANA

peterson ARCHITECTURE

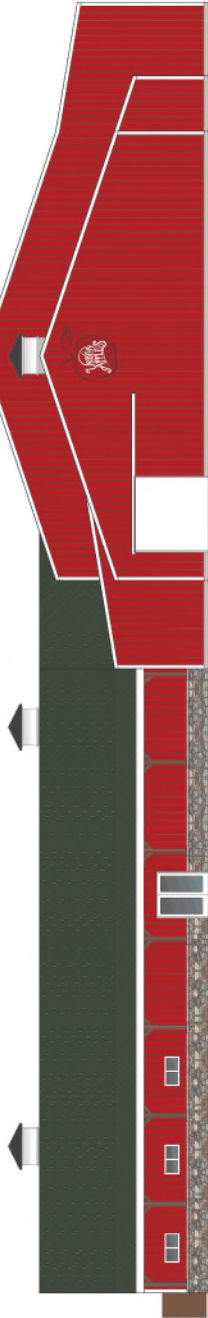
208 South 10th Street
Westfield, IN 46080
p 317.770.9714
f 317.770.9718
petersonarchitecture.com



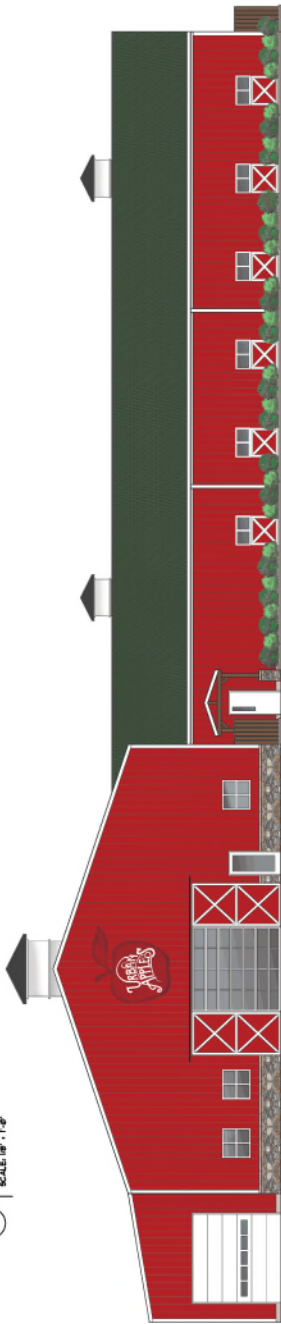
○ | EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



○ | EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



○ | EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



○ | EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"

**Peterson ARCHITECTURE**

298 South 10th Street Suite 500
Westfield, IN 46060
P 317.770.9214
F 317.770.9718
petersonarchitecture.com

BUILDING RENOVATION
URBAN FARMER
18326 SPRING HILL ROAD
WESTFIELD, INDIANA

EXTERIOR IMPROVEMENTS	
10/30/2021	
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100	REVISION

SCALE: 1/8" = 1'-0"
A401
PETerson ARCHITECTURE, P.C.
NO PART OF THIS DOCUMENT IS TO BE
REPRODUCED OR TRANSMITTED IN ANY
FORM OR BY ANY MEANS, ELECTRONIC OR
MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION
SYSTEMS WITHOUT PERMISSION IN WRITING
FROM PETerson ARCHITECTURE, P.C.

Vine Building Architectural Elements

Exterior building elements of the Vine Building, as illustrated in the preceding building elevations, include: white wood or metal trim, eaves and gutters; green gooseneck light fixtures; and the following:

Masonry/Stone



Red Metal Barn Siding



Decorative Green Shingles

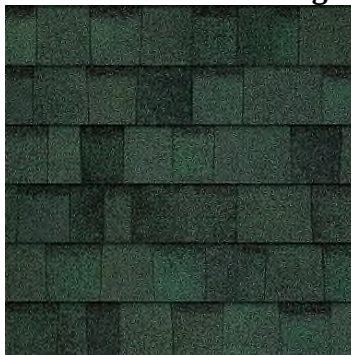


EXHIBIT C

Cidery Building

The “Cidery Building” details appear on the following three (3) pages of this Ordinance.



BUILDING FACADE RENOVATION

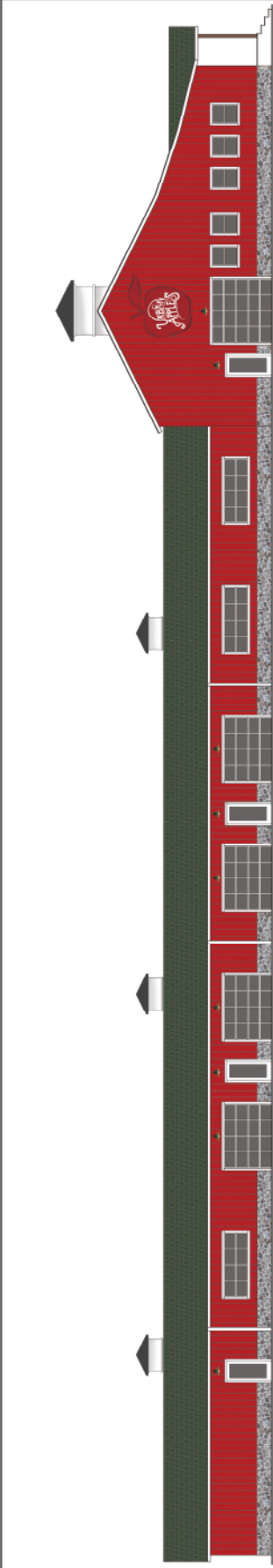
URBAN FARMER

WESTFIELD.

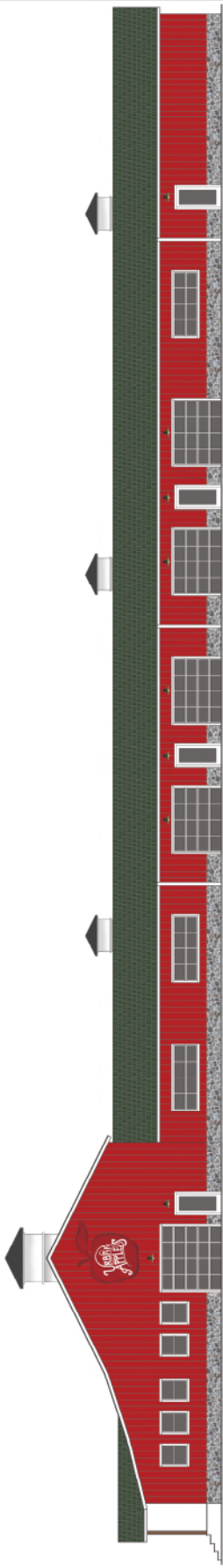
INDIANA

peterson ARCHITECTURE

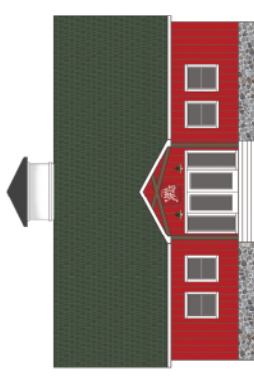
298 south 10th street
suite 500
westfield, in 46060
p 317 770 9714
f 317 770 9718
peter@petera.com



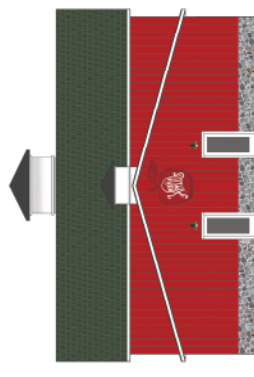
○ EXTERIOR ELEVATION - SOUTH
SCALE 1/8" = 1'-0"



○ EXTERIOR ELEVATION - NORTH
SCALE 1/8" = 1'-0"



○ EXTERIOR ELEVATION - EAST
SCALE 1/8" = 1'-0"



○ EXTERIOR ELEVATION - WEST
SCALE 1/8" = 1'-0"

Peterson Architecture

288 S 10th Street, Suite 500
Milwaukee, WI 53210
P 317.770.9714
F 317.770.9718
studio@petersonarchitecture.com

BUILDING RENOVATION + ADDITION

URBAN FARMER 2

18326 SPRING HILL ROAD
WESTFIELD, INDIANA 46074

EXTERIOR IMPROVEMENTS

08/25/2021

REVISIONS

1. EXTERIOR IMPROVEMENTS

2. EXTERIOR IMPROVEMENTS

3. EXTERIOR IMPROVEMENTS

4. EXTERIOR IMPROVEMENTS

5. EXTERIOR IMPROVEMENTS

6. EXTERIOR IMPROVEMENTS

PLOT DATE

08/25/2021

DRAWN BY

T. PARKER

CHECKED BY

-

PRODUCT NUMBER

21-0718

EXTERIOR ELEVATIONS

A401

NOTES: DRAWINGS ARE FOR INFORMATION ONLY AND SHALL BE USED ONLY IN ACCORDANCE WITH THE SPECIFICATIONS. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM PETERSON ARCHITECTURE, P.C.

Cidery Building Architectural Elements

Exterior building elements of the Cidery Building, as illustrated in the preceding building elevations, include: white wood or metal trim, eaves and gutters; green gooseneck light fixtures; and the following:

Masonry/Stone



Red Wood Barn Siding



Decorative Green Shingles



EXHIBIT D

“Picnic Shelter” Illustrative Images



EXHIBIT E

“Music Shelter” Illustrative Images



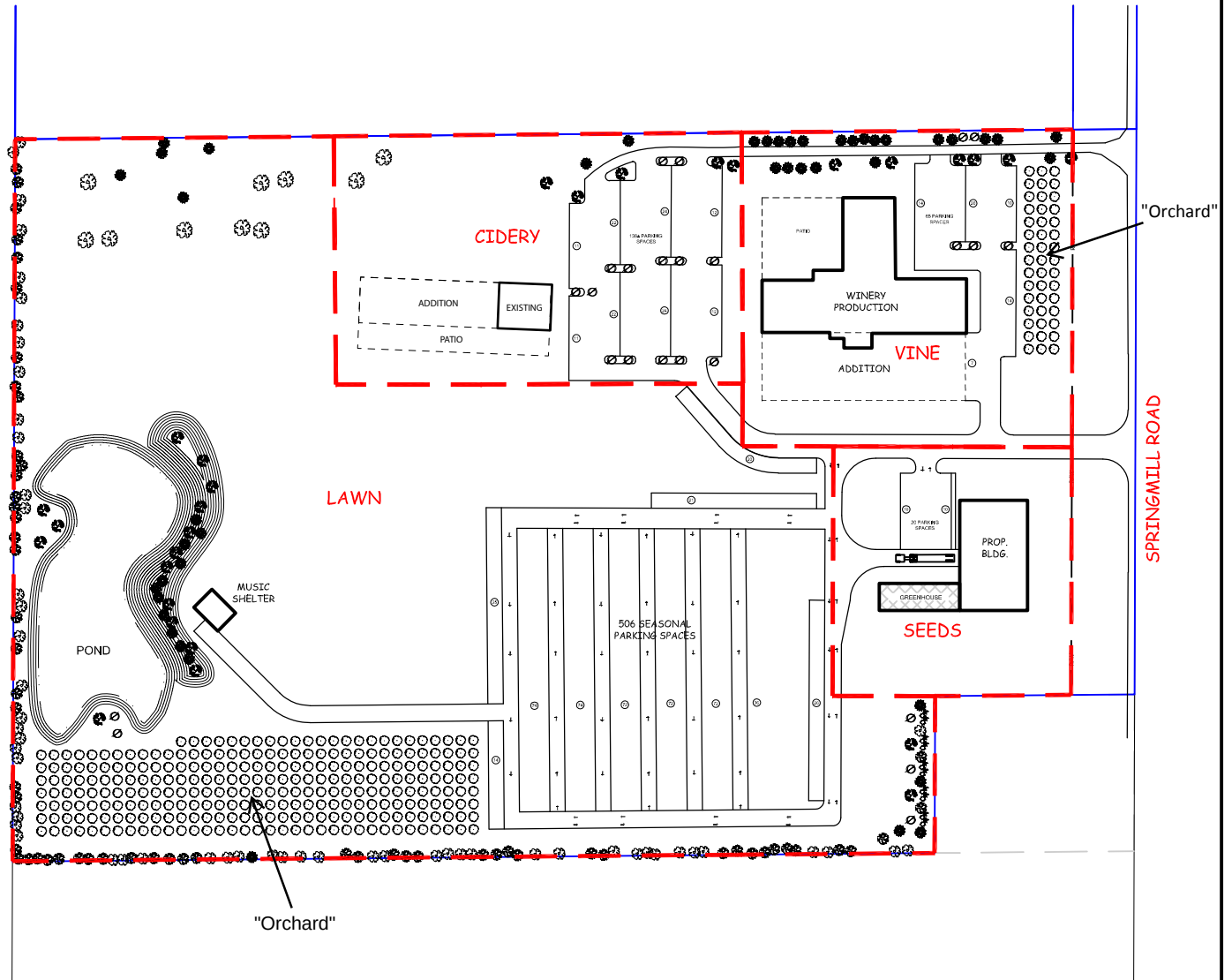
EXHIBIT F

“Goat Tower” Illustrative Images





CONCEPT SITE PLAN



CSG PROJECT NUMBER
UFL.001

DATE: 09/20/21
DWN. BY: BSC
CHKD. BY: BSC
SCALE: 1" = 200'

SHEET 1 OF 1

CIVIL SITE GROUP, INC.

718 ADAMS STREET, SUITE E
CARMEL, INDIANA 46032
(317) 810-1677

Civil Site
GROUP, INC.

ORDINANCE NUMBER XX-XX

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE
UNIFIED DEVELOPMENT ORDINANCE**

“Urban Apples PUD”

This is a Planned Unit Development District Ordinance, to be known as the URBAN APPLES PLANNED UNIT DEVELOPMENT (the “**Ordinance**”), to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the “**UDO**”), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code§ 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the “**City**”) and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “**Commission**”) considered a petition (Petition No. XXXX-PUD-XX), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described as Lot 2 of Spring Mill Market, a subdivision of the City of Westfield, Hamilton County, Indiana, recorded as Instrument No. 2021028993 in the Office of the Recorder of Hamilton County, Indiana (the “**Real Estate**”);

WHEREAS, the Commission forwarded Petition No. XXXX-PUD-XX to the Common Council of the City of Westfield, Hamilton County, Indiana (the “**Council**”) with a _____ recommendation (Vote: ____ in favor, ____ opposed) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code§ 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on _____, 2021;

WHEREAS, the Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Council, meeting in regular session, that the UDO and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the “Urban Apples Planned Unit Development District” (the “**District**”).
- 1.2 Development of the Real Estate shall be governed by: (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (“**Chapter**”) and Article (“**Article**”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.
- 1.5 This Ordinance is adopted with the intent and purpose to repeal, supersede and/or void any and all variances and special exceptions previously granted to the Real Estate by the Board of Zoning Appeals (“**Granted Variances**”). Further, this Ordinance is adopted with the request and consent of the Real Estate owner. Any Granted Variance held to be valid after the adoption date of this Ordinance shall render this Ordinance void.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the UDO.

- 2.1 “**Food Truck Area**” shall mean an area within the Cidery Area permitting up to two (2) food truck vendors at any given time. Food truck vendors shall only be permitted to vend to patrons of the uses within the Real Estate.
- 2.2 “**Goat Tower**” shall mean a spire-shaped structure with two (2) or more levels, built in a manner that provides shelter and climbing opportunities for goats, consisting of wood and/or masonry exterior building materials.
- 2.3 “**Music Shelter**” shall mean an Accessory Building (i) consisting of a covered platform with a floor area of five hundred (500) square feet or less and floor height of three (3) feet or less, (ii) consisting of wood and/or masonry exterior building materials; and (iii) oriented to the northeast in the location within the Lawn Area identified on the Concept Plan.
- 2.4 “**Picnic Shelter**” shall mean a permanent, covered outdoor seating area consisting of wood and/or masonry exterior building materials.

- 2.5 “**Seasonal Parking**” shall mean parking areas (i) used seasonally; (ii) consisting of compacted gravel drive aisles and grassed parking spaces; (iii) which are constructed in a manner that is substantially consistent with the configuration shown on the Concept Plan.
- Section 3. Concept Plan. The concept plan, attached hereto as Exhibit A (the “**Concept Plan**”), is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.
- 3.1 The District is hereby divided into four (4) areas, as depicted on the Concept Plan and labeled as “**Vine**,” “**Seeds**,” “**Cidery**” and “**Lawn**” (individually or collectively, the “**Area**” or “**Areas**”).
- 3.2 Development of each Area shall be regulated as set forth in this Ordinance.
- 3.3 The Real Estate shall be developed in substantial compliance with the Concept Plan. Accessory Buildings not shown on the Concept Plan shall be constructed in compliance with the terms of this Ordinance.
- Section 4. Underlying Zoning District. The Underlying Zoning District of the Areas shall be the AG-SF1: Agriculture / Single-Family Rural District (the “**Underlying Zoning District**”).
- Section 5. Permitted Uses. The following uses (“**Permitted Uses**”) shall be permitted in the District in addition to those permitted in the Underlying Zoning District:
- A. Agritourism Use (or Agritainment Use).
 - B. Uses defined as Light Industrial in the UDO which are ancillary and/or accessory to Agritourism Use (or Agritainment Use) – only be permitted in the Vine Area.
 - C. Uses defined as Low Intensity Retail which are related to the operation of a mail order business and greenhouse sales in accordance with Section 8.1(B) – only permitted in the Seeds Area.
 - D. Food Truck Area – only be permitted in the Cidery Area.
- Section 6. General Regulations. The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified in this paragraph.
- 6.1 Minimum Building Setback Line: Article 4.2(E) shall not apply. Instead the following minimum setback standards shall apply: (i) fifty (50) feet from the Spring Mill Road right-of-way; (ii) thirty (30) feet from all other District property lines.
- 6.2 Maximum Building Height: 45 feet.
- 6.3 Minimum Living Area (Ground Floor): Article 4.2(H) shall not apply.

6.4 Subdivisions: Article 4.2(I) shall not apply.

Section 87. Development Standards. The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified below.

87.1 Architectural Standards:

A. Vine Area.

- i. The Principal Building within the Vine Area (the “**Vine Building**”) shall be constructed and enhanced in substantial compliance with the architectural elevations attached hereto as Exhibit B.
- ii. The improvements and enhancements shown in Exhibit B shall be completed within one (1) year of the adoption of this Ordinance.
- iii. Any additions or modifications to the Vine Building and any Accessory Buildings shall be architecturally consistent with the Vine Building.

B. Seeds Area.

- i. The Principal Building within the Seeds Area (the “**Seeds Building**”) shall be architecturally consistent with the Vine Building, unless otherwise specified in this Section.
- ii. A minimum thirty-six (36) inch masonry wainscot shall be required on all building elevations of the Seeds Building.
- iii. Any greenhouse structure(s) or greenhouse building additions to the Seeds Building shall be (i) a permanent structure; (ii) permitted to have glass, metal and/or ~~poly-plastic~~ polycarbonate or acrylic greenhouse panel exterior building materials; and (iii) shall not exceed 3,000 square feet.
- iv. Outdoor display of plant materials available for sale to the public shall be permitted in the Seeds Area (not to exceed 2,000 square feet in area).
- v. Any additions or modifications to the Seeds Building and any Accessory Buildings shall comply with the architectural standards included in this Section.

C. Cidery Area.

- i. The Principal Building within the Cidery Area (the “**Cidery Building**”) shall be constructed and enhanced in substantial compliance with the architectural elevations attached hereto as Exhibit C.
- ii. The improvements and enhancements shown in Exhibit C shall be completed within two (2) years of the adoption of this Ordinance.
- iii. Any additions or modifications to the Cidery Building and any Accessory Buildings shall be architecturally consistent with the Cidery Building.

D. All Areas.

- i. Any Picnic Shelter(s) shall be architecturally consistent with Exhibit D of this Ordinance.
- ii. A Music Shelter shall be architecturally consistent with Exhibit E of this Ordinance.

- iii. A Goat Tower shall be architecturally consistent with Exhibit F of this Ordinance.
- iv. Unless otherwise provided in Section 8.1(C), any other Accessory Buildings shall be architecturally consistent with the Vine Building.

7.2 Landscaping Standards.

- A. General Screening Standards. Article 6.8(H)(2) shall not apply to nonconforming conditions present in the Vine ~~Area and Cidery Areas~~ at the time of the adoption of this Ordinance.
- B. Minimum Lot Landscaping Requirements. Article 6.8(K) of the UDO shall only apply to the Vine Area, Cidery Area and Seeds Area. The Uses in these Areas shall be treated as “Business Uses” as specified in Article 6.8(K).
- ~~C. Foundation Plantings.~~
 - ~~i. Nonconforming Conditions. To the extent that nonconforming conditions in the Vine Area and the Cidery Area at the time of the adoption of this Ordinance prevent compliance with Article 6.8(L) of the UDO, as determined by the Director, Foundation Plantings shall not be required.~~
 - ~~ii.i. Vine Building. Installation of plant materials along the south building façade shall take place at the time the “Addition” (identified on the Concept Plan) is completed or five (5) years from the issuance of the Certificate of Occupancy for the Vine Building. Installation of plant materials along the building façades abutting the “Patio” (identified on the Concept Plan) shall not be required.~~
 - ~~iii. Cidery Building. Installation of plant materials along the west building façade shall take place at the time the “Addition” (identified on the Concept Plan) is completed or five (5) years from the issuance of the Certificate of Occupancy for the Cidery Building. Installation of plant materials along the building façade abutting the “Patio” (identified on the Concept Plan) shall not be required.~~
- ~~D.C.~~ External Street Frontage Landscaping Requirements. Article 6.8(M) shall not apply to the Vine Area. Instead, the Orchard Preservation and Planting standards of this Ordinance shall apply.
- ~~E.D.~~ Buffer Yard Requirements. Article 6.8(N) shall not apply to the District. Instead, the Perimeter Tree Preservation and Mound Requirement standards of this Ordinance shall apply.
- ~~F.E.~~ Parking Area Landscaping. Article 6.8(O) shall apply to all Parking Areas except the Seasonal Parking identified on the Concept Plan.
- ~~G.F.~~ Perimeter Tree Preservation: Existing trees within ten (10) feet of the perimeter of the District, that are in good health and not otherwise required to be removed for environmental reasons, shall be preserved in accordance with Article 6.8,

Landscaping Standards of the UDO. Existing trees in this area shall not be removed except if (i) needed to provide connectivity to the uses adjacent to the District, (ii) required by the City; or (iii) needed for drainage/utility installations.

H.G. Orchard Preservation and Planting: ~~If not already planted at the time this Ordinance is adopted, apple trees shall be installed on the Real Estate in the locations and in substantial compliance with the areas labeled as "Orchard" on the Concept Plan. The three (3) rows of apple trees planted between the Vines Building and Spring Mill Road~~ These trees shall be preserved and maintained as part of the horticultural operation on the Real Estate.

H.H. Mound Requirement: A landscaping mound of at least five (5) feet in height shall be constructed along the east side of the pond in substantial compliance with the mound shown on the Concept Plan. The mound shall be landscaped with five (5) shade trees, five (5) evergreen trees and twenty (20) shrubs per one hundred (100) lineal feet of mounding.

87.43 Sign Standards. The sign standards set forth in this Section 8.4 shall apply to the District. To the extent that the provisions of Article 6.17 of the UDO are in conflict with the standards set forth in this Section 8.4, the standards of this Section shall control.

A. Monument Entrance Signs.

B.—

C.A. A maximum of two (2) Monument Signs, constructed in accordance with Section 6.17(H)(2) of the UDO shall be permitted along the east boundary of not apply to the District. Instead, the following standards for signs at each entrance ("Entrance Signs") shall apply:

- i. Monument Entrance Signs shall not be internally illuminated. Any Monument Entrance Sign illumination shall consist of gooseneck down lighting.
- ii. One two-sided wood directional sign shall be permitted at the northern entrance to the Real Estate along Spring Mill Road. Maximim sign height shall be six (6) feet. Maximum sign area per side shall be ten (10) square feet.
- iii. Signage at the main entrance (the southernmost entrance) to the Real Estate along Spring Mill Road shall be in accordance with the sign standards set forth in Section 6.17(G)(1)(a) or (b).

B. Wall Signs.

- i. A maximum of one (1) Wall Sign shall be permitted on each elevation of the Vine Building and the Cidery Building.
- ii. Wall Signs on the Vine Building shall be a maximum of: (a) 75 square feet on the east and west elevations; (b) 30 square feet on the north and south elevations.

- iii. Wall Signs on the Cidery Building shall be a maximum of: (a) 75 square feet on the north and south elevations; (b) 30 square feet on the east and west elevations.
- iv. One Wall Sign shall be permitted on the east elevation of the Seeds Building, a maximum of 75 square feet.
- v. Wall Signs shall not be internally illuminated. Any Wall Sign illumination shall consist of gooseneck down lighting.

87.54 Parking and Loading Standards.

- A. Loading Berths. Article 6.14(C) shall not apply to the District.
- B. Surfacing and Curbs. Article 6.14(G)(7) shall apply to all Parking Areas except the Seasonal Parking and the internal access drive extending to the Music Shelter, as shown on the Concept Plan.
- C. Required Spaces. Article 6.14(G)(11) is hereby modified to provide that Parking Space requirements for all uses in the District shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for a Detailed Development Plan or at such other time as deemed appropriate by the Director. The number of Parking Spaces constructed within the District may vary from the numbers indicated on the Concept Plan, based on the determination of the Director.

Section 8. Processes and Permits. The standards of Article 10 Processes and Permits shall apply to the development of the Real Estate, except as otherwise modified below.

8.1 Certificate of Occupancy. Prior to the issuance of a Certificate of Occupancy for the Music Shelter, a sound test will be performed by the Department with the assistance of a Professional Audio Company, to confirm compliance with Section 34-51: Environment; Nuisances; Noise; Prohibitions, of the Code of Ordinances, of Westfield, Indiana. The Company will be chosen by the Department and all costs will be paid by the Property Owner and/or Applicant for the associated Improvement Location Permit Application.

Section 9. Duration. Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2027 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the AG-SF1 District.

Section 10. Severability. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2021.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James Edwards

James Edwards

James Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE XX-XX** was delivered to the Mayor of Westfield on the _____ day of _____, 2021, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE XX-XX**

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE XX-XX**

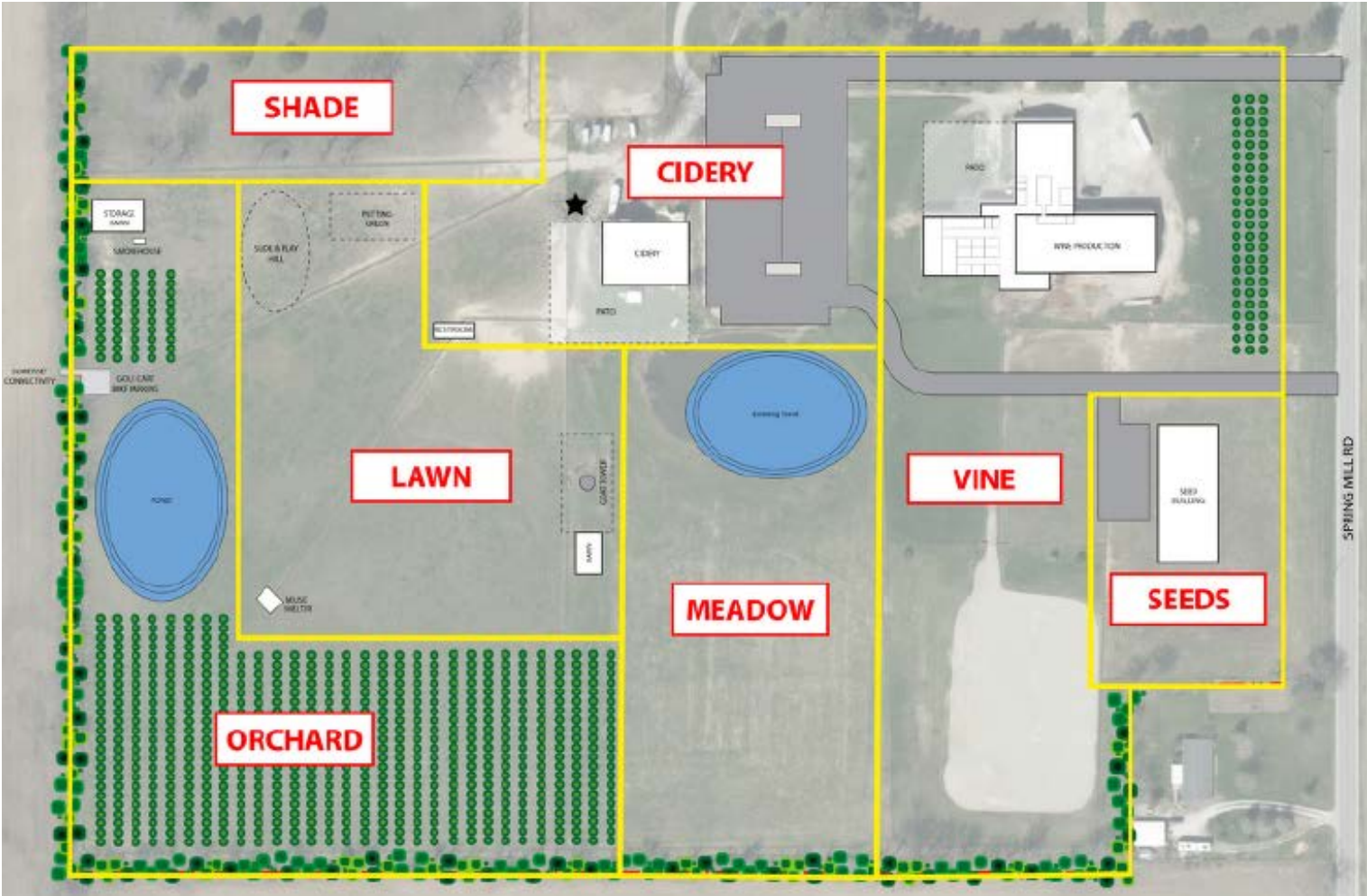
this _____ day of _____, 2021.

J. Andrew Cook, Mayor

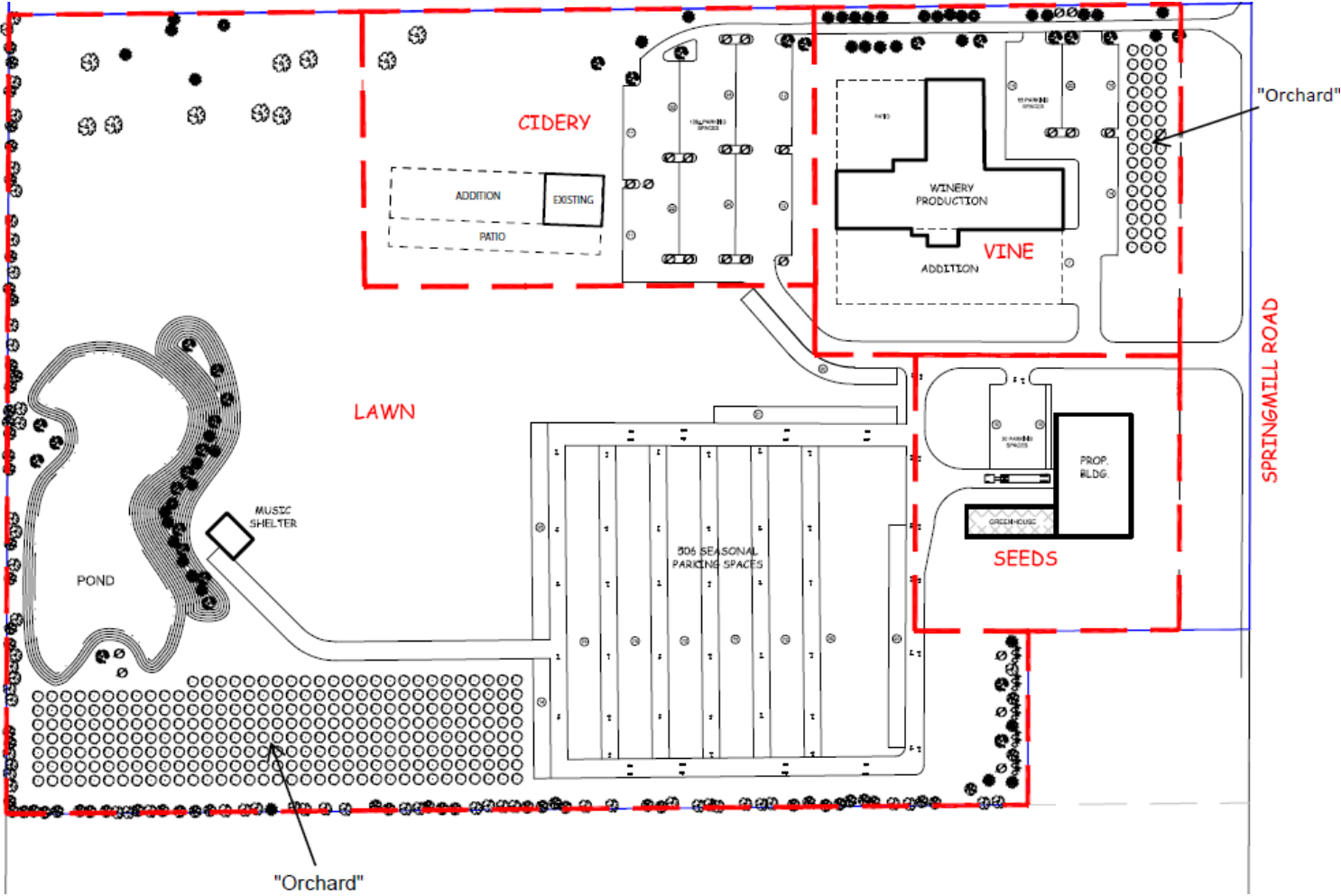
This document prepared by: Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46074, (317) 773-2190.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Matthew S. Skelton.

Old (8/2)



New (11/1)



WRITTEN PUBLIC COMMENTS

Docket Number: 2111-PUD-28

Petitioner: Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC

Request: A change of zoning for 67.8 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Courtyards at Spring Mill PUD District.

Enclosed Attachments (as of 5:00 pm Mon, Nov 1, 2021):

Nov 1, 2021 Advisory Plan Commission Meeting

- | | | |
|------------------------|--|------------|
| 1. Ryan & Andy Wheeler | 18008 Dartown Rd / 18206 Kinsey Ave | (10/19/21) |
| 2. Blake Martin | INDOT Office of Aviation, Indianapolis | (10/25/21) |
| 3. Aaron Haehl | Haehl Group, LLC, Shelbyville | (10/29/21) |
| 4. Debbie Amend | | (10/29/21) |

From: [Ryan Wheeler](#)
To: [Daine Crabtree](#)
Cc: [Andy Wheeler](#)
Subject: Fw: Proposed Development 2111-PUD-28; Courtyards at Spring Mill PUD
Date: Tuesday, October 19, 2021 5:55:41 PM

**WARNING: This external email is from
wheeler.ryan@westfieldairport.com.**

Hello Mr. Crabtree,

It has come to my attention that there is a proposed residential development in the planning stages for the ground along the east side of Spring Mill Road, between SR32 and W 186st St. This is an adjoining property to the Westfield Airport, and specifically butts up to airport's runway. For this reason, we have some concerns that we would like to ensure are considered by the developing group and city planning offices.

Firstly, we are concerned with the potential obstacles for the aircraft as well as the noise that is created by the aircraft in the area. This area is protected from tall structures and noise sensitive purposes (residences, schools, churches, child care facilities, medical facilities, retirement homes, or nursing homes) per Indiana code IC 8-21-10. In particular there is a critical zone around the runway where "a person may not erect a building used for a noise sensitive purpose within an area lying one thousand five hundred (1,500) feet on either side of the centerline and the extended centerline of a runway for a distance of one (1) nautical mile from the boundaries of any public use airport" unless going through a specific permitting process. Obviously, since this property shares a boarder with the runway environment, it is within that boundary. We would like to ensure that the proper reviews are performed to ensure this is a necessary development and qualifies for that special permitting before getting too far into the plan.

Secondly, we have concerns regarding the protection of people, animals, and debris from the runway itself. Obviously, an airport runway is a potentially dangerous area for any of these items. We would like to see something in the development plan that would limit the potential for these runway incursions. If fencing or other structures are the the proposed solutions, we would like to ensure that they, as well as all elements of the development, are compliant to all FAA requirements including FAA AC 150/5300-13 which helps to define the Runway Safety Areas (RSA), Runway Object Free Areas (ROFA) and, Obstacles Free Zones (OFZ) surrounding an airport runway.

In addition, many developments utilize retention ponds to control storm water runoff. These have the potential to attract wildlife to the area. Specifically birds which can cause harm to aircraft. They also seem to magnify the noises of the environment around them. We would like to ensure that the storm water plan is developed in a way that mitigates these potential issues.

It is our desire to both encourage the development of the City of Westfield as well as maintain the legacy of the Westfield Airport which has existed since 1954 in our community. If there is anything that we can do to work with the

City Council or its associated committees we would love the opportunity. Please keep the Westfield airport and INDOT Aviation involved in any development plans in this area of our City.

Thank You,

Ryan Wheeler
18008 Dartown Road
wheeler.ryan@westfieldairport.com

Andy Wheeler
18206 Kinsey Ave
wheeler.andy@westfieldairport.com



INDIANA DEPARTMENT OF TRANSPORTATION

100 North Senate Avenue
Room N758
Indianapolis, Indiana 46204

PHONE: (317) 407-7451
FAX: (317) 232-1499

Eric Holcomb, Governor
Joe McGuinness, Commissioner

October 25, 2021

Platinum Properties
Attn: Mr. Paul Rioux
9757 Westpoint Drive
Indianapolis, IN 46256

Re: Courtyards at Spring Mill Development, Westfield, Indiana – proximity to Wheeler Airport (I72)

The Indiana Department of Transportation (INDOT), Office of Aviation has been made aware of above-referenced development which is seeking a zoning change from agricultural to residential. These comments are prepared in support of the Wheeler Airport – Westfield (I72), a public-use/private-owned airport located adjacent to and east of the subject planned development. I72 is an integral part of Indiana's diverse system of airports with a significant local and statewide economic impact. Wheeler Airport has been in existence at its current location since 1954 and serves over 20 based aircraft as well as transient pilots flying into the Westfield Community. This long-standing community asset has a high amount of transient traffic due to the proximity to the Grant Park Athletic Complex.

The documentation reviewed by this office indicates a residential neighborhood with a large retention pond near the west airport property line of Wheeler Airport. Placement of this pond at the planned location is a man-made wildlife attractant, that can create a significant wildlife hazard for aircraft approaching and departing from I72.

In the interest of safety, Wheeler Airport is required to comply with all federal and state guidance while operating the airport. FAA Advisory Circular AC 150/5200-33C – Hazardous Wildlife Attractants on or near airports provides specific information regarding wildlife attractants. This document states that water features that create a wildlife attractant should be located more the 10,000 feet from a public-use runway to minimize the risk of an airborne bird strike. Mitigation tactics to make the proposed pond may prove to be cost prohibitive or not allow the pond to serve the required drainage requirements for the development. If stormwater detention ponds are being planned for the development, it is recommended they do not retain water for more than 48 hours after a rain event and remain completely dry and maintained between storm events.

Due to proximity to the airport, the proposed development will need to have an airspace evaluation to ensure there won't be impacts to safe and navigable airspace. Many of the homes proposed in this development will need to have multiple geographic points studied by having an airspace case filed with FAA using FAA Form 7460-1.

Additionally, Indiana Code 8-21-10, Regulations for Building Tall Structures and Construction of a Noise Sensitive Use must be followed. A residential development within 1,500 feet of a runway centerline and 1 nautical mile on the extended runway centerline from the airport property boundary should apply for a noise

sensitive permit with the Indiana Department of Transportation. This permit is required to be recorded on the associated property deed and shared in the covenants and restrictions with each disclosure and property transaction.

Furthermore, the Wheeler Airport is required to adhere to standards outlined in Indiana Administrative Code 105-3 for public-use airports. The section of code mentions a building restriction line of 150 feet from the runway centerline to preserve the safe arrival and departure of aircraft. More information about the proximity of the proposed residential structures is required to determine if this state safety standard can be maintained.

Additionally, the INDOT Office of Aviation recommends the developer install some wildlife/perimeter barrier on the property line to increase safety between incompatible land uses around an airport and safety for wildlife and aircraft. Our office can recommend an appropriate fencing specification if desired.

The purpose of these comments is to foster safe and effective air travel in the State of Indiana. Re-zoning this property to residential as depicted in the submitted documentation, could have potential negative impacts on Indiana's Aviation system by allowing a wildlife attractant to be constructed at the proposed location. Additionally, several other permitting requirements and mitigation tactics should be considered to safely develop this property as proposed in this location.

Additional guidance about construction on or near airports can be located at the following website: www.aviation.indot.in.gov

If you have any questions, please contact me at 317-407-7451.

Regards,



Martin Blake
Manager, INDOT Office of Aviation

Cc: Melanie Myers, Federal Aviation Administration – Chicago ADO
Daine Crabtree, City of Westfield
Andy Wheeler – Wheeler Airport
Ryan Wheeler – Wheeler Airport

Aaron Haehl
Managing Member
Haehl Group, LLC
157 East Rampart St.
Shelbyville, IN 46176
October 29, 2021

City of Westfield Councilors
130 Penn Street
Westfield, IN 46074

Dear City of Westfield Councilors:

As the owner of the approved planned unit development '*Spring Mill Centre*' located at the northeast corner of State Road 32 and Spring Mill Road, we are very excited about the potential approval of the Courtyards at Spring Mill planned unit development.

The ownership members of Haehl Group, LLC feel that the empty-nester, age-targeted community that is proposed in the Courtyards at Spring Mill will greatly benefit the potential various owners at Spring Mill Centre.

We urge the Councilors to vote in favor of this planned unit development and look forward to the positive growth that both Spring Mill Centre and Courtyards at Spring Mill will bring to the City of Westfield.

Sincerely,

A handwritten signature in black ink, appearing to read 'Aaron Haehl', with a stylized, cursive script.

Aaron Haehl
Managing Member

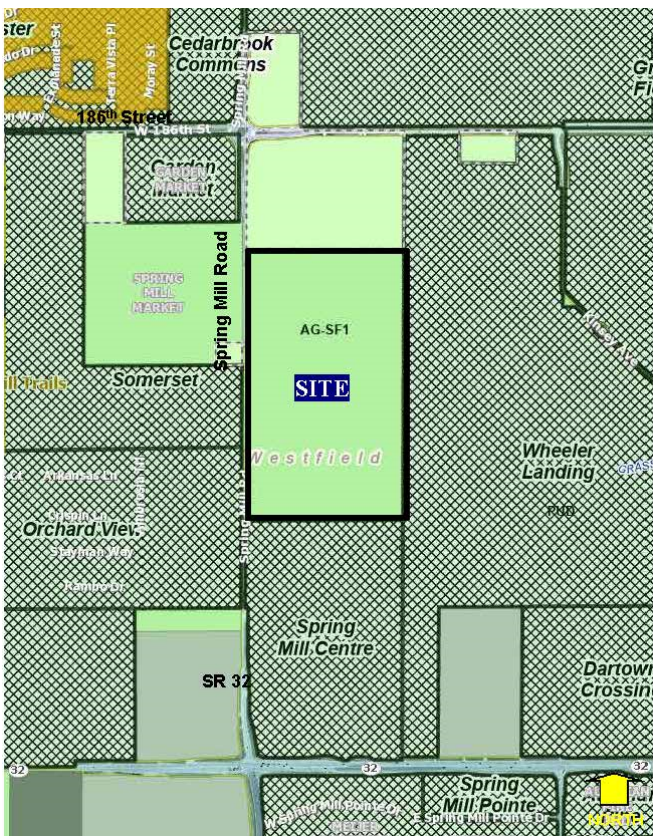
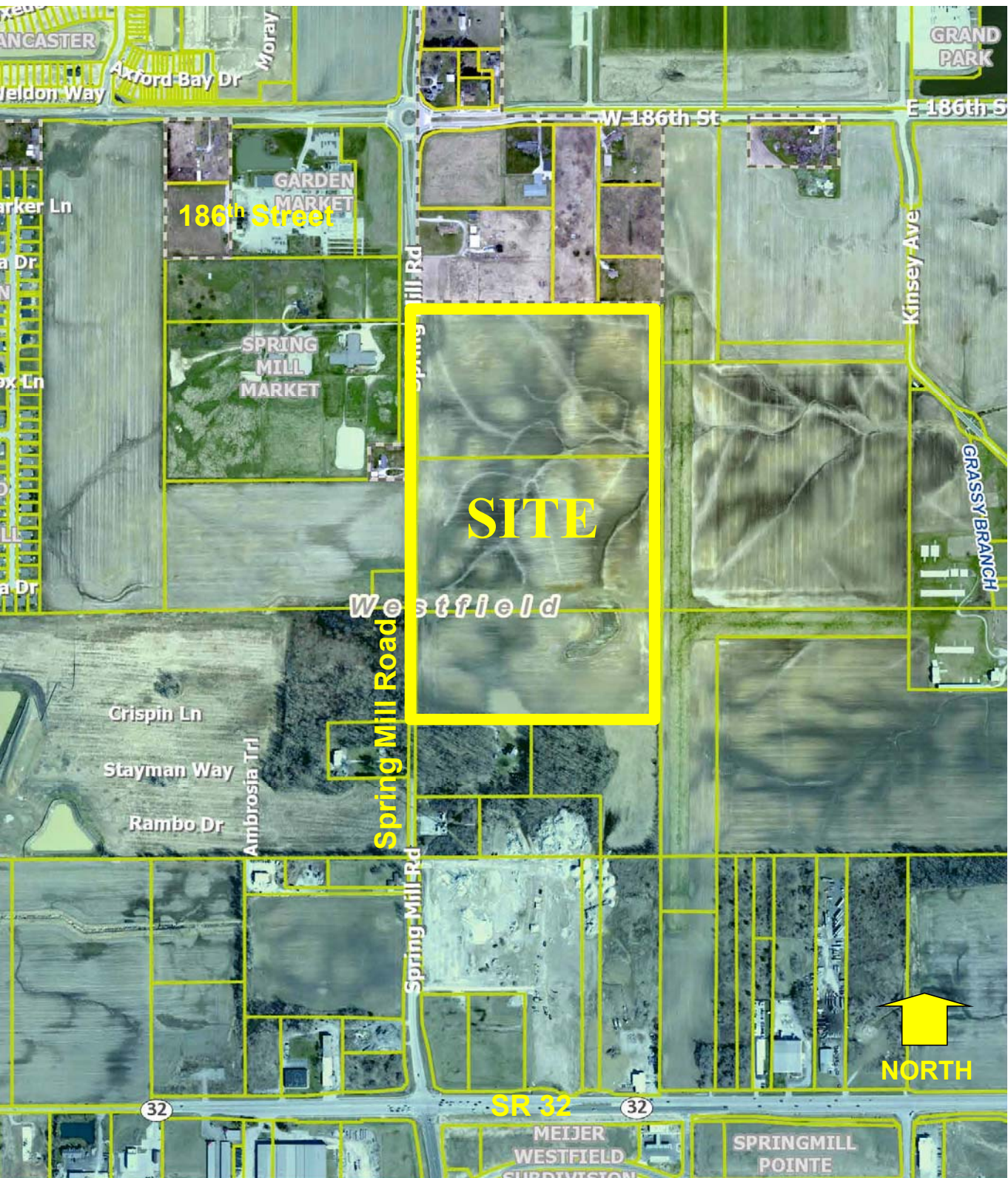
From: [Debbie Amend](#)
To: [planners](#)
Date: Friday, October 29, 2021 7:42:50 PM

**WARNING: This external email is from
debbie.amend@gmail.com.**

I am a land owner to the north of the proposed PUD project and have seen the plans for the 55+ community. I feel it would be good for the area and hope you vote favorably on the zoning.

Thank you,
Debbie Amend

Sent from my iPhone



Courtyards at Spring Mill
Site Location Map
Zoning Map



Courtyards at Spring Mill

Concept Plan



**Courtyards at
Spring Mill
Proposed Homes**



KEY

A

CLUBHOUSE AMENITY AREA (SEE ENLARGEMENT)

- Clubhouse
- Fitness
- Gathering Area
- Kitchen
- Restrooms
- Pool
- Pickle Ball Court
- Bike Racks
- Parking Lot
- Community Garden and Shed

B

PARKETTES

- Open Space Areas Featuring Paving, Seating, Landscaping, and/or Walking Path Connection
- Used More Passively for Informal Meeting, "Coffee Talk", Meditation/Yoga, Book Club, Reading, Painting, Etc.

C

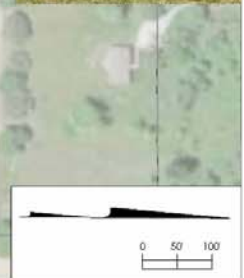
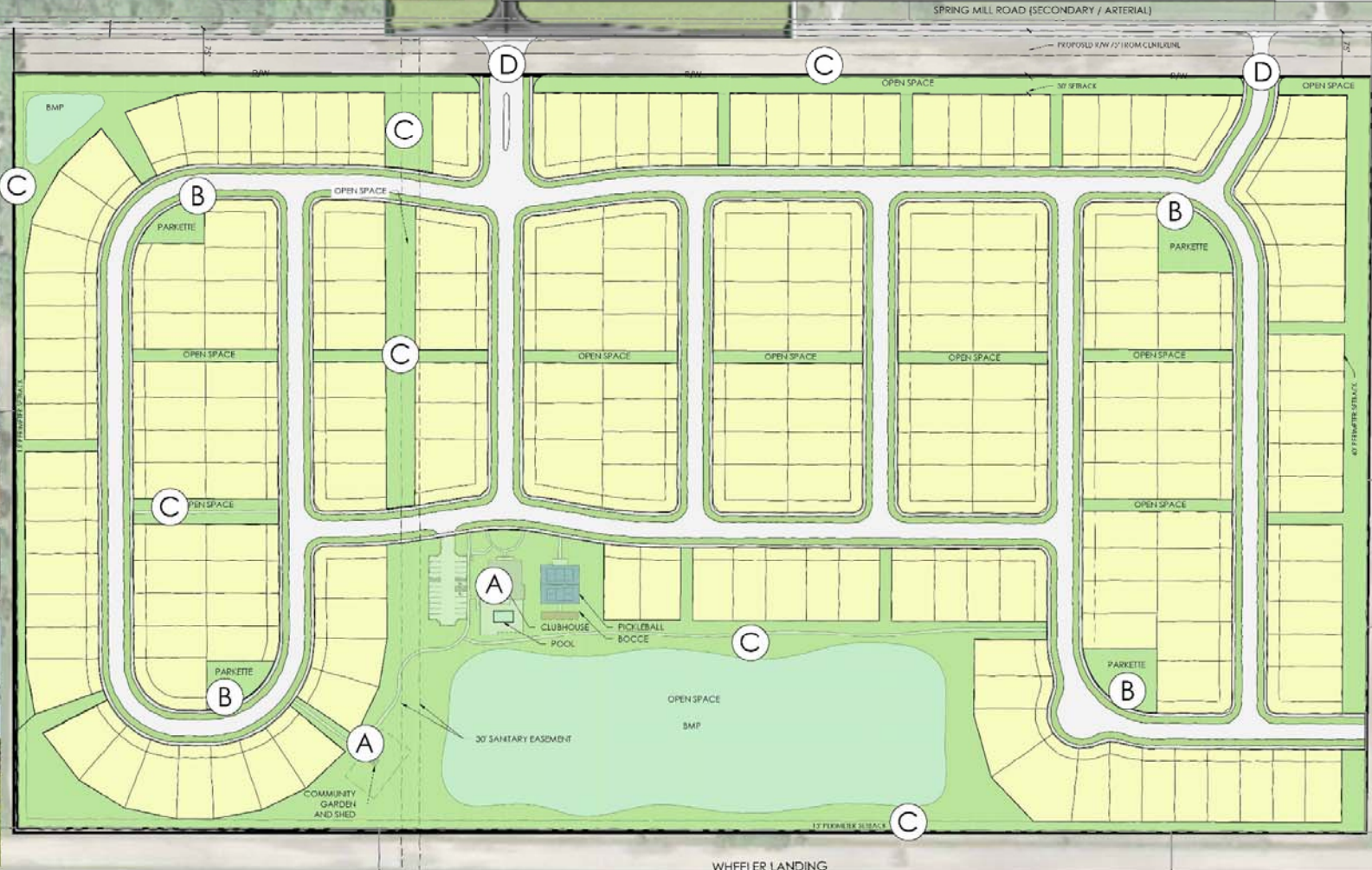
PASSIVE OPEN SPACE

- Lawn and/or Landscaping
- Dark Color Fencing Along Frontage
- Perimeter Landscape Buffer on North and Springmill Road
- May Include Walking Paths

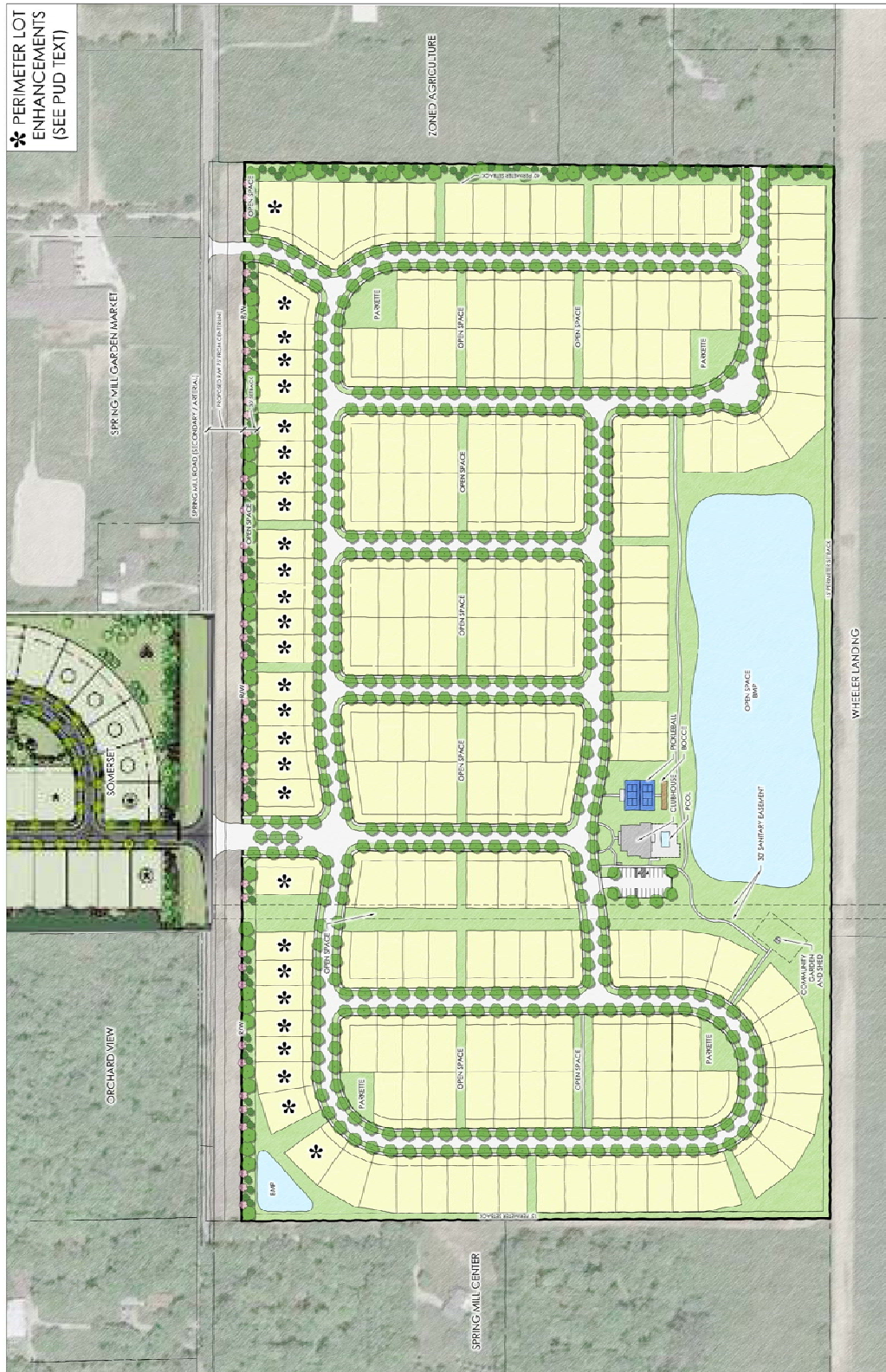
D

ENTRY FEATURES

- Southern Primary Entry
 - Boulevard Entry
 - Landscaped Entry Feature with Community Identification Sign
 - Dark Color Fence Along Frontage
 - Bike Path
- Northern Secondary Entry
 - Community Identification Signage Integrated with Fencing and Landscaping
 - Dark Color Fence Along Frontage
 - Bike Path







Courtyards at Spring Mill Concept Plan



Pamela Howard

From: Matthew S. Skelton <mskelton@cchalaw.com>
Sent: Monday, November 1, 2021 1:38 PM
To: Pamela Howard
Cc: Urban Farmer; Matthew S. Skelton
Subject: Urban Apples PUD

**WARNING: This external email is from
mskelton@cchalaw.com.**

Pam:

As we discussed, we would like to continue the Urban Apples PUD item (2108-PUD-22) on the APC agenda this evening to allow us an opportunity to address some of the feedback we recently received on the proposal. Please let me know if you need anything else.

Thank you for your attention to this matter.

Matt

Matthew S. Skelton | Attorney

Church Church Hittle + Antrim
Two North Ninth Street
Noblesville, IN 46060

P: 317.773.2190 | **F:** 317.773.5320
cchalaw.com

cch+a

WRITTEN PUBLIC COMMENTS

Docket Number: 2111-PUD-26

Petitioner: Lennar Homes of Indiana, Inc.

Request: Petitioner requests a change in zoning from the Indy Hebrew Congregation PUD and EI Districts to the Landing 161 Planned Unit Development (PUD) District.

Enclosed Attachments:

November 01, 2021 Public Hearing

- | | | |
|--------------------------------|----------------|--------------|
| 1. Mitchell, Jennifer & Robert | Viking Meadows | (10/28/2021) |
| 2. O'Brien, Robert | | (11/01/2021) |

We understand that the current proposal for development at 161st and 31st between the interstate and the Monon trail includes business buildings and many townhouses.

I'm concerned about a number of things:

1. The increase vehicle traffic this will bring. The council chose to not complete the tunnel for the Monon there and instead did the Hawk system. This development will bring too much traffic for this stop gap. It underscores that the money spent on the Hawk system was a waste. This development will make this even more dangerous of an area.

2. 161st will need to be widened to 4 lanes to handle this level of added traffic, which I know has been looked at. The impact of the widening road, increased traffic, and less accessible Monon Trail will lower home values in that area.

3. If you're going to develop this prime piece of real estate to enhance the area and increase values then things that would do that would be:

a. Community gathering places like restaurants, ice cream shops, spa services, etc that people could visit off the Monon as well as people who work and live in this area.

b. Less population density on housing...that many townhouses in that small of an area should be rethought.

c. Park/playground/resting and congregating green space off the Monon. A great playground, benches, picnic tables could actually make this a go to place. If done right this could be a place to meet, socialize, gather and a jumping off place to get on the Monon....driving people to community based businesses. But based on what I've seen it doesn't look like that this has been done well. Is there parking for people wanting to jump on the Monon?because this added traffic is going to make crossing the Monon at 161st from the south much less safe.

The idea of this being developed should be a positive to the community in tax revenue, cultural/socially, as well as raising home values. Instead this development seems to be about short term revenue and maximizing development. I understand the developers goal being that but our city council's goal should be more long term in this prime location next to the Monon.

INDOT needs to be consulted and local experts on traffic here. Since they have been ignored with the current traffic I doubt their expertise will be properly valued but I'm stating as a resident, that's what should happen.

Sincerely,

Jennifer & Robert Mitchell

Viking Meadows residents, Westfield, IN 46074

Hello,

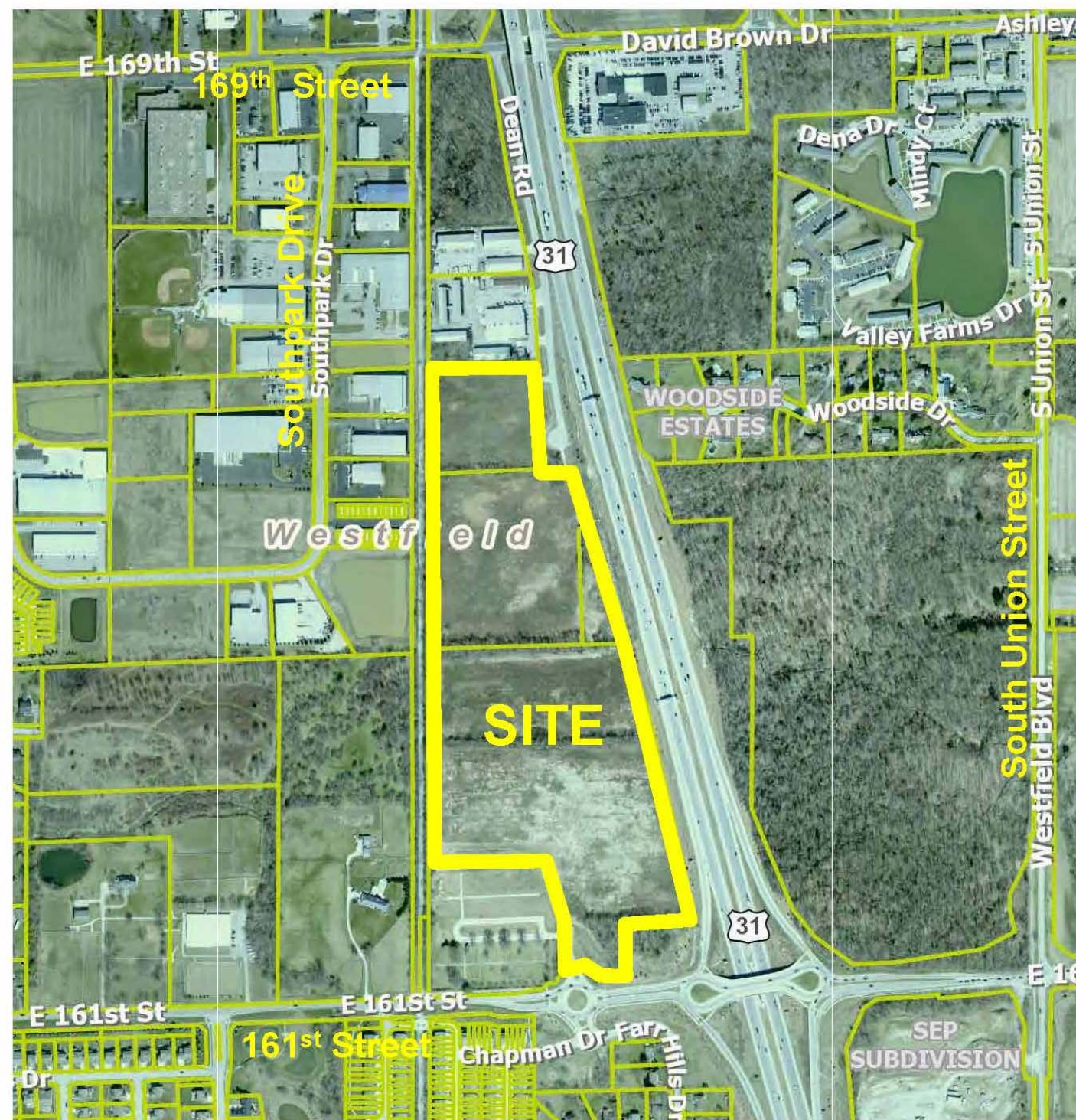
It's not possible for me to attend the public hearing tonight on this docket request, however

I believe the examples of the three to six story commercial properties in Carmel would be the right request to pursue - with no residential.

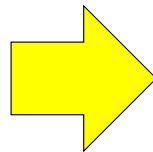
Eventually a commercial corridor on both sides of route 31 for Westfield.

Regards,

Robert O'Brien



Landing 161
Site Location Map &
Zoning Map



Legend	
1	Office Buildings • Visibility from N. Meridian Street
2	Townhomes • 140 units
3	Linear Trail Park • Pedestrian promenade • Trail connection into development. Seating, landscaping, trailhead parking, public space, etc.
4	Detention Areas
5	Trailheads/Gateways • Development Gateway Signs • Trailhead amenities (bike racks, seating, water fountains, bike repair station, etc.) • Parking (shared with road use)
6	Office Buildings • Visibility from N. Meridian Street • Trail connections to Monon Trail

**Landing 161
Concept Plan**



Linear Trail Park A



Linear Trail Park B



Linear Trail Park C



Key Map



Legend

- 1 Trailhead/Plaza off Monon
- 2 Benches and Bikeracks
- 3 Signage
- 4 Widen Trail Connection
- 5 Shade Structure/Porch Swings
- 6 Seating



12911 N. Meridian
 3 story / 105, 816 SF
 6.4 acres



11590 N. Meridian St (Meridian Crossing)
 6 stories / 156,876 s.f.
 8 acres



13225 N. Meridian St. (Spine Institute)
 2 buildings totaling 107,000 SF
 7.9 acres



12174 N. Meridian St. (Carmel Medical Arts Pavilion)
 3 stories / 85,000 s.f. ea (170,000 s.f. total)
 12 acres



12800 N. Meridian St
4 story / 140,930 s.f.
9.38 acres



11939 Meridian Street
3 story / 62,654 s.f.
3.5 acres



Residence Inn Marriott
11855 N. Meridian Street
2.58 acres



Springhill Suites
11895 N. Meridian Street
3.06 acres





Landing 161
Residential Character

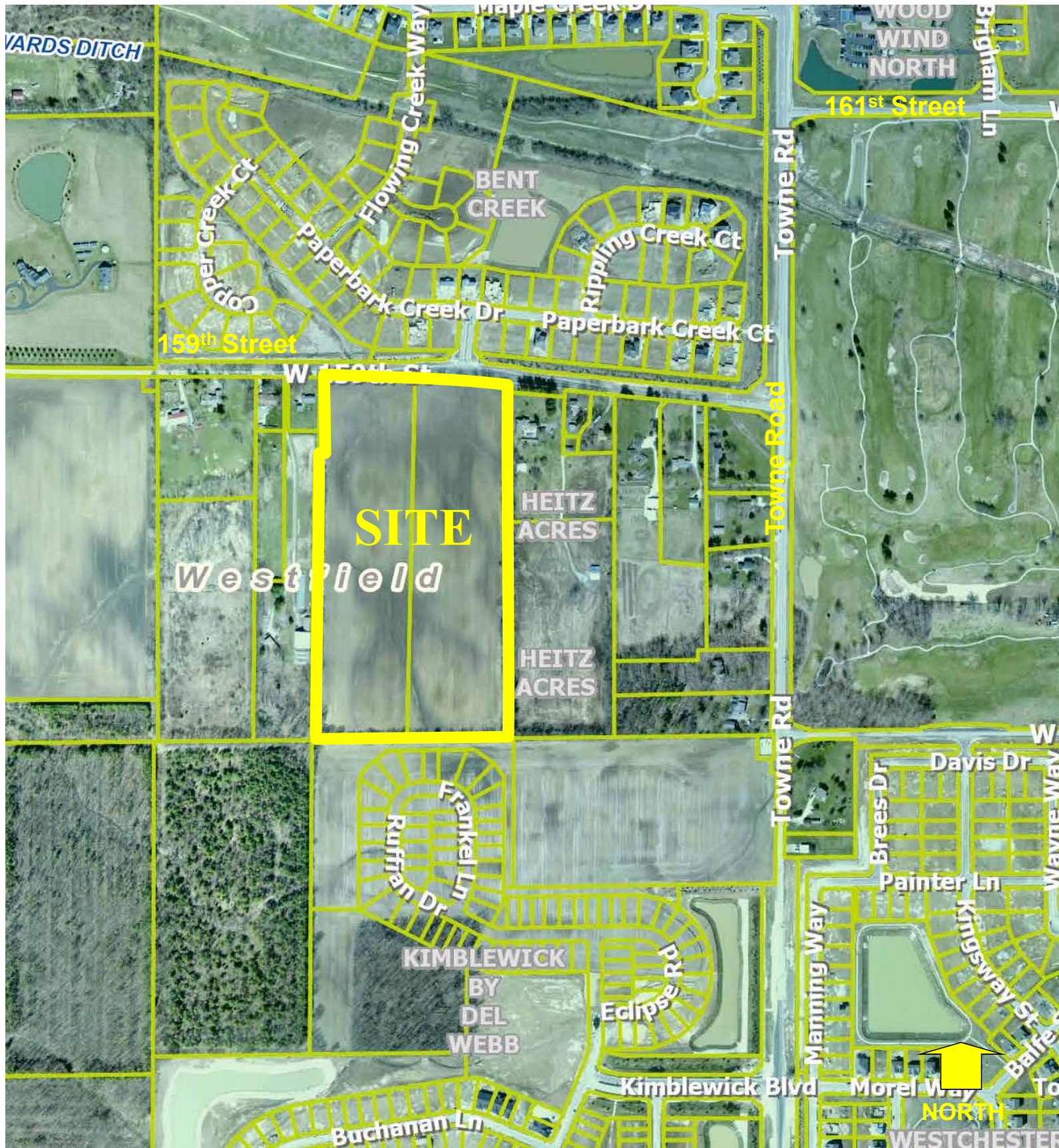




Legend

- 1 Office Buildings
 - Visibility from N. Meridian Street
- 2 Townhomes
 - 140 units
- 3 Linear Trail Park
 - Pedestrian promenade
 - Trail connection into development. Seating, landscaping, trailhead parking, public space, etc.
- 4 Detention Areas
- 5 Trailheads/Gateways
 - Development Gateway Sign
 - Trailhead amenities (bike racks, seating, water fountain, bike repair station, etc.)
 - Parking (shared with mixed-use)
- 6 Office Buildings
 - Visibility from N. Meridian Street
 - Trail connections to Monon Trail

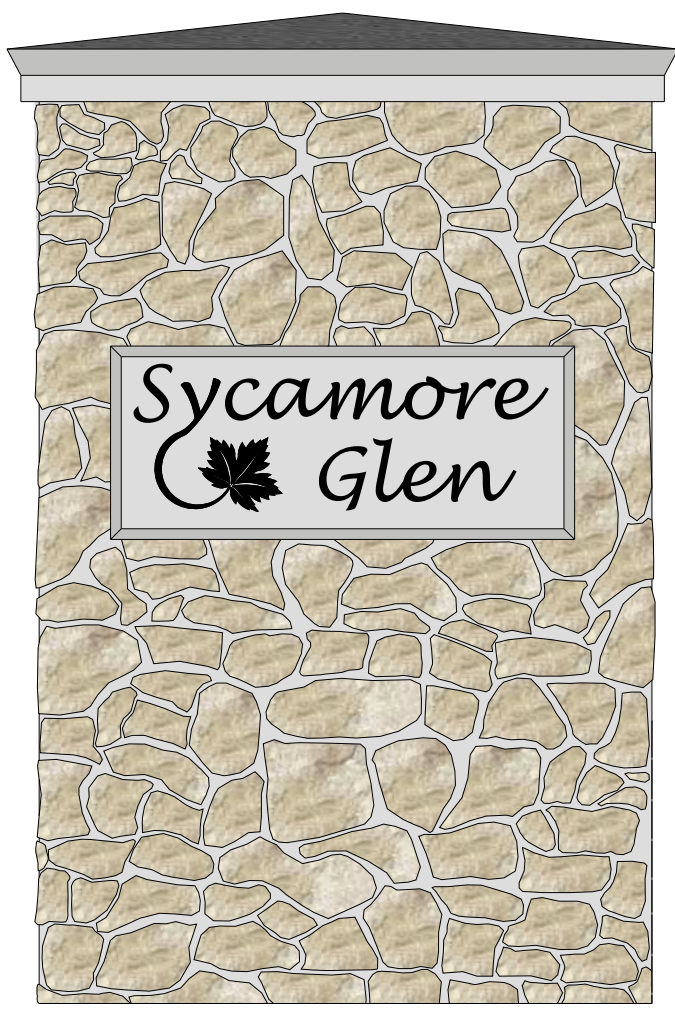
- 1 **Office Buildings**
 - Visibility from N. Meridian Street
- 2 **Townhomes**
 - 140 units
- 3 **Linear Trail Park**
 - Pedestrian promenade
 - Trail connection into development. Seating, landscaping, trailhead parking, public space, etc.
- 4 **Detention Areas**
- 5 **Trailheads/Gateways**
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 - Parking (shared with mixed-use)
- 6 **Office Buildings**
 - Visibility from N. Meridian Street
 - Trail connections to Monon Trail



Sycamore Glen
Site Location Map

Sycamore Glen

of Westfield



ENTRY MONUMENT

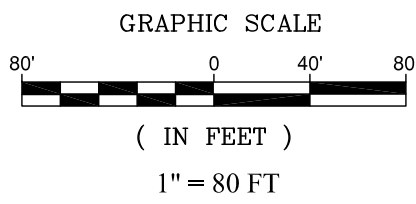


PRIMARY PLAT / OVERALL DEVELOPMENT PLAN
for SYCAMORE GLEN

WESTFIELD, INDIANA
Sycamore Glen PUD
Inst. # 2021059166



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
CORONADO RIDGE DEVELOPMENT CORP.
PO BOX 647
WESTFIELD, IN 46074
CONTACT: MARTIN SHORT
PHONE: (317) 557-4922
CURRENT LANDOWNER:
RCM FARMS LLC
PO BOX 647
WESTFIELD, IN 46074



- NOTE:
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
 - STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
 - THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD

ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
PROPOSED STORM PIPES WILL RANGE FROM 12"-36".
PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8".

AN EXISTING TRIBUTARY (LOCATED IN BENT CREEK SECTION 4) TO THE JOHN EDWARDS DRAIN WILL ACCEPT THE REDUCED FLOW OF THIS SITE. THIS OPEN DITCH RUNS NORTHWESTERLY THROUGH BENT CREEK SECTION 4 AND DISCHARGES TO THE JOHN EDWARDS DRAIN.

SANITARY WILL BE PROVIDED FROM A STUB LOCATED AT THE ENTRANCE OF BENT CREEK SECTION 3 - ON THE NORTH SIDE OF 159th STREET.

WATER WILL BE PROVIDED FROM AN EXISTING LINE ALONG THE NORTH SIDE OF 159th STREET.

TOTAL SITE = 28.666ac±
TOTAL LOTS = 31
DENSITY = 1.08 u/a

TOTAL COMMON AREA = 6.7ac± (23.3%)

Standard	AREA B
Minimum Average Lot Area	26,000 SF
Minimum Lot Area	16,900 SF
Minimum Lot Frontage	50'
Minimum Building Setback Lines	
Front Yard	21'
Side Yard	12'
Rear Yard*	20'
Minimum Lot Width**	100'
Maximum Building Height	2 ½ stories
Minimum Living Area (Total)***	

- * The building setback from the east and west perimeter of the Real Estate shall be fifty (50) feet.
** The Minimum Lot Width along the east perimeter of the real estate shall be one-hundred and five (105) feet.
*** At least fifty (50) percent (sixteen) Dwellings shall require a minimum of 2,800 square feet of living area.

STREET DATA

VANTAGE COURT	1,602.66 L.F.
TOTAL	1,602.66 L.F.

Part of the Southeast Quarter of Section 8, Township 18 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the Southwest corner of the Southeast Quarter of Section 8, Township 18 North, Range 3 East; thence North 89 degrees 03 minutes 56 seconds East (assumed bearing) 674.27 feet on and along the South line of said Southeast Quarter to the Point of Beginning of this description; thence North 00 degree 13 minutes 56 seconds East 1226.56 feet; thence North 89 degrees 03 minutes 56 seconds East 16.50; thence North 00 degree 13 minutes 56 seconds East 329.63 feet to the centerline of 159th Street; thence South 89 degrees 46 minutes 19 seconds East 522.23 feet; thence South 84 degrees 08 minutes 56 seconds East 253.49 feet to the Northwest corner of a 13.84 acre tract of real estate described in Instrument No. 9233749, thence South 00 degree 18 minutes 22 seconds West 1515.23 feet to the Southwest corner of said 13.84 acre tract, said Southwest corner being South 89 degrees 03 minutes 56 seconds West 1151.17 feet from the Southeast corner of said Southeast Quarter; thence South 89 degrees 03 minutes 56 seconds West along aforesaid south line 811.21 feet to the place of beginning, containing 28.666 acres, more or less.

INDEX

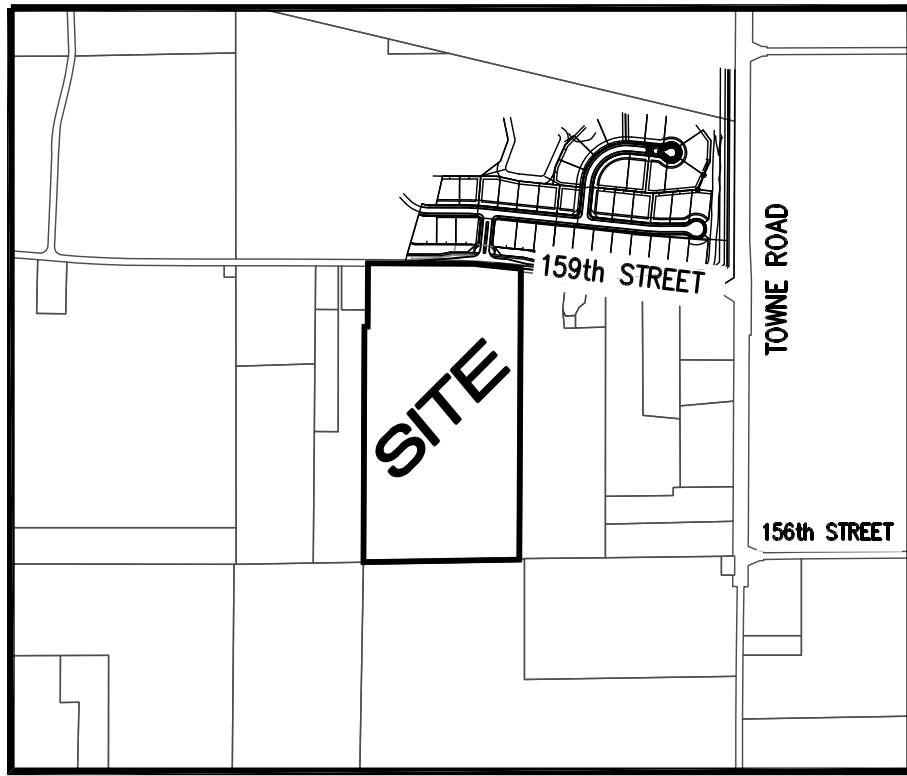
SHT.	DESCRIPTION
C001	COVER SHEET
C100	EXISTING CONDITIONS
C101-C104	PRIMARY PLAT / DEVELOPMENT PLAN
L101-L104	LANDSCAPE PLAN

INDEX

SHT.	REVISIONS

CURVE TABLE

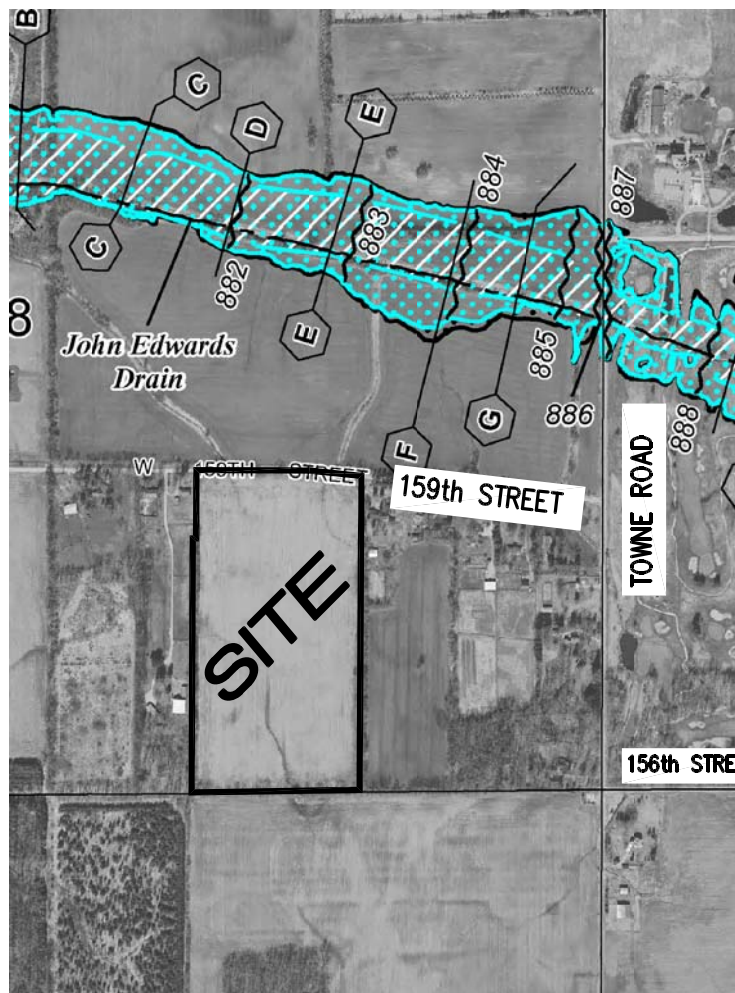
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	83.42'	150.00'	42.82'	N22°22'24"E	82.35'	31°51'48"
C2	133.39'	200.00'	69.28'	S19°11'56"W	130.93'	38°12'43"
C3	64.48'	300.00'	32.37'	N6°15'02"E	64.36'	12°18'54"
C4	563.92'	1000.00'	289.68'	S3°44'50"E	556.48'	32°18'37"
C5	410.23'	200.00'	329.73'	N38°51'30"E	342.00'	117°31'15"



LOCATION MAP
SCALE: 1"=1000'



SOILS MAP
SCALE: 1"=500'
Br / CrA



FIRM
FLOOD INSURANCE RATE MAP
HAMILTON COUNTY,
INDIANA
AND INCORPORATED AREAS

PANEL 115 OF 300
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
HAMILTON COUNTY 18050 0115 0
WESTFIELD CITY OF 18050 0115 0

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
18057C0115G
MAP REVISED
NOVEMBER 19, 2014
Federal Emergency Management Agency

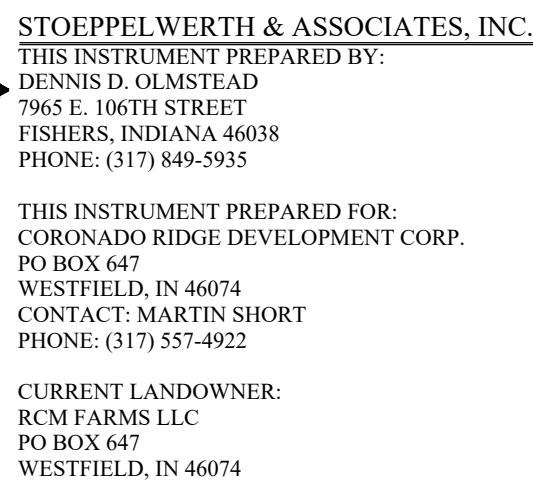
FLOOD STATEMENT
THIS SITE DOES NOT LIE WITHIN A ZONE PER FIRM
18057C0115G DATED NOVEMBER 19, 2014

PLANS PREPARED BY:
STOEPPELWERTH & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
7965 E. 106TH STREET, FISHERS, INDIANA 46038
PHONE: (317)-849-5935
FAX: (317)-849-5942
CONTACT PERSON: DENNIS D. OLMSTEAD
EMAIL: DOLMSTEAD@STOEPPELWERTH.COM

10/01/2021
DENNIS D. OLMSTEAD DATE
REGISTERED LAND SURVEYOR
NO. 900012



Know what's below.
Call before you dig.



SYCAMORE GLEN

LANDSCAPE PLAN

SYCAMORE GLEN PUD

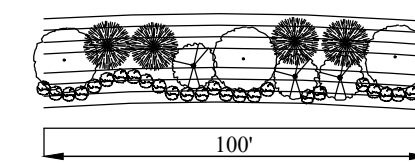
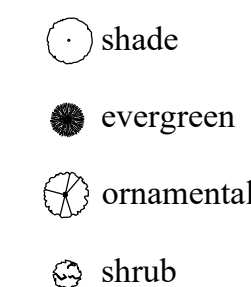
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- AT A MINIMUM, THE LOTS ABUTTING THE PAVEMENT SHALL BE SODDED AND THE REMAINDER OF THE LOT SHALL BE SEEDED
- SIZES AT PLANTING: SHADE TREE 2" CAL. MIN / EVERGREEN 6" DIB. MIN. / ORNAMENTAL TREE 2" CAL. MIN. / SHRUBS 18" DIB. MIN.
- MOUNDS TO HAVE A MAXIMUM SLOPE OF 3:1
- A MINIMUM FIFTY (50) FOOT WIDTH BUFFER SHALL BE PROVIDED ALONG THE EAST AND WEST PERIMETER OF THE REAL ESTATE
- WHERE LOTS ARE ADJACENT TO THE PERIMETER
- A MINIMUM 20' WIDE TREE PRESERVATION AREA SHALL BE PROVIDED ALONG THE EAST AND WEST PERIMETER OF THE REAL ESTATE FOR THE TERMS OF THE UDO.
- COMMON AREA / OPEN SPACE TREES ARE CALCULATED AT 10 TREES
(SHRUB / ORNAMENTAL / EVERGREEN) PER 1 ACRE OF COMMON AREA
(6.71ac= common area x 10 = 67 trees)
- ROAD FRONTAGE LANDSCAPE, ALONG 195TH STREET SHALL INCLUDE 4 EVERGREEN / 3 SHADE TREES / 3 ORNAMENTAL TREES / 25 SHRUBS PER 100' AND A 3' X 3' UNDULATING MOUND
- STREET TREES: 50° C.O. AVERAGE / 25° C.O. MIN. / 60° C.O. MAX.

ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

TREE AND SHRUB SPECIES MAY VARY DEPENDING ON AVAILABILITY AT TIME OF ORDERING/PLANTING, BUT SHALL COMPLY WITH WESTFIELD ORDINANCE

THE LOCATION OF PROPOSED TREES ALONG WEST PROPERTY LINE ARE SUBJECT TO CHANGE. PROPOSED TREES WILL BE CONCENTRATED IN AREAS WHERE GAP IN THE TREE LINE EXISTS.

*SEE SHEET L104 FOR PLANTING DETAILS AND TREE / SHRUB LISTS



159th STREET BUFFER

- 3 SHADE TREES
4 EVERGREEN TREES
3 ORNAMENTAL TREES
25 SHRUBS
3' UNDULATING MOUND

LEGEND

- | | |
|---|---------------------------------------|
| 30 | LOT NUMBER |
| S.S.E. | SANITARY SEWER EASEMENT |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| L.O.S.E. | LINE OF SITE EASEMENT |
| L.M.A.E. | LANDSCAPE MAINTENANCE ACCESS EASEMENT |
| R.D.E. | REGULATED DRAINAGE EASEMENT |
| P.S.E. | PERPETUAL STORMWATER EASEMENT |
| B.L. | BUILDING LINE |
| R/W | RIGHT OF WAY |
| B-B | BACK TO BACK OF CURB |
| * | HANDICAP RAMP |
| ☼ | STREET LIGHT |
|  | LAKE FOUNTAIN |

-



GRAPHIC SCALE

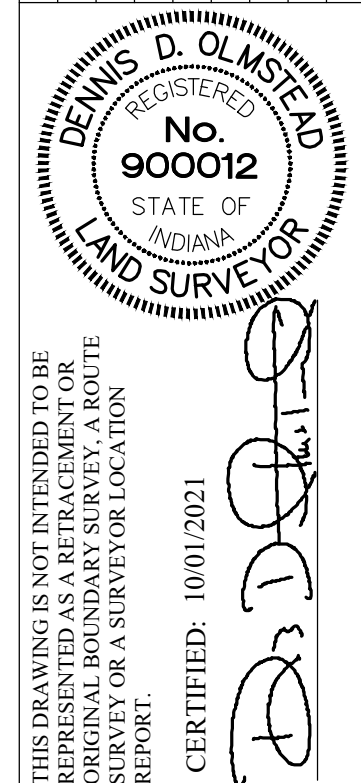
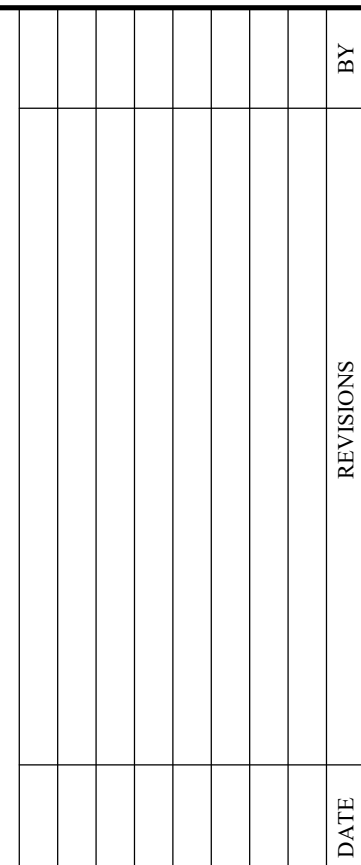


(IN FEET)
1 inch = 50 ft.

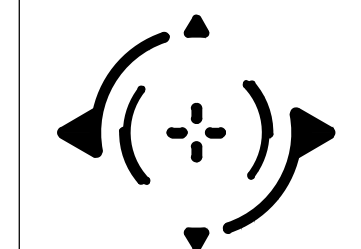
PRAIRIE AND POLLINATOR PLANTINGS



Know what's below.
Call before you dig.



STOEPPELWERTH



LANDSCAPE PLAN

SYCAMORE GLEN

HAMILTON CO., INDIANA

SECTION: 8		TOWNSHIP: 18N	RANGE: 3E
DRAWN BY: LAF		CHECKED BY: GDK	
SHEET NO. L101			
S & A JOB NO. 89210RCM			



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLNSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

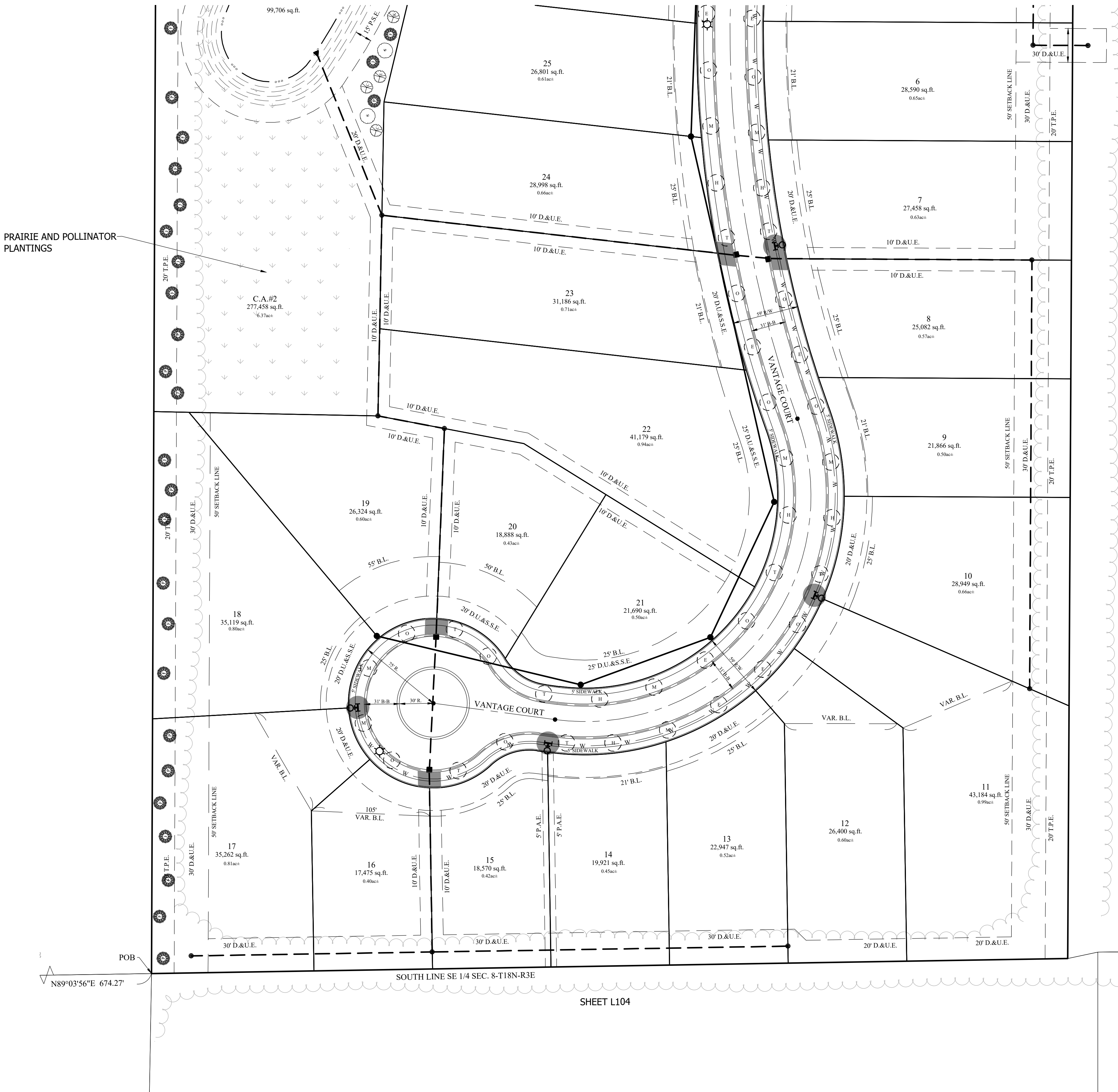
THIS INSTRUMENT PREPARED FOR:
CORONADO RIDGE DEVELOPMENT CORP.
PO BOX 647
WESTFIELD, IN 46074
CONTACT: MARTIN SHORT
PHONE: (317) 557-4922

CURRENT LANDOWNER:
RCM FARMS LLC
PO BOX 647
WESTFIELD, IN 46074

SYCAMORE GLEN

LANDSCAPE PLAN

SYCAMORE GLEN PUD ZONING



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 - COMMON AREA / OPEN SPACE TREES ARE CALCULATED AT 10 TREES (SHADE / ORNAMENTAL or EVERGREEN) PER 1 ACRE OF COMMON AREA (5.71acre common area x 10 = 57 trees)
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 - STREET TREES: 50' O.C. AVERAGE / 25' O.C. MIN. / 60' O.C. MAX

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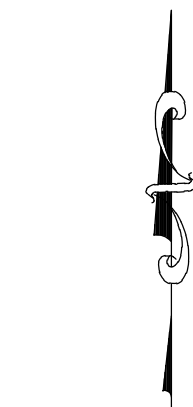
SEE SHEET L104 FOR PLANTING DETAILS AND TREE / SHRUB LISTS

LEGEND

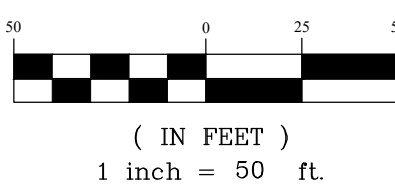
- | | |
|----------|---------------------------------------|
| 30 | LOT NUMBER |
| S.S.E. | SANITARY SEWER EASEMENT |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
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| P.S.E. | PERPETUAL STORMWATER EASEMENT |
| B.L. | BUILDING LINE |
| R/W | RIGHT OF WAY |
| B-B | BACK TO BACK OF CURB |
| * | HANDICAP RAMP |
| ⊙ | STREET LIGHT |

- | | |
|--|-------------------------|
| | PROPOSED SANITARY SEWER |
| | PROPOSED STORM SEWER |
| | PROPOSED WATER LINE |

- | | |
|--|----------------|
| | EXISTING TREES |
|--|----------------|



GRAPHIC SCALE



Know what's below.
Call before you dig.

BY		
REVISIONS		
DATE		
THIS DRAWING IS NOT INTENDED TO BE A SUBSTITUTE FOR AN ORIGINAL BOUNDARY SURVEY. A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.		
CERTIFIED: 10/01/2021		
DENNIS D. OLNSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR		
STOEPPELWERTH ALWAYS ON 7965 East 106th Street, Fishers, IN 46038-2505 Phone: (317) 849-5935 Fax: (317) 849-5942		
LANDSCAPE PLAN SYCAMORE GLEN WASHINGTON TOWNSHIP HAMILTON CO., INDIANA		
SECTION: 8	TOWNSHIP: 18N	RANGE: 3E
DRAWN BY: LAF	CHECKED BY: GDK	SHEET NO. L102
S & A JOB NO. 89210RCM		

WRITTEN PUBLIC COMMENTS

Docket Number: 2111-PUD-27

Petitioner: LOR Corporation by Church Church Hittle + Antrim

Request: A change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.

Enclosed Attachments:

November 1, 2021, APC Recommendation

- | | |
|--------------------------|------------|
| 1. Corcoran, James & Amy | 10/25/2021 |
| 2. Moore, John | 10/31/2021 |
| 3. Laufter, Ross & Tina | 11/01/2021 |

Rachel Riemenschneider

From: amy corcoran <gingeramyc@yahoo.com>
Sent: Monday, October 25, 2021 4:30 PM
To: APC
Cc: Council Members
Subject: LOR development proposal for 146th and Towne

**WARNING: This external email is from
gingeramyc@yahoo.com.**

Hello,
I live in a development that will be greatly affected by what is being proposed for the northwest corner of 146th and Towne rd. I live in shadow Wood. We just built our house a year ago and recently went through the long road construction for 146th. Now we hear you may approve retail and three story townhomes within eyesight of us?! This is a residential area and we are against this proposed development. Now that 146th is a four lane road it's like a racetrack, add retail to the mix and it will be unbearable. This has always been a peaceful quiet area. Please do not allow this to happen.

Sincerely,
Lt. Col. and Mrs. James Corcoran
2606 Lacewood Ct

Sent from my iPhone

Rachel Riemenschneider

From: John Moore <jdmoore1618@gmail.com>
Sent: Sunday, October 31, 2021 8:18 PM
To: planners
Subject: TowneRun Pud Facade Concern

**WARNING: This external email is from
jdmoore1618@gmail.com.**

Hello,

I live at 156th and Ditch and I'm excited for the new commerical that this Pud brings to the area. However, I have a concern about the townhome exterior. From the rendering, the townhomes lack brick. I believe that with the addition of brick the development would fit in better and look more visually appealing.

Thank you for allowing me to voice my concern,

John Moore

Rachel Riemenschneider

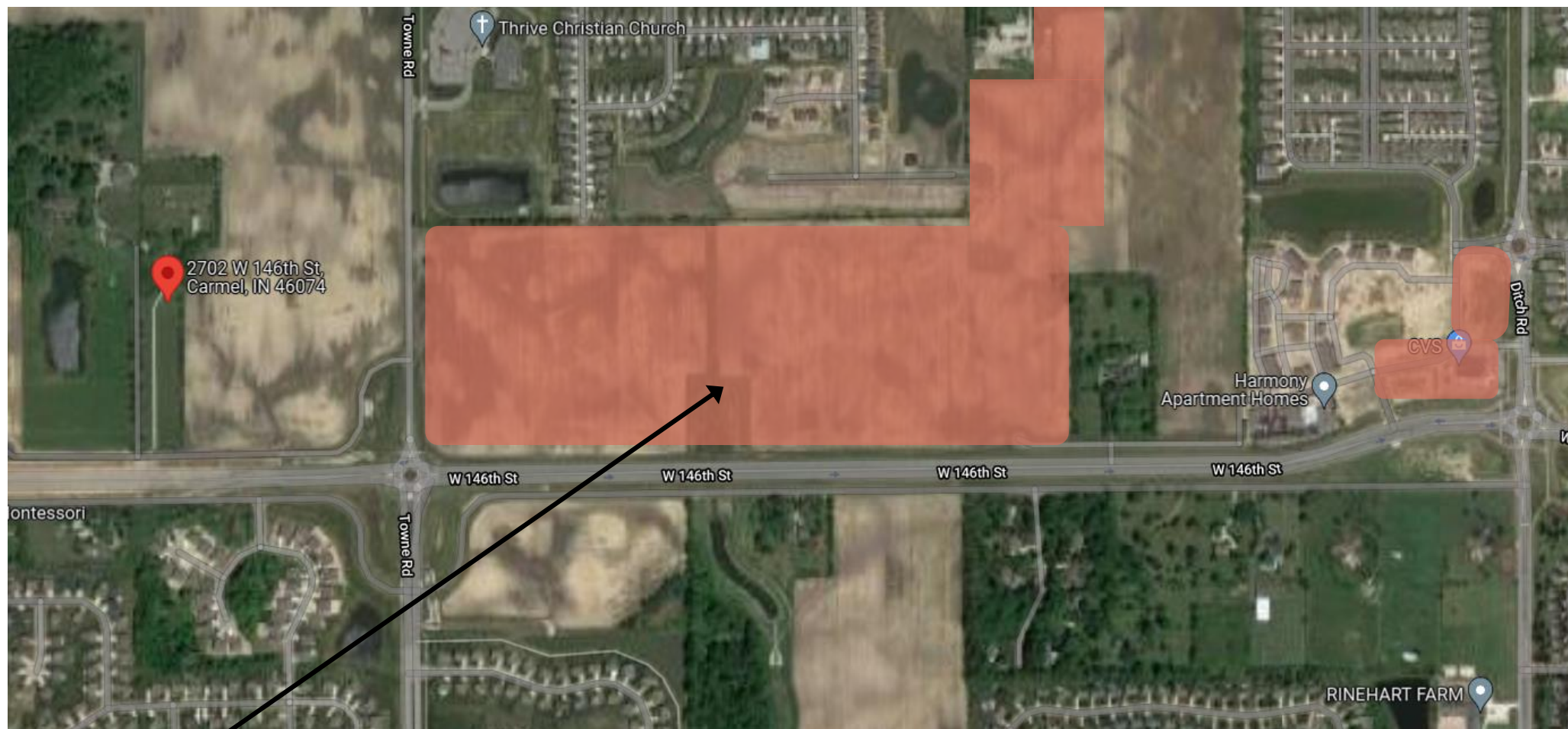
From: Ross Laufter <rosslauft@hotmail.com>
Sent: Monday, November 1, 2021 3:30 PM
To: APC; Pamela Howard; Tina Laufter; Council Members
Subject: Towne Run PUD
Attachments: Laufter presentation for APC 11.1.2021 (1).pdf

**WARNING: This external email is from
rosslauft@hotmail.com.**

Hello,

We plan to remonstrate the Towne Run PUD at tonight's APC meeting.
Attached to this email is the presentation we will speak to.

Thanks,
Ross and Tina Laufter



Actual and approved commercial development is **more than the comprehensive plan** in **size and scope**



NEC 146TH & TOWNE ROAD

- Exceeds Westfield Comprehensive Plan
- Area was only supposed to be local business
- Very large scale retail with big box and fast food
- Retention ponds border homes

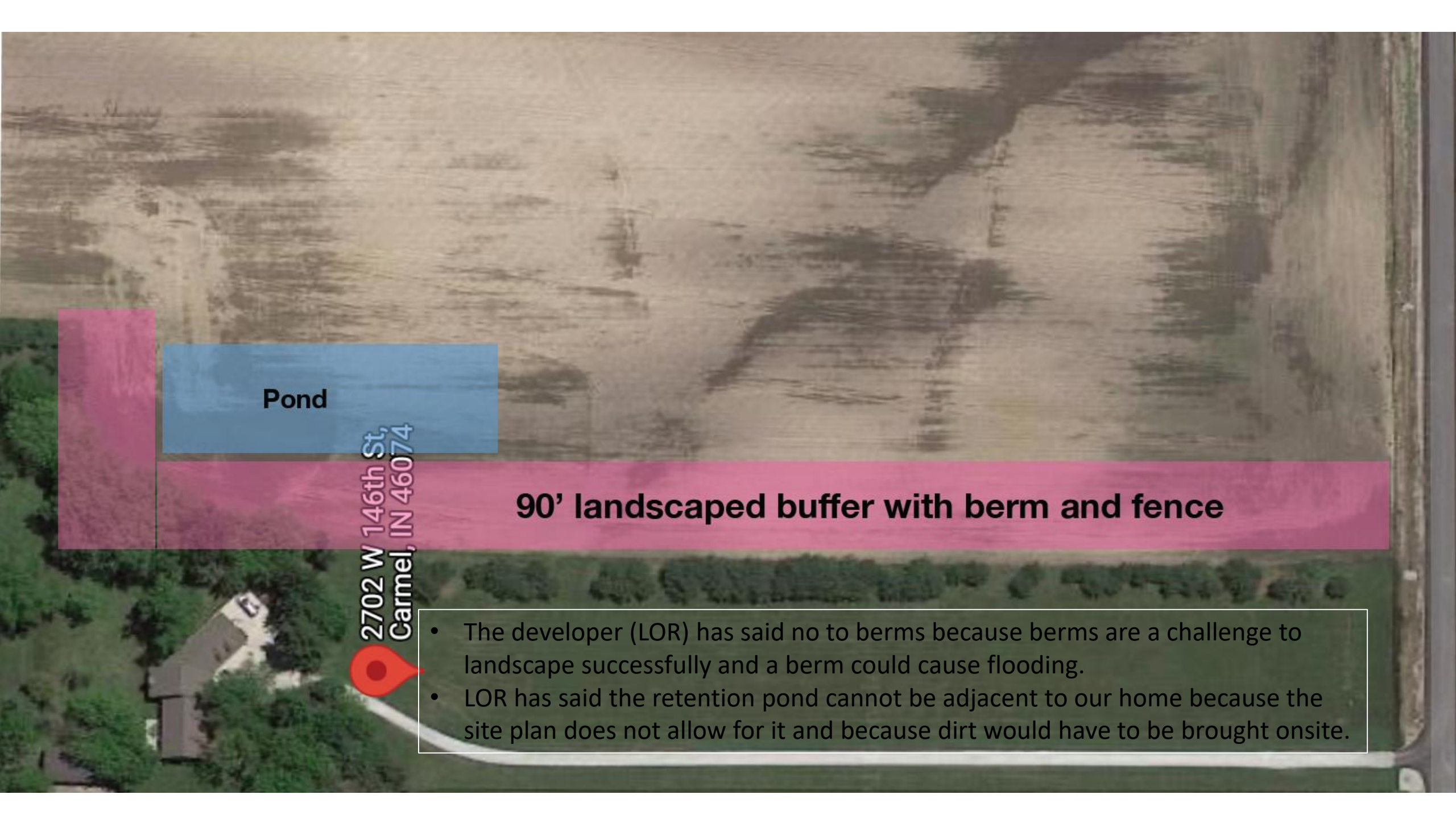




Keep this area residential



Keep commercial in this area

An aerial photograph of a property. A blue rectangular area is labeled 'Pond'. A pink rectangular area is labeled '90' landscaped buffer with berm and fence'. A red location pin is placed on a road, with the address '2702 W 146th St, Carmel, IN 46074' written vertically next to it. A house is visible in the bottom left corner.

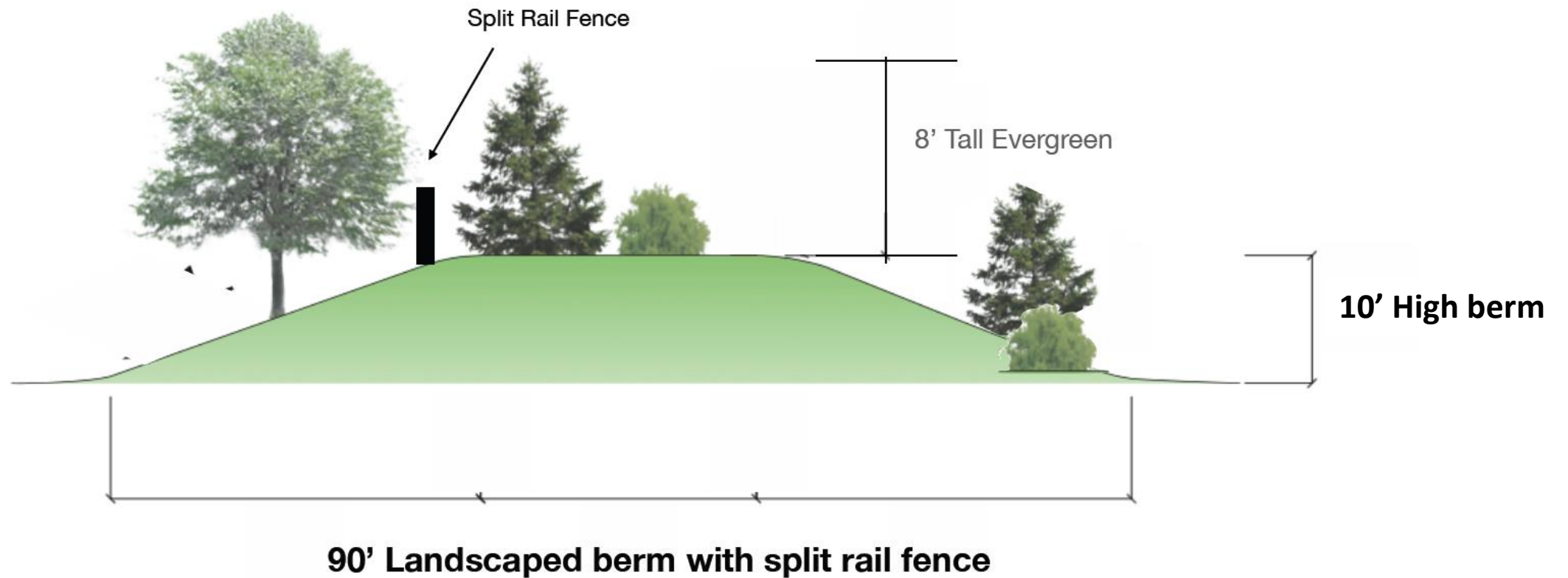
Pond

2702 W 146th St,
Carmel, IN 46074

90' landscaped buffer with berm and fence

- The developer (LOR) has said no to berms because berms are a challenge to landscape successfully and a berm could cause flooding.
- LOR has said the retention pond cannot be adjacent to our home because the site plan does not allow for it and because dirt would have to be brought onsite.

- Buffer transition helps reduce the impact to our home from commercial development
 - Helps with more greenspace, reduces light from development and vehicle headlights, deflects noise, softens transition, protects our property value, etc.





- 90' buffer along Laufter property line
- Amenity pond adjacent to buffer and Laufter residence

● 2 story condos

3 story condos less dense

Keep commercial on Towne Road

- Medical / professional offices with Monday to Friday 9-5 type business
- Carmel does not have commercial across 146th

Berms of Westfield





WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

November 1, 2021
2111-PUD-26
Exhibit 1

Petition Number: 2111-PUD-26 (Ordinance No. 21-44)

Petitioner: Lennar Homes of Indiana, Inc. by Nelson & Frankenberger, LLC

Request: A change in zoning for 42 acres +/- from the Indy Hebrew Congregation PUD and EI: Enclosed Industrial Zoning Districts to the Landing 161 PUD District.

Current Zoning: Indy Hebrew Congregation PUD and EI: Enclosed Industrial District

Current Land Use: Cemetery / Vacant

Acreage: 42 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ord. 21-44
4. Concept Plan
5. Linear Trail Park
6. Narrative Statement
7. Examples of Buildings
8. Neighbor Meeting Summary
9. Comprehensive Plan Map
10. Public Comment

Staff Reviewer: Caleb Ernest, Associate Planner

PETITION HISTORY

This petition was introduced at the October 25, 2021, City Council meeting. The petition will receive a public hearing at the November 1, 2021, Advisory Plan Commission (the "Plan Commission") meeting.

The petitioner held a neighbor meeting on October 26, 2021. A summary this meeting has provided by the petitioner and included as **Exhibit 8**.

PROJECT OVERVIEW

Location: This subject real estate is approximately 42 acres in size and is located on generally west of and adjacent to US 31 and north of and adjacent to E. 161st Street (the "Real Estate", see **Exhibit 2**). The Property is currently zoned the [Indy Hebrew Congregation PUD](#) and EI: Enclosed Industrial Districts. Adjacent zoning districts to the west include the Southoak PUD, EI and AG-SF1 Districts. Adjacent zoning districts to the north include the EI District. To the east is US 31 and to the south is 161st Street.

Project Description: The petitioner is requesting a change in zoning from the [Indy Hebrew Congregation PUD](#) and EI District to the Landing 161 PUD District to accommodate a mix of commercial and residential uses, as described in the Narrative Statement (see [Exhibit 6](#)). The existing cemetery and its future expansion area will retain the Indy Hebrew Congregation PUD Zoning District.

ORDINANCE DETAILS

Definitions: As proposed, the PUD Ordinance includes a couple definitions that are not present in the UDO: Area and Underlying Zoning District. These definitions relate to the geographic areas within the Real Estate as well as the Zoning District that applies to each Area.

Concept Plan: The proposed ordinance incorporates a Concept Plan (see [Exhibit 4](#)) and requires that the Real Estate be developed in substantial compliance with the Concept Plan. In their current forms, the Concept Plans do not include the existing cemetery and its future expansion area.

Underlying Zoning: As proposed, the PUD Ordinance assigns GB: General Business as the Underlying Zoning District for Areas A and B and SFA: Single-family Attached as the Underlying Zoning District for Area C.

Permitted Uses: The proposed ordinance currently lists permitted uses shown in Exhibit C on page 15 of the ordinance.

General Regulations: The table below outlines the proposed lot standards as compared to the UDO's requirements for GB lots (the proposed Underlying Zoning District for Areas A and B).

	PUD	UDO (GB)
Min. Lot Area	n/a	No minimum
Min. Lot Frontage	80'	80'
Min. Front Yard Setback	Area A: 0' Area B: 20'	60' ¹
Min. Side Yard Setback	0'	20' ²
Min. Rear Yard Setback	0'	20'
Min. Building Setback Lines from perimeter of Real Estate:	See below.	No equivalent standard, regulated by above Setbacks

¹ UDO Article 4.16(E)(1): 60 feet; however, in established areas shall be the average of established buildings within the same Block and within three hundred (300) feet in either direction of the proposed building.

² UDO Article 4.16(E)(2) and (2)(a): 20 feet; however, in established areas where it is customary that businesses about one another, the Side Yard Building Setback Lines may be reduced. (2a): Abutting a Residential District: 60 feet.

Setback from US 31	Area A: 50' Area B: n/a	No equivalent standard, regulated by above Setbacks
Perimeter other than US 31	0'	No equivalent standard, regulated by above Setbacks
Min. Lot Width	0'	No minimum
Max. Building Height	60'	60'
Min. Building Size	No minimum	No minimum

The table below outlines the proposed lot standards as compared to the UDO's requirements for SFA lots (the proposed Underlying Zoning District for Area C).

	PUD	UDO (SFA)
Min. Lot Area	No minimum	No minimum
Min. Lot Frontage	No minimum	No minimum
Max. Density	See Section 4.1	4 Dwelling Units per acre
Max. Dwelling Units per Building	6	4 per building
Max. Project Size	See Area C	30 acres
Min. Building Setback Lines from perimeter of Real Estate (west perimeter)	20'	Expressways: 50' Primary Arterials: 35' Secondary Arterials: 25' Collectors, Local and Private Streets: 20' Stagger ³
Min. Internal Building Setbacks:	See below.	No equivalent standard, regulated by above Setbacks
Setback from internal street	10'	No equivalent standard, regulated by above Setbacks
Side Yard & Rear Yard	Not Applicable	No equivalent standard, regulated by above Setbacks
Min. Distance Between Structures	20'	With no vinyl: 25' With any vinyl: 30'
Max. Lot Coverage	Not Applicable	No equivalent standard
Min. Lot Width	Not Applicable	No equivalent standard

³ UDO Article 4.9(H)(2): Buildings with more than one adjacent unit shall stagger the Front Building Setback Line for each unit by at least four (4) feet.

Max. Building Height	3 Stories	35 feet
Min. Living Area (Total) per Dwelling Unit	1,500 sq. ft.	Single-story: 1,300 sq. ft. Story and one-half: 1,600 sq. ft. Two-story: 1,800 sq. ft.

Development Standards: As proposed, the PUD Ordinance establishes some alternative development standards from the UDO specific to each Area. The development standards of note are briefly highlighted below:

- **Architectural Standards:** shall apply, except:
 - [Article 6.3\(F\)](#), the architectural standards for Business Districts, of the UDO shall apply to Areas A and B.
 - Exhibit F on page 21 of the proposed PUD, architectural standards for Townhome dwellings, applies to Area C.
- **Landscaping Standards:** shall apply, except:
 - Townhome Lot Landscaping: [Article 6.8\(K\)](#) of the UDO shall apply, except:
 - At a minimum, front and side yards of a dwelling shall be sodded and irrigated and the area between driveways may be landscaped with landscape rock.
 - A minimum of 1 Shade and 4 Shrubs shall be required per Townhome Dwelling.

In the UDO, a Townhouse dwelling is permitted in the MF1: Multi-family Low Density District and would require lot landscaping per the chart below:

	Proposed in PUD	UDO (Multi-family Residential ((per Dwelling Unit))
Shade trees	1	1
Ornamental or Evergreen Trees	n/a	1
Shrubs	4	4

- Each corner lot shall have a minimum of 1 Shade Tree required between the side of the dwelling and the street.
- External Street Frontages: [Article 6.8\(M\)\(1\)](#) shall apply, except:
 - Article 6.8(M)(1) shall not apply to the right-of-way between Area A and Area C.

The right-of-way between Area A and C would be an extension to Dean Road which as defined by the UDO would otherwise be required to install External Street Frontage Landscaping.

- Common Areas/Detention/Retention Areas: A fountain shall be installed and seasonally maintained within the Detention Ponds.
- Buffer Yards: [Article 6.8\(N\)](#) shall apply, except:
 - A 10 foot tree preservation easement shall be established along the western boundary of the Real Estate.

The UDO currently does not require tree preservation but has standards for when tree preservation is utilized.

Design Standards: shall apply, except:

- Minimum Open Space:
 - Shall be 25% which includes all common areas as generally shown on the Concept Plan (see **Exhibit 4**).

In the UDO, SFA Districts are required 35% minimum open space. SFA is the proposed Underlying Zoning District for Area C of the Real Estate. Townhouses, permitted in the UDO in MF1 Districts, are required 20% minimum open space. The Underlying Zoning District for Areas A and B, GB District, does not require minimum open space in the UDO.

- Amenities:
 - Open space including trails shall be provided for passive recreation opportunities, including benches or swings, sidewalk pathways and landscaping, in substantial compliance with the amenity plans shown on Exhibit G page 23, of the proposed ordinance, including the quality and character of those shown in Exhibit G.

The UDO requires the minimum number of amenities based on the number of dwelling units as shown below on the table. This standard in the UDO only applies to Multi-family Districts.

Number of Dwelling Units	Minimum Number of Amenities Required
1 to 60	2
61 - 90	3
91 - 120	4
121 - 250	5

- Monon Trail Access:
 - Access points, including landscape plantings and entrance monuments, shall be provided to permit pedestrian access to the Monon Trail as generally depicted on the Concept Plan (see **Exhibit 4**) and Exhibit G page 23 of the proposed ordinance. The final locations of the trail access points and improvements are subject to City approvals and final engineering.

The UDO currently does not have a comparable standard to the above proposed standard.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan (the “[Comprehensive Plan](#)”) identifies this Property within the “Employment Corridor” land use classification (see **Exhibit 9**). Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

The background section for the Employment Corridor area is located in the Highway Corridor section of the Comprehensive Plan. This area acknowledges that attractive office and institutional uses have been established south of Westfield, and similar uses of a similar character should be continued as the corridor develops.

Some of the development policies for the Highway Corridor include:

- (i) reserve employment corridors for employment-generating uses and related supporting service uses;
- (ii) limit industrial uses that visible from US 31 to those that do not have negative land use impacts;
- (iii) prohibit outdoor storage and outdoor operations;
- (iv) promote large-scale employment intensive office uses on the US 31 corridor;
- (v) permit retail or residential development only in designated village or downtown locations on US 31, SR 32, SR 38, and 146th Street at Towne Rd. Strip commercial development is not desired;
- (vi) encourage building materials and colors that are appropriate to the setting. Metal buildings should be enhanced with other building materials, such as stone or brick, to improve their appearance;
- (vii) require sufficient off-street parking;
- (viii) require parking areas to have interior landscaping and landscaping along street frontages. Large expanses of asphalt are discouraged;
- (ix) encourage building design, height scale, and mass that is appropriate to the surrounding area, and;
- (x) maintain attractive highway corridors and appealing business and industrial areas through landscaping, setbacks, and building design.

Thoroughfare Plan: The following corridors are impacted by the development of the Real Estate:

- (i) Primary Arterial 1: US 31;
 - (ii) Primary Arterial 2: 161st Street;
 - (iii) Proposed Secondary Arterial: Dean Road;
 - (iv) Proposed Local: other proposed streets internal to the development, and;
 - (v) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.
-

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the November 1, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the October 25, 2021, City Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the November 1, 2021, Plan Commission meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.