



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_10_17_2022

Monday, October 17, 2022 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, October 17, 2022 at 07:00 PM

MEETING PLACE: Westfield City Services Center- Main Level Conference

Westfield City Services Center
Main Level Meeting Room
2728 East 171st Street, Westfield, IN 46074

Live stream unavailable, will be posted 9/20/22

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

OPENING OF MEETING

Documents: [Online viewable @ https://www.youtube.com/user/CityofWestfieldIN](https://www.youtube.com/user/CityofWestfieldIN)

Note the Presence of a Quorum

Approval of Minutes

October 3, 2022 APC Minutes

Documents: [October 3, 2022 APC Minutes](#)

Appointment of Plat Committee Members

Review APC Rules & Procedures

CONSENT AGENDA

No Consent Agenda Items

WORKSHOP ITEMS

2208-PUD-16 [WORKSHOP]

Westfield Yard PUD

West Side of Gray Road, 200 feet south of State Road 32

Grand Communities, LLC by Nelson & Frankenberger, LLC requests a change in zoning for 10.8 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Westfield Yard Planned Unit Development (PUD) District.

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

Documents: [Exhibit 1: Location Map](#) | [Exhibit 2: Original Concept Plan](#) | [Exhibit 3: Possible Alternative Concept Plan](#) | [Exhibit 4: Front Load Townhome Elevations](#) | [Exhibit 5: Alley Load Townhome Elevations](#) | [Exhibit 6: Single-Family Detached Elevations](#) | [Exhibit 7: Foundation Planting Exhibit](#) | [Exhibit 8: Amenity Exhibit](#) | [Exhibit 9: Trail Cross-Section](#)

MISCELLANEOUS ITEMS

Department Presentation

Westfield-Washington Township Residential and Nonresidential Inventory Presentation.

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

Documents: [Residential Inventory](#) | [Nonresidential Inventory, Part 1](#) | [Nonresidential Inventory, Part 2](#)

ITEMS CONTINUED TO A FUTURE MEETING

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)

2111-PUD-27 [CONTINUED]

TowneRun PUD

Northwest corner of Towne Road & 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: Kevin Todd - ktodd@westfield.in.gov)

2206-PUD-11-06 [CONTINUED]

Towne Road Crossing PUD Amendment I

South of SR 32, west of Little Eagle Creek Avenue

H&H Stables, LLC by Nelson & Frankenberger, LLC requests an amendment to the Towne Road Crossing PUD to permit an Equestrian Facility and a maximum of thirty (30) residential Lots on 69 acres +/- in the Towne Road Crossing PUD District.

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

2207-PUD-13 [CONTINUED]

Woods Robinson Briggs PUD Amendment II

Generally at 904 East 191st Street

PUD to add 4.54 acres +/- of additional real estate, modify the General Regulations of the proposed District 1 water feature, and modify the proposed Park/Trail Head District standards.

(Planner: Weston Rogers - wrogers@westfield.in.gov)

2209-ZOA-03 [CONTINUED]

Unified Development Ordinance Amendment (Floodplain)

The City of Westfield requests approval of an ordinance to amend Articles 3.5 & 5.5 of the Westfield-Washington Township Unified Development Ordinance.

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

REPORTS/COMMENTS

Plan Commission Members

Downtown Update

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Housing Stock

10/17/2022

(Data as recent as March of 2022)

Zoning

- Unique zoning practice where the City has zoning jurisdiction over all of Westfield-Washington Township in addition to the corporate boundaries
- Every property in Westfield-Washington Township and the City of Westfield is assigned or zoned a Zoning District
- Two Types of Zoning:
 - Straight Zoned
 - PUD

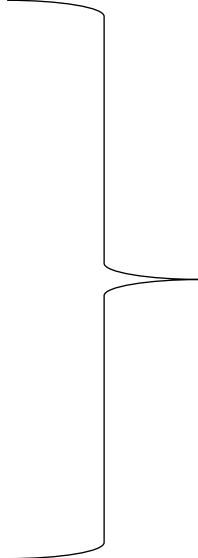
Straight Zoning

- Straight Zoning: A Zoning District established at the time when Zoning Districts were assigned to every property
 - Unless rezoned to another Zoning District
 - Typically, no third party was involved in zoning these properties; no developer

- “StZ” = Straight Zoned

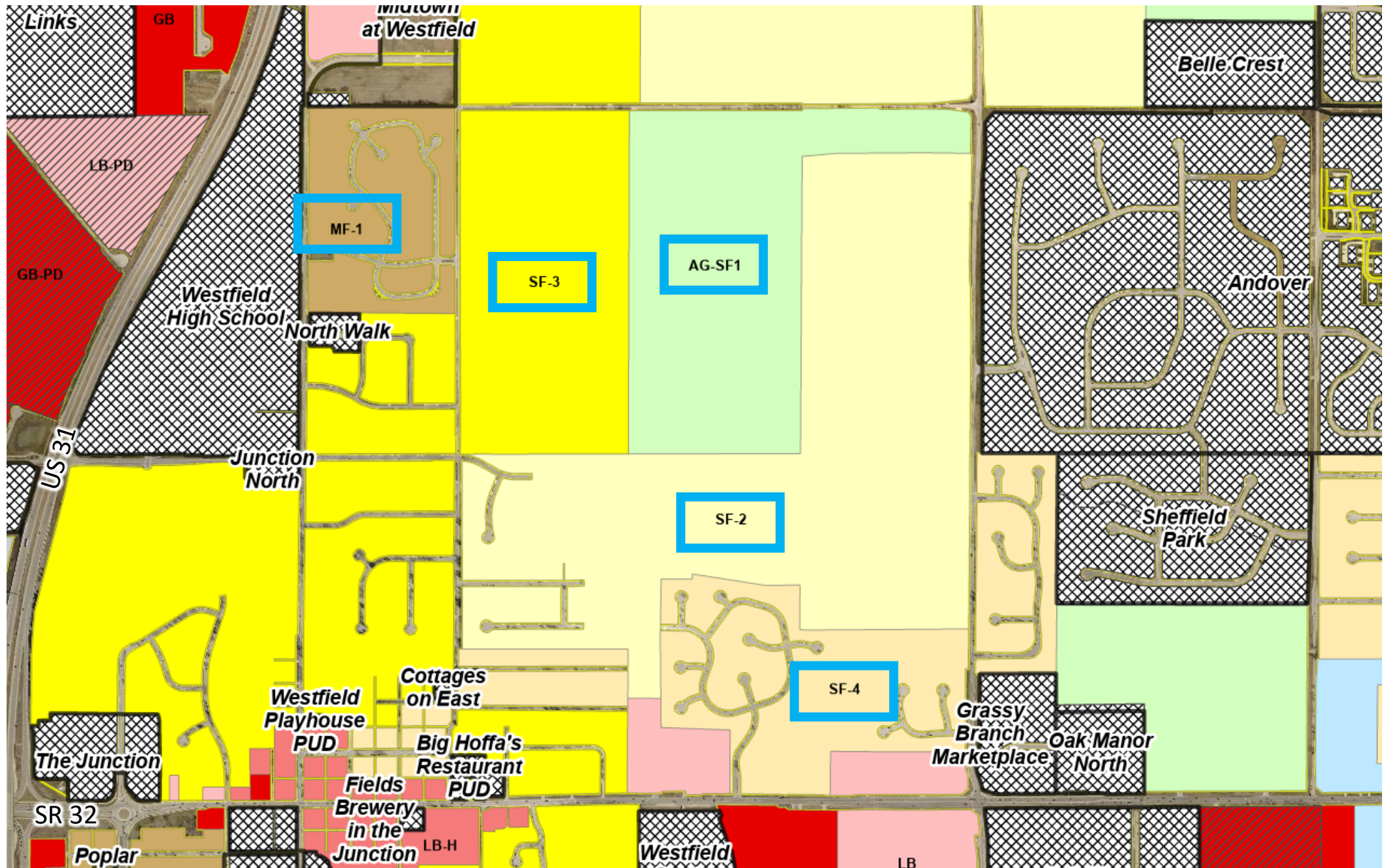
- Examples:

- AG-SF1 = Agriculture / Single-family rural
 - SF1 = Single-family large lot
 - SF2 = Single-family low density
 - SF3 = Single-family medium density
 - SF4 = Single-family high density
 - SF5 = Single-family high density (villages)
 - SFA = Single-family attached
 - MF1 = Multi-family low density
 - MF2 = Multi-family medium density



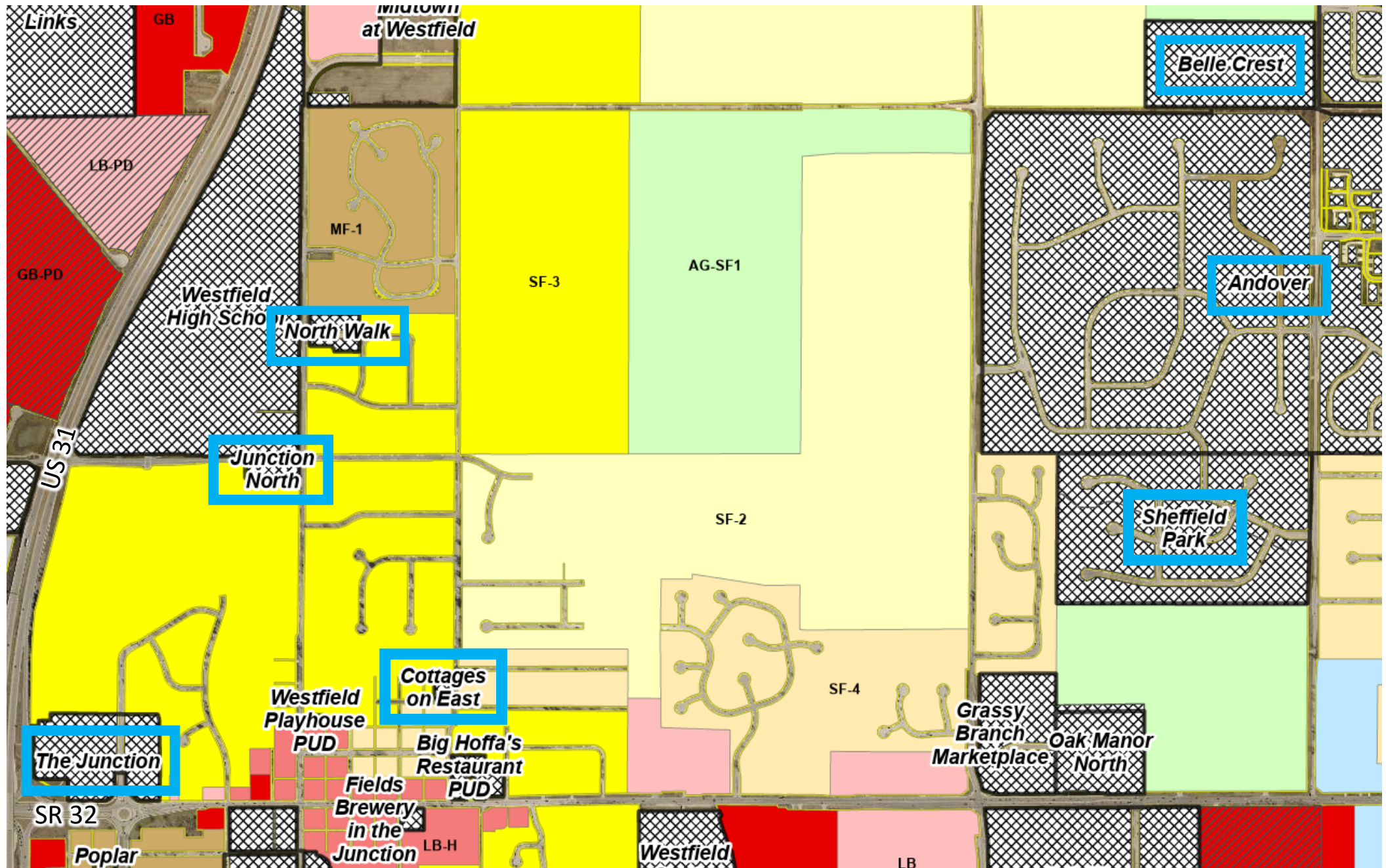
Difference between these zoning districts are:

- Lot Area
- Living Area (building footprint)
- Setbacks
- Lot Width
- Lot Frontage
- Building Height



Planned Unit Development

- Planned Unit Development: Either a new or amended Zoning District proposed and approved by a third party/developer, modifying or creating new standards for the property or properties
 - A set of standards overlaid on top of a Zoning District
 - In most cases, created by a third party/developer
- “PUD” = Planned Unit Development
 - Examples:
 - Maple Knoll PUD
 - Lantern Commons PUD
 - Chatham Hills PUD
 - Bridgewater Club PUD
 - Northpoint PUD



Housing Stock – Two Type of Units

Single-family Units

- Single-family Homes
- “SF” = Single-family
- Single-family: typically, one unit on an individual lot

Multi-family Units

- Apartments
- Duplexes
- Townhomes
- “MF” = Multi-family
- Multi-family: typically, more than one unit on an individual lot and/or within the same building

Housing Stock – Data in Four Categories

Chosen to organize this residential data into two groupings, each with two sub-groups:

- Existing Units
- Expected Units

Existing Units

- 100% Built
- Not 100% Built

Expected Units

- Completing Construction
- Construction Has Not Started

Moving forward, we will explore each of these four categories

Existing Units

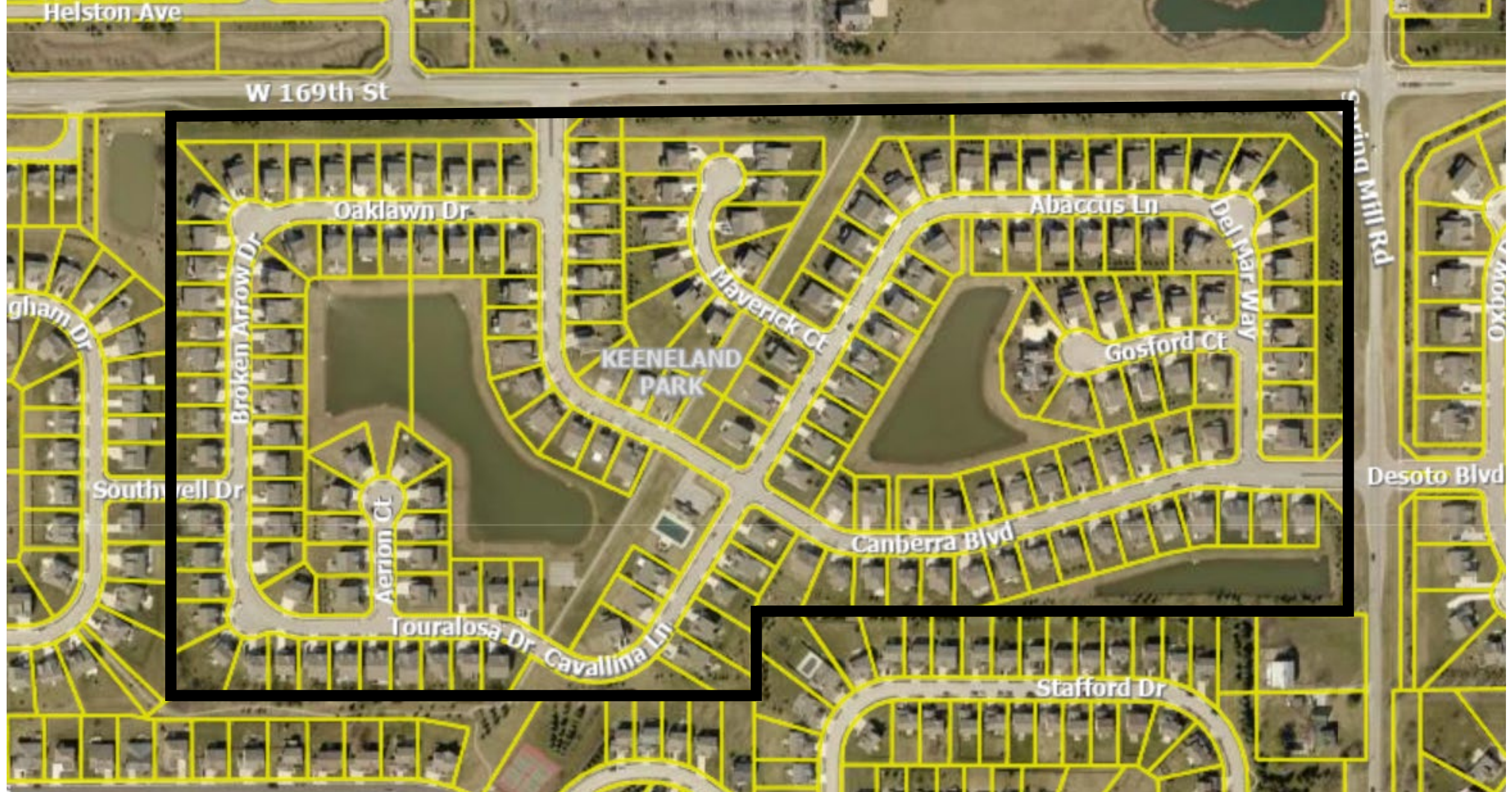
100% Built

Not 100% Built

Existing Units – 100% Built

Existing Units – 100% Built

- Units have been built in fully completed subdivisions
 - No more room for any future units
- Includes Straight Zoned (StZ) and PUD subdivisions



Existing Units – 100% Built

- Units have been built in fully completed subdivisions
 - No more room for any future units
- Includes Straight Zoned (StZ) and PUD subdivisions
- *Disclaimer*
 - Some subdivisions included in this category are geographically built out and are counted as being 100% built
 - Meaning, even though a subdivision was approved for a certain amount of units, not all of those units were or are ever going to be built

Existing Units – 100% Built: Example



- Lantern Park
 - Approved for 60 Single-family units/lots
 - Built 58 units/lots
 - Geographically, no more room to build in the subdivision
 - 2 units/lots are still allowed/permitted

Existing Units – Not 100% Built

Existing Units – Not 100% Built

- Units are built and located in subdivisions that are partially completed
- Located in unfinished subdivisions
- Includes PUD subdivisions
- Example:
 - West Rail Subdivision: Approved for 236 Units
 - 155 Units currently built
 - 81 Units remain to be built in the subdivision
- For this example, this category includes only the 155 units



Expected Units

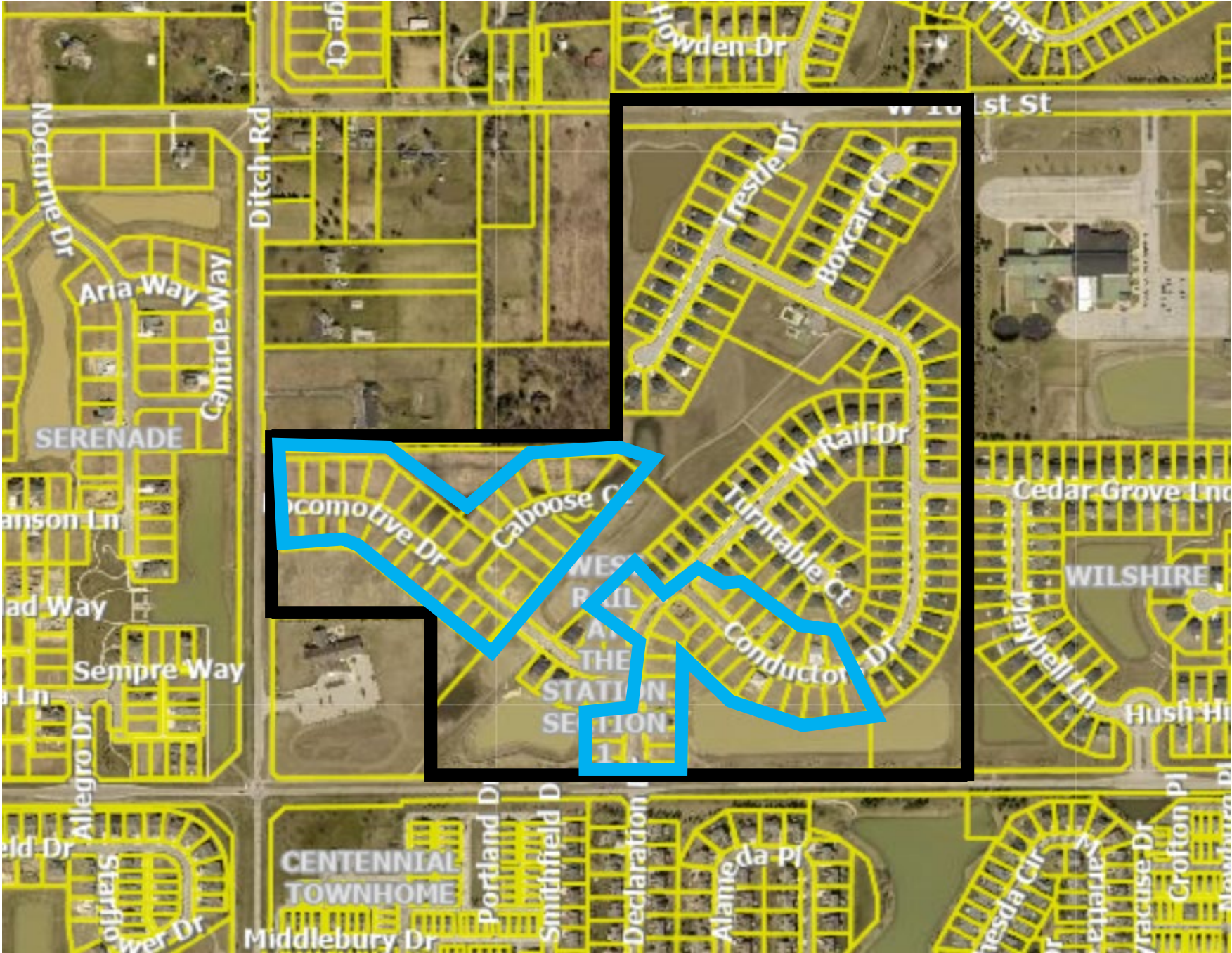
Completing Construction

Construction Has Not Started

Expected Units – Completing Construction

Expected Units – Completing Construction

- Units that will be completing construction in subdivisions that are partially completed
- Units that will be built in unfinished subdivisions
- Includes PUD subdivisions
- Example:
 - West Rail Subdivision: Approved for 236 Units
 - 155 Units currently built
 - 81 Units remain to be built in the subdivision
- For this example, this category includes only the 81 units

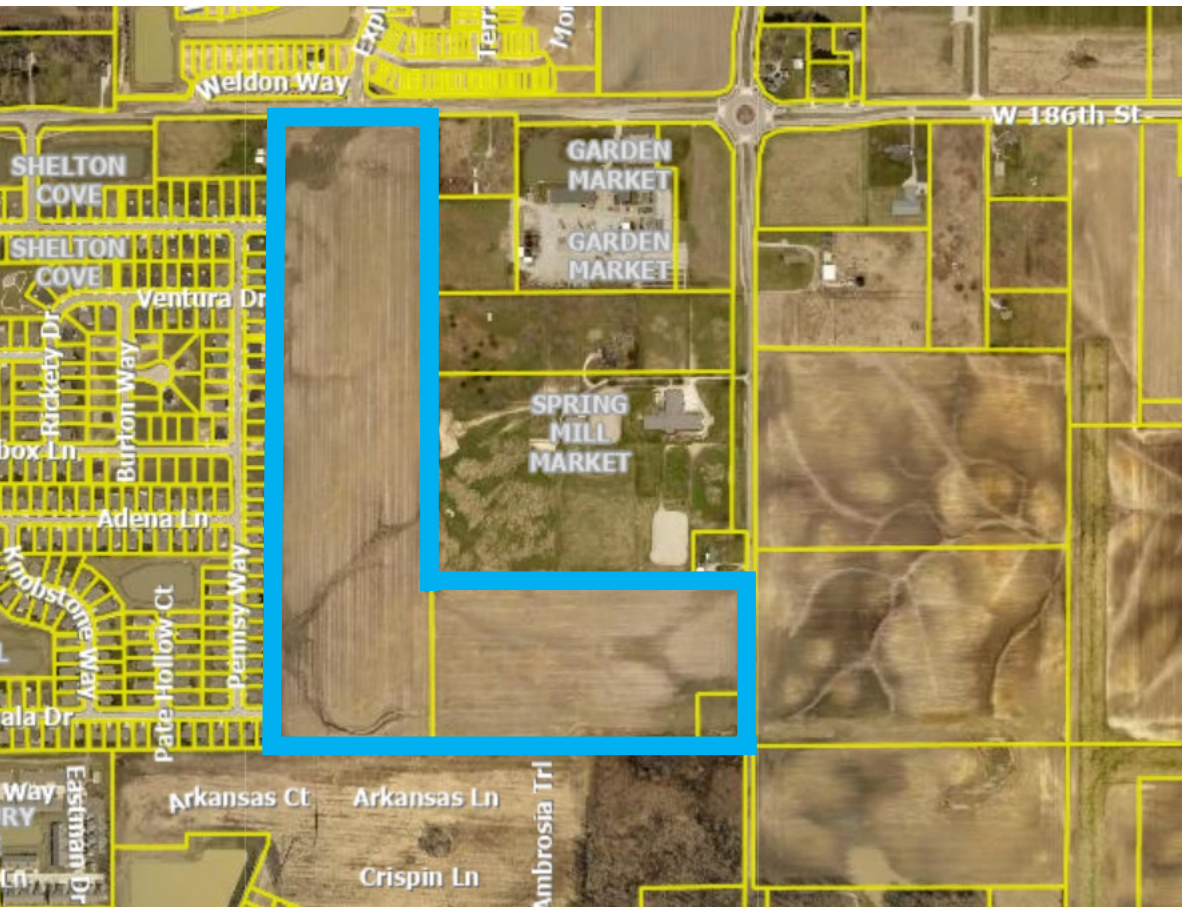


Expected Units – Construction Has Not Started

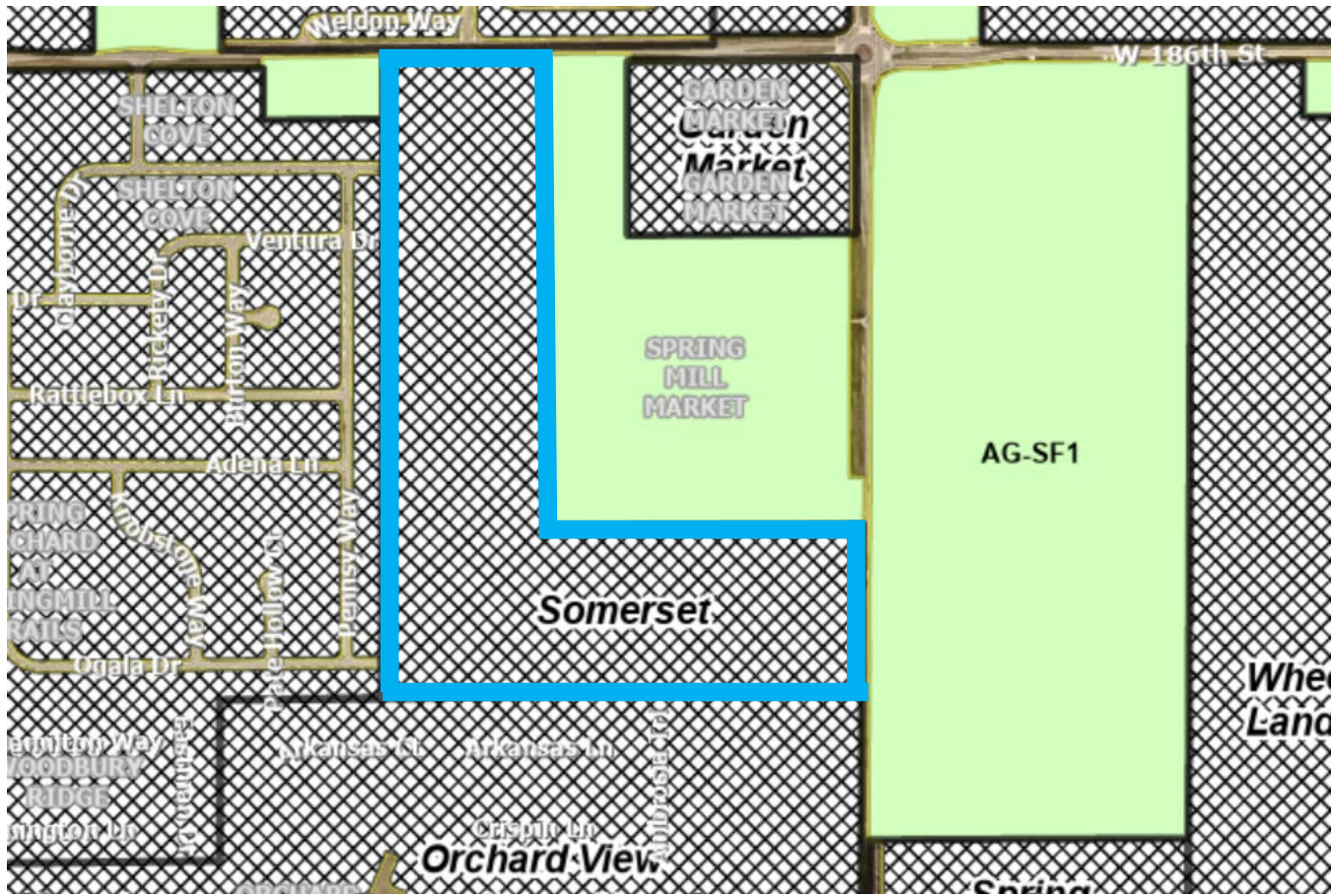
Expected Units – Construction Has Not Started

- Units have not started construction
- Units are approved to be built, but have not started building
- Includes PUD subdivisions
- Example:
 - Somerset PUD
 - Approved in 2021
 - Approved for 152 units
- For this example, this category includes only the 152 units

Existing Units: 100% Built Not 100% Built

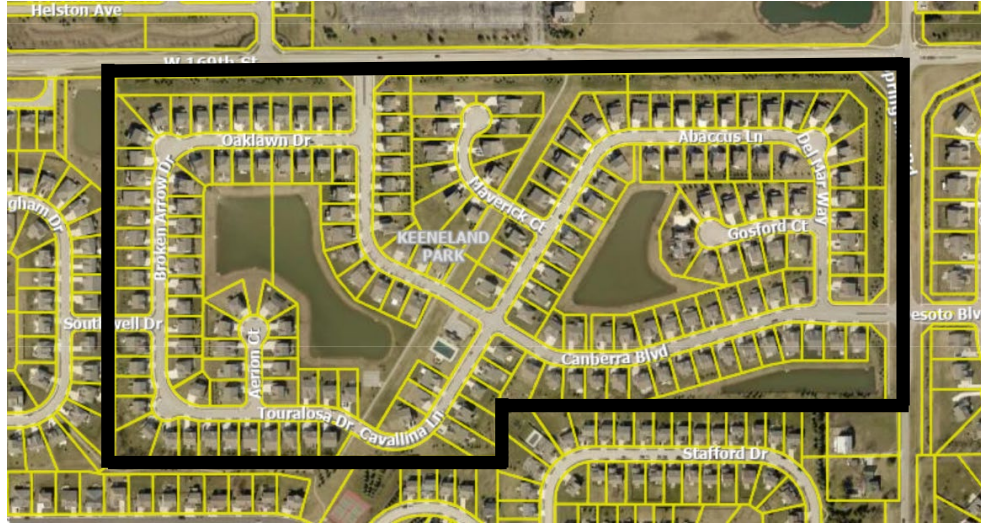


Expected Units: Completing Construction Construction Has Not Started



Housing Stock – Data in Four Categories

Existing:
100%
Built



Expected:
Completing
Construction



Existing:
Not 100%
Built



Expected:
Construction
Has Not
Started



Averages

Building Permits

Certificates of Occupancy

Averages – Building Permits

- Single-family (SF) permits (End of Year (EOY))

- 2017 - 719

- 719 permits = 719 SF units

- 2018 - 786

- 786 permits = 786 SF units

- 2019 - 706

- 706 permits = 706 SF units

- 2020 - 994

- 994 permits = 994 SF units

- 2021 - 1,382

- 1,382 permits = 1,382 SF units

- 5 year average = 917.4 permits / year

- 917.4 permits = 917.4 SF units

Averages – Certificates of Occupancy

- Multi-family (MF) Certificates of Occupancy (CofO) (End of Year (EOY))

• 2017	-	144	• 144 units of MF
• 2018	-	68	• 68 units of MF
• 2019	-	120	• 120 units of MF
• 2020	-	265	• 265 units of MF
• 2021	-	454	• 454 units of MF

- 5 year average = 210.2 units / year

Single-family Units

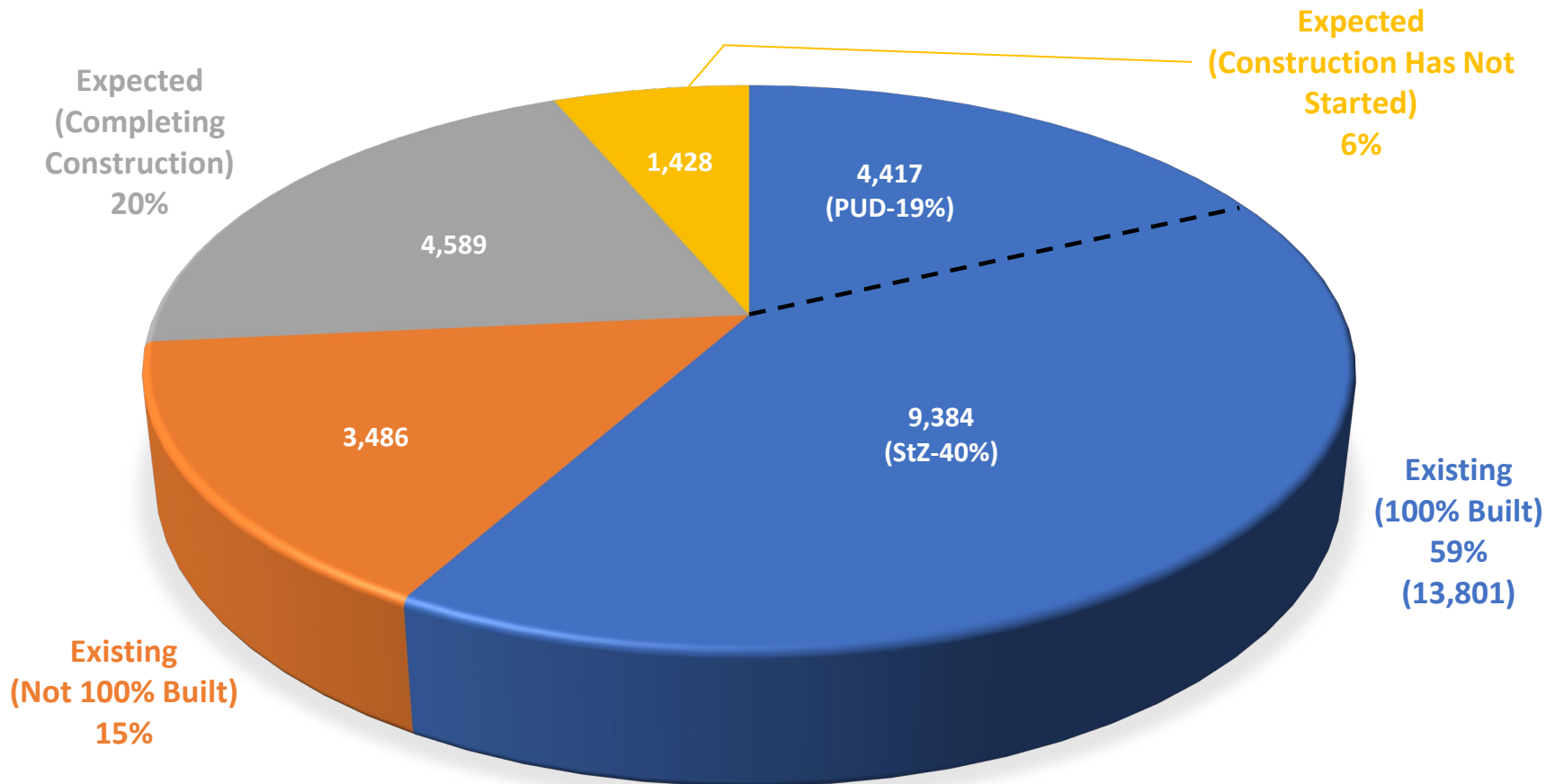
“SF” = Single-family

1 Single-family home = 1 Single-family unit

Housing Stock: Single-family

(SF = Single-family StZ = Straight Zoned PUD = Planned Unit Development)

SINGLE-FAMILY: EXISTING VS EXPECTED UNITS



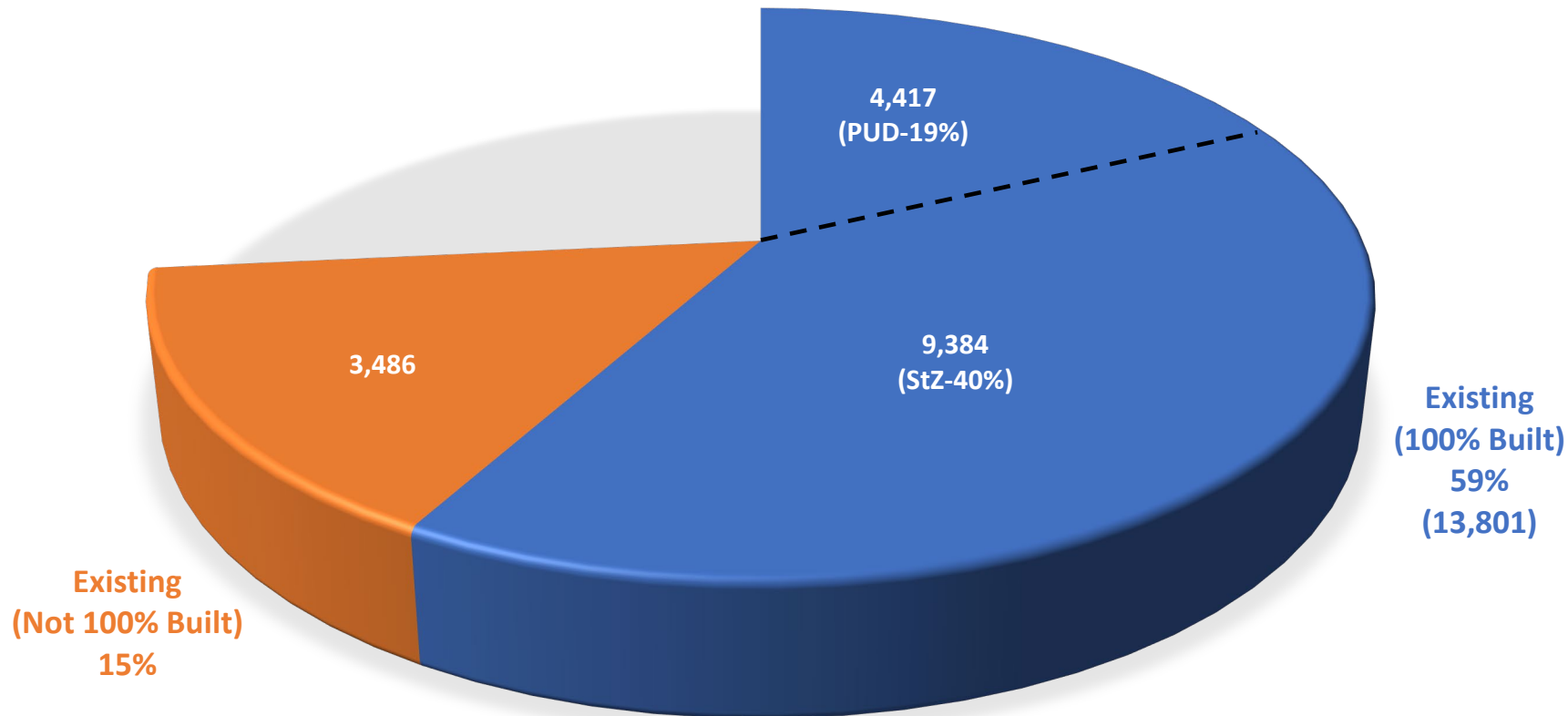
- 59% of all approved SF homes have been built in fully completed subdivisions
 - 13,801 units
- 15% of all approved SF homes are located in subdivisions that are partially completed
 - 3,486 units have been built, but are located in unfinished subdivisions
- 20% of all approved SF homes will be completing construction
 - 4,589 units will be built in unfinished subdivisions
- 6% of all approved SF homes have not started construction
 - 1,428 units approved to build, but have not started building

Housing Stock: Single-family

(SF = Single-family StZ = Straight Zoned PUD = Planned Unit Development)

- 17,287 units exist today (they have already been built)

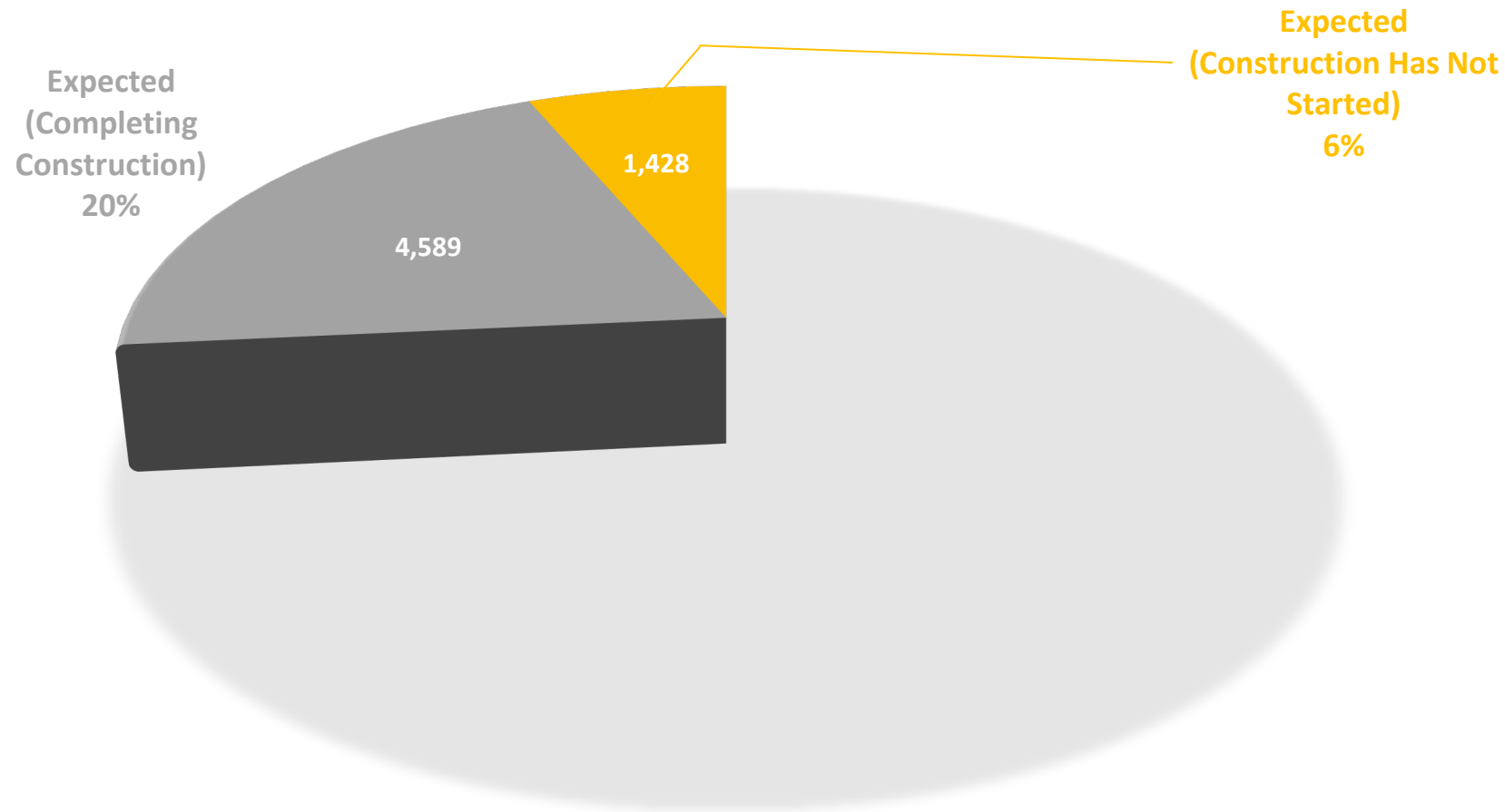
SINGLE-FAMILY: EXISTING VS EXPECTED UNITS



Housing Stock: Single-family

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SINGLE-FAMILY: EXISTING VS EXPECTED UNITS

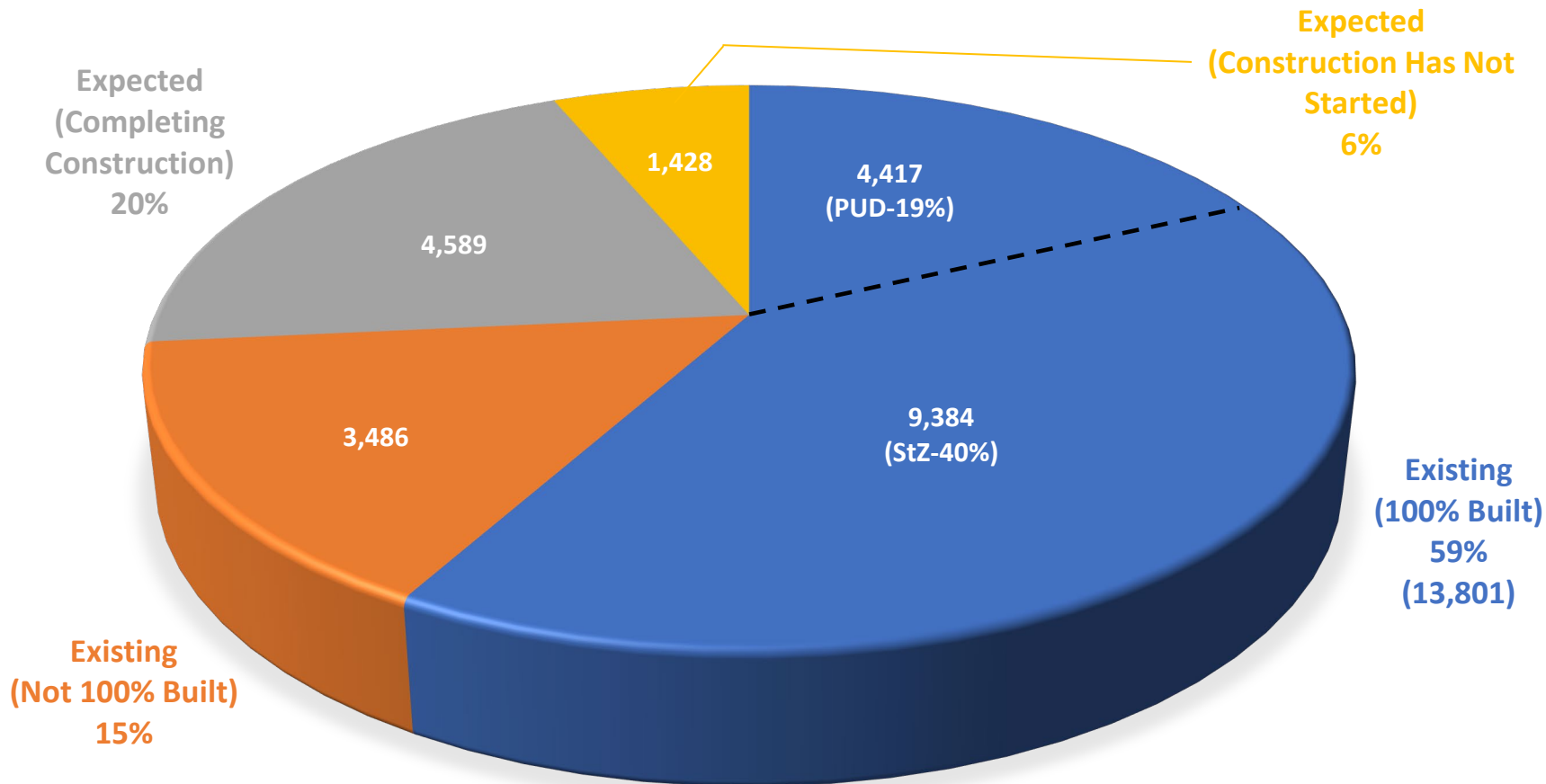


- 6,017 units do not exist, but are approved to be built

Housing Stock: Single-family

(SF = Single-family StZ = Straight Zoned PUD = Planned Unit Development)

SINGLE-FAMILY: EXISTING VS EXPECTED UNITS



- 17,287 units exist today (they have already been built)
- 6,017 units do not exist, but are approved to be built
- Based on an average of 917.4 building permits a year, future construction will take 6.5 years to build
 - 5 years for expected units to be built (Completing Construction)
 - 1.5 years for expected units to be built (Construction Has Not Started)

Multi-family Units

“MF” = Multi-family

1 Multi-family home $\neq$ 1 Multi-family unit

1 Multi-family ~~home~~

1 Multi-family Building

1 Multi-family Building = 6 Townhome units

1 Multi-family Building = 2 Duplex units

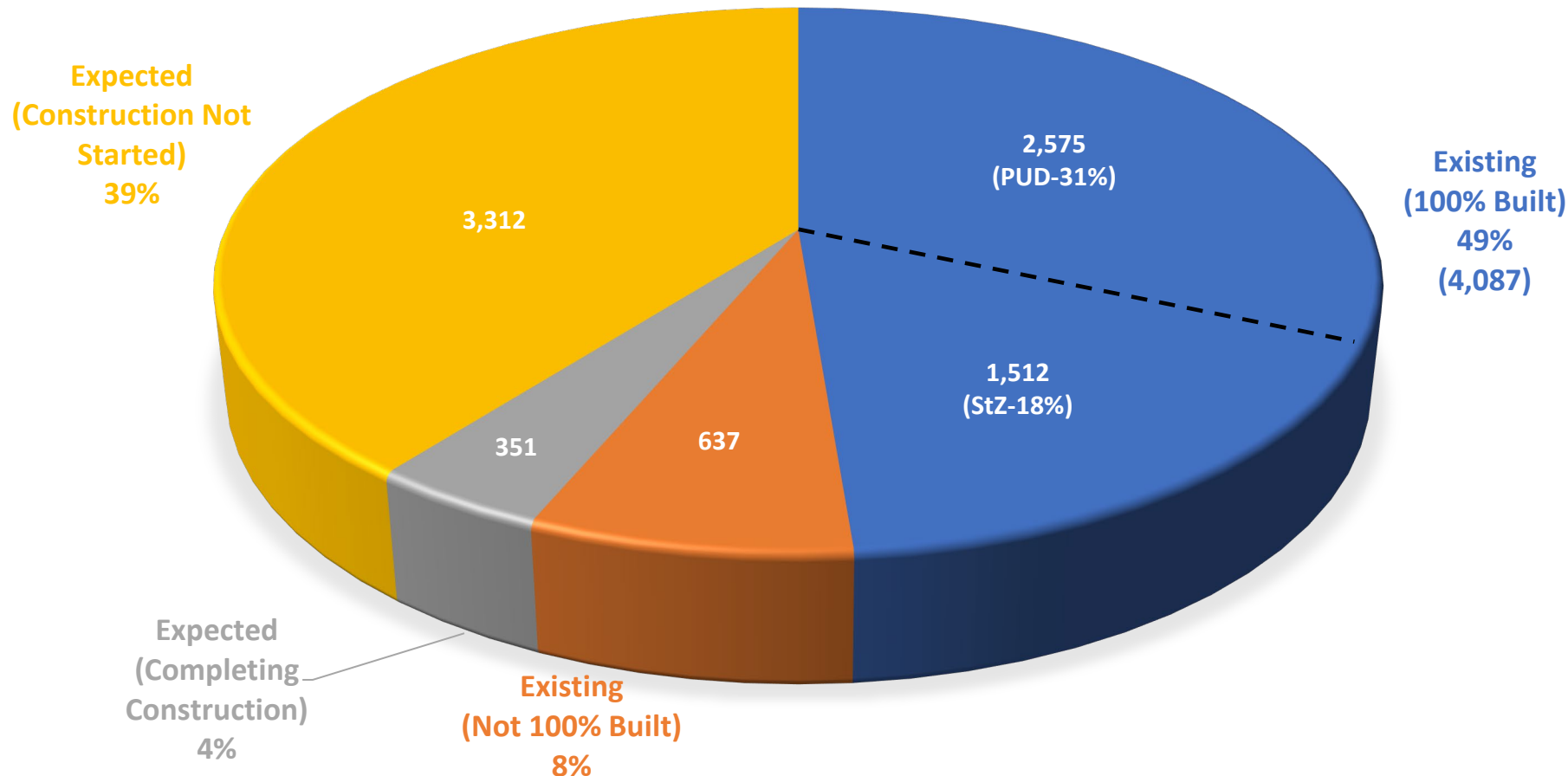
1 Multi-family Building = 12 Apartment units

1 Multi-family Unit = 1 Apartment unit, 1 Townhome unit or 1 Duplex unit

Housing Stock: Multi-family

(MF = Multi-family StZ = Straight Zoned PUD = Planned Unit Development)

MULTI-FAMILY: EXISTING VS EXPECTED UNITS



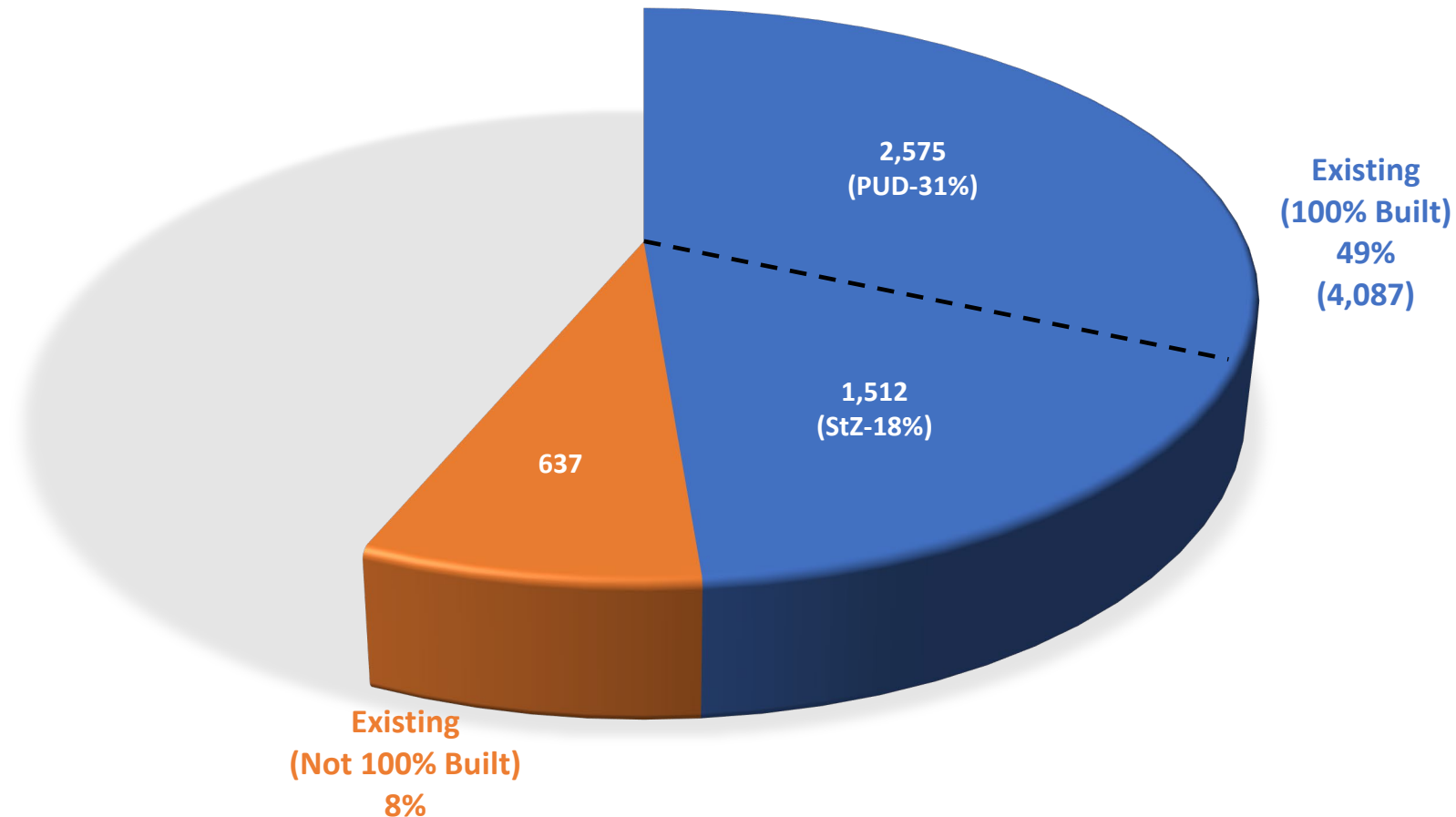
- 49% of all approved MF homes have been built in fully completed subdivisions
 - 4,087 units
- 8% of all approved MF homes are located in subdivisions that are partially completed
 - 637 units have been built, but are located in unfinished subdivisions
- 4% of all approved MF homes will be completing construction
 - 351 units will be built in unfinished subdivisions
- 39% of all approved MF homes have not started construction
 - 3,312 units approved to build, but have not started building

Housing Stock: Multi-family

(MF = Multi-family StZ = Straight Zoned PUD = Planned Unit Development)

- 4,724 units exist today (they have already been built)

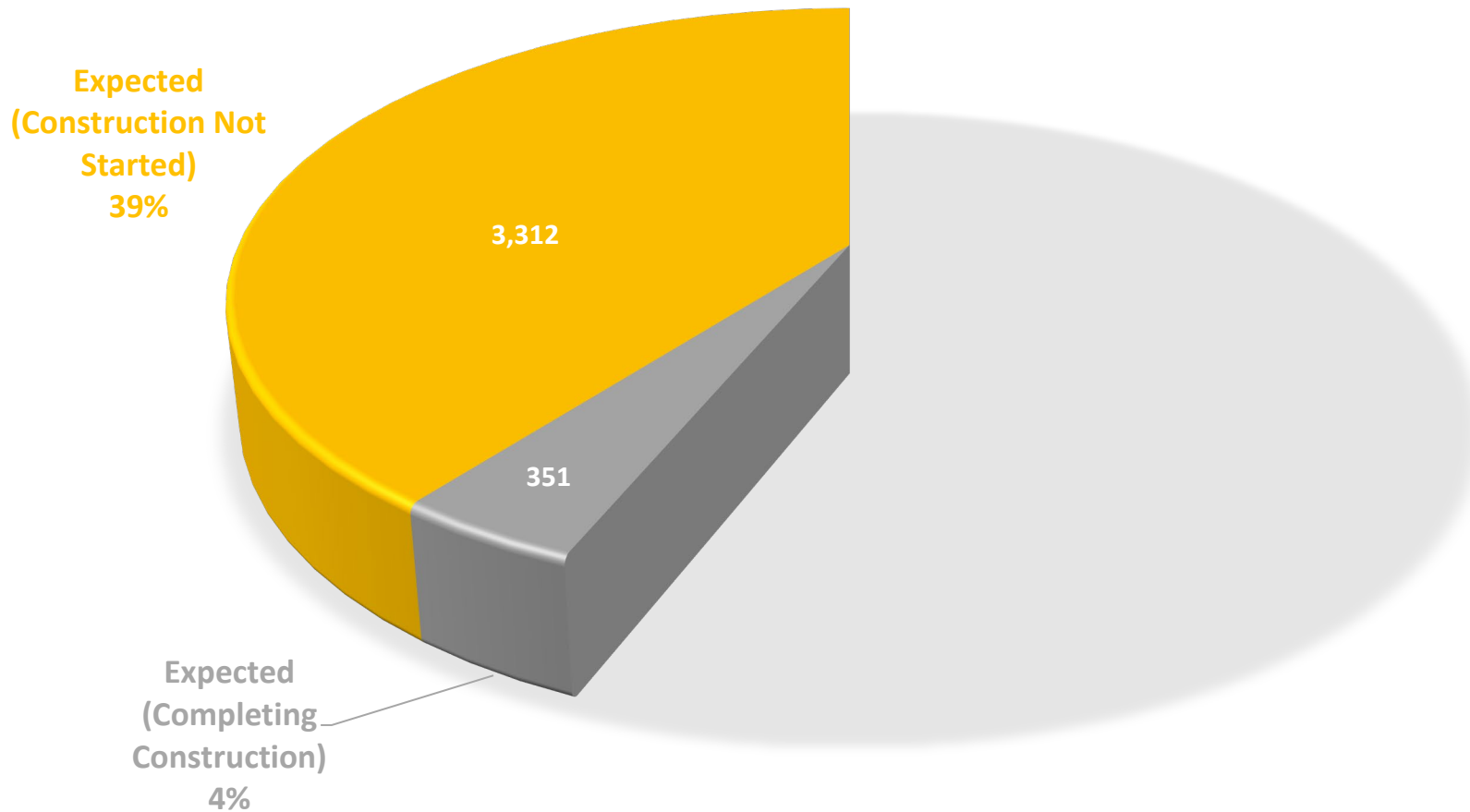
MULTI-FAMILY: EXISTING VS EXPECTED UNITS



Housing Stock: Multi-family

(MF = Multi-family StZ = Straight Zoned PUD = Planned Unit Development)

MULTI-FAMILY: EXISTING VS EXPECTED UNITS

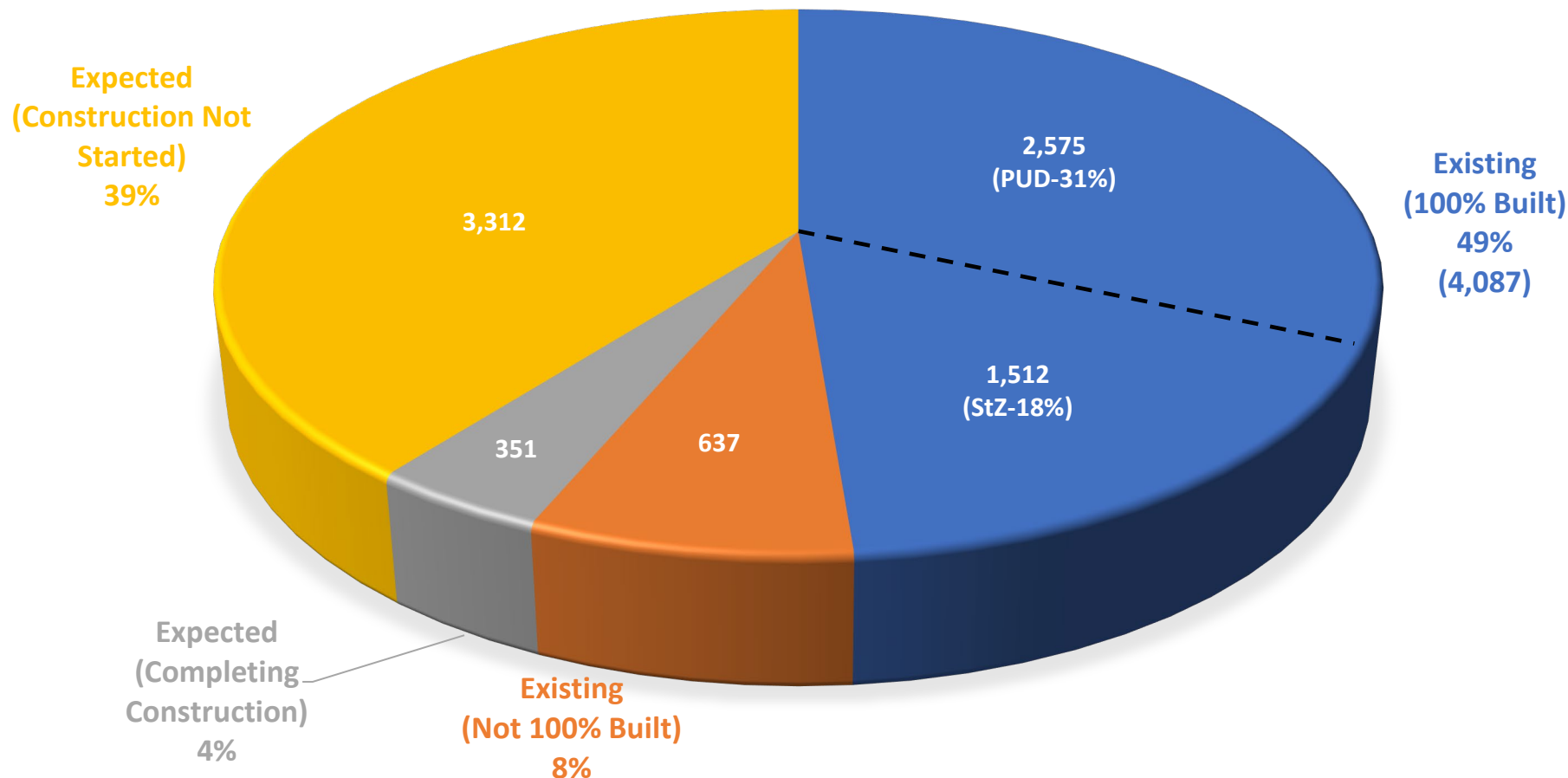


- 3,663 units do not exist, but are approved to be built

Housing Stock: Multi-family

(MF = Multi-family StZ = Straight Zoned PUD = Planned Unit Development)

MULTI-FAMILY: EXISTING VS EXPECTED UNITS

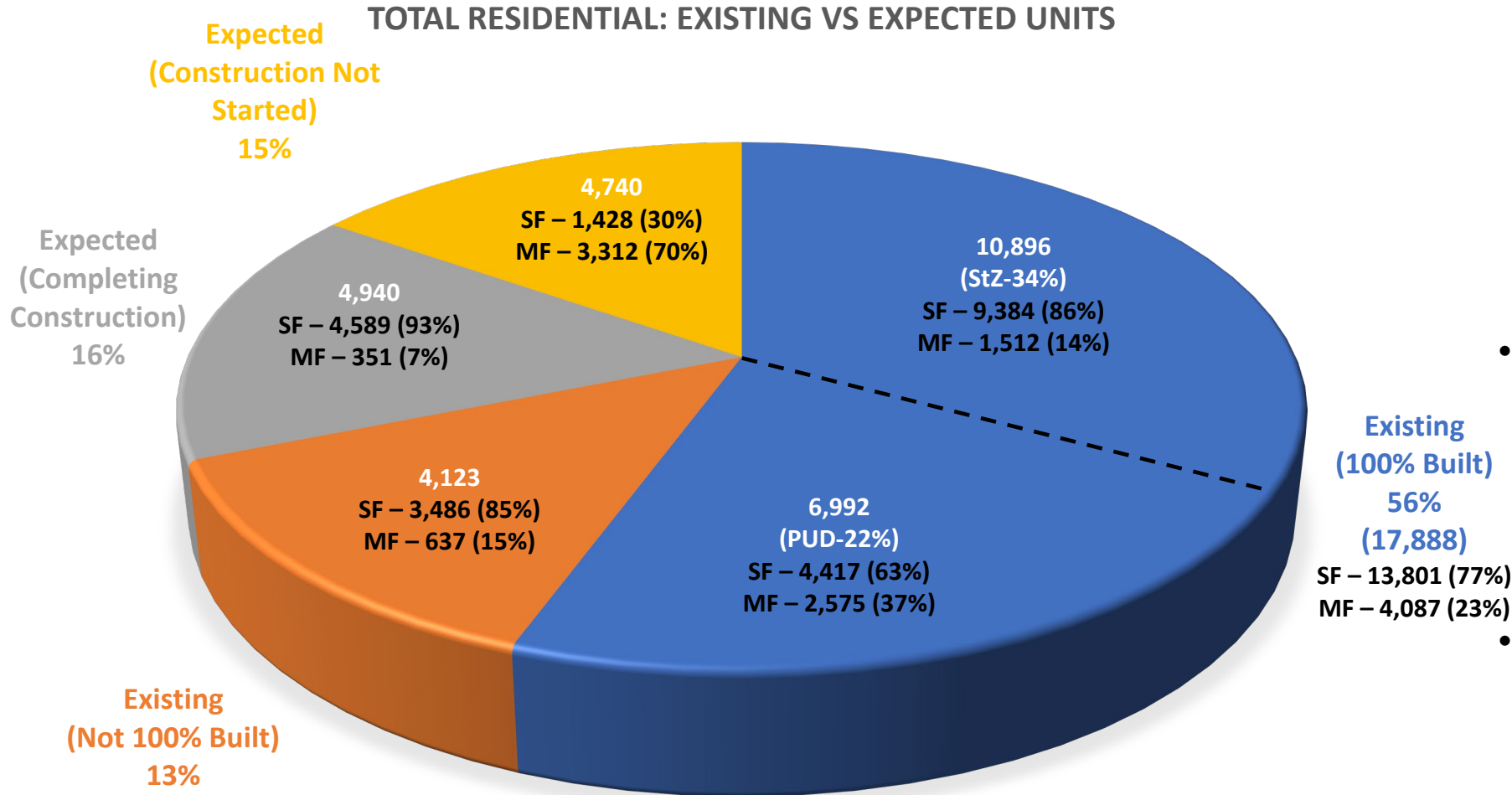


- 4,724 units exist today (they have already been built)
- 3,663 units do not exist, but are approved to be built
- Based on an average of 210.2 certificates of occupancy released a year, future construction will take 17.4 years to build
 - 1.6 years for expected units to be built (**Completing Construction**)
 - 15.8 years for expected units to be built (**Construction Has Not Started**)

Total Residential Units:
Single-family and Multi-family

Total Residential: Single-family and Multi-family

(SF = Single-family MF = Multi-family
StZ = Straight Zoned PUD = Planned Unit Development)



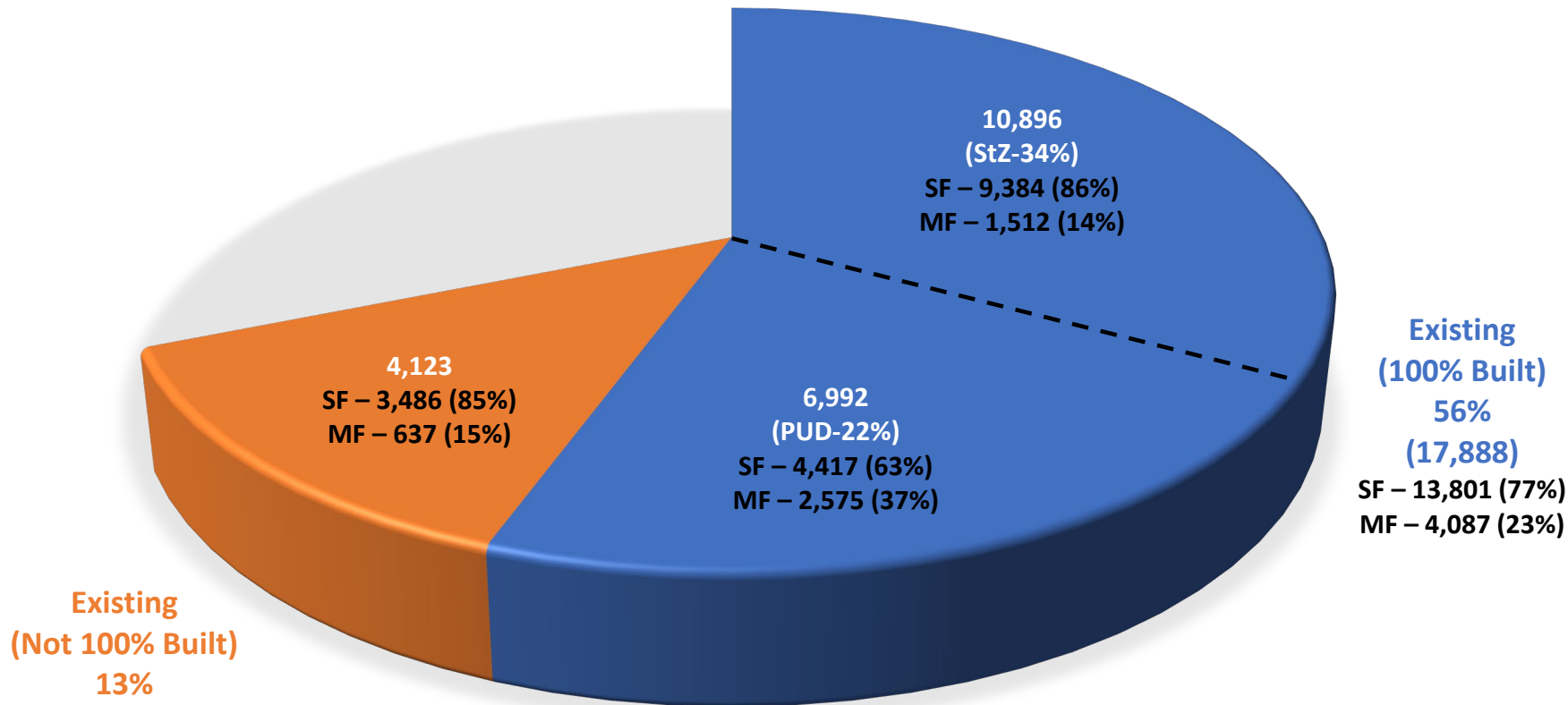
- 56% of all approved SF and MF homes have been built in fully completed subdivisions
 - 17,888 units
- 13% of all approved SF and MF homes are located in subdivisions that are partially completed
 - 4,123 units have been built, but are located in unfinished subdivisions
- 16% of all approved SF and MF homes will be completing construction
 - 4,940 units will be built in unfinished subdivisions
- 15% of all approved SF and MF homes have not started construction
 - 4,740 units approved to build, but have not started building

Total Residential: Single-family and Multi-family

(SF = Single-family MF = Multi-family
StZ = Straight Zoned PUD = Planned Unit Development)

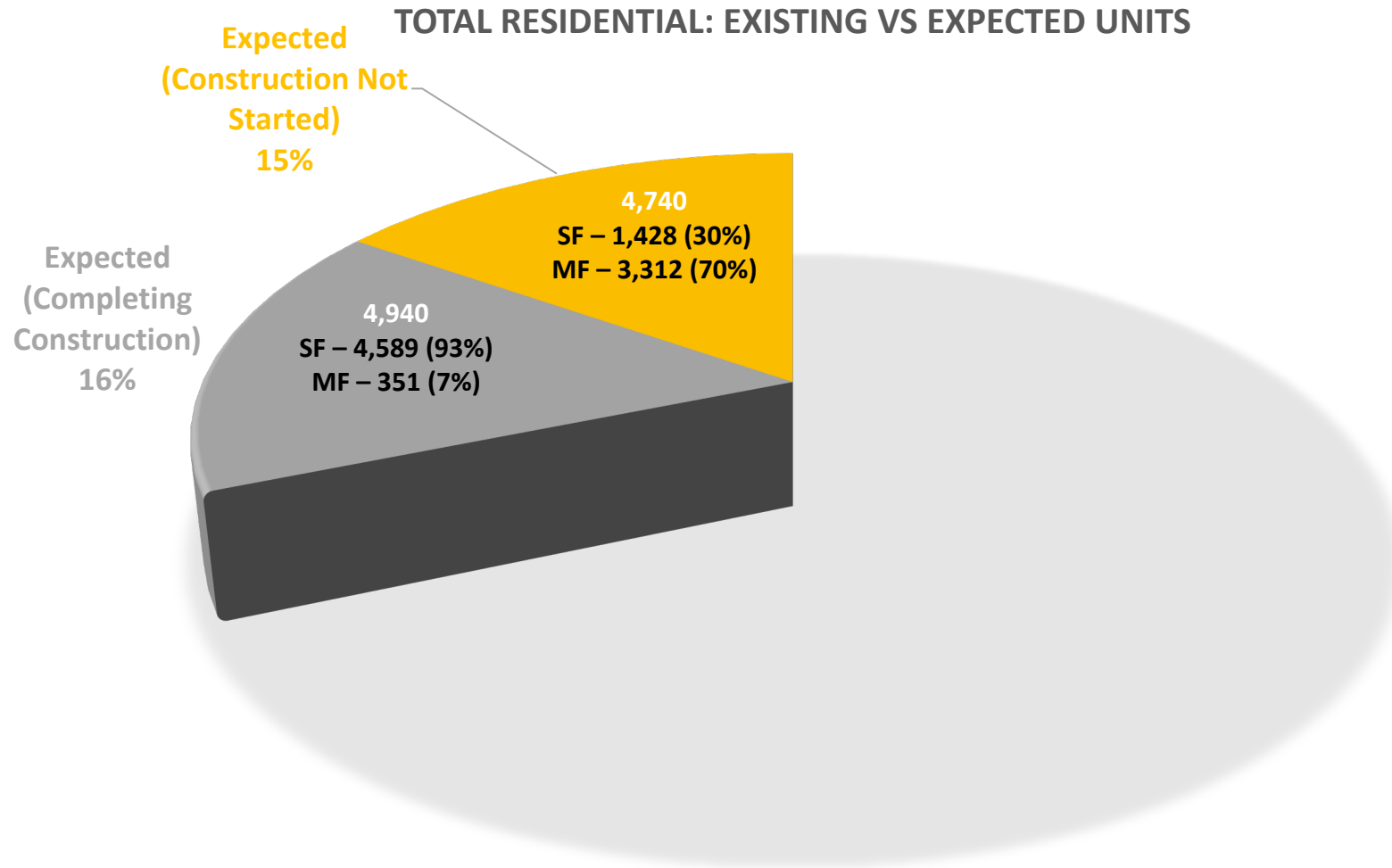
TOTAL RESIDENTIAL: EXISTING VS EXPECTED UNITS

- 22,011 units exist today (they have already been built)



Total Residential: Single-family and Multi-family

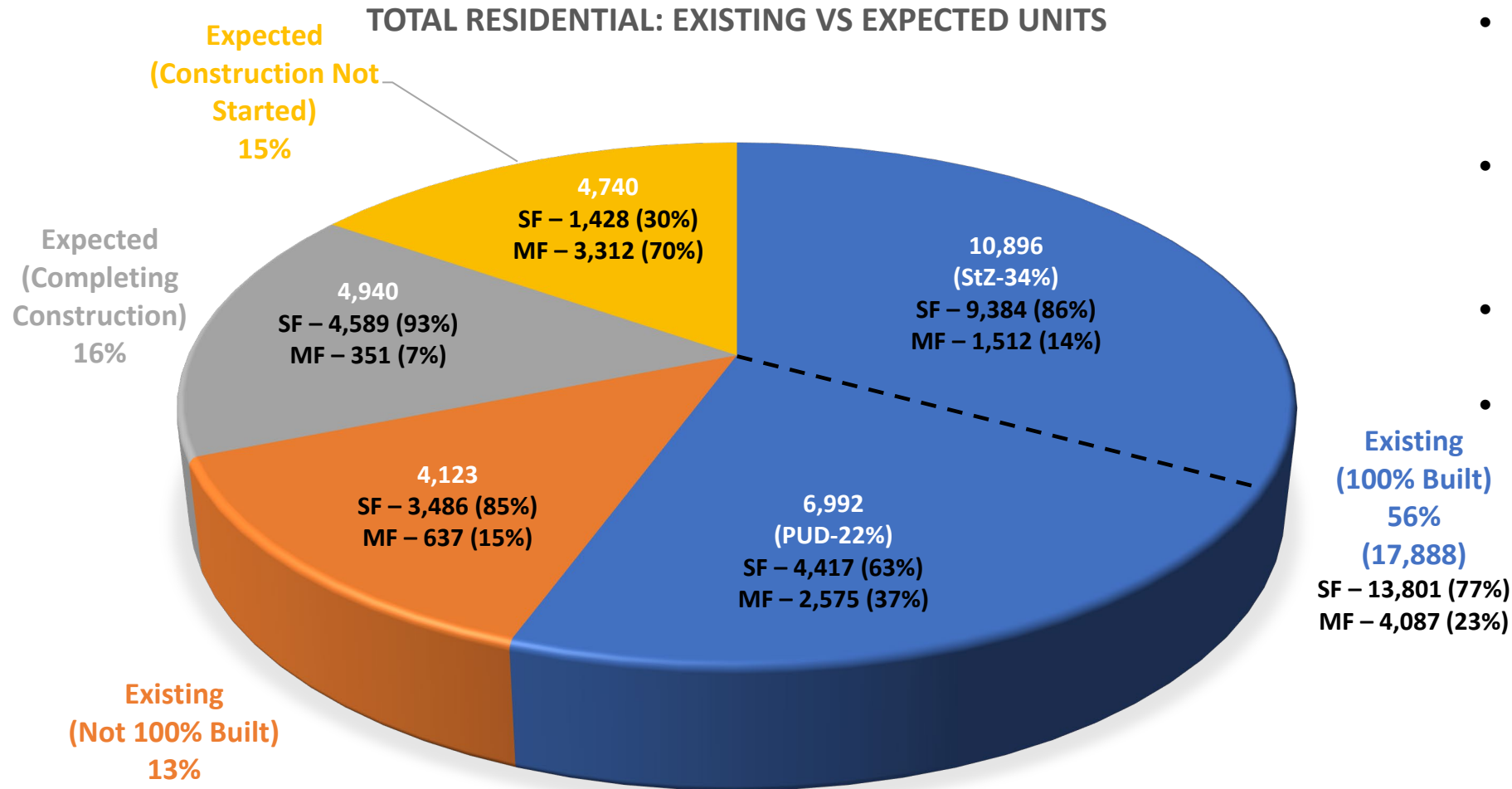
(SF = Single-family MF = Multi-family
StZ = Straight Zoned PUD = Planned Unit Development)



- 9,680 units do not exist, but are approved to be built

Total Residential: Single-family and Multi-family

(SF = Single-family MF = Multi-family
StZ = Straight Zoned PUD = Planned Unit Development)



- 22,011 units exist today (they have already been built)
- 9,680 units do not exist, but are approved to be built
- 917.4 SF units / year
- 210.2 MF units / year

Nonresidential Stock

October 17, 2022

(Data as recent as May of 2022)

Terminology

- Plat, Platting and Not Platted
- Lots
- Blocks
- DDP (Detailed Development Plan)

Plat, Platting and Not Platted

- Plat: A document that creates property, showing its boundary lines, Common Area, Right-of-Way and dimensions.
 - For this presentation we will not be covering Common Area or Right-of-way
- Platting: A process that takes boundary lines and, either:
 - Draws them for the first time;
 - Redraws them to make new boundary lines; or,
 - Eliminates boundary lines
- Not Platted: A property that has not yet been platted

PCW Slide 75

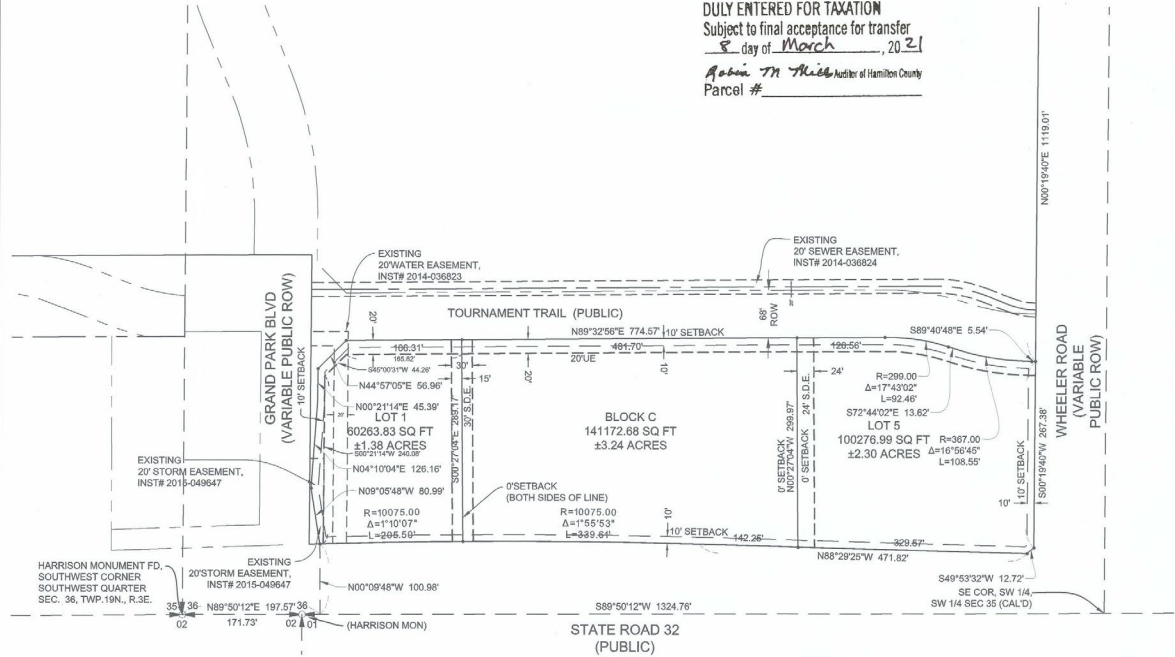
OWNER / SUBDIVIDER:
WHEELER FARMS, LLC
18216 KINSEY AVE
WESTFIELD, IN 46074

2021018250 PLAT \$30.00
03/08/2021 03:53:26P 2 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

WHEELER LANDING SECTION 2 BLOCK "C" LOTS 1 AND 5
SECONDARY PLAT
PART OF THE NW 1/4, SW 1/4 OF
SECTION 36 T19N, R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

THIS INSTRUMENT WAS PREPARED BY:
TERRY D. WRIGHT PROFESSIONAL LAND SURVEYOR
INDIANA #9700013
HAMILTON DESIGNS, LLC
11988 FISHERS CROSSING DRIVE, SUITE 154,
FISHERS, INDIANA 46038
TELEPHONE (317) 570-8800
contact@hamilton-designs.com

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer
8 day of March, 2021
Adam M. Kiehl Auditor of Hamilton County
Parcel #



LEGEND

ROW RIGHT OF WAY
D&UE DRAINAGE & UTILITY EASEMENT
S.D.E. SHARED DRIVEWAY EASEMENT
• SET REBAR/CAP "FIRM 0124"
■ SET CONCRETE MONUMENT
BSL BUILDING SETBACK LINE



VICINITY MAP
NO SCALE

Lots and Blocks

- Lot: An individual property or parcel
- Block: An area dedicated for future platting

PCW Slide 75

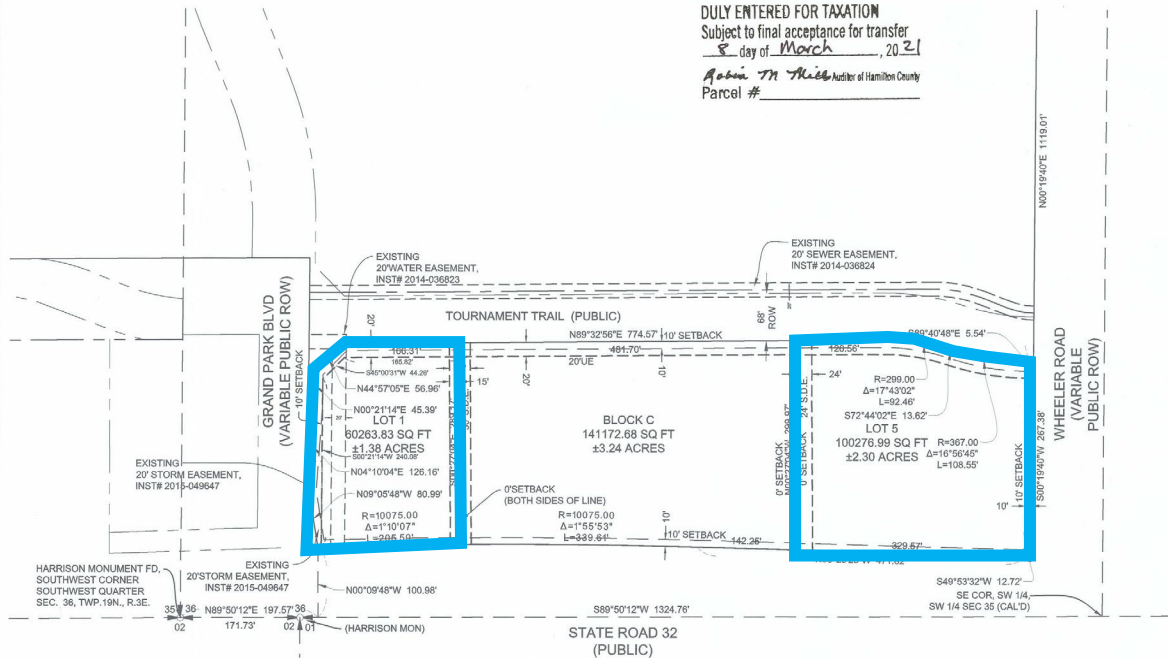
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PCW Slide 75

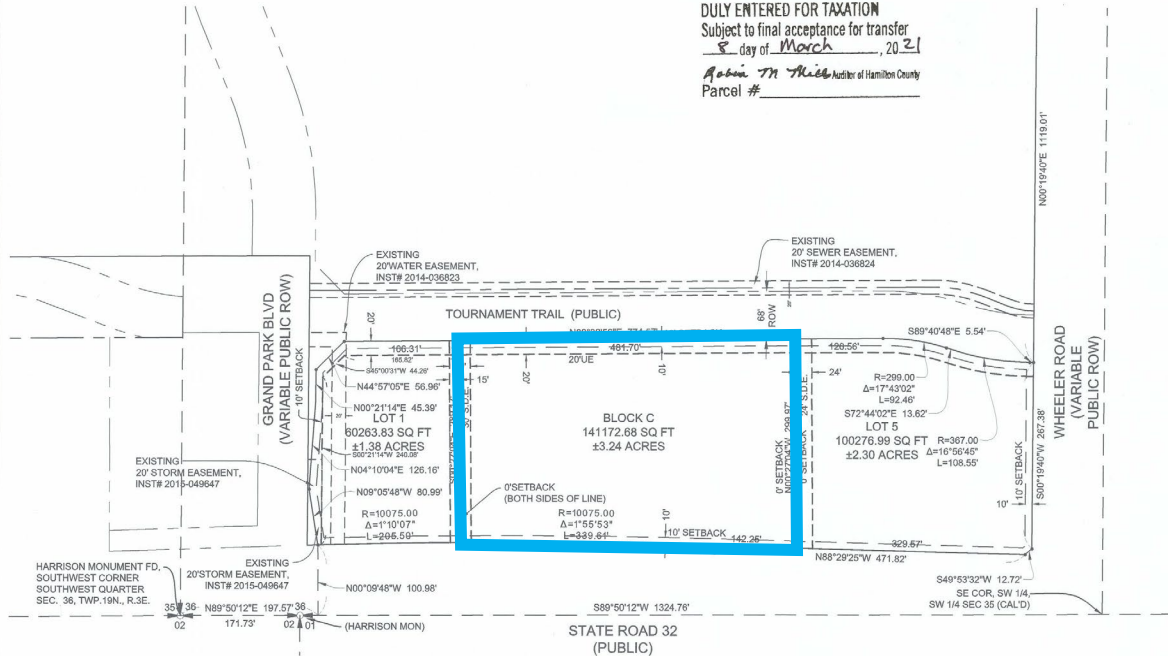
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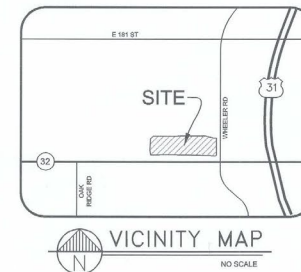
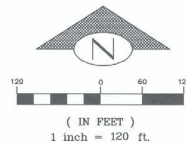
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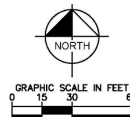
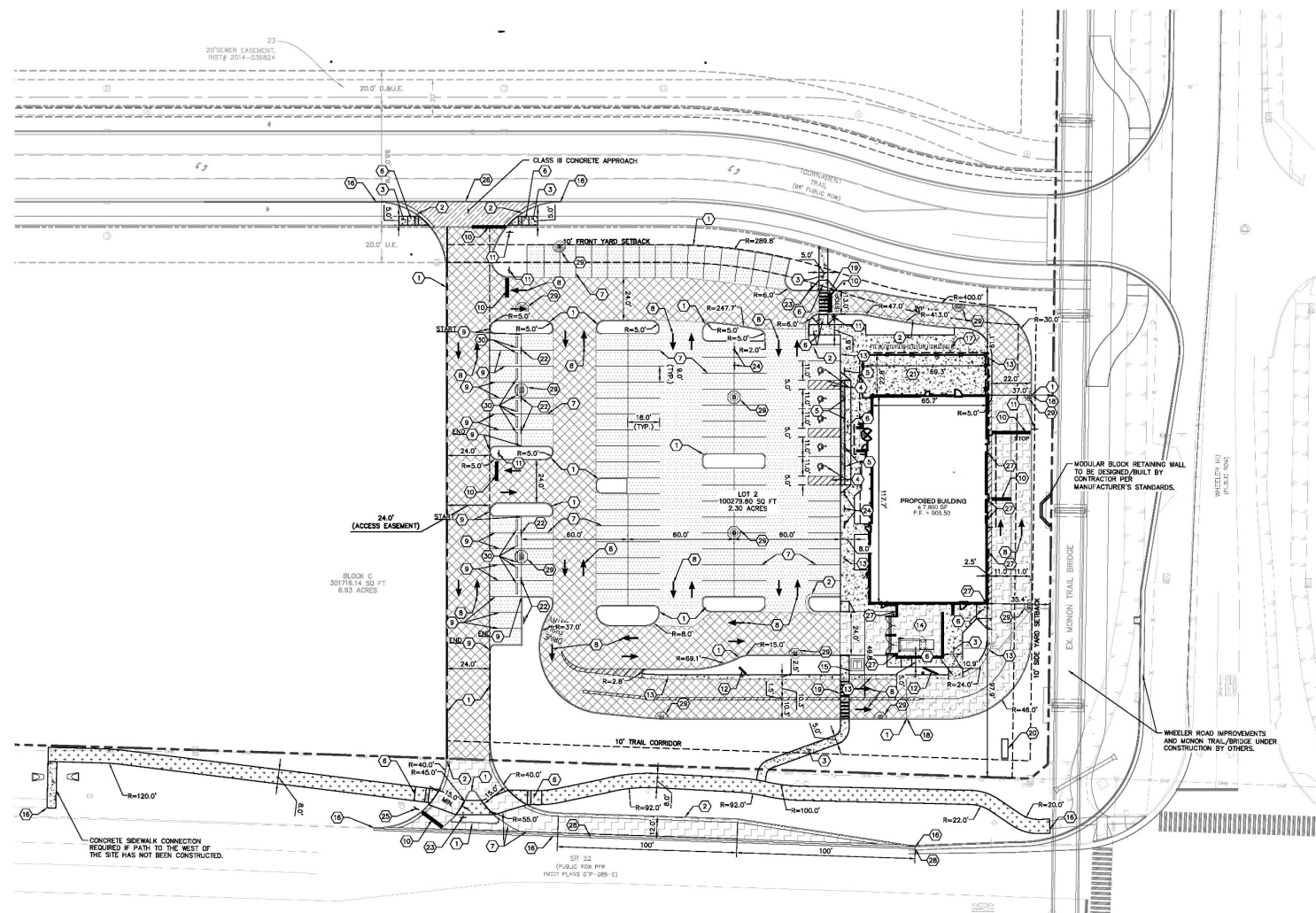


Lots and Blocks

- Lot: An individual property or parcel
 - Plats and the process of Platting can create a single or multiple Lots
- Block: An area dedicated for future platting
 - Plats and the process of Platting can create a single or multiple Blocks

Detailed Development Plan (DDP)

- Detailed Development Plan: A plan that is reviewed and approved for the construction of a specific building

[illegible]

- 1 CONCRETE CURB, TYP. (SEE DETAILS)
- 2 ACCESSIBLE CURB & GUTTER (SEE DETAILS)
- 3 CONCRETE SIDEWALK, TYP. (SEE DETAILS)
- 4 ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
- 5 ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
- 6 ACCESSIBLE RAMP WITH PAINTED TRUNCATED DOME (SEE DETAILS)
- 7 4" WIDE PAINTED WHITE SOLID LINE, TYP.
- 8 DIRECTIONAL PAVEMENT MARKINGS, TYP.
- 9 4" WIDE PAINTED YELLOW SOLID LINE, TYP.
- 10 24" WIDE STOP BAR, TYP. (SEE DETAILS)
- 11 STOP SIGN, TYP. (MUTCD W1-1, SEE DETAILS)
- 12 DRIVE THRU MENU BOARD AND SIGNAGE, REF ARCH PLANS
- 13 RAISED CURBLESS SIDEWALK (SEE DETAILS)
- 14 DUMPSTER ENCLOSURE WITH FENCE (SEE ARCH. PLANS)
- 15 TRANSFORMER PAD, COORDINATE WITH UTILITY PROVIDER
- 16 CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- 17 BICYCLE PARKING (REFER TO ARCH PLANS)
- 18 INTEGRAL CONCRETE CURB
- 19 CROSSWALK STRIPING, TYP. (REFER TO MUTCD FOR DETAILS)
- 20 MONUMENT SIGN (REFER TO ARCH PLANS)
- 21 OUTDOOR PATIO (REFER TO ARCHITECTURAL PLANS (A1277) SQFT)
- 22 EMPLOYEE PARKING SIGN & BOLLARD
- 23 "DO NOT ENTER" SIGN
- 24 "ONLINE ORDERING" SIGN
- 25 "RIGHT-TURN ONLY" SIGN
- 26 UP GUTTER (SEE DETAILS)
- 27 BOLLARD (SEE DETAILS) - REFER TO ARCH PLANS FOR EXACT LOCATION
- 28 VALLEY GUTTER (SEE DETAILS)
- 29 CONCRETE COLLAR, TYP. (SEE DETAILS)
- 30 PRE-CAST CONCRETE WHEEL STOP (SEE DETAILS)

STANDARD PARKING SPACES PROVIDED	=	114 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	=	5 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	5 SPACES
<u>TOTAL PARKING SPACES PROVIDED</u>		<u>119 SPACES</u>
<u>TOTAL PARKING SPACES REQUIRED</u>		<u>119 SPACES</u>
<u>TOTAL BICYCLE PARKING SPACES PROVIDED</u>	=	<u>30 SPACES</u>

	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	SIGHT OF WAY PAVEMENT (NGDT) SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	NOOT CLASS II CONCRETE APPROACH SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	S' ASPHALT TRAIL SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	STANDARD CONCRETE CURB
	CONCRETE DEPRESSED CURB

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)
HORIZONTAL DATUM: NAD83/2011 (INDIANA EAST)
VERTICAL DATUM: NAVD88

SBM #1: CUT "X", W BOLT OF FH, SW CORNER SR 32 & WHEELER RD.
ELEVATION=901.09

SBM #2 CUT "X", W BOLT OF TSP, SE COR SR 32 & GRAND PARK BLVD.
ELEVATION=899.62

NOTE: ALL INFRASTRUCTURE SHOWN ALONG TOURNAMENT TRAIL, WHEELER ROAD AND THE MONON TRAIL BRIDGE ARE PROPOSED IMPROVEMENTS SHOWN FOR REFERENCE BY OTHERS AND MAY NOT BE COMPLETE BEFORE THE COMMENCEMENT OF CONSTRUCTION FOR THE PROPOSED PROJECT. CONTRACTOR TO FIELD VERIFY ACTUAL FIELD CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY DESIGN ENGINEER IMMEDIATELY IF ANY DISCREPANCIES EXIST.

Detailed Development Plan (DDP)

- Detailed Development Plan: A plan that is reviewed and approved for the construction of a specific building
- Every nonresidential Lot requires DDP approval
- Once the DDP is approved, construction can then occur
- No DDP approved means, either:
 - A Lot was created, but is waiting for a user; or,
 - A Lot was not created and is waiting to be platted
- Blocks:
 - No DDP required for Blocks
 - May be platted multiple times in the future before Lots are created and a DDP can be approved
 - Meaning, it is a placeholder for future development
 - The size, shape and number of Lots is not known

Development Process

Understanding the Process

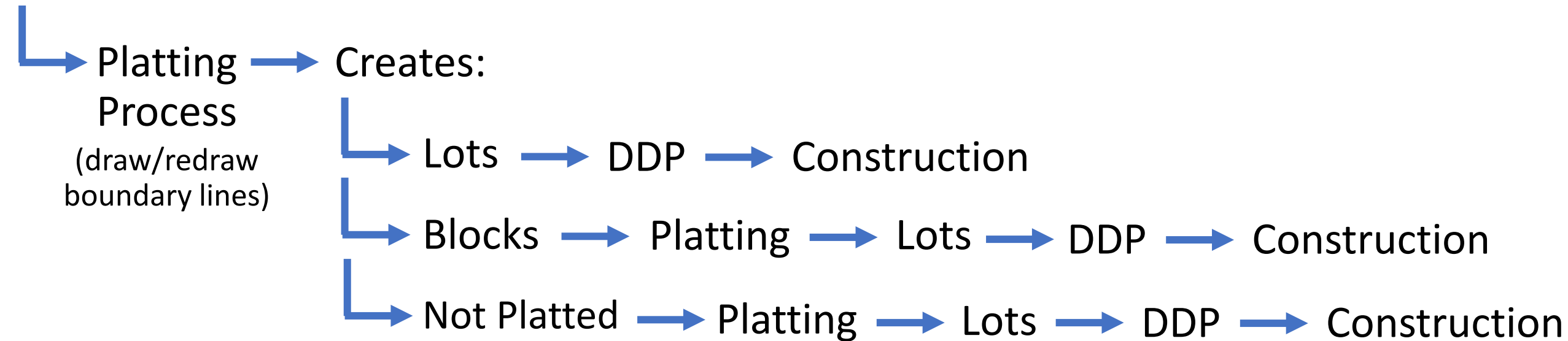
Wheeler Landing

Block C of Wheeler Landing

Why is this important?

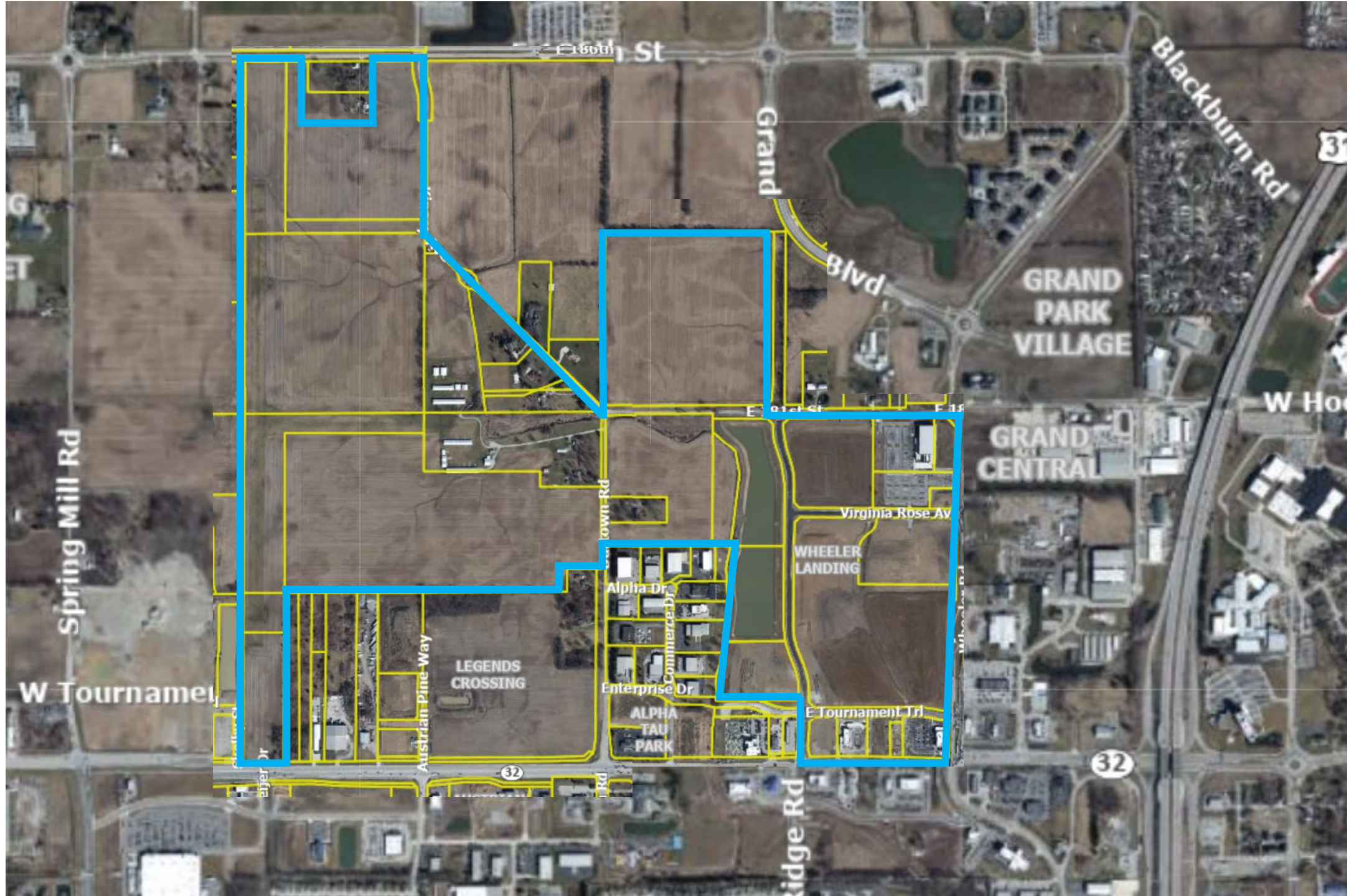
- Understanding the development Process

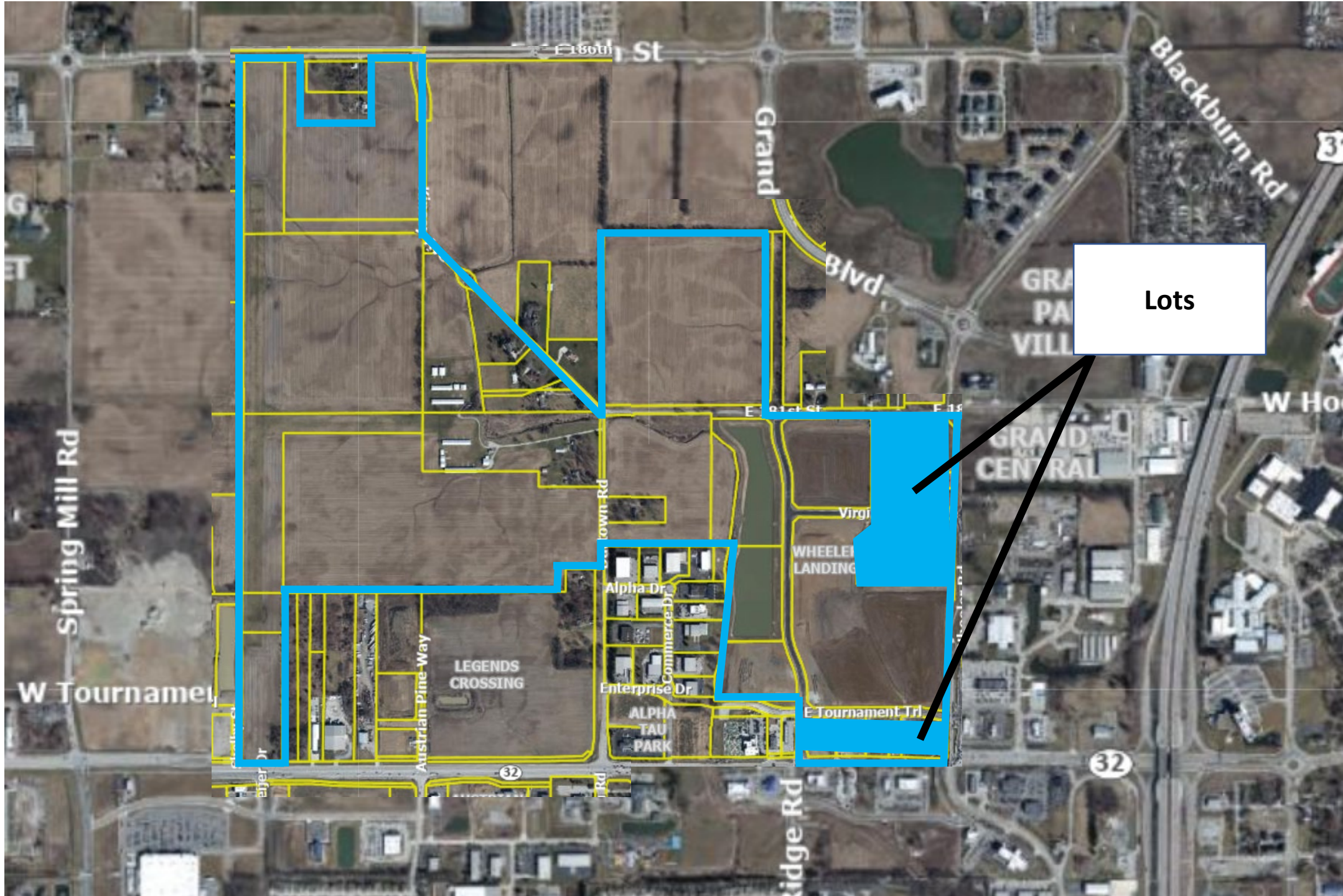
Existing
Property

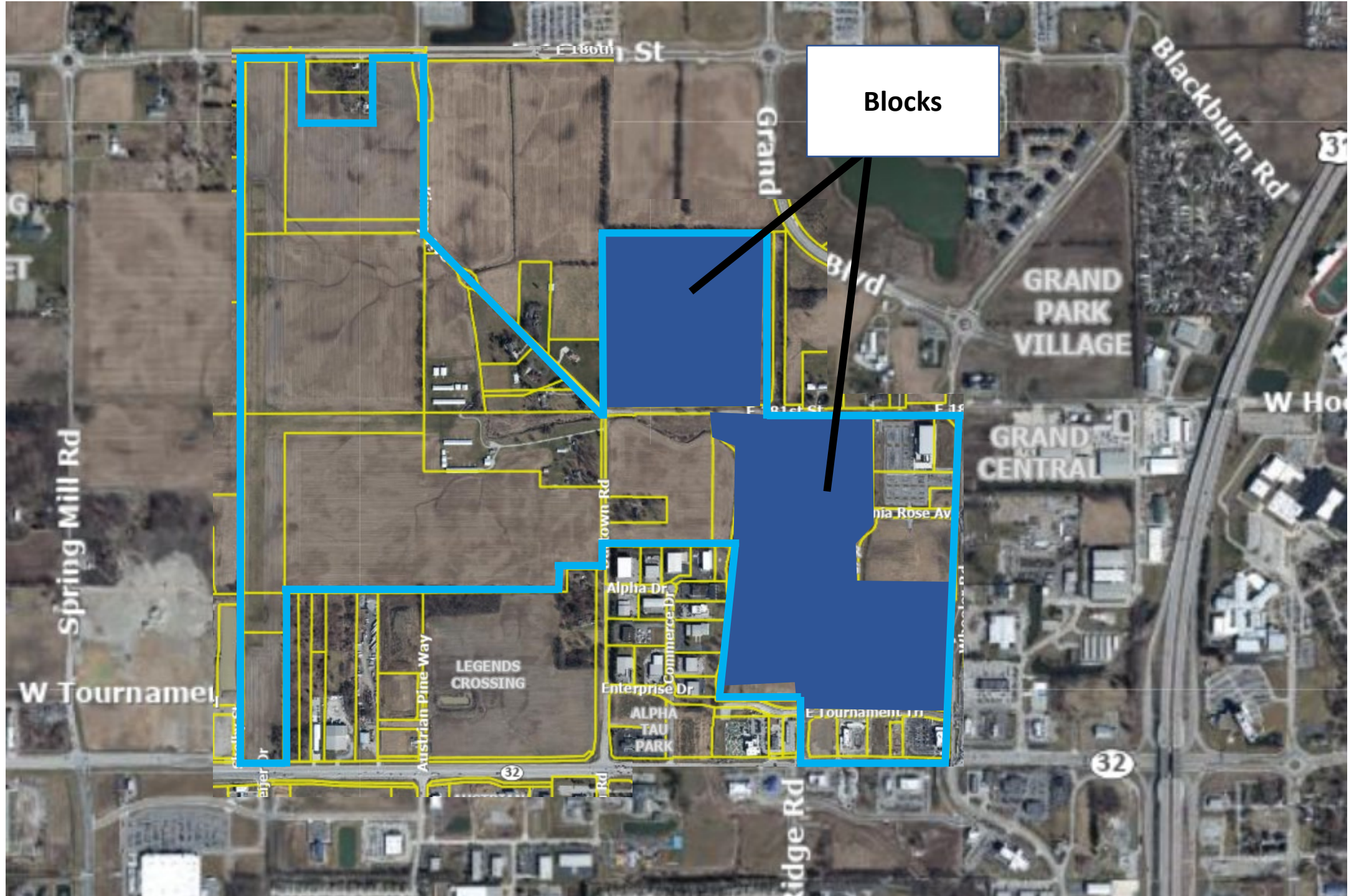


Example

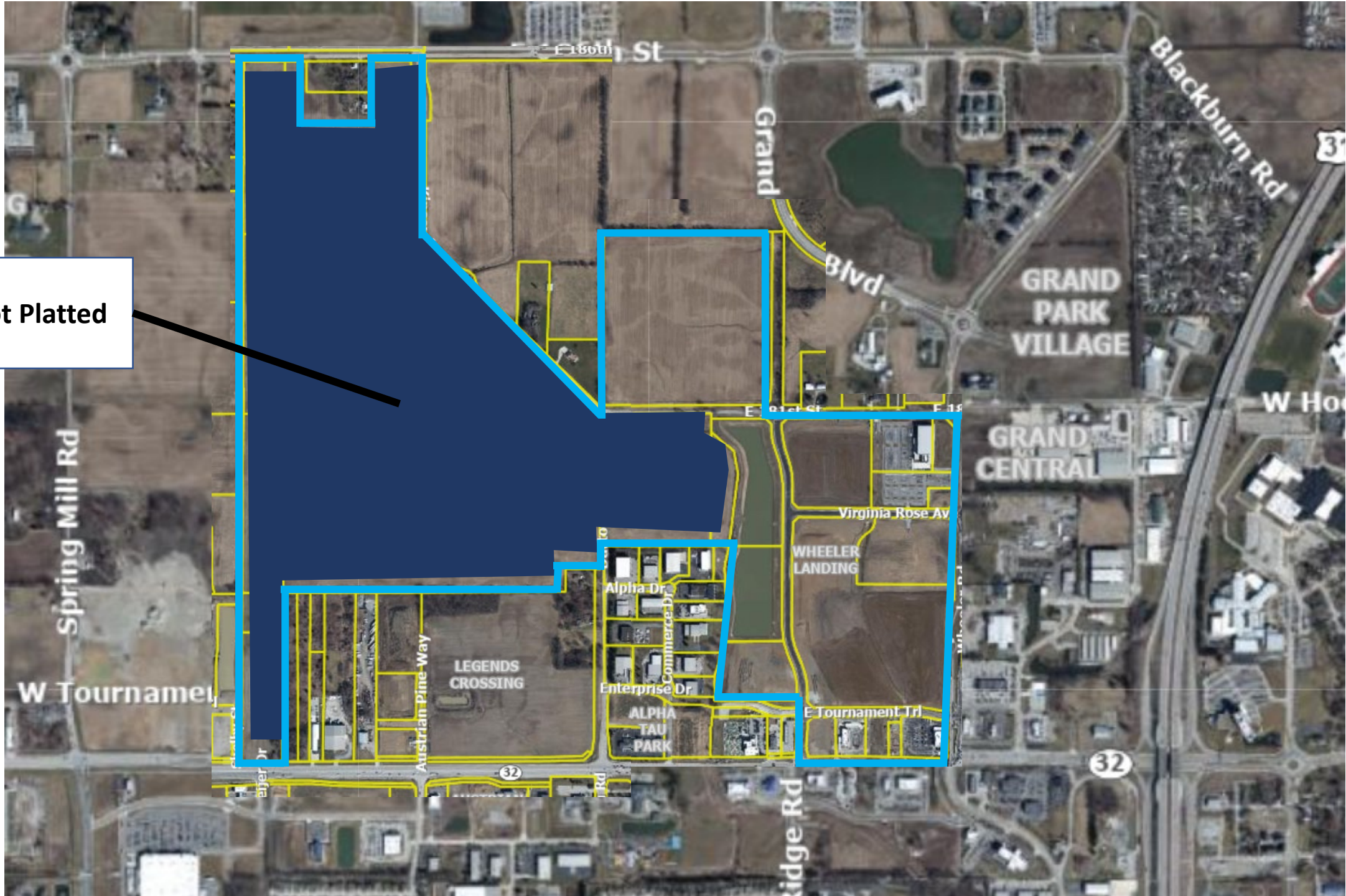
- One project can have all stages of development
 - Lots
 - Blocks
 - Not Platted
- Wheeler Landing
 - Zoning was approved in 2018
 - Contains a total of 321 acres
- Currently, made up of 34 individual Lots

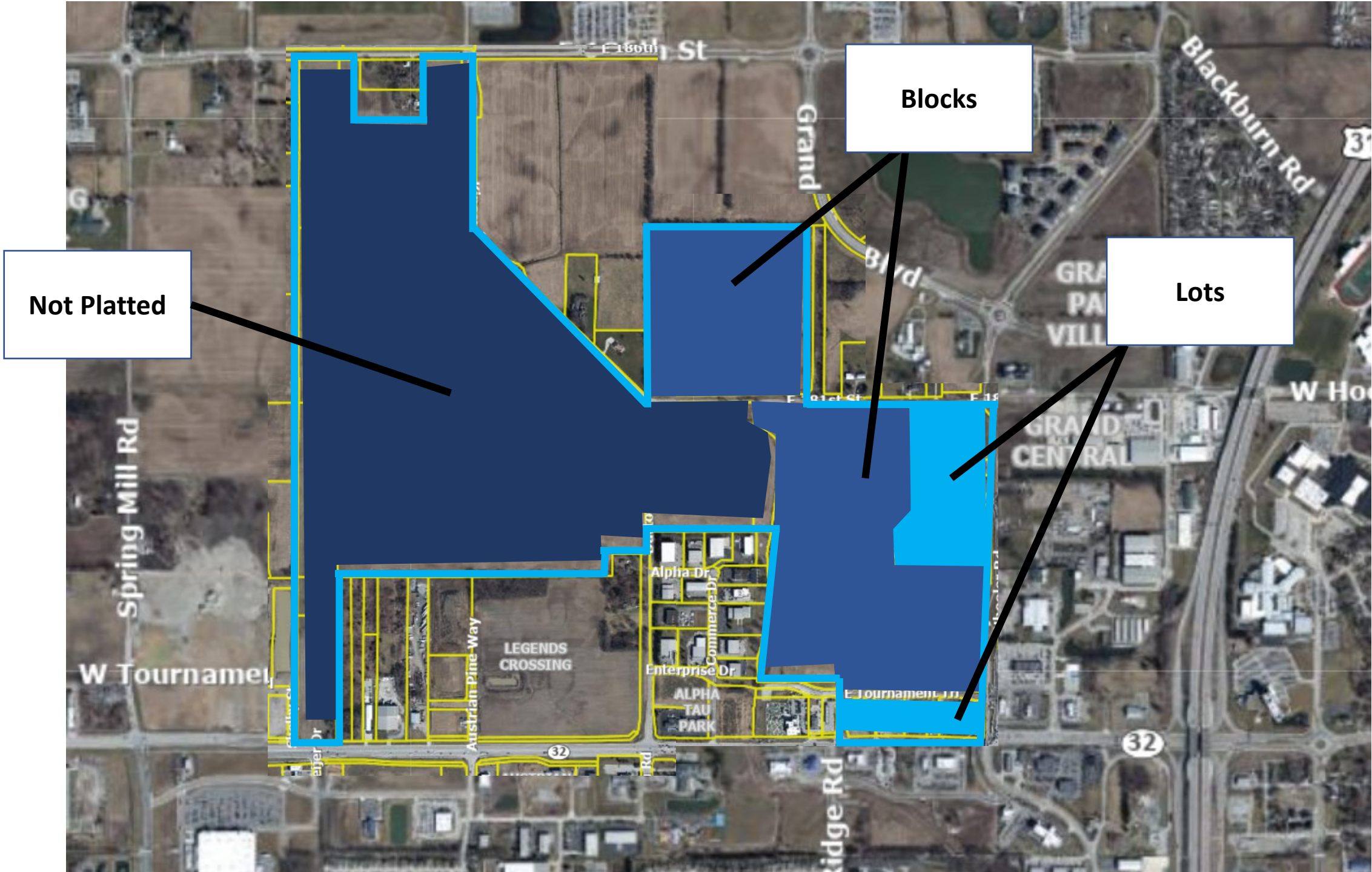






Not Platted





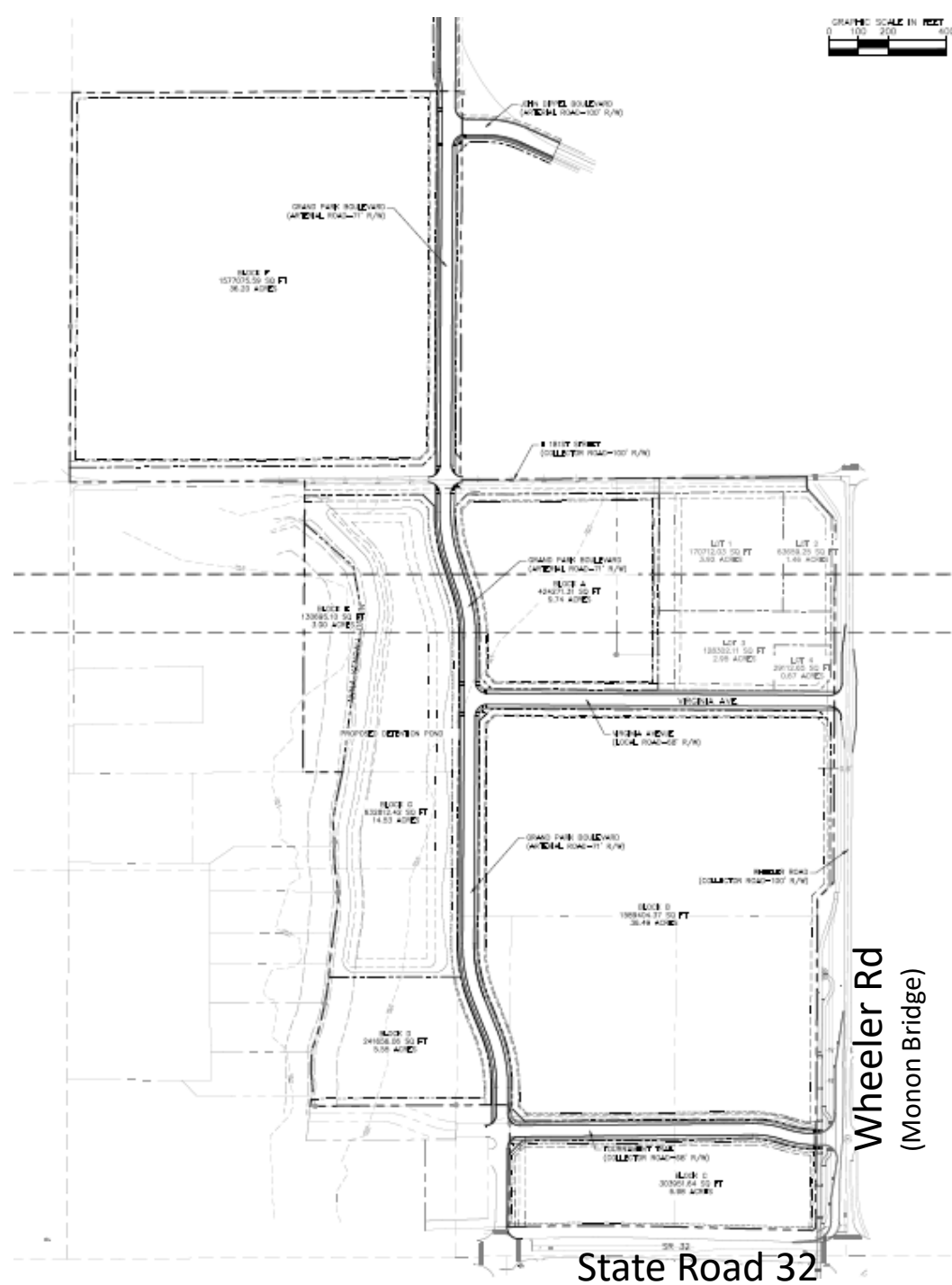
Wheeler Landing – Example

- Follow the Development Process for one area in Wheeler Landing
- Specifically, 1 Block and how it develops over time



Block Timeline – Development Process

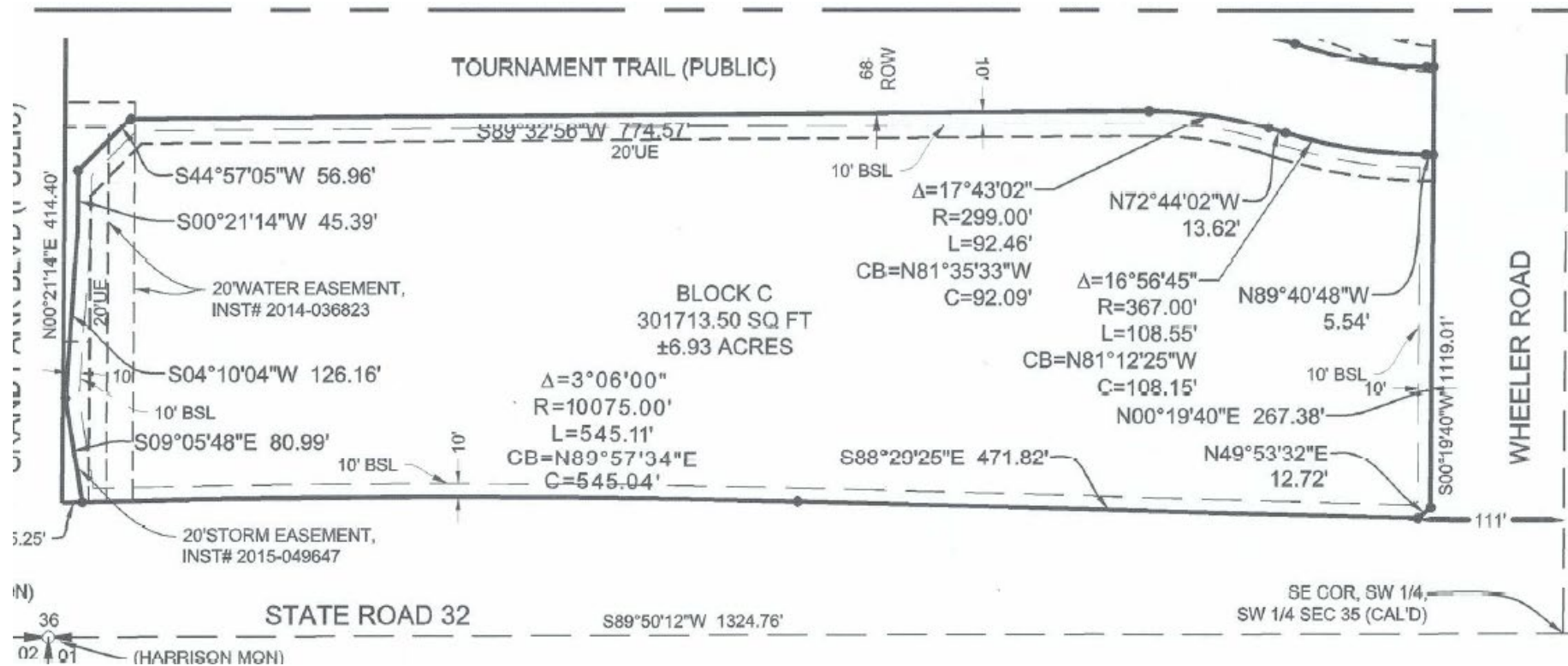
- September 2019 was original plat approval



Block Timeline – Development Process

- September 2019 was original plat approved
- October 2020 1 Block was created by platting
 - “Block C”

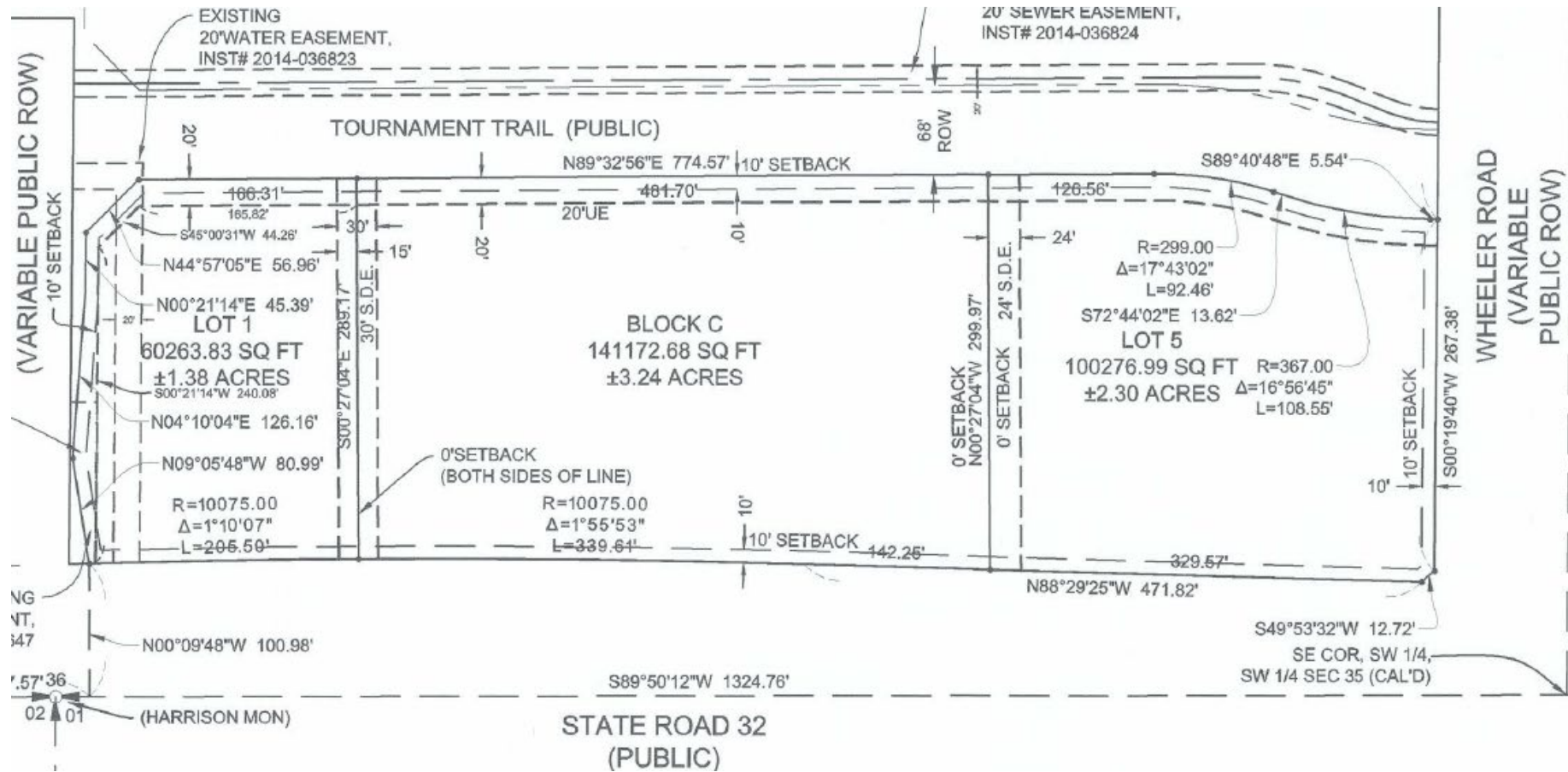
Block C was created by plat



Block Timeline – Development Process

- September 2019 was original plat approved
- October 2020 1 Block was created by plat (Block C)
- October 2020 Block C was further platted into
 - “Lot 1” (CVS)
 - “Lot 5” (Portillo’s)
 - Remainder of Block C
- 2 Lots and Block C

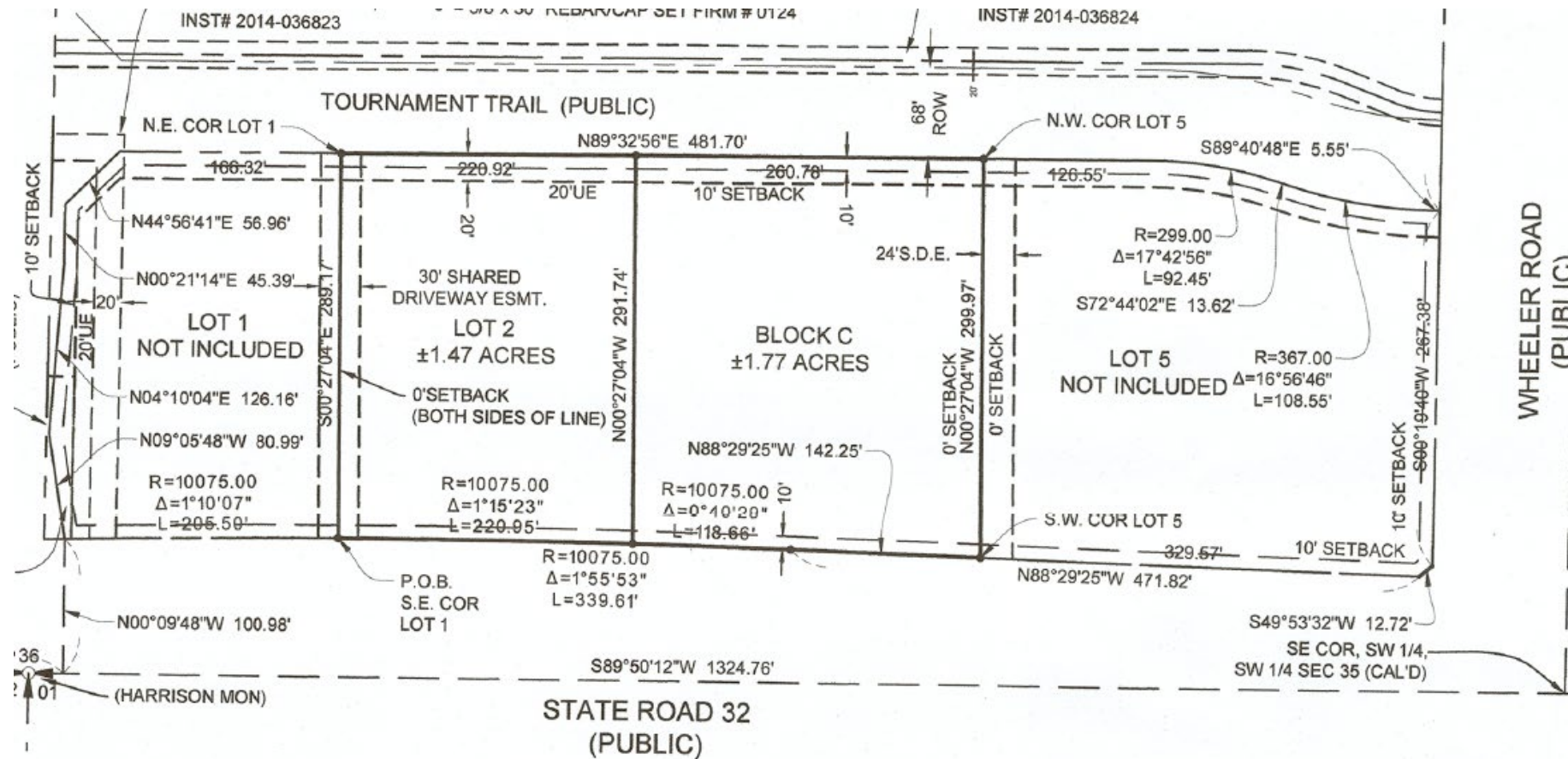
Lots 1 and 5 platted



Block Timeline – Development Process

- September 2019 was original plat approved
- October 2020 1 Block was created by plat (Block C)
- October 2020 Block C was further platted into
 - “Lot 1” (CVS)
 - “Lot 5” (Portillo’s)
 - Remainder of Block C
- May 2021 Block C was again platted, creating
 - “Lot 2” (Chick-fil-A)
 - Remainder of Block C
- 1 Lot and Block C

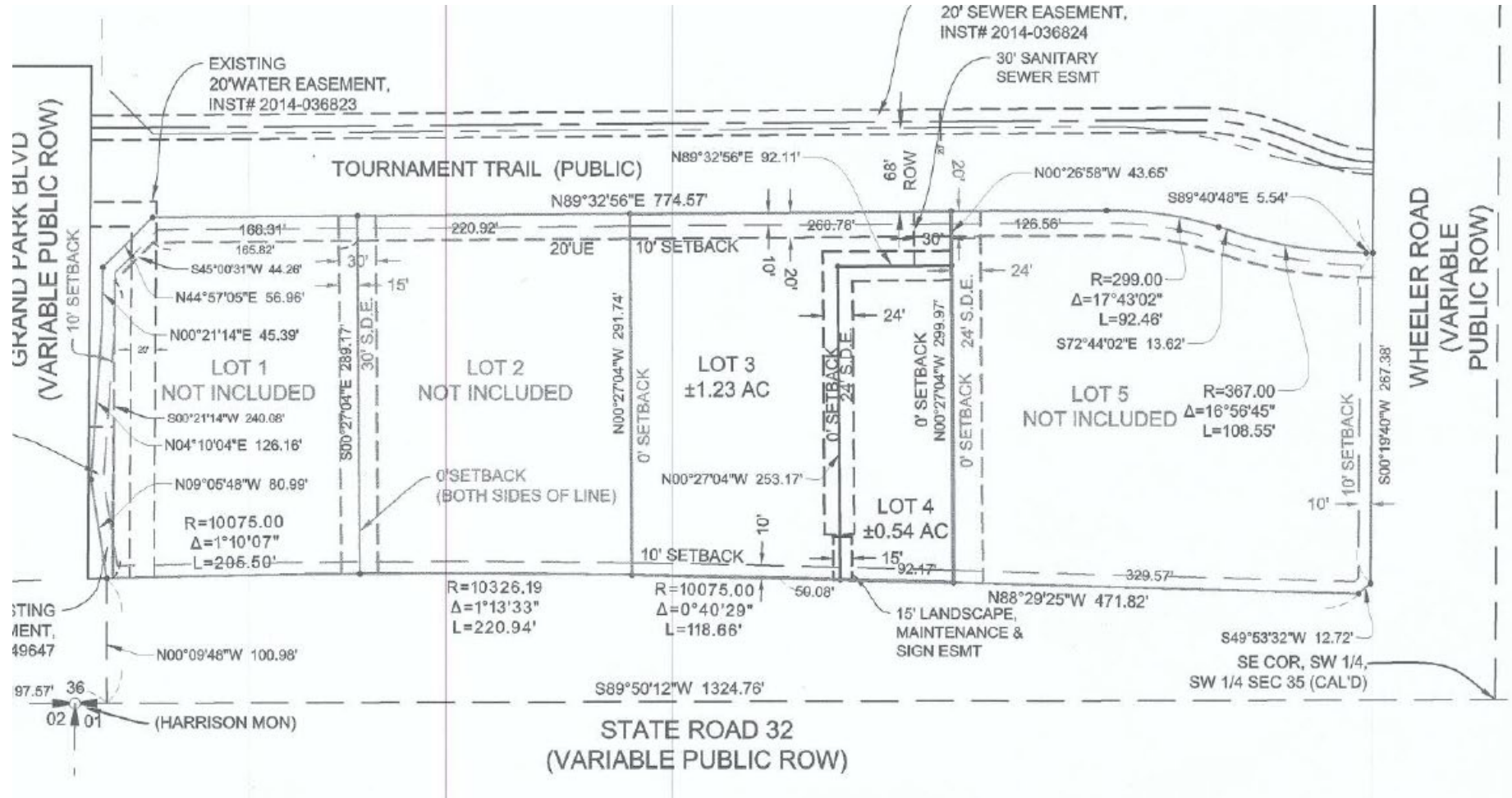
Lot 2 Platted



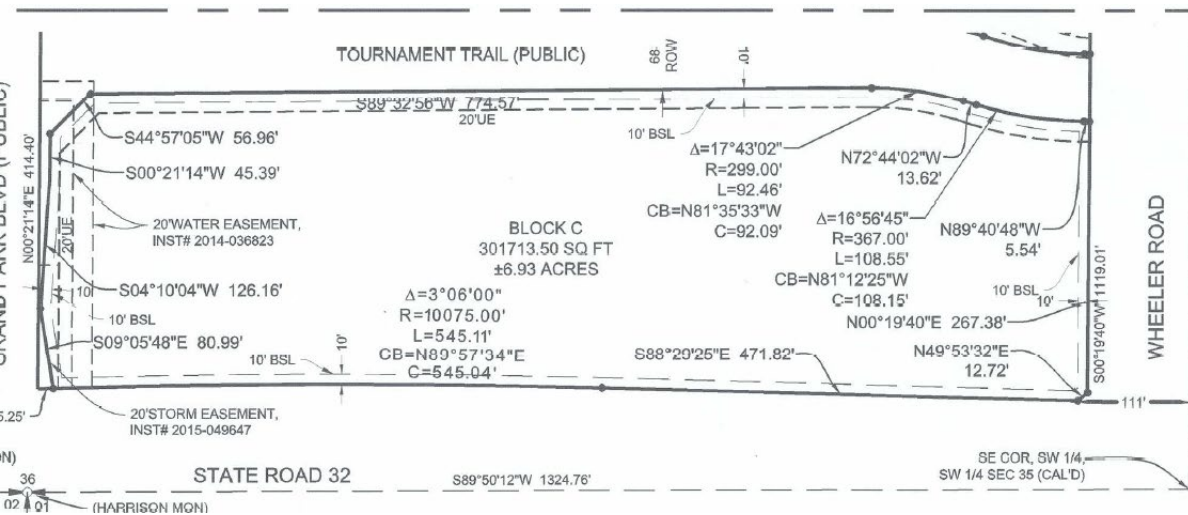
Block Timeline – Development Process

- September 2019 was original plat approved
- October 2020 1 Block was created by plat (Block C)
- October 2020 Block C was further platted into
 - “Lot 1” (CVS)
 - “Lot 5” (Portillo’s)
 - Remainder of Block C
- May 2021 Block C was again platted, creating
 - “Lot 2” (Chick-fil-A)
 - Remainder of Block C
- January 2022 Block C was platted for a final time, creating
 - “Lot 3” (Prime Car Wash)
 - “Lot 4” (Star Bank)
- 2 Lots (Block C no longer exists)

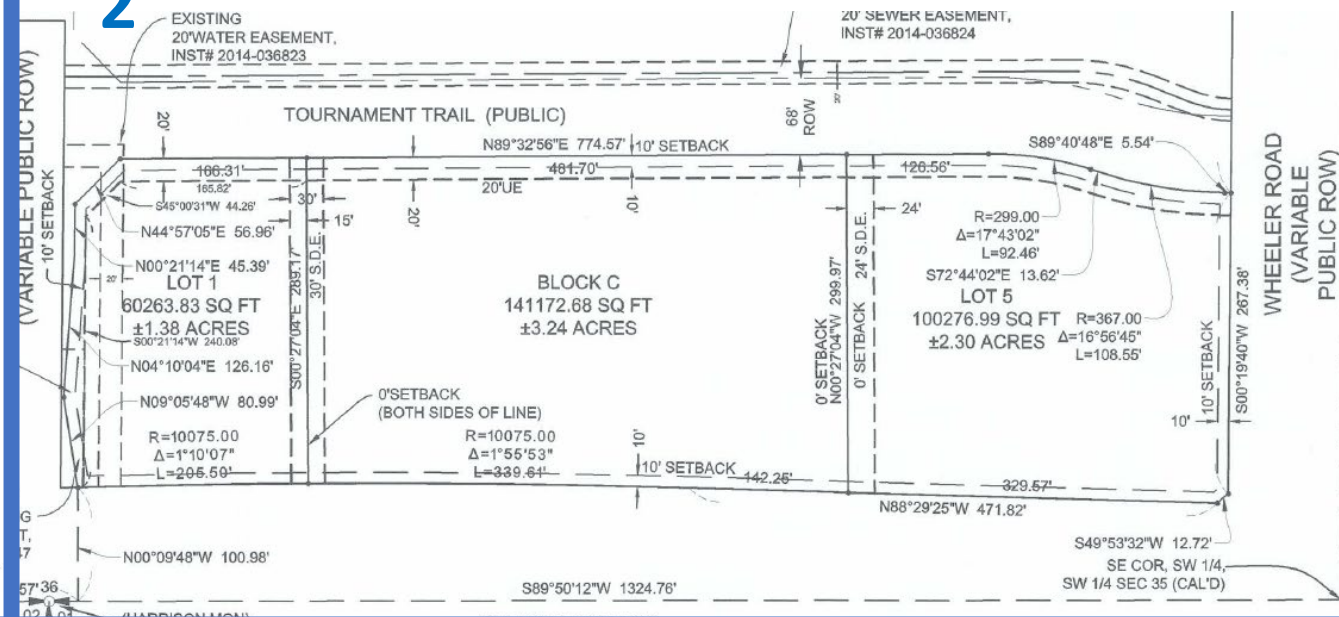
Lots 3 and 4 Platted



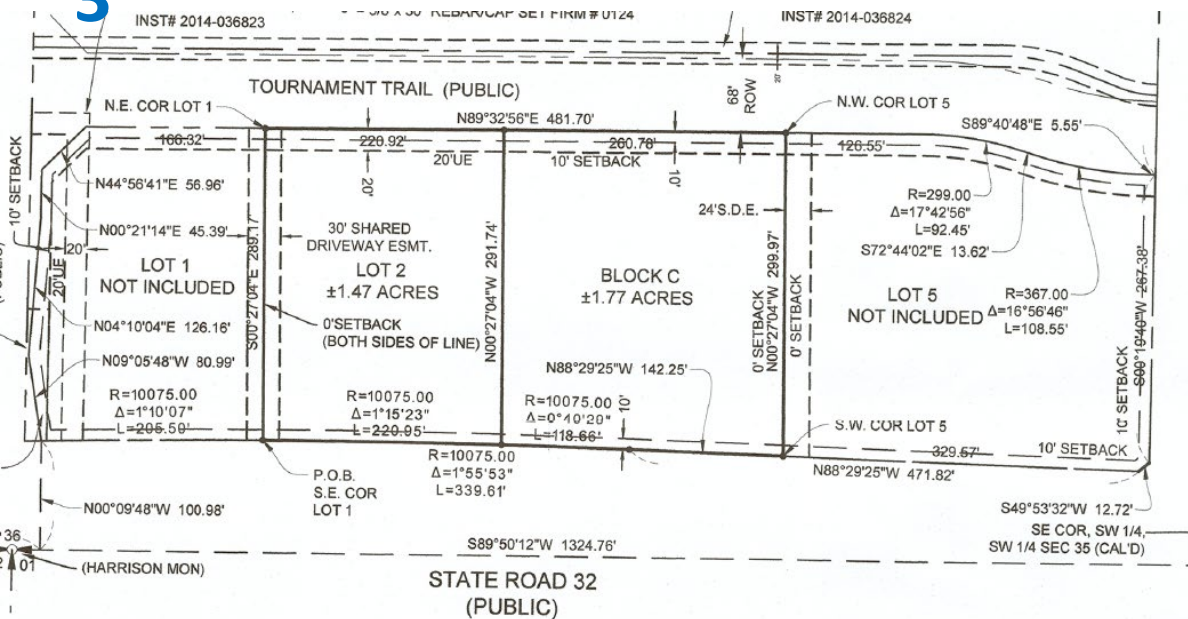
1



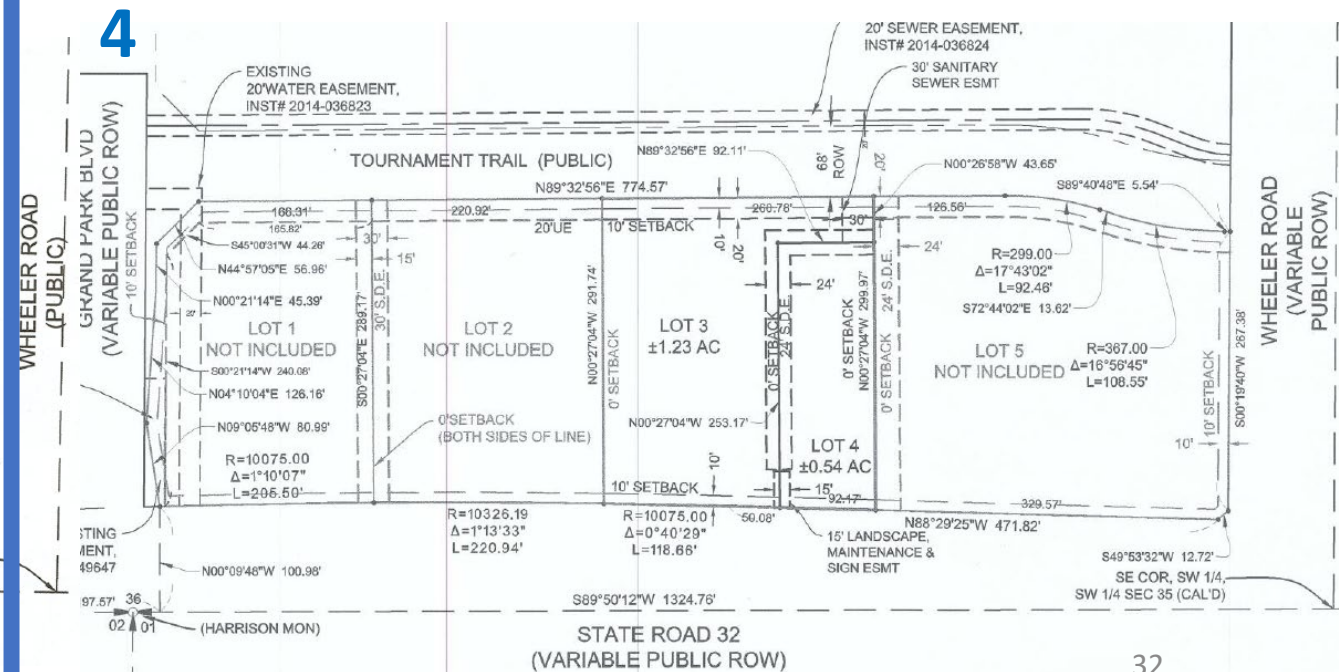
2



3



4



Nonresidential Details

What is Nonresidential?

Units of Measurement

How big is an Acre?

What is in Nonresidential?

- Includes the uses:
 - Retail/commercial
 - Office/business
 - Educational/Religious Institution
 - Industrial
- *Disclaimers*
 - Land for home businesses was not included
 - Land developed only for nonresidential uses was included
 - Example: shed on private property being used as a business
 - Land for farm stands and farming was not included
 - Data does not include redevelopment, additions or potential for such; only new construction
- This data tells us:
 - How much nonresidential land is:
 - Ready for construction
 - Not ready for construction

Units of Measurement

- Residential data – “Unit”
- Nonresidential data – “Acre” and “Lot”
 - Not all development has Lots created
- An acre is a more accurate way to represent the nonresidential stock

How big is an Acre?

- Approximately 1 high school football field
- Minus end zones
- 1 acre = 43,560 square feet



Block C – Wheeler Landing

- 6.93 acres



Averages

Permits

Detailed Development Plans

Averages - Permits

- Nonresidential Permits (End of Year (EOY))

- 2017 - 11

- 11 permits = 11 new buildings

- 2018 - 12

- 12 permits = 12 new buildings

- 2019 - 17

- 17 permits = 17 new buildings

- 2020 - 21

- 21 permits = 21 new buildings

- 2021 - 19

- 19 permits = 19 new buildings

- 5 year average = 16 permits / year

- 16 permits = 16 new buildings

Averages – Detailed Development Plans

- Detailed Development Plans (DDPs) approved (End of Year (EOY))

- 2017 - 11

- 11 DDPs = 11 new projects

- 2018 - 11

- 11 DDPs = 11 new projects

- 2019 - 23

- 23 DDPs = 23 new projects

- 2020 - 19

- 19 DDPs = 19 new projects

- 2021 - 26

- 26 DDPs = 26 new projects

- 5 year average = 18 DDPs / year

- 18 DDPs = 18 new projects

Averages Compared

	<u>Permits</u>		<u>DDPs</u>
• 2017	- 11	• 2017	- 11
• 2018	- 12	• 2018	- 11
• 2019	- 17	• 2019	- 23
• 2020	- 21	• 2020	- 19
• 2021	- 19	• 2021	- 26
• Total	- 80	• Total	- 90
• 5 Year Average	- 16	• 5 Year Average	- 18

Disclaimer Not all DDPs will get built. Just because they are approved does not mean they will build.

Disclaimer DDPs could have been approved in a different year than when they were submitted.

Nonresidential Data

Acreage

Nonresidential Data – Categories

- Chosen to organize this nonresidential data into three categories:

- | | | |
|---------------|---|---|
| • Lots | - | Platted |
| • DDPs | - | ready for construction |
| • No DDPs | - | not ready for construction, but Lot exists |
| • Blocks | - | platted, not ready for construction, no Lots exists |
| • Not Platted | - | not platted, not ready for construction, no Lots exists |

Nonresidential Data – Categories

- Acres is more accurate way to represent data
 - Lots platted vs. Blocks and areas not platted
- Predicting becomes challenging
 - Example: Wheeler Landing
 - Currently: 10 Lots and 3 Blocks have been platted
 - 10 Lots and 3 Blocks = 67.64 acres
 - 10 Lots = 23.97 acres
 - 3 Blocks = 43.67 acres
 - Wheeler Landing = 321 acres
 - 253.36 acres = not platted = ? Lots and ? Blocks
 - 3 Blocks = 10 Lots or 5 Lots or 20 Lots
- Acres gives us exact data of what exists vs. unknown Lots

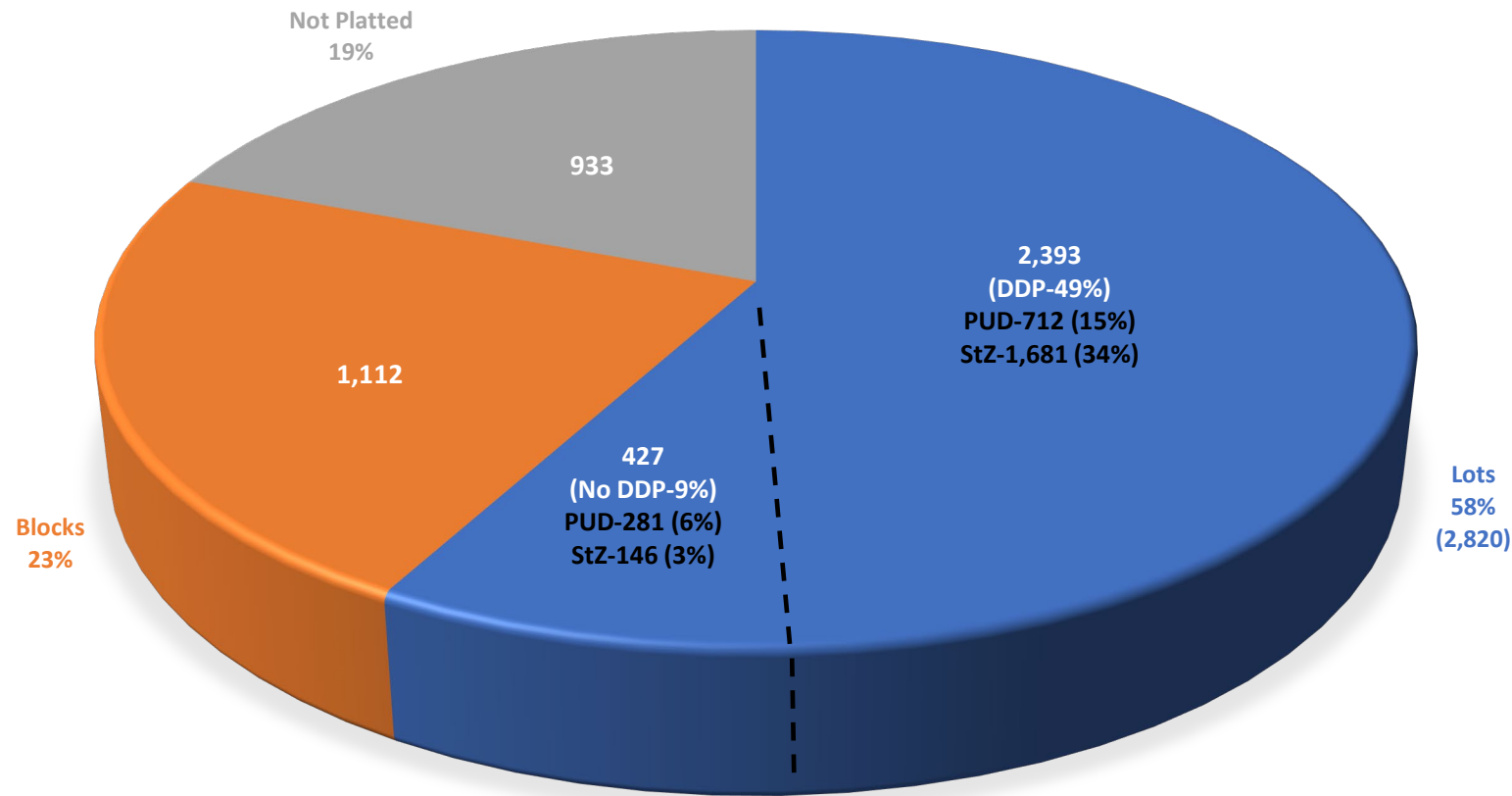
Nonresidential Data – Categories

- This data tells us how much nonresidential land is:
 - Ready for construction
 - Not ready for construction
- Chosen to organize this nonresidential data into three categories:

• Lots	-	Platted
• DDPs	-	ready for construction
• No DDPs	-	not ready for construction, but Lot exists
• Blocks	-	platted, not ready for construction, no Lots exists
• Not Platted	-	not platted, not ready for construction, no Lots exists

Nonresidential Stock: Acreage

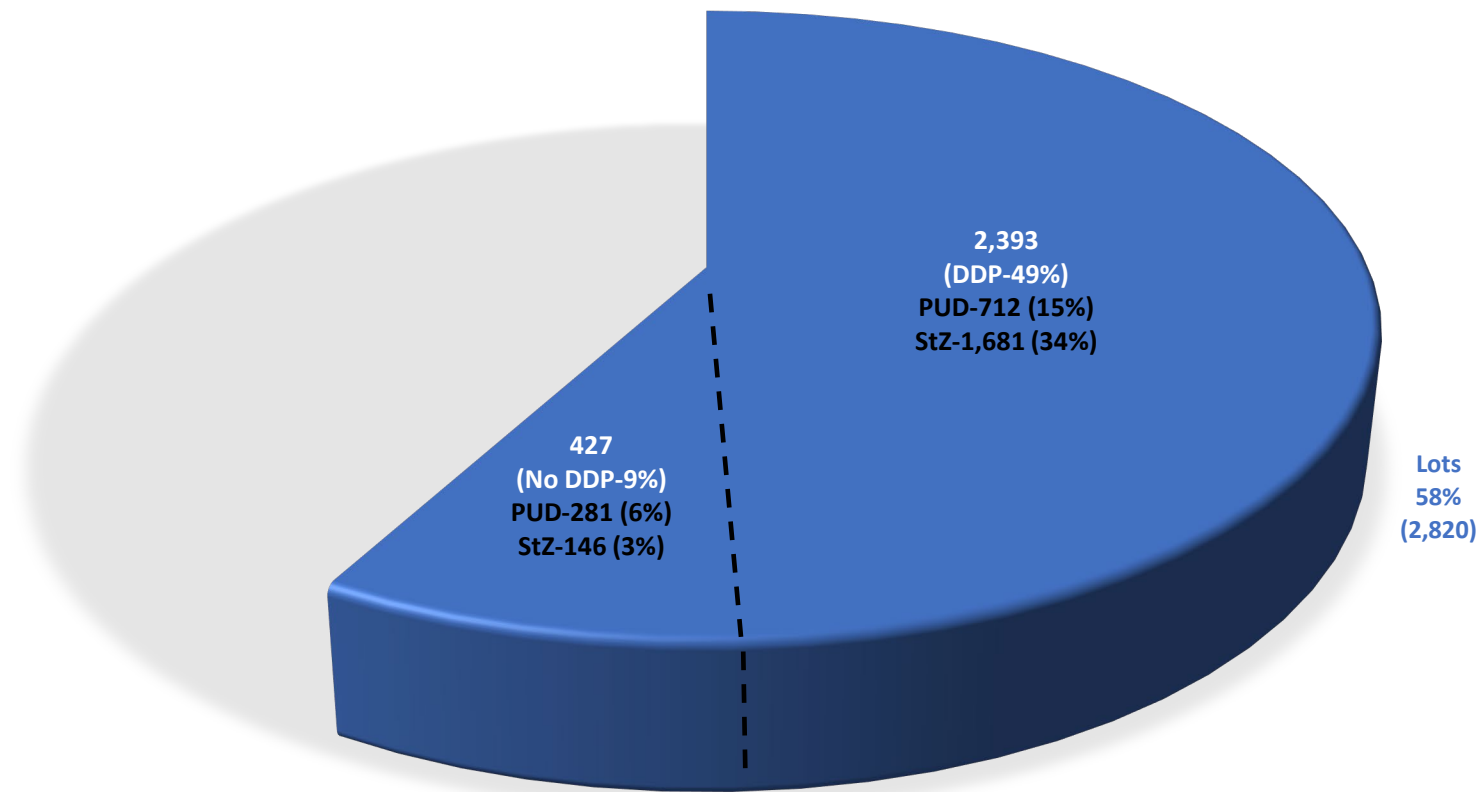
NONRESIDENTIAL ZONED ACREAGE



- 58% of all nonresidential zoned land has been platted into Lots
 - 2,820 acres
- 23% of all nonresidential zoned land has been platted into Blocks
 - 1,112 acres
- 19% of all nonresidential zoned land has not been platted
 - 933 acres

Nonresidential Stock: Acreage

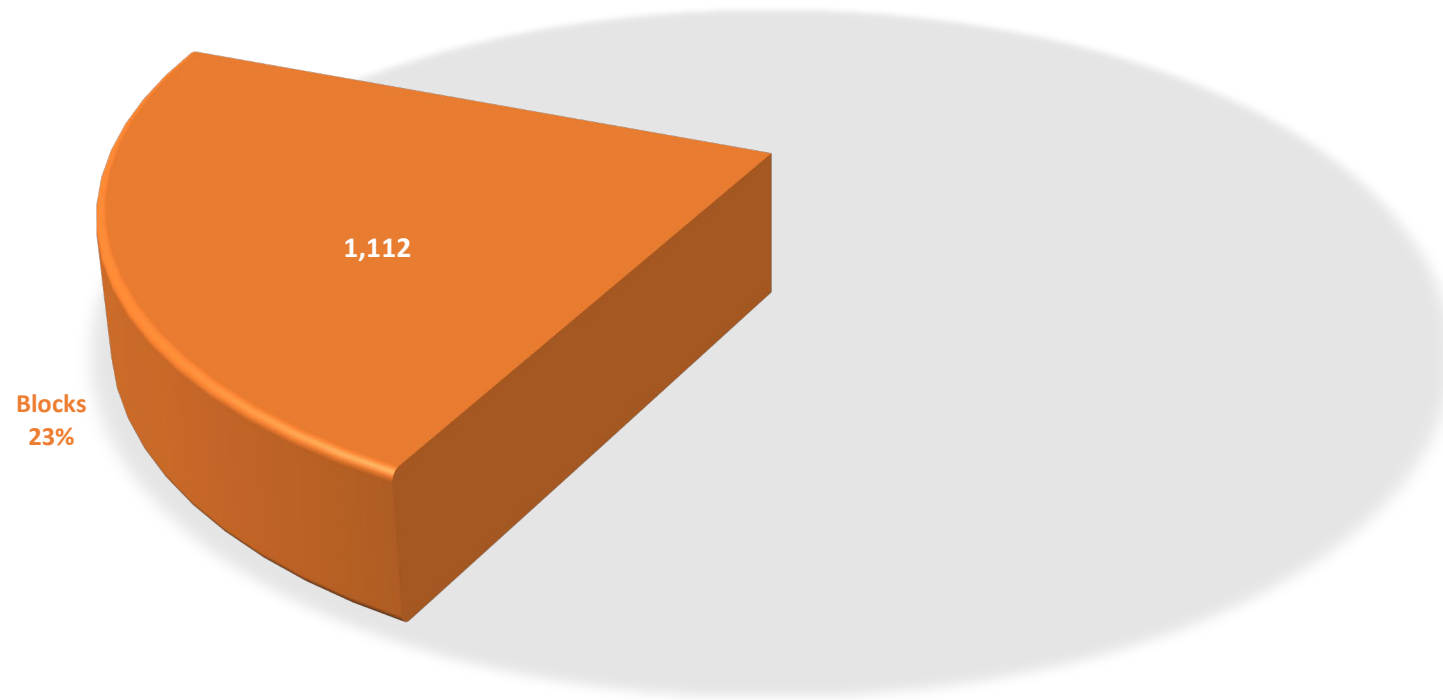
NONRESIDENTIAL ZONED ACREAGE



- 2,820 acres exist today in the form of Lots
- 49% of the Lots platted are either approved for construction or are already constructed
 - 2,393 acres
- 9% of the Lots platted are not approved for construction
 - 427 acres
- No DDP, means:
 - Have not submitted a DDP or
 - DDP is still under review

Nonresidential Stock: Acreage

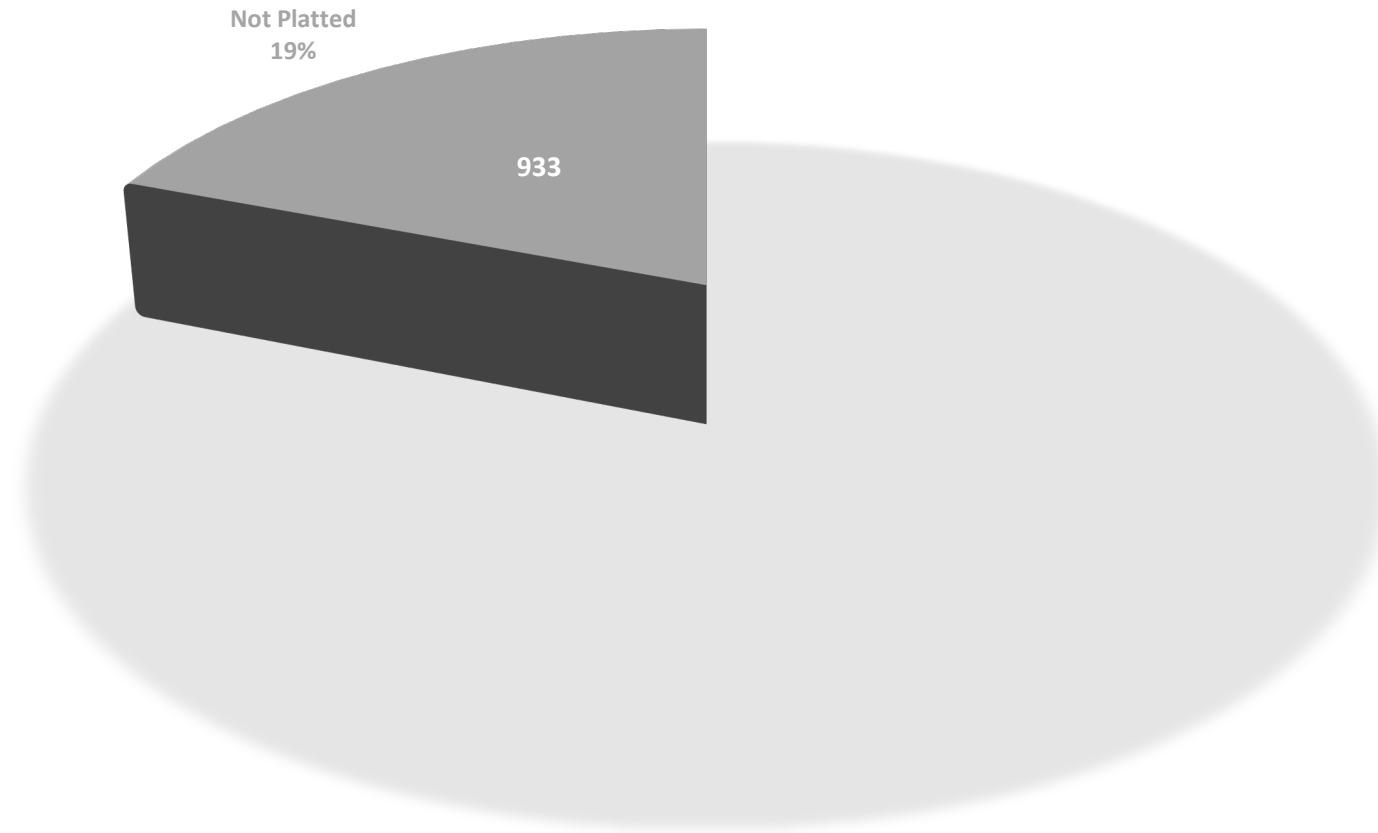
NONRESIDENTIAL ZONED ACREAGE



- 1,112 acres exist today in the form of Blocks
- Anticipate future construction will occur, once
 - Lots are created (platting)
 - DDPs are approved

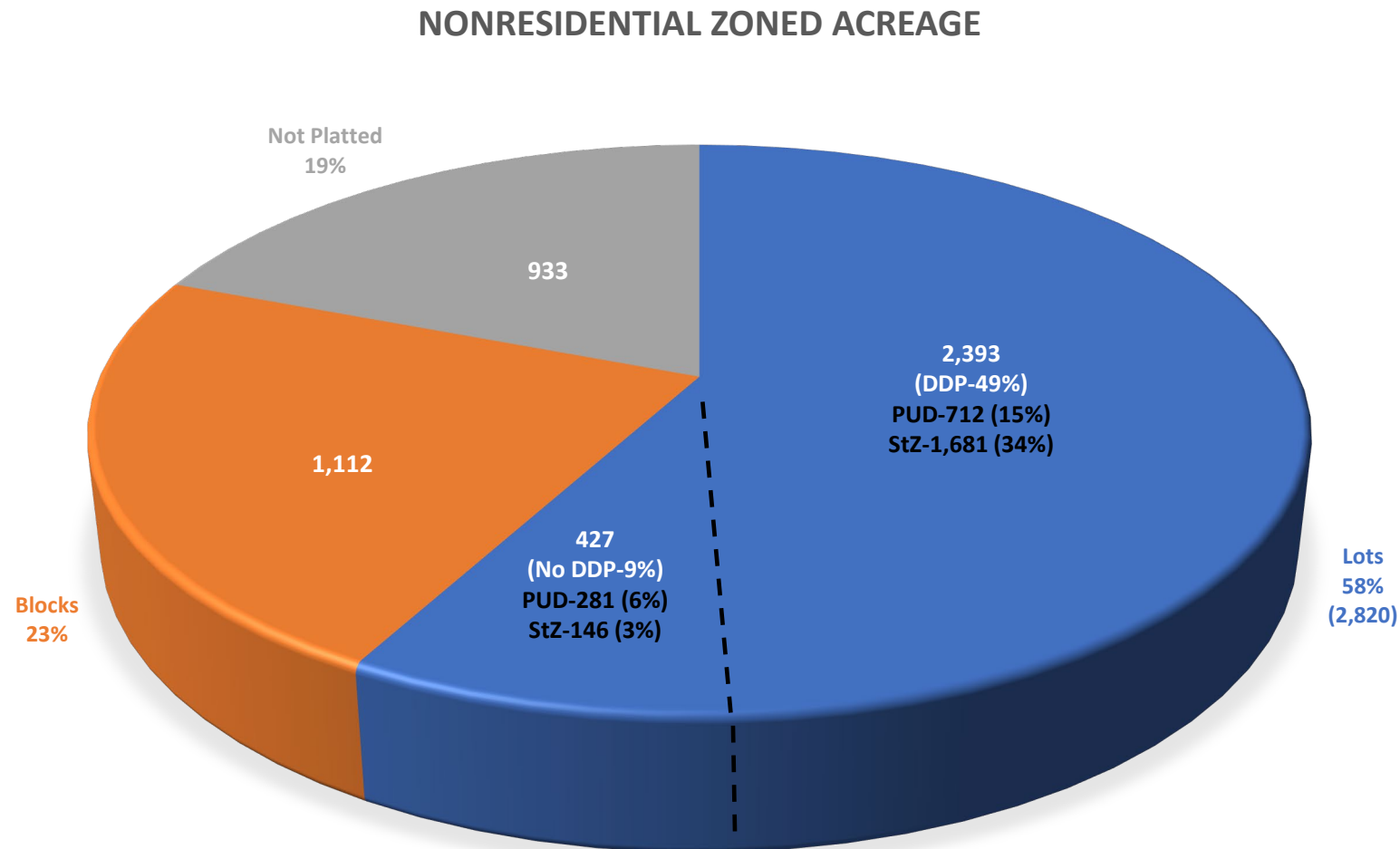
Nonresidential Stock: Acreage

NONRESIDENTIAL ZONED ACREAGE



- 933 acres exist today as not being platted
- Anticipate future platting and eventual construction, once
 - Platting has created either Lots or Blocks
 - Lots are further created from platted Blocks
 - DDPs are approved

Nonresidential Stock: Acreage



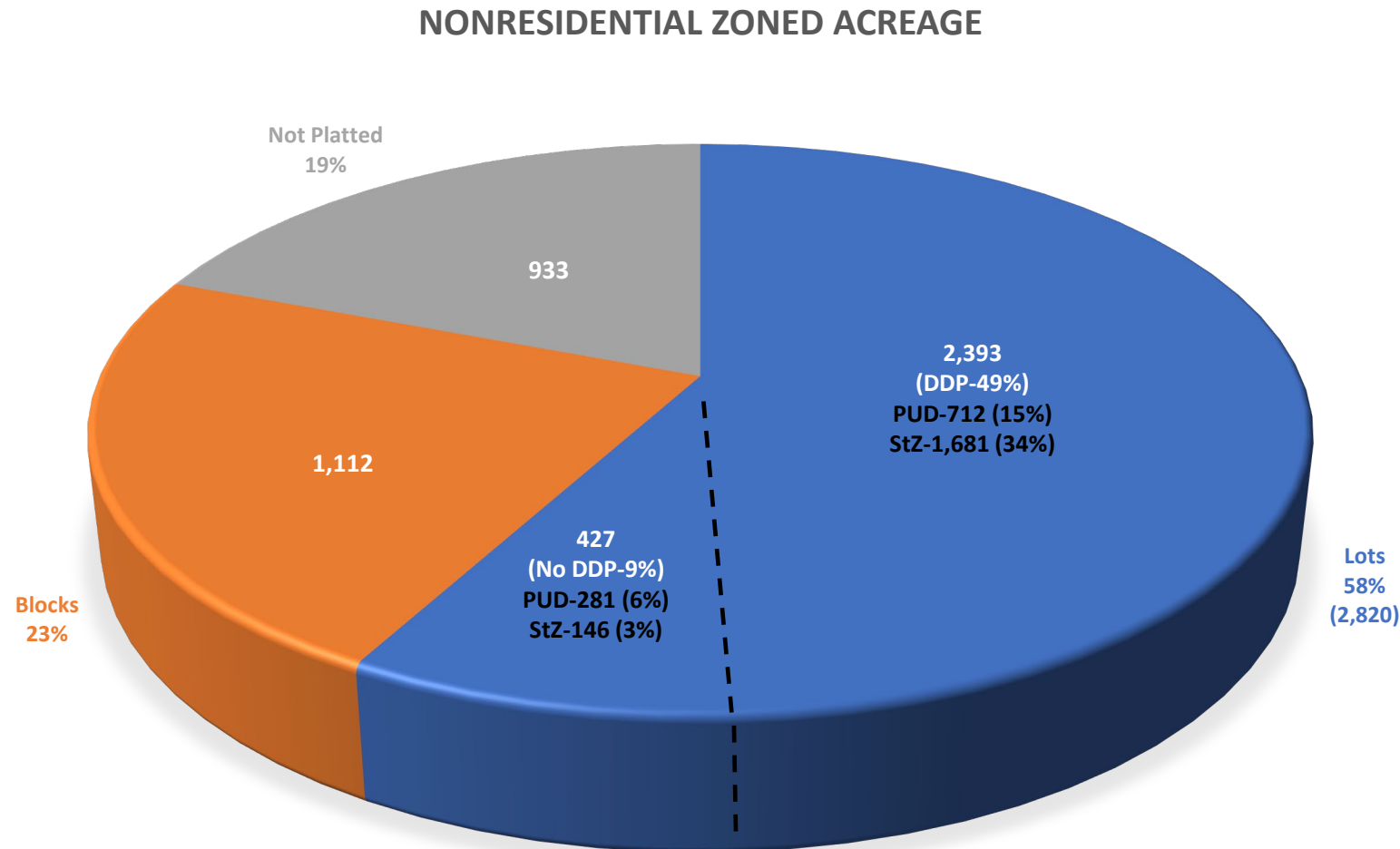
- Total acreage of nonresidential land = 4,865 acres
- 648 Lots have been platted, so far
 - 545 Lots have approved DDPs (2,393 acres)
 - 103 Lots do not have approved DDPs (427 acres)
- 61 Blocks have been platted, so far (1,112 acres)
- 933 acres has not been platted, so far

Nonresidential Stock

10/17/2022

(Data as recent as May of 2022)

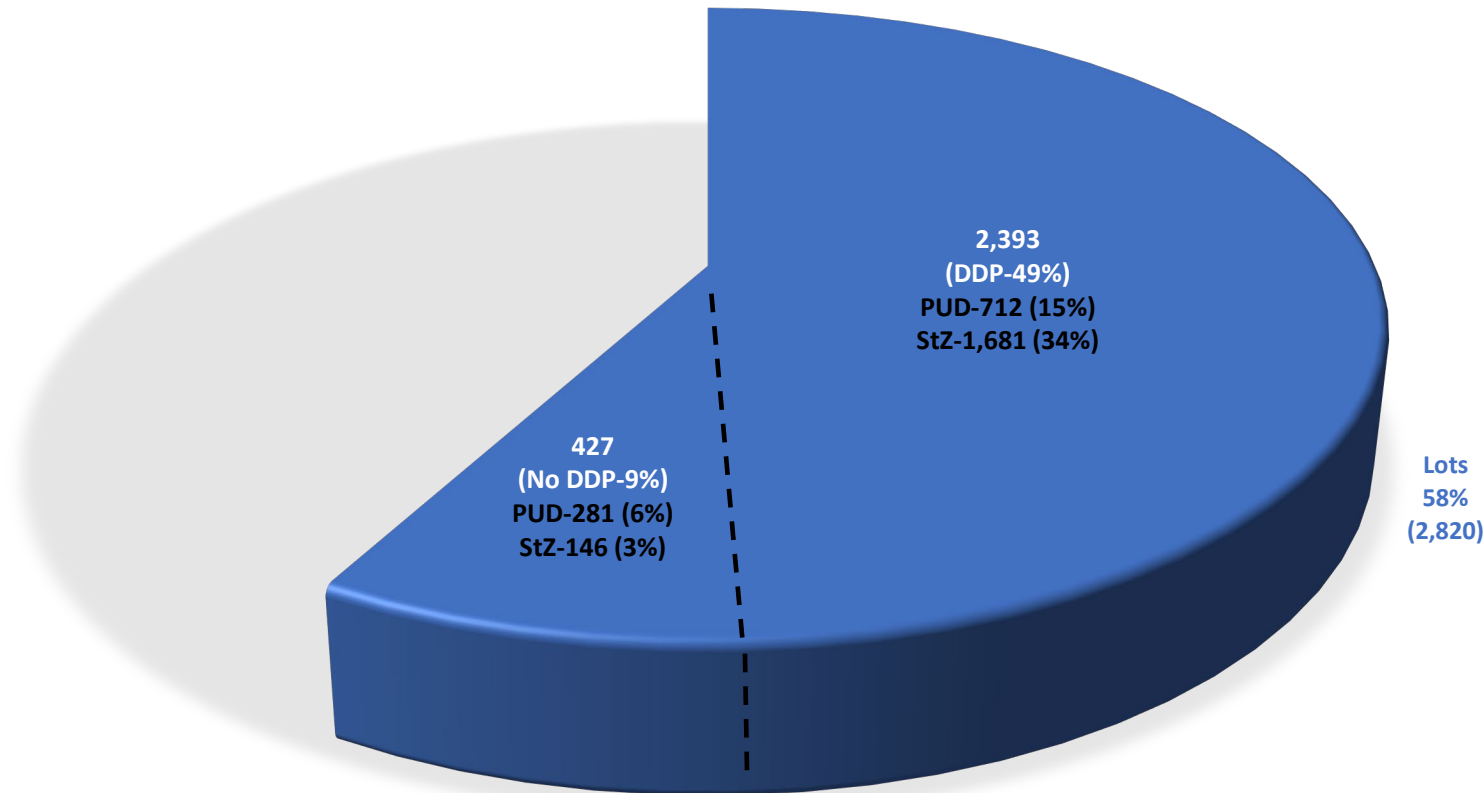
Nonresidential Stock: Acreage



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- 648 Lots have been platted, so far
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 - 103 Lots do not have approved DDPs (427 acres)
- 61 Blocks have been platted, so far (1,112 acres)
- 933 acres has not been platted, so far

Nonresidential Stock: Acreage

NONRESIDENTIAL ZONED ACREAGE



- Nonresidential Land in Lots = 2,820 acres
 - DDP Approved = 2,393 acres
 - No DDP Approved = 427 acres
- 648 Lots have been platted, so far
 - 545 Lots have approved DDPs (2,393 acres)
 - 103 Lots do not have approved DDPs (427 acres)
- Land Use and Breakdown of Land Use Categories

Terminology – Land Use

- Land Use
 - Land Use: the use of a property, or
 - how a property is being or could be used
 - Land Use is **not** the same as Zoning
 - Zoning allows for more than one land uses
 - Zoning allows for different categories of land uses
 - Zoning broadly identifies how a property can be used
 - Land Uses are more specific to an individual type of business

Land Use - Example

Zoning	Business (GB, LB, LB-H, etc.)
Land Uses	Childcare/daycare, Food Catering, Garden and Lawn, Gas Station, Exercise center/gym, Hotel/Motel, Kennel, Mortuaries, Office (General, Medical or Professional), Restaurant (Fast Food, Sit Down, Specialty or Takeout), Retail Intensity (Very High, High, Medium, Low or Special Handling), School (Fine Arts or Commercial or Professional Trade or Business) and Veterinary Hospital

Land Use - Example

Zoning	Business (GB, LB, LB-H, etc.)
Land Uses	Childcare/daycare, Food Catering, Garden and Lawn, Gas Station, Exercise center/gym, Hotel/Motel, Kennel, Mortuaries, Office (General, Medical or Professional), Restaurant (Fast Food, Sit Down, Specialty or Takeout), Retail Intensity (Very High, High, Medium, Low or Special Handling), School (Fine Arts or Commercial or Professional Trade or Business) and Veterinary Hospital
Office (Medical)	Dental clinic, medical clinic, optical clinic, general physician's office, hospital (minor) and veterinarian clinic and related labs

- What is the property zoned? General Business (GB)
- How is the property being used in GB? Medical Office
- What type of Medical Office ? Dental Clinic

City's Land Use Table



WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE

CHAPTER 13: USE TABLE

P = Permitted Use • SE = Special Exception • E = Excluded by Overlay • Blank = Prohibited Use

LAND USE	ZONING DISTRICTS													OVERLAYS			
	AG-SF1	SF1	SF2	SF3	SF4	SF5	MF1	MF2	GO	LB	LB-H	GB	[reserved for future use]	EI	OI	SR 32	US 31
RESIDENTIAL USES																	
Assisted Living Facility																	
Convent, monastery	SE		SE	SE	SE	SE	SE	SE		SE	SE	SE			SE		
Dwelling, Single-family	P	P	P	P	P	P					SE						
Dwelling, Duplex							P				SE						
Dwelling, Efficiency Unit																	
Dwelling, Multi-family							P	P	P		SE	SE					
Dwelling, Quadraplex									P		SE						
Dwelling, Townhouse							P										
Dwelling, Triplex									P		SE						
Group Home						SE	SE	SE									
Home Business	P	P	P	P	P	P	P	P									
Hospice							P	P									
Manufactured Home																	
Manufactured Home Park							SE	SE				SE					E
Mobile Home																	E
Nursing Home							P	P				SE					
Residential Facility	P	P	P	P	P	P											
BUSINESS USES																	
Auction rooms												P			P	P	E
Bed and Breakfast (B&B)	SE										SE						
Childcare / daycare centers							P		SE	P	P	P					
Commissary, food catering service												P			P		E
Garden and Lawn Center												P			P		E
Gasoline Service Station										SE		SE					E
Health, fitness and exercise center										P	P	P					
Hotel (or Motel)												P					E

City's Land Use Table

WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE

CHAPTER 13: USE TABLE

P = Permitted Use • SE = Special Exception • E = Excluded by Overlay • Blank = Prohibited Use

ZONING DISTRICTS

OVERLAYS

LAND USE	F1	SF2	SF3	SF4	SF5	MF1	MF2	GO	LB	LB-H	GB	[reserved for future use]	EI	OI	SR 32	US 31
RESIDENTIAL USES																
Assisted Living Facility						P	P									
Convent, monastery		SE	SE	SE	SE	SE	SE		SE	SE	SE			SE		
Dwelling, Single-family	P	P	P	P	P					SE						
Dwelling, Duplex						P				SE						
Dwelling, Efficiency Unit																
Dwelling, Multi-family						P	P	P		SE	SE					
Dwelling, Quadraplex								P		SE						
Dwelling, Townhouse						P										
Dwelling, Triplex								P		SE						
Group Home					SE	SE	SE									
Home Business	P	P	P	P	P	P	P									
Hospice						P	P									
Manufactured Home																
Manufactured Home Park						SE	SE				SE					E
Mobile Home																E
Nursing Home						P	P				SE					
Residential Facility	P	P	P	P	P											
BUSINESS USES																
Auction rooms											P			P	P	E
Bed and Breakfast (B&B)										SE						
Childcare / daycare centers						P		SE	P	P	P					
Commissary, food catering service											P			P		E
Garden and Lawn Center											P			P		E
Gasoline Service Station									SE		SE					E
Health, fitness and exercise center									P	P	P					
Hotel (or Motel)											P					E

Chapter 13-3

City's Land Use Table

Multiple Land Uses
can be
permitted/allowed in
different Zoning
Districts



WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE

CHAPTER 13: USE TABLE

P = Permitted Use • SE = Special Exception • E = Excluded by Overlay • Blank = Prohibited Use

	ZONING DISTRICTS													OVERLAYS			
LAND USE	AG-SF1	SF1	SF2	SF3	SF4	SF5	MF1	MF2	GO	LB	LB-H	GB	[reserved for future use]	EI	OI	SR 32	US 31
RESIDENTIAL USES																	
Assisted Living Facility							P	P									
Convent, monastery	SE		SE	SE	SE	SE	SE	SE		SE	SE	SE			SE		
Dwelling, Single-family	P	P	P	P	P	P					SE						
Dwelling, Duplex							P				SE						
Dwelling, Efficiency Unit																	
Dwelling, Multi-family							P	P	P		SE	SE					
Dwelling, Quadraplex									P		SE						
Dwelling, Townhouse							P										
Dwelling, Triplex									P		SE						
Group Home						SE	SE	SE									
Home Business	P	P	P	P	P	P	P	P									
Hospice							P	P									
Manufactured Home																	
Manufactured Home Park							SE	SE				SE					E
Mobile Home																	E
Nursing Home							P	P				SE					
Residential Facility	P	P	P	P	P	P											
BUSINESS USES																	
Auction rooms												P			P	P	E
Bed and Breakfast (B&B)	SE										SE						
Childcare / daycare centers							P		SE	P	P	P					
Commissary, food catering service												P			P		E
Garden and Lawn Center												P			P		E
Gasoline Service Station										SE		SE					E
Health, fitness and exercise center										P	P	P					
Hotel (or Motel)												P					E

Organization of Land Uses

- Chosen to organize the Land Uses into seven categories:
 - Retail
 - Office
 - Educational Institutions (Ed. Inst.)
 - Religious Institutions (Rel. Inst.)
 - Industrial
 - Other
 - Vacant

Land Use Category Breakdown

Retail

Office

Educational Institution (Ed. Inst.)

Religious Institution (Rel. Inst.)

Industrial

Other

Vacant

Land Use Category: Retail

- Rationale:
 - Any business where you can purchase either:
 - A personal item, or
 - Service for a personal item
- Includes:
 - Vehicle rentals, services and sales, restaurants and food stores, grocery, department, hardware and convenience stores, stores that sell clothes, household items, computers/electronics, office supplies, sporting goods, liquor, toys, etc., banks, savings and loans, equipment and tools sales and rentals and pet-oriented businesses

Land Use Category: Office

- Rationale:
 - Any business where you typically have to schedule an appointment for a service
 - Typically, you cannot walk into these businesses without some form of prior communication
- Includes:
 - Design office such as architect, engineer, interior or surveyor, medical clinics, physicians, optical, pharmaceutical, surgeon, dental or veterinarian, realtors, law firms, accounting, management, membership associations and city services

Land Use Category: Educational Institutions (Ed. Inst.)

- Rationale:
 - Any institution where the primary function is education and/or educating
- Includes:
 - Schools or administration buildings for schools such as elementary, intermediate, junior high, high, community, collegiate or private and libraries

Land Use Category: Religious Institutions (Rel. Inst.)

- Rationale:
 - Any institution where the primary function is a place of worship and faith
- Includes:
 - Churches, mosques, synagogues, temples, etc.

Land Use Category: Industrial

- Rationale:
 - Any establishment that conducts industrial activities, similar, or any part thereof
- Includes:
 - Suppliers, producers, manufacturers, contractors, distributors, construction offices, warehousing/storage, material handling, machine shops, assembly, fabrication, raw materials, plants and processing, milling, mining, excavating and drilling, refining, packaging, treatment of products, brewing/distilling of liquor products and research and development

Land Use Category: Other

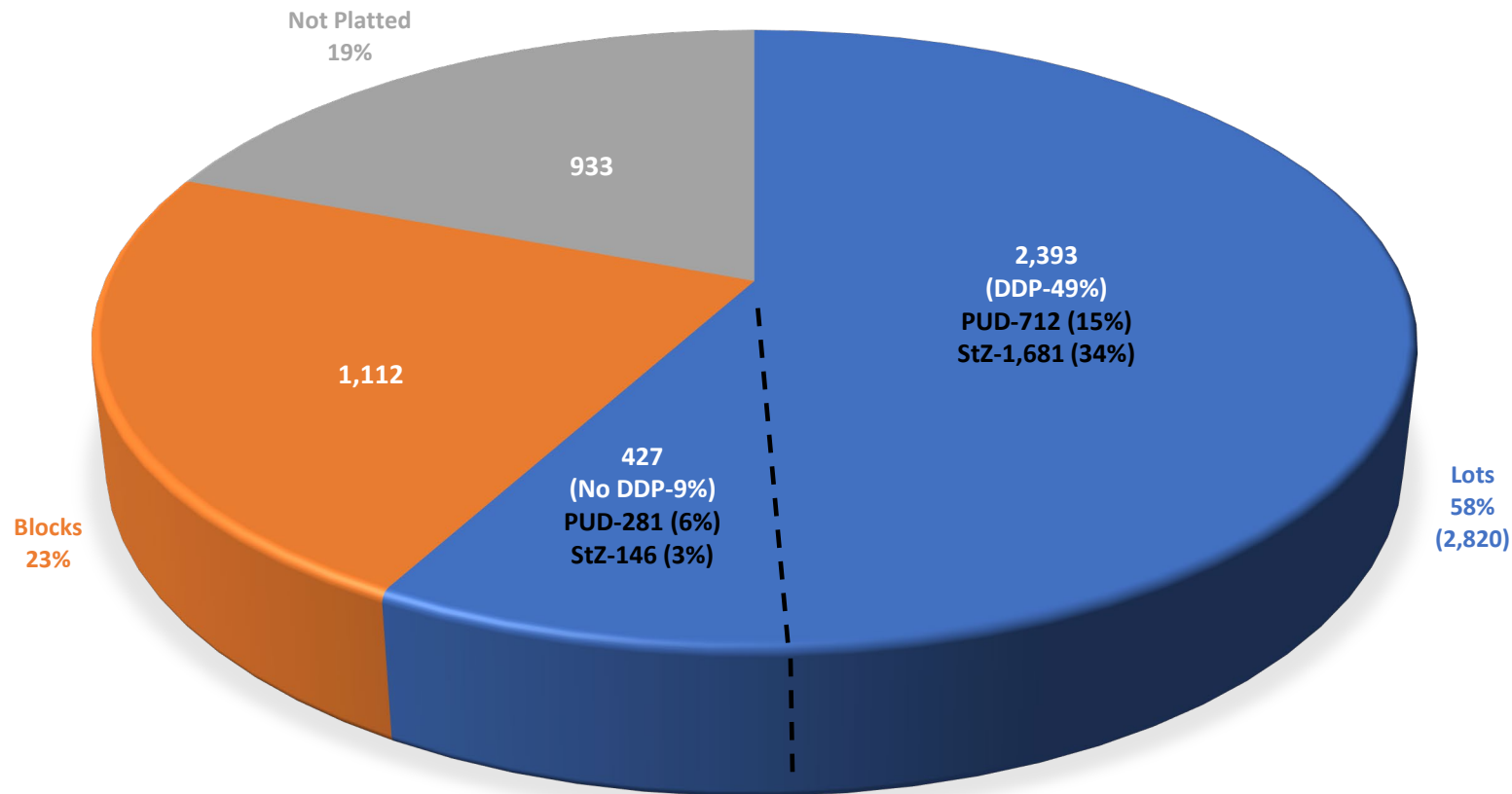
- Rationale:
 - A “catch all” group for uses that do not fall in any of the other Land Uses or a building containing multiple Land Uses from different categories
- Includes:
 - Multi-tenant buildings, strip centers/malls, flex buildings, recreational facilities, assisted living or nursing homes, conference centers and nurseries

Land Use Category: Vacant

- Rationale:
 - Properties that are vacant, meaning either:
 - An empty Lot
 - No building is built
 - The building is vacant, or
 - The Land Use is unidentified for the Lot or Building
- Includes:
 - Properties not developed and empty buildings

Nonresidential Stock

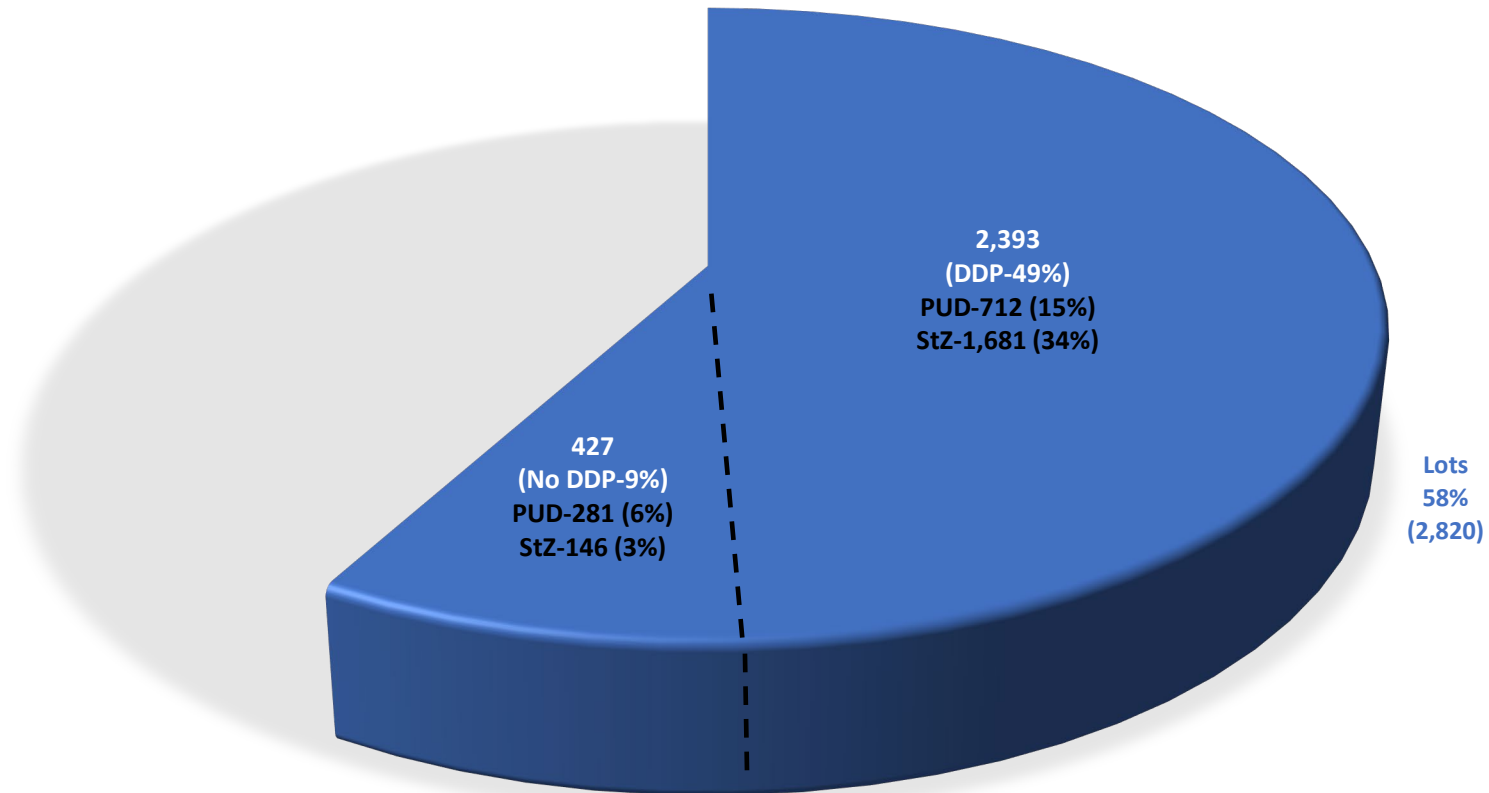
NONRESIDENTIAL ZONED ACREAGE



- This data and the breakdown of land uses is **only** for nonresidential acreage
 - 4,865 total acres of nonresidential land
 - 2,820 acres is used for the breakdown of land uses

Nonresidential Stock

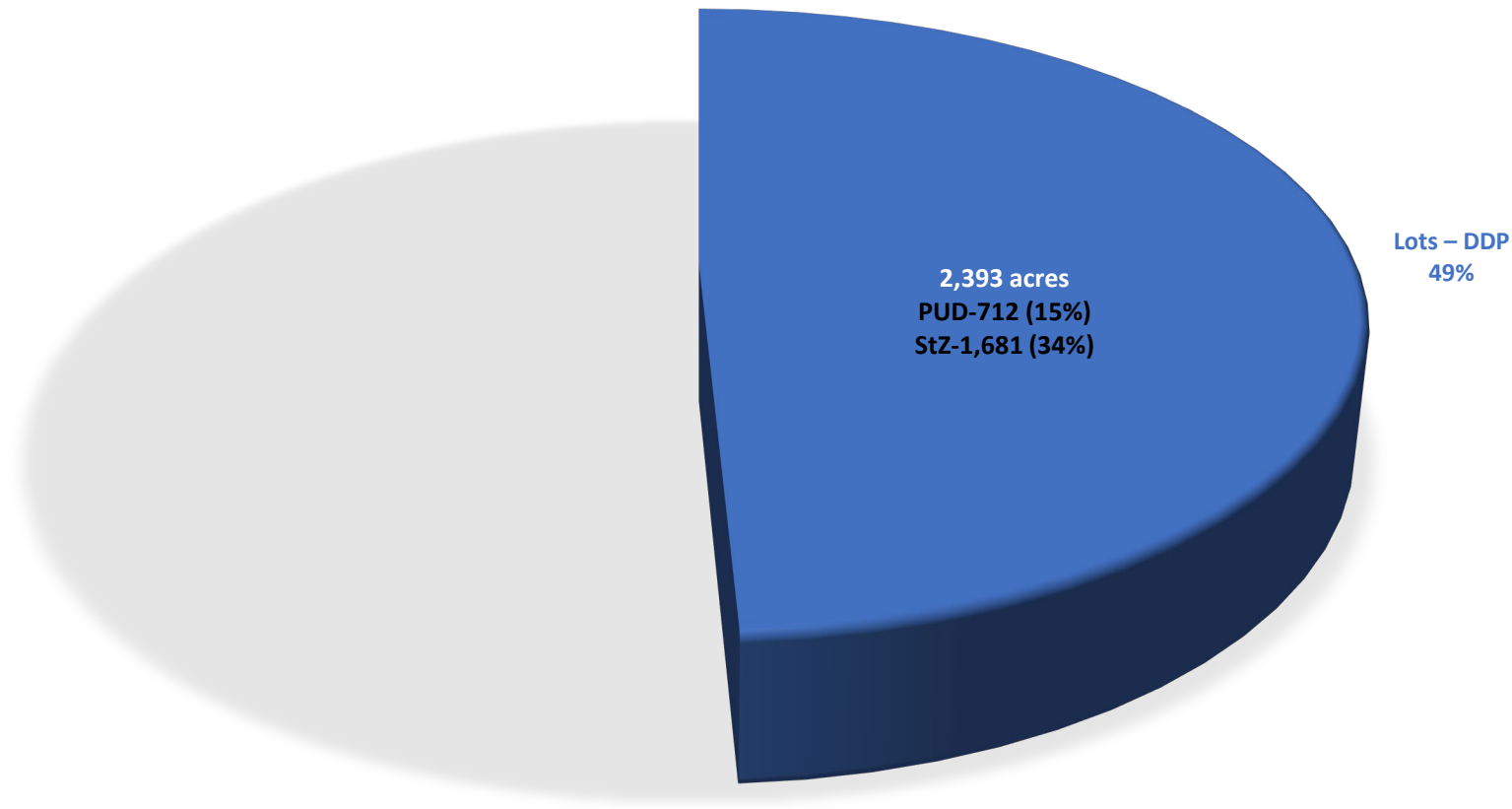
NONRESIDENTIAL ZONED ACREAGE



- 2,820 acres for nonresidential Lots

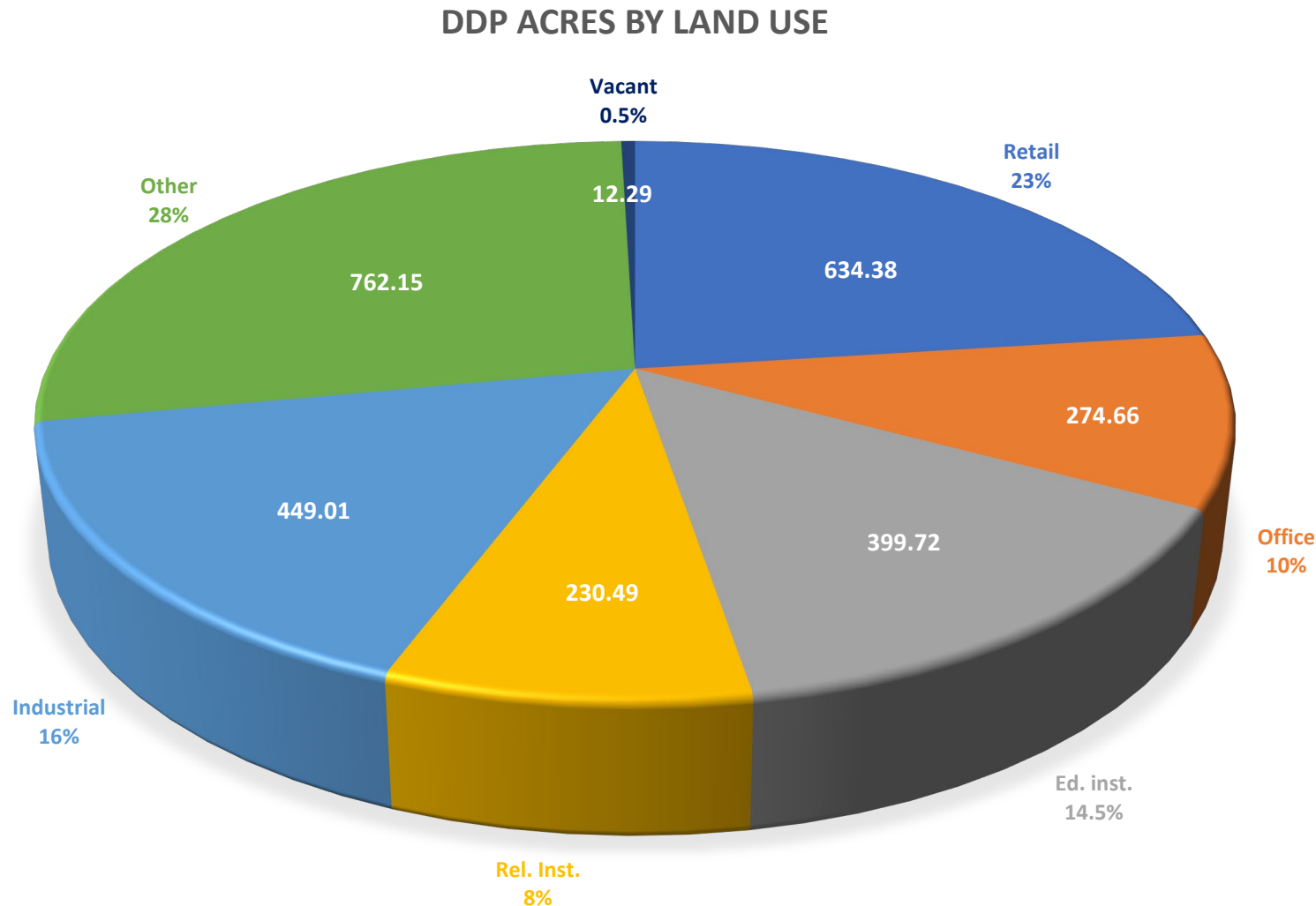
Nonresidential Stock: DDP Lots

NONRESIDENTIAL ZONED ACREAGE



- 2,393 acres (of the 2,820 acres)

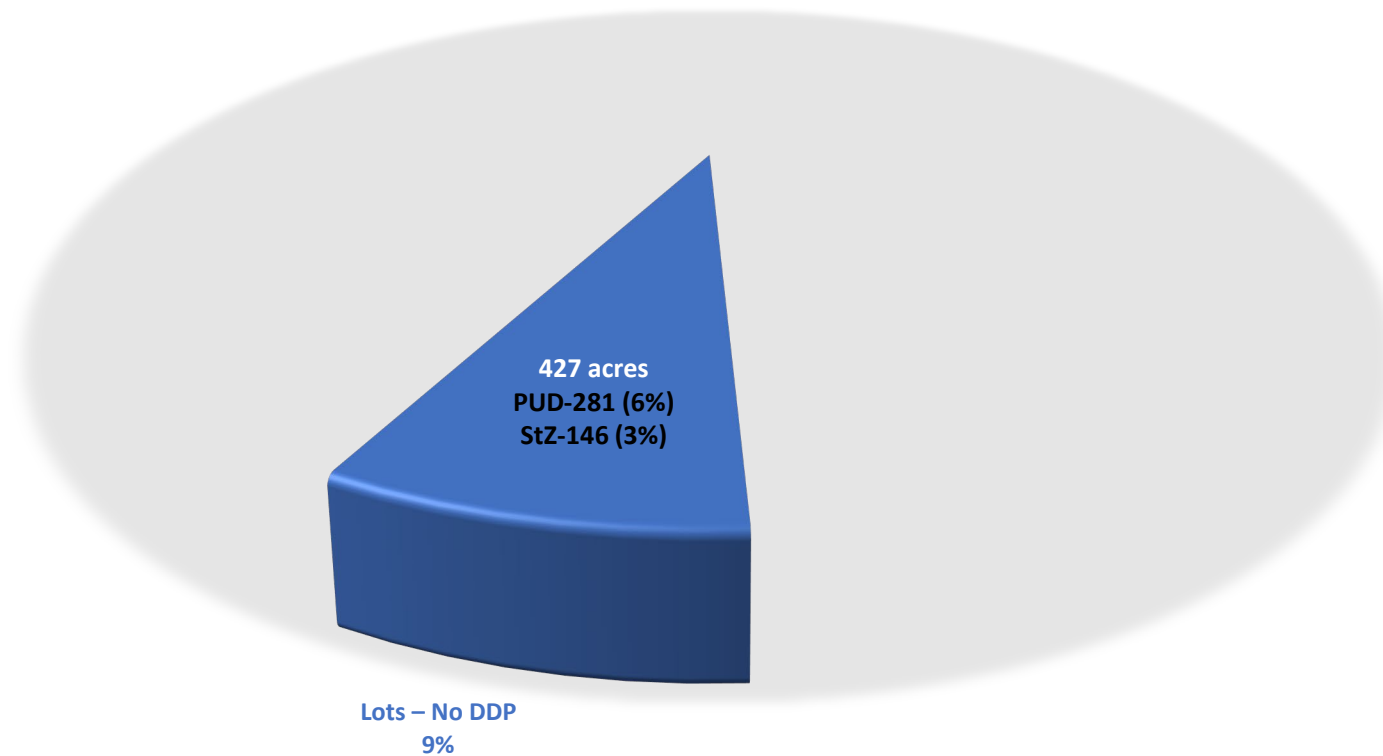
Nonresidential Stock: DDP Lots



- Total acreage for Lots with a DDP
 - 2,393 acres
- 23% of Lots with a DDP is Retail
 - 634.38 acres
- 10% of Lots with a DDP is Office
 - 274.66 acres
- 14.5% of Lots with a DDP is Ed. Inst.
 - 399.72 acres
- 8% of Lots with a DDP is Rel. Inst.
 - 230.49 acres
- 16% of Lots with a DDP is Industrial
 - 449.01 acres
- 28% of Lots with a DDP is identified in the “Other” category
 - 762.15 acres
- 0.5% of Lots with a DDP is Vacant
 - 284.63 acres

Nonresidential Stock: No DDP Lots

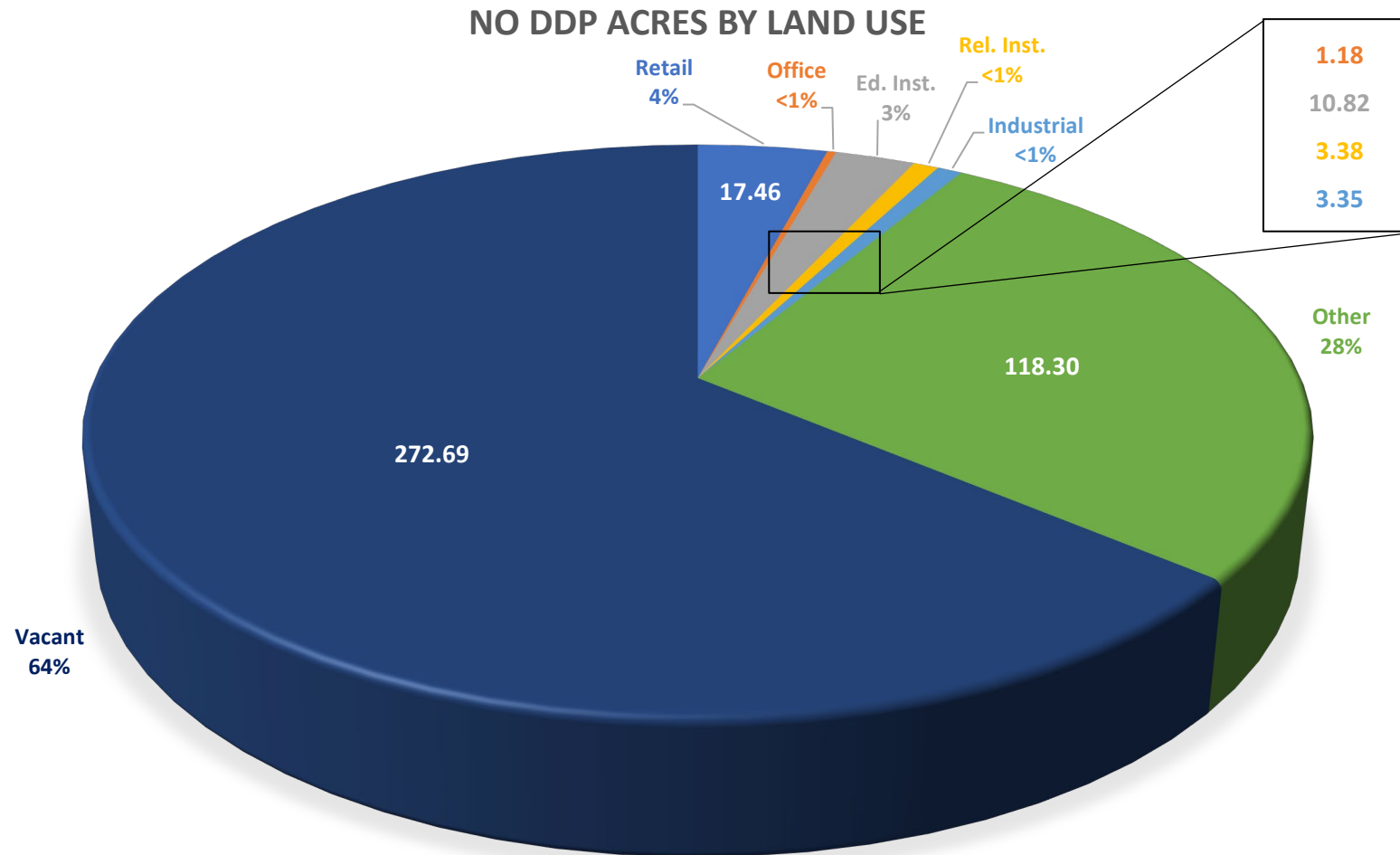
NONRESIDENTIAL ZONED ACREAGE



- 427 acres (of the 2,820 acres)

Nonresidential Stock: No DDP Lots

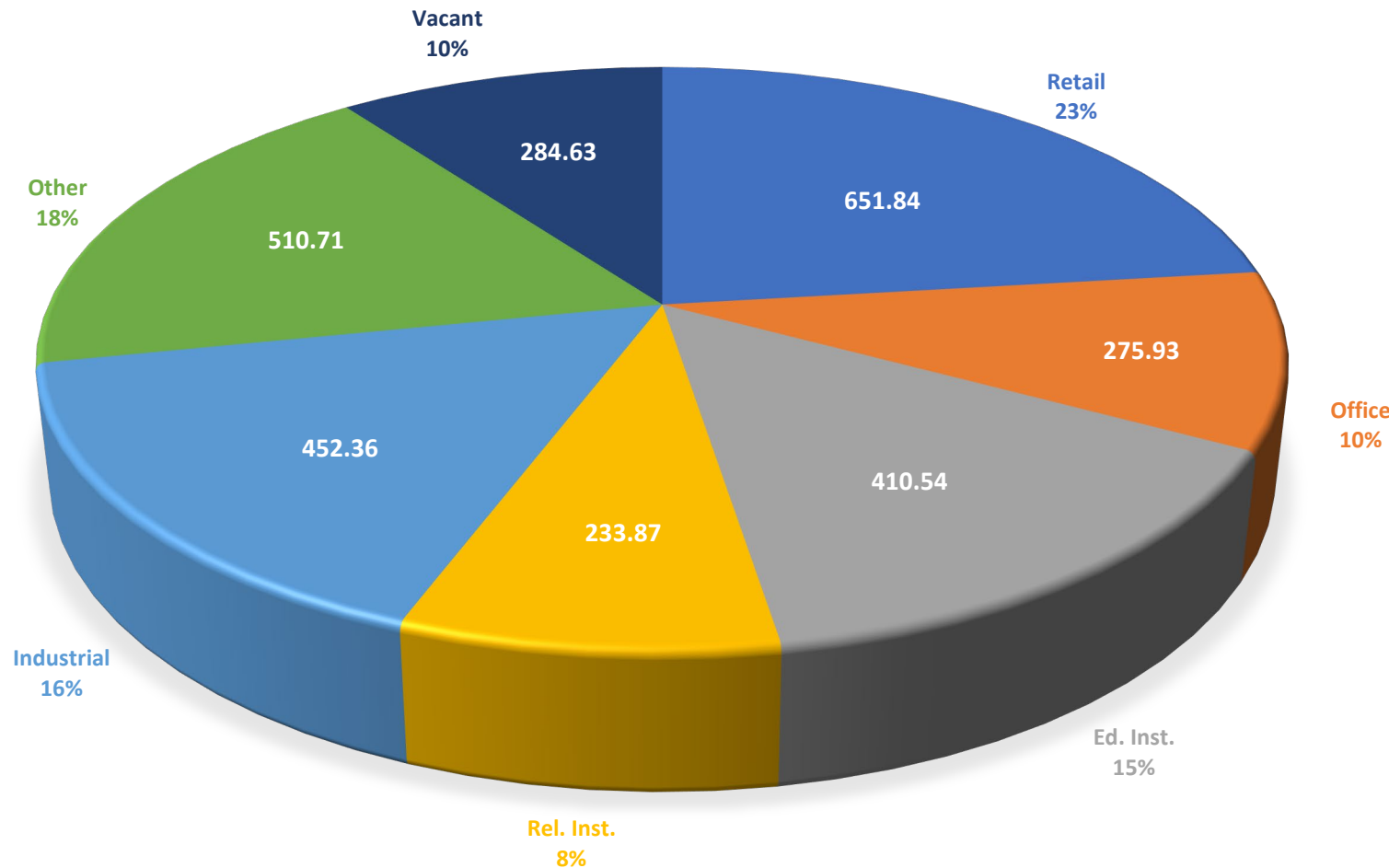
- Total acreage for Lots with no DDP
 - 427 acres
- 4% of Lots with no DDP is Retail
 - 17.46 acres
- <1% of Lots with no DDP is Office
 - 1.18 acres
- 3% of Lots with no DDP is Ed. Inst.
 - 10.82 acres
- <1% of Lots with no DDP is Rel. Inst.
 - 3.38 acres
- <1% of Lots with no DDP is Industrial
 - 3.35 acres
- 28% of Lots with no DDP is identified in the “Other” category
 - 118.30 acres
- 64% of Lots with no DDP is Vacant
 - 272.69 acres



Nonresidential Stock: Total

(DDP and No DDP)

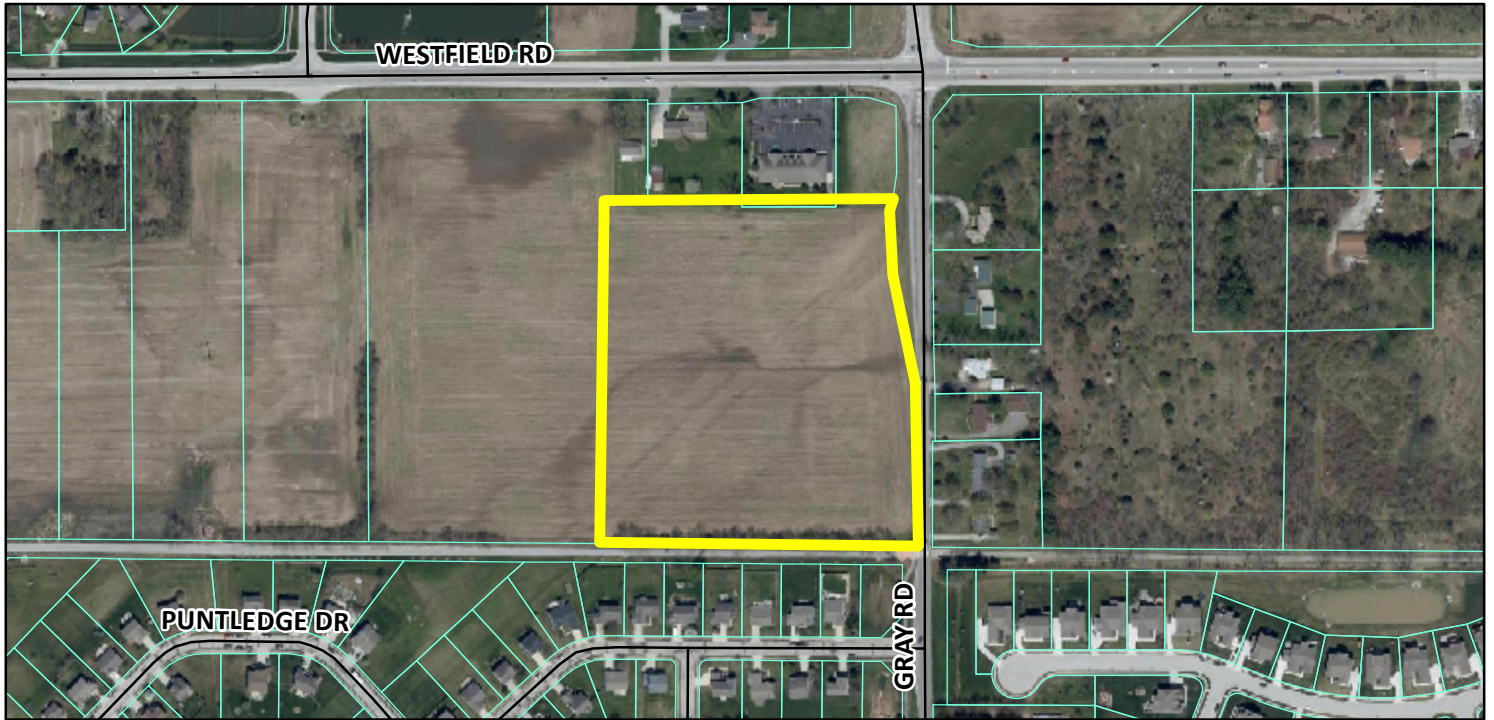
LOTS ACREAGE BY LAND USE



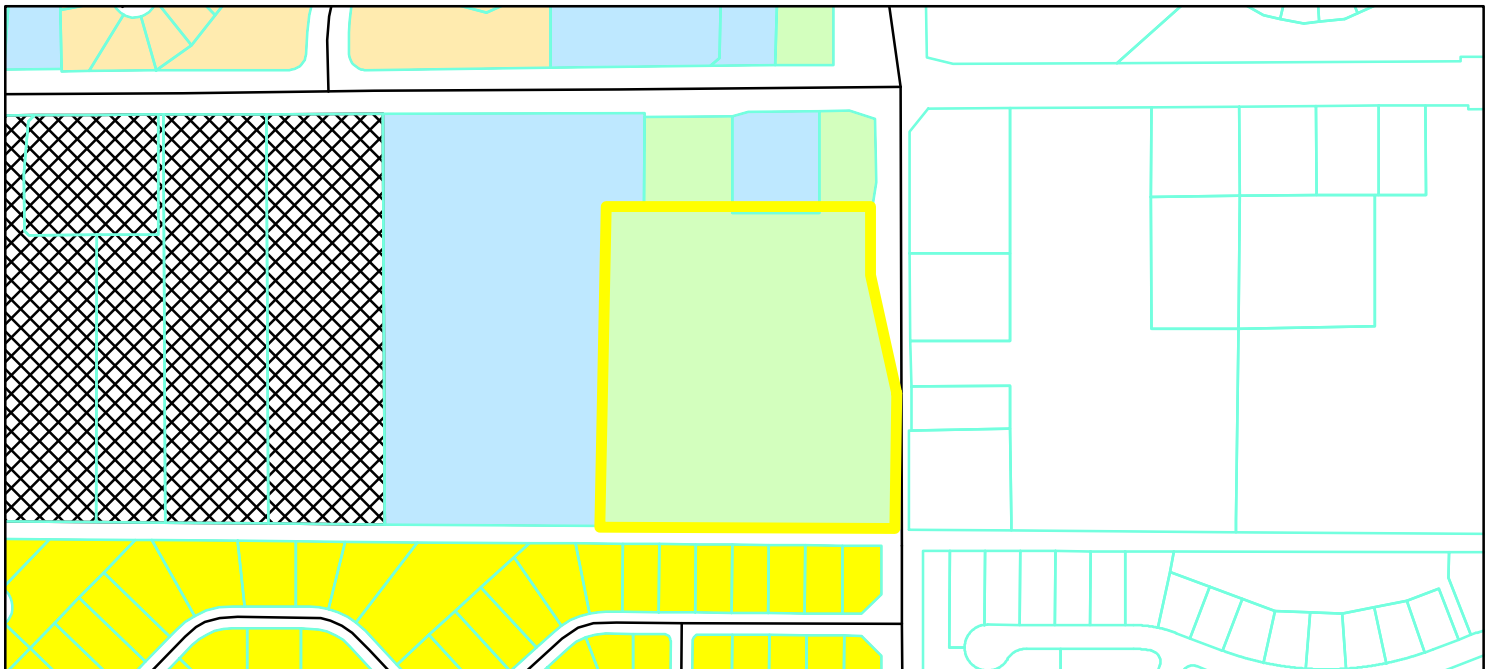
- Total nonresidential Lot acreage
 - 2,820 acres
- 23% of nonresidential land is Retail
 - 651.84 acres
- 10% of nonresidential land is Office
 - 275.93 acres
- 15% of nonresidential land is Ed. Inst.
 - 410.54 acres
- 8% of nonresidential land is Rel. Inst.
 - 233.87 acres
- 16% of nonresidential land is Industrial
 - 452.36 acres
- 18% of nonresidential land is identified in the “Other” category
 - 510.71 acres
- 10% of nonresidential land is Vacant
 - 284.63 acres

Aerial Location Map

 Site



Zoning Map



GIS.DBO.PW_Streets Zoning

Parcel
Parcel

Zoning - All

-  AG-SF1 (Agriculture - Single Family - 1)
-  GO (General Office)
-  PUD (Planned Unit Development)
-  SF-3 (Single Family - 3)
-  SF-4 (Single Family - 4)

0 0.05 0.1
Miles



Westfield Yard Conceptual Plan



Product Offering



Brookline - Front Entry
46 homesites



Tustin - Rear Entry
29 homesites

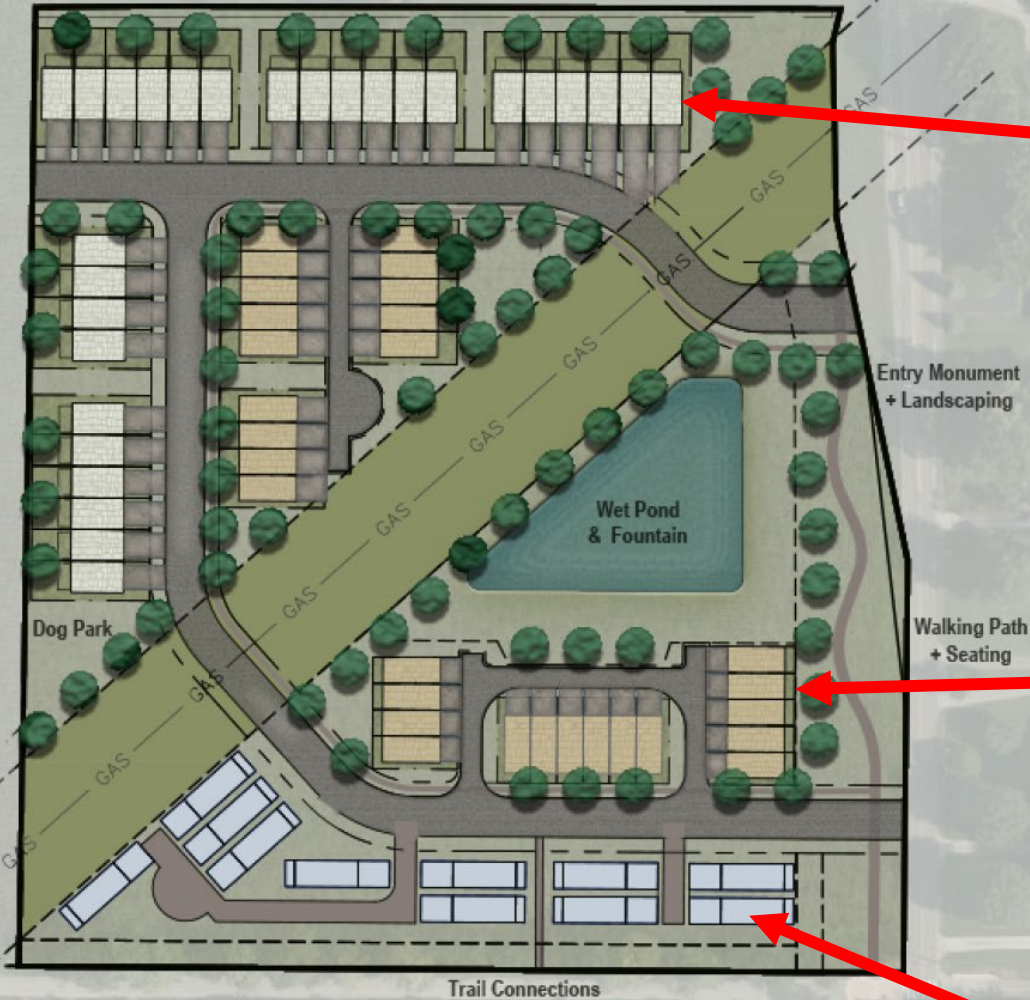
28 Brookline (Front Entry 3-Story Townhomes)



29 Tustin (Rear Entry 3-Story Townhomes)



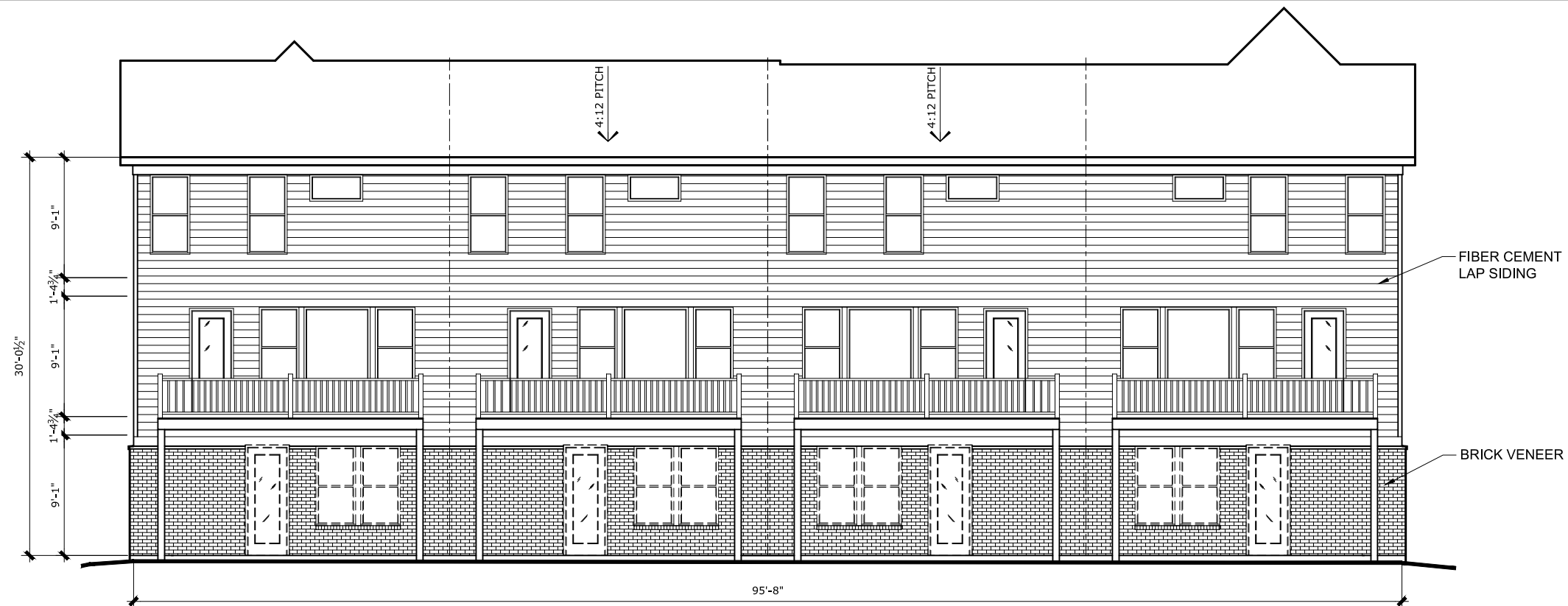
11 Single-Family (2-Story Homes)



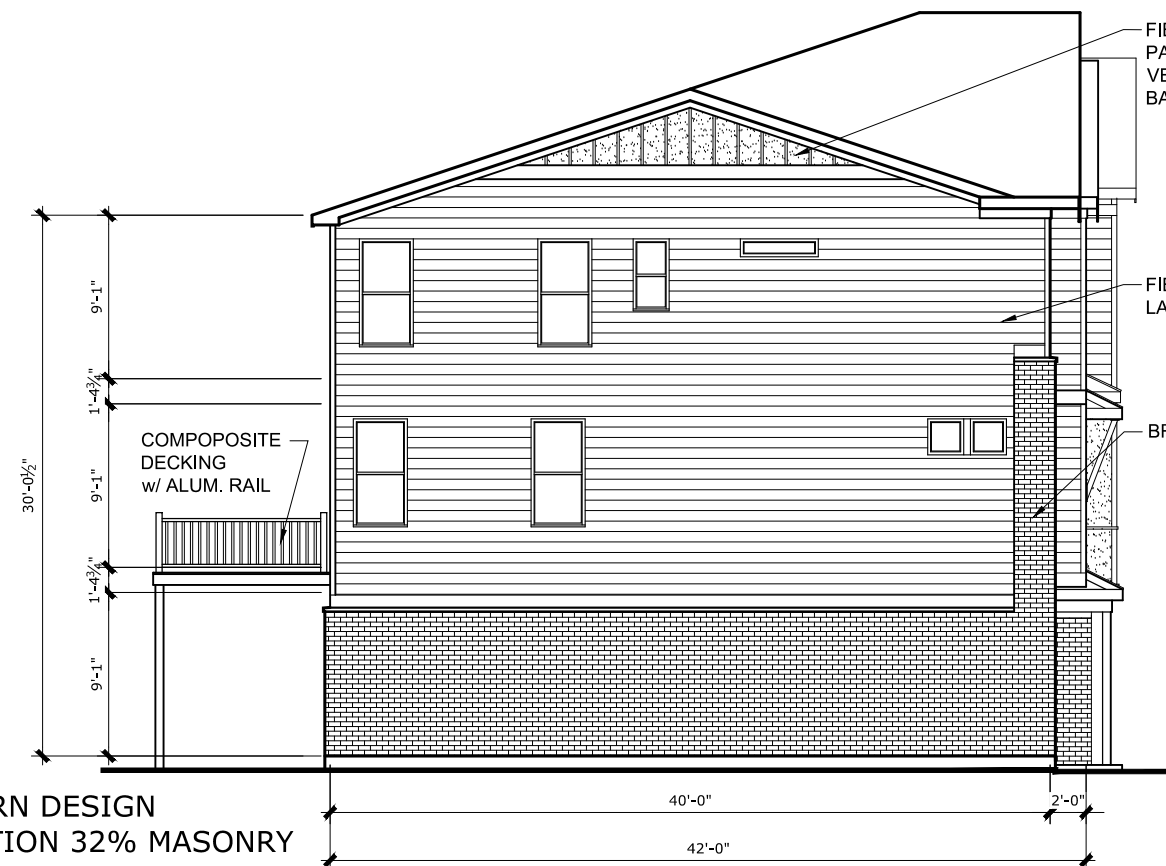




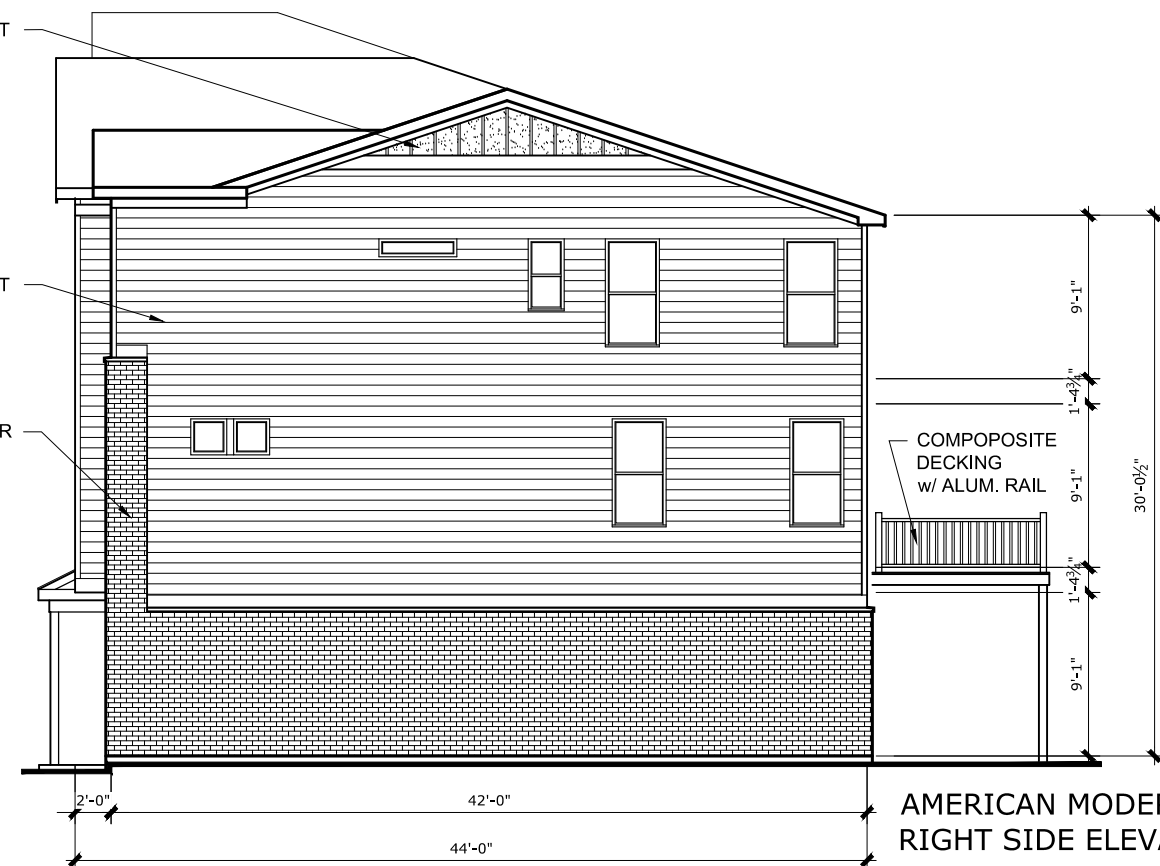
BROOKLINE FRONT ELEVATION AMERICAN MODERN EXTERIOR DESIGN
 4-HOME BUILDING
 FRONT ELEVATION 55% MASONRY



AMERICAN MODERN DESIGN REAR ELEVATION
4-UNIT BUILDING
REAR ELEVATION 30% MASONRY



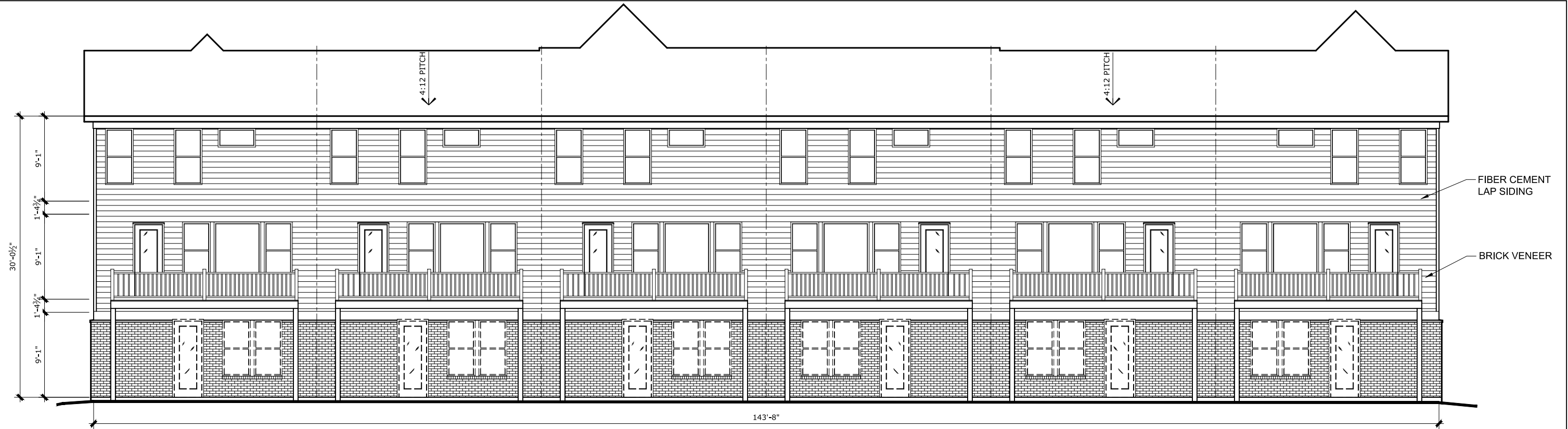
AMERICAN MODERN DESIGN
LEFT SIDE ELEVATION 32% MASONRY



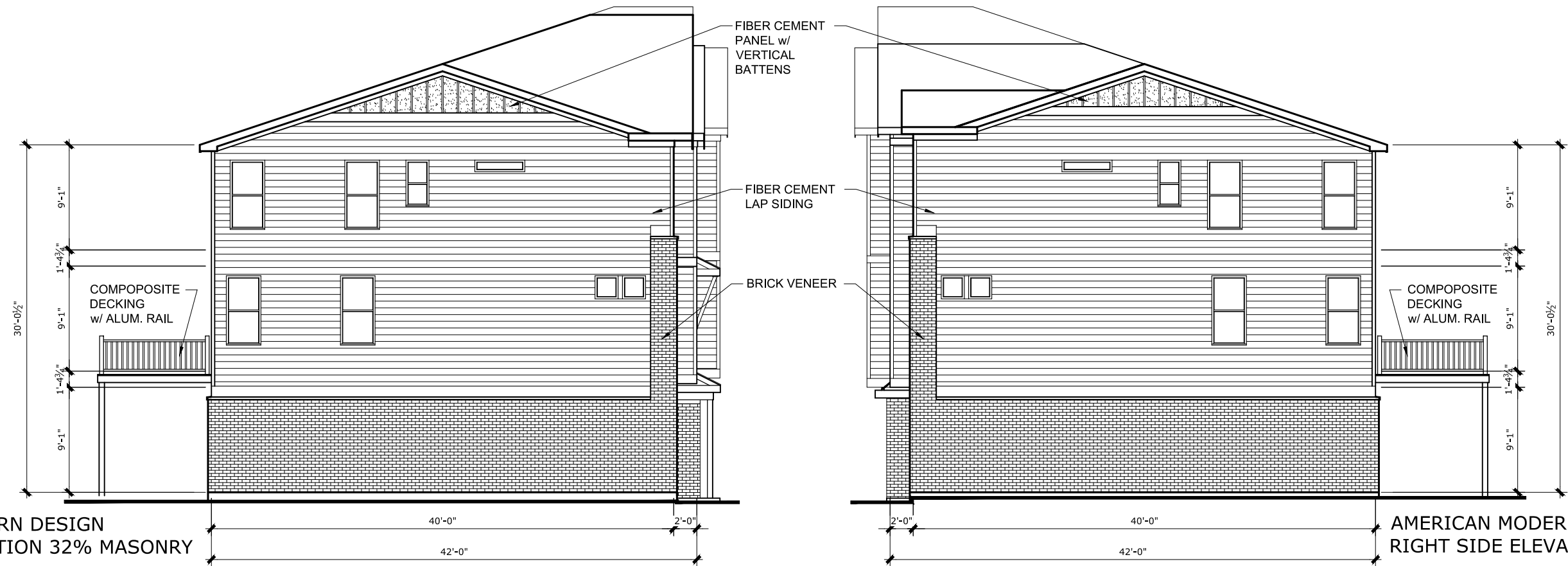
AMERICAN MODERN DESIGN
RIGHT SIDE ELEVATION 32% MASONRY



BROOKLINE FRONT ELEVATION AMERICAN MODERN EXTERIOR DESIGN
 6-HOME BUILDING
 FRONT ELEVATION 58% MASONRY



AMERICAN MODERN DESIGN REAR ELEVATION
6-UNIT BUILDING
REAR ELEVATION 30% MASONRY



AMERICAN MODERN DESIGN
LEFT SIDE ELEVATION 32% MASONRY

AMERICAN MODERN DESIGN
RIGHT SIDE ELEVATION 32% MASONRY

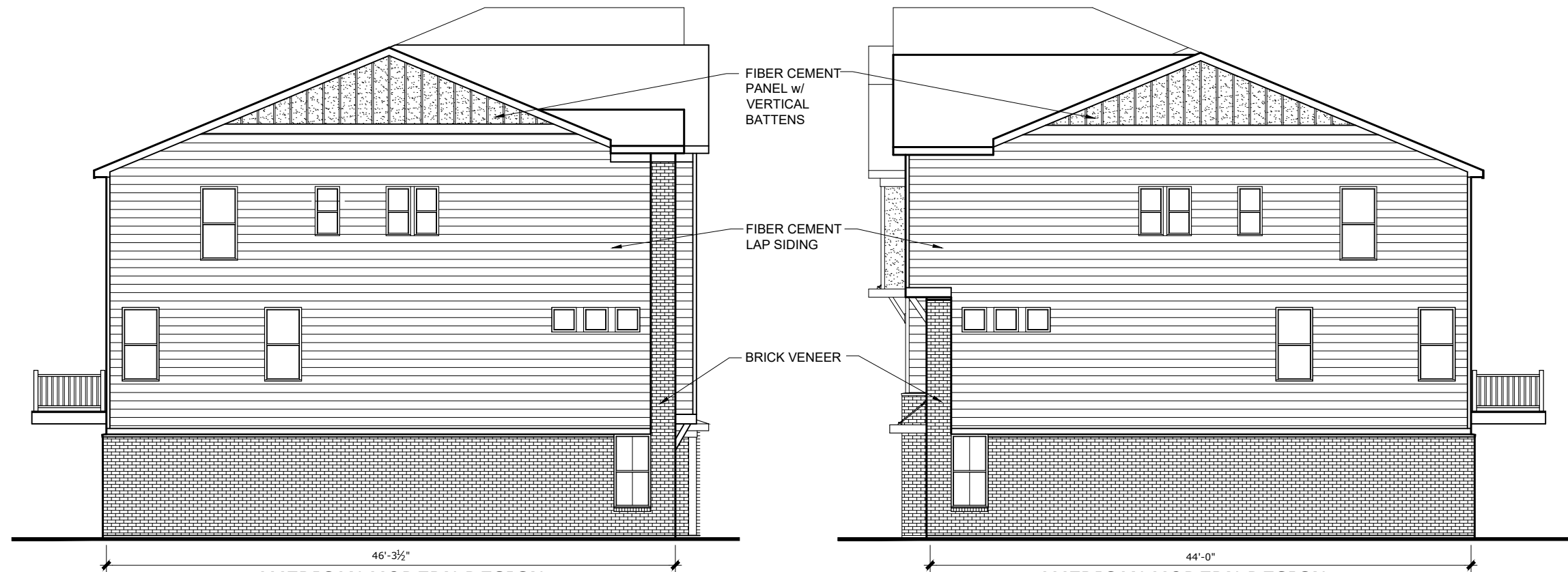




TUSTIN FRONT ELEVATION AMERICAN MODERN EXTERIOR DESIGN
 4-HOME BUILDING
 FRONT ELEVATION 60% MASONRY



AMERICAN MODERN DESIGN REAR ELEVATION
4-HOME BUILDING
REAR ELEVATION 25% MASONRY



AMERICAN MODERN DESIGN
LEFT SIDE ELEVATION 28% MASONRY

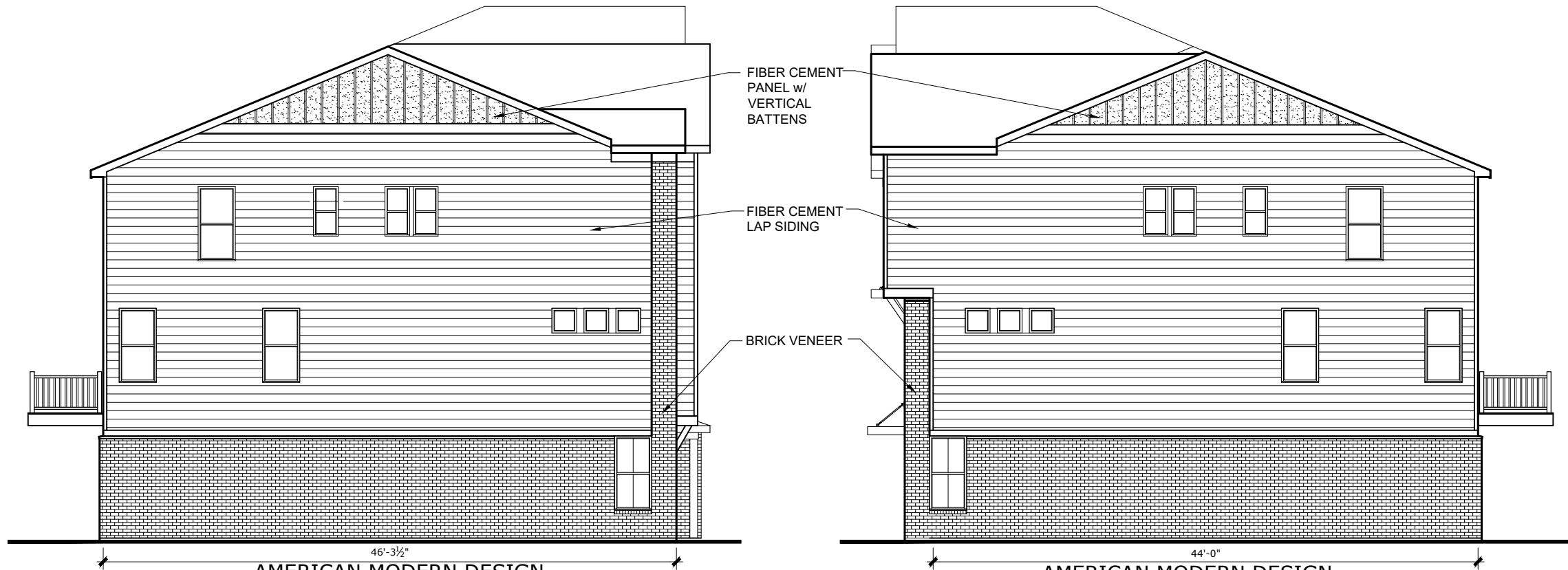
AMERICAN MODERN DESIGN
RIGHT SIDE ELEVATION 28% MASONRY



TUSTIN FRONT ELEVATION AMERICAN MODERN EXTERIOR DESIGN
 5-HOME BUILDING
 FRONT ELEVATION 58% MASONRY



AMERICAN MODERN DESIGN REAR ELEVATION
5-HOME BUILDING
REAR ELEVATION 25% MASONRY



AMERICAN MODERN DESIGN
LEFT SIDE ELEVATION 28% MASONRY

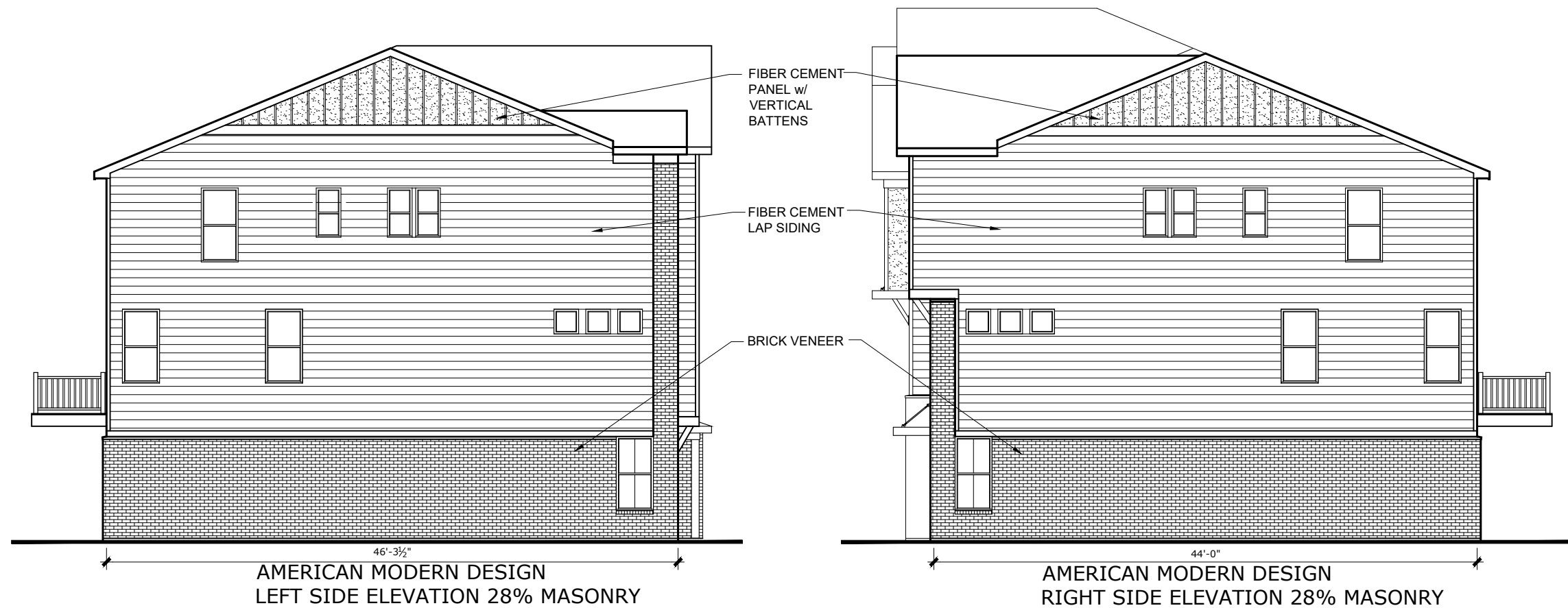
AMERICAN MODERN DESIGN
RIGHT SIDE ELEVATION 28% MASONRY



TUSTIN FRONT ELEVATION AMERICAN MODERN EXTERIOR DESIGN
 6-HOME BUILDING
 FRONT ELEVATION 56% MASONRY



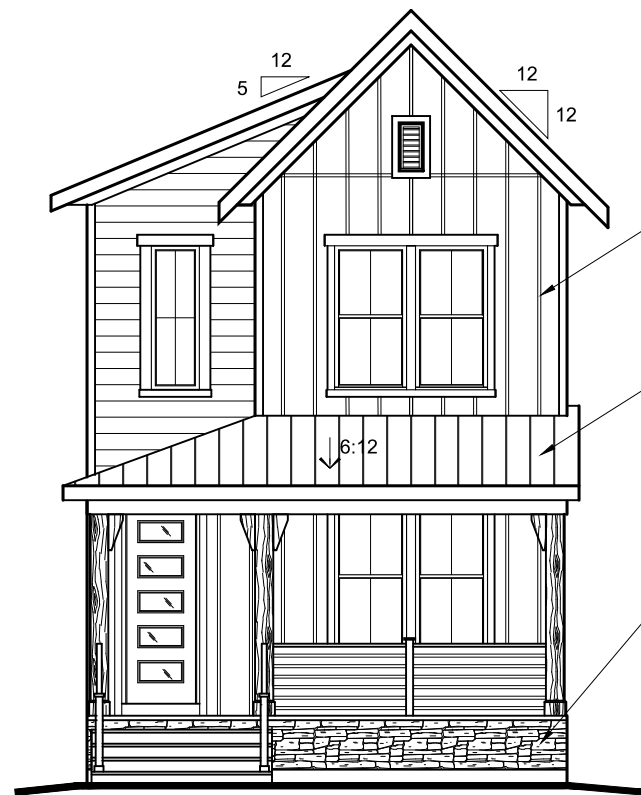
AMERICAN MODERN DESIGN REAR ELEVATION
6-HOME BUILDING
REAR ELEVATION 25% MASONRY



AMERICAN MODERN DESIGN
LEFT SIDE ELEVATION 28% MASONRY

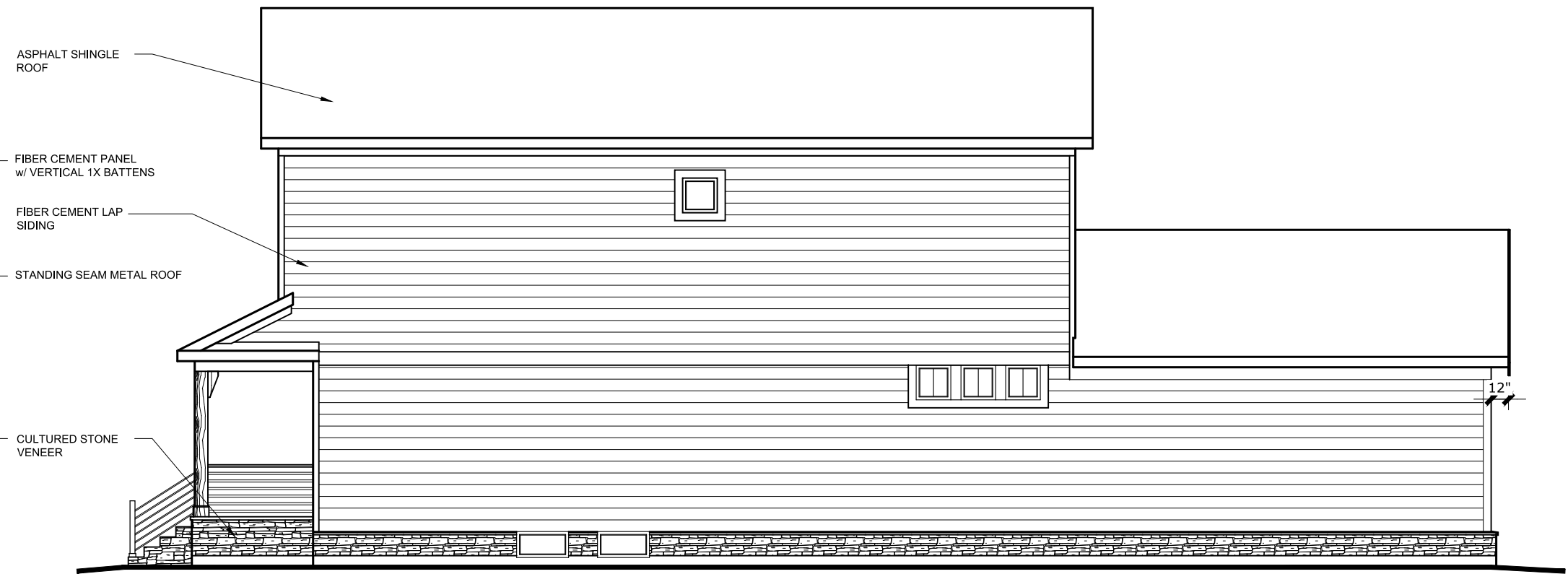
AMERICAN MODERN DESIGN
RIGHT SIDE ELEVATION 28% MASONRY



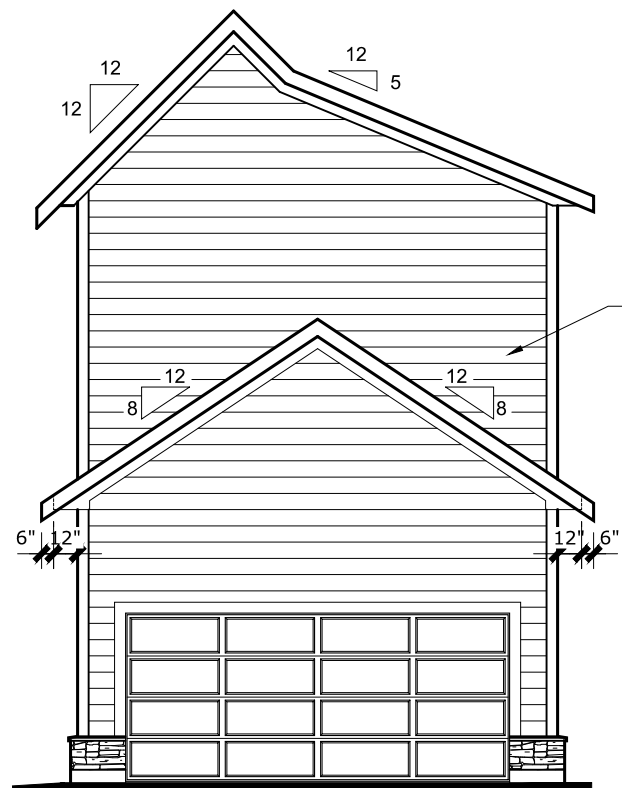


FRONT ELEVATION

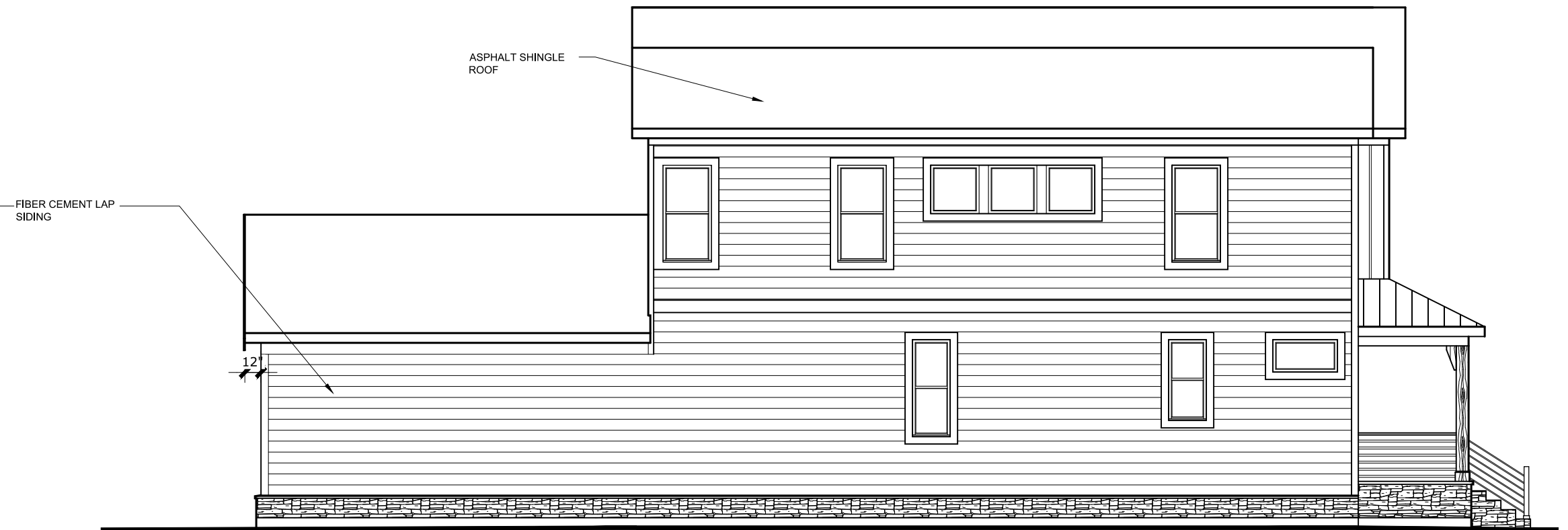
MODERN FARMHOUSE



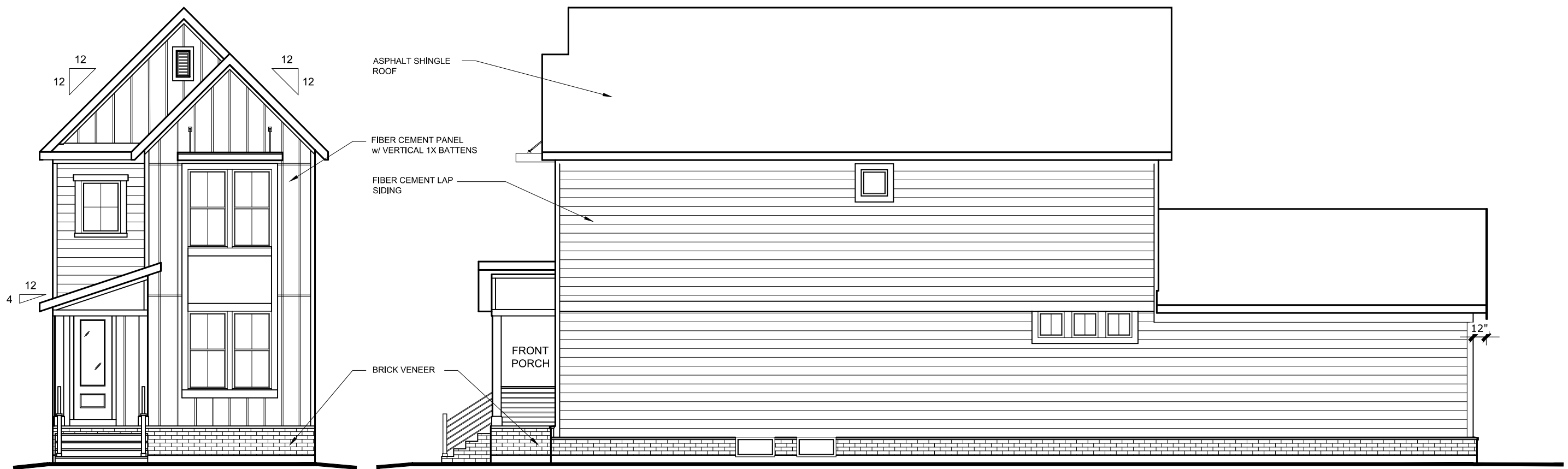
RIGHT SIDE ELEVATION



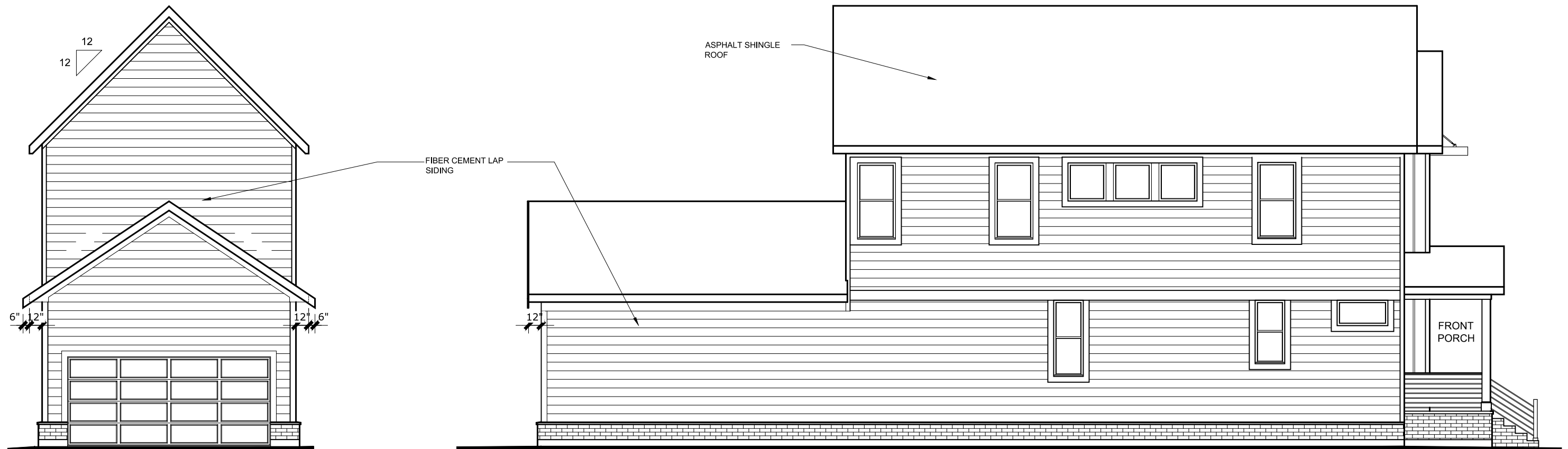
REAR ELEVATION



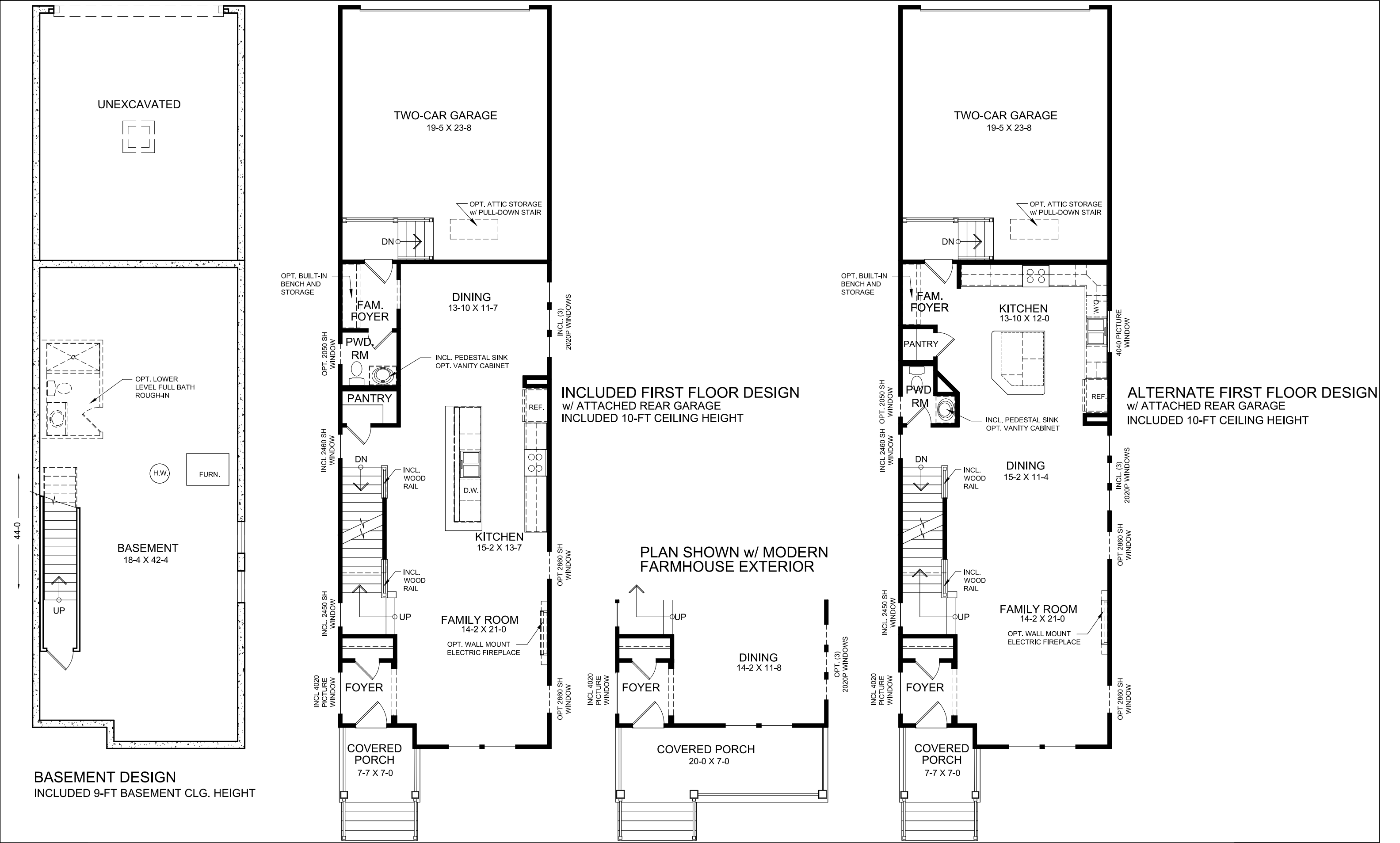
LEFT SIDE ELEVATION

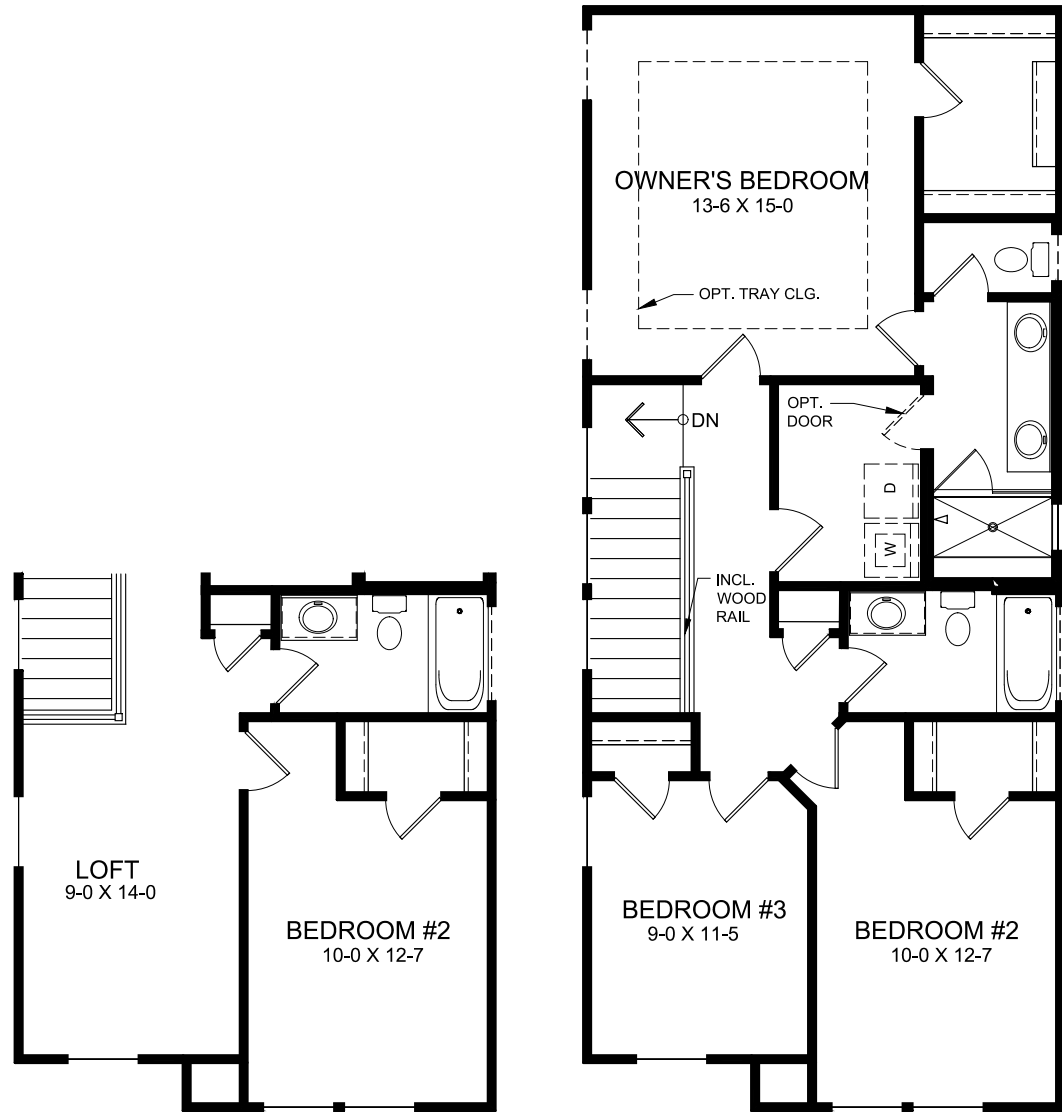


FRONT ELEVATION CONTEMPORARY CLASSIC RIGHT SIDE ELEVATION



REAR ELEVATION LEFT SIDE ELEVATION



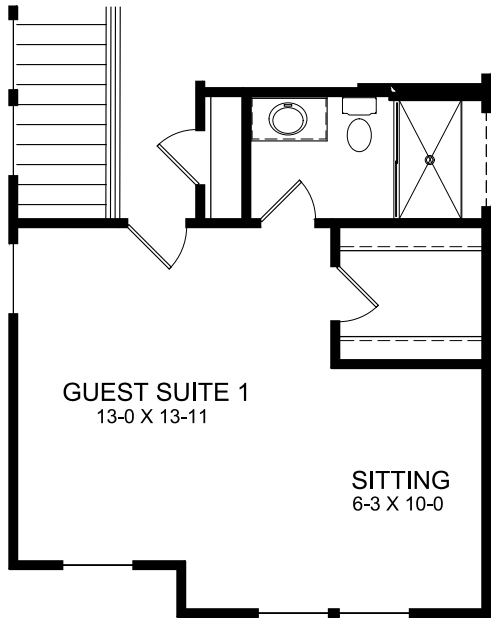


OPTIONAL
LOFT IN LIEU OF BEDROOM #3

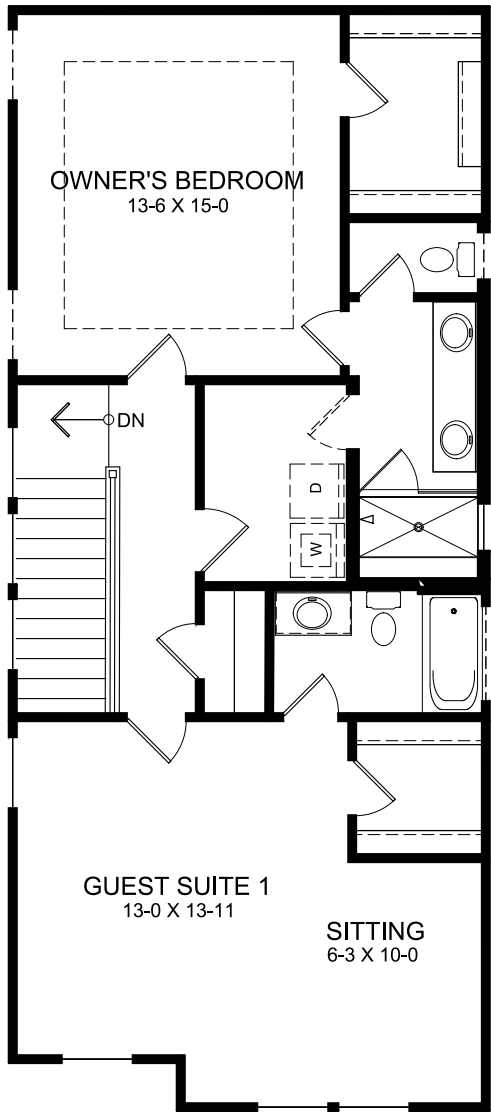
SECOND FLOOR DESIGN
INCLUDED 9-FT CEILING HEIGHT



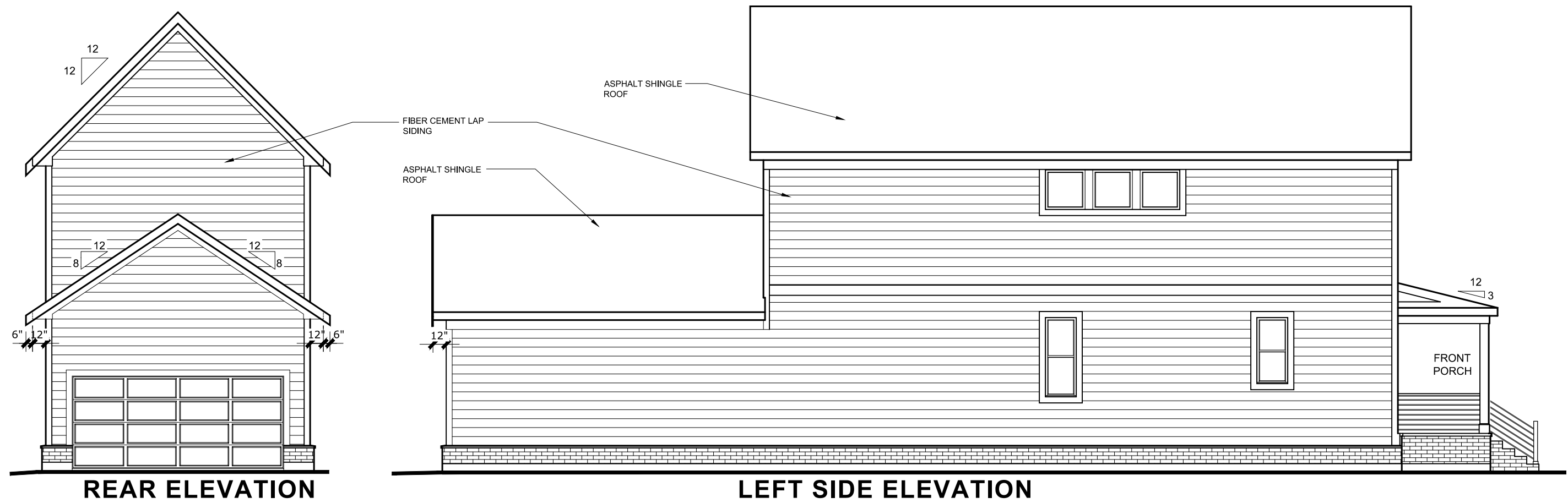
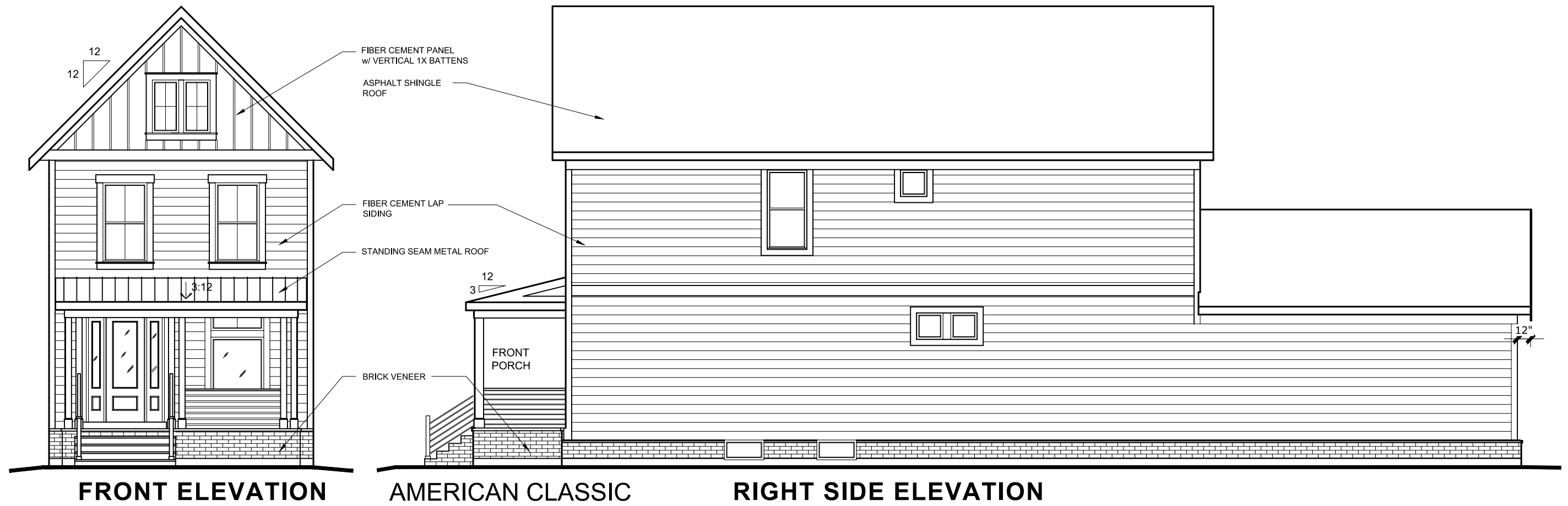
PLAN SHOWN w/ MODERN FARMHOUSE EXTERIOR

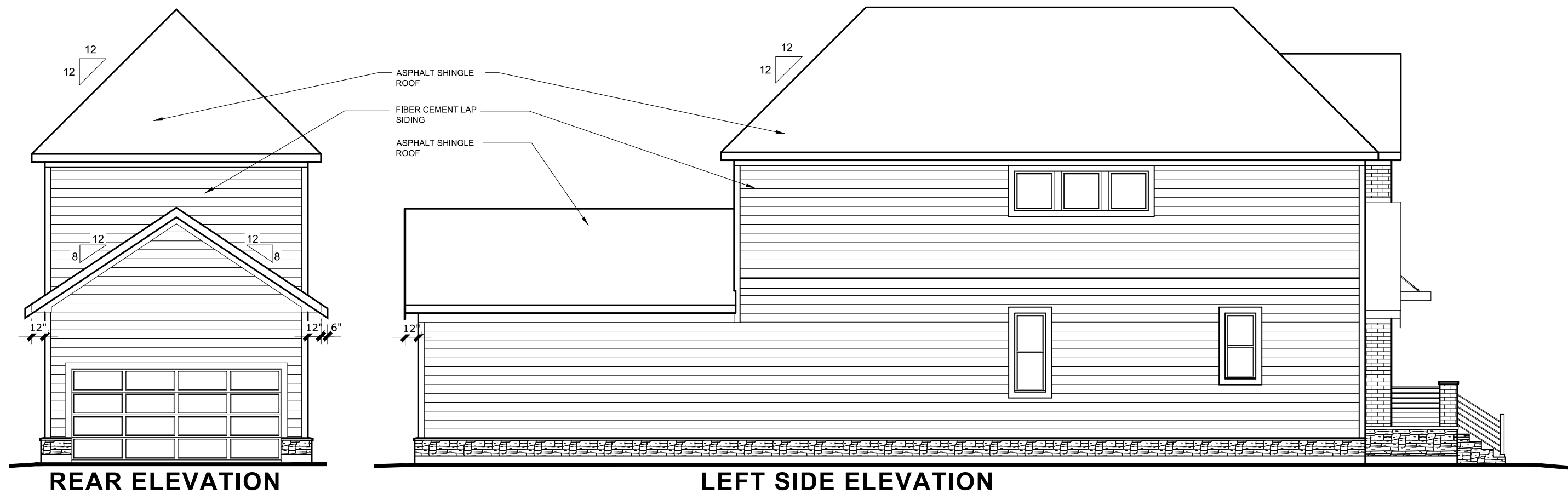
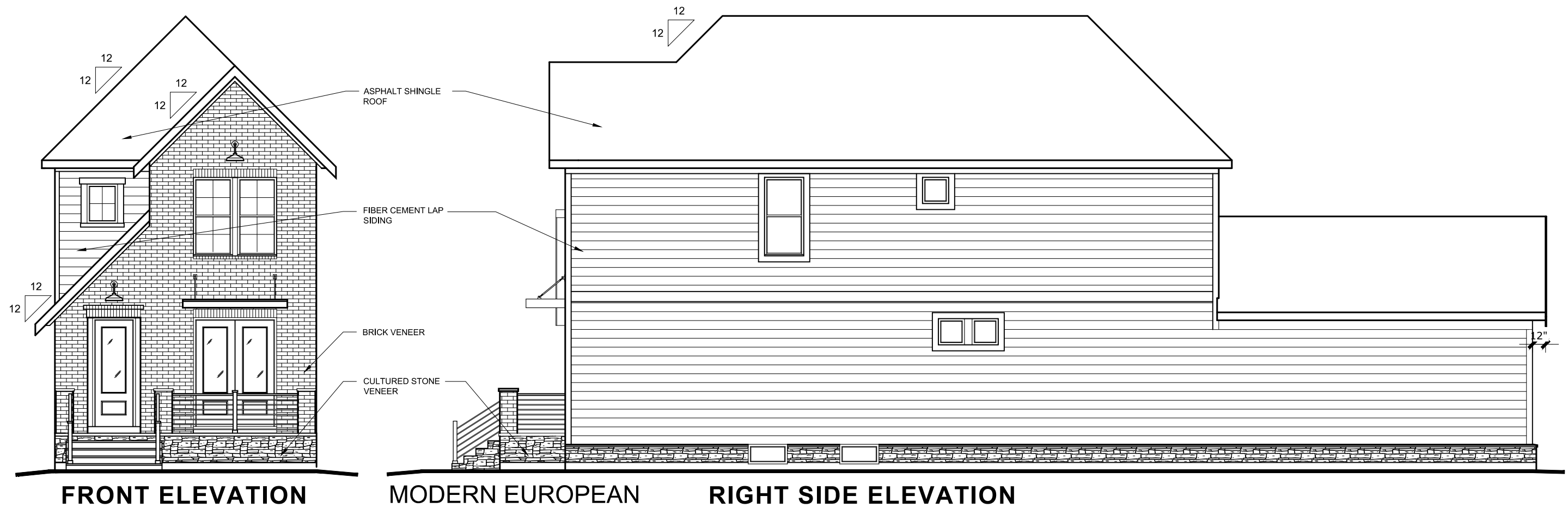


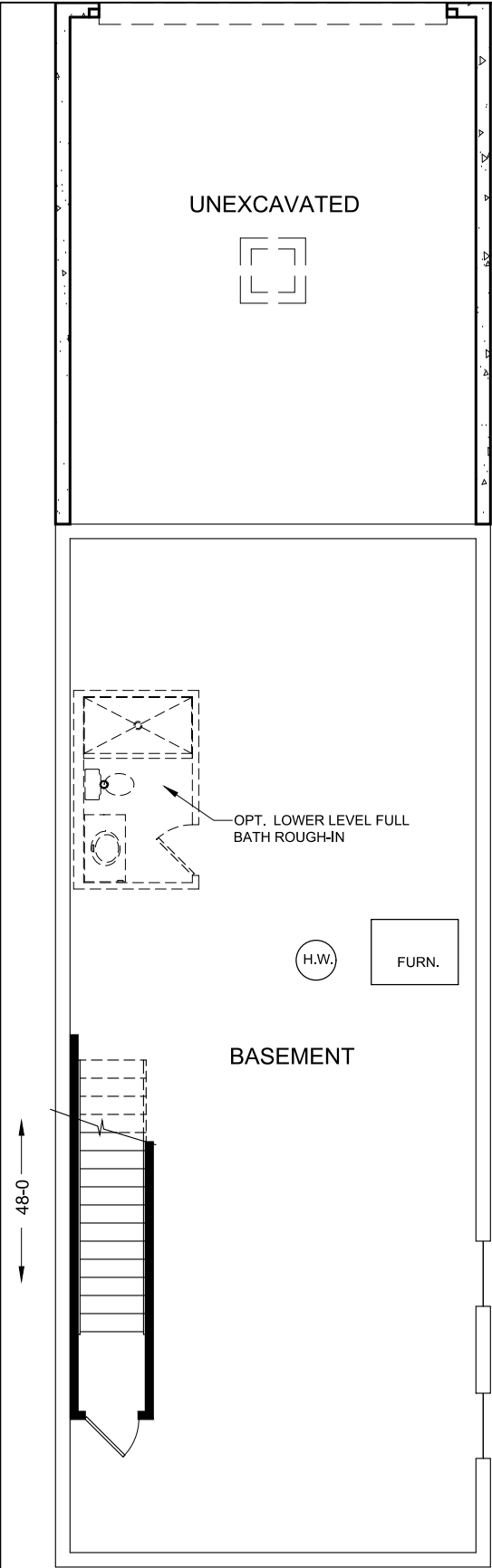
OPTIONAL
GUEST SUITE 1 BATH DELUXE SHOWER



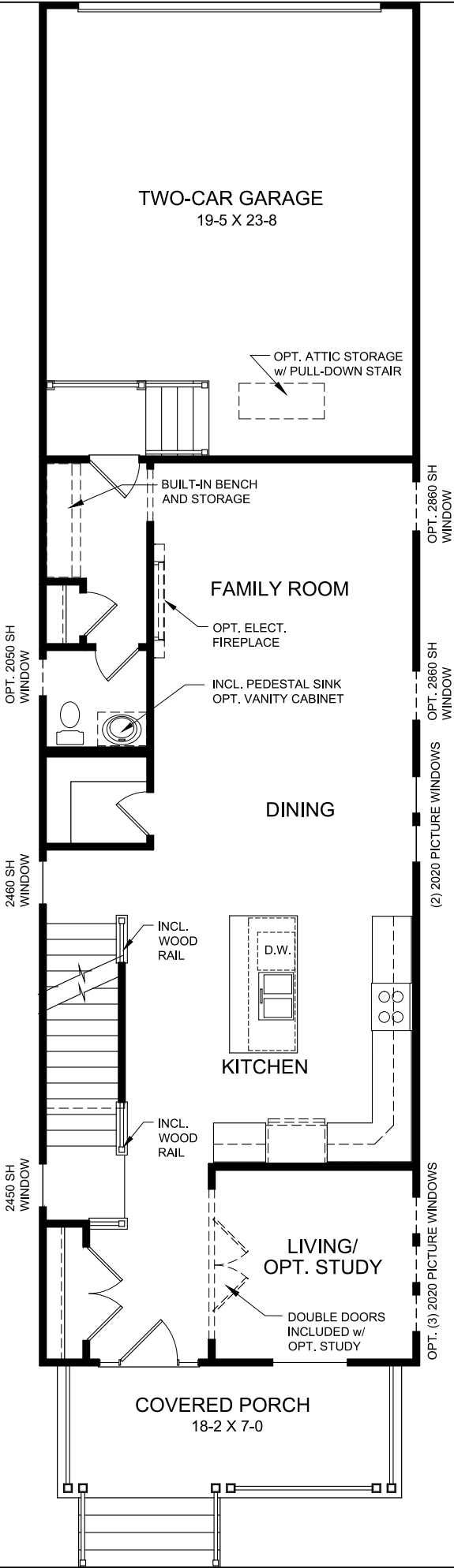
OPTIONAL
GUEST SUITE 1 IN LIEU OF BEDROOM 2 & 3



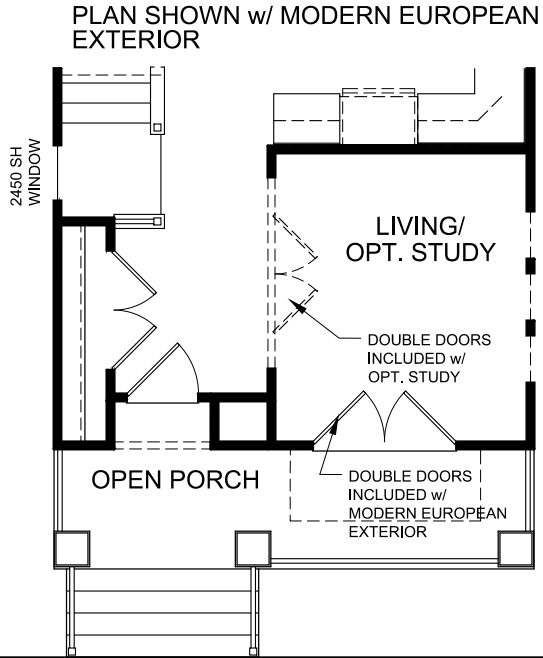




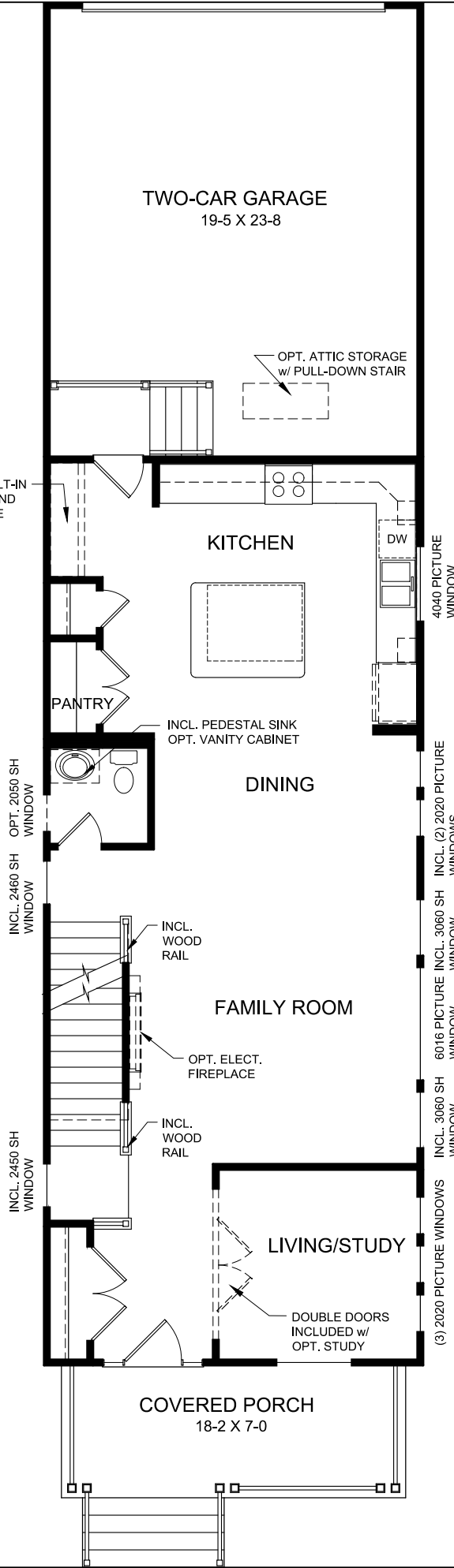
INCLUDED 9-FT BASEMENT CLG. HEIGHT



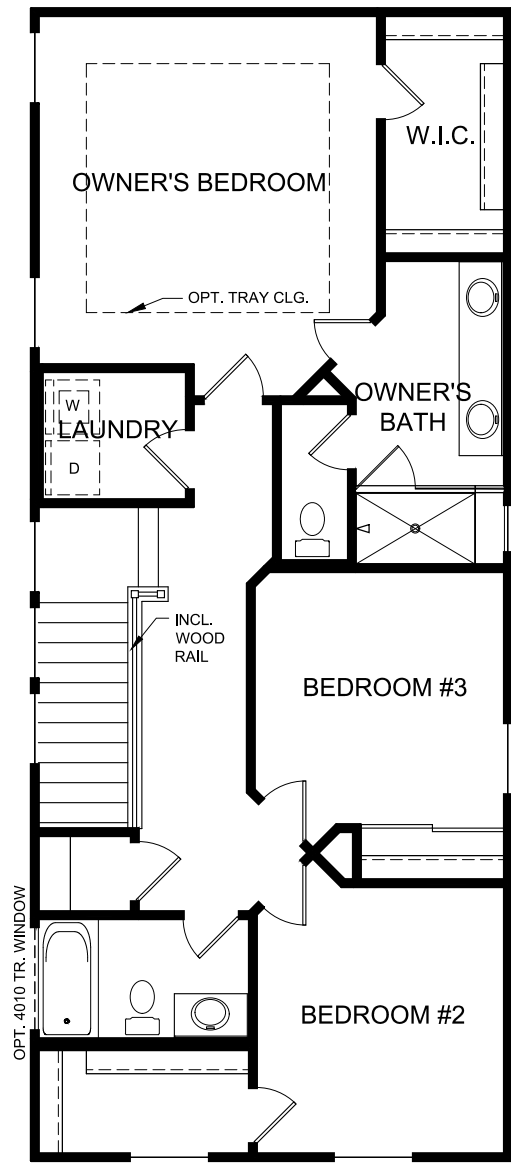
FIRST FLOOR DESIGN w/ ATTACHED TWO-CAR GARAGE INCLUDED 10-FT CEILING HEIGHT



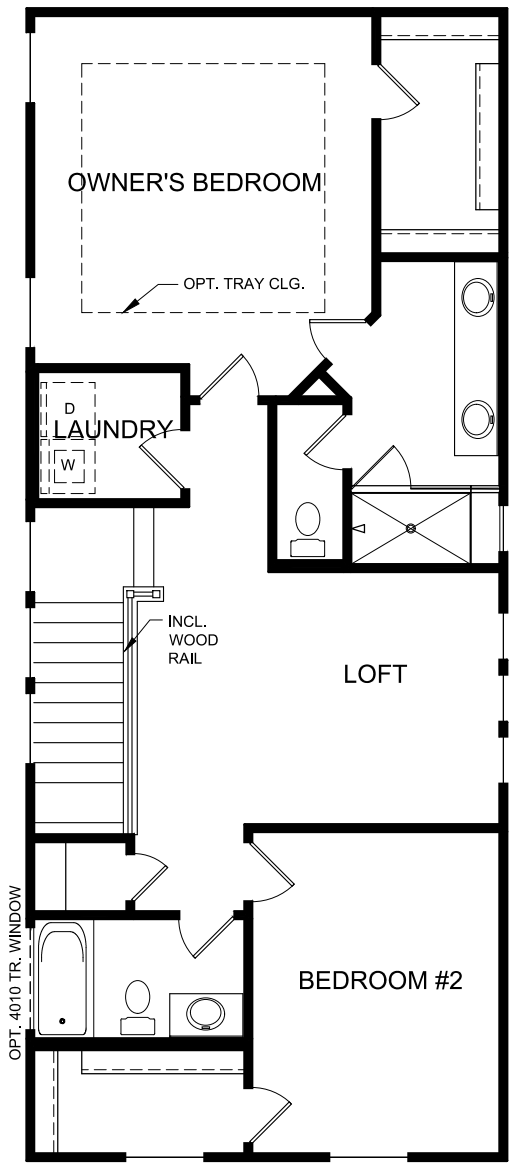
PLAN SHOWN w/ MODERN EUROPEAN EXTERIOR



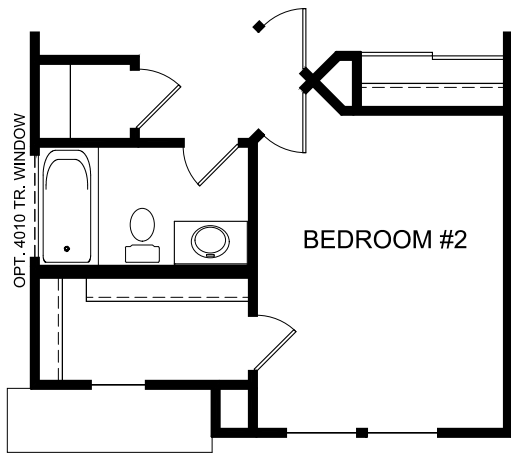
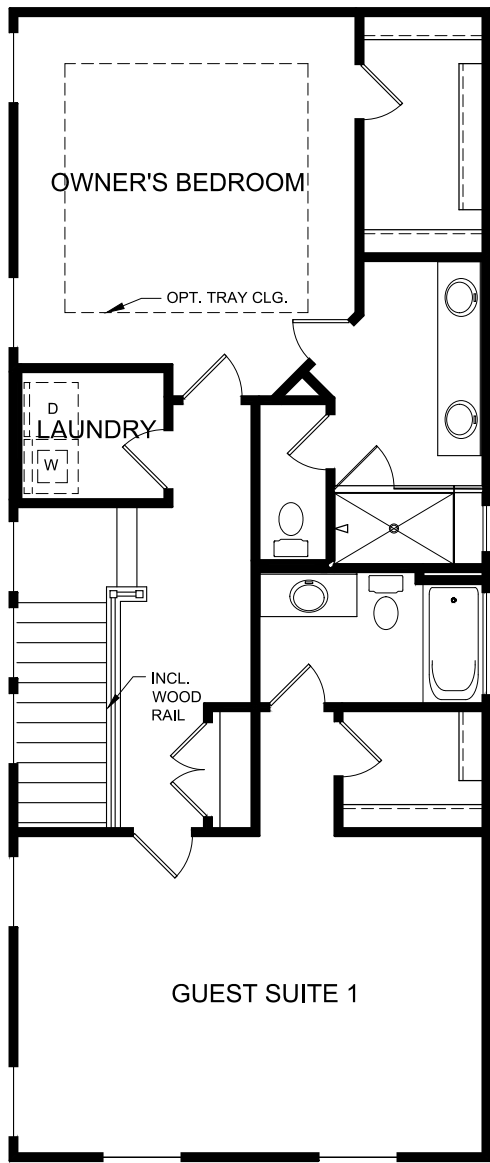
ALTERNATE FIRST FLOOR DESIGN w/ ATTACHED TWO-CAR GARAGE INCLUDED 10-FT CEILING HEIGHT

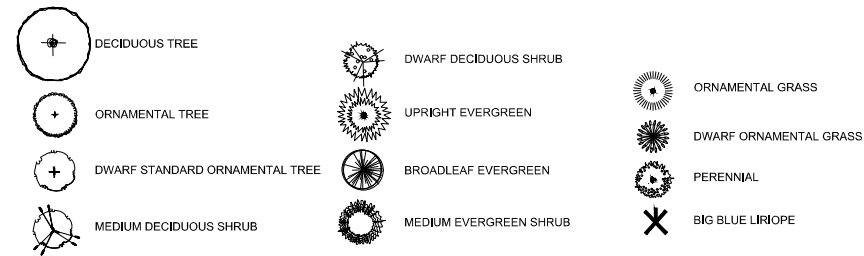
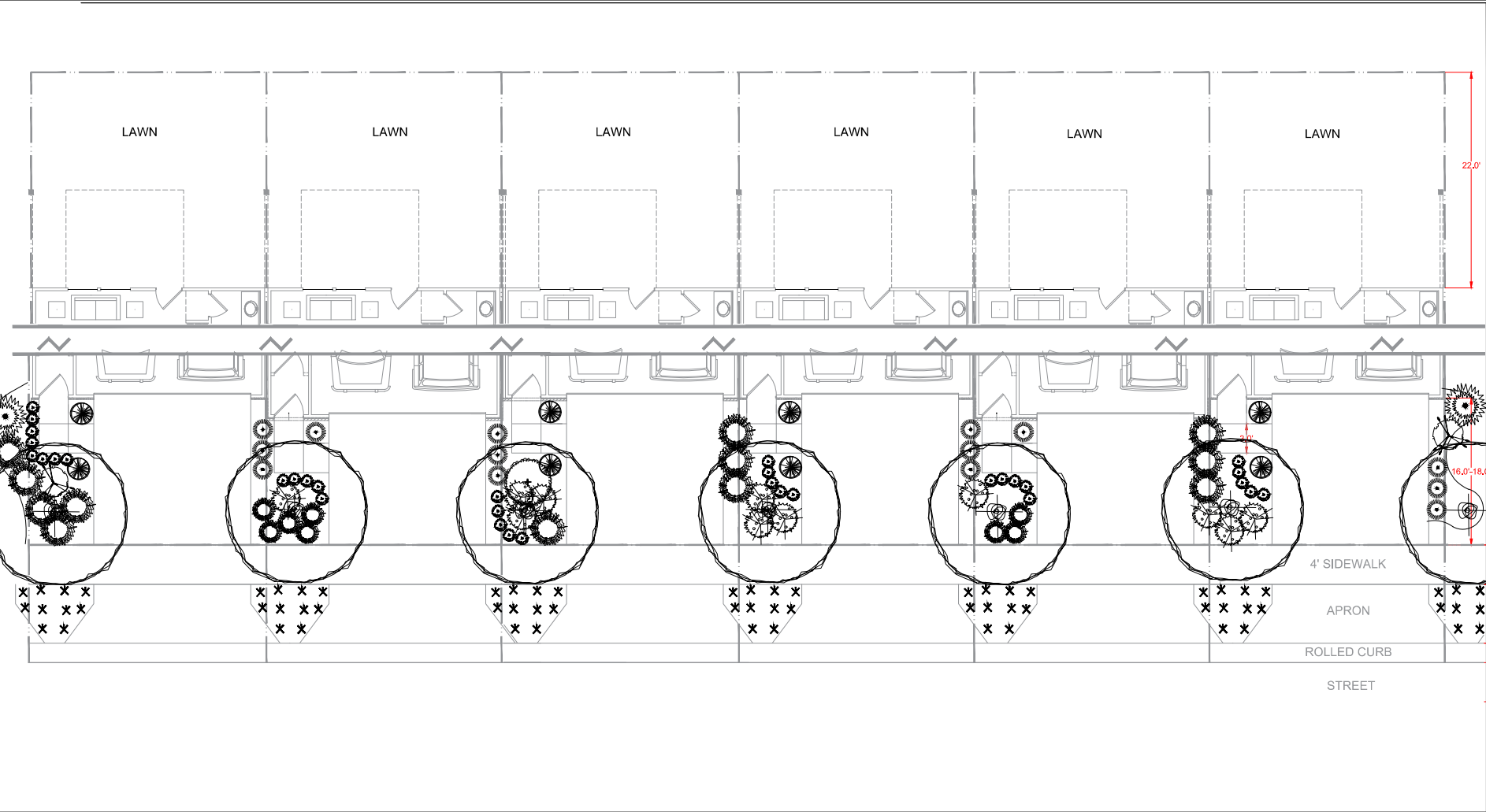


SECOND FLOOR DESIGN
INCLUDED 9-FT CEILING HEIGHT



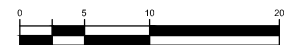
(3) 2020 PICTURE
WINDOWS





Notes:

1. Trees, minimum 2" caliper
2. Cannot repeat plant selection on adjacent units. E.g., if boxwood is used for broadleaf evergreen on one unit, boxwood may not be used as the broadleaf evergreen on adjacent units.



DATE: September 17, 2020

REVISED: January 20, 2022

DRAWN BY: GAF

SCALE: 1"=10'

UI_Landscape 6 of 23

TEM_UI_Front Single Family
Attached_Landscape_Typical_6UNIT

This information is not for public distribution without the written consent of The Fischer Group. All information is deemed reliable at time of print, but is subject to revisions at the discretion of The Fischer Group.



Notes:

1. Trees, minimum 2" caliper
2. Cannot repeat plant selection on adjacent units. E.g., if boxwood is used for broadleaf evergreen on one unit, boxwood may not be used as the broadleaf evergreen on adjacent units
3. No turf area to be smaller than 24" - Mulch area if less than 24"
4. Add additional plantings <=30" high (to maintain vision from vehicle when backing out) in the alley of the RSFA (Midtown-Tustin) as space allows and does not interfere with placement and access to utilities.
5. Utilize stone instead of mulch in planting area of the alley

DATE: September 17, 2020
REVISED: January 20, 2022
DRAWN BY: GAF
SCALE: 1"=10'
UI_Landscape 15 of 23

TEM_UI_Rear Single Family
Attached_Landscape_Typical_6UNIT

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ALLEY

ALLEY

ALLEY

CONCRETE DRIVEWAY

CONCRETE DRIVEWAY

CONCRETE DRIVEWAY

CONCRETE DRIVEWAY

CONCRETE DRIVEWAY

CONCRETE DRIVEWAY

LAWN

LAWN

LAWN

LAWN

LAWN

LAWN

4' SIDEWALK

6'0"

6'0"

Varies



DECIDUOUS TREE



ORNAMENTAL TREE



DWARF STANDARD ORNAMENTAL TREE



MEDIUM DECIDUOUS SHRUB



DWARF DECIDUOUS SHRUB



UPRIGHT EVERGREEN



BROADLEAF EVERGREEN



MEDIUM EVERGREEN SHRUB



ORNAMENTAL GRASS



DWARF ORNAMENTAL GRASS



PERENNIAL



BIG BLUE LIRIOPE



AMENITIES



WY
WESTFIELD
YARD

Homesite Types	Total Homesites	Legend
Tustin (alley loaded)	29 homesites	40%
Brookline (front loaded)	46 homesites	60%
Total Homesites	75 homesites	100%



Product Offering



Brookline - Front Entry
46 homesites



Tustin - Rear Entry
29 homesites



Designated Dog Area

- 4ft Aluminum Fence
- Seating Area



Midland Trace Trail Connection

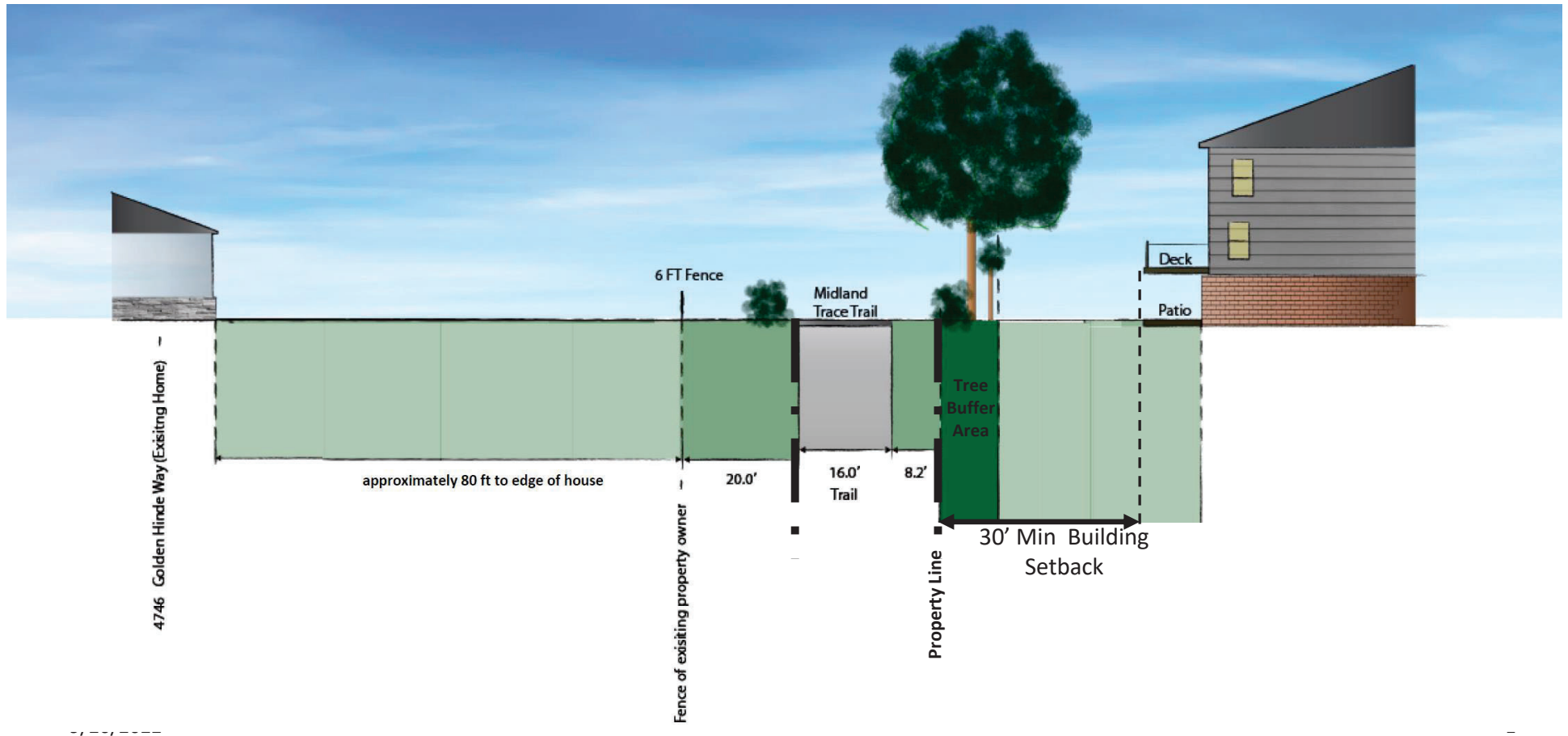


- Pathway
- Two landscaped seating areas overlooking pond.



Landscaped open space with bench seating

Trail Cross Section





Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the October 3, 2022 APC Meeting

Presented for approval: October 17, 2022

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Monday, October 3, 2022 at Westfield City Hall.

Active links for this meeting:

[October 3, 2022 APC Agenda & Exhibits](#)

[October 3, 2022 YouTube Video](#)

OPENING OF MEETING

[You Tube Time: 0:10](#)

Roll Call

Commissioners Members Present In-Person: Kristen Burkman, Matt Deck, Robert Horkay, Mike Johns, Andre Maue, Victor McCarty, Dave Schmitz, and Cindy Spoljaric.

Commissioners Present Virtually: None.

Commissioners Absent: Ginny Kelleher.

City Staff Present In-Person: Kevin Todd, Director; Pam Howard, Assistant Director; Caleb Ernest, Senior Planner; and Ryan Collingwood, Associate Planner.

City Staff Present Virtually: None.

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

APPROVAL OF 2023 SCHEDULE OF MEETINGS AND FILING DEADLINES

McCarty motioned to approve the 2023 Schedule of Meetings and Filing Deadlines.

Maue seconded. Motion passed. Vote 8-0.

APPROVAL OF MINUTES

Schmitz motioned to approve the September 19, 2022 APC Minute as written.

Burkman seconded. Motion passed. Vote 7-0. (Deck abstained.).

CHANGES TO THE AGENDA

2208-PUD-16: WILL BE CONTINUED TO A FUTURE MEETING

Westfield Yard PUD

West Side of Gray Road, 200 feet south of State Road 32

Grand Communities, LLC by Nelson & Frankenberger, LLC requests a change in zoning for 10.8 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Westfield Yard Planned Unit Development (PUD) District.

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

REVIEW RULES AND PROCEDURES

Howard reviewed APC rules and procedures.

CONSENT AGENDA ITEMS

[YouTube Time: 6:48](#)

2210-DDP-41

Corporate Village at Bridgewater - Lot 1

4611 Lisborn Dr

CPS by Cripe request Detailed Development Plan review of a 8,800 square foot office building on 1.17 acres +/- in the Bridgewater Club Planned Unit Development District.

(Planner: Weston Rogers - wrogers@westfield.in.gov)

Agendas and minutes for all City meetings are updated and available at the City's website.

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

APC Minutes for October 3, 2022 Page 1 of 5

2209-DDP-28**Sogility Turf Field and Parking Addition**

16500 Southpark Drive

Roger Ward by Design & Build Corporation requests Detailed Development Plan review for a 16,900 approx. square foot parking addition and a 19,200 square foot turf field addition on 2.9 acres +/- in the Southoak PUD District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

2210-DDP-30**Ortho Indy Phase II**

288 East 175th Street

OI Land Ventures II, LLC by Weihe Engineers requests Detailed Development Plan review of a 21,085 square foot building addition on 6.3 acres +/- in the AG-SF1 Zoning District.

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

2207-DDP-23**Farmers Bank**

360 Tricia Lane

The Farmers Bank by Stoeppelwerth & Associates, Inc. requests Detailed Development Plan review of a 3,046 SF commercial building on 0.76 acres +/- in the Maple Knoll PUD District.

(Planner: Weston Rogers - wrogers@westfield.in.gov)

Maue motioned to approve the Consent Agenda as presented.

Deck seconded. Motion passed. Vote 8-0.

ITEMS OF BUSINESS**Plan Commission Order 22-02**

[YouTube Time: 9:07](#)

Order of the Westfield-Washington Township Advisory Plan Commission determining that the Amended Declaratory Resolution for the Osborne Trails Economic Development Area approved and adopted by the Westfield Redevelopment Commission conforms to the Comprehensive Plan for the City of Westfield.

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

Staff presentation

McCarty motioned to approve Plan Commission Order 22-02.

Schmitz seconded. Motion passed. Vote 7-0. (Johns abstained)

PUBLIC HEARING ITEMS**2210-PUD-19 [PUBLIC HEARING]**

[YouTube Time: 12:38](#)

Wheeler Landing PUD Amendment V

Northeast corner of Grand Park Boulevard and Tournament Trail

Giant Eagle, Inc. by Kimley-Horn and Associates, Inc. requests an amendment to the foundation plantings and outdoor merchandise display standards on 6.22 acres +/- in the Wheeler Landing PUD District.

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

Staff presentation / Petitioner presentation.

Public Hearing for 2210-PUD-19 opened at 7:25 p.m.

- No public comments.

Public Hearing for 2210-PUD-19 closed at 7:28 p.m.

Petitioner responses / APC comments.

Agendas and minutes for all City meetings are updated and available at the City's website.

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

McCarty motioned to waive the workshop meeting requirement for 2210-PUD-19.

Maue seconded. Motion passed. Vote 8-0.

Deck motioned to forward 2210-PUD-19 to the City Council with a positive recommendation.

Schmitz seconded. Motion passed. Vote 8-0.

ITEMS CONTINUED TO A FUTURE MEETING

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)

2111-PUD-27

TowneRun PUD [CONTINUED]

Northwest corner of Towne Road and 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 PUD District.

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

2206-PUD-11 [CONTINUED]

Towne Road Crossing PUD Amendment I

South of SR 32, west of Little Eagle Creek Avenue

H&H Stables, LLC by Nelson & Frankenberger, LLC requests an amendment to the Towne Road Crossing PUD to permit an Equestrian Facility and a maximum of thirty (30) residential Lots on 69 acres +/- in the Towne Road Crossing PUD District.

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

2207-PUD-13 [CONTINUED]

Woods Robinson Briggs PUD Amendment II

Generally at 904 East 191st Street

191st Land Acquisition, LLC requests an amendment to the Woods-Robinson-Briggs PUD to add 4.54 acres +/- of additional real estate, modify the General Regulations of the proposed District 1 water feature, and modify the proposed Park/Trail Head District standards.

(Planner: Weston Rogers - wrogers@westfield.in.gov)

2209-ZOA-03 [CONTINUED]

Unified Development Ordinance Amendment (Floodplain)

The City of Westfield requests approval of an ordinance to amend Articles 3.5 & 5.5 of the Westfield-Washington Township Unified Development Ordinance.

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

2208-PUD-16 [CONTINUED]

Westfield Yard PUD

West Side of Gray Road, 200 feet south of State Road 32

Grand Communities, LLC by Nelson & Frankenberger, LLC requests a change in zoning for 10.8 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Westfield Yard Planned Unit Development (PUD) District.

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

Agendas and minutes for all City meetings are updated and available at the City's website.

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

REPORTS/COMMENTS:

[YouTube Time: 46:20](#)

- Plan Commission Comments
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Plat Committee Liaison
- Community Development Department

ADJOURNMENT

McCarty motioned to adjourn the meeting. Burkman seconded. Motion passed. Vote 8-0.
The meeting adjourned at 7:54 p.m.

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Signature Page for APC Minutes for October 3, 2022

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary