CITY OF WESTFIELD, IN

AdvisoryPlanCommission_Meeting_Agenda_10_16_2023

Monday, October 16, 2023 at 07:00 PM

BOARD OR COMMISSION: **Advisory Plan Commission (APC)**

MEETING DATE: **Monday, October 16, 2023 at 07:00 PM**

MEETING PLACE: **Westfield City Services Center- Main Level Confere**

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

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

Note the Presence of a Quorum

Announce Any Changes to the Agenda

Approval of Minutes - APC Minutes - October 2, 2023
Documents: APC Minutes - October 2, 2023

Review APC Rules & Procedures

CONSENT AGENDA

2010-DDP-23
Unlimited Motors
Northwest of Ditch Road and State Road 32
Progress Studio by Civil Site Group, LLC requests architectural approval for the amended elevations of a 42,780 square foot Commercial building on 9.0 acres +/- in the Springmill Trails Planned Unit Development (PUD) District.
(Planner: Caleb Ernest - cernest@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Amended Elevations

2308-DDP-24
The Depot at Spring Mill Station Phase III
15966 Spring Mill Road
KennMar by SPACECO, Inc. request Detailed Development Plan approval for two (2) commercial buildings totaling 34,642 square feet on 5.55 acres +/- in the Spring Mill Centre Planned Unit Development (PUD) District.
(Planner: Weston Rogers - wrogers@westfield.in.gov)
Documents: Exhibit 1: Location Map | Exhibit 2: Staff Report | Exhibit 3: Site Plan | Exhibit 4: Landscape Plan | Exhibit 5: Architectural Elevations | Exhibit 6: SMS Task Group Recommendation Letter

2309-DDP-25
YMCA (Wheeler Landing)
874 Virginia Rose Avenue
Young Men's Christian Association of Greater Indianapolis by Special Counsel for Project Development requests Detailed Development Plan approval for a 45,000 square foot YMCA Fitness Facility on 1.46 acres +/- located in the Wheeler Landing Planned Unit Development (PUD) District.
(Planner: Caleb Ernest - cernest@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 4: Landscape Plan | Exhibit 5: Elevations

2310-DDP-26
Learning Grove Academy
Generally, 900' east of the intersection at Shady Nook Road and State Road 32
TGY Capital by SPACECO Inc., requests Detailed Development Plan approval for a 12,170 square-foot Childcare/Daycare Center on 1.89 acres +/- in the Bonterra Planned Unit Development (PUD) District.
(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 4: Landscape Plan | Exhibit 5: Elevations

2310-DDP-27
Moyer Fine Jewelers Building Expansion
14727 Thatcher Lane
Dan Moyer requests Detailed Development Plan approval for a 1,400 square-foot building expansion on .89 acres +/- in the SB-PD: Special Business / Planned Development District.
(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 4: External Facade Renderings | Exhibit 5: Internal Expansion Renderings

WORKSHOP ITEMS

2310-PUD-11
TowneRun PUD

Northwest of the intersection at Towne Road and West 146th Street
LOR Corporation represented by Church Church Hittle + Antrim requests to rezone 34.62 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District..
(Planner: Lauren Gillingham - lgillingham@westfield.in.gov)
Documents: Exhibit 1: PUD Revisions Memo 10.16.2023.pdf | Exhibit 2: 9.18.2023 Staff Report | Exhibit 3: Location Map | Exhibit 4: Neighbor Meeting Summary | Exhibit 5: TowneRun PUD Ordinance 10.6.2023 (Redline) | Exhibit 6: Revised Concept Plan 10.6.2023 | Exhibit 7: Revised Concept Plan Staff Markup | Exhibit 8: Townhome Buffer Perspective | Exhibit 9: Townhome Buffer Plan | Exhibit 10: Character Exhibits | Exhibit 11: Public Comment Exhibit

2310-PUD-13
Wheeler Landing PUD Amendment VIII
Southeast of the intersection at 181st Street and Dartown Road
Clark Quinn Moses Scott & Grahn, LLP representing Leo Brown Development, LLC requests an amendment to the Wheeler Landing Planned Unit Development (PUD) District modifying Area IV and Development Standards of the PUD for 20.94 acres +/- on three Lots.
(Planner: Caleb Ernest - cernest@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Proposed Ord. 23-21 | Exhibit 4: Narrative Statement | Exhibit 5: Neighborhood Meeting Notes

ITEMS CONTINUED TO A FUTURE MEETING

2306-PUD-07 [CONTINUED]
Claiborne Farms (Kimblewick) - Phase II PUD
Southwest of the intersection at Towne Road & west 156th Street
Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC requests a change of zoning for 16 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Claiborne Farms (Kimblewick) - Phase II PUD District.
(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

2310-PUD-09 [CONTINUED]
Spring Mill Centre PUD Amendment I
Northeast of the intersection at State Road 32 and Spring Mill Road
Haehl Group, LLC by Clark Quinn Moses Scott & Grahn, LLP requests an amendment to modify the signage standards within the Spring Mill Centre Planned Unit Development (PUD) District. .
(Planner: Weston Rogers - wrogers@westfield.in.gov)

2310-PUD-10 [CONTINUED]
Custom Commerce Park PUD Amendment V
17230 Foundation Parkway
Eugene Gorin by Church Church Hittle + Antrim requests an amendment to the Custom Commerce Park Planned Unit Development (PUD) District to permit a Specialty Auto

Service and Sales Use on 5.34 acres +/-.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

DELEGATED ITEMS

2307-DDP-18 [APPROVED]
Westgate Central Park
2040 Mildred Road 32
Lennar Homes of Indiana, LLC by Kimley-Horn and Associates request Detailed Development Plan approval for a proposed residential community amenity center on 7.73 acres +/- in the Westgate PUD zoning district.
(Planner: Weston Rogers - wrogers@westfield.in.gov)
Documents: Exhibit 1: Location Map | Exhibit 2: Staff Report | Exhibit 3: Admin. Approval | Exhibit 4: Site Plan | Exhibit 5: Landscape Plan | Exhibit 6: Architectural Elevations

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

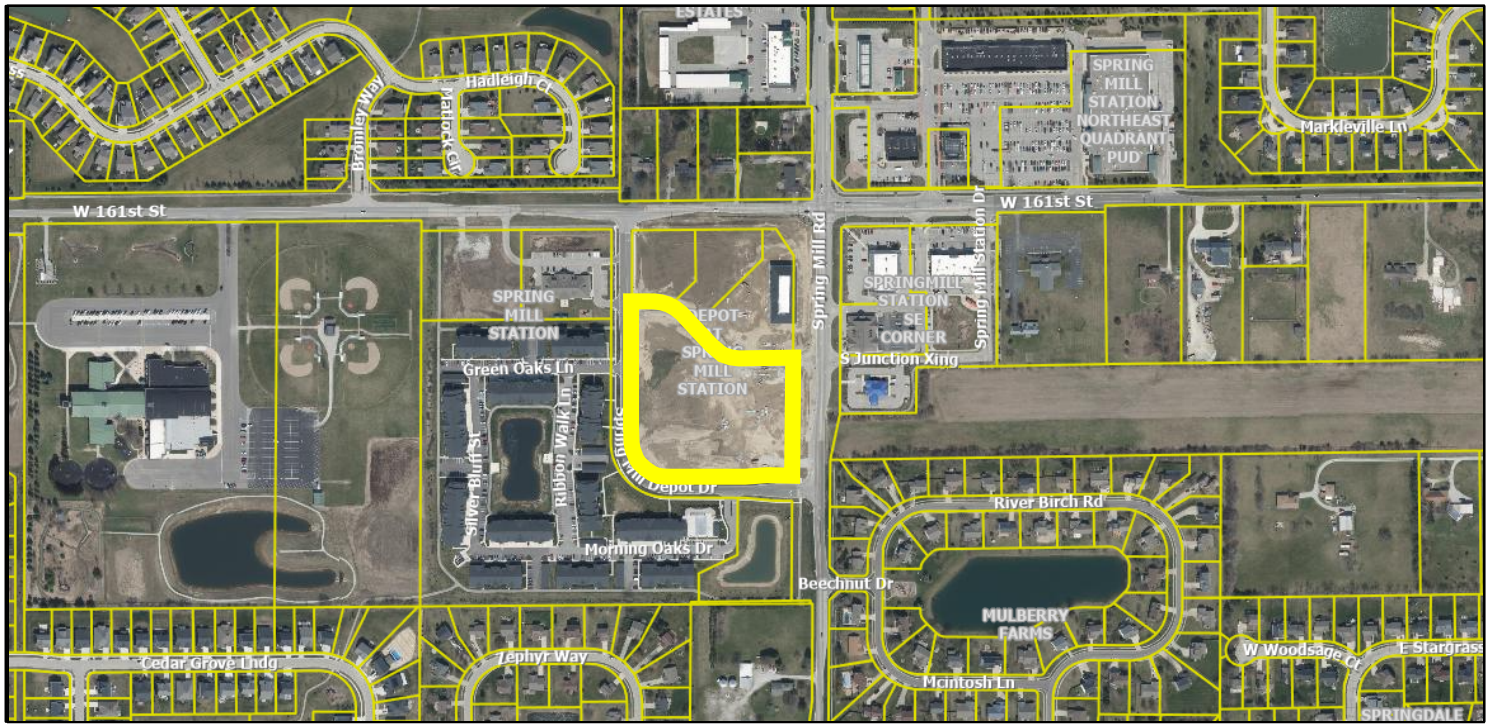
Community Development Department

ADJOURNMENT

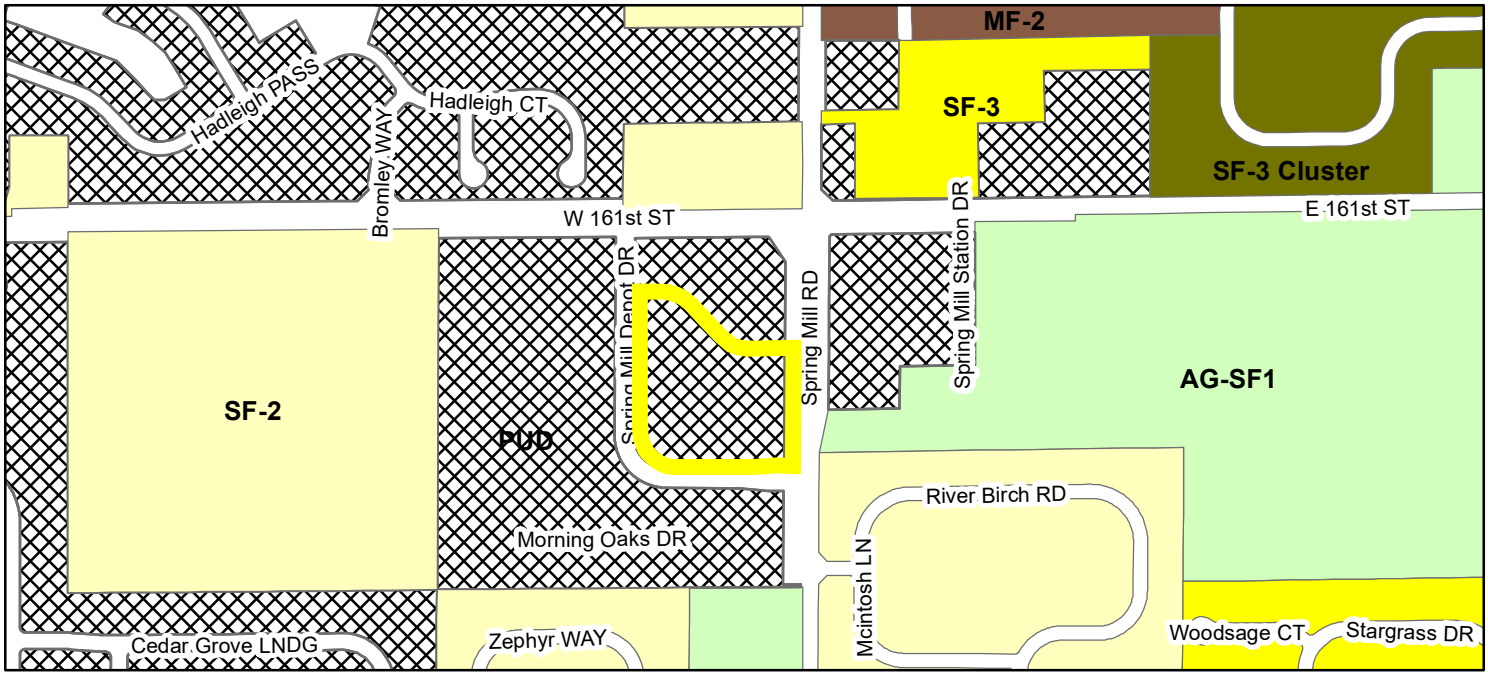
Property Location Map
15966 Spring Mill Rd.
2308-DDP-24

Not To Scale

Aerial Location Map



Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- MF-2 (Multiple Family - 2)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)
- SF-3 (Single Family - 3)
- SF-3 Cluster

Petition Number:	2308-DDP-24
Project Name:	The Depot at Spring Mill Station Phase 3
Subject Site Address:	15966 Spring Mill Rd. ("the Property")
Petitioner:	KennMar
Representative:	SPACECO, Inc.
Request:	Detailed Development Plan review for two (2) commercial buildings totaling 34,642 square feet on 5.55 acres +/- in the Spring Mill Centre PUD.
Current Zoning:	Spring Mill Station SWC PUD District
Current Land Use:	Vacant
Approximate Acreage:	5.55 acres +/-
Property History:	Spring Mill Station SWC PUD (Ord. 17-41; adopted March 26, 2018) Overall Development Plan (1908-ODP-13; approved September 16, 2019) Primary Plat (1908-SPP-13; approved September 16, 2019)
Exhibits:	1. Location Map 2. Staff Report 3. Site Plan 4. Landscape Plan 5. Architectural Elevations 6. SMS Task Group Recommendation Letter
Staff Reviewer:	Weston Rogers, Associate Planner

PROCEDURAL

Approval of a Development Plan must be granted if the submitted plan demonstrates compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

BACKGROUND

The applicable zoning district is the Spring Mill Station SWC Planned Unit Development District which was adopted in 2018. The currently vacant property has an underlying zoning classification of Local Business (LB). The proposed project would develop two (2) new commercial buildings totaling 34,642 square feet the Property.

DEVELOPMENT PLAN REQUIREMENTS

(Article 10.7(G) of the UDO)

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

1) 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.
2) Address and legal description of the property.
3) Boundary lines of the property including all dimensions.
4) 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.
5) 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.
6) 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.
7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
10) Location and dimensions of all existing structures and paved areas.
11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
12) Location of all Floodplain areas within the boundaries of the property.
13) Names of legal ditches and streams on or adjacent to the site.
14) 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.
15) Identify buildings proposed for demolition.
16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
17) 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).
18) Misc.

DEVELOPMENT PLAN REVIEW

(Article 10.7(E) of the UDO)

The plans comply.

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

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

21) 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.

22) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

Spring Mill Station SWC PUD (Ord. 17-41) and Article 4.14 (Local and Neighborhood Business District)

The plans comply.

23) General Requirements: The Controlling Developer of the Real Estate commits to construct or install the amenities depicted on the Concept Plan including, but not limited to, the park and plaza on the north-east corner and loop trail. Said amenity improvements, and other amenities required as a part of the initial development on the Real Estate, shall be completed and/or installed on or before that date being two (2) years subsequent to the issuance of Improvement Location Permits for three (3) of four (4) buildings located on Lots 6, 7, 8 and 9, unless otherwise approved by the Director. Notwithstanding the foregoing, amenity improvements associated with perimeter walkways along Spring Mill Road and 161st Street as identified on the Concept Plan shall be completed on or before issuance of a Certificate of Occupancy for the first of any of the aforementioned three (3) building, unless otherwise approved by the Director. These amenities shall substantially comply with the amenities depicted on the Architectural Character for Commercial Area exhibit. (Ord. 17-41)

24) Minimum Lot Area: No Minimum

25) Minimum Lot Frontage: 50 feet

26) Minimum Building Setback Line:

a) Front Yard: None

i) Per concept plan (as determined at the time of primary plat approval)

b) Side Yard 15 feet

i) 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 Alley's edge of pavement of Right-of-way line, whichever is greater.

c) Rear Yard: 20 feet

i) Adjacent to Residential District: 60 feet; however, if the Rear Yard abuts an Alley, then the Rear Yard setback shall be 40 feet from the Alley's edge of pavement or Right-of-way line, whichever is greater.

27) Use of Required Yards. As depicted in the Concept Plan, required front, side and rear yards may include driveways and parking areas, provided that no portion of the parking area may be located closer than four (4) feet to any right-of-way line, and the remainder of said required yard shall be maintained as green space free from buildings or structures (Ord. 17-41).

28) Minimum / Maximum Building Height: (Ord. 17-41)

a) The minimum building height for the buildings fronting Spring Mill Road and 161st Street shall be a minimum of one and one half (1 ½) stories in height. This height may be a raised parapet. The minimum building height shall be eighteen feet (18'), if the building features a flat roof, as measured to the top of any parapet wall.

b) No other building located in the Commercial Area shall be subject to minimum height requirements.

c) The maximum height of any building in the Commercial Area shall be limited to two (2) stories.

d) Any fire station which may be built on the Real Estate shall be exempt from the requirements of this Section 6.2(D).

29) Building Size Requirements:

a) Minimum Business Size: 800 square feet

b) Maximum Building Size: 30,000 square feet

c) Maximum Aggregate of all buildings within a single development: (Ord. 17-41)
150,000 square feet

d) The building labeled "Medical Offices" on the Concept Plan shall contain no more than 29,000 square feet of gross leasable area if such building is used as a medical office (including clinic or "micro" hospital); and no more than 20,000 square feet if used for any other permitted use. (Ord. 17-41)

DEVELOPMENT STANDARDS

(Chapter 6 of UDO and Spring Mill Station SWC PUD (Ord. 17-41))

The plans comply.

34) Accessory Use and Building Standards (Article 6.1)

A. Screening of Receptacles and Loading Areas: These standards shall apply to all garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities in all Zoning Districts; however, these standards shall not apply to Single-family Dwellings:

i. Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.

ii. Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.

iii. Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.

iv. Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, that shall not be oriented towards residential properties or the Right-of-way, where possible.

v. Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.

vi. Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.

B. Trash Enclosures. A trash enclosure will be allowed to be constructed for each lot. Alternatively, a combined trash enclosure will be allowed to be constructed to serve several lots. Trash enclosures will not be permitted between the buildings and 161st Street and Spring Mill Road. See Exhibit E for trash enclosure area of exclusion. On all lots, the trash enclosure will be constructed of a masonry material that is similar to the building on the lot with which it serves. (Ord. 17-41)

35) Architectural Standards (Article 6.3)

A. For the Commercial areas, Architectural Character for Commercial Area exhibits are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the development. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that

contribute to the development's intent and vision. Each building constructed in the development shall meet the intent of the Architectural Character for Commercial Area exhibit by containing a minimum number of Building Materials and Architectural Features as described in Sections 7.1(D) and 7.l(E) below. (Ord. 17-41)

B. Building Materials. The Building Materials Exhibit, attached hereto as Exhibit D-1, hereby incorporates building material requirements for each of the three (3) major exterior components of each Building to be constructed in the development: Roofing; Primary Exterior Walls; and Secondary Accent Walls. Each Building shall feature at least one item for each component from the list of acceptable building materials, and meeting the minimum and maximum area percentages set forth on D-1, to ensure quality commensurate with Exhibit D, except that a Building featuring 100% brick or stone masonry wall materials will not be required to feature a secondary/accent wall component. (Ord. 17-41)

C. Architectural Features. The Architectural Features Exhibit, attached hereto as Exhibit D-2, hereby incorporates various architectural features intended to be used to provide an Americana theme in each Building constructed in the development. Each Building to be constructed in the development must contain at least four (4) of the architectural features as set forth in Exhibits D-2. (Ord. 17-41)

D. Administration. Each Building shall be certified by the Controlling Developer as containing requisite Building Materials and Architectural Features prior to submitting same to the Director for final approval. (Ord. 17-41)

36) Building Standards (Article 6.4)

37) Fence Standards (Article 6.5)

38) Height Standards (Article 6.6)

39) Landscaping Standards (Article 6.8)

A. Selection, Installation, and Maintenance of Plant Materials:

i. Selection: The minimum sizes set forth below shall apply to required plantings at installation, unless otherwise specified herein.

a. Shade Trees: A minimum of eight (8) feet in height and two (2) inches in Caliper. Shall be of a variety that will attain an average mature spread greater than twenty (20) feet.

b. Evergreen Trees: A minimum of six (6) feet in height.

c. Ornamental Trees: A minimum of two (2) inches in Caliper.

d. Shrubs: A minimum of eighteen (18) inches in height.

e. Credit for Larger Trees: A proportional decrease in the required number of trees is allowed if larger Caliper trees than required herein are planted (e.g., trees with Caliper measures of four (4) inches may replace two (2) required two (2) inch Caliper trees).

B. Placement: Installed plantings shall comply with the following:

i. Clearance with Structures: Trees shall be planted so that when they reach maturity, there will be a minimum of five (5) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.

ii. Vision Clearance: Plantings and mounds shall also comply with Article 6.19 Vision Clearance Standards.

iii. Right-of-way: With the exception of Street Trees, as required herein, or trees as may otherwise be approved by the Plan Commission or Public Works Department, landscape material shall not be planted or placed in Rights-of-way or easements without permission from the City or the easement holder.

iv. Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.

v. Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.

vi. Easements: Required landscaping should be located in landscape easements or designated Common Areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.

vii. Arrangement: A natural or irregular row and spacing of plantings is preferred. Trees and shrubs should be grouped or clustered where possible to simulate natural tree stands.

C. Mechanical Screening: Wall and ground-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to the equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a wall or fence constructed of Masonry Material, wood, fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; (iii) a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof mounted equipment.)

D. Minimum Lot Landscaping Requirements: Yards and Open Space areas of all Lots shall be landscaped in accordance with this section (the "Minimum Lot Landscaping Requirements"):

Minimum Lot Landscaping Requirements (5.55 acres)

	Required	Provided	Needed
Shade Trees (10 per acre)	56	56+	0
Ornamental or Evergreen Trees (10 per acre)	56	56+	0

Shrubs (25 per acre)	139	139+	0

E. Foundation Plantings: Foundation plantings shall be provided as follows:

i. Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Façades, fences, and other barriers to create a softening effect.

ii. Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).

iii. The primary landscaping material used shall be ornamental trees, shrubs, and ornamental grasses. Groundcover plants may supplement the required plant materials. Plantings may be clustered to provide a more natural appearance and to accommodate vehicular and pedestrian access, loading and maintenance areas.

iv. Plantings shall be located within fifteen (15) feet of the Building Façade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) feet in width.

v. Monument Signs shall include a landscaped area at the base of the Monument Sign. The minimum size of the landscaped area shall be equivalent to one (1) side of the Monument Sign's Sign Face. The landscaped area shall be substantially covered with a variety of planting types such as Groundcover, perennials, shrubs, and ornamental trees.

F. External Street Frontage Landscaping Requirements: The landscaping in this section shall be required where any portion of a development abuts an External Street.

i. Nonresidential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any nonresidential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way. In addition, for Industrial Districts, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.

366LF	Required	Provided	Needed
Shade or Evergreen Trees (3 per 100 LF)	11	11+	0
Ornamental Trees (2 per 100 LF)	8	8+	0
Shrubs (25 per 100 LF)	92	92+	0

ii. Easements: Trees required to be planted along External Streets should be located outside drainage and utility easements that would otherwise prohibit the required landscaping and

shall be located in a manner that mitigates interference with infrastructure located within such easements. Trees may be clustered or grouped in order to attain creative site design and/or to accommodate utility infrastructure.

G. Parking Area Landscaping: This section shall apply to Parking Areas in order to: (i) screen Parking Areas from Right-of-way; (ii) prevent the creation of large expanses of paving; and (iii) provide shade to paved areas.

i. Interior Parking Area Landscaping:

a. Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following:

Number of Parking	% of Parking Area to be
50 or more	10%

b. Interior Parking Area Islands:

(a) Location: Parking Area islands shall be dispersed throughout Parking Areas in a design and configuration that aesthetically corresponds to the size and shape of Parking Areas. Combining or placing Parking Area islands together such that more than one (1) tree may be planted in the island shall be considered when possible. Parking Area islands shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.

(b) Design: Parking Area islands shall be: (a) constructed at least six (6) inches above the surface of Parking Areas and curbed in a manner that restricts vehicles from driving over landscaped areas; (b) a minimum area of one hundred twenty (120) square feet; and (c) a minimum of seven (7) feet in width, measured from back of curb to back of curb.

(c) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred percent (100%) of every island shall be covered with permitted Groundcover material to achieve complete coverage.

(d) Vision Clearance: No landscaping within Parking Area islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting Parking Areas. Such landscaping shall be constructed in compliance with Article 6.19 Vision Clearance Standards.

ii. Perimeter Parking Area Landscaping:

a. Application: Perimeter landscaping is required for Parking Areas with ten (10) or more spaces where the Parking Area is located within:(i) an Established Front Yard; (ii) a required Yard; or (iii) twenty (20) feet of a Lot Line or Right-of-way line. In instances where parking is shared between adjacent Lots, the standards of this article shall not apply to the shared Lot Line.

b. Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:

(a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.

(b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.

(c) Grass or other permitted Groundcover for areas not planted with trees or shrubs.

Total Parking Lot Perimeter (965 feet)

	Required	Provided	Needed
Tree (1 per 30 feet)	32	32+	0
Shrubs (1 per 3 feet)	322	322+	0

c. Drive Aisles: Plantings within the perimeter Parking Area landscape areas between drive aisles and a Rear or Side Lot Line may be reduced by up to fifty percent (50%) of the required plantings above, if no Parking Spaces are located between the Lot Line and the drive aisle.

H. Landscaping and Screening. Landscaping and screening shall be provided as depicted on the Concept Plan. Due to the constraints caused by (i) location of the buildings close to the right-of-way and (ii) the uniqueness of the layout of the proposed development, the Director may approve a landscape plan that lessens the landscape requirements of the Unified Development Ordinance, to account for landscaping which is being provided in this District and which is not contemplated in the UDO (i.e. landscaping located in public rights-of-way). Notwithstanding the foregoing however, the Real Estate's minimum buffer yards and parking area landscaping shall be as follows: (Ord. 17-41)

i. 161st Street and Spring Mill Road. For Lots 5, 6, 7 and 8; the Real Estate's north and east property line landscaping shall be as depicted in the Concept Plan, which requires no buffer yard. Notwithstanding the foregoing variable combination of masonry, fencing and landscaping with the intent of providing diversified continuous screening of parking areas shall be installed along the frontage of 161st Street and Spring Mill Road in substantial compliance with the layout shown in the Concept Plan.

ii. The Landscaping in the Parking Areas shall be in substantial compliance with the Unified Development Ordinance standards for Parking Area Landscaping, including the Interior Parking Area Landscaping and the Perimeter Parking Area Landscaping. The landscaping shall also be in general conformance with that depicted in Exhibit B. If a conflict exists, a modification may be determined by the Director to accomplish the proposed parking areas as shown in the Concept Plan Exhibit B attached hereto.

40) Lighting Standards (Article 6.9)

A. Multi-family Residential, Business and Industrial Standards: The following shall apply to all Multi-family, Business, and Industrial Uses (Article 6.9):

i. Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]

ii. All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser.

iii. All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface.

iv. Lighting under awnings and canopies shall only illuminate a Front Building Façade, a Sign under an awning or canopy as measured on a plane parallel to the earth's surface.

v. All Parking Area lighting for nonresidential Uses shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

B. Sign Lighting:

i. Light Fixtures used to illuminate an outdoor advertising Sign, other than a Monument Sign or an internally-illuminated Sign, shall be mounted on top of or above the Sign structure and shall comply with the shielding requirements of this Article.

ii. Light Fixtures used to illuminate ground-mounted or Monument Signs may be illuminated with a ground-mounted or bottom-mounted Light Fixture, provided that the Light Fixture is Fully Shielded and all light output is directed onto the Sign surface.

iii. Lamps utilized for the internal illumination of Wall Signs shall be turned off at 11:00 p.m. or when business closes.

C. Lighting. Lighting shall be installed in compliance with the provisions of the Unified Development Ordinance and substantially guided by the recommendations of the Spring Mill Station Plan. Additionally, lighting shall be thematically consistent throughout the Real Estate. The following additional restrictions shall apply: (Ord 17-41)

i. Uniformity. All lighting fixtures and poles shall consistent in style, color, size, height and design and shall be compatible with the architecture of the overall Spring Mill Station Plan.

ii. Decorative Fixtures. Decorative light fixtures shall be provided along the Real Estate's entrance drives, public rights-of-way, building and pedestrian walkways as part of the site's overall architectural design.

iii. Full Cut-Off Fixtures. With the exception of low intensity architectural lighting and sign lighting (as provided in Section 7.4), all exterior wall mounted lights and pole mounted lights shall utilize full cut-off fixtures that light downward.

iv. Light Levels. No wall or pole mounted lights shall cause light levels along the south property line to exceed 0.1-foot candles. Additionally, the parking lot lights on the Real Estate that directly face and impact the residential areas to the south shall be dimmed after 11:00 p.m. to a level no greater than 65% of the maximum light levels.

v. Light Poles. In order to enhance the Real Estate's pedestrian-scale design emphasis, pole mounted lights shall not exceed twenty (20) feet in height, including the base; provided, however, any pole mounted lights fronting on the multiuse path shall not exceed fifteen (15) feet in height, including the base.

vi. Neon Lights. Neon lighting shall not be permitted.

41) Lot Standards (Article 6.10)

42) Outside Storage and Display (Article 6.12)

Outside Storage:

Outside Storage shall only be permitted if delineated on an approved Development Plan and in accordance with the following:

a) Size: A Lot's Outside Storage area shall not exceed fifty percent (50%) of the Lot's Principal Buildings' gross floor area.

b) Location: Outside Storage areas:

   a. Shall be located immediately adjacent to the Principal Building.

   b. Shall not encroach into any required Rear or Side Yard.

   c. Shall be prohibited in an Established Front Yard.

   d. Shall be delineated on an approved Development Plan.

c) Screening: Outside Storage areas shall be incorporated into the building's design as part of the Principal Building as follows:

   a. Outside Storage areas shall be completely screened from view from any adjacent property or Right-of-way.

   b. Outside Storage areas shall be screened on all sides with a solid wall, not less than seven (7) feet in height, consisting of Masonry Materials that complement the Principal Building.

   c. Perimeter access into Outside Storage areas shall not be oriented toward a Front Yard. Gates shall be required for such access and shall be opaque and architecturally compatible with the materials used on the Principal Building. A chain link fence or a variation of a chain link fence combination shall not constitute an acceptable gate material.

   d. Storage Restrictions: All materials, product or merchandise stored in an Outside Storage area shall be stacked no higher than one (1) foot below the top of the wall.

Outside Sales Display:

a) Permitted Use: Outside Sales Displays, including vending machines, kiosks, and outdoor point of sale items (e.g., flowers, propane, salt, firewood), shall be prohibited, except for the following:
    a. Automobile dealerships, and other similar Uses as determined by the Director or Plan Commission.
    b. Outside Sales Displays that otherwise comply with the Outside Storage standards set forth in this Article.
    c. Merchandise associated with a temporary Use or event conducted pursuant to Article 6.18 Temporary Uses and Events.

b) Approval: Any proposed Outside Sales Display shall be delineated on an approved Development Plan and subject to approval by the Plan Commission, except as otherwise permitted by Article 6.18 Temporary Uses and Events, and subject to the following:
    a. The Development Plan shall include the types of merchandise and/or finished products, location, landscaping and other improvement of the Outside Sales Display area.
    b. Pedestrian circulation areas shall not be obstructed and enhancements may be required by the Director or Plan Commission to ensure safe pedestrian movements.
    c. The Director or Plan Commission may require enhanced site design features to ensure that Outside Sales Display areas are delineated and that such areas are compatible with the design of the building and site context.
    d. In addition to the standards of the Zoning District, the Plan Commission or Director may require enhanced screening or landscaping to ensure the compatibility of the proposed Use with adjoining areas.
    e. Once approved, the Outside Sales Display area shall not be materially or substantially changed or altered without the approval of an amendment to a Development Plan.

43) Outdoor Café and Eating Areas (Article 6.13)

44) Parking and Loading Standards (Article 6.14)

A. Off-street Parking: In connection with any building or structure which is to be erected or substantially altered, and which requires off-street parking spaces, there shall be provided such off-street parking space in accordance with regulations set forth hereinafter:

i. Use: Except as may otherwise be provided for the parking of trucks or for special Uses, required accessory off-street parking facilities required as accessory to Uses listed herein, shall be solely for the parking of passenger vehicles or patrons, occupants or employees.

ii. Location: Parking Spaces shall be located on the same Lot as the Use served with the exception of parking facilities located on land other than the Lot on which the building or Use served is located, in which case the Parking Spaces shall be located within three hundred (300) feet walking distance from the main entrance to the Use served.

iii. Computation: When determination of the number of off-street parking spaces required by this Article results in a requirement of fractional space, any fraction of one-half (0.5) or less

may be disregarded; while a fraction in excess of one-half (0.5) shall be counted as one (1) parking space.

iv. Collective Provisions for Nonresidential Uses: Off-street parking facilities for separate Uses may be provided collectively if the total number of Parking Spaces so provided is not less than the sum of the separate requirements of each such Use, and if all regulations governing the location of accessory Parking Spaces in relation to the Use served are observed. But no Parking Space, or portion thereof, shall serve as the required space for more than one (1) Use unless otherwise authorized.

v. Size: Off-street parking spaces shall be at least nine (9) feet in width and at least eighteen (18) feet in length, exclusive of access drives, aisles, ramps, columns, and office or work area. Such Parking Spaces shall have vertical clearance of at least seven (7) feet. Parallel Parking Spaces shall be a minimum of twenty-four (24) feet in length.

vi. Access: Each required off-street Parking Space shall open directly upon an aisle or a drive (not a lane or stacking space designated to serve a drive-through), of such width and design as to provide safe and efficient means of vehicular access to such Parking Space. All off-street parking facilities shall be provided with appropriate means or vehicular access to a street in a manner which will least interfere with traffic movements.

vii. Surfacing and Curbs:

a. Public Parking Areas and loading and unloading berths shall be paved with a dust proof or hard surface. All open off-street Parking Areas shall be improved with a compacted gravel or stone base and surfaced with all-weather, dustless material, in accordance with the City's Construction Standards.

b. The perimeter of all Parking Areas, and any islands located therein, shall be curbed and guttered, in accordance with the City's Construction Standards.

c. A stormwater collection, conveyance, detention and treatment system, designed in accordance with applicable City standards, policies and ordinances, shall be installed for all Parking Areas.

d. If the proposed on-site stormwater quality best management practices require that curbing or alternative surfacing, or portions thereof, not be installed, then a waiver from the requirements of this subsection may be considered by the Public Works Department, in its discretion.

viii. Traffic Control: Pavement markings and traffic control devices shall conform to the requirements of the Indiana Manual of Uniform Traffic Control Devices, latest revision.

ix. Shared Parking: Groups of users requiring Parking Spaces may join in establishing group Parking Area if all of the following criteria are met, with the approval of the Plan Commission or Director:

a. Minimum Number of Parking Spaces Required: The shared Parking Spaces shall provide at least eighty percent (80%) of the cumulative total of Parking Spaces required for each Use.

b. Reciprocal Parking Agreement: A written reciprocal parking agreement, or other similar document, signed by all Property Owners involved is required and shall include provisions concerning at least the following items: easements (if applicable), maintenance, snow removal ownership, and liability. The agreement or other similar document shall be recorded in the County Recorder's office and a copy shall be provided to the Department.

x. Lighting: A system of lights shall be installed to provide an adequate standard of illumination over the entire Parking Area of business Uses during business hours and minimum security illumination during nonbusiness hours. All lights shall be shielded so that minimum glare will extend to the adjacent property and meet the requirements of Article 6.9 Lighting Standards.

xi. Required Spaces: Off-street Parking Spaces shall be provided as follows:

a. Other Uses: Parking Space requirements for other Uses 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 an Improvement Location Permit.

B. Bicycle Parking: It is the purpose of this section to provide adequate and safe facilities for the storage of bicycles. This section shall apply to all new development and/or building expansions requiring Development Plan approval or an Improvement Location Permit.

i. Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.

ii. Proximity to Principal Building: the bicycle parking spaces shall be located in close proximity to the main entryway into the Principal Building or be located inside the Principal Building.

iii. Rack Requirement: A bicycle rack, which may contain multiple bicycle parking spaces, shall be installed on a hard-dustless surface that allows the parking structure to be securely fastened to the ground and that secures the bicycles.

iv. Pedestrian Ways: Bicycle Parking Areas shall be designed such that when in use, the bicycles (and trailers), shall not obstruct an adjacent sidewalk, path, or other pedestrian way and located to provide a minimum of five (5) feet of clearance behind the bicycle to allow for room to maneuver.

45) Setback Standards (Article 6.16)

46) Sign Standards (Article 6.17)

A. Sign Standards. The following sign standards shall apply to all building or center identification signs located within the Real Estate. Incidental and Directional signs shall otherwise be governed by the UDO (Ord. 17-41)

i. All signs shall be either (i) reverse channel letter; or, (ii) externally lit with gooseneck light fixtures.

ii. Pylon and monument identification signs shall be architecturally compatible with the architecture of the Real Estate's buildings.

iii. One pylon center identification sign shall be permitted for the 161st Street frontage and one pylon center identification sign shall be permitted for the Spring Mill Road frontage. Said pylon signs may be a maximum of fifteen (15) feet in sign height and one hundred and twenty (120) square feet of sign area, per face. The sign locations to be consistent with the placement on the Concept Plan. See Exhibit E for locations.

iv. A monument sign shall be permitted for the road frontages of Lots 1, 2 and 3. The ground sign may be a maximum of six (6) feet in height and thirty-six (36) square feet of sign area, per face. The sign locations to be consistent with the placement on the Concept Plan. See Exhibit E for locations.

47) Vision Clearance Standards (Article 6.19)

A. A. Vision Clearance: 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: Ten (10) feet from intersections of Driveways or Alleys.; Twenty-five (25) feet from intersections of Private Streets.

48) Yard Standards (Article 6.21)

DESIGN STANDARDS

(Chapter 8 of UDO and Spring Mill Station SWC PUD (Ord. 17-41))

The plans comply.

49) Block Standards (Article 8.1)

50) Easement Standards (Article 8.3)

51) Monument and Marker Standards (Article 8.5)

52) Open Space and Amenity Standards (Article 8.6)

A. General Requirements: The Controlling Developer of the Real Estate commits to construct or install the amenities depicted on the Concept Plan including, but not limited to, the park and plaza on the north-east corner and loop trail. Said amenity improvements, and other amenities required as a part of the initial development on the Real Estate, shall be completed and/or installed on or before that date being two (2) years subsequent to the issuance of Improvement Location Permits for three (3) of four (4) buildings located on Lots 6, 7, 8 and 9, unless otherwise approved by the Director. Notwithstanding the foregoing, amenity improvements associated with perimeter walkways along Spring Mill Road and 16st Street as identified on the Concept Plan shall be completed on or before issuance of a Certificate of Occupancy for the first of any of the aforementioned three (3) building, unless otherwise approved by the Director. These amenities shall substantially comply with the amenities depicted on the Architectural Character for Commercial Area exhibit. (Ord. 17-41)

53) Pedestrian Network Standards (Article 8.7)

A. Pedestrian Accessibility. The following shall be required in order to encourage pedestrian connectivity with surrounding developments and enhance pedestrian connectivity internal to the Real Estate. Variations to the pedestrian accessibility depicted in the Concept Plan may be approved by the Director (Ord. 17-41).

i. An eight (8) foot wide path shall be provided along the Real Estate's 161st Street and Spring Mill Road frontages, as depicted on the Concept Plan. These pedestrian paths along 161st Street and Spring Mill Road shall have a Spring Mill Station themed print pressed onto the hard surface thereof on a regular interval basis.

ii. All walkways internal to the Real Estate that cross vehicular ways (e.g. drive lanes, parking lots) shall be delineated and distinguished from the driving surface through the use of durable, low maintenance surface materials such as integrated concrete pavers, scored or textured concrete, or brick.

iii. Perimeter trail and Central Trail to be installed. The Perimeter Trail is labelled as Pedestrian Path on Exhibit B and the Central Trail is labelled as Pedestrian Walkway on Exhibit B.

iv. A pedestrian walkway shall be provided from the 161st Street and Spring Mill Road paths to the gathering space. Such walkway shall be at least eight (8) feet in width and may encroach into the south and/or west property line buffer yards described in Section 7 below as depicted in the Concept Plan.

v. Bike parking and common area benches shall be provided. The bike parking and common area benches shall be functional and architecturally consistent with the overall development.

54) Storm Water Standards (Article 8.8)

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

56) Street Light Standards (Article 8.10)

57) Street Sign Standards (Article 8.11)

58) Surety Standards (Article 8.12)

59) Utility Standards (Article 8.13)

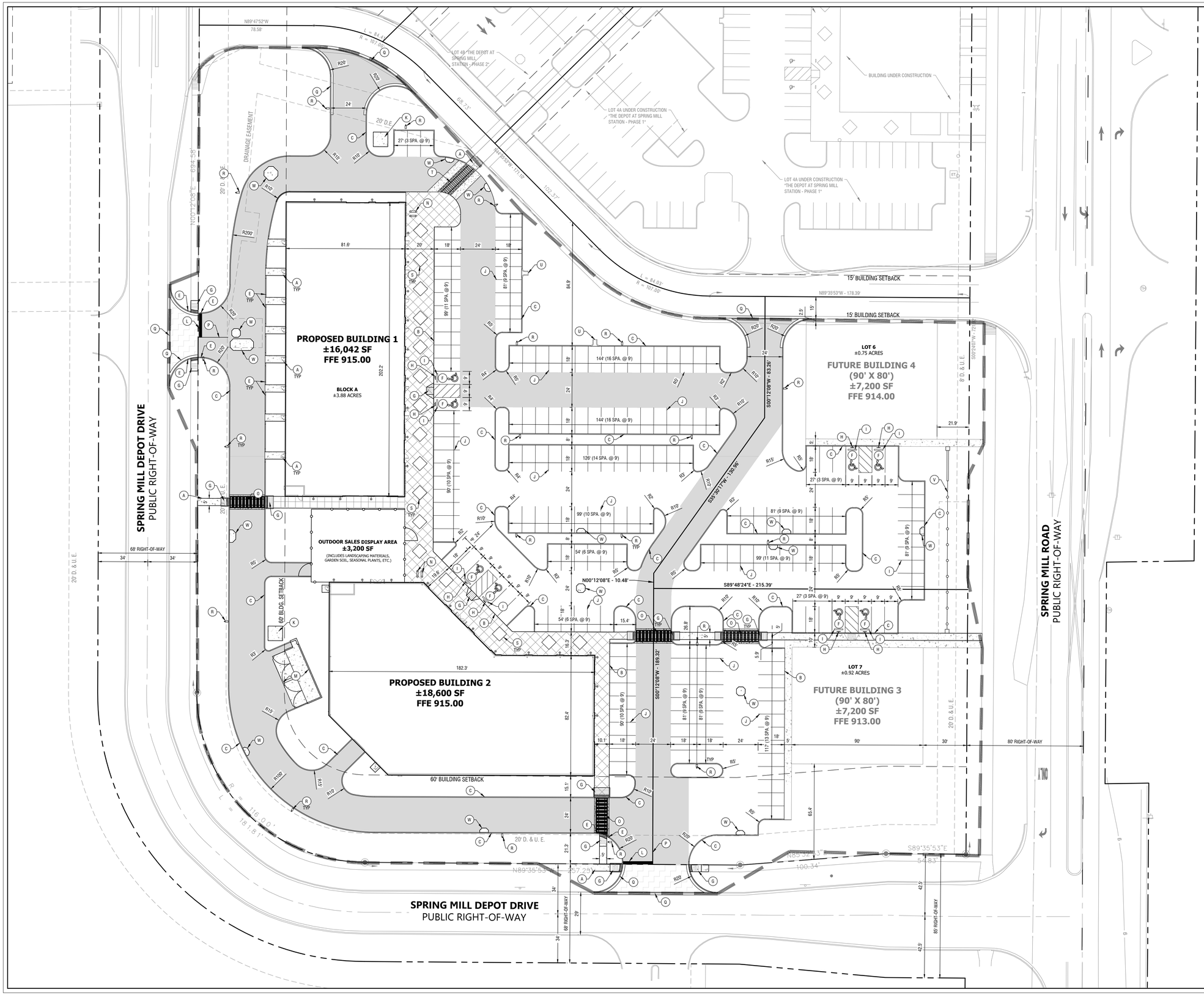
DEPARTMENT COMMENTS

The plans as presented comply with the applicable zoning ordinances.

Requested Action**:** Approve 2308-DDP-24 with the following conditions:

- That all necessary approvals be obtained from the Westfield Public Works Department prior to any work beginning on the Property.

Please contact Weston Rogers at wrogers@westfield.in.gov or (317) 408-9895 with questions prior to the meeting.



SITE PLAN NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING, THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION.
3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH RESPECTIVE UTILITY COMPANIES.
4. ALL CONSTRUCTION ACTIVITY ON THIS SITE IS TO BE PERFORMED IN COMPLIANCE WITH MOST CURRENT APPLICABLE OSHA STANDARDS FOR WORKER SAFETY.
5. ALL RADII AND STREET DIMENSIONS SHALL BE MEASURED TO FACE OF CURB OR FACE OF INTEGRAL CURB AND WALK. ALL DIMENSIONS TO THE BUILDING ARE TO THE OUTSIDE OF BUILDING FOUNDATION WALL.
6. EXISTING PAVEMENT TO BE SAW CUT IN ALL AREAS WHERE INDICATED NEW PAVEMENT TO JOIN EXISTING PAVEMENT.
7. THE EDGE OF THE EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING ASPHALT.
8. ALL CONSTRUCTION JOINTS SHALL BE SAWN, CLEANED OF DEBRIS, BLOWN DRY AND IMMEDIATELY SEALED WITH THE APPROPRIATE SEALANT ACCORDING TO MANUFACTURER'S DIRECTIONS.
9. ALL PARKING STRIPES ARE TO BE 4" WHITE PAINT. ADA PARKING AREAS AND ACCESS AISLES TO BE 4" BLUE PAINT.
10. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
11. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDINGS AND BUILDING DIMENSIONS.
12. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS, MUTCD AND INDOT SPECIFICATIONS.
13. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
14. CONTACT ENGINEER IF ADDITIONAL DIMENSIONS ARE NEEDED FOR CONSTRUCTION.
15. SEE STRUCTURAL PLANS FOR DETAILS OF CONCRETE STOOPS TO BE CONSTRUCTED OUTSIDE BUILDING AT ENTRY POINTS. ALL STOOPS TO BE 5'X5' UNLESS NOTED OTHERWISE.

LEGEND:

- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- SIDEWALK PAVEMENT
- CONCRETE/PLAZA (REFER TO LANDSCAPE PLANS)
- RIGHT-OF-WAY PAVEMENT - INDOT CLASS III COMMERCIAL DRIVE
- CONSTRUCTION LIMITS

KEYNOTES:

A. CONCRETE SIDEWALK
B. INTEGRAL CURB AND WALK
C. 6" CONCRETE CURB
D. 5' x 5' CONCRETE STOOP
E. CURB TAPER
F. ACCESSIBLE PARKING SPACE AND ADA SYMBOL (BLUE PAINT STRIPING)
G. ADA COMPLIANT ACCESSIBLE RAMP
H. ACCESSIBLE PARKING SIGN
I. PRECAST CONCRETE WHEELSTOP
J. PARKING STRIPING (4" SOLID WHITE LINE)
K. TRANSFORMER PAD (COORDINATE WITH UTILITY COMPANY)
L. 24" PAINTED STOP BAR
M. TRASH COMPACTOR AND CONCRETE PAVEMENT. SEE ARCHITECTURAL PLANS FOR COMPACTOR DETAILS.
N. BIKE RACK (U SHAPE)
O. RAILROAD DESIGN PAVER CROSSWALK (REFER TO LANDSCAPE PLANS)
P. PAINTED LANE STRIPING, 4", SOLID, WHITE
Q. 24" DEPRESSED CONCRETE GUTTER
R. LIGHT POLE (REFER TO SITE LIGHTING PLAN)
S. CURB PLANTERS TO MATCH PREVIOUS PHASES (REFER TO LANDSCAPE PLANS)
T. SPEED TABLE (REFER TO LANDSCAPES FOR MATERIALS)
U. CURB TURNOUT
V. LOW SEATWALL, COLUMN, FENCE (REFER TO LANDSCAPE PLANS
W. CONCRETE COLLAR

SITE SUMMARY:

ZONING	PUD
PROPOSED PARKING (9x18') (INCLUDES 8 ADA ACCESSIBLE SPACES)	193
APPROX. 4 SPACES PER 1,000 SF/1 SPACE PER 300 SF	
PROPOSED BICYCLE PARKING	8
PERVIOUS AREA	1.796 ACRES
IMPERVIOUS AREA	3.756 ACRES
TOTAL SITE AREA	5.552 ACRES

BLOCK A
LOT AREA: 3.88 AC (169,012 SF)
BUILDING 1: 16,042 SF COMMERCIAL
BUILDING 2: 18,600 SF COMMERCIAL

LOT 6
LOT AREA: 0.75 AC (32,670 SF)
FUTURE BUILDING: 7,200 SF COMMERCIAL

LOT 7
LOT AREA: 0.92 AC (40,075 SF)
FUTURE BUILDING: 7,200 SF COMMERCIAL

Know what's below. Call before you dig.

SCALE 1" = 30'
0 30 60

KINNMAR
A Commercial Real Estate Company

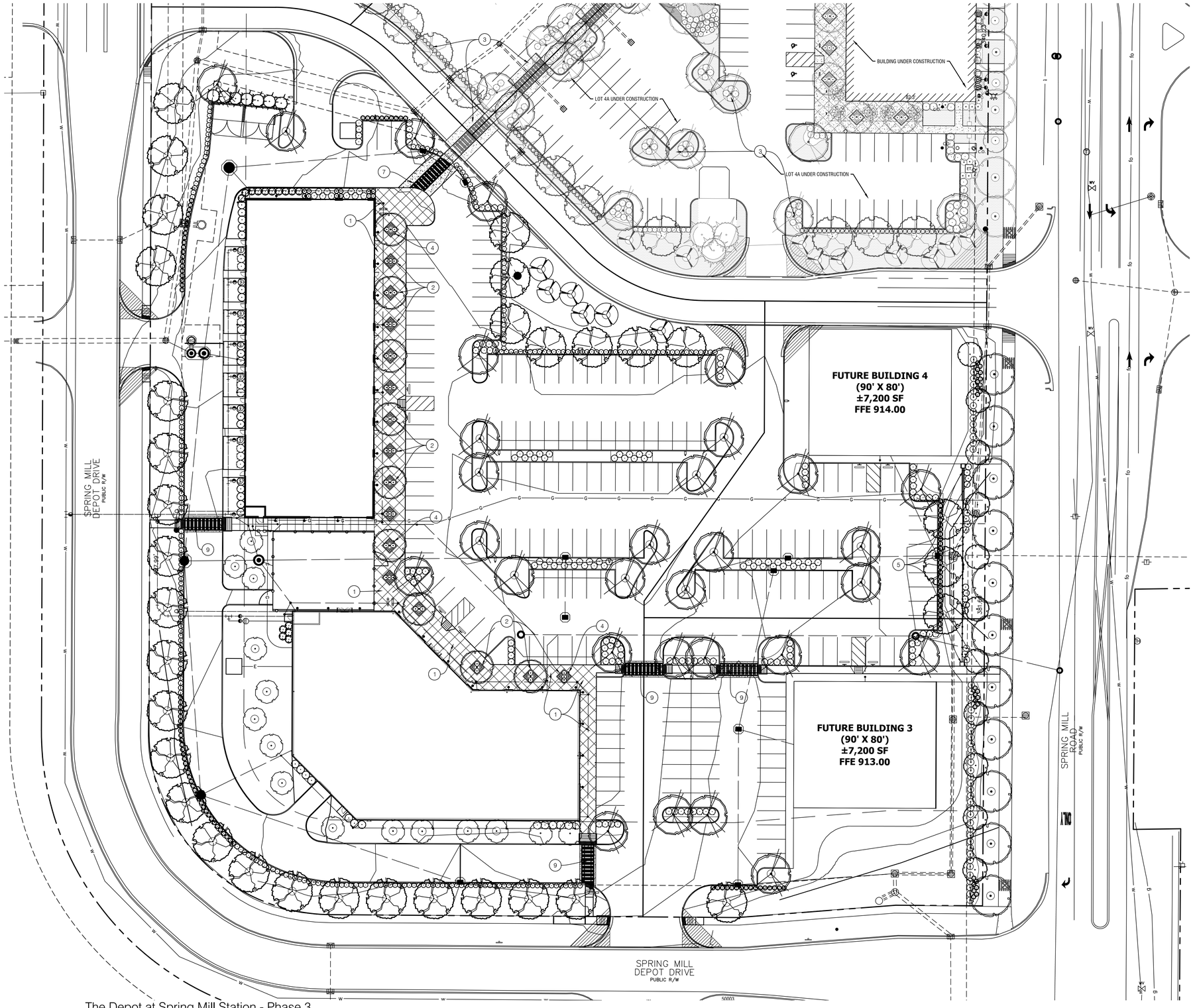
NO.	DATE	REMARKS
1	08/24/2023	BID SET
2	09/01/2023	ADDENDUM #1
3	09/29/2023	ADDENDUM #2

MADELINE L. ROMEO
REGISTERED
NOT FOR CONSTRUCTION
STATE OF INDIANA
PROFESSIONAL ENGINEER

SITE PLAN
THE DEPOT AT SPRING MILL STATION PHASE 3
15966 SPRING MILL ROAD, WESTFIELD, IN

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
3850 Priority Way South Drive, Suite 110
Indianapolis, IN 46240
Phone: (317) 779-2194
SPACECO INC.

FILENAME: 12299.01_C4.0_SP
DATE: 06/30/2023
JOB NO. 12299.01
SHEET C4.0



KEY NOTES

1. STANDARD 4" CONCRETE PAVEMENT WITH LIGHT BROOM FINISH.
2. 6" CURBED LANDSCAPE PLANTER, SEE DETAIL 06/L1.2
3. WORK COMPLETED UNDER PHASE 1 AND PHASE 2 CONTRACT
4. IN GROUND BIKE RACK, SEE DETAIL
5. DECORATIVE FENCE, WALL, AND COLUMN. SEE DETAIL 01/L1.2 & 03/L1.2
6. NOT USED
7. RAISED PEDESTRIAN CROSSING, CONCRETE APPROACH WITH PAVER "RAILROAD" INLAY. SEE DETAIL 05/L1.1 02/L1.2 AND 05/L1.2
8. NOT USED
9. FLUSH PAVER CROSS WALK WITH "RAILROAD" INLAY PATTERN.

The Depot at Spring Mill Station - Phase 3

01 OVERALL SITE LANDSCAPE PLAN

L1.0 1"=30'-0"

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

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P|P
design group, llc
landscape
architecture
+
planning
professionals
317.258.5229
jlapp@lappdesigngroup.com

Consultants

Project Info

The Depot at
Spring Mill Station

Phase 3

Westfield, IN

Seal

Drawing Scope

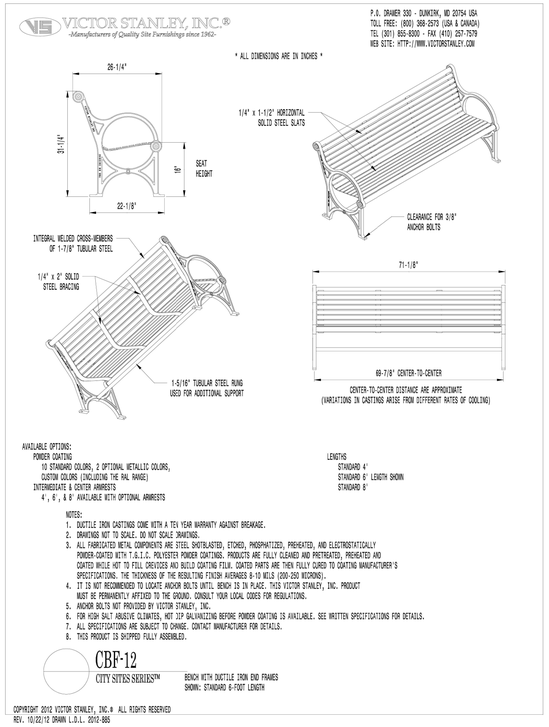
OVERALL SITE LANDSCAPE PLAN

Drawing Info

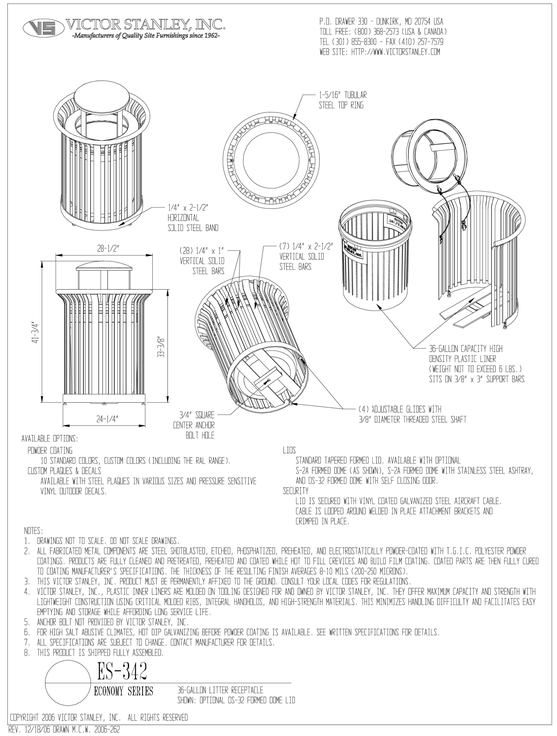
Drawn:	JML
Checked:	JML
Date:	06/30/2023
Project No:	23520
Revision:	09/01/2023
	09/29/2023

Sheet No.

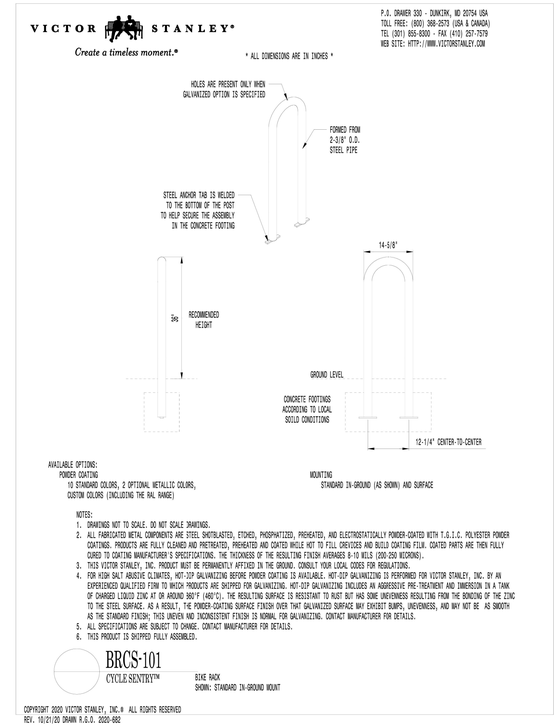
L1.0



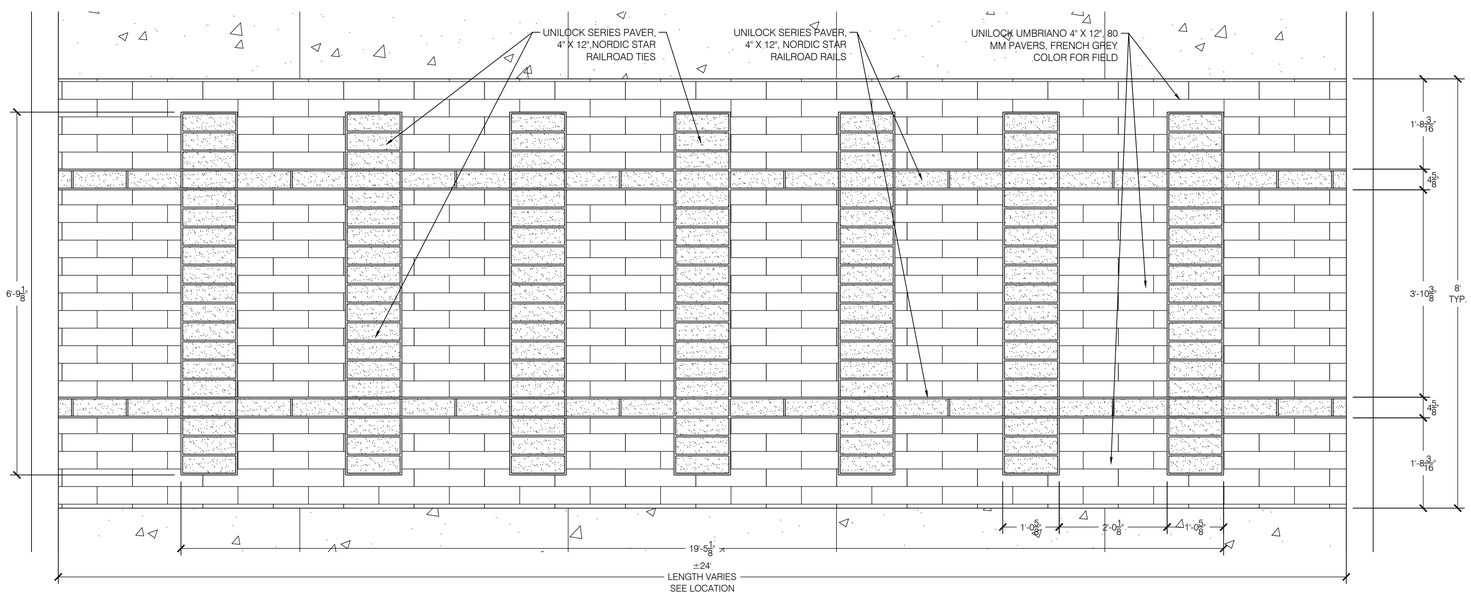
01 The Depot at Spring Mill Station
6' METAL BENCH
L1.1 N.T.S.



02 The Depot at Spring Mill Station
TRASH RECEPTACLE
L1.1 N.T.S.



03 The Depot at Spring Mill Station
BIKE RACK
L1.1 N.T.S.



04 The Depot at Spring Mill Station
ENLARGED PAVER CROSSWALK
L1.1 3/4" = 1'-0"

05 The Depot at Spring Mill Station
ENLARGED TRAIL LOGO
L1.1 3/4" = 1'-0"

L|A P|P
design group, llc
landscape architecture + planning professionals
317.258.5229
jlapp@lappdesigngroup.com

Consultants

Project Info
The Depot at Spring Mill Station

Phase 3

Westfield, IN

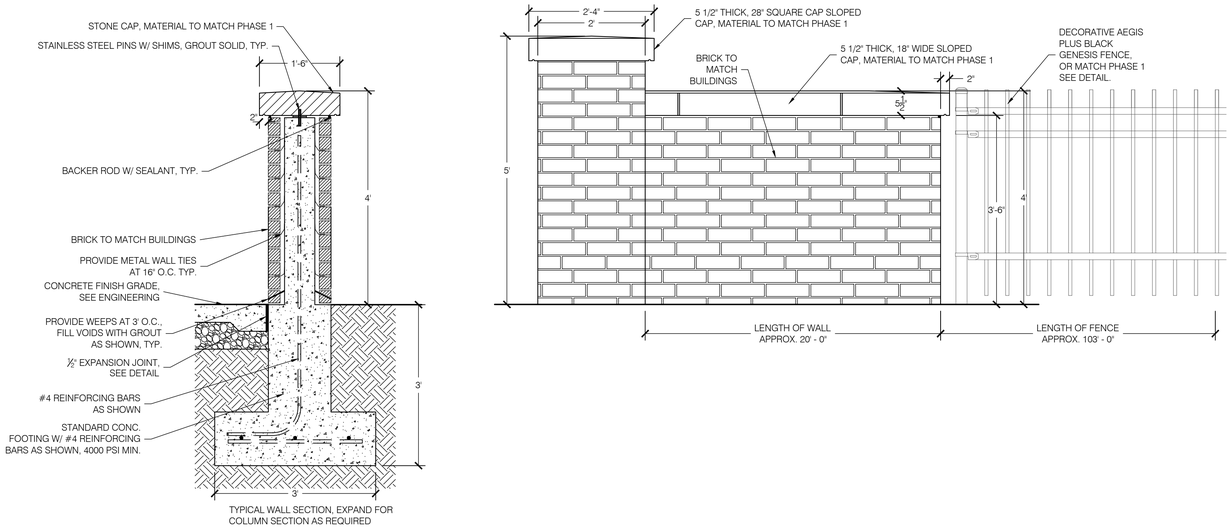
Seal

Drawing Scope
DETAILS

Drawing Info

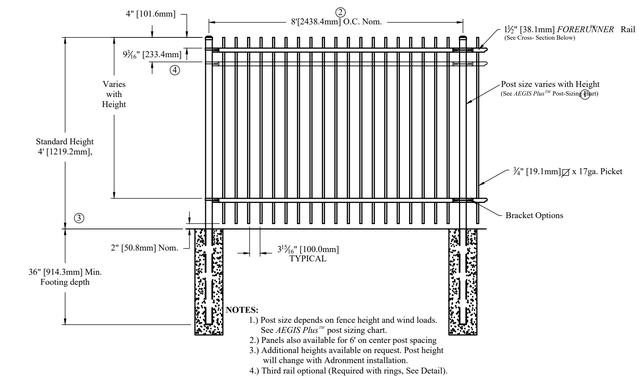
Drawn:	JML
Checked:	JML
Date:	06/30/2023
Project No:	23520
Revision:	09/01/2023
	09/29/2023

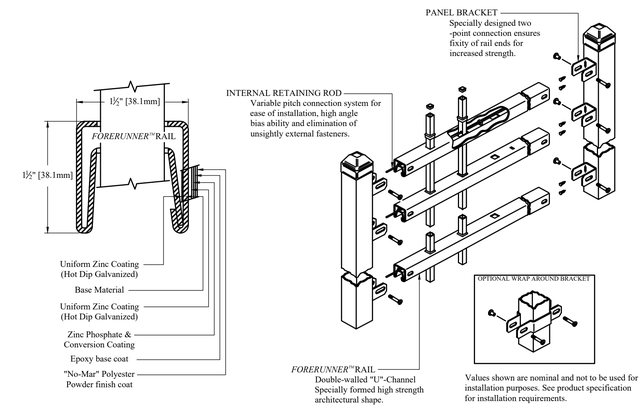
Sheet No.
L1.1



03 The Depot at Spring Mill Station
DECORATIVE FENCE, COLUMN, WALL SECTION AND ELEVATION

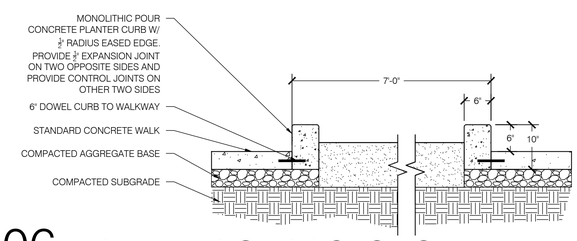
L1.2 3/4" = 1'-0"





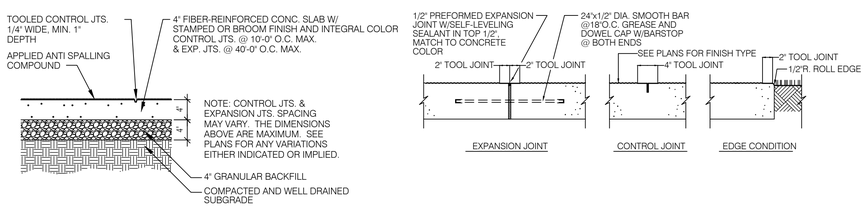
01 The Depot at Spring Mill Station
AEGIS PLUS BLACK GENESIS FENCE DETAIL

L1.2



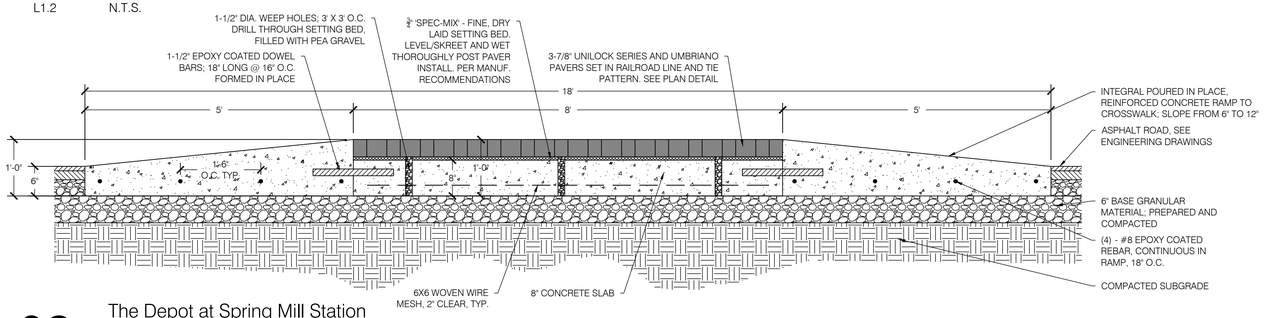
06 PLANTER CURB SECTION

L1.2 3/4" = 1'-0"



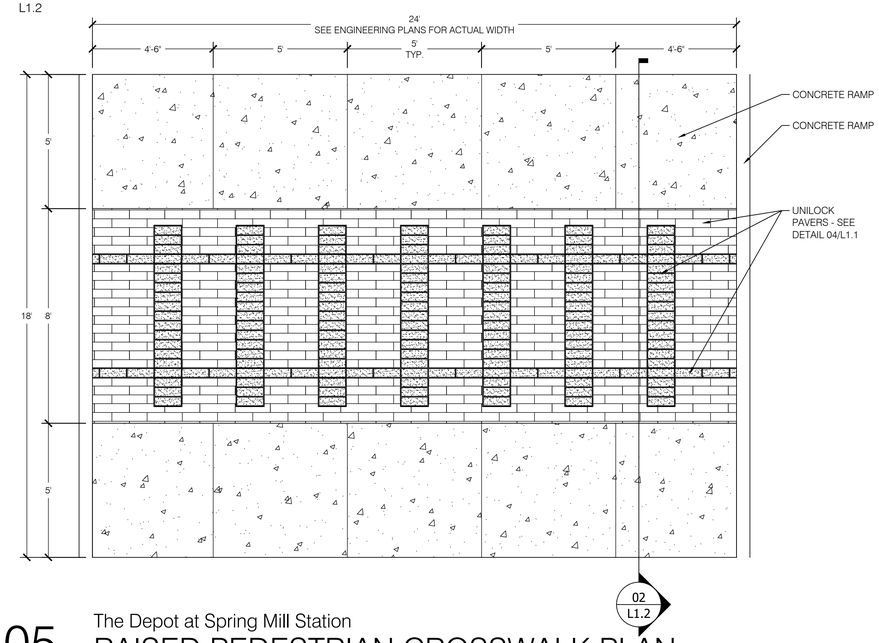
04 The Depot at Spring Mill Station
TYPICAL CONCRETE DETAILS

L1.2 N.T.S.



02 The Depot at Spring Mill Station
RAISED PEDESTRIAN CROSSWALK SECTION

L1.2 3/4" = 1'-0"



05 The Depot at Spring Mill Station
RAISED PEDESTRIAN CROSSWALK PLAN

L1.2 3/8" = 1'-0"

L|A
P|P
design group, llc
landscape architecture + planning professionals
317.258.5229
jlapp@lappdesigngroup.com

Consultants

Project Info

The Depot at Spring Mill Station

Phase 3

Westfield, IN

Seal

Drawing Scope

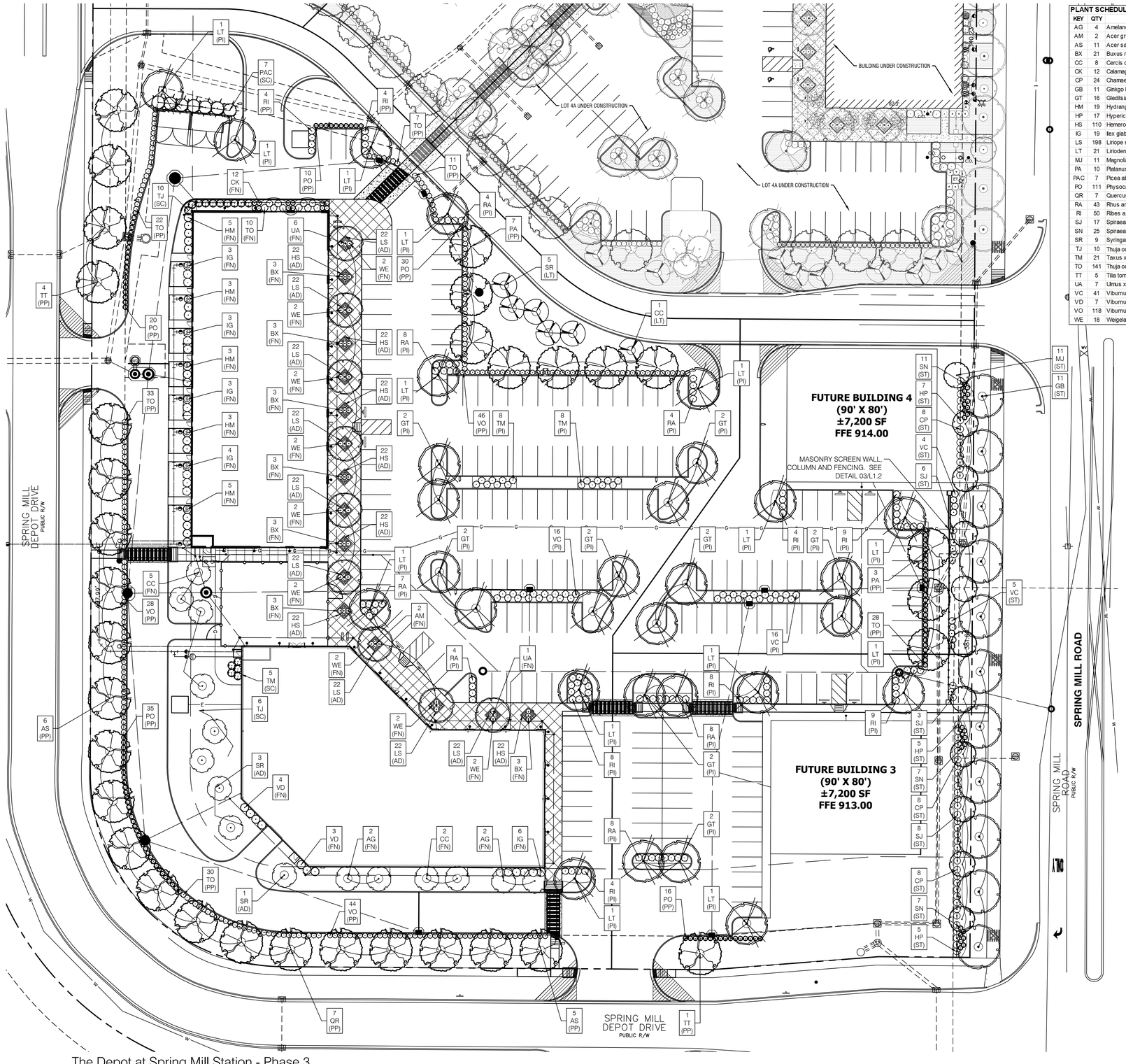
DETAILS

Drawing Info

Drawn:	JML
Checked:	JML
Date:	06/30/2023
Project No:	23520
Revision:	09/01/2023
	09/29/2023

Sheet No.

L1.2



PLANT SCHEDULE

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	SPACING	MUTURE	REMARKS
AG	4	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" CAL.	Orna.	AS SHOWN	20' H x 15' W	Specimen
AM	2	Acer griseum	Paperbark Maple	2" CAL.	Orna.	AS SHOWN	20' H x 15' W	Specimen
AS	11	Acer saccharum	Sugar Maple	2" CAL.	Shade	AS SHOWN	50' H x 30' W	8' Height min.
BX	21	Buxus microphylla 'Green Mountain'	Littleleaf Boxw ood	18" H.T.	Shrub	36" O.C.		F.T.B.
CC	8	Cercis canadensis	Eastern Redbud	2" CAL.	Orna.	AS SHOWN	30' H x 25' W	Specimen
CK	12	Calamagrostis acutiflora 'Karl Forester'	Karl Forester's Feather Reed Grass	#2	Grass	18" O.C.		
CP	24	Chamaecyparis pisifera 'Golden Mop'	Golden Mop Cypress	18" H.T.	Shrub	36" O.C.		F.T.B.
GB	11	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2" CAL.	Shade	AS SHOWN	45' H x 30' W	8' Height min./Male Only
GT	16	Gleditsia triacanthos "Skyline'	Skyline Honey Locust	2" CAL.	Shade	AS SHOWN	45' H x 35' W	8' Height min.
HM	19	Hydrangea macrophylla 'Nikko Blue'	Big Leaf Nikko Blue Hydrangea	18" H.T.	Shrub	36" O.C.		F.T.B.
HP	17	Hypericum perforatum	St. John's Wort Hypericum	18" H.T.	Shrub	36" O.C.		F.T.B.
HS	110	Hemerocallis	Daylily	#1	Perennial	18" O.C.		
IG	19	Ilex glabra 'Compacta'	Compact Inkberry	18" H.T.	Shrub	4' O.C.		F.T.B.
LS	198	Liriope spicata	Lilyturf	#1	Grass	12" O.C.		
LT	21	Liriodendron tulipifera	Tulip Poplar	2" CAL.	Shade	AS SHOWN	60' H x 35' W	8' Height Min.
MJ	11	Magnolia x 'Jane'	Jane Magnolia	2" CAL.	Orna.	AS SHOWN	15' H x 10' W	F.T.B.
PA	10	Platanus x acerifolia 'Bloodgood'	London Planetree	2" CAL.	Shade	AS SHOWN	50' H x 40' W	8' Height min.
PAC	7	Picea abies 'Cupressina'	Columnar Norw ay Spruce	6' H.T.	Evergreen	AS SHOWN	15' H x 8' W	F.T.B.
PO	111	Physocarpus opulifolius	Summer Wine Ninebark	18" H.T.	Shrub	36" O.C.		F.T.B.
QR	7	Quercus rubra	Northern Red Oak	2" CAL.	Shade	AS SHOWN	45' H x 30' W	8' Height min.
RA	43	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	18" H.T.	Shrub	4' O.C.		F.T.B.
RI	50	Ribes a. 'Green Mound'	Green Mound Currant	18" H.T.	Shrub	4' O.C.		F.T.B.
SJ	17	Spiraea nipponica 'Snow mound'	Snow mound Spirea	18" H.T.	Shrub	36" O.C.		F.T.B.
SN	25	Spiraea japonica 'Neon Flash'	Neon Flash Spirea	18" H.T.	Shrub	36" O.C.		F.T.B.
SR	9	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2" CAL.	Orna.	AS SHOWN	30' H x 30' W	Specimen
TJ	10	Thuja occidentalis 'Skybound'	Skybound Arborvitae	5' H.T.	Evergreen	AS SHOWN	15' H x 3' W	F.T.B.
TM	21	Taxus x media 'Densiformis'	Dense Yew	18" H.T.	Shrub	36" O.C.		F.T.B.
TO	141	Thuja occidentalis 'Golden Globe'	Golden Arborvitae	18" H.T.	Shrub	4' O.C.		F.T.B.
TT	5	Tilia tomentosa 'PN 6051'	Green Mountain Linden	2" CAL.	Shade	AS SHOWN	40' H x 30' W	8' Height min.
UA	7	Ulmus x 'Frontier'	Frontier Elm	2" CAL.	Shade	AS SHOWN	40' H x 30' W	8' Height min./Narrow Spread
VC	41	Viburnum carlesii 'Compactum'	Korean Spice Viburnum	18" H.T.	Shrub	4' O.C.		F.T.B.
VD	7	Viburnum dentatum 'Chicago Lustre'	Arrow w ood	18" H.T.	Shrub	5' O.C.		F.T.B.
VO	118	Viburnum opulus 'Compactum'	European Cranberry Viburnum	18" H.T.	Shrub	4' O.C.		F.T.B.
WE	18	Weigela florida 'Variegata'	Variegated Weigela	18" H.T.	Shrub	36" O.C.		F.T.B.

LEGEND

SYMBOL	DESCRIPTION
4 AG (SY)	4 = PLANT QUANTITY; AG = PLANT TYPE; (SY) = REQ. LOCATION
(AD)	ADDITIONAL PLANTING - NOT REQUIRED
(LT)	MINIMUM LOT STANDARD REQUIREMENTS
(FN)	FOUNDATION REQUIREMENTS
(SC)	SCREENING REQUIREMENTS
(PI)	PARKING LOT INTERIOR REQUIREMENTS
(PE)	PARKING LOT EXTERIOR REQUIREMENTS
(ST)	EXTERNAL STREET FRONTAGE REQUIREMENTS

REQUIREMENTS

(PI)	PARKING INTERIOR REQUIREMENTS
	1 TREE + 4 SHRUBS PER ISLAND REQUIRED 1 TREE + 4 SHRUBS PER ISLAND PROVIDED
(PE)	PARKING LOT EXTERIOR REQUIREMENTS
	1 TREE PER 30' REQUIRED + 1 SHRUB PER 3' 965' OF PERIMETER : 32 TREES + 322 SHRUB REQ'D 32 TREES + 322 SHRUBS PROVIDED
(FN)	FOUNDATION REQUIREMENTS
	1 SHRUB/ ORNAMENTAL TREE PER 12 LF 1,273 LF PERIMETER FOUDNATION 107 SHRUB/ORNA REQUIRED 84 SHRUBS + 23 ORNAMENTAL PROVIDED
(ST)	STREET FRONTAGE REQUIREMENT
	366 LF SPRING MILL ROAD PER 100 LF = 3.66 3 SHADE/EVERGREEN TREES = 11 PROVIDED 2 ORNAMENTAL TREES = 11 PROVIDED 25 SHRUBS = 92 SHRUBS PROVIDED
(LT)	MINIMUM LOT STANDARD REQUIREMENTS
	5.55 ACRES BLOCK A PHASE III = 5.55 TIMES PER ACRE REQUIREMENT 10 SHADE TREES = 55.5 REQUIRED, 60 PROVIDED 10 ORNAMENTAL = 55.5 REQUIRED, x PROVIDED 25 SHRUBS = 138.5 REQUIRED, 140 PROVIDED
	PARKING LOT ISLAND REQUIREMENTS
	77,000 SF PARKING LOT AREA 10% OF PARKING LOT IN LANDSCAPE ISLANDS 7,700 SF REQUIRED ISLAND AREA 8,000+ SF PROVIDED ISLAND AREA

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

The Depot at Spring Mill Station - Phase 3

01 OVERALL SITE LANDSCAPE PLAN

L2.0 1"=30'-0"

LAPP design group, llc
landscape architecture + planning professionals
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jlapp@lappdesigngroup.com

Consultants

Project Info

The Depot at Spring Mill Station

Phase 3

Westfield, IN

Seal

Drawing Scope

DETAILED SITE LANDSCAPE PLAN

Drawing Info

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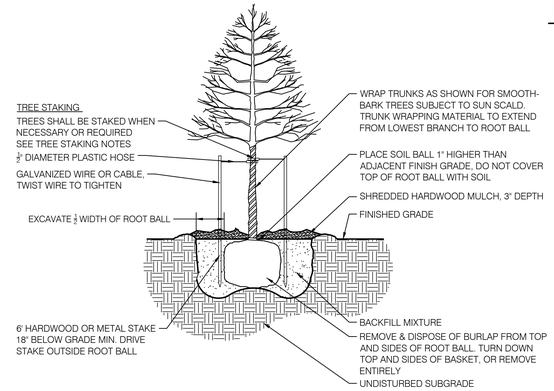
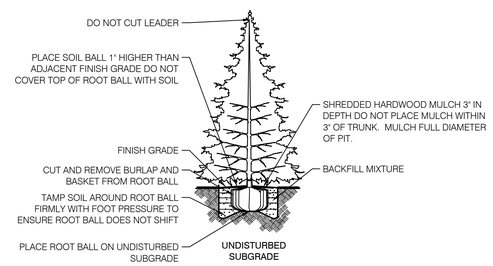
L2.0



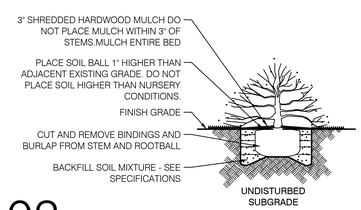
01 DECIDUOUS TREE

PLANTING DETAIL - NOT TO SCALE



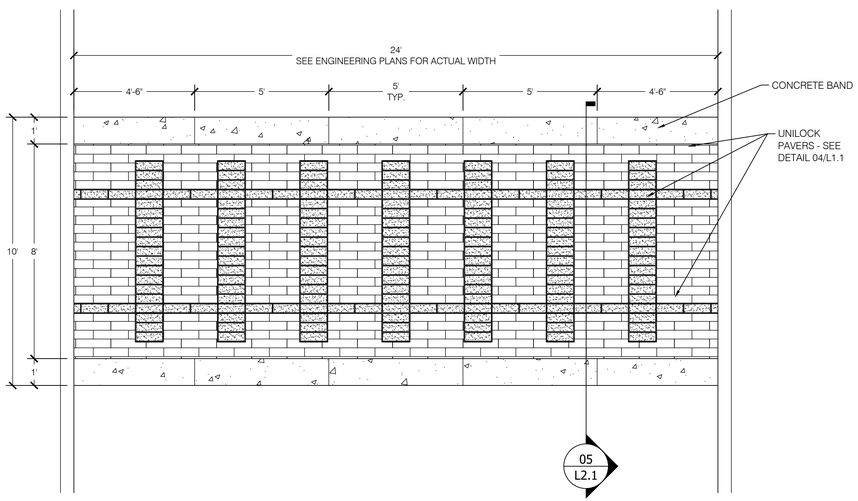
02 EVERGREEN TREE

PLANTING DETAIL - NOT TO SCALE



03 SHRUB

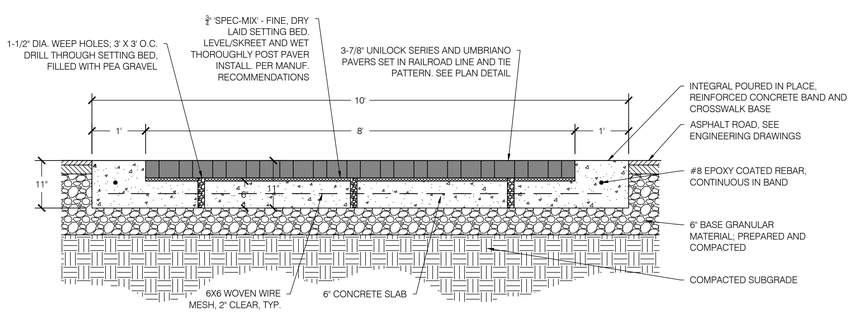
PLANTING DETAIL - NOT TO SCALE



The Depot at Spring Mill Station

04 FLUSH PEDESTRIAN CROSSWALK PLAN

L2.1 3/8" = 1'-0"



The Depot at Spring Mill Station

05 FLUSH PEDESTRIAN CROSSWALK SECTION

L2.1 3/4" = 1'-0"

NOTES

GENERAL NOTES:

1. ALL UTILITIES SHALL BE LOCATED AND MARKED/FLAGGED PRIOR TO BEGINNING WORK. RELOCATE PLANTS FROM OVER OR UNDER UTILITIES. RELOCATION SHALL BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. UTILITY LOCATION NOTE: ALL LOCATIONS SHOWN ARE APPROXIMATE AND BASED ON INFORMATION SUPPLIED BY EITHER THE CIVIL ENGINEER, SURVEYOR, OWNER, AND/OR MEASURED IN THE FIELD. IF DISCREPANCIES ARE PRESENT, CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY AND PRIOR TO BEGINNING WORK.
3. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
4. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PREPARATION, MATERIALS, DELIVERY, INSTALLATION AND INITIAL MAINTENANCE FOR THE LANDSCAPE PORTION OF THE PROJECT AS SHOWN ON THE DRAWING AND AS DIRECTED BY THE OWNERS REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR THEIR PORTION OF WORK.
5. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT W/ CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER'S REPRESENTATIVE .
6. CLEAN UP ALL DEBRIS AND REMOVE FROM SITE, REPAIR ALL DAMAGED OR DISTURBED AREAS CAUSED BY LANDSCAPE WORK.
7. TOPSOIL NOTE: TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, SURFACE SOIL AND FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS, LITTER, ROOTS, STUMPS, STONES, AGRICULTURAL AND DOMESTIC FERTILIZERS, CHEMICALS, HERBICIDES, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH AND THE ENVIRONMENT. WASTE SOILS, BORROW, OR HEAVY CLAY BASED SOILS WILL NOT BE ACCEPTED. TOPSOIL SHALL HAVE A PH VALUE OF 6.0 TO 7.4 AND AN ORGANIC VALUE OF 3% TO 5%. SUBMIT SOIL SAMPLES, PH LEVELS, AND NPK ANALYSIS PRIOR TO DELIVERY TO SITE.

PLANTING NOTES:

1. REMOVE WEEDS, ORGANIC MATTER AND ROCKS LARGER THAN 1.5" FROM SOIL.
2. BACKFILL FOR TREE PLANTING SHALL BE 75% TOPSOIL AND 25% ORGANIC COMPOST. TOP LAYER OF BACKFILL SHALL BE 100% OF SURROUNDING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
3. THE TOPS OF ALL TREE AND SHRUB ROOT BALLS TO BE PLACED A MAXIMUM OF ONE (1) INCH ABOVE FINAL GRADE. ALL TREES LOCATED OUTSIDE OF BEDS SHALL HAVE A MINIMUM SIX (6) FOOT DIAMETER NON-LIPPED SAUCER AROUND PLANTING PIT. ALL SAUCERS SHALL BE WEED AND GRASS FREE. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
4. ALL TREE SAUCERS AND PLANTING BEDS SHALL RECEIVE MINIMUM OF THREE (3) INCHES GRADE A, SHREDDED HARDWOOD BARK MULCH. NO CYPRESS, WOOD CHIPS, ARTIFICIAL OR DYED MULCH ALLOWED.
5. NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT/ OWNER'S REPRESENTATIVE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTORS OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE .
6. THE OWNER, OWNERS AGENT, OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS AT ANY TIME DURING THE COURSE OF THE PROJECT UNTIL PROJECT IS ACCEPTED BY THE OWNER.
7. LANDSCAPE CONTRACTOR SHALL LAYOUT AND STAKE ALL PLANT LOCATIONS AS SHOWN ON THE DRAWINGS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT SHALL INSPECT AND APPROVE PLANT LOCATIONS FOR ACCURACY AND COMPLIANCE WITH DESIGN INTENT PRIOR TO INSTALLATION.
8. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PLANTING OF SPECIFIED PLANTS AND MAINTAINING ALL PLANT MATERIALS IN AN ALIVE AND QUALITY CONDITION UNTIL ACCEPTANCE BY THE OWNER. THIS INCLUDES AS A MINIMUM: WATERING, WEEDING, INSECT AND DISEASE CONTROL, PRUNING OF DAMAGED OR UNSIGHTLY LIMBS, AND KEEPING PLANTS IN TRUE AND UPRIGHT POSITIONS.
9. CONTRACTOR SHALL GUARANTEE AND WARRANT ALL PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL REPLACEMENTS SHALL BE PAID FOR BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. GUARANTEE/WARRANTY REPLACEMENTS SHALL BE AS DIRECTED BY THE OWNER UNTIL FINAL ACCEPTANCE OF THE PROJECT FOLLOWING THE GUARANTEE PERIOD.

SODDING AND PREPARATION:

1. CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SOD. FINE GRADE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS, FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
2. ALL SODDED LAWN AREAS WITHIN LIMIT LINES TO RECEIVE 6" TOPSOIL PRIOR TO SODDING OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED, CONSTRUCTION ACTIVITY OF ANY KIND (EXCLUDING LANDSCAPING) SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTING AREA.
3. LAWNS SHALL BE SODDED FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING, AND RAKING. LAWN SHALL BE FERTILIZED W/ 12-12-12 ANALYSIS FERTILIZER AT A RATE OF 10 lbs./1000 s.f.
4. WATER AND MAINTAIN GRASS UNTIL STAND IS ESTABLISHED AND READY FOR MOWING AT MINIMUM 4 INCH HEIGHT. CONTINUE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.
5. FOLLOWING SODDING OPERATIONS, CLEAN UP EXCESS MATERIALS, AND CLEAN ALL BARK MULCHED AND PAVED AREAS. ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE SODDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
6. ALL DISTURBED LAWN AREAS SHALL BE SODDED AS NOTED AND AS APPROVED BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.

SEEDING AND PREPARATION:

1. CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SEED. MAKE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS, FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
2. ALL SEEDED LAWN AREAS WITHIN LIMIT LINES TO RECEIVE 6" TOPSOIL PRIOR TO SEEDING OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED, CONSTRUCTION ACTIVITY OF ANY KIND (EXCLUDING LANDSCAPING) SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTING AREA.
3. HYDROSEEDING IS ACCEPTABLE. APPLY WITH APPROVED EQUIPMENT DESIGNED FOR PROFESSIONAL HYDROSEEDING APPLICATIONS AT RECOMMENDED RATES.
4. PROVIDE FRESH, CLEAN NEW-CROP 'PREMIUM' GRADE SEED AND SEED MIXES AS FOLLOWS: (SUBMIT SEASONAL MIX ALTERNATIVE AS APPROPRIATE)
   40% KENTUCKY BLUEGRASS
   30% PERENNIAL RYE GRASS
   30% TURF TYPE TALL FESCUE
5. APPLY SEED AT RATE OF MINIMUM 175 POUNDS PER ACRE (4 LBS/1000SF).
6. SCARIFY SOIL TO DEPTH OF 3 INCHES PRIOR TO APPLICATION.
7. LAWNS SHALL BE SEEDED FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING, AND RAKING. LAWN SHALL BE FERTILIZED W/ 12-12-12 ANALYSIS FERTILIZER AT A RATE OF 10 lbs./1000 s.f. APPLY SEED MIX AT SPECIFIED RATE, AND LIGHTLY RAKE INTO TOP 1/4 INCH OF SOIL.
8. MULCH SEEDED AREAS WITH STRAW MULCH AT RATE OF MINIMUM 1 1/2 TON PER ACRE (70 LBS/1000SF). CRIMP OR TACK STRAW MULCH TO REMAIN IN PLACE UNTIL COMPLETE GERMINATION OF SEED AND ESTABLISHED GROWTH. COORDINATE WITH EROSION CONTROL PLAN.
9. WATER AND MAINTAIN GRASS UNTIL STAND IS ESTABLISHED AND READY FOR MOWING AT MINIMUM 4 INCH HEIGHT. CONTINUE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.
10. FOLLOWING SEEDING OPERATIONS, CLEAN UP EXCESS MATERIALS, AND CLEAN ALL BARK MULCHED AND PAVED AREAS.
11. FOLLOWING GERMINATION, APPLY HERBICIDE TO ALL GRASS GROWTH IN PLANT MULCH AREAS.
12. ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE RESEEDED OR SODDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
13. ALL DISTURBED LAWN AREAS SHALL BE SEEDED AS NOTED AND AS APPROVED BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.

TREE STAKING NOTES:

1. CONTRACTOR TO STAKE WHEN NECESSARY OR REQUIRED, SUCH AS WIND PRONE AREAS OR UNSTABLE SOILS. STAKES SHALL BE PLACED IN MULCHED AREAS TO ALLOW FOR MOWING ADJACENT TURF.
2. STAKING SHOULD NOT BE USED TO COMPENSATE FOR DAMAGED OR WEAK TRUNKS OR ROOT BALLS, THESE TREES SHOULD BE REJECTED.
3. REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
4. ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 12 MM (0.5 IN.).
5. WIRES OR CABLE SIZES SHALL BE 14 to 12 GAUGE.
6. TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE TO BE LONG ENOUGH TO ACCOMMODATE 1.5" OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.
7. TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.

REQUIREMENTS

(PI)	PARKING INTERIOR REQUIREMENTS
	1 TREE + 4 SHRUBS PER ISLAND REQUIRED 1 TREE + 4 SHRUBS PER ISLAND PROVIDED
(PE)	PARKING LOT EXTERIOR REQUIREMENTS
	1 TREE PER 30' REQUIRED + 1 SHRUB PER 3' 965' OF PERIMETER : 32 TREES + 322 SHRUB REQ'D 32 TREES + 322 SHRUBS PROVIDED
(FN)	FOUNDATION REQUIREMENTS
	1 SHRUB/ ORNAMENTAL TREE PER 12 LF 1,273 LF PERIMETER FOUDNATION 107 SHRUB/ORNA REQUIRED 84 SHRUBS + 23 ORNAMENTAL PROVIDED
(ST)	STREET FRONTAGE REQUIREMENT
	366 LF SPRING MILL ROAD PER 100 LF = 3.66 3 SHADE/EVERGREEN TREES = 11 PROVIDED 2 ORNAMENTAL TREES = 11 PROVIDED 25 SHRUBS = 92 SHRUBS PROVIDED
(LT)	MINIMUM LOT STANDARD REQUIREMENTS
	5.55 ACRES BLOCK A PHASE III = 5.55 TIMES PER ACRE REQUIREMENT 10 SHADE TREES = 55.5 REQUIRED, 60 PROVIDED 10 ORNAMENTAL = 55.5 REQUIRED, x PROVIDED 25 SHRUBS = 138.5 REQUIRED, 140 PROVIDED
	PARKING LOT ISLAND REQUIREMENTS
	77,000 SF PARKING LOT AREA 10% OF PARKING LOT IN LANDSCAPE ISLANDS 7,700 SF REQUIRED ISLAND AREA 8,000+ SF PROVIDED ISLAND AREA

LEGEND

SYMBOL	DESCRIPTION
(AD)	ADDITIONAL PLANTING - NOT REQUIRED
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4 AG (SY) — PLANT QUANTITY, PLANT TYPE, REQ. LOCATION

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landscape architecture + planning professionals
317.258.5229
jlapp@lappdesigngroup.com

Consultants

Project Info

The Depot at Spring Mill Station

Phase 3

Westfield, IN

Seal

Drawing Scope

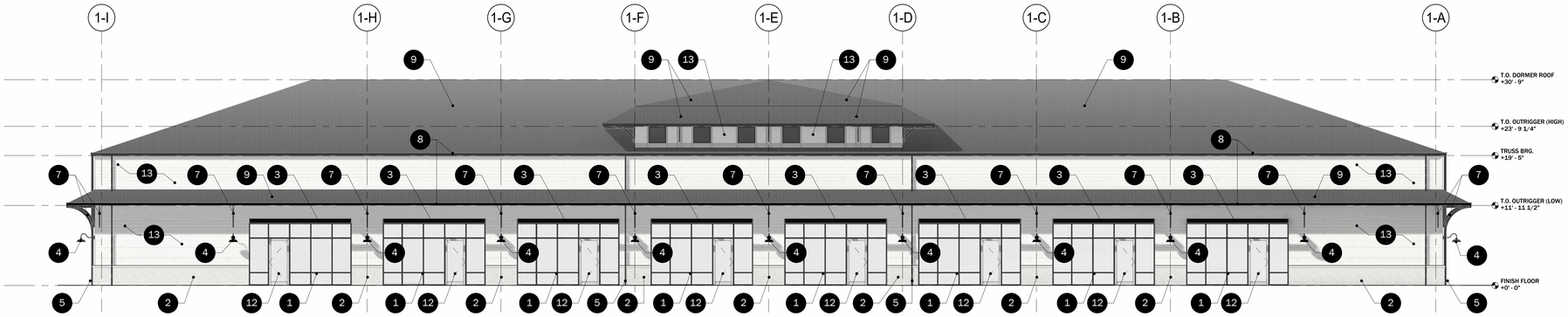
ENLARGED LANDSCAPE PLAN NOTES & DETAILS

Drawing Info

Drawn:	JML
Checked:	JML
Date:	06/30/2023
Project No:	23520
Revision:	09/01/2023
	09/29/2023

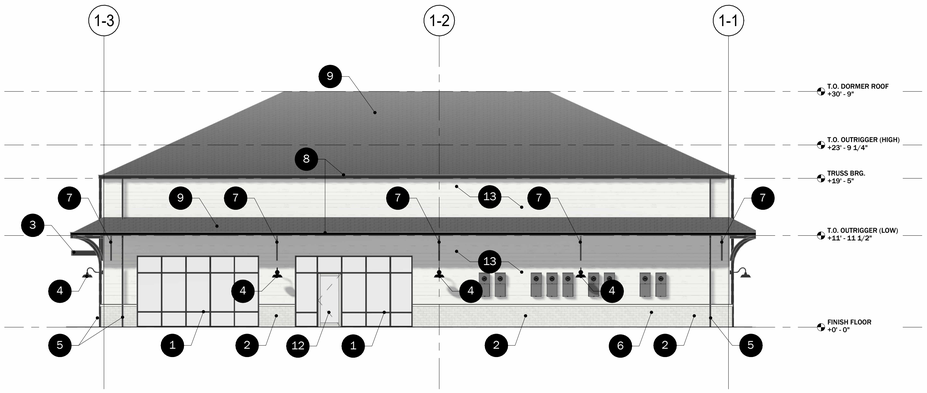
Sheet No.

L2.1

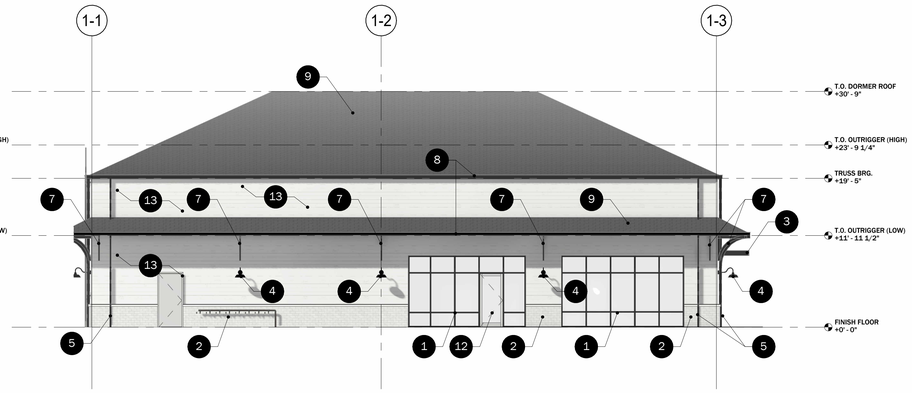


1 BUILDING 1 - EAST ELEVATION
SCALE: 1/8" = 1'-0"

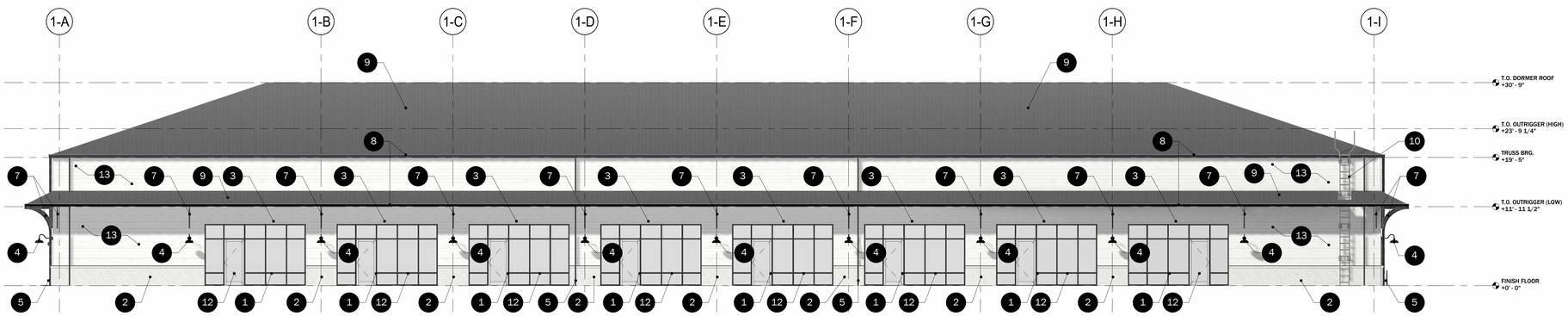
1 TUBELITE E14000 ALUMINUM STOREFRONT SYSTEM - COLOR: BLACK ANODIZED
2 GLEN-GERY BRICK WAINSCOTT - COLOR: ASPEN WHITE - STYLE: EXTRUDED - TEXTURE: WIRECUT - GROUT: SPEC MIX - SM100 GREY OR APPROVED EQUAL
3 PRE-FABRICATED ALUMINUM ARCHITECTURAL TRELLIS SYSTEM
4 GOOSENECK BARN LIGHT, SEE ELECTRICAL DRAWINGS
5 CUSTOM GUTTER AND DOWNSPOUT - COLOR: TO MATCH RAL#7021, SEE DETAIL 5/A-501
6 WELDED HOLLOW METAL DOOR AND FRAME - COLOR: TO MATCH RAL#7021, FINISH: SEMI-GLOSS. SEE FLOOR PLAN & DOOR SCHEDULE.
7 AWNING OUTRIGGER - COLOR: TO MATCH TUBRLITE E14000 BLACK ANODIZED ALUMINUM, SEE DETAIL 1 & 2/A-501
8 GUTTER/DOWNSPOUT - COLOR: TO MATCH RAL#7021
9 ASPHALT SHINGLE ROOFING
10 ROOF ACCESS LADDER
11 PRE-FINISHED 24 GA. ALUM GALV. STEEL COPING - COLOR: TO MATCH RAL#7021, FINISH: MATTE, MT0028 - FLAT BLACK
12 ALUMINUM & GLASS STOREFRONT DOOR - COLOR: TO MATCH TUBRLITE E14000 BLACK ANODIZED ALUMINUM, SEE FLOOR PLAN & DOOR SCHEDULE
13 LATURA V-GROOVE NICHIHA FIBER CEMENT PANELS, INSTALL: HORIZONTAL PANEL ORIENTATION, W/ PANEL CORNERS - COLOR: WHITE
14 TENANT SIGNAGE
15 COILING METAL DOOR - COLOR: TO MATCH RAL#7021, FINISH: SEMI-GLOSS. SEE FLOOR PLAN & DOOR SCHEDULE



2 BUILDING 1 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

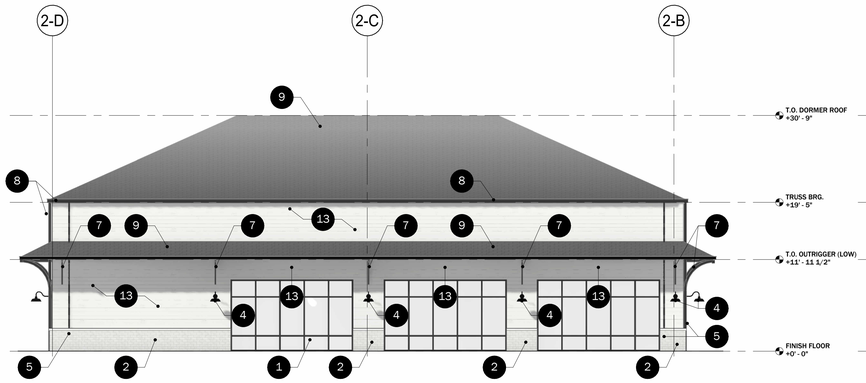


3 BUILDING 1 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

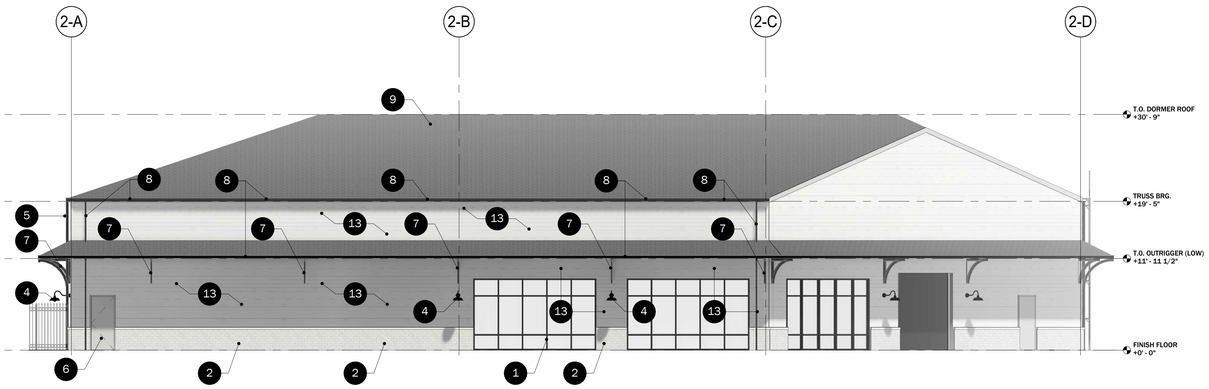


4 BUILDING 1 - WEST ELEVATION
SCALE: 1/8" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION



2 BUILDING 2 - EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING 2 - WEST ELEVATION
SCALE: 1/8" = 1'-0"

1. TUBELITE E14000 ALUMINUM STOREFRONT SYSTEM - COLOR: BLACK ANODIZED
2. GLEN-GERY BRICK WAINSCOTT - COLOR: ASPEN WHITE - STYLE: EXTRUDED - TEXTURE: WIRECUT - GROUT: SPEC MIX - SM100 GREY OR APPROVED EQUAL
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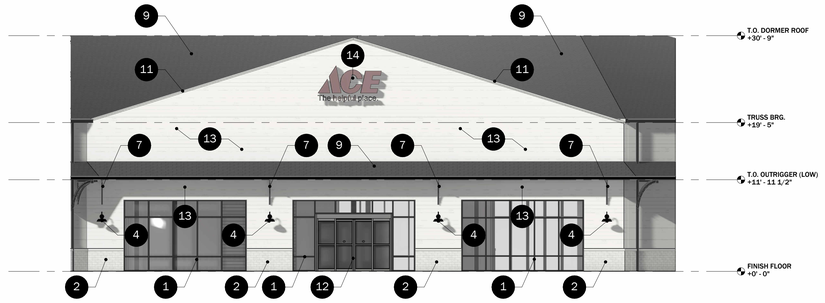
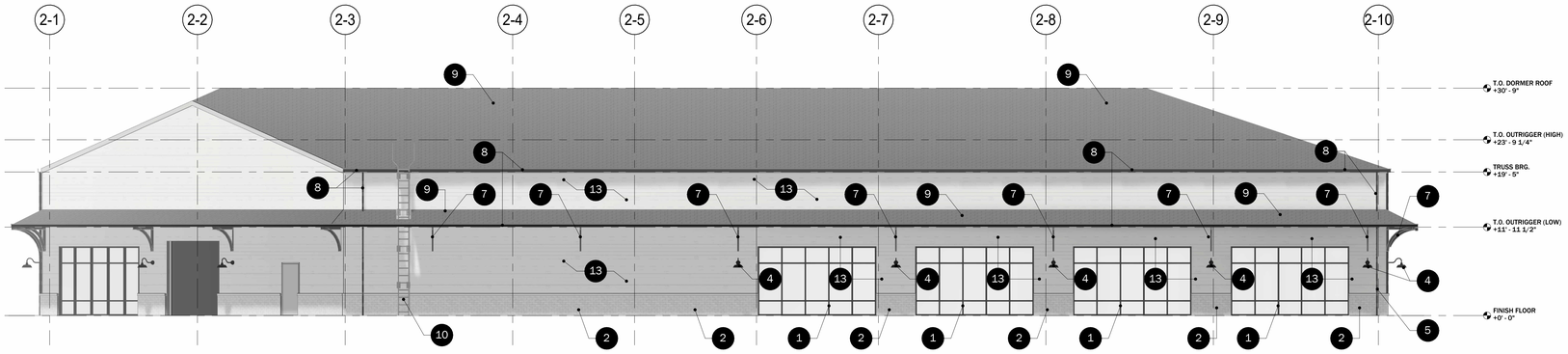
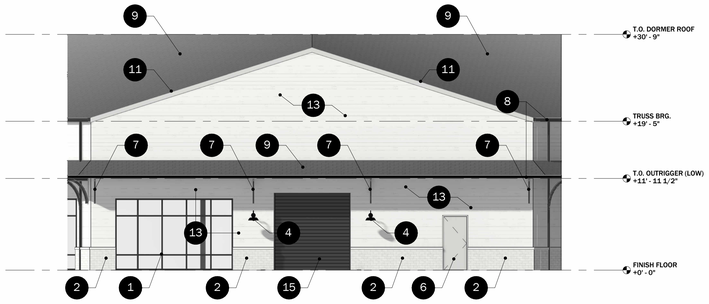
4 BUILDING 2 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING 2 - NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



6 BUILDING 2 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



5 BUILDING 2 - SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

To: City of Westfield Advisory Planning Commission

From: Jeannine Fortier, Spring Mill Station Task Group Chair

J94ta@aol.com/317-840-9823

Date: October 31, 2022

Re: The Depot at Spring Mill Station (SW corner) Retail Development Phase 3

The Spring Mill Station Task Group met with Brent Benge, President of KennMar Development, to review the proposed use and design of retail area within the SPRING MILL STATION SWC PUD located in the Spring Mill Station planning area. The Spring Mill Station Task Group supports:

- the proposed retail area and agreed-upon site design that is attached
- emphasis on consistent quality landscape and lighting standards
- consideration for the nearby apartments and neighboring subdivisions

The applicant has been gracious in accepting direction relating to the architectural colors, materials and design guidelines that are currently represented. During the review process our group found that KennMar has a vision of telling the Westfield story at Spring Mill and 161st Street to engage the community and continue our legacy of history and growth.

Thank you for considering the opinion of this dedicated volunteer group of neighborhood representatives in your evaluation of this project. We support your further review and judgement in determining additional matters that may also be relevant to this project.

We believe the proposed use will provide value added services to the community while supporting the balance and mix of uses necessary to encourage and support other uses outlined in the Spring Mill Station Plan. We also trust and believe the applicant will continue to work with this group and staff to incorporate and support the nature of the goals outlined in the Spring Mill Station plan as it continues to develop the remaining aspects of the key points listed above.

Respectfully,

Jeannine Fortier
526 Hadleigh Court
Westfield, IN

To: Westfield Economic & Community Development

From: Jeannine Fortier, Spring Mill Station Task Group Chair

J94ta@aol.com/317-840-9823

Date: June 1, 2023

Re: The Depot at Spring Mill Station (SW corner) Architectural Approval – Ace Hardware Section

The Spring Mill Station Task Group met with Brent Benge, President of KennMar Development, to review the architectural design of the Ace Hardware and secondary retail building with multiple spaces within the SPRING MILL STATION SWC PUD located in the Spring Mill Station planning area. The Spring Mill Station Task Group supports:

- the agreed-upon architectural design that continues the Spring Mill Station theme.
- the Ace Hardware and secondary retail space will have a contrasting look to the Phase 1 buildings.
- consideration for the nearby apartments and neighboring subdivisions.

The applicant has been gracious in accepting direction relating to the architectural colors, materials and design guidelines that are currently represented. During the review process our group found that KennMar has a vision of telling the Westfield story at Spring Mill and 161st Street to engage the community and continue our legacy of history and growth.

Thank you for considering the opinion of this dedicated volunteer group of neighborhood representatives in your evaluation of this project. We support your further review and judgement in determining additional matters that may also be relevant to this project.

We believe the proposed use will provide value added services to the community while supporting the balance and mix of uses necessary to encourage and support other uses outlined in the Spring Mill Station Plan. We also trust and believe the applicant will continue to work with this group and staff to incorporate and support the nature of the goals outlined in the Spring Mill Station plan as it continues to develop the remaining aspects of the key points listed above.

Respectfully,

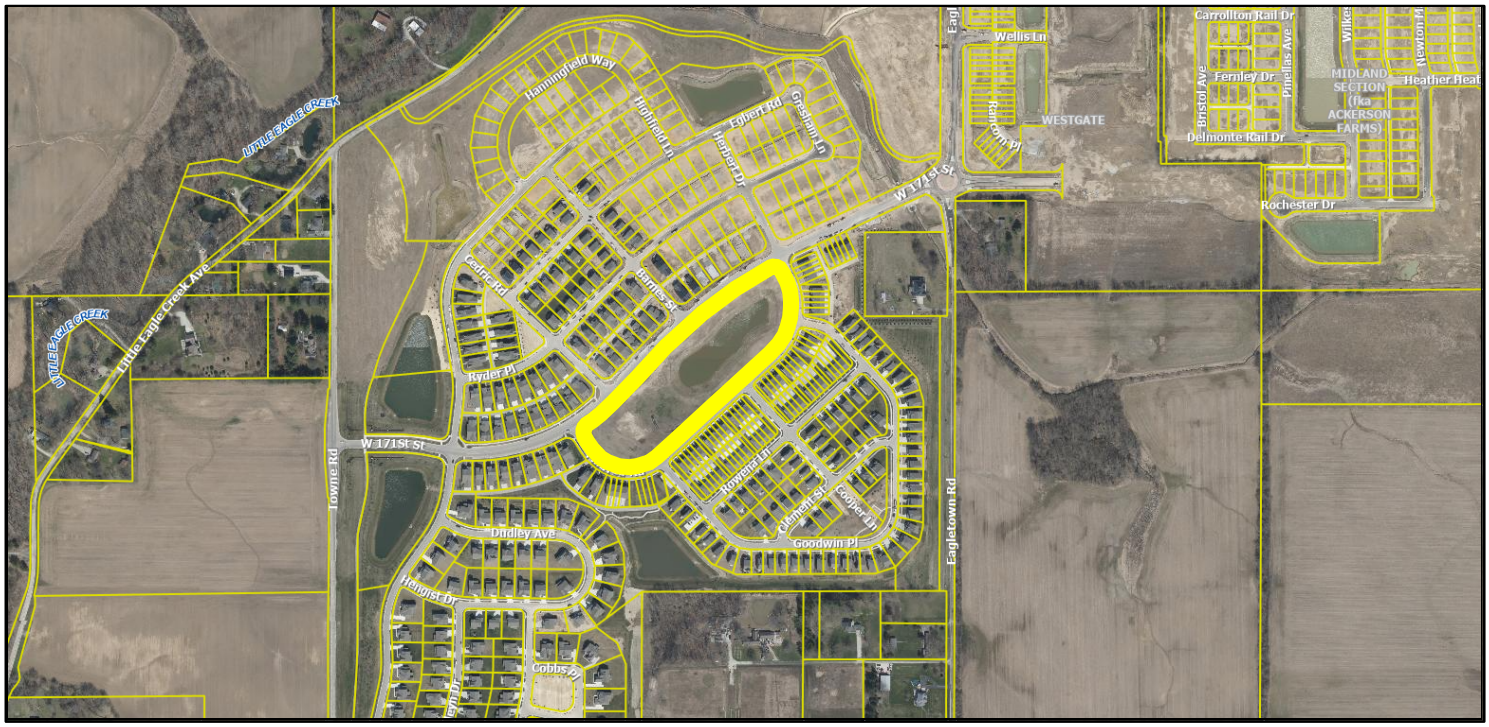
The Spring Mill Station Task Group

Jeannine Fortier
526 Hadleigh Court
Westfield, IN

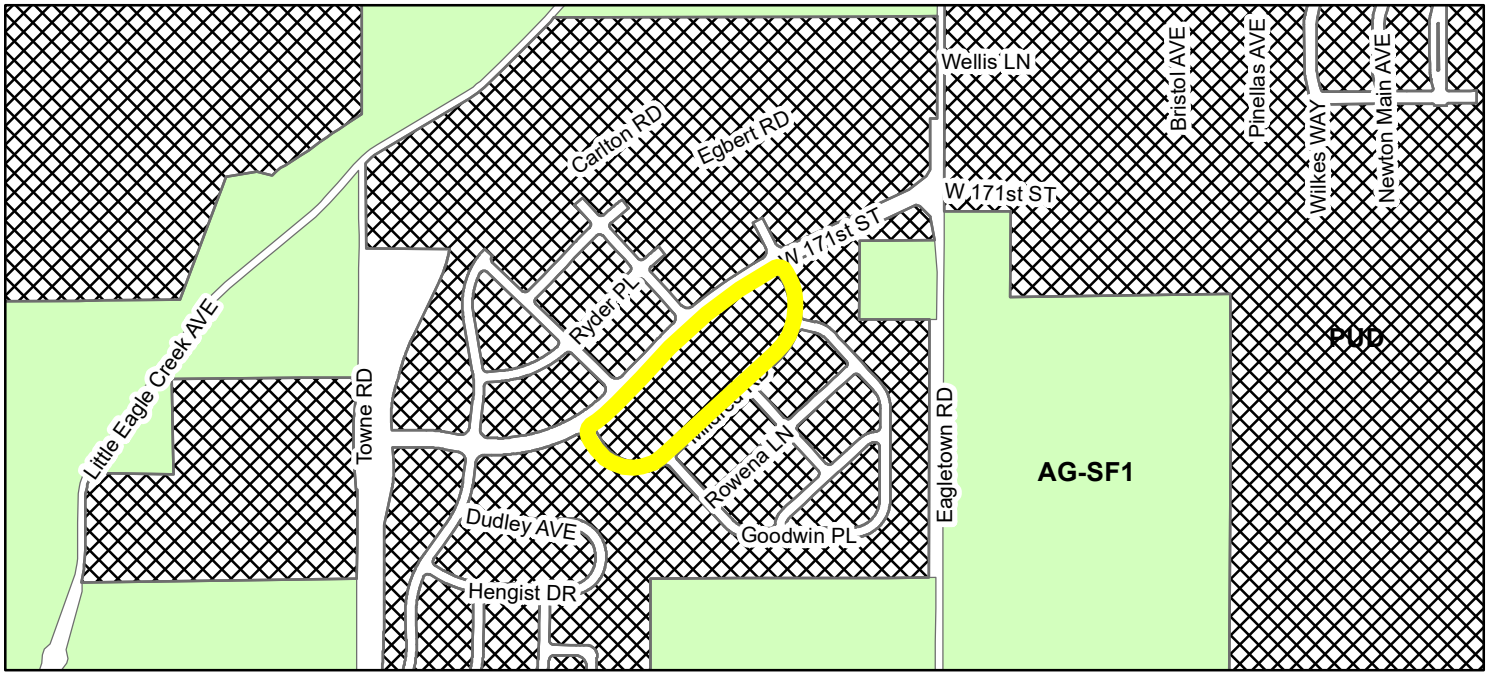
Property Location Map
2040 Mildred Rd.
2307-DDP-18

Not To Scale

Aerial Location Map



Zoning Map



Zoning

PUD (Planned Unit Development)

AG-SF1 (Agriculture - Single Family - 1)

Petition Number:	2307-DDP-18
Project Name:	Westgate Central Park
Subject Site Address:	2040 Mildred Rd. (the "Property")
Petitioner:	Lennar Homes of Indiana
Representative:	Kimley-Horn and Associates Inc.
Request:	Detailed Development Plan review of a proposed residential community amenity center on 7.73 acres +/- in the Westgate PUD zoning district.
Current Zoning:	Westgate PUD Ord. 06-37 as amended
Current Land Use:	Vacant
Approximate Acreage:	7.73 acres +/-
Property History:	Westgate PUD Ord. 06-37 (0603-PUD-05) Westgate PUD Amendment I Ord. 19-56 (1911-PUD-42) Overall Development Plan (1901-ODP-02) Primary Plat (1901-SPP-02) Secondary Plat Section 1 (1910-SFP-56)
Exhibits:	1. Location Map 2. Staff Report 3. Administrative Approval 4. Site Plan 5. Landscape Plan 6. Architectural Elevations
Staff Reviewer:	Weston Rogers, Associate Planner

PROCEEDURAL

Approval of a Development Plan must be granted if the submitted plan demonstrates compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

The Westgate Planned Unit Development (PUD) Zoning District Ordinance 06-37 delegated the Detailed Development Plan approval for the Westgate amenity area improvements to Community Development Department Director.

BACKGROUND

The Property is currently zoned the Westgate PUD District.

Ordinance 06-37, Westgate PUD (0603-PUD-05), was approved at the September 14, 2006, City Council meeting. Ordinance 19-56, Amendment I to the Westgate PUD, was approved at the November 25, 2019, City Council meeting.

The Overall Development Plan (1901-ODP-02) and Primary Plat (1901-SPP-02) were approved at the February 19, 2019, Plan Commission meeting.

The Secondary Plat for Section 1 of Westgate, the section the proposed amenity center is located, was recorded on May 6, 2021.

DETAILED DEVELOPMENT PLAN

Article 10.7 of the UDO

The plans comply.

1) Title, scale, north arrow and date.
2) Proposed name of the development.
3) 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.
4) Address and legal description of the property.
5) Boundary lines of the property including all dimensions.
6) 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.
7) 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.
8) 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.
9) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
10) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
11) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
12) Location and dimensions of all existing structures and paved areas.
13) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

14) Location of all Floodplain areas within the boundaries of the property.
15) Names of legal ditches and streams on or adjacent to the site.
16) 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.
17) Identify buildings proposed for demolition.
18) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
19) 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).
20) Misc.

DEVELOPMENT PLAN REVIEW CRITERIA

Westgate PUD District Ord. 06-37 (as amended); WC Sec. 16.04.165 (in force at time of Westgate PUD Ordinance Adoption)

The plans comply.

21) Site Access and Site Circulation
    a) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;
    b) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development;
    c) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the site.
    d) Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield - Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.
22) Landscaping – See WC 16.06
23) Lighting – See WC 16.07
24) Signs – See WC 16.08
25) Building Orientation
    a) No loading spaces or loading docks shall be permitted to face a public street

b) Loading spaces or loading docks facing or oriented to a side or rear lot line of an adjoining Residential District shall be screened from view from such Residential District by the use of: (i) evergreen trees; or, (ii) a combination of overstory, understory or evergreen trees and a solid wall or fence, which creates a dense visual barrier to a minimum height of six (6) feet.

26) Building Materials.

a) In order to insure compatibility of non-residential uses with surrounding residential uses in Residential Districts, all nonresidential uses shall use exterior building materials, roofline treatments, and roofing materials that are compatible with and consistent with residential construction methods and materials.

DISTRICT STANDARDS

Westgate PUD District Ord. 06-37 (as amended); WC 16.04.030 (in force at time of Westgate PUD Ordinance Adoption)

The plans comply.

27) Permitted Uses

a) Permitted Uses in the residential areas of Westgate Planned Unit Development, identified as Crest side, Gardenside, Parkside, Villas and Commons on the Concept Plan, shall include the following:

i) Single-family attached and detached residential and accessory uses, together with model homes and sales offices therein and temporary trailers from which lot and home sales activities may be conducted with outside sales persons;

ii) Residential common areas and Home Owners Association owned amenity areas along with accessory uses, structures, and improvements located thereon; and

iii) Home Occupations shall be permitted per the terms and conditions of the SF3 District in force at the time of the filing of this Westgate PUD.

iv) Public or private schools along with accessory uses, sports and recreation facilities, structures and related school improvements (permitted only in the Crest side area identified on the concept plan as "Possible Future School Site").

28) Minimum Lot Area

a) Single family - not less than 12,000 square feet

b) Two-family (duplexes) - corner lots no less than 15,000 square feet

29) Minimum Lot Frontage on Roads

a) Not less than 50 feet for single family and duplexes

30) Minimum Setback Lines
   a) Front yard - 20 feet
   b) Side yard - 10 feet except comer lots when 20 feet will also apply to side yard on road.
   c) Rear Yard - 30 feet
   d) Minimum lot width a building line
      i) Single family - 80 feet
      ii) Duplexes on comer lots - 90 feet

31) Maximum building height
   a) Not to exceed 25 feet

32) Minimum ground level square footage, exclusive of porches, terraces and garages
   a) Single Family
      i) Single Story - 1200 square feet
      ii) Two Story - 800 square feet
      iii) Tri-level- 800 square feet (basement & 1st level)
      iv) Story and one-half - 800 square feet

33) Parking
   a) Off-street parking shall be provided in accordance with the provisions in this ordinance.

DEVELOPMENT STANDARDS

Westgate PUD Ord. 06-37 (as amended) and Chapter 6 of the UDO

The plans comply.

34) Accessory use and Building Standards (UDO Article 6.1):
   a) Screening of Receptacles and Loading Areas:

35) Architectural Standards (Ord. 06-37, as amended)
   A. Building Materials (Ord. 06-37, Exhibit 4, WC 16.04.165 Development Plan Review)
      a. In order to insure compatibility of non-residential uses with surrounding residential uses in Residential Districts, all nonresidential uses shall use exterior building materials, roofline treatments, and roofing materials that are compatible with and consistent with residential construction methods and materials.
   B. Residential Architectural Guidelines (Exhibit B, Ord. 19-56, Amendment I to Westgate PUD)

36) Building Standards (UDO Article 6.4)

37) Fence Standards (UDO Article 6.5)

38) Height Standards (UDO Article 6.6)

39) Landscaping Standards (WC 18.01.010 and Westgate PUD Ord. 06-37)

A. Content of Landscape Plan
B. Selection, Installation, and Maintenance of Plant Materials
C. General Landscape Design Standards
   a. Softening of Walls and Fences - Plant materials other than ground cover shall be placed intermittently (approximately every 40 feel) against long expanses (over 80 feet) of building walls, fences, and other barriers to create a softening effect. However, ground cover plants may supplement the plant materials required by this paragraph.

Clubhouse Building			
1 shrub / 40 LF	Required	Provided	Deficient
West Façade = 100 LF	3	3	0
East Façade = 100 LF	3	3	0

Tennis Court Fencing			
1 shrub / 40 LF	Required	Provided	Deficient
North Fence = 120 LF	3	3	0
South Fence = 120 LF	3	3	0

Pickleball Courts Fencing			
1 shrub / 40 LF	Required	Provided	Deficient
North Fence = 107 LF	3	3	0
South Fence = 107 LF	3	3	0

   b. Detention / Retention Basins and Ponds – Detention / retention basins and ponds shall be landscaped in a manner that replicates the natural form of ponds. Such landscaping shall Include shade trees, ornamental trees, evergreens, shrubbery, hedges, and/or other plant materials.
D. On-Site and Street Frontage Landscaping Requirements
   a. On-site Standards

Required On-Site Landscaping (per approved Overall Development Plan (1901-ODP-02) (here)			
	Required	Provided	Deficient
Shade Trees	89	89	0
Ornamental Trees	52	52	0
Evergreen Trees	34	34	0

E. Parking Area Landscaping
   a. Interior Parking Lot Landscaping
      i. Area Required - A portion of vehicular use areas shall be maintained as landscaped area. The total amount of interior parking lot area that must be landscaped shall be based on the total number of proposed parking spaces.
      ii. 25-49 parking spaces = 7.5% of the vehicular use area to be landscaped

Parking Area Landscape			
7.5% of parking area	Required	Provided	Deficient
10,087 SF x .075	757 SF	757+	0

   b. Perimeter Parking Lot Landscaping

40) Lighting Standards (WC 16.07.010)

A. The Real Estate shall be developed in compliance with Exhibit "19", the Town's "Lighting Standards" set forth in Section we 16.07 of the Zoning Ordinance in effect at the date of filing of this Westgate PUD.

41) Lot Standards (UDO Article 6.10)

42) Outside Storage and Display (UDO Article 6.12)

43) Outdoor Café and Eating Areas (UDO Article 6.13)

44) Parking and Loading Standards (UDO Article 6.14)

a) Off-street parking

i) Required Spaces

1. Other Uses: Parking Space requirements for other Uses 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 an Improvement Location Permit.

b) Bicycle Parking

i) Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.

ii) Proximity to Principal Building: the bicycle parking spaces shall be located in close proximity to the main entryway into the Principal Building or be located inside the Principal Building.

iii) Rack Requirement: A bicycle rack, which may contain multiple bicycle parking spaces, shall be installed on a hard, dustless surface that allows the parking structure to be securely fastened to the ground and that secures the bicycles.

iv) Pedestrian Ways: Bicycle Parking Areas shall be designed such that when in use, the bicycles (and trailers), shall not obstruct an adjacent sidewalk, path, or other pedestrian way and

located to provide a minimum of five (5) feet of clearance behind the bicycle to allow for room to maneuver.

45) Performance Standards (UDO Article 6.15)

46) Setback Standards (UDO Article 6.16)

47) Sign Standards (PUD Ord. 06-37, Exhibit 18)

48) Vision Clearance Standards (UDO 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.

ii) Ten (10) feet from intersections of Driveways or Alleys.

iii) Twenty-five (25) feet from intersections of Private Streets.

49) Yard Standards (UDO Article 6.21)

DESIGN STANDARDS

PUD Ord. 06-37 (as amended) and Chapter 8 of UDO

The plans comply.

50) Easement Standards (UDO Article 8.3)

51) Monument and Marker Standards (UDO Article 8.5)

52) Open Space and Amenity Standards

A. Section 2.7 Amenities and Memberships (Westgate PUD Ord. 06-37)

a. Amenities – The following amenities shall be provided on the Real Estate:

i. Recreational Trails and Pathway System;

ii. Focal Parks (to highlight focal points and view sheds);

iii. Outdoor Plaza;

iv. Decorative Benches;

v. Playground Area (1,200 min. SF and equipment as shown on Exhibit "15") *(Ord. 19-56)*

vi. Gazebo and ~~Pedestrian Bridge~~; *(pedestrian bridge removed via Ord. 19-56)*

vii. Lake Pavilion Pool-house Facility;

viii. Adult Swimming Pool;

ix. Activity Pool; and

x. Basketball Court

b. The Westgate Commons Area as shown on the Concept Plan will include the lake pavilion pool-house facility, outdoor plaza, decorative benches, adult swimming pool, activity pool, parking area and pathway system, and it shall be as shown on the Westgate Commons Conceptual Plan, attached as Exhibit "16". For Amenity Improvement Procedures, see Exhibit "17".

B. Section 3 Amenities and Memberships (Westgate PUD Amendment I PUD Ord. 19-56)
The Amenities and memberships, Section 2.7 of the Westgate PUD shall apply to the development of the Real Estate except as modified below:

a. Amenities –

i. Pedestrian Bridge (including an island) as illustrated on Page 1 of Exhibit C shall be deleted from the list of provided Amenities in Section 2.7(A) of the Westgate PUD.

ii. A pocket park as illustrated on Page 2 of Exhibit C shall be added to the list of provided Amenities in Section 2.7(A) of the Westgate PUD. At a minimum an additional Playground Area (per Section 2.7(A)(5) of the Westgate PUD) and a swing set shall be provided within the pocket park.

iii. Exhibit 15 of the Westgate PUD shall be replaced and superseded with the Playground Equipment on illustrated on Page 3 of Exhibit C.

53) Pedestrian Network Standards (UDO Article 8.7)

54) Storm Water Standards (UDO Article 8.8)

55) Street and Right-of-Way Standards (UDO Article 8.9)

56) Surety Standards (UDO Article 8.12)

57) Utility Standards (UDO Article 8.13)

ACKNOWLEDGEMENT OF DETAILED DEVELOPMENT PLAN APPROVAL OF 2307-DDP-37 (Westgate Central Park), DELEGATED TO COMMUNITY DEVELOPMENT DEPARTMENT

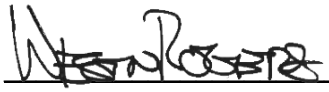
This **ACKNOWLEDGEMENT**, made this 4th day of October, 2023, by Weston Rogers, Associate Planner, City of Westfield, Indiana, designated on behalf of Kevin M. Todd, Community Development Director WITNESSETH:

WHEREAS, The Westgate Planned Unit Development (PUD) Zoning District Ordinance 06-37 delegated the Detailed Development Plan approval for the Westgate amenity area improvements to Community Development Department Director;

WHEREAS, Lennar Homes of Indiana, LLC by Kimley-Horn and Associates request Detailed Development Plan approval for a proposed residential community amenity center on 7.73 acres +/- in the Westgate PUD zoning district; and

WHEREAS, on Tuesday, October 3, 2023, all outstanding comments regarding the project submission have been addressed, and the Westgate Central Park Detailed Development Plan is deemed compliant with the Westgate PUD Zoning District Standards and the Westfield-Washington Township Unified Development Ordinance as applicable, respectively.

CITY OF WESTFIELD, COMMUNITY DEVELOPMENT DEPARTMENT



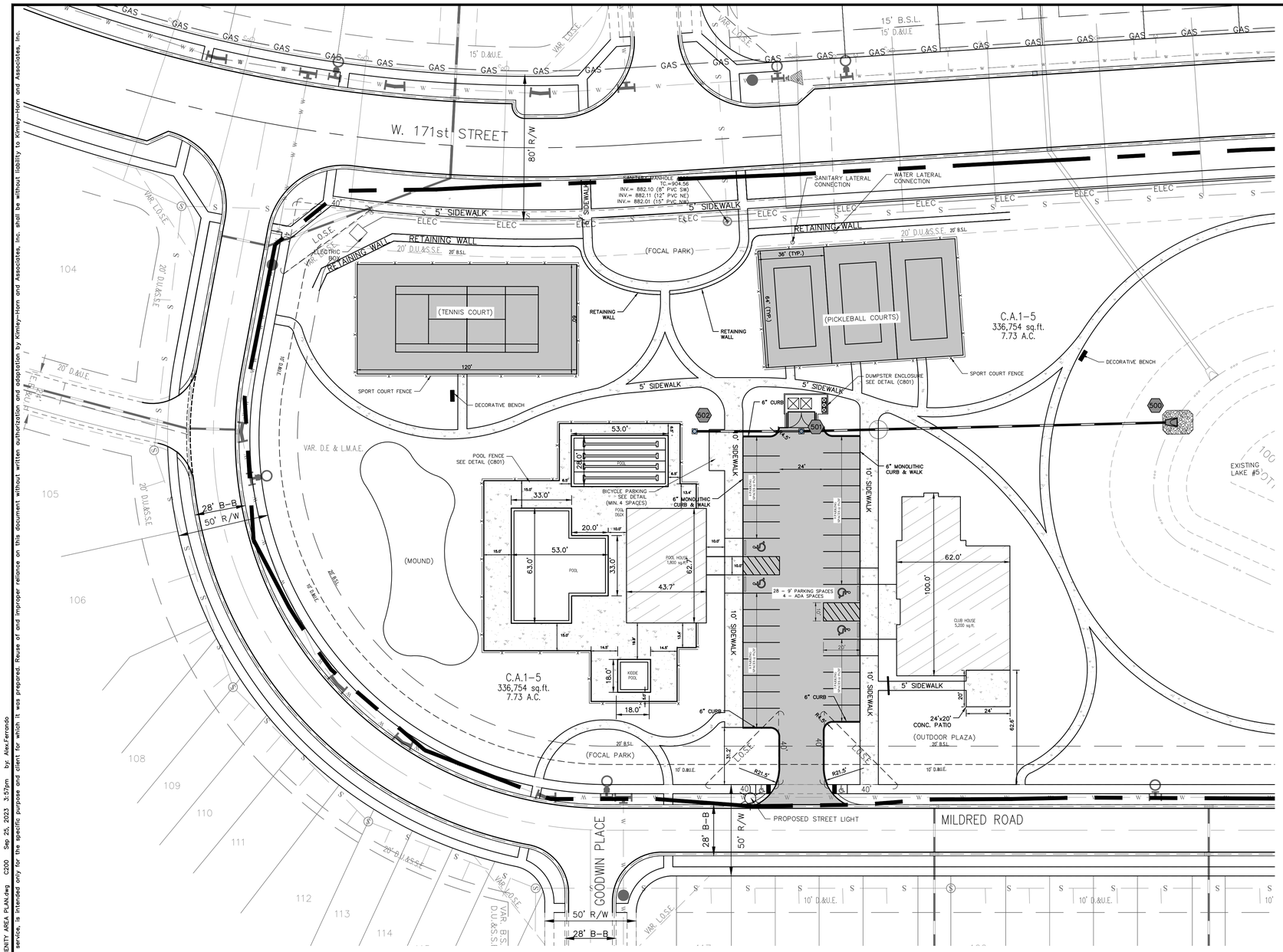
Weston Rogers, Community Development Associate Planner, on behalf of Kevin M. Todd, Community Development Director

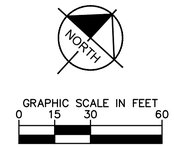
Greg Binter, Lennar Homes of Indiana, LLC, Representative, hereby acknowledges the accuracy of the information contained in this Acknowledgement of Approval.

Greg Binter

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: Weston Rogers

Prepared by: Weston Rogers, Associate Planner, City of Westfield
2728 East 171st Street, Westfield, IN 46074



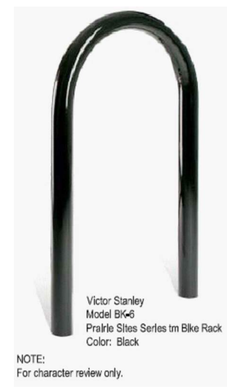


LEGEND

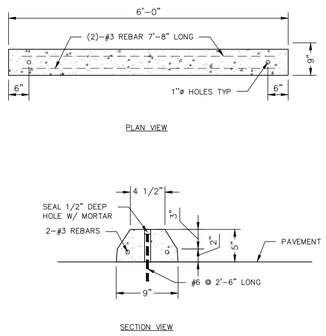
- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- 870 EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- 848.31 PROPOSED GRADE
- 870 PROPOSED CONTOUR
- W PROPOSED WATER LINE
- PROPOSED SWALE
- PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
- ADA RAMP TO BE INSTALLED
- RIP-RAP
- PROPOSED 4" UNDERDRAINS
- PROPOSED STREET LIGHT

GENERAL NOTES

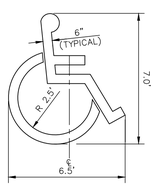
1. ALL OFF-SITE DRAIN TILES SHALL BE TIED INTO THE PROPOSED STORM SYSTEM OF THIS SECTION (WHERE APPLICABLE)
2. ALL PADS SHOULD BE TESTED TO ASSURE A COMPACTION OF AT LEAST 95% OF THE MAXIMUM DRY DENSITY USING THE STANDARD PROCTOR TEST METHOD.



BIKE RACK DETAIL
N.T.S.



CONCRETE PARKING BUMPER
N.T.S.

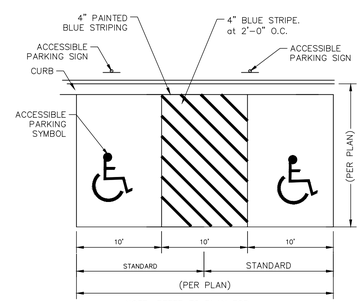


ACCESSIBLE PARKING SYMBOL
N.T.S.

SIGNAGE

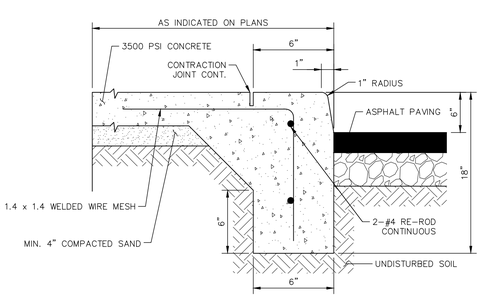
- WHITE SYMBOL ON BLUE BACKGOUND
- LEGEND & BORDER: GREEN
- BACKGROUND: WHITE
- "VAN ACCESSIBLE" TO BE PROVIDED WHERE PARKING SPACE AND ADJACENT ACCESS AISLE IS 16' MINIMUM TOTAL WIDTH

NOTES:
1. ALL LETTERS ARE 1" AERIES "C" PER MUTCD.
2. SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH GREEN REFLECTORIZED LEGEND AND BORDER.
3. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WITH GREEN LEGEND AND BORDER.
4. CONTRACTOR SHALL VERIFY FINE AMOUNT.
5. ONE(1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. ALL ACCESSIBLE FEATURES TO BE IN STRICT ACCORDANCE WITH A.D.A STANDARDS AND LOCAL LAWS.



NOTE: REFER TO PLAN FOR DETAILED LAYOUT AND DIMENSIONS

ACCESSIBLE PAVEMENT MARKINGS
N.T.S.



CONTRACTION JOINTS TO BE 2 1/2" DEEP. TRANSVERSE CONTRACTION JOINTS SPACED AT 5' INTERVALS (TOOLED). EXPANSION JOINTS TO BE 1/2" PREMOLDED FILLER, SPACED A MAXIMUM OF 30' APART.

MONOLITHIC CURB & WALK
N.T.S.

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No.	REVISIONS	DATE	BY
	REVISIONS PER TAC COMMENTS	09/14/2023	ARF
	REVISIONS PER TAC COMMENTS	08/30/2023	ARF

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
CONTACT: BRETT HUFF
EMAIL: Brett.Huff@kimley-horn.com
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: JRG
CHECKED BY: BAH

WILLIAM A. BUTZ, JR. REGISTERED No. PE10606045 STATE OF INDIANA PROFESSIONAL ENGINEER
08/30/2023

LENNAR

AMENITY AREA PLAN

WESTGATE CENTRAL PARK

ORIGINAL ISSUE: 12/05/2022
KHA PROJECT NO. 170134012
SHEET NUMBER
C200

Drawing name: K:\IND_LDEV\170134000_lennar_westgate central park\2. design\CADD\plansheets\AMENITY AREA PLAN.dwg C200 Sep 25, 2023 3:57pm by: Alex.Fernando
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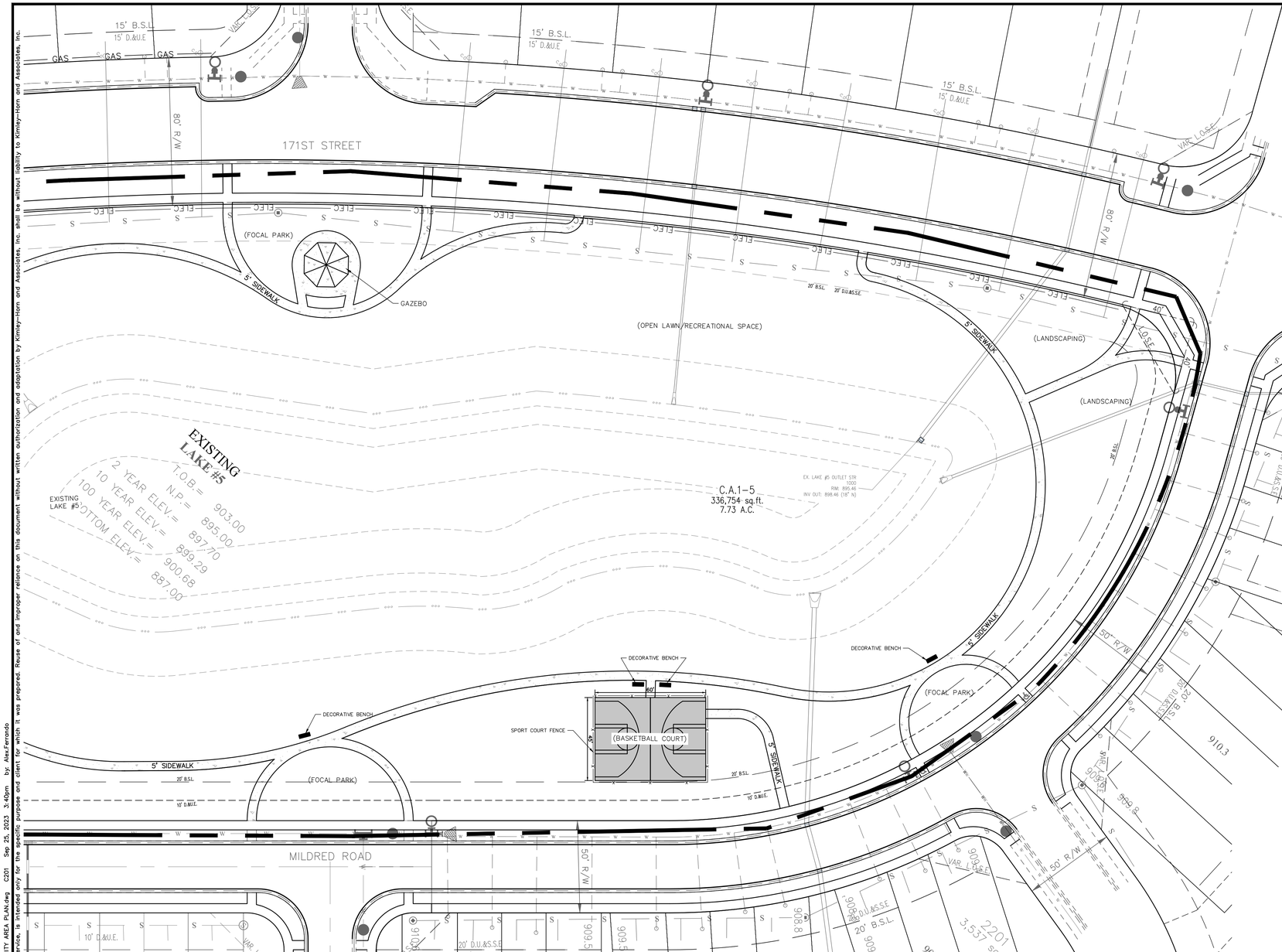

LEGEND

- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
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- RIP-RAP
- PROPOSED 4" UNDERDRAINS

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

GENERAL NOTES

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2. ALL PADS SHOULD BE TESTED TO ASSURE A COMPACTION OF AT LEAST 95% OF THE MAXIMUM DRY DENSITY USING THE STANDARD PROCTOR TEST METHOD.

Manufacturer: The Bench Factory or equal
Product ID: TBN-36
Finish: Black
www.thebenchfactory.com

Typical 6' Bench
(Benches Shall not be Mounted to Concrete Pad Under Powerline Easement)
No Scale

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No.	REVISIONS	DATE	BY
	REVISIONS PER TAC COMMENTS	09/14/2023	ARF
	REVISIONS PER TAC COMMENTS	08/30/2023	ARF

Kimley»Horn
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CONTACT: BRETT HUFF
EMAIL: Brett.Huff@kimley-horn.com
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: JRG
CHECKED BY: BAH

WILLIAM A. BUTZ, JR.
REGISTERED
No. PE10606045
STATE OF INDIANA
PROFESSIONAL ENGINEER
08/30/2023

LENNAR

AMENITY AREA PLAN

WESTGATE CENTRAL PARK

ORIGINAL ISSUE: 12/05/2022
KHA PROJECT NO. 170134012
SHEET NUMBER
C201

Drawing name: K:\IND_LDEV\170134000_lennar_westgate central park\2. design\CADD\plansheets\AMENITY AREA PLAN.dwg C201 Sep 25, 2023 3:40pm by: Alex.Fernando
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	REVISIONS PER TAC COMMENTS	09/14/2023	ARF
	REVISIONS PER TAC COMMENTS	08/30/2023	ARF

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WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: JRG
CHECKED BY: BAH

NOT APPROVED FOR CONSTRUCTION
MATTHEW S. LUCE
STATE OF INDIANA
LICENSED
LANDSCAPE ARCHITECT
Matthew Luce
08/30/2023

LENNAR

OVERALL SITE PLAN

WESTGATE CENTRAL PARK

ORIGINAL ISSUE: 12/05/2022
KHA PROJECT NO. 170134012
SHEET NUMBER
L100

Drawing name: K:\IND_LDEV\170134000_Lennar_Westgate Central Park\2. Design\CADD\PlanSheets\Landscape Plan.dwg L100 OVERALL SITE PLAN Oct 02, 2023 8:23am by: MattLuce
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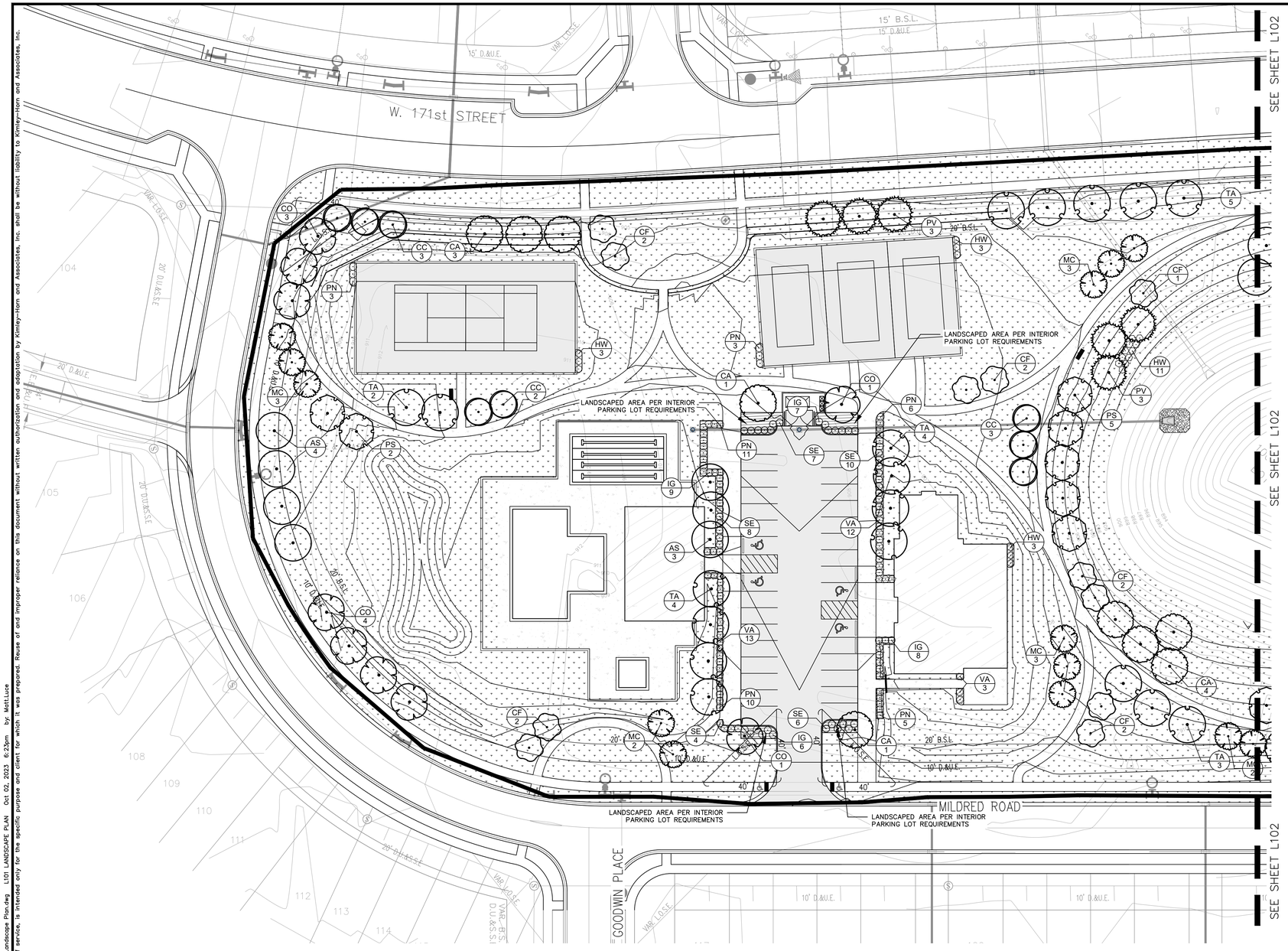

Indiana Utilities Protection Service

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NORTH

GRAPHIC SCALE IN FEET

0 15 30 60

No.	REVISIONS	DATE	BY
	REVISIONS PER TAC COMMENTS	09/14/2023	ARF
	REVISIONS PER TAC COMMENTS	08/30/2023	ARF

Kimley»Horn

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SCALE: AS NOTED

DESIGNED BY: JSM

DRAWN BY: JRG

CHECKED BY: BAH

NOT APPROVED FOR CONSTRUCTION

MATTHEW S. LUCE — STATE OF INDIANA — 20900013 — LICENSED ARCHITECT

Matthew Luce

08/30/2023

LENNAR

LANDSCAPE PLAN

WESTGATE CENTRAL PARK

ORIGINAL ISSUE: 12/05/2022

KHA PROJECT NO. 170134012

SHEET NUMBER

L101

Drawing name: K:\IND_LDEV\170134000_Lennar_Westgate Central Park\2. Design\CADD\PlanSheets\Landscape Plan.dwg L101 LANDSCAPE PLAN Oct 02, 2023 6:23pm by: MattLuce
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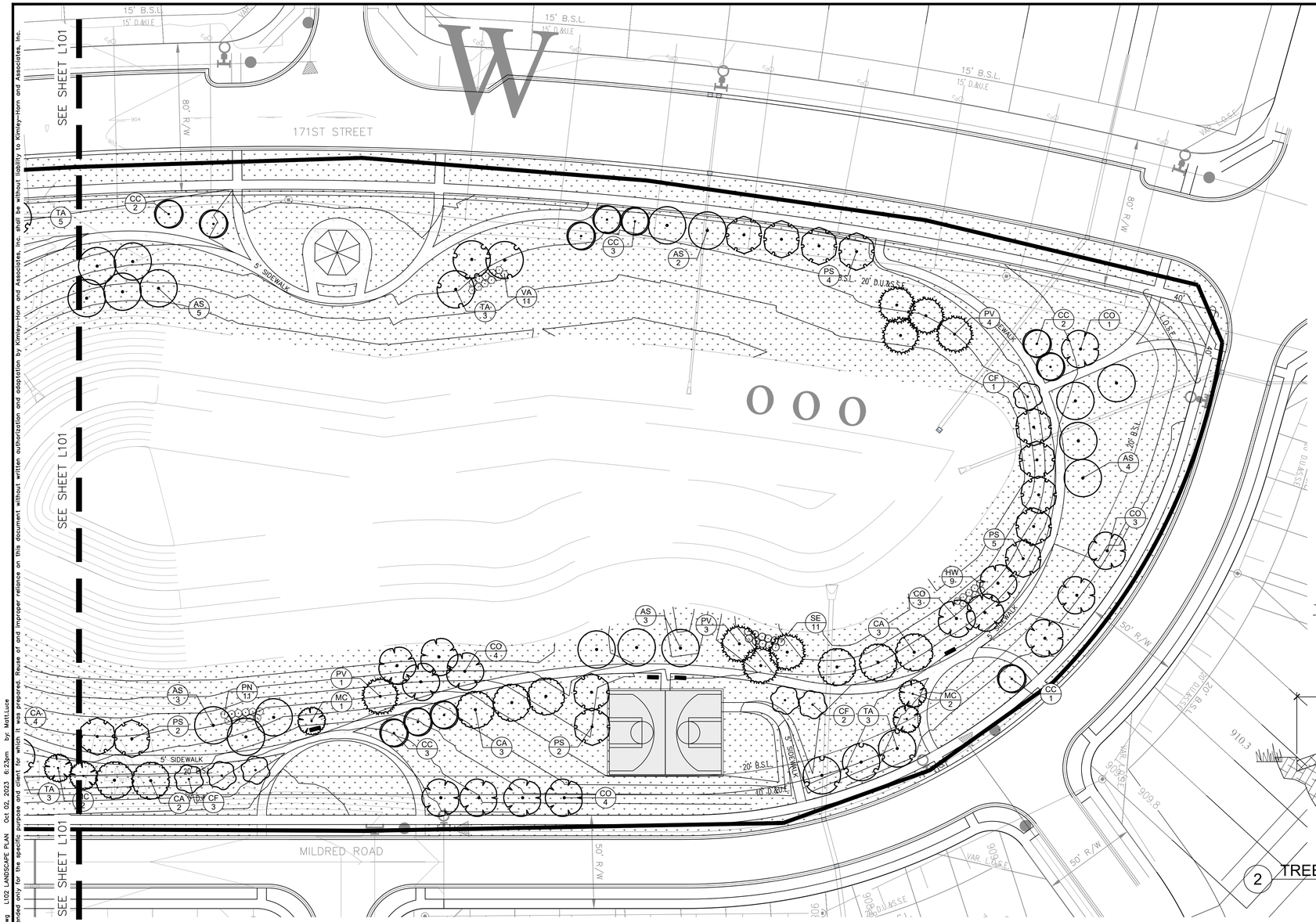


Indiana Utilities Protection Service
Call 811
before you dig

NORTH

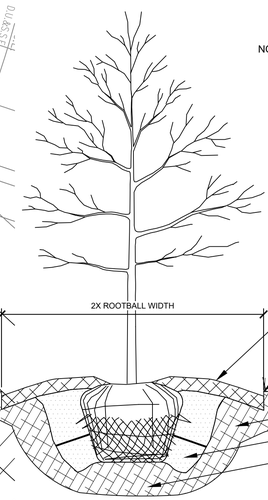
GRAPHIC SCALE IN FEET
0 15 30 60

MULCHING LEGEND

MULCH
HARDWOOD SHREDDED MULCH,
NATURAL BROWN COLOR

SEEDING LEGEND

PERMANENT SEEDING
AMERITURF FRONTRUNNER BLEND TALL FESCUE; APPLY AT A RATE OF 350 LBS/ACRE (8LBS/1000 SQFT)



NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. IF LANDSCAPE PLANTINGS ARE WITHIN OR ADJACENT TO AREAS WHERE LIME STABILIZATION OCCURS, CONTRACTOR SHALL FULLY REMOVE SOIL CONTAINING LIME STABILIZATION AND REPLACE WITH HIGH QUALITY PLANTING SOIL.
3. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
4. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
5. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
6. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
7. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
8. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
9. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

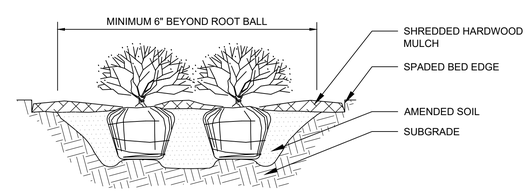
2 TREE PLANTING
NTS

ORDINANCE CHART

REQUIREMENT	REQUIRED	PROVIDED
INTERIOR PARKING LOT PLANTING REQUIREMENTS		
• 7.5% of the vehicular use area to be landscaped if there are 25 to 49 parking spots • Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of 200' in length • Parking lot islands shall include at least 1 tree and 4 shrubs per parking lot island • 100% of every parking island shall be covered with permitted groundcover material to achieve complete coverage	• 10087 ft2 *0.075 = 757 ft2 • 4 islands * 1 tree = 4 trees • 4 islands * 4 shrubs = 16 shrubs	• 4 trees • 16 shrubs
PERIMETER PARKING LOT PLANTING REQUIREMENTS		
• Perimeter landscaping is required for parking lots with 10 or more spaces where the parking lot is located within a required yard or the parking lot is located within twenty feet of a lot line or right-of-way line • Perimeter parking lot landscape areas shall be at least 5' wide and shall extend along the perimeter of parking lots. • 1 tree / 30 LF of parking lot length. Trees may be clustered. • 1 shrub / 3' of parking lot length. Shrubs may be clustered.	• 315' perimeter • 315' / 30' = 11 trees • 315' / 3' =105 shrubs	• 11 trees • 105 shrubs
FOUNDATION LANDSCAPING REQUIREMENTS		
• 1 shrub / 40 LF	• Clubhouse Building: 3 shrubs for west façade and 3 shrubs for east façade • Tennis Court Fencing: 3 shrubs for north fence and 3 shrubs for south fence • Pickleball Court Fencing: 3 shrubs for north fence and 3 shrubs for south fence	• 18 shrubs provided

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
AS	24	ACER SACCHARUM	SUGAR MAPLE	---	2" CAL MIN
CA	17	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	---	2" CAL MIN
CO	24	CELTIS OCCIDENTALIS	COMMON HACKBERRY	---	2" CAL MIN
TA	24	TILIA AMERICANA	AMERICAN LINDEN	---	2" CAL MIN
EVERGREEN TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**
PS	20	PINUS STROBUS	WHITE PINE	---	
PV	14	PINUS VIRGINIANA	VIRGINIA PINE	---	
ORNAMENTAL TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**
CC	19	CORNUS FLORIDA 'CHEROKEE BRAVE'	CHEROKEE BRAVE DOGWOOD	---	
CF	17	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	---	
MC	16	MALUS X 'CORALCOLE'	CORALBURST® CRABAPPLE	---	
DECIDUOUS SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**
HW	29	HYDRANGEA ARBORESCENS	WILD HYDRANGEA	---	
PN	49	PHYSOCARPUS OPULIFOLIUS	NINEBARK	---	



NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

1 SHRUB PLANTING
NTS

No.	REVISIONS	DATE	BY
	REVISIONS PER TAC COMMENTS	09/14/2023	ARF
	REVISIONS PER TAC COMMENTS	08/30/2023	ARF

Kimley»Horn
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INDIANAPOLIS, IN 46240
PHONE: (317) 218-9560
EMAIL: Brett.Huff@kimley-horn.com
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: JRG
CHECKED BY: BAH

NOT APPROVED FOR CONSTRUCTION
Matthew Luce
08/30/2023

LENNAR

LANDSCAPE PLAN

WESTGATE CENTRAL PARK

ORIGINAL ISSUE: 12/05/2022
KHA PROJECT NO. 170134012
SHEET NUMBER
L102

Drawing name: K:\IND_LDEV\170134000_Lennar_Westgate Central Park\2. Design\CADD\PlanSheets\Landscape Plan.dwg L102 LANDSCAPE PLAN Oct 02, 2023 8:23am by: MattLuce
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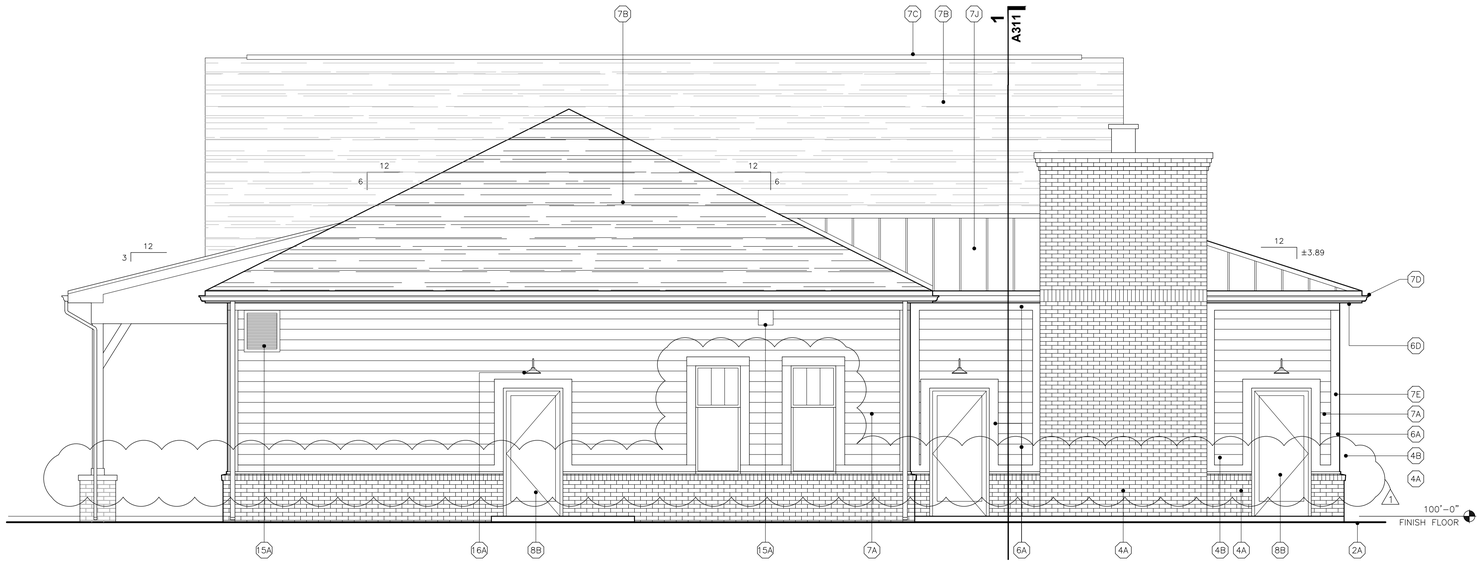
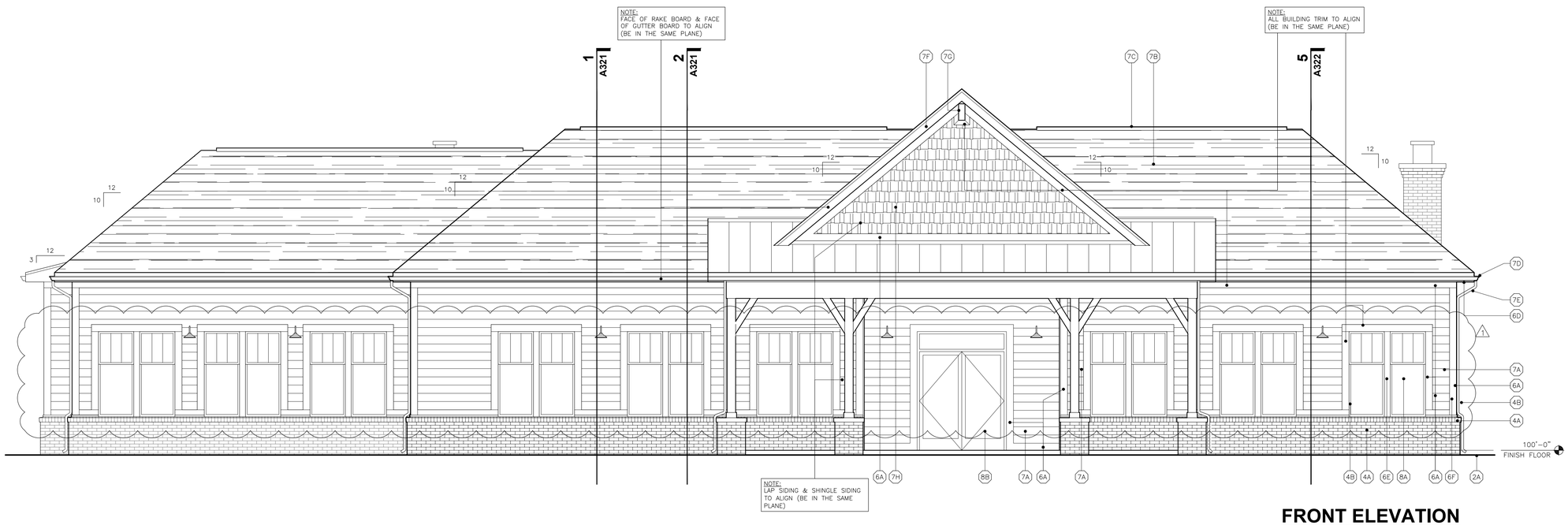


RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"



FRONT ELEVATION

SCALE: 1/4"=1'-0"

GENERAL NOTES:

G1. COORDINATE ALL PAINT & MATERIAL COLORS WITH OWNER PRIOR TO INSTALLATION AND/OR APPLICATION.

KEY NOTES:

- 2A FINISH GRADE. SEE SITE PLANS
- 4A BRICK VENEER
- 4B BRICK SILL – ROWLOCK COURSE
- 6A 5/4x6 LP SMARTTRIM, PAINTED
- 6B ROUGH SAWN WOOD COLUMN, PAINTED. SEE ROOF FRAMING PLAN
- 6C 5/4x8 AZEK BASE TRIM, PAINTED
- 6D 4/4x6 LP SMARTTRIM FASCIA BOARD, PAINTED
- 6E 5/4 LP SMARTTRIM, PAINTED
- 6F 1x2 AZEK TRIM, PAINTED
- 7A HARDIE COLORPLUS LAP SIDING W/ 7" EXPOSURE. FACTORY FINISH
- 7B ASPHALT SHINGLES, GAF (TIMBERLINE HDZ) ON RAPTOR SYNTHETIC UNDERLAYMENT ON ROOF SHEATHING ON ROOF TRUSSES. SEE STRUCTURAL
- 7C CONTINUOUS RIDGE VENT
- 7D PREFINISHED ALUMINUM GUTTER
- 7E PREFINISHED ALUMINUM DOWNSPOUT
- 7F 4/4 LP SMARTTRIM RAKE BOARD, PAINTED
- 7G 5-1/2"x14" CEDAR OR FYPON DETAIL OR APPROVED EQUAL. COORDINATE W/ LENNAR
- 7H HARDIE COLORPLUS SHINGLE SIDING. FACTORY FINISH
- 7J STANDING SEAM METAL ROOF SYSTEM ON RAPTOR SYNTHETIC UNDERLAYMENT ON ROOF SHEATHING ON ROOF TRUSSES. SEE STRUCTURAL
- 8A WINDOW. SEE FLOOR PLAN
- 8B DOOR. SEE FLOOR PLAN
- 15A WALL LOUVER, INTAKE, RELIEFS, WALL CAP. SEE MECHANICAL PLANS
- 16A WALL MOUNTED LIGHT FIXTURE. SEE ELECTRICAL PLANS

THE DISTRIBUTION DOCUMENTS PUBLISHED BY THE ARCHITECT AND SHALL NOT BECOME THE PROPERTY OF THE OWNER UNLESS WE ARE PAID FOR THE WORK PERFORMED. THE DOCUMENTS, SPECIFICATIONS, AND OTHER INSTRUMENTS OF SERVICE OF THE ARCHITECT SHALL NOT BE USED BY THE OWNER OR ANY OTHER PERSON OR ENTITY FOR ADDITIONS TO THIS PROJECT, OR ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT BY OTHERS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

A NEW FACILITY FOR

WESTGATE AMENITY CENTER

WESTFIELD INDIANA

LENNAR

Michael E. Balay
PO Box 847
Fishers, Indiana 46038
Tel: 317-596-7002
mike@balayarchitects.com

BALAY ARCHITECTS

PROJECT NO: 2102
DRAWN BY: D
CHECKED BY: MEB

MARK	DATE	INIT.	DESCRIPTION
X	12/09/2022	MEB	PERMIT SET
1	08/07/2023	MEB	OWNER REQUESTED CHANGES

DWG. DATA

REV. DATA

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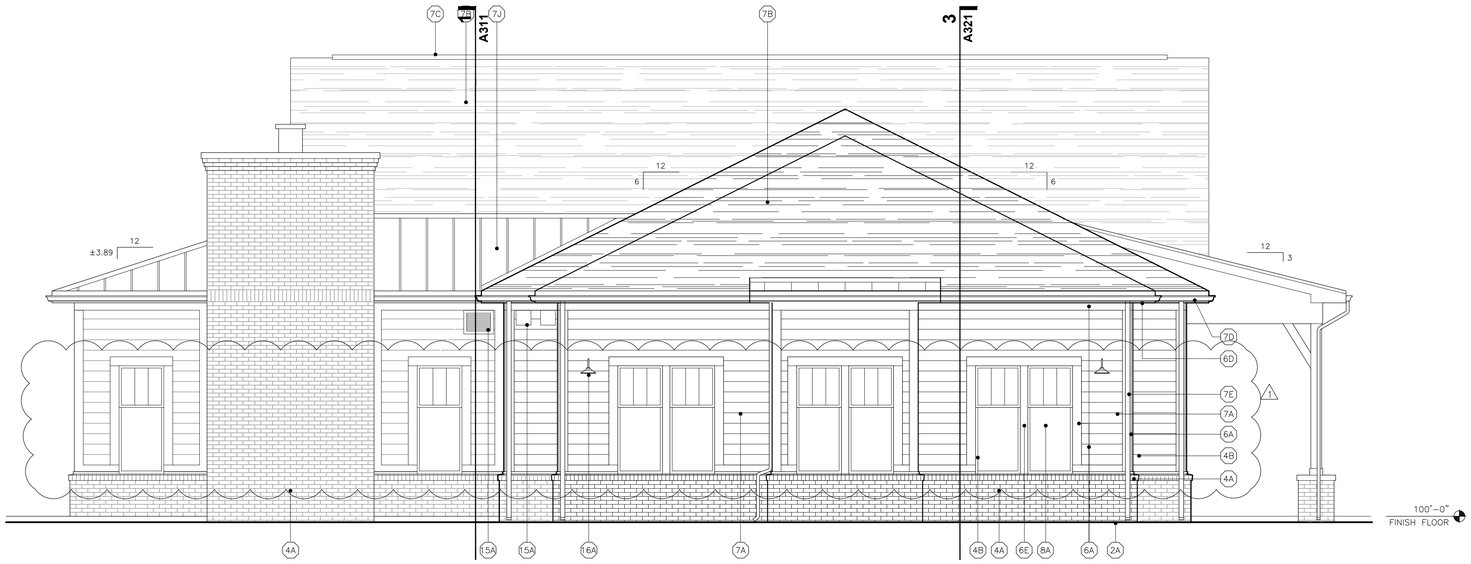
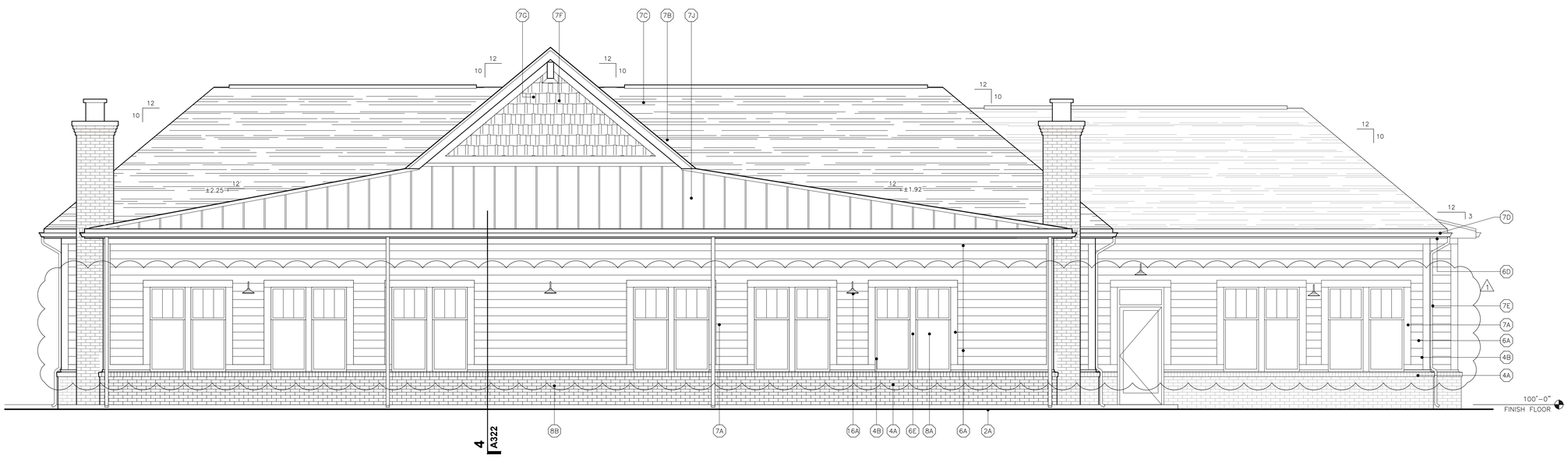
EXTERIOR ELEVATIONS

A211



LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"



REAR ELEVATION

SCALE: 1/4"=1'-0"

GENERAL NOTES:

G1. COORDINATE ALL PAINT & MATERIAL COLORS WITH OWNER PRIOR TO INSTALLATION AND/OR APPLICATION.

KEY NOTES:

- 2A FINISH GRADE. SEE SITE PLANS
- 4A BRICK VENEER
- 4B BRICK SILL – ROWLOCK COURSE
- 6A 5/4x6 LP SMARTTRIM, PAINTED
- 6B ROUGH SAWN WOOD COLUMN, PAINTED. SEE ROOF FRAMING PLAN
- 6C 5/4x8 AZEK BASE TRIM, PAINTED
- 6D 4/4x6 LP SMARTTRIM FASCIA BOARD, PAINTED
- 6E 5/4 LP SMARTTRIM, PAINTED
- 6F 1x2 AZEK TRIM, PAINTED
- 7A HARDIE COLORPLUS LAP SIDING W/ 7" EXPOSURE. FACTORY FINISH
- 7B ASPHALT SHINGLES, GAF (TIMBERLINE HDZ) ON RAPTOR SYNTHETIC UNDERLAYMENT ON ROOF SHEATHING ON ROOF TRUSSES. SEE STRUCTURAL
- 7C CONTINUOUS RIDGE VENT
- 7D PREFINISHED ALUMINUM GUTTER
- 7E PREFINISHED ALUMINUM DOWNSPOUT
- 7F 4/4 LP SMARTTRIM RAKE BOARD, PAINTED
- 7G 5-1/2"x14" CEDAR OR FYPON DETAIL OR APPROVED EQUAL. COORDINATE W/ LENNAR
- 7H HARDIE COLORPLUS SHINGLE SIDING. FACTORY FINISH
- 7J STANDING SEAM METAL ROOF SYSTEM ON RAPTOR SYNTHETIC UNDERLAYMENT ON ROOF SHEATHING ON ROOF TRUSSES. SEE STRUCTURAL
- 8A WINDOW. SEE FLOOR PLAN
- 8B DOOR. SEE FLOOR PLAN
- 15A WALL LOUVER, INTAKE, RELIEFS, WALL CAP. SEE MECHANICAL PLANS
- 16A WALL MOUNTED LIGHT FIXTURE. SEE ELECTRICAL PLANS

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A NEW FACILITY FOR

WESTGATE AMENITY CENTER

WESTFIELD INDIANA

LENNAR

Michael E. Balay
PO Box 847
Fishers, Indiana 46038
Tel: 317-596-9002
mike@balayarchitects.com

BALAY ARCHITECTS

DWG. DATA	MARK	DATE	INIT.	DESCRIPTION
PROJECT NO: 2102				
DRAWN BY: ID				CHECKED BY: MEB
REV. DATA	X	12/09/2022	MEB	PERMIT SET
	1	08/07/2023	MEB	OWNER REQUESTED CHANGES

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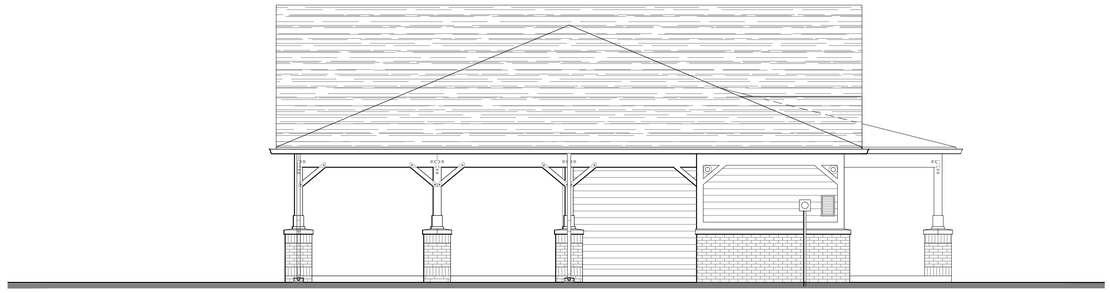
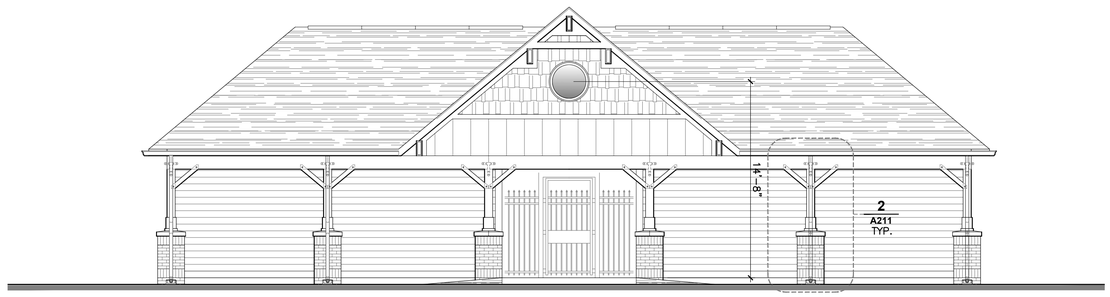
EXTERIOR ELEVATIONS

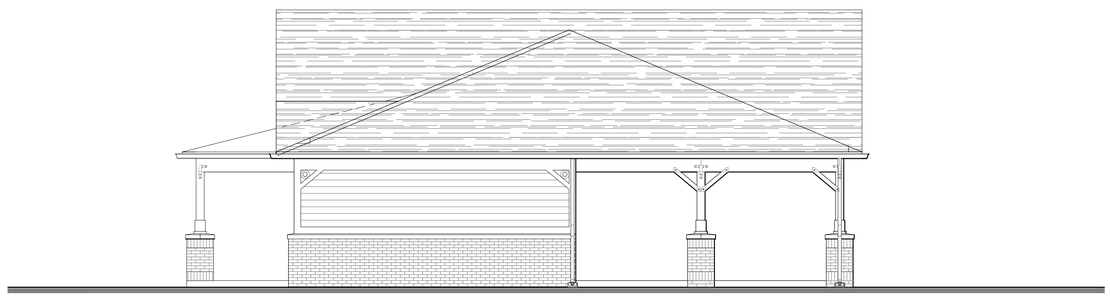
A212



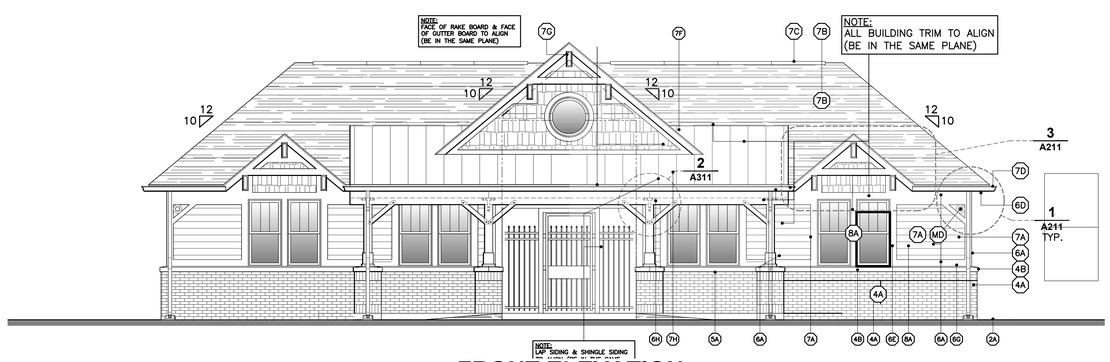
LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



BACK ELEVATION
SCALE: 3/16" = 1'-0"

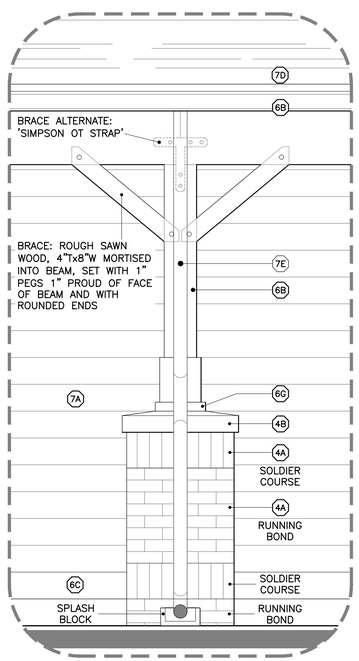


RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

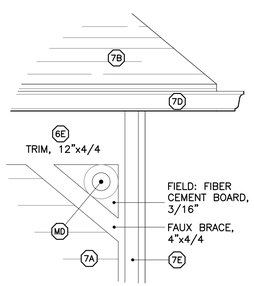


FRONT ELEVATION
SCALE: 3/16" = 1'-0"

DETAL 3
SCALE: 3/4"=1'-0"



TYPICAL COLUMN
DETAIL 2
SCALE: 3/4"=1'-0"



MEDALIONS

WOOD OR METAL, 4" TO 7" DIA., AT FAUX BRACKETS, SEA THEME, ON STANDOFFS

FAUX BRACE
DETAIL 1
SCALE: 3/4"=1'-0"

. GENERAL NOTES: .

G1. COORDINATE ALL PAINT AND MATERIAL COLORS WITH OWNER PRIOR TO INSTALLATION AND/OR APPLICATION.

G2 ALIGN FACE OF RAKE BOARD AND FACE OF GUTTER BOARD (BE IN THE SAME PLANE).

G3 ALIGN ALL BUILDING TRIM (BE IN THE SAME PLANE).

G4 ALIGN LAP SIDING AND SHINGLE SIDING (BE IN THE SAME PLANE).

KEYNOTES:

02 SITE: .

2A FINISH GRADE (SEE CIVIL)

04 MASONRY: .

4A BRICK VENEER

4B MASONRY SILL: CAST-STONE (SHOWN), BRICK ROWLOCK COURSE OR LIMESTONE

05 METALS: .

5A ENTRY GATE AND FENCE, (SEE PLAN)

06 WOOD: .

6A TRIM: 5/4 x6, LP SMARTTRIM (540 SERIES), PAINTED

6B COLUMN: ROUGH SAWN WOOD (CEDAR OR OTHER NATURALLY PRESERVATIVE WOOD), STAINED (SEE ROOF FRAMING PLAN FOR SIZE.)

6C TRIM BASE: 5/4 x8, AZEK, PAINTED

6D TRIM: 4/4 x6, 'LP SMARTTRIM' (540 SERIES), PAINTED

6E TRIM: 5/4 x?, 'LP SMARTTRIM' (540 SERIES), PAINTED

6F BEAM: WRAP W/ 4/4 LP SMARTTRIM, PAINTED. SEE ROOF FRAMING PLAN

6G TRIM BASE: 1x2, 'AZEK', PAINTED

6H BEAM: WRAP W/ 5/4 LP SMARTTRIM, PAINTED. SEE ROOF FRAMING PLAN

07 THERMAL AND MOISTURE PROTECTION:

7A SIDING: LAP, 'HARDIE COLORPLUS', 7" EXPOSURE, FACTORY FINISH

7B SHINGLES: ASPHALTIC FIBERGLASS, CLASS A, OVER RAPTOR SYNTHETIC UNDERLAYMENT

7C VENT: CONTINUOUS RIDGE

7D GUTTER: PREFINISHED GALVALUME, STYLE C, OR ALUMINUM (UNLESS USING ALGAE RESISTANT SHINGLES)

7E DOWNSPOUT: SAME MATERIAL AS GUTTERS (SEE ROOF PLAN FOR SIZE.)

7F TRIM: 4/4 'LP SMARTTRIM', RAKE BOARD, PAINTED

7G DETAIL: CEDAR OR 'FYPON' (DECORATIVE POLYURETHANE), 5 1/2" x14" WITH 1 1/2" CHAMFERED WOOD, GLUED END CAP OR APPROVED EQUAL

7H SIDING: HARDIE COLORPLUS, SHINGLE, FACTORY FINISH

08 OPENINGS:

8A WINDOW: (SEE FLOOR PLAN)

23 HVAC (MECHANICAL):

15A LOUVER: 12"x12", WALL (SEE MECHANICAL FOR SIZE)

22 PLUMBING:

15B SHOWER: OUTDOOR, (SEE PLUMBING)

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A NEW FACILITY FOR
WESTLAKE POOL HOUSE
2040 MILDRED ROAD WESTFIELD, INDIANA 46074

LENNAR

PRELIMINARY
NOT FOR CONSTRUCTION

Michael E. Balay
PO Box 84
Fishers, Indiana 46038
Tel: (317) 590-7973
mike@balayarchitects.com

BALAY ARCHITECTS

DWG. DATA		
PROJECT NO. 2309	DRAWN BY: DLM	CHECKED BY: MEB

REV. DATA			
MARK	DATE	INIT.	DESCRIPTION
△	08/23/2023	DLM	PRELIMINARY POOL HOUSE ELEVATIONS

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BUILDING ELEVATIONS

A211

Petition Number:	2010-DDP-23
Project Name:	Unlimited Motors
Subject Site Address:	Northwest of Ditch Road and SR 32
Petitioner:	Progress Studio
Representative:	Civil Site Group. Inc.
Request:	Architectural review for the amended elevations of a 42,780 square foot Commercial building on 9.0 acres +/- in the Springmill Trails Planned Unit Development (PUD) District.
Current Zoning:	Springmill Trails PUD
Current Land Use:	Vacant
Approximate Acreage:	9.0 +/-
Property History:	Springmill Trails PUD (Ord. 11-19)
	Springmill Trails PUD Amend. Gristmill Crossing Commercial (Ord. 19-16)
	Springmill Trails Overall Development Plan and Primary Plat (1803-ODP-03 & 1803-SPP-03)
	Springmill Trails Secondary Plat (1812-SFP-49)
Staff Reviewer:	Caleb Ernest, Senior Planner

PROCEDURAL

Approval of a Development Plan must be granted if the submitted plan demonstrates compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

Due to the nature of the amended elevations, modifications made to the architecture of the proposed building are considered a Major Amendment to the already approved Detail Development Plan. Similarly, site and landscaping modifications were also made, however, these modifications are considered Minor Amendments and can be approved administratively within the Community Development Department. Therefore, the architectural review (the elevations) are the only item that needs re-approval by the Advisory Plan Commission.

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 primary plat and overall development plan have 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) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***
5) Abbreviations:
    a) WPWD: Westfield Public Works Department
    b) HCSO: Hamilton County Surveyor's Office

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

The plans comply.

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:

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

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

    a) State Highway 32 Overlay District:

i) Applicability of Article 5.3 State Highway 32 Overlay District of the UDO (the "32 Overlay") shall be as set forth by Article 5 State Highway 32 Overlay Zones of the Springmill Trails PUD Ordinance (Ord. 11-19), except as otherwise modified below:

(1) Section 5.1(A) of the Springmill Trails PUD Ordinance regarding State Road 32 access shall not apply to the Real Estate; rather, access shall be determined in accordance with the 32 Overlay.

(2) Section 5.1(B) of the Springmill Trails PUD Ordinance regarding monument sign location shall not apply to the Real Estate; rather, sign locations shall be permitted in accordance with the 32 Overlay and the UDO.

(3) The 32 Overlay shall not apply to the Commercial District, except as otherwise specifically provided for herein.

8) 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.

9) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Detailed Development Plan.

10) Architectural Standards (Article 6.3)

a) Ord. 19-16: Section 7.4. Character Exhibit. The "Commercial District Character Exhibit", attached hereto as Exhibit D, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed within the Commercial

District. Although the Commercial District Character Exhibit does not represent the final design, it does hereby establish a benchmark for the quality and appearance of Buildings permitted, and it provides examples of architecture and design elements that comply with this Ordinance and contribute to the intent and vision for the Commercial District.

b) Ord. 19-16: Permitted Building Materials. Permitted Building Façade materials shall include: Masonry Materials, simulated cut stone, finished (textured and painted) concrete, finished (textured and painted) pre-cast concrete panels, tile (ceramic or porcelain), architectural block (textured), and, Fiber Cement Siding. Architectural Insulated Panels and pre-finished metal composite panels shall be permitted only if used for a maximum of fifty (50) percent of the Building Façade. E.I.F.S. shall be permitted only if used for a maximum of fifty (50) percent of the Building Façade and a minimum of eight (8) feet above grade.

c) Ord. 19-16: Prohibited Building Materials. Prohibited Building Façade materials shall include: wood, plywood, unfinished concrete, unfinished concrete panels, plastics, reflective glass, and vinyl siding.

d) Ord. 19-16: Building Material Variation: The exterior building material selection for all Building Facades shall be supplemented with: (i) the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.); or (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.)

e) Ord. 19-16: Gutters and Downspouts: shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.

f) Ord. 19-16: Utility Meter Screening: All roof or g round mounted mechanical equipment and wall-mounted utility meters shall be screened from view from adjoining Rights-of-way and are encouraged to be clustered. Screening materials shall be architecturally compatible with the Principal Building(s) and may be achieved by using landscape plantings, opaque wood, Masonry Materials, or a combination of the aforementioned.

g) Ord. 19-16: Lot 2 Specific Architectural Standards: At a minimum, Buildings on Lot 2, as identified on the Illustrative Site Layout, shall be developed with the same, or greater, quality and character of the building depicted in Character Exhibit D-2 and in accordance with Section 7.4 of this Ordinance. Alternatively, buildings may also be developed in accordance with Section 8.2 of this Ordinance.

DEPARTMENT COMMENTS

1) **The Detailed Development Plan (amended elevations) complies with the applicable zoning ordinances.**

2) **ACTION: Approve Detailed Development Plan (amended elevations for 2010-DDP-23) with the following condition:**

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

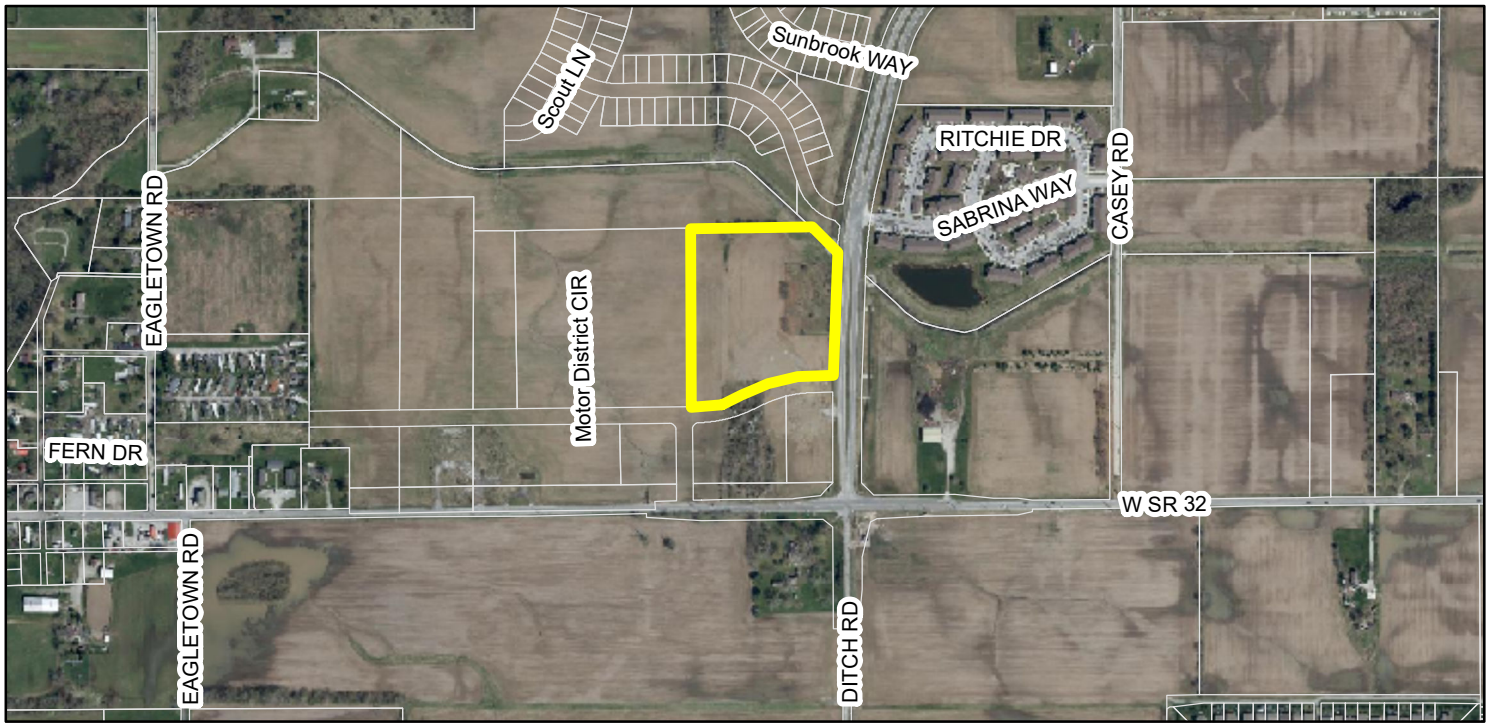
3) If any APC member has questions prior to the meeting, then please contact Caleb Ernest at 317.519.8630 or cernest@westfield.in.gov.

Property Location Map
Unlimited Motors
Detailed Development Plan
2010-DDP-23

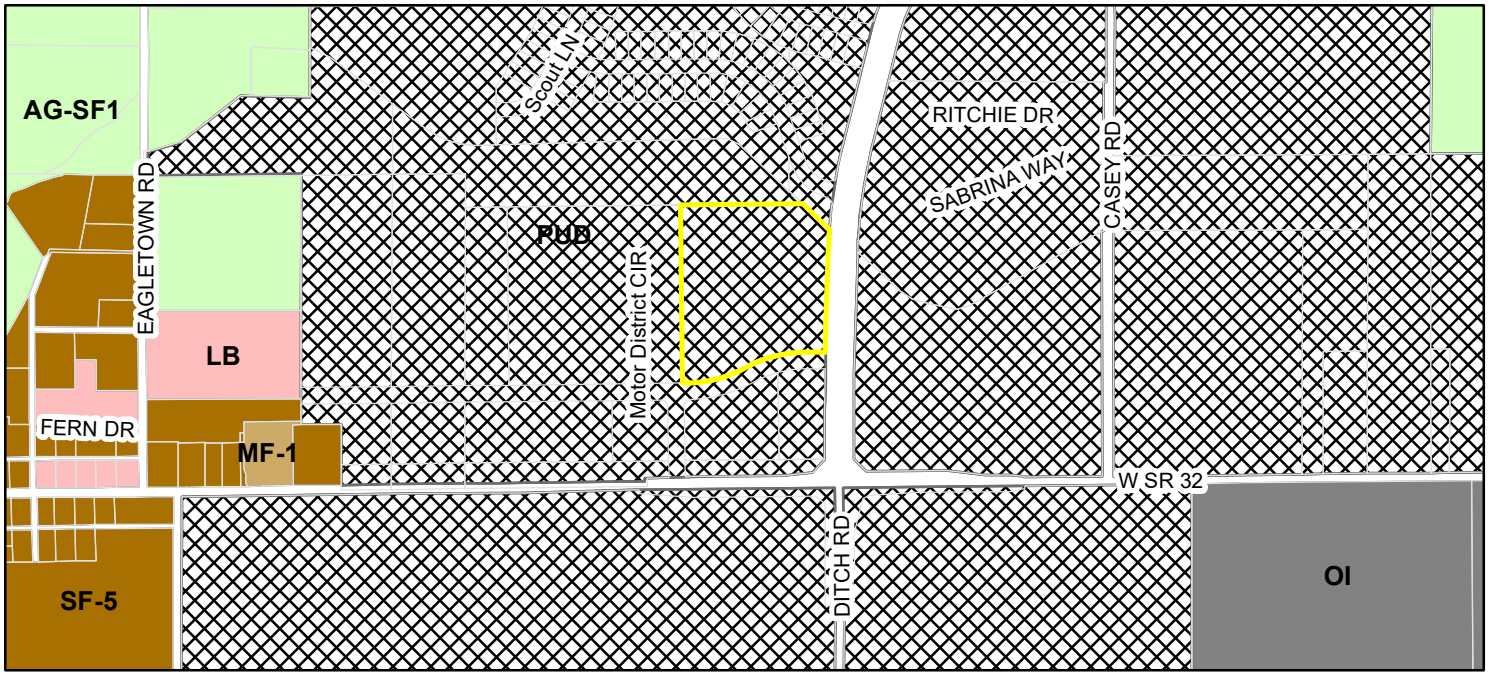
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Parcel

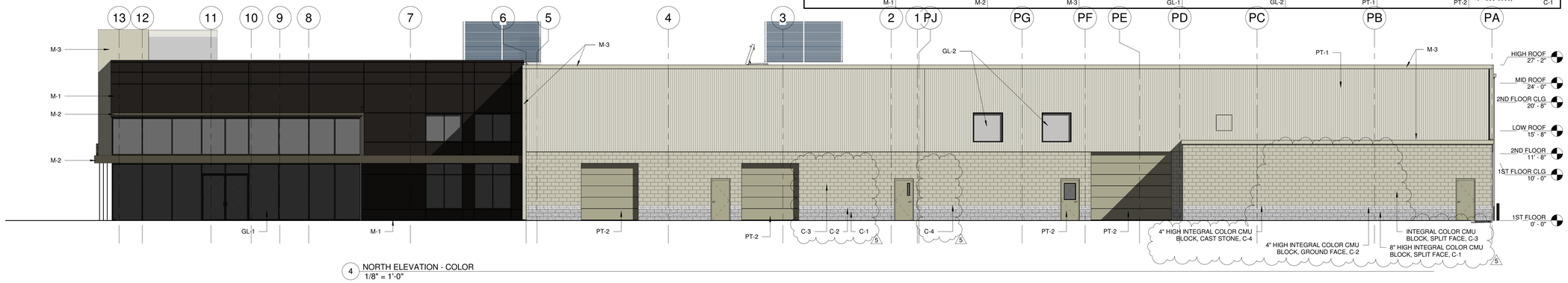
Zoning - All

Zoning

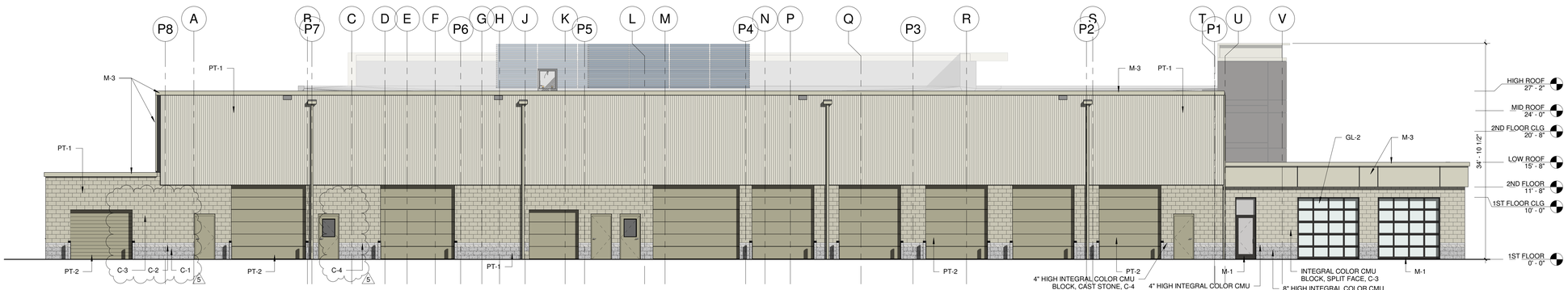
- AG-SF1 (Agriculture - Single Family - 1)
- LB (Local Business)
- MF-1 (Multiple Family - 1)
- OI (Open Industrial)
- PUD (Planned Unit Development)
- SF-5 (Single Family - 5)

EXTERIOR FINISH LEGEND

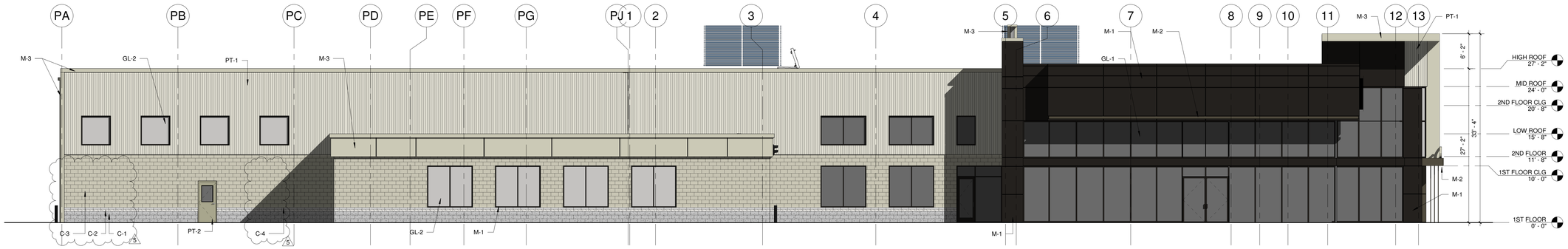
Statuary Bronze PVDF 2 Gloss 25–35	**Atacama Bronze Metallic** PVDF 3 Gloss 25–35	**Harvest Gold Mica** PVDF 2 Gloss 20–30	GUARDIAN GLASS BRONZE OUTBOARD SUPERNEUTRAL68 #3 SURFACE (CLEAR) TRANSMITTANCE: 34% REFLECT OUT: 11% REFLECT IN: 12% U-VALUE: 0.29 SHGC 0.24 LSG 1.43	GUARDIAN GLASS CLEAR AND SUPERNEUTRAL68 #3 SURFACE (CLEAR) TRANSMITTANCE: 68% REFLECT OUT: 11% REFLECT IN: 12% U-VALUE: 0.29 SHGC 0.37 LSG 1.82	RIBBED METAL PANELS "SANDSTONE" BY MCELROY METALS (KYNAR500)	PAINTED DOORS "SIERRA TAN" OR EQUAL TO MATCH MCELROY METALS (KYNAR500)	CAST STONE, 4"H, FRANKLIN STONE "FEDERAL BEIGE" C-4 INTEGRAL COLOR CMU, SPLIT FACE, "SANDSTONE" (FIELD MASONRY) C-3 INTEGRAL COLOR CMU, GROUND FACE, TRENWYTH TRENDSTONE "PARCHMENT" C-2 INTEGRAL COLOR CMU, SPLIT FACE, "NATURAL", BY NORTHFIELD BLOCK (Contact: Amy Gobeille 401-258-5938) C-1
M-1	M-2	M-3	GL-1	GL-2	PT-1	PT-2	



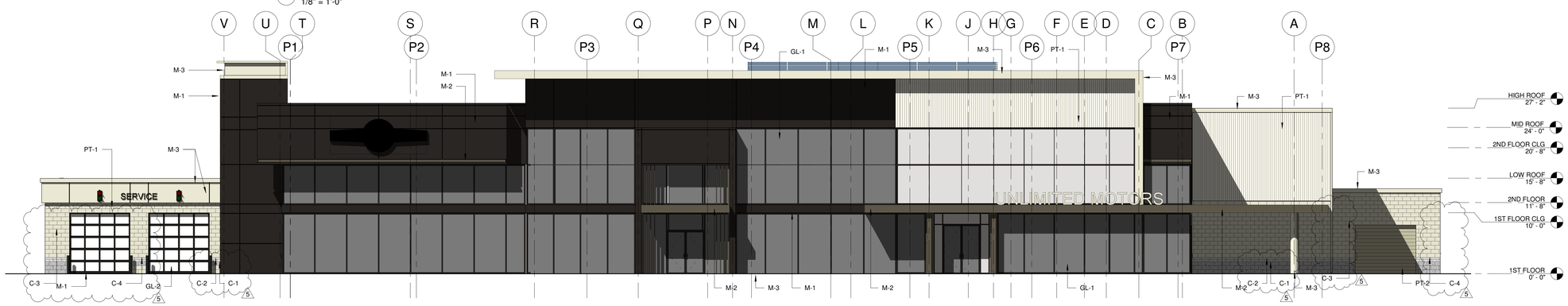
4 NORTH ELEVATION - COLOR
1/8" = 1'-0"



3 WEST ELEVATION - COLOR
1/8" = 1'-0"



2 SOUTH ELEVATION - COLOR
1/8" = 1'-0"



1 EAST ELEVATION - COLOR
1/8" = 1'-0"

PROGRESS | STUDIO

PROGRESS STUDIO, LLC
5915 North College Avenue, Suite 213
Indianapolis, IN 46220
317-978-1100
www.theprogressstudio.com

IN ASSOCIATION WITH

CivilSite GROUP, INC

CARSON DESIGN ASSOCIATES

CIRCLE DESIGN GROUP
INDIANAPOLIS, IN | 317.781.6200
CIRCLEDESIGNGROUP.COM

McCOMAS/ O'DONNELL & NACCARATO
STRUCTURAL ENGINEERS
1717 EAST 116TH STREET CARMEL, IN 46032 O-N.COM

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UNLIMITED MOTORS

PREPARED FOR

Elhaj Enterprises, LLC

15362 Whistling Lane
Carmel, IN 46033

PROJECT

UNLIMITED MOTORS

1470 West Tournament Trail
Westfilled, IN 46074

CERTIFICATION

JOSEPH E. LEHE
REGISTERED No. AR11700002
STATE OF INDIANA
REGISTERED ARCHITECT

NO.	DATE	DESCRIPTION
--	09/03/2020	WESTFIELD TAC SUBMITTAL
--	09/28/2020	DD REVIEW SET
--	11/06/2020	90% CD REVIEW SET
--	11/19/2020	STATE SUBMITTAL SET
1.	12/18/2020	ASI #01
2.	01/26/2021	ASI #02
3.	03/31/2022	ASI #03 - OWNER REVISIONS
4.	08/31/2023	ASI #04 - OWNER REVISIONS
5.	10/02/2023	ASI #05 - EXTERIOR REV.

DRAWN BY: TL/JEL
REVIEWED BY: JEL

PROJECT NUMBER 19025

SHEET TITLE

FALSE COLOR ELEVATIONS

SHEET NUMBER

A202

Petition Number:	2309-DDP-25
Project Name:	YMCA (Wheeler Landing)
Subject Site Address:	874 Virginia Rose Ave.
Petitioner:	Young Men's Christian Association of Greater Indianapolis
Representative:	Young Men's Christian Association of Greater Indianapolis
Request:	Detailed Development Plan review of a 45,000 square foot YMCA Fitness Facility on 1.46 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.
Current Zoning:	Wheeler Landing PUD
Current Land Use:	Vacant
Approximate Acreage:	1.46 +/-
Property History:	Wheeler Landing PUD District (Ord. 18-04, 09/24/2018) Overall Development Plan & Primary Plat (1904-ODP-07 & 1904-SPP-07, 05/08/2019) Secondary Plat (1907-SFP-38)
Staff Reviewer:	Caleb Ernest, Senior Planner

PROCEDURAL

Approval of a Development Plan must be granted if the submitted plan demonstrates compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

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 primary plat and overall development plan have 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) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***

5) Abbreviations:
   a) WPWD: Westfield Public Works Department
   b) HCSO: Hamilton County Surveyor's Office

DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

The plans comply.

6) 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.

7) Address and legal description of the property.

8) Boundary lines of the property including all dimensions.

9) 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.

10) 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.

11) 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.

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

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

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

15) Location and dimensions of all existing structures and paved areas.

16) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

17) Location of all Floodplain areas within the boundaries of the property.

18) Names of legal ditches and streams on or adjacent to the site.

19) 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.

20) Identify buildings proposed for demolition.

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

22) 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).

23) Misc.

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

The plans comply.

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:

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

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

26) 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.

27) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with Article 4.16 (GB District) **and** Wheeler Landing PUD District (Ord. 18-04).

28) Area I:

a) Minimum Front Yard Setback:	0 Feet
b) Minimum Side Yard Setback (internal to District):	0 Feet
c) Minimum Side Yard Setback (abutting District perimeter):	10 Feet
d) Maximum Building Height:	75 Feet
e) Minimum Distance Between Buildings:	0 Feet
f) Minimum Lot Frontage:	20 Feet

29) GB: General Business District:

a) Minimum Lot Area: No Minimum

b) Minimum Rear Yard Setback: 20 Feet

c) Minimum Lot Width: No Minimum

OVERLAY DISTRICT:

The plans comply with Article 5 of the UDO and Wheeler Landing PUD (Ord. 18-04).

30) State Highway 32 Overlay District (Sec. 7, Ord. 18-04):

a) Shall not apply to the development of Areas I, III, and IV.

Comment: This site is located within Area I.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Detailed Development Plan.

31) Accessory use and Building Standards (Article 6.1):

a) Screening of Receptacles and Loading Areas

32) Architectural Standards (Article 6.3)

Comment: Ordinance 23-25 modifies architecture. Compliant.

a) Architectural Standards (Sec. 8, Ord. 18-04):

i) The Architectural Design Requirements of the 32 Overlay shall apply to all other uses in the District. Architectural character examples are attached hereto as Exhibit C and are intended to generally and conceptually illustrate an application of the development requirements and elements of the anticipated character of the District. Architectural character examples are general and preliminary in nature and are not intended to delineate exactly what will be built and developed. The architectural character examples establish a benchmark for the architecture and design of the buildings.

ii) Architectural Design Requirements of the 32 Overlay:

(1) General Design Theme Standards: Architectural variation is encouraged. These architectural requirements are intended to provide consistent architectural quality among buildings and other improvements within the corridor. All structures shall be thoughtfully designed in a manner that visually and functionally complements the existing topography.

(2) Building Elevation:

(a) All Building Façades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice as illustrated in FIGURE 5.3(3): BUILDING MODULATION.

(b) Building Façades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e., arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.

(c) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Façades (e.g., 360 degree architecture).

(3) Openings:

(a) Design elements of the Building Façade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings, as illustrated in FIGURE 5.3(5): DESIGN BALANCE.

(b) Openings in a Building Façade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS).

(c) Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.

(4) Gutters and Downspouts: Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.

(5) Roof:

(a) Flat Roofs:

(i) Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice as illustrated in FIGURE 5.3(9): ARTICULATED CORNICE.

(ii) Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).

(iii) Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one (1) of the following:

1. A building with a flat roof shall have varying roof height sections, as illustrated in FIGURE 5.3(10): FLAT ROOF VARIATION. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Façade's roof line.

2. A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Façade, as illustrated in FIGURE 5.3(11): FLAT ROOF - ROOF LINE MODULATION. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a Gross Floor Area less than ten thousand (10,000) square feet.

(b) Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs (see FIGURE 5.3(12): DORMERS AND CUPOLAS).

(c) All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (a) painted to match the color of the roof or flat black; and (b) oriented to minimize their visibility from adjacent Lots and Streets.

(6) Main Entrances:

(a) All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.

(b) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole.

(c) The location, orientation, proportion and style of doors shall complement the style of the building.

(7) Windows:

(a) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building (see FIGURE 5.3(14): WINDOW DESIGNS).

(b) Window trim and other architecture design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, as illustrated in FIGURE 5.3(15): WINDOW ACCENTS, or other such trim or design elements as approved by the Plan Commission or Director (see FIGURE 5.3(15): WINDOW ACCENTS).

(8) Awnings:

(a) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details, as illustrated in FIGURE 5.3(16): AWNINGS.

(b) Awnings shall be made of a nonreflective material.

(c) All awnings shall be kept in good repair.

(d) Awnings used to comply with the architectural design requirements of this Article shall not be removed unless the Building Façade would otherwise comply with such architectural design requirements without such awnings.

(9) Building Materials:

(a) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.

(b) Masonry Materials shall be used to create a wainscot or brickwrap effect around buildings.

(c) A minimum of sixty percent (60%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.

(d) No more than twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

(e) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Façades visible from State Highway 32.

(10) Accessory Buildings: All Accessory Buildings shall be architecturally compatible with the Principal Building(s) with which they are associated.

33) Building Standards (Article 6.4)

34) Fence Standards (Article 6.5)

35) Height Standards (Article 6.6)

36) Home Business Standards (Article 6.7)

37) Landscaping Standards (Article 6.8)

a) General Landscaping Design Standards:

i) Placement:

(1) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.

b) Minimum Lot Landscaping Requirements:

c) Foundation Plantings:

i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.

ii) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).

iii) Plantings shall be located within fifteen (15) feet of the Building Façade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) feet in width.

d) External Street Frontage Landscaping Requirements (Section 8.3(B) of Ord. 18-04):

i) Article 6.8(M) of the UDO shall not apply to the portion of the District abutting Wheeler Road/the Monon Trail. Hardscapes, planters, tree wells, and pedestrian furniture shall be utilized to integrate the development with the Monon Trail and Wheeler Road. If a Building is setback fifty (50) feet or less from the Wheeler Road/Monon Trail Right-of-way, then this Section (8.3(B)) applies.

e) Buffer Yard Requirements:

f) Parking Area Landscaping:

38) Lighting Standards (Article 6.9)

a) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]

39) Lot Standards (Article 6.10)

40) Outside Storage and Display (Article 6.12)

41) Outdoor Café and Eating Areas (Article 6.13)

42) Parking and Loading Standards (Article 6.14)

43) Performance Standards (Article 6.15)

44) Setback Standards (Article 6.16)

45) Sign Standards (Article 6.17)

46) Vision Clearance Standards (Article 6.19)

47) Yard Standards (Article 6.21)

48) Public Art (Sec. 8, Ord. 18-04):

a) Public Art: Public Art shall be permitted and may be included as part of a Development Plan. Public Art shall be displayed in a location that is visually accessible to the public and shall not be a sign as regulated under the Ordinance or the Unified Development Ordinance. Any Development Plan encompassing an area larger than ten (10) acres is required to have a public art component. Public Art components may be murals, mosaics, sculptures, fountains or water features, or any other variety.

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

49) Block Standards (Article 8.1)

50) Easement Standards (Article 8.3)

51) Monument and Marker Standards (Article 8.5)

52) Open Space and Amenity Standards (Article 8.6)

53) 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.

54) Storm Water Standards (Article 8.8)

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

56) Surety Standards (Article 8.12)

57) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1) **Action: Approve the Detailed Development Plan (2309-DDP-25) with the following condition:**

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

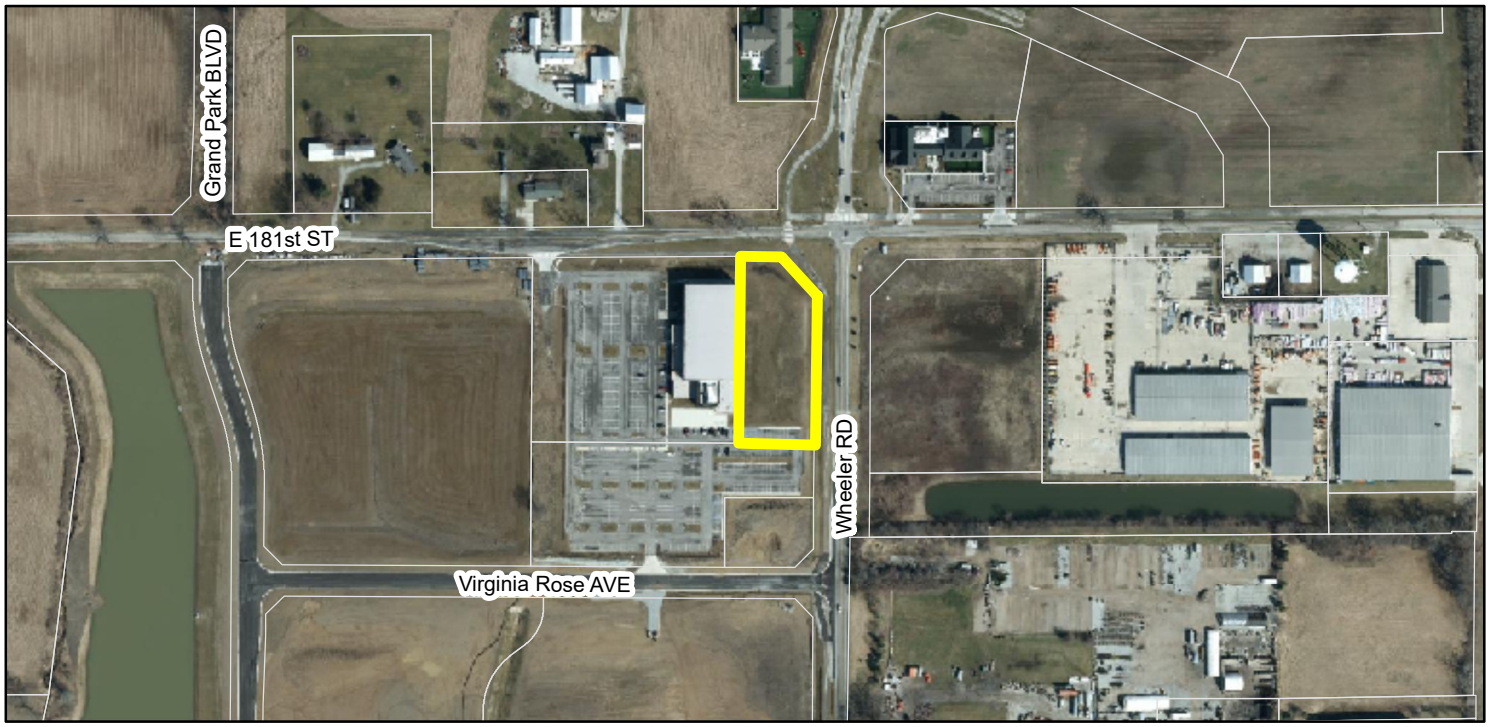
2) If any Plan Commission member has questions prior to the meeting, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.

Property Location Map
874 Virginia Rose Ave.
Detailed Development Plan
2309-DDP-25

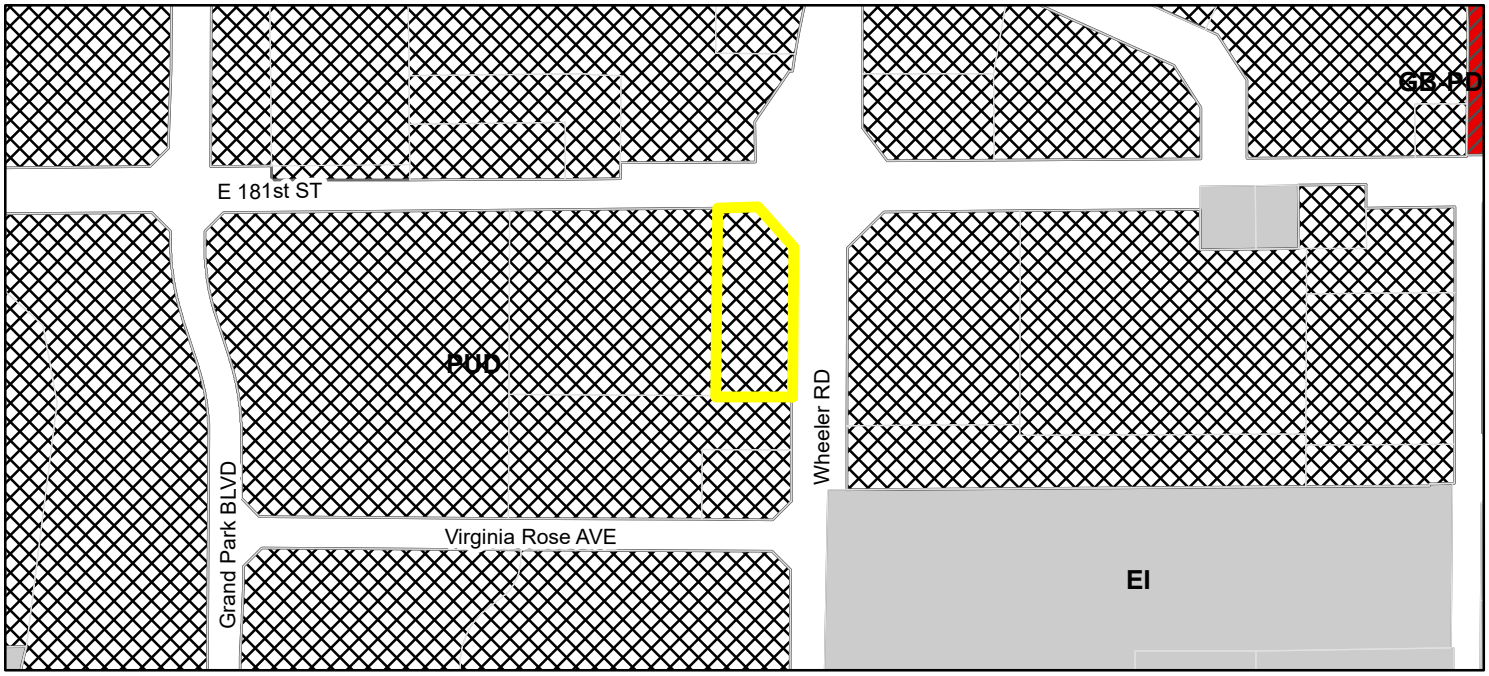
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map

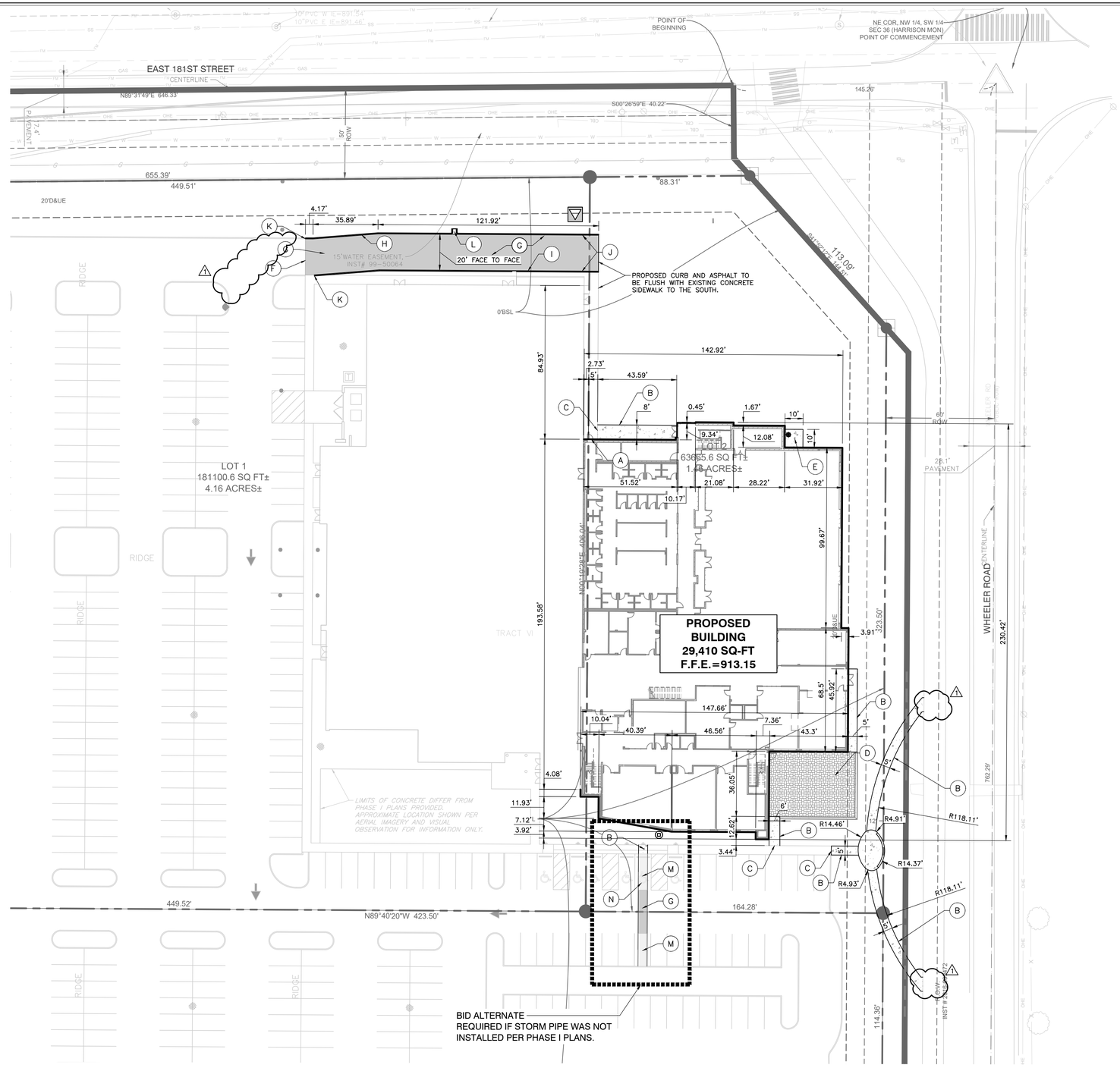


Parcel

Zoning

Zoning - All

- EI (Enclosed Industrial)
- GB-PD (General Business - Planned Development)
- PUD (Planned Unit Development)



GENERAL SITE LAYOUT NOTES:

1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES, INCLUDING IRRIGATION SLEEVING, PRIOR TO INSTALLATION OF PAVED SURFACES.
4. SITE WORK CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH TO ALL SURFACES. SITE WORK CONCRETE SHALL BE CLASS A (4,000 PSI @ 28 DAYS) UNLESS OTHERWISE NOTED.
5. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
6. SITE DIMENSIONS SHOWN ARE TO THE FACE OF CURB, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT / RECORD DRAWINGS ON THE JOB SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
8. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS AND PRECISE BUILDING DIMENSIONS.
9. THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH THE CITY OF WESTFIELD. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE OWNER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO, INCREASED IMPERVIOUS PAVEMENT, ADDITION / DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, LANDSCAPING, ETC.
10. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT THAN THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
11. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
12. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNER'S REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
13. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
14. ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
15. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
16. BEFORE INSTALLATION OF STORM, SANITARY SEWER, OR OTHER UTILITY, THE CONTRACTOR SHALL VERIFY ALL CROSSINGS, BY EXCAVATION WHERE NECESSARY, AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THE CONTRACTOR DOES NOT NOTIFY OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
17. ALL STRIPING IN RIGHT-OF-WAY TO BE THERMOPLASTIC PER CITY OF WESTFIELD.

SITE LEGEND:

- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED RIGHT-OF-WAY PAVEMENT
- PROPOSED PAVEMENT MILL & RESURFACE
- PROPOSED ADA PARKING SYMBOL, PARKING BUMPER, SIGN, DETECTABLE WARNING STRIP

SITE KEY NOTES:

- (A) SAWCUT EXISTING CONCRETE SIDEWALK AT NEAREST JOINT. REMOVE PORTION OF SIDEWALK THAT WILL INTERFERE WITH CONSTRUCTION. DISPOSE OF OFF-SITE.
- (B) PROPOSED CONCRETE SIDEWALK. SEE CITY OF WESTFIELD DETAIL ON SHEET C801.
- (C) DOWEL PROPOSED SIDEWALK INTO EXISTING SIDEWALK. PROVIDE A SMOOTH TRANSITION.
- (D) CONCRETE PAVER PATIO; REFER TO "L" SERIES DRAWINGS
- (E) 10'X10' CONCRETE UTILITY PAD
- (F) SAWCUT EXISTING ASPHALT AND PROVIDE A SMOOTH TRANSITION TO PROPOSED PAVEMENT. REMOVE PORTION OF SIDEWALK THAT WILL INTERFERE WITH CONSTRUCTION. DISPOSE OF OFF-SITE.
- (G) HEAVY DUTY ASPHALT PAVEMENT. SEE DETAIL 803 ON SHEET C802.
- (H) STRAIGHT CONCRETE CURB. SEE DETAIL 804 ON SHEET C802.
- (I) VERIFY EXISTENCE OF CONCRETE CURB. IF CURB NOT INSTALLED, ADD STRAIGHT CONCRETE CURB FLUSH AND ADJACENT TO EXISTING CONCRETE WALK. SEE DETAIL 804 ON SHEET C802.
- (J) CURB TAPER. SEE DETAIL 806 ON SHEET C802.
- (K) MATCH EXISTING.
- (L) PROPOSED CURB TURNOUT. SEE DETAIL 807 ON SHEET C803.
- (M) LIGHT DUTY ASPHALT PAVEMENT. SEE DETAIL 808 ON SHEET C802.
- (N) RETURN ACCESSIBLE PARKING SPACE TO PRE-CONSTRUCTION CONDITIONS.

REFERENCE

1. EXISTING TOPOGRAPHY, AND ALL PROPOSED PHASE I WORK, PROVIDED BY KIMLEY-HORN. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL FIELD VERIFY EXISTING SITE CONDITIONS. CONTRACTOR SHALL IDENTIFY ANY DEVIATIONS FROM THE PHASE I CONSTRUCTION PLAN SET PROVIDED THAT IMPACT PROPOSED NEW CONSTRUCTION. ANY AND ALL EXISTING CONDITIONS THAT REQUIRES A CONNECTION TO PROPOSED NEW CONSTRUCTION, COMPLETE OR PARTIAL DEMOLITION, OR RELOCATION SHALL BE VERIFIED BY CONTRACTOR. CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER OF ANY REQUIRED CHANGES TO CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION.
2. THIS INFORMATION IS SPECULATIVE IN NATURE ONLY AND SHOULD NOT BE CONSTRUED AS FACT. CEC, INC. DOES NOT WARRANT ANY OF THE EXISTING INFORMATION SHOWN. PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, STORM SEWER AND SANITARY SEWER, FORCE MAIN, ELECTRIC, TELECOM. ANY CONFLICTS THAT OCCUR DURING CONSTRUCTION SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER.
3. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.

SCALE IN FEET
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the YMCA

WESTFIELD YMCA
YMCA OF GREATER INDIANAPOLIS
100% CONSTRUCTION DOCUMENTS
874 Virginia Rose Ave., Westfield, IN 46074

SCOPE DRAWINGS:
These drawings indicate the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of structural, mechanical and electrical systems.
The drawings do not necessarily indicate or describe all work required for the performance and completion of the requirements of the Contract.
On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.

REVISIONS:
1 10/11/2023 - ADDENDUM #001

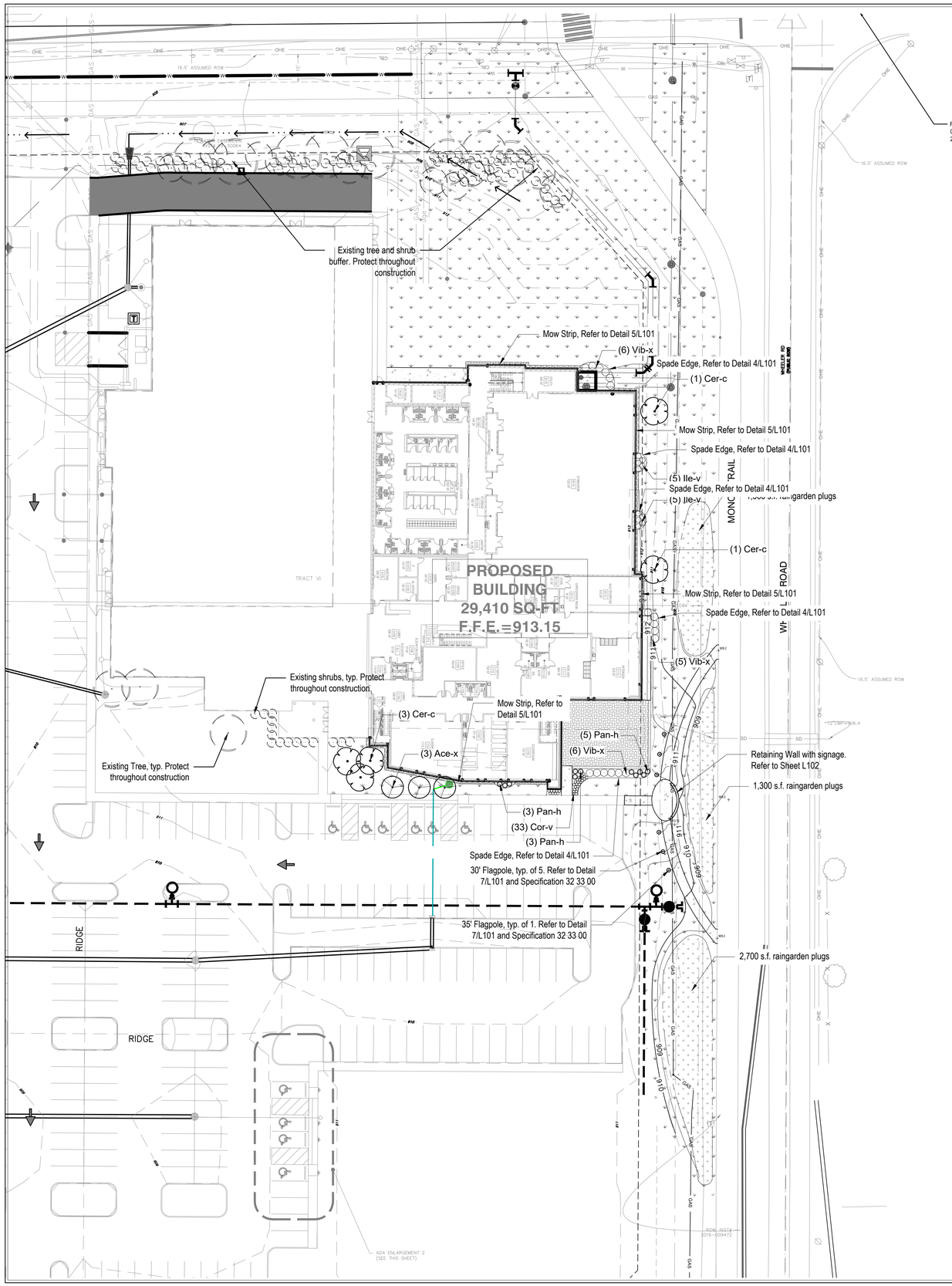
ISSUE DATE	DRAWN BY	CHECKED BY
09/29/23	JCB	AMR

DRAWING TITLE:
SITE PLAN

CERTIFIED BY:
* HAND SIGNATURE ON FILE
AARON C. HURT REGISTERED № PE10300058 STATE OF INDIANA PROFESSIONAL ENGINEER
Aaron C Hurt 09/29/2023

DRAWING NUMBER
C201

PROJECT NUMBER



PLUG NOTES

1. Do not depend on locations of plug installations shown in drawings. Establish the correct zones of specified plantings based on actual hydrology and grading of the site and detention ponds.
2. Pond shall be filled to normal pool level prior to the installation of plugs.
3. Plants to be installed between April 1 and July 31st. Do NOT install plugs after September 1st.
4. Prior to installation of plugs, install 5' tall orange plastic fence with max. 1" square openings along both sides of planting zones to keep geese and other water foul from eating plugs. Posts to be a maximum of 15' spacing. Fence material to extend under the water. Install bailing twine between fences across the top of plantings in an "x" pattern @ 1' o.c. Fence and bailing twine to be removed after one growing season or once plug roots are established.
5. Do not install plugs until lawn has been established.
5. At installation, water plugged areas until soil is moist to a depth of 4". Ensure plugs receive 1" of water per week during the first 60 days or during the course of the maintenance period.
6. Remove all invasive species during the first growing season.
7. Provide 2" mulch around newly installed plugs where standing water is not present.
8. Do no apply fertilizers to plugged areas.
9. Evenly distribute prairie grasses throughout planting. Plant wildflowers in groups of 3-7 plugs per group.

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GENERAL PLANTING NOTES

1. Refer to Project Manual for Planting Specifications and Topsoil requirements. Refer to Plant Schedule and Planting Details for additional information.
2. All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. On-site adjustments may be required.
3. Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT.
4. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
5. Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule. Plant material quantities shown on plan are minimum quantities. Additional material may be needed to meet spacing requirements and field conditions.
6. Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or sod treatment.
7. The Contractor shall install and/or amend topsoil in all proposed bed areas to meet Specifications. Contractor shall coordinate quantity and placement of topsoil. Landscaper shall verify depth of topsoil prior to plant installation. (Refer to specifications for topsoil source and placement requirements)
8. All tree locations shall be marked with 2x2" stakes prior to planting for review and approval by the Landscape Architect. Any plant material installed in an incorrect location, by the judgment of the Landscape Architect, shall be reinstalled at the Contractor's expense.
9. All plant beds shall receive 3" minimum of shredded hardwood bark mulch (unless otherwise noted).
10. Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to Owner's satisfaction at no additional cost.
11. The Contractor shall maintain all plant material and lawns until the project is fully accepted by the Landscape Architect, unless otherwise noted.
12. All workmanship and materials shall be guaranteed by the Contractor for a period of one calendar year after Final Acceptance.
13. Install all plant material in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete work.
14. Contractor shall test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using tree pit drainage.
15. Tree Protection Fencing is the responsibility of the Contractor. Minimum protected area shall include the full drip line of the canopy. NO construction activities, material storage, etc. may occur within that area. The Contractor shall ensure that no soil compaction or tree damage occurs in any Protected areas, at any time during the construction process.
16. Trees shall be matched in groups unless otherwise noted.

ORDINANCE CHART

ZONING: Wheeling Landing PUD
North: 181st Street
East: Wheeler Avenue/Monon Trail
South: same parcel
West: same parcel

Foundations
Requirements:
Along front yards. provide 1 shrub or ornamental tree/12 l.f.
For building facades greater than 80 l.f., provide pla materials every 40 l.f. to break up the facade

Required:
Wheeler Avenue (east): 230 l.f./12 l.f. = 20 shrubs/ornamental trees
181st Street (north): 143 l.f. / 12 l.f. = 14 shrubs/ornamental trees
South Facade: 143 l.f./40 l.f. = 4 areas of plantings
West Facade: NA

Provided:
Wheeler Avenue: 21 shrubs
181st Street: No plantings in anticipation of future addition to this side of building
South Facade: 7 shrubs + 6 Replacement ornament trees

Street Frontage
Requirements
Wheeler Road (Per PUD): If building is within 50 fee Monon Trail/Wheeler ROW, provide hardscape and planters that interact with the trail
181st Street (UDO): Provide 3 shade or evergreen trees + 2 ornamental trees + 25 shrubs/100 l.f.

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SCOPE DRAWINGS:
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REVISIONS:

ISSUE DATE	DRAWN BY	CHECKED BY
09/29/23	APP	APP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
ALYSSA P. PRATEAU
REGISTERED
No. 2020-0132
STATE OF INDIANA
LANDSCAPE ARCHITECT
EXPIRES 12-31-2023

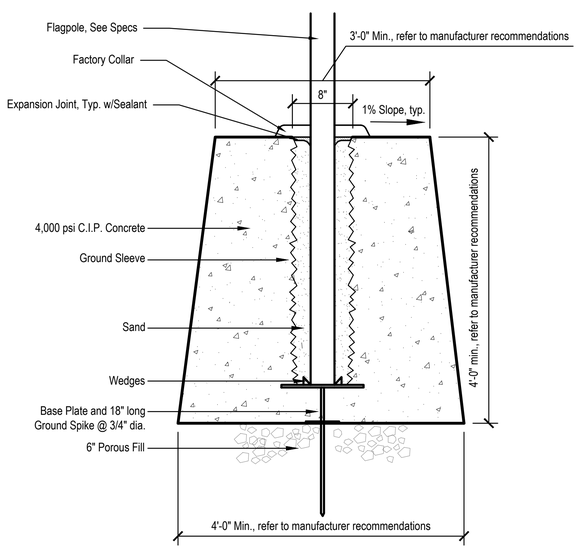
DRAWING NUMBER
L100

PROJECT NUMBER
19058

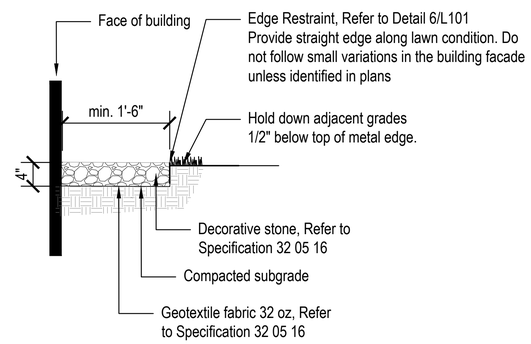
PLANT SCHEDULE						
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ace-x	3	Acer rubrum `Armstrong`	Armstrong Red Maple	B & B	2"Cal	full, strong central leader, matched
Cer-c	5	Cercis canadensis	Eastern Redbud	B & B	8` ht.	multi-trunk, matched
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Ile-v	10	Ilex verticillata `FARROWBPOP` TM	Berry Poppins Winterberry	container	18"	provide 1 Mr. Poppins male species per grouping
Vib-x	17	Viburnum x juddii	Judd Viburnum	Container	24"	space @ 4`-0" o.c., allow to mass
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Pan-h	11	Panicum virgatum `Heavy Metal`	Heavy Metal Switch Grass	pot	#2	space @ 3`-0" o.c.
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Cor-v	33	Coreopsis verticillata 'Mayo Clinic Flower of Hope'	Mayo Clinic Flower of Hope Tickseed	pot	#1	space @ 18" o.c.

Area to receive seeded lawn. Refer to Specification 32 92 00

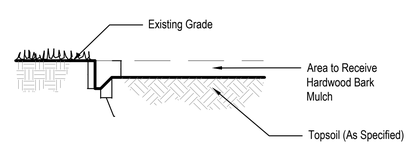
Areas to receive raingarden plugs. Refer to Specification 32 92 15



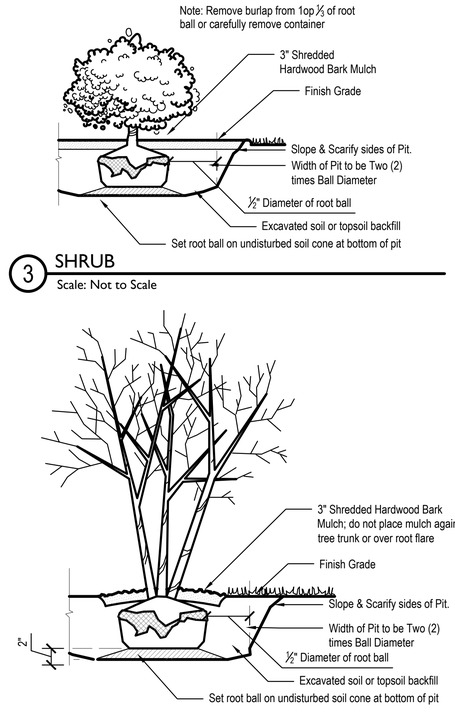
7 FLAGPOLE FOOTING
Scale: 1" = 1'-0"



5 AGGREGATE PAVEMENT, MOW STRIP
Scale: 3/4" = 1'-0"

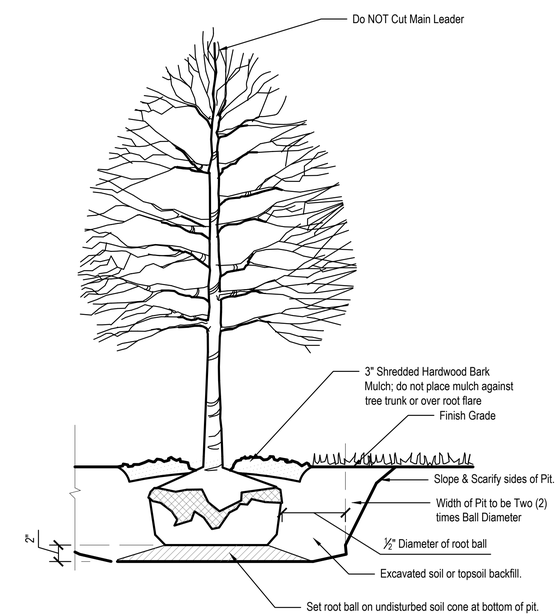


4 SPADED EDGE
Scale: Not to Scale



3 SHRUB
Scale: Not to Scale

2 MULTI-STEM TREE
Scale: Not to Scale



1 SHADE TREE
Scale: Not to Scale

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REVISIONS:

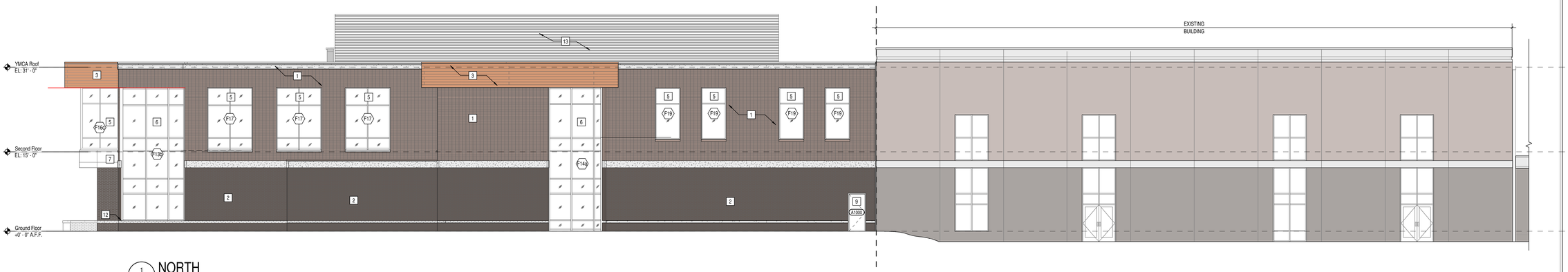
ISSUE DATE	DRAWN BY	CHECKED BY
09/29/23	APP	APP

DRAWING TITLE:
PLANTING DETAILS

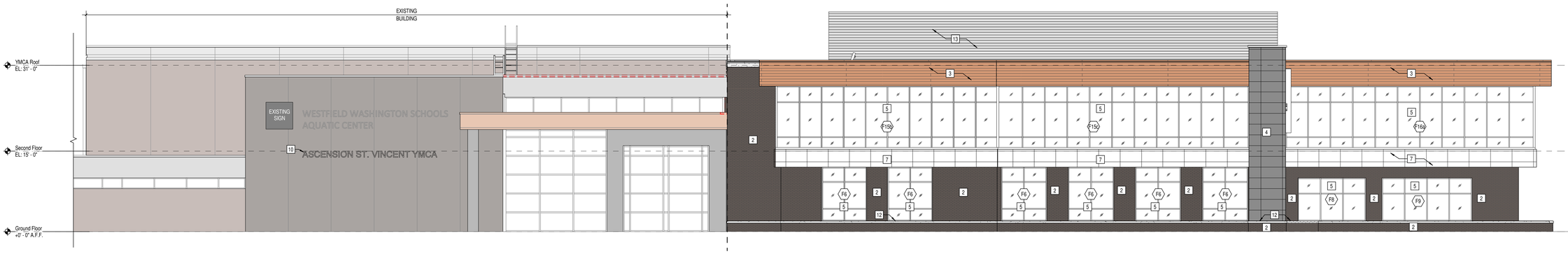
CERTIFIED BY:
ALYSSA P. PRAZEAU
REGISTERED
No. 2020-0132
STATE OF INDIANA
LANDSCAPE ARCHITECT
EXPIRES 12-31-2023

DRAWING NUMBER
L101

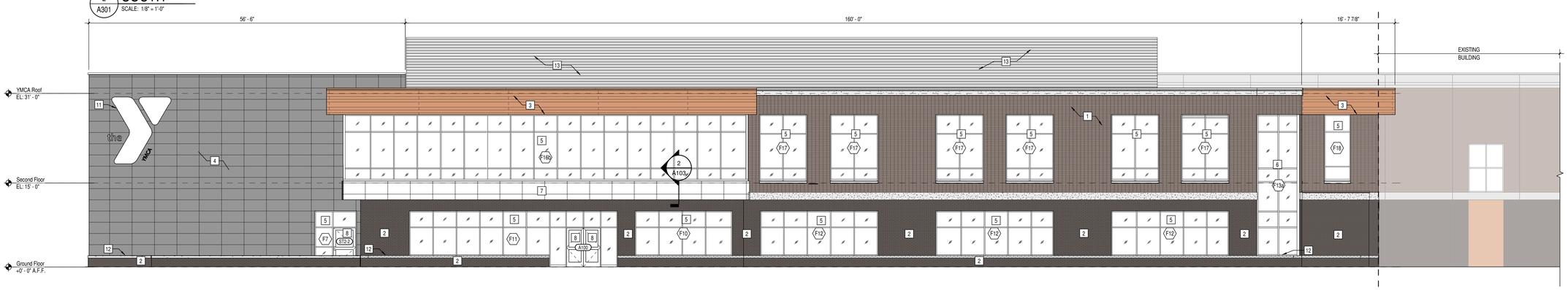
PROJECT NUMBER
19058



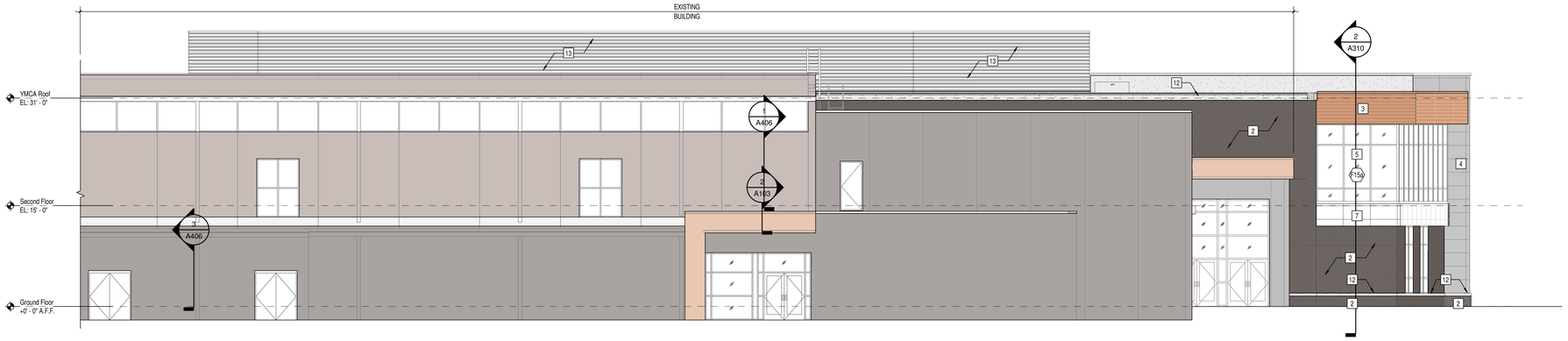
1 A301 NORTH
SCALE: 1/8" = 1'-0"



2 A301 SOUTH
SCALE: 1/8" = 1'-0"



3 A301 EAST
SCALE: 1/8" = 1'-0"



5 A301 WEST
SCALE: 1/8" = 1'-0"

ELEVATION NOTES

1 BRICK VENEER 1 (STACK BOND) TO MATCH EXISTING
2 BRICK VENEER 2 (RUNNING BOND) TO MATCH EXISTING
3 WOOD-LOOK ALUMINUM WALL PANELS - TO MATCH EXISTING
4 ACM-2: HORIZONTAL METAL PANEL - TO MATCH EXISTING
5 2" x 4 1/2" ALUMINUM STOREFRONT
6 2 1/2" x 7 1/2" ALUMINUM CURTAINWALL
7 ACM-1
8 FULL GLASS STOREFRONT DOOR
9 HOLLOW METAL DOOR
10 "Ascension St. Vincent YMCA" SIGNAGE TO MATCH EXISTING SIGNAGE
11 12' HEIGHT LIT YMCA SIGN
12 PRECAST CONCRETE SILL
13 ROOF SCREEN

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PROJECT:
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CONSTRUCTION DOCUMENTS
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REVISIONS:

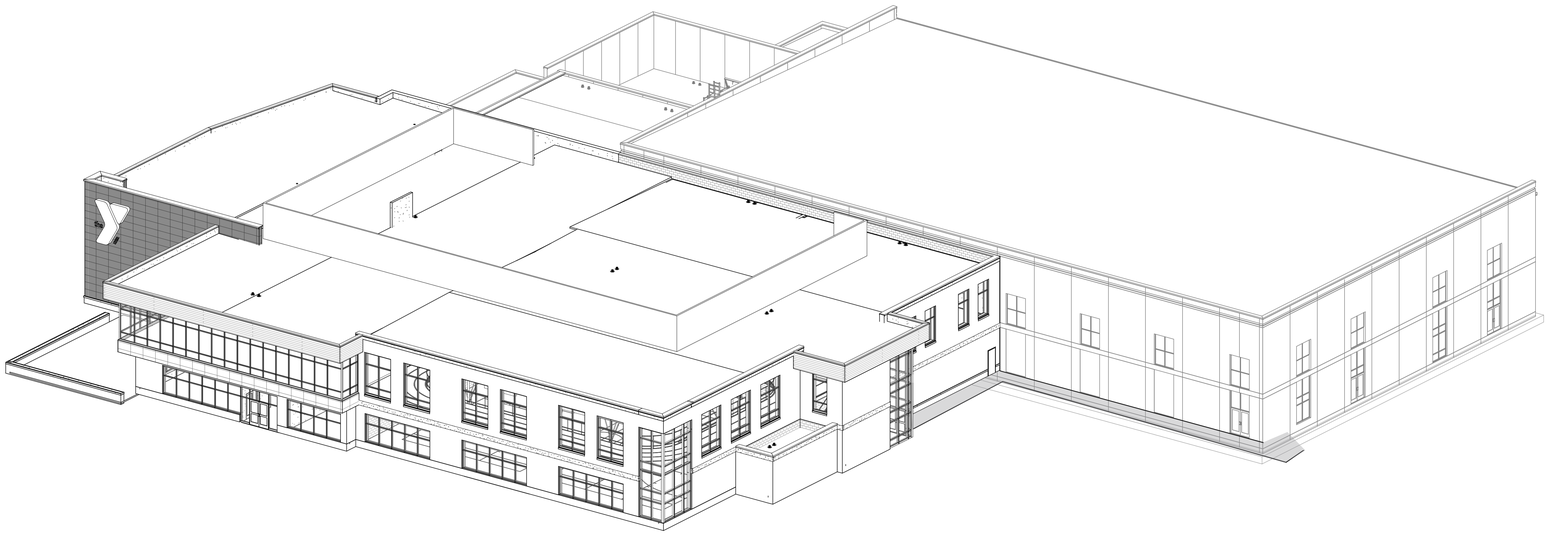
ISSUE DATE	DRAWN BY	CHECKED BY
09/29/23	LNF	TAC

DRAWING TITLE:
OVERALL BUILDING ELEVATIONS

CERTIFIED BY:
JEFFREY DAVID CLAWSON
REGISTERED
No. AR11900120
STATE OF INDIANA
ARCHITECT

DRAWING NUMBER
A301

PROJECT NUMBER
19058



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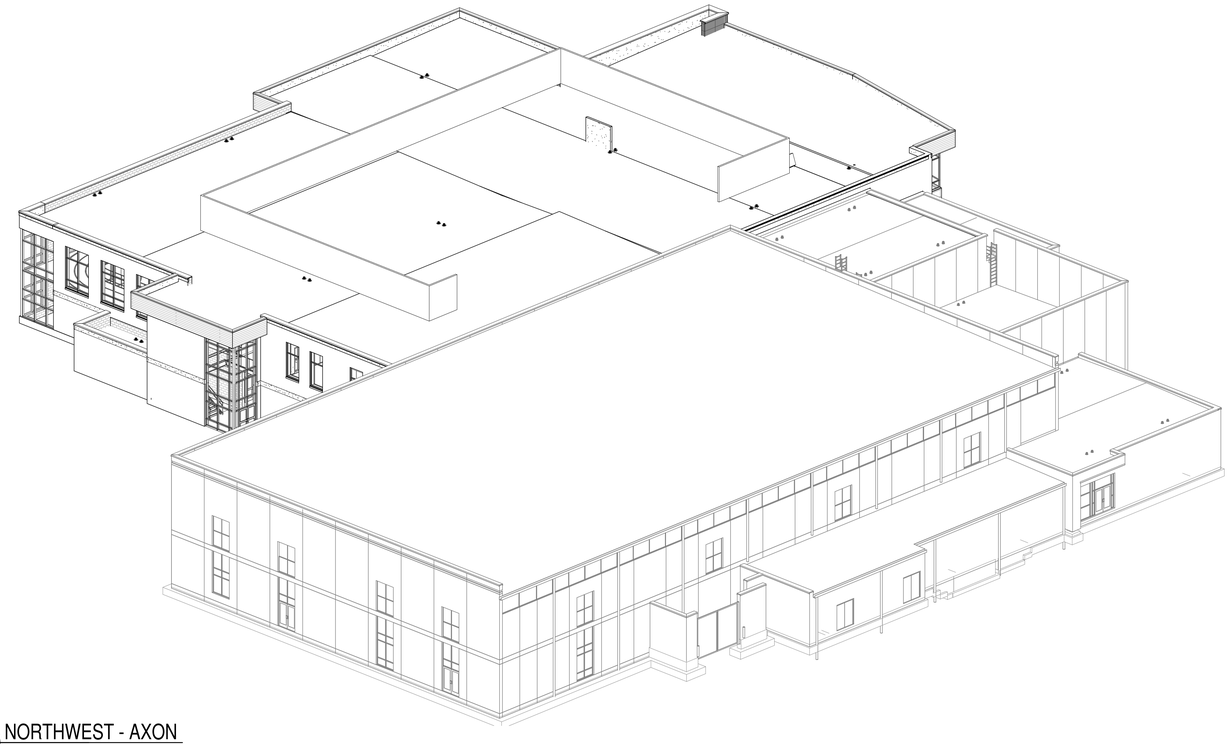

2 A320 NORTHWEST - AXON
SCALE:

NOTE: FOR REFERENCE ONLY

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PROJECT:
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CONSTRUCTION DOCUMENTS

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REVISIONS:

ISSUE DATE	DRAWN BY	CHECKED BY
09/29/23	LNF	TAC

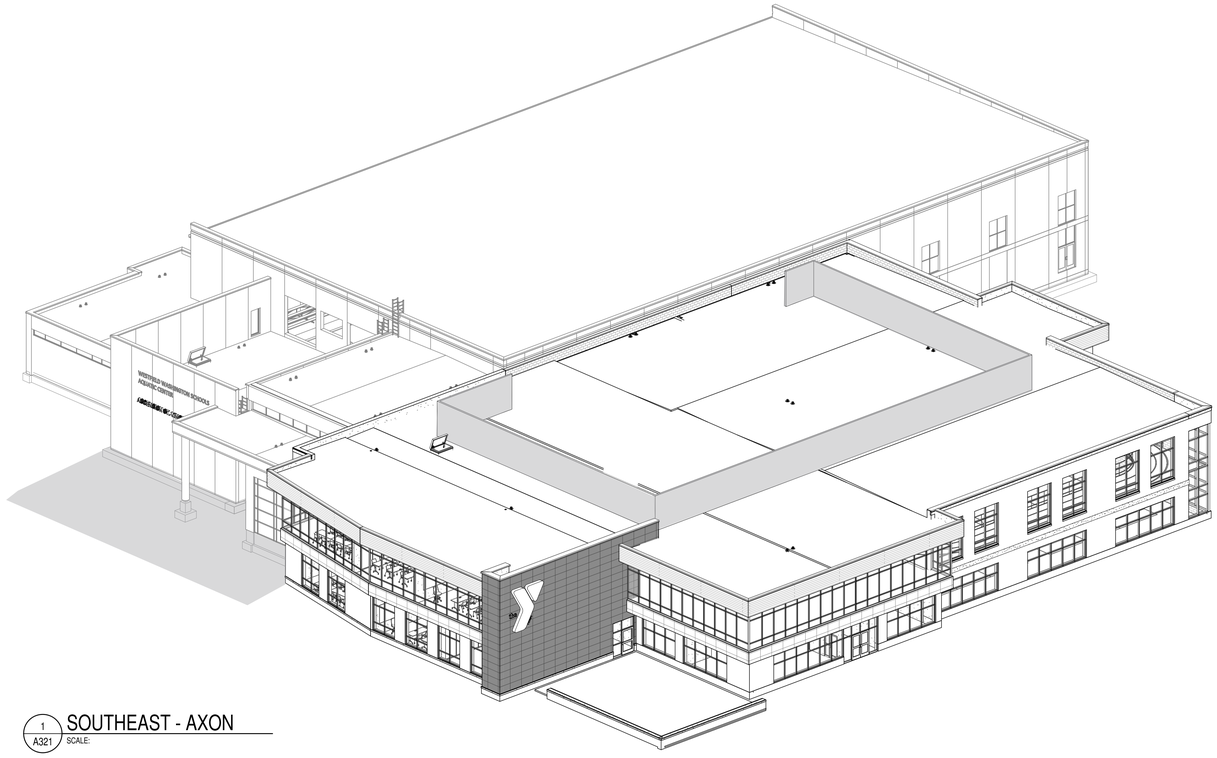
DRAWING TITLE:
OVERALL AXONOMETRIC VIEWS

CERTIFIED BY:

JEFFREY DAVID OLSON
REGISTERED
No. AR11900120
STATE OF INDIANA
ARCHITECT

DRAWING NUMBER
A320

PROJECT NUMBER
19058



1 A321 SOUTHEAST - AXON
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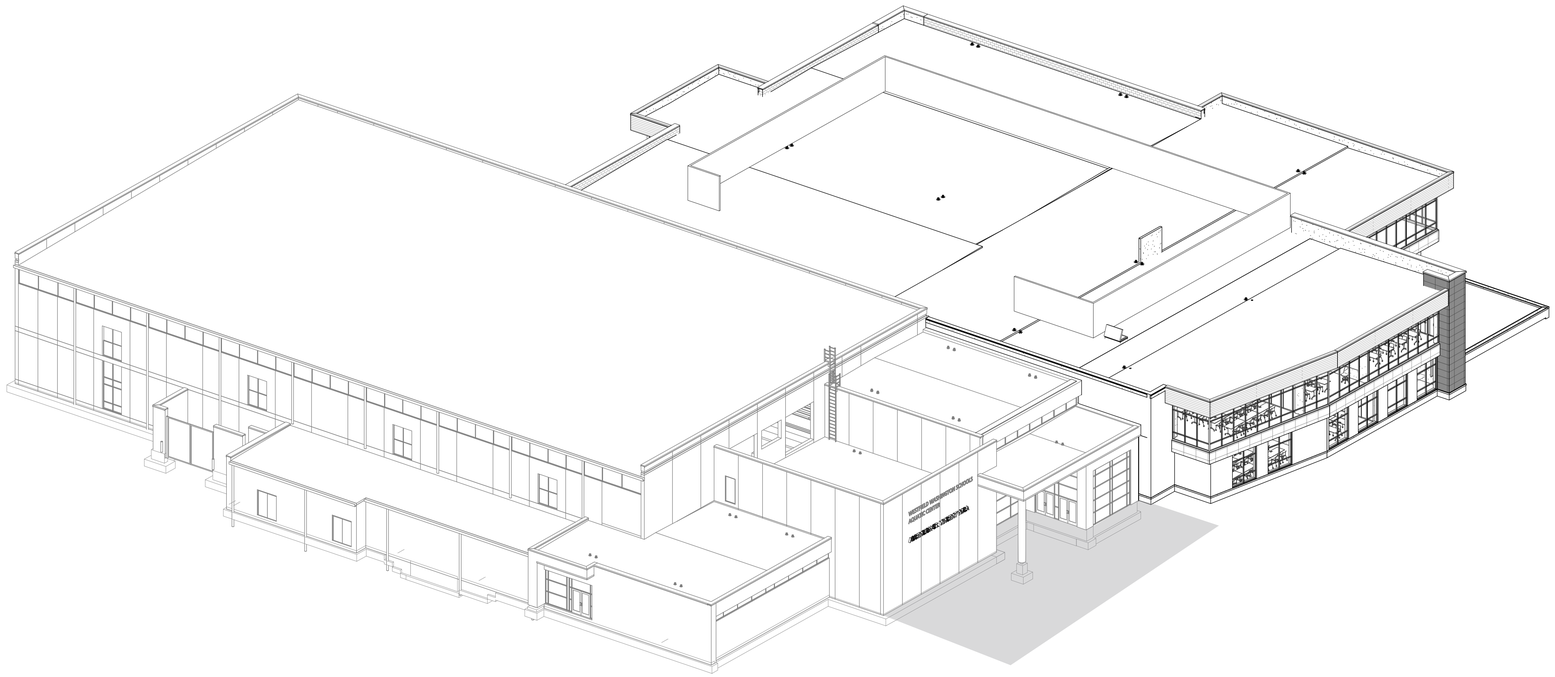

2 A321 SOUTHWEST - AXON
SCALE:

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CONSTRUCTION DOCUMENTS
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REVISIONS:

ISSUE DATE	DRAWN BY	CHECKED BY
09/29/23	LNF	TAC

DRAWING TITLE:
OVERALL AXONOMETRIC VIEWS

CERTIFIED BY:
JEFFREY DAVID CLAYCOMB
REGISTERED
No. AR11900120
STATE OF INDIANA
ARCHITECT

DRAWING NUMBER
A321

PROJECT NUMBER
19058

Petition Number: 2310-PUD-13 (Ordinance No. 23-21)

Petitioner: Leo Brown Development, LLC

Representative: Clark Quinn Moses Scott & Grahn, LLP

Request: An amendment to Area IV and development standards on 20.49 acres +/- in the Wheeler Landing PUD District.

Current Zoning: Wheeler Landing PUD District

Current Land Use: Vacant

Acreage: 20.49 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ord. 23-21
4. Narrative Statement
5. Neighborhood Meeting Notes

Staff Reviewer: Caleb Ernest, Senior Planner

PETITION HISTORY

This petition was introduced at the September 11, 2023, City Council meeting. The discussion for this petition can be viewed here. This petition held a virtual neighborhood meeting on September 26, 2023 (see **Exhibit 5**). The petition received a public hearing at the October 2, 2023, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: This subject real estate is approximately 20.49 acres in size and is located generally at the southeast corner of 181st Street and Dartown Road (the "Real Estate", see **Exhibit 2**). The Property is currently zoned the Wheeler Landing PUD District. The adjacent properties to the west, north and east are also zoned the Wheeler Landing PUD District. The adjacent properties to the south are zoned the EI: Enclosed Industrial District.

Project Description: The petitioner is requesting an amendment to the Wheeler Landing PUD District to modify Area IV and development standards of the PUD. The proposed project includes land uses that are not currently permitted in Area IV. Additionally, the petitioner is requesting architectural modifications on the proposed buildings for this petition. For these reasons, the petitioner is requesting this amendment.

ORDINANCE DETAILS

The below section is divided into two reoccurring parts. Part one, always being labeled with "Proposed," are the different sections of the petitioner's ordinance. Part two, always being labeled with "City's Analysis," are explanations of what standards currently apply.

Proposed Definitions:

Seven (7) definitions are either modified or created in the proposed ordinance. These terms include: Real Estate, Garden Home, Multiple Unit Type Building, Dartown Road Façade, South Façade, Remaining Facades and Multiple Unit Type Building (MUTB) Unit.

City's Analysis: The City currently does not have definitions for any of the above-listed terms.

Proposed Uses:

- Additional Uses in Area IV: The following uses shall be added to Section 5.1(C) of the Wheeler Landing Ordinance (Area IV) and permitted on the Real Estate:
    - Multi-family Dwelling; and
    - Assisted Living Facility

City's Analysis: In the Wheeler Landing PUD (Ord. 18-04), the Underlying Zoning District is GB: General Business District. All uses in the GB District are permitted in all Areas with exception to prohibited uses in the Wheeler Landing PUD. In addition to the GB District uses, Area IV has ten (10) uses that are also permitted. Multi-family Dwelling and Assisted Living Facility are currently permitted only in Areas I and III of the Wheeler Landing PUD. The proposed standard would permit these uses only for the Real Estate of this project, not all of Area IV.

Proposed Development Standards – For the Multiple Unit Type Building Only:

Proposed Development Standard:

- Section 8.2 of the Wheeler Landing PUD shall be replaced with the following:
    - Section 6.3(E) of the UDO shall apply to the Multiple Unit Type Building, except:
        - The Dartown Road Façade shall comply with Section 5.3(K)(2)(b) of the UDO.

City's Analysis: The Wheeler Landing PUD Section 8.2 states that Multi-family Dwellings follow Article 6.3 Architectural Standards of the City's UDO. All other uses follow the 32 Overlay Architectural Standards.

The proposed standard is saying instead of all the elevations of the Multiple Unit Type Building following the 32 Overlay, all the facades follow Section 6.3(E) of the UDO. The façade facing Dartown Road, however, would follow Section 6.3(E) except for the façade offset requirement. Instead, the façade offset requirement of the 32 Overlay would apply.

Proposed Development Standard:

- Section 6.3(E)(1)(a) of the UDO may be met by the use of covered porches and/or patios on MUTB Units located on the Dartown Road Façade and South Façade.

City's Analysis: Currently, the UDO (32 Overlay) requires projections or recessions for the entire vertical façade plane of all exterior walls. The proposed standard is saying covered porches and/or patios can meet this standard only for units facing Dartown Road and units on the south façade.

Proposed Development Standard:

- Section 6.3(E)(1)(a) of the UDO shall not apply to the Remaining Facades.

City's Analysis: The UDO (32 Overlay) requires projections or recessions for the entire vertical façade plane of all exterior walls. The proposed standard is saying for the Remaining Facades (any façade other than facing Dartown Road and on the south façade) the projections or recessions do not apply.

Proposed Development Standards:

- 6.3(E)(2)(b) of the UDO shall be modified as follows:
  - The Dartown Road Façade shall require a minimum sixty (60%) Masonry Materials.
  - The South Façade, Remaining Facades and any accessory buildings on the Real Estate shall require a minimum twenty-five percent (25%) Masonry Materials.

City's Analysis: The UDO (32 Overlay) requires a minimum of sixty percent (60%) Masonry Materials on each façade. However, Section 6.3 would require seventy-five percent (75%) Masonry Materials. The proposed standard is saying the façade facing Dartown Road would be a minimum 60% Masonry Materials and all other facades would be a minimum of 25% Masonry Materials.

Proposed Development Standard:

- 6.3(E)(1)(b) shall not apply so long as the above requirements are met.

City's Analysis: The UDO (32 Overlay) requires four-sided architecture completely around the building. The proposed standard is saying as long as the previous standards are met, four-sided architecture shall not apply.

Proposed Development Standards – For the Garden Homes Only:

Proposed Development Standard:

- Section 6.3(E) of the UDO shall apply to the Garden Homes, except:
  - 6.3(E)(2)(b) of the UDO shall require Masonry Materials as shown on Exhibit D (of the proposed ordinance 23-21). A façade which is part of a covered and recessed porch of at least one hundred (100) square feet in size shall not be included in Masonry Materials coverage calculation.

City's Analysis: The UDO (Section 6.3) requires seventy-five percent (75%) Masonry Materials on each building façade. The proposed standard is saying the percent of Masonry Materials is determined by Exhibit D of the proposed ordinance.

Proposed Development Standard:

- 6.3(E)(1)(b) shall not apply for Garden Homes.

City's Analysis: The UDO (Section 6.3) requires four-sided architecture continued completely around the building. The proposed standard is saying four-sided architecture does not apply.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies this Property as being within the "Business Parks" 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 "Business Parks" are: manufacturing, subordinate office, retail and services, research and development and warehousing.

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 October 2, 2023, 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 September 11, 2023, City Council meeting.

DEPARTMENT COMMENTS

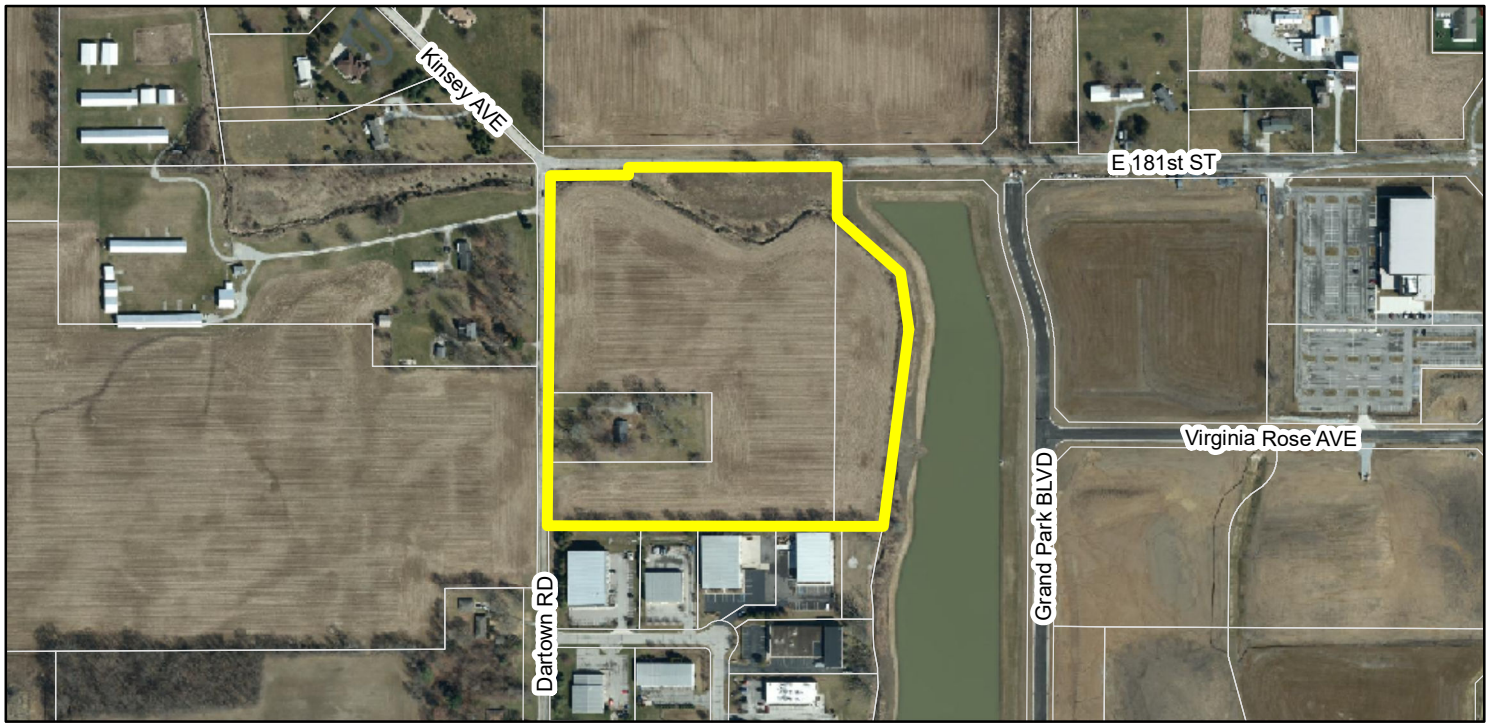
1. **Action: Discuss the item at the October 16, 2023, workshop meeting.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.

Property Location Map
Southeast corner of 181st Street and Dartown Road
Planned Unit Development Amendment
2310-PUD-13

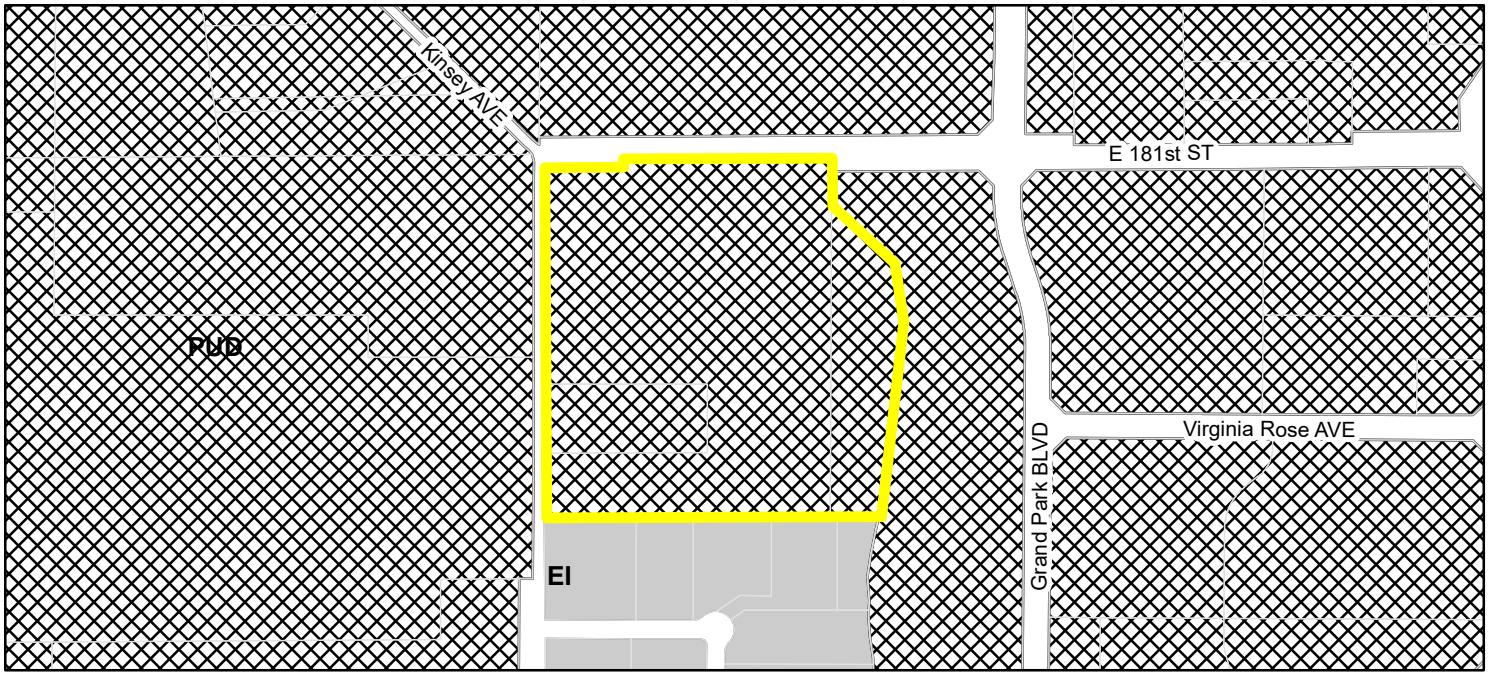
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Parcel **Zoning**

Zoning - All

EI (Enclosed Industrial)

PUD (Planned Unit Development)

ORDINANCE NUMBER 23-21

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO WHEELER LANDING PLANNED UNIT DEVELOPMENT and THE UNIFIED DEVELOPMENT ORDINANCE

This is an Ordinance (this "Ordinance") to amend the Wheeler Landing Planned Unit Development District that of Ordinance 18-04 (as amended) ("Wheeler Landing Ordinance") and the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), 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 of the City of Westfield and Washington Township, Hamilton County, Indiana (the "UDO");

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted the Wheeler Landing Ordinance as Ordinance 18-04, which has been amended on seven occasions through Ordinances 19-37, 19-62, 20-08, 21-05, 22-40, 22-52 and 23-03;

WHEREAS, the Westfield-Washington Township Advisory Plan Commission ("Commission") considered a petition (**Petition No**. **2310 - PUD - 13)** filed with the Commission 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** ("Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **2310 - PUD - 13** to the Common Council with a favorable recommendation (_____ in favor _____ against) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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 Wheeler Landing Ordinance, the Unified Development Ordinance, and Zoning Map, are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Wheeler Landing Ordinance except as revised, modified supplemented or expressly mad inapplicable hereby; and (iii) the provisions of the Unified Development Ordinance, 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.

1.2 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.3 All provisions and representations of the Unified Development Ordinance 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. The following words and terms, not defined elsewhere in this Ordinance or its Exhibits, shall have the following meanings:

2.1 Real Estate. The real estate, as described in **Exhibit A** to the Ordinance.

2.2 Garden Home. A single story, multifamily building, with at least five units each with an attached garage.

2.3 Multiple Unit Type Building. A structure containing a mix of assisted living, memory care and independent living units as well as common facilities for dining and recreation. A majority of the units must have a combination of assisted living and/or memory care units.

2.4 Dartown Road Façade. The Front Building Façade of the Multiple Unit Type Building adjacent to the Dartown Road Right of Way.

2.5 South Façade. The façade of the Multiple Unit Type building facing south.

2.6 Remaining Façades. Any façade on the Multiple Unit Type Building other than the Dartown Road Façade or South Façade.

2.7 Multiple Unit Type Building (MUTB) Unit. A unit available for occupancy in the Multiple Unit Type Building, whether that unit is an assisted living unit, a memory care unit or an independent living unit. Unless otherwise specified herein, an MUTB Unit may be interchangeable with the term "Unit" as provided in Section 6.3(E) of the UDO.

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. The Real Estate shall be developed in substantial conformance with the Concept Plan.

Section 4. Uses. Section 5 of the Wheeler Landing Ordinance shall apply to the Real Estate, except as otherwise modified below:

A. Additional uses in Area IV: The following uses shall be added to Section 5.1(C) of the Wheeler Landing Ordinance (Area IV) and permitted on the Real Estate:

1. Multi-family Dwelling; and
2. Assisted Living Facility

Section 5. **Development Standards.** Section 8 of the Wheeler Landing Ordinance (Ord. 18-04) shall apply to the development of the Real Estate, except as otherwise modified below.

A. Section 8.2 of the Wheeler Landing Ordinance (Ord. 18-04) as applicable to the Real Estate shall be replaced entirely as follows:

1. Section 6.3(E) of the UDO shall apply to the Multiple Unit Type Building, except as specifically modified here.
   (a) The Dartown Road Façade shall comply with Section 5.3 (K)(2)(b) of the UDO.
   (b) Section 6.3(E)(1)(a) of the UDO may be met by the use of covered porches and/or patios on MUTB Units located on the Dartown Road Façade and South Façade.
   (c) Section 6.3(E)(1)(a) of the UDO shall not apply to the Remaining Facades.
   (d) 6.3(E)(2)(b) of the UDO shall be modified as follows:
      a. The Dartown Road Façade shall require a minimum sixty percent (60%) Masonry Materials.
      b. The South Façade, Remaining Facades and any accessory buildings on the Real Estate (including but not limited to a detached garage) shall require a minimum twenty-five percent (25%) Masonry Materials.

   (e)6.3(E)(1)(b) shall not apply so long as the requirements of Section 5(A)(1)(a)-(d) are met.

2. Section 6.3(E) of the UDO shall apply to the Garden Homes, except as specifically modified here:
   (a) 6.3(E)(2)(b) of the UDO shall require Masonry Materials for each facade as shown on **Exhibit D** hereto. A façade which is part of a covered and recessed porch of at least one hundred

(100) square feet in size shall not be included in Masonry Materials coverage calculation.

(b) 6.3(E)(1)(b) shall not apply for Garden Homes.

B. Character Exhibit. The Character Exhibit, attached hereto as **Exhibit C** is hereby incorporated as perspectives to capture the intended quality of structures to be constructed on the Real Estate. Buildings shall be constructed substantially similar to those in the Character Exhibit.

Section 6. **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 LEFT INTENTIONALLY BLANK.]

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS _____ DAY OF _____, 2023.

WESTFIELD CITY COUNCIL

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 Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 23-21** was delivered to the Mayor of Westfield

on the _____ day of _____, 2023, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 23-21**

this _____ day of _____, 2023.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 23-21**

this _____ day of _____, 2023.

_____
J. Andrew Cook, Mayor

This document prepared by:
Russell L. Brown, Clark, Quinn, Moses, Scott & Grahn, LLP, 320 N. Meridian Street, Suite 1100, Indianapolis, Indiana 46204

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. Russell L. Brown

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibit
Exhibit D	Garden Home Façade Exhibit

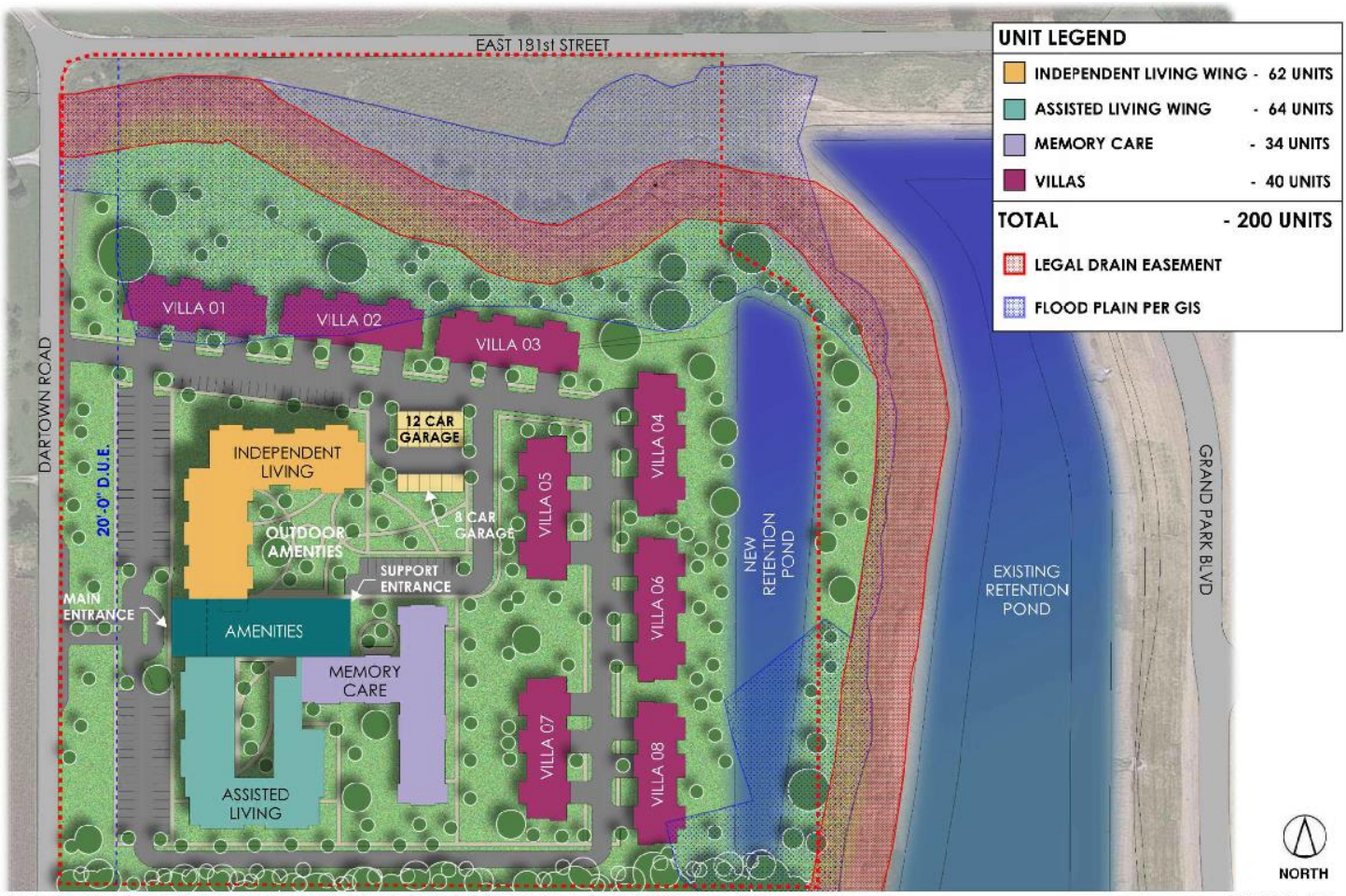
EXHIBIT A
REAL ESTATE

A Part of the Southeast Quarter of Section 35, Township 19 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, ALSO including Block E of the plat of Wheeler Landing Section Two, Secondary plat and Replat of Block "B" and Block "A" Wheeler Landing Section One recorded as Instrument Number 2021018249 in the Office of the Recorder of Hamilton County, Indiana. being more particularly described as follows:

COMMENCING at a Harrison monument found 4 inches below the surface at the Southeast corner of the East half of the Northeast quarter of said Section 35: thence South 00 degrees 11 minutes 06 seconds West(basis of bearing is Indiana State Plane Coordinate System - East Zone) a distance of 28.66 feet; thence North 89 degrees 37 minutes 43 seconds East a distance of 16.50 feet to the East right of way of Dartown Road and to a 5/8 inch rebar with yellow cap stamped "Schneider - Firm #0001 (hereinafter referred to as "rebar") at the POINT OF BEGINNING of this description; thence along the right of way of East 181st/ Street the following 4 courses: 1) North 89 degrees 37 minutes 43 seconds East a distance of 213.79 feet; thence 2) North 00 degrees 22 minutes 17 seconds West a distance of 28.66 feet to a mag nail stamped "Firm 0001"; thence 3) North 89 degrees 37 minutes 43 seconds East a distance of 570.83 feet to a mag nail stamped "Firm 0001"; thence 4) South 00 degrees 19 minutes 37 seconds West a distance of 50.00 feet to the Northwest corner of Block G of Wheeler Landing Section 2 per Instrument Number 2021018249 in the Office of the Recorder of Hamilton County, Indiana; thence along the West line of said Instrument Number, South 00 degrees 19 minutes 37 seconds West a distance of 94.53 feet to the Northernmost point of said Block E; thence along the East line of said Block E the following three courses: 1) South 48 degrees 26 minutes 28 seconds East a distance of 220.88 feet; thence 2) South 10 degrees 18 minutes 42 seconds East a distance of 171.11 feet; thence 3) South 07 degrees 12 minutes 40 seconds West a distance of 534.00 feet to the South line of said Block E; thence along said South line, South 89 degrees 36 minutes 40 seconds West a distance of 133.89 feet to a rebar on the North line of the Secondary Plat of JCF Commerce Subdivision recorded as Instrument Number 2020072949 in said Recorder's Office; thence along the North line of said plat and Instrument Numbers 2012079879 and 2022033496, South 89 degrees 36 minutes 40 seconds West a distance of 781.89 feet to the East right of way of Dartown Road; thence along said East right of way, North 00 degrees 11 minutes 06 seconds East a distance of 961.66 feet to the POINT OF BEGINNING of this description, containing a total of 20.66 acres.

EXHIBIT B

CONCEPT PLAN



PROPOSED DARTOWN ROAD SITE PLAN LAYOUT | WESTFIELD, IN 09.01.23

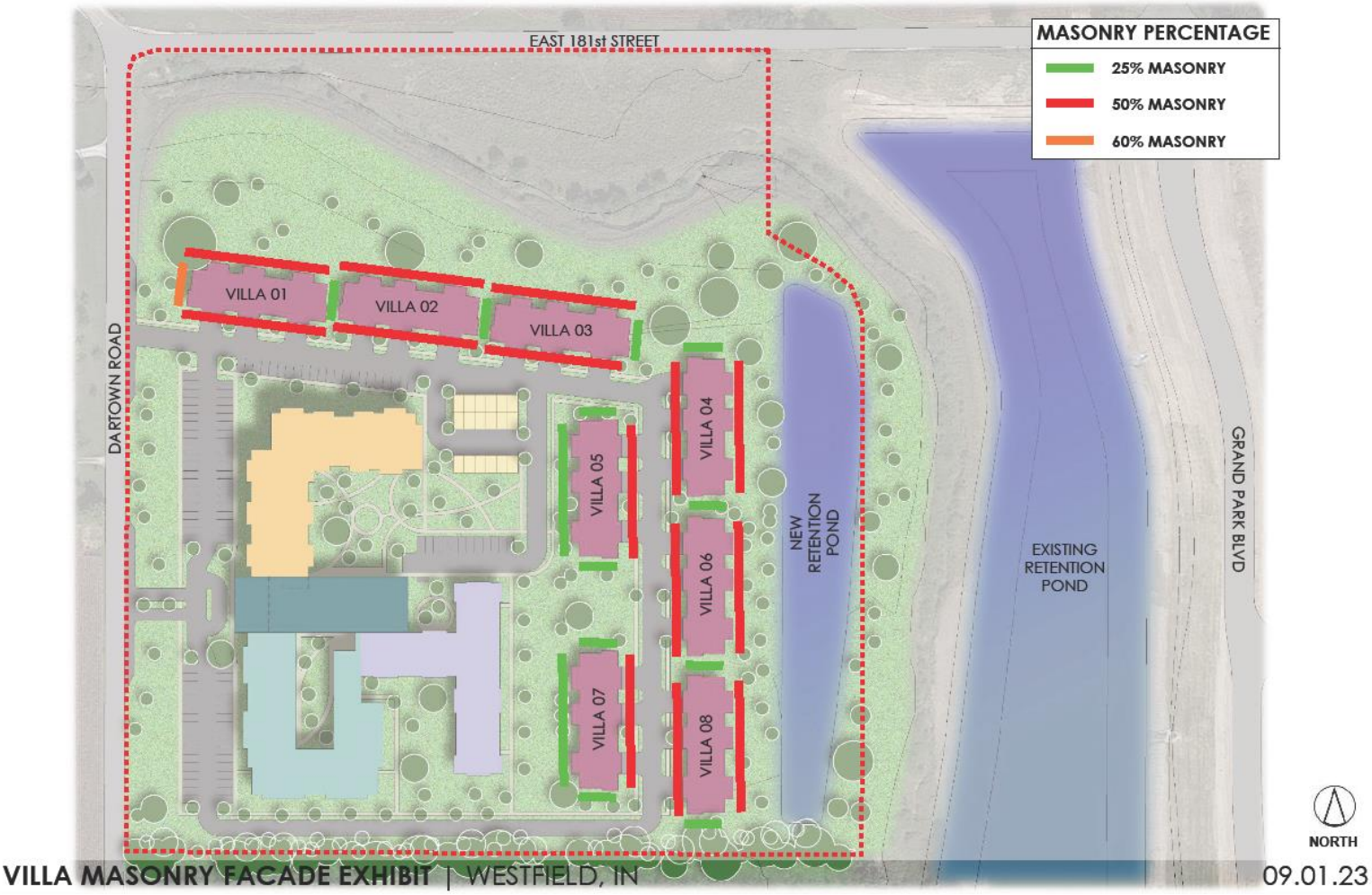
EXHIBIT C
CHARACTER EXHIBIT

SOUTHWESTERN PRESPECTIVE | WESTFIELD, IN 09.01.23

NORTHEASTERN PRESPECTIVE | WESTFIELD, IN 09.01.23

EXHIBIT D

GARDEN HOME FACADE EXHIBIT



Wheeler Landing PUD Amendment of Uses in Area IV

The proposed amendment will add the additional uses of multi -family and assisted living/nursing home as permitted uses on approximately 20.94 (+/-) acres of property currently located in Area IV of the Wheeler Landing PUD. This amendment will allow for the development of an aging in place development comprised of single story attached multi-family development and a multi-story building comprised of independent living, assisted living and memory care units. The uses proposed for the site are permitted in other areas within the Wheeler Landing PUD, but not at this location.

The proposed modification of uses will allow for this buffer use between existing commercial industrial uses on a property with three areas visible from rights of way. The scope of this development will allow for a campus like feel, utilizing the existing common drainage infrastructure and a legal drain as buffering to 181st Street and Grand Park Boulevard, while the layout will provide for a single prominent entry for the campus along Dartown Road. The additions of the uses of multi-family and assisted living/nursing home to Area IV for only this acreage will allow for this development to occur in a more appropriate location that previous proposals within the Dartown Road area, and allow for the retention of members of the aging population within the Westfield Community.

The other item covered by the proposed amendment is to make an adjustment in the architectural standards for the subject area. The proposed amendment would change the requirements of Masonry Materials on the various building types for facades which are largely internal to the site. This modification will allow the proposed improvements to create the desired architectural look and feel of the developer for the entire project while insuring the quality expected by the PUD and Westfield community is met on facades visible to external rights of way.

Leo Brown Group – Wheeler Landing Amendment

Neighborhood Meeting Summary

A virtual neighborhood meeting was scheduled and held on Tuesday, September 26, 2023.

Information regarding the meeting was distributed to those entitled to notice in the mailed public notice, which was mailed on September 19, 2023. The information included the platform to be utilized, a meeting ID and password. The information also included contact information for the petitioner's representative. Information on the meeting was also distributed via email to City Council members. Petitioner's representative did not receive any follow-up correspondence or requests for additional information about the meeting before the meeting commenced.

The meeting was opened at 6:30 P.M. Present at the meeting was representatives of the Petitioner.

No members of the public joined the meeting. At 6:40 P.M. the meeting was ended.

Respectfully submitted,

Russell Brown

Petition Number:	2310-DDP-26
Project Name:	Learning Grove Academy
Subject Site Address:	Generally, about 900' east of the Shady Nook & SR 32 intersection, south-side of SR 32
Petitioner:	TGY Capital
Representative:	SPACECO Inc.
Request:	Petitioner requests Detailed Development Plan review of a 12,170 square-foot Childcare/Daycare Center on 1.89 acres +/- in the Bonterra Planned Unit Development (PUD) District.
Current Zoning:	Bonterra PUD District (Ord. 21-16)
Current Land Use:	Vacant
Approximate Acreage:	1.89 acres +/-
Staff Reviewer:	Ryan Collingwood, Associate Planner

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 Detailed Development Plan 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) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***

DEVELOPMENT PLAN (UDO Article 10.7(H)):

The plans comply.

5) 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.
6) Address and legal description of the property.
7) Boundary lines of the property including all dimensions.
8) 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.
9) 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.
10) 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.
11) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
12) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
13) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
14) Location and dimensions of all existing structures and paved areas.
15) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
16) Location of all Floodplain areas within the boundaries of the property.
17) Names of legal ditches and streams on or adjacent to the site.
18) 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.
19) Identify buildings proposed for demolition.
20) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

21) 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).

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

The Detailed Development Plan is in compliance with the following requirements.

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

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

24) 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.

25) 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.

ZONING DISTRICT STANDARDS (UDO Article 4.12 & Bonterra PUD – Ord. 21-16)

The plans comply.

26) Minimum Lot Area:
    a) 1 acre (*Ord. 21-16*)

27) Minimum Lot Frontage:
    a) 250 feet along SR 32 (*Ord. 21-16*)
    b) 75 feet along internal streets to the District (*Ord. 21-16*)

28) Setback Lines:

a) From SR 32
   i) Max: 120 feet (*UDO Art. 5.3(G)*)
   ii) Min: 30 feet (*UDO Art. 5.3(G)*)

b) From Internal Streets
   i) 20 feet (*Ord. 21-16*)

c) Side & Rear Setbacks
   i) 20 feet (*Ord. 21-16*)

29) Maximum Building Height:
   a) 50 feet (*UDO Art. 4.12*)

30) Maximum Lot Coverage:
   a) 80% (*UDO Art. 4.12*)

STATE ROAD 32 OVERLAY STANDARDS (UDO Article 5.3 & Bonterra PUD – Ord. 21-16)

As denotated in Section 7 of Ord. 21-16, the SR 32 Overlay does not apply to the development, in exception of:

31) The setback standards of the State Highway 32 Overlay Zone, as set forth in Section 5.3(G), shall apply to the District.

32) The **accessory building standards** of the State Highway 32 Overlay Zone, as set forth in Section 5.3(H), shall apply to the District.
   a) No Accessory Building shall be erected in the Established Front Yard. For the purpose of this Article only, an Accessory Building shall not include the following: (i) if provided for public use and enjoyment: fountains, gazebos, picnic shelters, benches, public restrooms, drinking fountains, utility installations, bike racks, decorative walls and fences (not to exceed an average height of four (4) feet), hardscape amenities, landscaping, pavement, curbs and other similar improvements; or (ii) Monument Signs. (*UDO Art. 5.3(H)*)

33) The **building size requirements** of the State Highway 32 Overlay Zone, as set forth in Section 5.3(J), shall apply to Area A.
   a) The Gross Floor Area requirements set forth below are intended to create a certain massing for buildings located within the corridor. Although it is contemplated some buildings may be acceptable with square footages below the minimum set forth herein, decisions to lower the requirement shall be considered on a case-by-case basis. In

instances where the requirement set forth herein is lowered, enhanced architectural or site features (e.g., pergolas, outdoor seating, landscaped amenities) may be required. (*UDO Art. 5.3(J)*)

i) Minimum Gross Floor Area: Five Thousand (5,000) square feet
ii) Maximum Gross Floor Area: No maximum

34) The **architectural design requirements** of the State Highway 32 Overlay Zone, as set forth in Section 5.3(K), shall apply to Area A.

a) Building Elevation: All Building Façades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice. (*UDO Art. 5.3(K)(2)(a)*)

b) Building Façades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e., arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement. (*UDO Art. 5.3(K)(2)(b)*)

c) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Façades (e.g., 360-degree architecture). (*UDO Art. 5.3(K)(2)(c)*)

d) Gutters and Downspouts: Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials. (*UDO Art. 5.3(K)(2)(e)*)

e) Pitched Roofs: Pitched roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips, with pitches ranging from 4:12 to 14:12. (*UDO Art. 5.3(K)(2)(f)(i)(a)*)

f) If standing seam panels are used then they shall be: (1) gray, black, dark blue, dark green, barn red or dark brown; and (2) made of a nonreflective material. (*UDO Art. 5.3(K)(2)(f)(i)(b)*)

g) Modulation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. (*UDO Art. 5.3(K)(2)(f)(i)(c)*)

h) Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs. (*UDO Art. 5.3(K)(2)(f)(iii)*)

i) All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (a) painted to match the color of the roof or flat black; and (b) oriented to minimize their visibility from adjacent Lots and Streets. (*UDO Art. 5.3(K)(2)(f)(iv)*)

j) Main Entrances: All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance. (*UDO Art. 5.3(K)(2)(g)(i)*)

k) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole. (*UDO Art. 5.3(K)(2)(g)(ii)*)

l) Windows: All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building. (*UDO Art. 5.3(K)(2)(h)(i)*)

m) Window trim and other architecture design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design elements as approved by the Plan Commission or Director. (*UDO Art. 5.3(K)(2)(h)(ii)*)

n) Awnings: Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details. Awnings shall be made of a nonreflective material. All awnings shall be kept in good repair. Awnings used to comply with the architectural design requirements of this Article shall not be removed unless the Building Façade would otherwise comply with such architectural design requirements without such awnings. (*UDO Art. 5.3(K)(2)(i)*)

o) Building Materials: Masonry Materials shall be the preferred and primary exterior

building material used on buildings within the corridor. (*UDO Art. 5.3(K)(2)(k)(i)*)

p) Masonry Materials shall be used to create a wainscot or brick wrap effect around buildings. (*UDO Art. 5.3(K)(2)(k)(ii)*)

q) A minimum of sixty percent (60%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials. (*UDO Art. 5.3(K)(2)(k)(iii)*)

r) No more than twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials. (*UDO Art. 5.3(K)(2)(k)(iv)*)

s) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Façades visible from State Highway 32. (*UDO Art. 5.3(K)(2)(k)(v)*)

35) The trail corridor requirements of the State Highway 32 Overlay Zone, as set forth in Section 5.3(L), shall apply to the District. The 30' wide Trail Corridor required in Section (L)(4) shall be dedicated to the City at the time of Secondary Plat; however, the 8' asphalt path referenced in such Section shall not be required to be installed in conjunction with the initial development of the District. (*Ord. 21-16*)

<u>DEVELOPMENT STANDARDS (UDO Chapter 6 & Bonterra PUD – Ord. 21-16)</u>

The Detailed Development Plan is in compliance with the following requirements.

36) Accessory Use and Building Standards (*UDO Article 6.1*)

a) <u>Screening of Receptacles and Loading Areas</u>

i) Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.

ii) Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.

iii) Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The

solid enclosure shall be a Masonry Material that matches or complements the Principal Building.

iv) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building.

v) Enclosures shall be equipped with opaque gates that shall not be oriented towards residential properties or the Right-of-way, where possible.

vi) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal.

37) Fence Standards (*UDO Article 6.5*)

a) Location: Fences may be built directly along Lot Lines; however, fences shall not encroach into the Right-of-way, nor into easements that otherwise prohibit the installation of fences (e.g., drainage and utility easements).

b) Height Limitations:

i) Fence height is measured from the topmost point thereof to the grade of the ground adjacent to the fence. Any fence placed upon an erected mound or berm or masonry wall must govern its total height to the limitations herein.

ii) Fences located within a required Side or Rear Yard of a residential Lot shall not exceed six (6) feet in height.

iii) Fences located within a required or Established Front Yard of a residential Lot shall not exceed forty-two (42) inches in height.

iv) Open wire mesh fences surrounding tennis courts that only enclose a regulation court area and standard apron areas may be erected to a height of sixteen (16) feet.

v) Fences enclosing an Institutional Use or a business or industrial property may consist of an open mesh fence not to exceed a height of ten (10) feet, unless otherwise further restricted by this Ordinance.

38) Landscaping Standards (*UDO Article 6.8 and Ord. 21-16*)

a) General Screening Standards

i) Mechanical Screening: Wall and ground-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to the equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a wall or fence constructed of Masonry Material, wood, fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; (iii) a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof mounted equipment.)

ii) Service and Loading Areas: Loading areas, loading docks, service areas, and maintenance areas shall be screened from residential Uses and Rights-of-way. Screening shall be achieved by using either: (i) a six-foot (6') high, completely opaque fence or wall; (ii) a six-foot (6') high berm; (iii) a six-foot (6') high screen of evergreen trees planted nine (9) feet on center in a double staggered row; or (iv) a combination of the aforementioned that accomplishes the same effect. See also Article 6.1 Accessory Use and Building Standards regarding dumpster enclosures.

b) Detention and Retention Areas

c) Minimum Lot Landscaping – Business Use (@ 2 acres)

d) Foundation Plantings
   i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Façades, fences, and other barriers to create a softening effect.
   ii) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).
   iii) The primary landscaping material used shall be ornamental trees, shrubs, and ornamental grasses. Groundcover plants may supplement the required plant materials. Plantings may be clustered to provide a more natural appearance and to accommodate vehicular and pedestrian access, loading and maintenance areas.
   iv) Plantings shall be located within fifteen (15) feet of the Building Façade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) feet in width.
   v) Monument Signs shall include a landscaped area at the base of the Monument Sign. The minimum size of the landscaped area shall be equivalent to one (1) side of the Monument Sign's Sign Face. The landscaped area shall be substantially covered with a variety of planting types such as Groundcover, perennials, shrubs, and ornamental trees.

e) External Street Frontage – Nonresidential Use
   i) Nonresidential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any nonresidential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping

requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way.

ii) Easements: Trees required to be planted along External Streets should be located outside drainage and utility easements that would otherwise prohibit the required landscaping and shall be located in a manner that mitigates interference with infrastructure located within such easements. Trees may be clustered or grouped in order to attain creative site design and/or to accommodate utility infrastructure.

f) Parking Area Landscaping

i) Interior Parking Area

(1) Location: Parking Area islands shall be dispersed throughout Parking Areas in a design and configuration that aesthetically corresponds to the size and shape of Parking Areas. Combining or placing Parking Area islands together such that more than one (1) tree may be planted in the island shall be considered when possible. Parking Area islands shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.

(2) Design: Parking Area islands shall be: (a) constructed at least six (6) inches above the surface of Parking Areas and curbed in a manner that restricts vehicles from driving over landscaped areas; (b) a minimum area of one hundred twenty (120) square feet; and (c) a minimum of seven (7) feet in width, measured from back of curb to back of curb.

(3) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred percent (100%) of every island shall be covered with permitted Groundcover material to achieve complete coverage.

ii) Perimeter Parking Area Landscaping

(1) Application: Perimeter landscaping is required for Parking Areas with ten (10) or more spaces where the Parking Area is located within: (i) an Established Front Yard; (ii) a required Yard; or (iii) twenty (20) feet of a Lot Line or Right-of-way line. In instances where parking is shared between adjacent Lots, the standards of this article shall not apply to the shared Lot Line.

(2) Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:

(a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.

(b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.

(c) Grass or other permitted Groundcover for areas not planted with trees or shrubs.

(3) Drive Aisles: Plantings within the perimeter Parking Area landscape areas between drive aisles and a Rear or Side Lot Line may be reduced by up to fifty percent (50%) of the required plantings above, if no Parking Spaces are located between the Lot Line and the drive aisle.

g) Tree Preservation Area: A Tree Preservation Area is identified on the Concept Plan as "Existing Wooded Area". This area shall be a privately owned and maintained neighborhood park. Existing trees in this area shall not be disturbed by the Developer unless required by the City, or for drainage/utility installation. Tree preservation shall be in accordance with Article 6.8, Landscaping Standards of the UDO. (*Ord. 21-16*)

h) Trailside Tree Preservation: Any trees within ten (10) feet of the Midland Trace Trail, 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. (*Ord. 21-16*)

39) Lighting Standards (*UDO Article 6.9*)

a) Multi-family, Residential, Business, and Industrial Standards

i) All Light Fixtures, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner so that no light-emitting surface is visible from a residential Lot Right-of-way when viewed at ground level.

ii) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]

iii) All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and nonprotruding diffuser.

iv) All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface.

v) Lighting under awnings and canopies shall only illuminate a Front Building Façade, a Sign under an awning or canopy as measured on a plane parallel to the earth's surface.

vi) All Parking Area lighting for nonresidential Uses shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

40) Parking and Loading Standards (*UDO Article 6.14*)

a) Bicycle Parking

i) Rack Requirement: A bicycle rack, which may contain multiple bicycle parking spaces, shall be installed on a hard-dustless surface that allows the parking structure to be securely fastened to the ground and that secures the bicycles.

DESIGN STANDARDS (UDO Chapter 8)

The plans comply.

41) Block Standards (Article 8.1)

42) Easement Standards (Article 8.3)

43) Monument and Marker Standards (Article 8.5)

44) Pedestrian Network Standards (Article 8.7)

45) Storm Water Standards (Article 8.8)

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

47) Street Light Standards (Article 8.10)

48) Street Sign Standards (Article 8.11)

49) Surety Standards (Article 8.12)

50) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

The plans as presented comply with the applicable zoning ordinances.

Requested Action: Approve 2310-DDP-26 with the following conditions:

- That all necessary approvals be obtained from the Westfield Public Works Department prior to any work beginning on the Property.

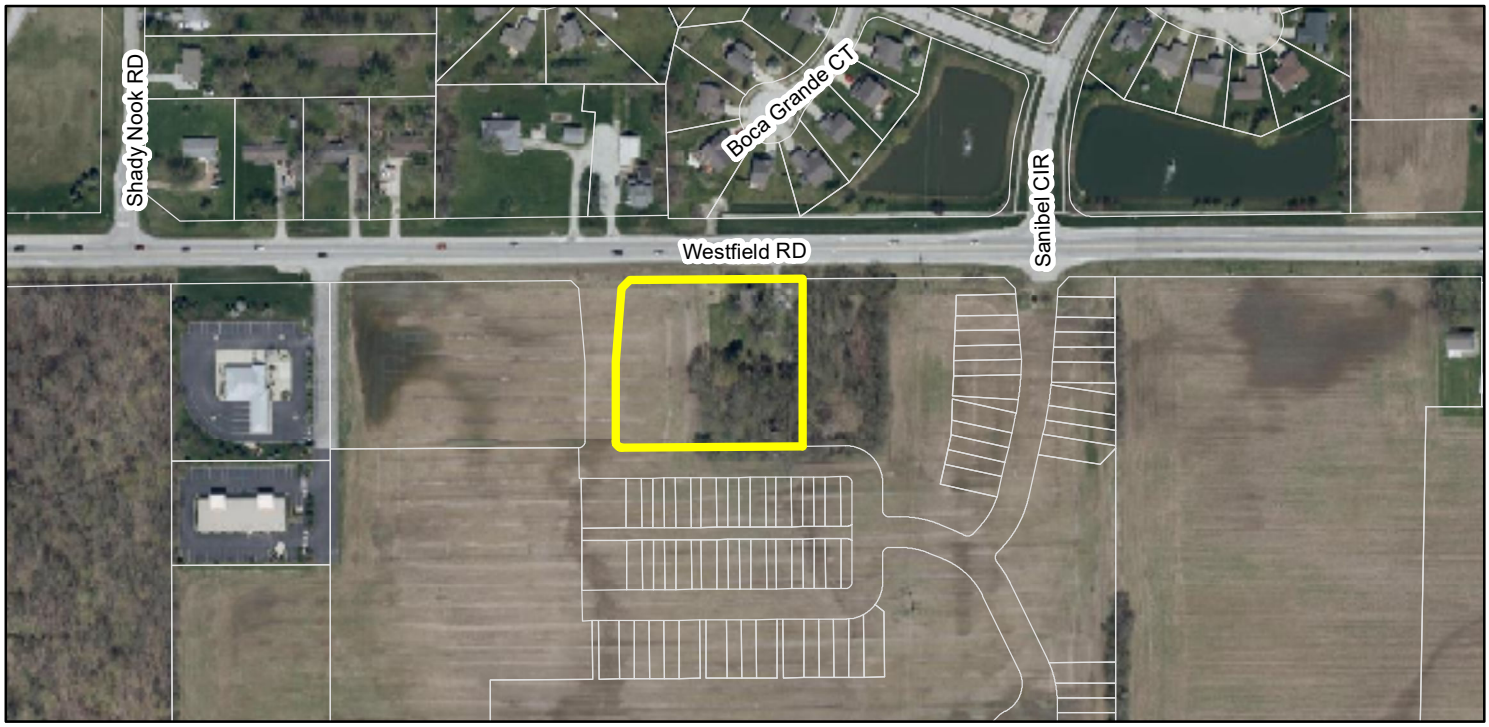
- **Please contact Ryan Collingwood at rcollingwood@westfield.in.gov or (317) 741-8857 with questions prior to the meeting.**

Property Location Map
Learning Grove Academy
2310-DDP-26

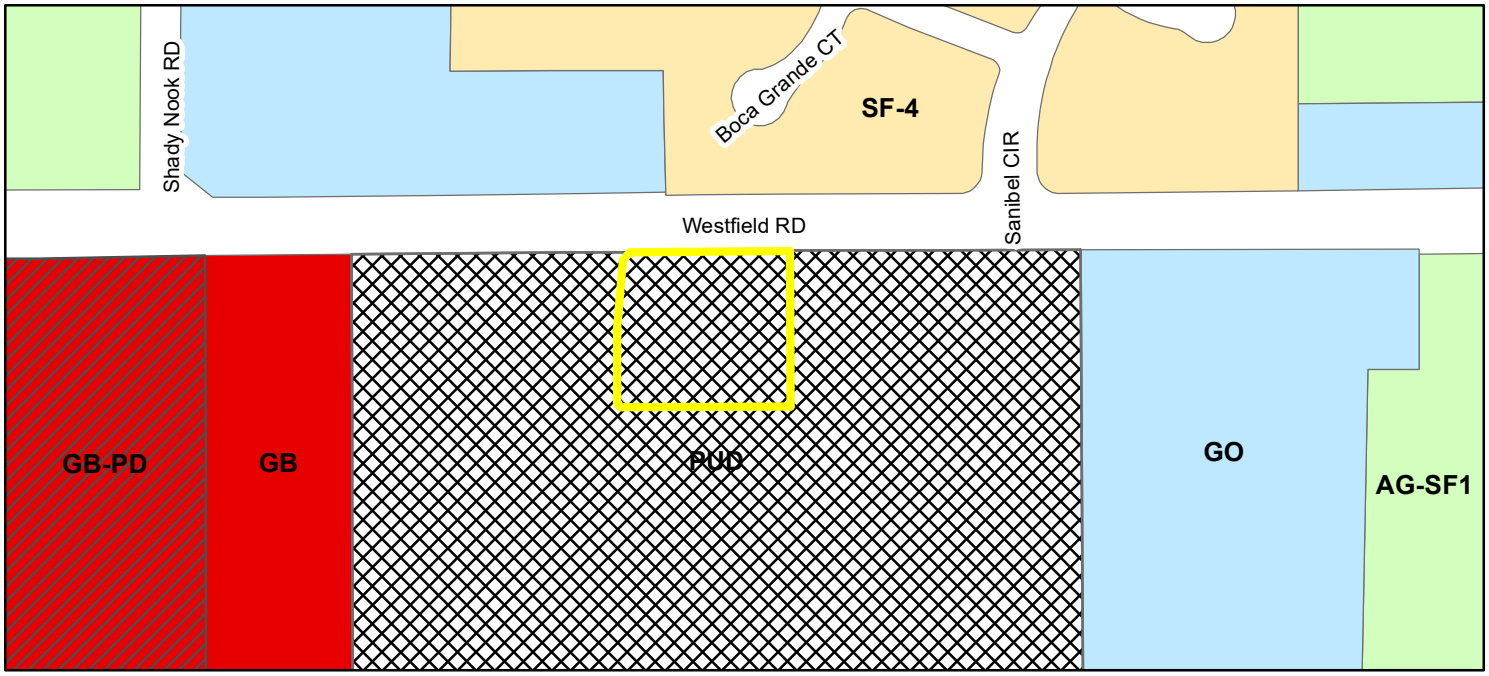
N
W E
S
Not To Scale

Aerial Location Map

Site

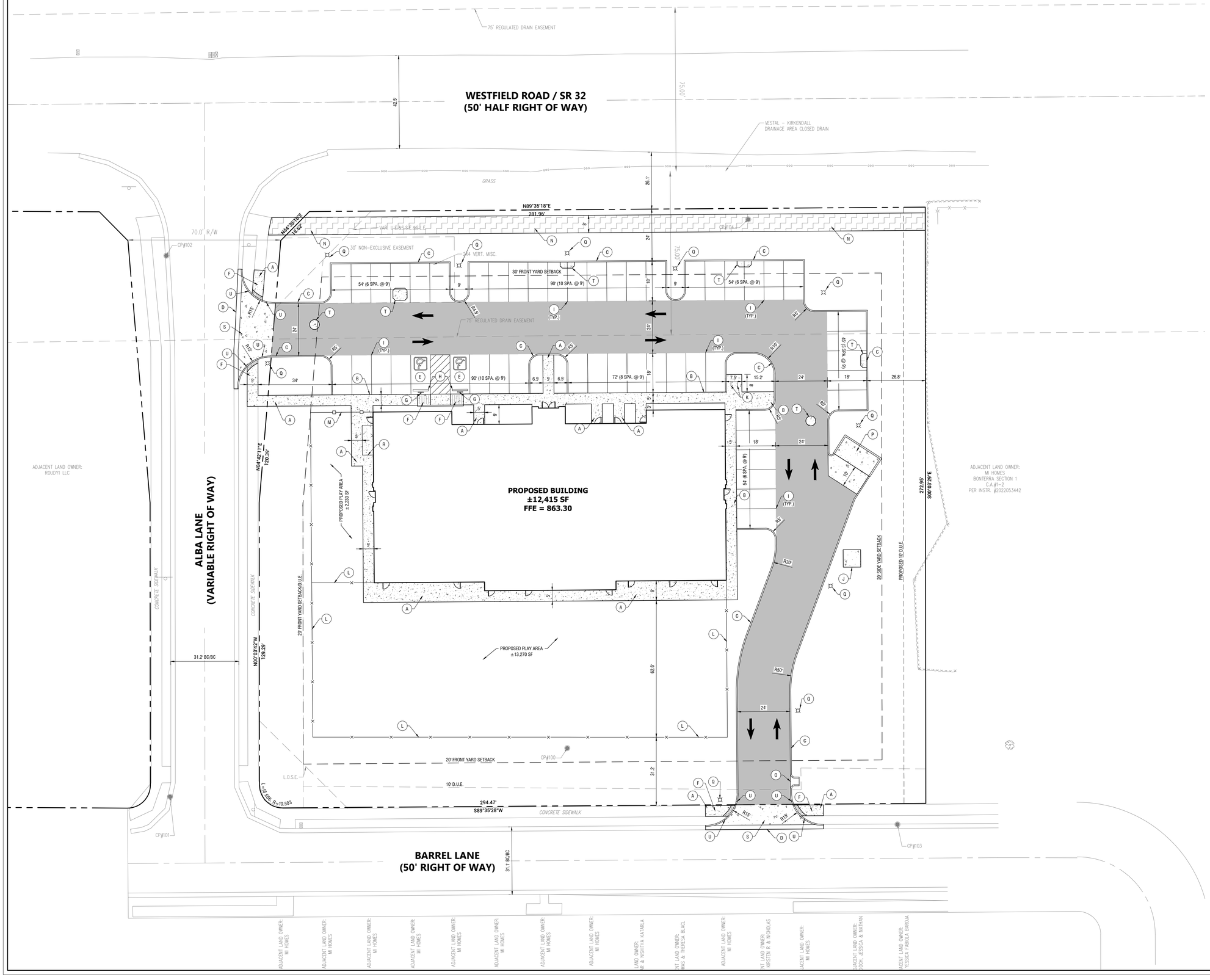


Zoning Map



SITE **Zoning**

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



SITE PLAN NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING, THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION.
3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH RESPECTIVE UTILITY COMPANIES.
4. ALL CONSTRUCTION ACTIVITY ON THIS SITE IS TO BE PERFORMED IN COMPLIANCE WITH MOST CURRENT APPLICABLE OSHA STANDARDS FOR WORKER SAFETY.
5. ALL RADII AND STREET DIMENSIONS SHALL BE MEASURED TO FACE OF CURB OR FACE OF INTEGRAL CURB AND WALK. ALL DIMENSIONS TO THE BUILDING ARE TO THE OUTSIDE OF BUILDING FOUNDATION WALL.
6. EXISTING PAVEMENT TO BE SAW CUT IN ALL AREAS WHERE INDICATED NEW PAVEMENT TO JOIN EXISTING PAVEMENT.
7. THE EDGE OF THE EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING ASPHALT.
8. ALL CONSTRUCTION JOINTS SHALL BE SAWN, CLEANED OF DEBRIS, BLOWN DRY AND IMMEDIATELY SEALED WITH THE APPROPRIATE SEALANT ACCORDING TO MANUFACTURER'S DIRECTIONS.
9. ALL PARKING STRIPES ARE TO BE 4" WHITE PAINT. ADA PARKING AREAS AND ACCESS AISLES TO BE 4" BLUE PAINT.
10. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
11. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDINGS AND BUILDING DIMENSIONS.
12. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS, MUTCD AND INDOT SPECIFICATIONS.
13. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
14. CONTACT ENGINEER IF ADDITIONAL DIMENSIONS ARE NEEDED FOR CONSTRUCTION.
15. SEE STRUCTURAL PLANS FOR DETAILS OF CONCRETE STOOPS TO BE CONSTRUCTED OUTSIDE BUILDING AT ENTRY POINTS. ALL STOOPS TO BE 5'X5' UNLESS NOTED OTHERWISE.

LEGEND:

- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- SIDEWALK PAVEMENT
- ASPHALT TRAIL PAVEMENT

KEYNOTES:

A. CONCRETE SIDEWALK
B. INTEGRAL CURB AND WALK
C. 6" CONCRETE CURB
D. 24" DEPRESSED CONCRETE GUTTER
E. ADA ACCESSIBLE PARKING SPACE AND ADA SYMBOL (BLUE PAINT STRIPING)
F. ADA ACCESSIBLE RAMP
G. ADA PARKING SIGN
H. PRECAST CONCRETE WHEELSTOP
I. PARKING STRIPING (4" SOLID WHITE LINE)
J. TRANSFORMER PAD (COORDINATE WITH UTILITY COMPANY)
K. BIKE RACK (U SHAPE)
L. PLAYGROUND FENCING (6' WHITE VINYL FENCE)
M. DECORATIVE FENCING
N. ASPHALT TRAIL
O. CONCRETE CURB TURNOUT
P. DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS
Q. LIGHT POLE
R. FENCE TO SCREEN MECHANICAL UNITS
S. CONCRETE DRIVE APPROACH. PAVEMENT SECTION PER INDOT DETAILS 610-DRIV-04
T. CONCRETE COLLAR FOR STORM STRUCTURE
U. CURB TAPER

SITE SUMMARY:

ZONING	PUD
SUBDIVISION	BONTERRA
LOT	BLOCK B
PROPOSED PARKING (9x18') (INCLUDES 2 ADA ACCESSIBLE SPACES)	50
PROPOSED BICYCLE PARKING	4
PERVIOUS AREA	1.02 AC
IMPERVIOUS AREA	0.87 AC
TOTAL SITE AREA	1.89 AC

Know what's below.
Call before you dig.

SCALE 1" = 20'
0 20 40

NO.	DATE	REMARKS
1	10/05/2023	REVISIONS PER TAC REVIEW

DILLON K. REYNOLDS
REGISTERED
NOT FOR CONSTRUCTION
STATE OF INDIANA
PROFESSIONAL ENGINEER

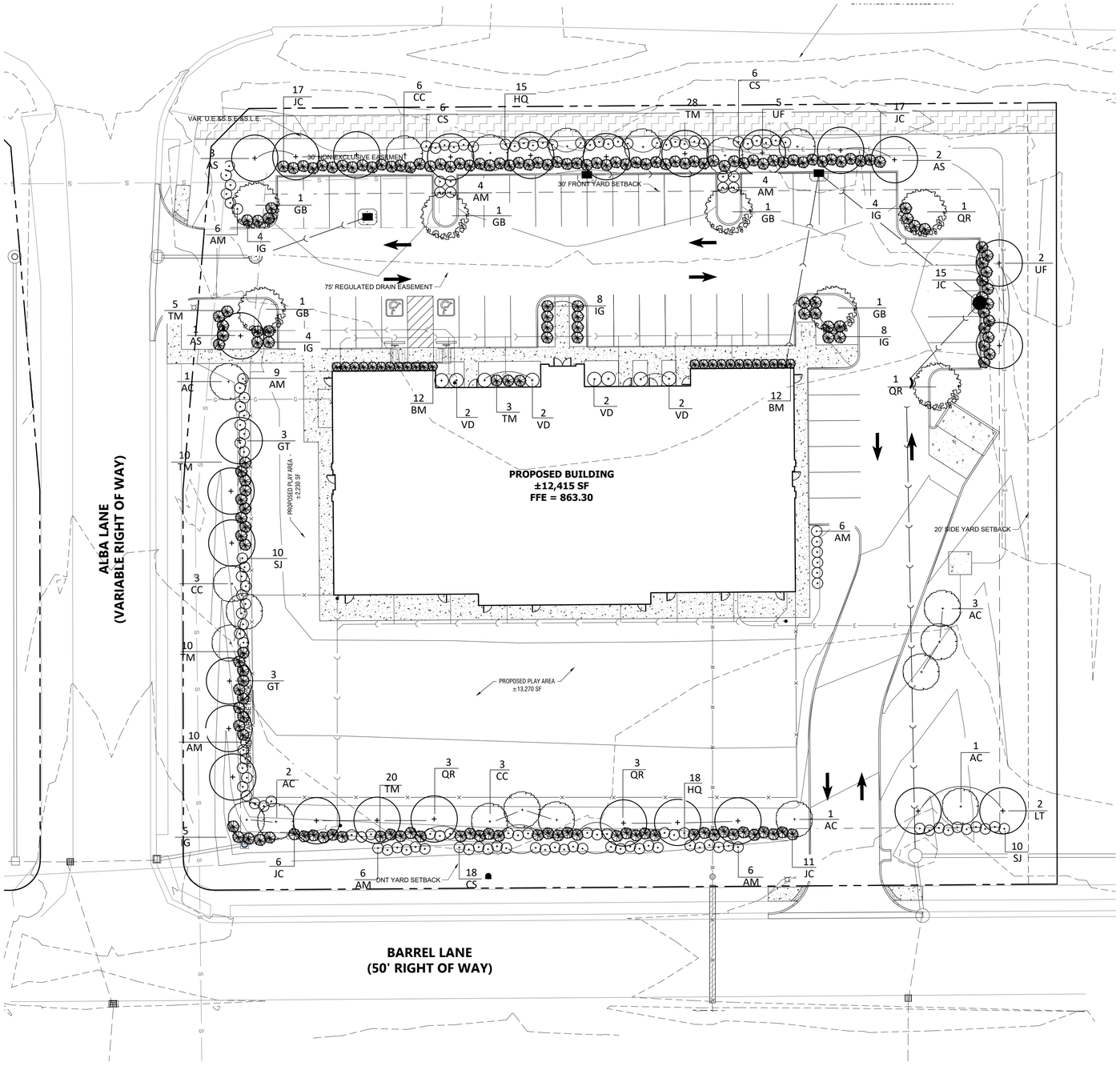
CERTIFIED BY

SITE PLAN
LEARNING GROVE ACADEMY
17577 ALBA LANE
WESTFIELD, INDIANA 46062

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
3850 Priority Way South Drive, Suite 110
Indianapolis, IN 46240
Phone: (317) 779-2194

SPACECO INC.

FILENAME: 12786.C4.0.SP
DATE: 08/31/2023
JOB NO. 12786
SHEET C4.0



OVERALL LOT LANDSCAPE REQUIREMENTS
Per Acre: 10 Shade Trees, 10 Ornamental Trees, 25 Shrubs

EXTERNAL STREET FRONTAGE REQUIREMENTS
3 Shade Trees, 2 Ornamental trees, 25 shrubs per 100 Linear Feet
SR 32 Frontage: 300 LF
Plants Required: 9 Shade Trees, 6 Ornamental Trees, 75 Shrubs
Plants Provided: 9 Shade Trees, 6 Ornamental Trees, 75 Shrubs

Alba Lane Frontage: 270 LF
Plants Required: 8 Shade Trees, 5 Ornamental Trees, 66 Shrubs
Plants Provided: 8 Shade Trees, 5 Ornamental Trees, 66 Shrubs

Barrel Lane Frontage: 300 LF
Plants Required: 9 Shade Trees, 6 Ornamental Trees, 75 Shrubs
Plants Provided: 9 Shade Trees, 6 Ornamental Trees, 75 Shrubs

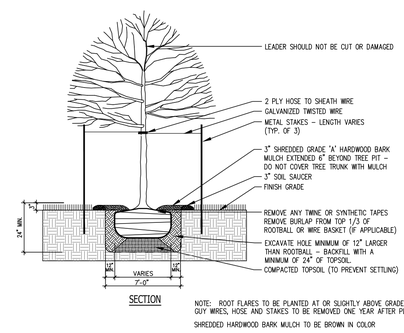
Perimeter Parking
Plants Required : 1 Shade Tree per 30LF, 1 Shrub per 3LF
SR 32 300 LF
Plants Required: 9 Shade Trees, 6 Ornamental, 75 Shrubs
Plants Provided: External Street Frontage to Count Toward Requirements

East Lot Line 45 LF
Plants Required: 2 Shade Trees, 15 Shrubs
Plants Provided: 2 Shade Trees, 15 Shrubs

Interior Parking (7 Islands):
Plants required: 1 Tree and 4 Shrubs per Island
Plants provided: 7 Trees and 28 shrubs

PLANT SCHEDULE

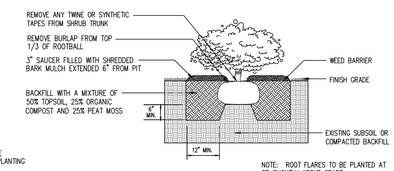
KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	CONDITION
BROADLEAF / DECIDUOUS TREES					
AS	Acer sacharrum 'Commemoration'	Commemoration Sugar Maple	6	2.5"	B & B
GB	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	5	2.5"	B & B
GT	Gleditsia triacanthos 'Impcole'	Imperial Honeylocust	6	2.5"	B & B
LT	Liriodendron tulipifera	Tulip Tree	2	2.5"	B & B
QR	Quercus rubra	Red Oak	8	2.5"	B & B
UF	Ulmus x Frontier	Frontier Elm	7	2.5"	B & B
ORNAMENTAL TREES					
AC	Amelanchier canadensis 'Autmn Brilliance'	Autum Brilliance Serviceberry–Single Stem	8	2"	B & B
CC	Cercis canadensis	Redbud – Single Stem	12	2"	B & B
SHRUBS					
AM	Aronia melanocarpa 'Viking'	Viking Black Chokeberry	51	24"	#5 Cont.
BM	Buxus x 'Winter Gem'	Winter Gem Boxwood	24	18"	#3 Cont.
CS	Cornus sericea 'Arctic Fire'	Kelseyi Dogwood	30	24"	#5 Cont.
HQ	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	33	24"	#5 Cont.
IG	Ilex glabra 'Compacta'	Compact Inkberry	33	24"	#5 Cont.
JC	Juniperus chinensis 'Nick's Compact'	Nick's Compact Juniper	66	24"	#5 Cont.
SJ	Syringa x 'Josee'	Josee Lilac	20	24"	#5 Cont.
TM	Taxus x media 'Tauntonii'	Taunton's Yew	76	24"	#5 Cont.
VD	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	8	30"	#5 Cont.



NOTE: ROOT FLARES TO BE PLANTED AT OR SLIGHTLY ABOVE GRADE
GUY WIRES, HOSE AND STAKES TO BE REMOVED ONE YEAR AFTER PLANTING
SHREDDED HARDWOOD BARK MULCH TO BE BROWN IN COLOR

DECIDUOUS TREE DETAIL

NOT TO SCALE



NOTE: ROOT FLARES TO BE PLANTED AT OR SLIGHTLY ABOVE GRADE
SHREDDED HARDWOOD BARK MULCH TO BE BROWN IN COLOR

SHRUB DETAIL

NOT TO SCALE

PLANTING NOTES:

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE

2. ALL SHRUB AND TREE PLANTING AREAS TO BE COVERED WITH 3" LAYER OF SHREDDED HARDWOOD BARK MULCH THAT IS BROWN IN COLOR.

3. ALL BACKFILL FOR TREE AND SHRUB PLANTINGS SHALL BE FROM EXISTING SOILS. A 5–10–5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.

4. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING OPERATIONS. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOOD STAKE INDICATING VARIETY AND SIZE OF TREE. PLANTING BED LINES SHALL BE MARKED WITH HIGHLY VISIBLE PAINT LINES WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON THE SITE.

5. NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BIDDING IN WRITING. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY THE LANDSCAPE ARCHITECT.

6. ALL PLANTS SHALL MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1–2004.

7. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS.

8. CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF THE WORK.

9. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS THEY FEEL MAY NOT SURVIVE IN LOCATIONS AS NOTED ON THE PLANS.

10. ALL LANDSCAPE PLANTINGS TO BE MAINTAINED BY CONTRACTOR FOR 60 DAYS FOLLOWING PLANTING.. GUY WIRES, HOSE AND STAKES TO BE REMOVED ONE YEAR AFTER PLANTING.. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, MOWING, AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF PLANTINGS.

11. ALL INSTALLED PLANTINGS SHALL BE APPROPRIATELY WATERED FOR A MINIMUM PERIOD OF ONE YEAR TO ALLOW FOR THEIR ESTABLISHMENT

12. ALL LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.

N

SCALE 1" = 20'
0 20 40

811
Know what's below.
Call before you dig.

Moman Design Group, LLC
Landscape Architecture
momandesigngroup@gmail.com
317.368.2013

NO.	DATE	REMARKS
1	10/05/2023	REVISIONS PER TAC REVIEW

MATTHEW S. OMAN
REGISTERED
NOT FOR CONSTRUCTION
INDIANA
LANDSCAPE ARCHITECT

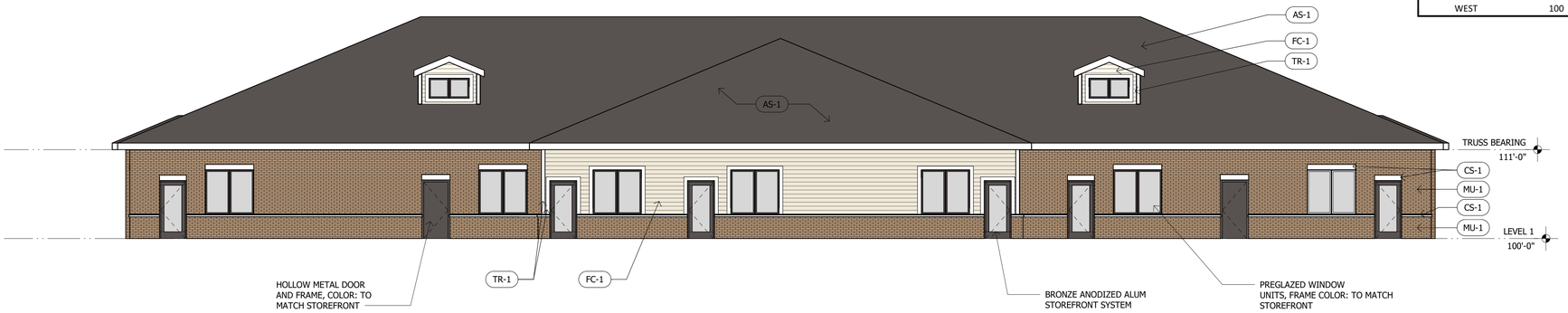
LANDSCAPE PLAN
LEARNING GROVE ACADEMY
WESTFIELD, INDIANA 46062

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
3850 Priority Way South Drive, Suite 110
Indianapolis, IN 46240
Phone: (317) 779-2194
SPACECO INC.

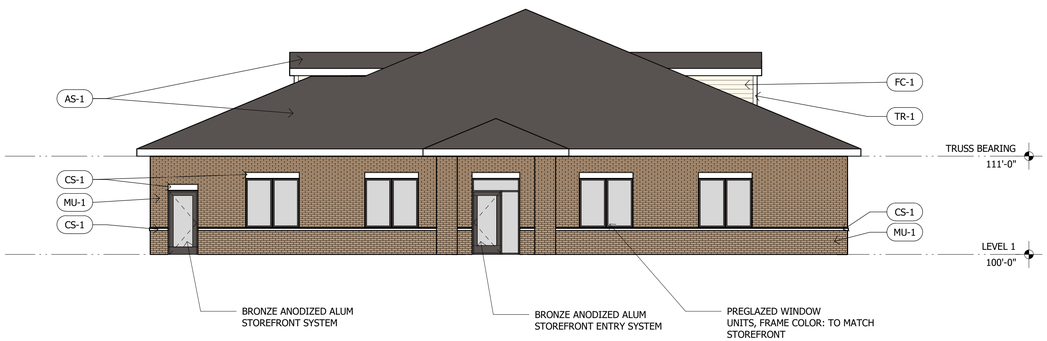
FILENAME: 12786.XREF.UTIL
DATE: 08/31/2023
JOB NO. 12786
SHEET L1.0

EXTERIOR MATERIAL SCHEDULE					
MARK	MATERIAL	LOCATION	MANUFACTURER	PRODUCT / COLOR / FINISH	REMARKS
AS-1	ASPHALT SHINGLES				
CS-1	CAST STONE				
FC-1	FIBER CEMENT			HORIZONTAL PANELS	
MU-1	MASONRY VENEER			RUNNING BOND BRICK	
TR-1	TRIM			FIBER CEMENT TRIM	

EXT MATERIAL SUMMARY %		
FAÇADE	MASONRY	FIBER CEMENT
NORTH	93.6	6.4
EAST	100	0
SOUTH	75.5	24.5
WEST	100	0



4 A501 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 A501 WEST EXTERIOR ELEVATION
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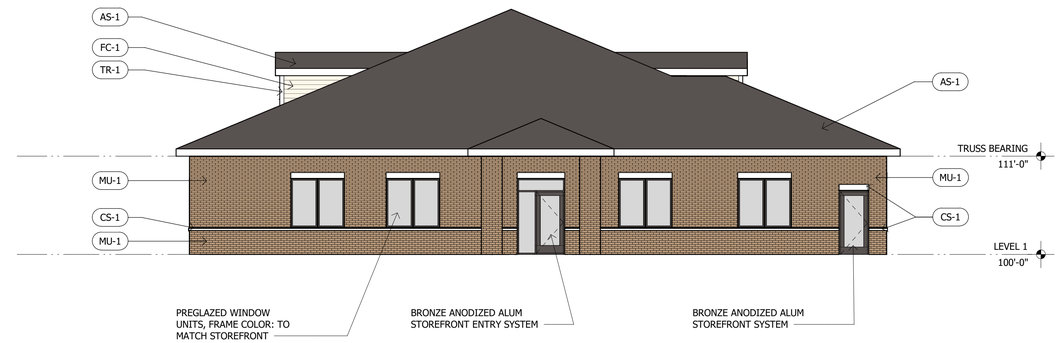
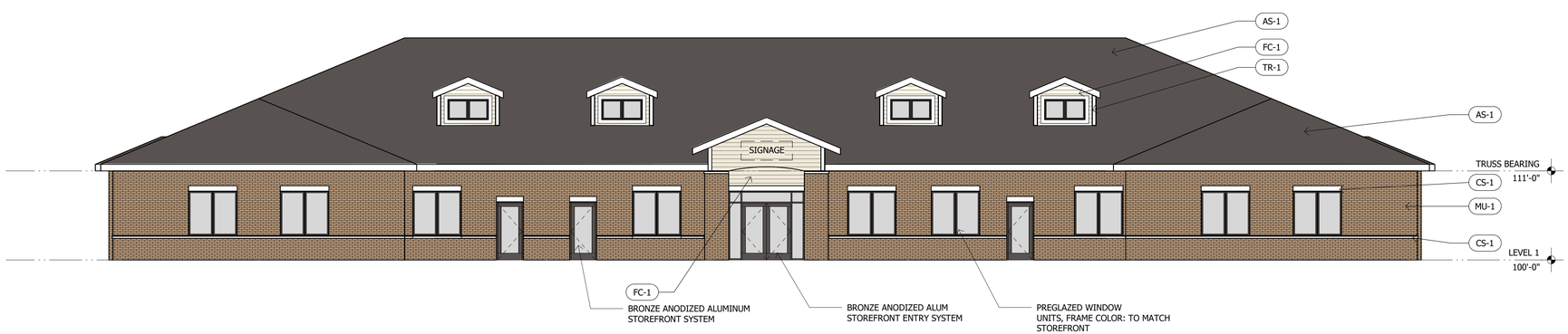


2 A501 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



1 A501 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

create

CREATE 3 ARCHITECTURE
100 GRANDVILLE SW
SUITE 200
G R A N D RAPIDS, MI 49503

www.create3architecture.com

SEAL

NOT FOR CONSTRUCTION

COPYRIGHT
CREATE 3, PLLC 2023

CONSULTANT INFO

DESCRIPTION	DATE
Revisions per TAC Review	10/05/2023

PROJECT

Learning Grove Academy

Westfiield, IN 46062

PRO. #

23-0902

SHEET

Exterior Elevations

NUMBER

A501

Petition Number:	2310-DDP-27
Project Name:	Moyer Fine Jewelers Building Expansion
Subject Site Address:	14727 Thatcher Lane
Petitioner:	Dan Moyer
Representative:	Kimley-Horn
Request:	Petitioner requests Detailed Development Plan review of a 1,400 square-foot building expansion on .89 acres +/- in the SB-PD: Special Business / Planned Development District.
Current Zoning:	SB-PD: Special Business / Planned Development District
Current Land Use:	Retail
Approximate Acreage:	0.89 acres +/-
Staff Reviewer:	Ryan Collingwood, Associate Planner

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 Detailed Development Plan (DDP) have 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 Detailed 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) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***

DEVELOPMENT PLAN (Chapter 10.7(H) of UDO):

The plans comply.

5) 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.
6) Address and legal description of the property.
7) Boundary lines of the property including all dimensions.
8) 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.
9) 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.
10) 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.
11) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
12) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
13) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
14) Location and dimensions of all existing structures and paved areas.
15) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
16) Location of all Floodplain areas within the boundaries of the property.
17) Names of legal ditches and streams on or adjacent to the site.
18) 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.
19) Identify buildings proposed for demolition.
20) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

21) 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).

DEVELOPMENT PLAN REVIEW (Chapter 10.7(E) of UDO):

The Detailed Development Plan is in compliance with the following requirements:

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

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

24) 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.

25) 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.

ZONING DISTRICT STANDARDS (Chapter 4.22 of UDO)

The plans comply.

26) SB-PD: Special Business / Planned Development (via zoning standards of LB-PD and GB-PD: Business / Planned Development District – *UDO Article 4.23*)

    1. Minimum Setback Lines:

        a. Front Yard
            i. LB-PD: 30 feet

        b. Side Yard 15 feet

        COMMENT: 93-V-30 permits a 10' Side Yard setback.

c. Rear Yard 20 feet

2. Minimum Lot Width: No minimum
3. Minimum Building Size: No minimum

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The Detailed Development Plan is in compliance with the following requirements:

27) Accessory Use and Building Standards (Article 6.1)

28) Architectural Standards (Article 6.3)

29) Landscaping Standards (Article 6.8)

30) Lighting Standards (Article 6.9)

31) Parking and Loading Standards (Article 6.14)
   a) Bicycle Parking
      i) Rack Requirement: A bicycle rack, which may contain multiple bicycle parking spaces, shall be installed on a hard-dustless surface that allows the parking structure to be securely fastened to the ground and that secures the bicycles.

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

32) Block Standards (Article 8.1)

33) Easement Standards (Article 8.3)

34) Monument and Marker Standards (Article 8.5)

35) Pedestrian Network Standards (Article 8.7)

36) Storm Water Standards (Article 8.8)

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

38) Street Light Standards (Article 8.10)

39) Street Sign Standards (Article 8.11)

40) Surety Standards (Article 8.12)

41) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

The plans as presented comply with the applicable zoning ordinances.

Requested Action**:** Approve 2310-DDP-27 with the following conditions:

- That all necessary approvals be obtained from the Westfield Public Works Department prior to any work beginning on the Property.

- **Please contact Ryan Collingwood at rcollingwood@westfield.in.gov or (317) 741-8857 with questions prior to the meeting.**

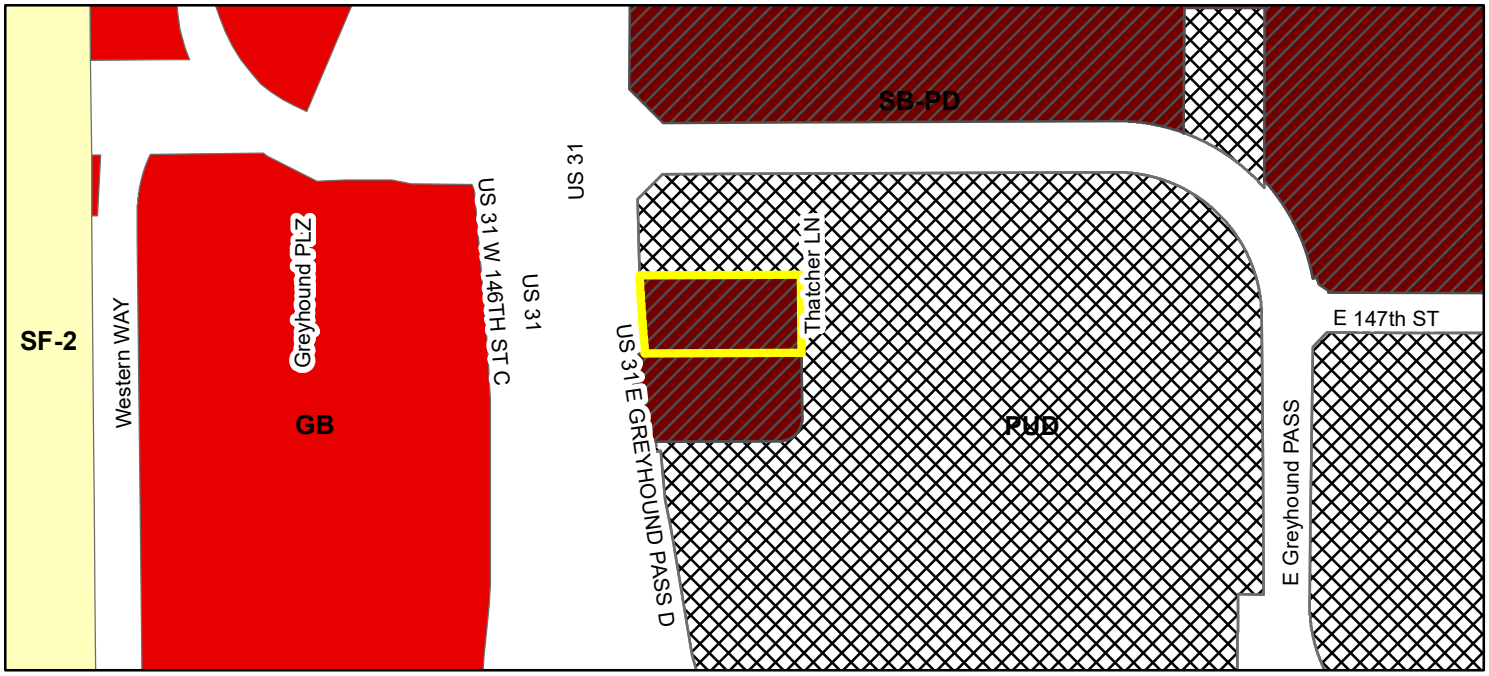
Property Location Map
Moyer Fine Jewelers Building Expansion
2310-DDP-27

N
W E
S
Not To Scale

Aerial Location Map

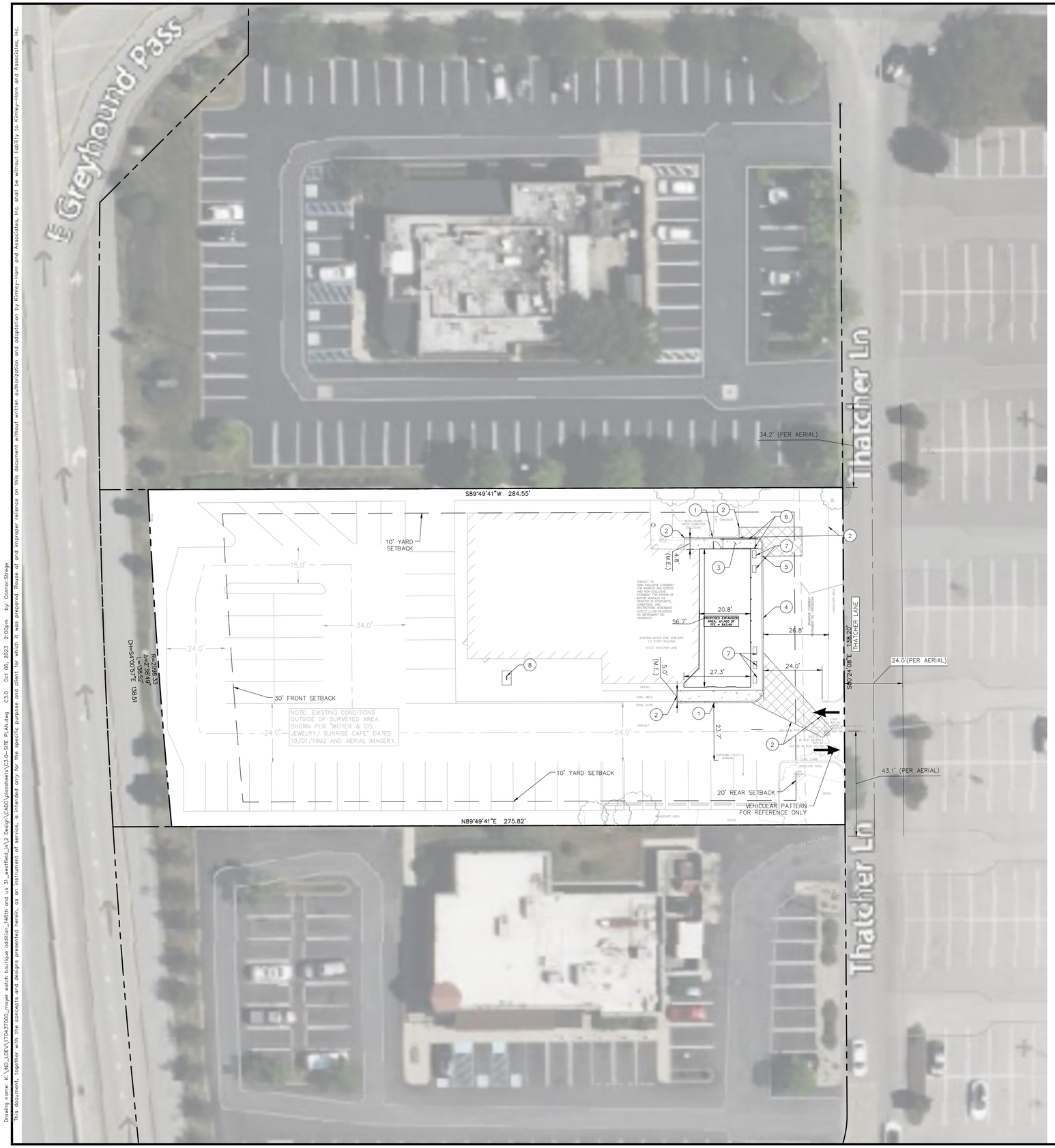
Site

Zoning Map



SITE **Zoning**

- GB (General Business)
- PUD (Planned Unit Development)
- SB-PD (Special Business - Planned Development)
- SF-2 (Single Family - 2)



SITE NOTE:
CONTRACTOR TO VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPENCIES.

REPLACE ANY DEAD PLANTINGS ON-SITE.

Indiana Utilities Protection Service
Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 10' 20' 40'

PAVING LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- RIGHT OF WAY 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
- ASPHALT TRAIL — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- GRAVEL — SEE CONSTRUCTION DETAILS FOR GRAVEL SECTION

SITE SUMMARY

SITE ZONING	=	PUD	
SITE ACREAGE	=	0.89 AC.±	
PARKING SPACES (STANDARD) PROVIDED	=	46	SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	=	2	SPACES
TOTAL PARKING SPACES PROVIDED	=	48	SPACES

KEY NOTES

1. COMBINED CURB AND WALK (SEE DETAIL)
2. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
3. ACCESSIBLE RAMP (SEE DETAILS)
4. CONCRETE CURB, TYP. (SEE DETAILS)
5. 3-FT TRANSITION CURB (SEE DETAILS)
6. PEDESTRIAN HANDRAIL (REFER TO ARCHITECTURAL PLAN FOR DETAILS)
7. PLANTER BOX
8. BICYCLE RACK (SEE DETAILS)

EXISTING LEGEND

BOLLARD	MISC LID	YARD LIGHT
CONTROL BENCHMARK	MONITOR WELL	SANITARY CLEANOUT
ROW MONUMENT	GAS MARKER	SANITARY MANHOLE
FLAG POLE	GAS METER	VENT PIPE
MAIL BOX	GAS VALVE	STORM CURB INLET
UTILITY POLE	AC UNIT	STORM INLET
POST	AREA LIGHT	STORM ROOF DRAIN
SOIL BORING	ELECTRICAL BOX	STORM DRAIN MANHOLE
HANDICAP SYMBOL	ELECTRICAL HAND HOLE	STORM YARD DRAIN
SIGN	ELECTRICAL METER	FIRE DEPT CONNECTION
CABLE MANHOLE	ELECTRICAL MANHOLE	FIRE HYDRANT
CABLE PEDESTAL	ELECTRICAL MARKER	IRRIGATION VALVE
TELEPHONE PEDESTAL	ELECTRICAL TRANSFORMER	POST INDICATOR VALVE
TELEPHONE HAND HOLE	GUY POLE/WIRE	WELL
TELEPHONE MARKER	POWER POLE	WATER METER
TELEPHONE MANHOLE	TRAFFIC SIGNAL POLE	WATER VALVE
FIBER OPTIC MAKER	TRAFFIC MANHOLE	TREE / STUMP
SWALE	TOE OF SLOPE	
FENCE LINE	TOP OF BANK	
SANITARY SEWER	UNDERGROUND FIBER OPTIC	
STORM DRAIN	OVERHEAD ELECTRICAL	
WATER LINE	UNDERGROUND GAS	
TREE LINE	UNDERGROUND TELEPHONE	

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1 – ORIGINATING BENCHMARK
HCSS 21009 – HAMILTON COUNTY GEODETIC CONTROL DISK ON EAST END OF HEADWALL, SOUTH SIDE OF 145TH STREET, OVER THE WILLIAM KNIGHT DRAIN.
ELEVATION=867.23 (NAVD 88)

SBM #2 – TEMPORARY BENCHMARK
AS SHOWN ON SURVEY

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	10/06/23	CVS

Kimley»Horn
©2023 KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST 96TH STREET, SUITE 350,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: PCP
DRAWN BY: PCP
CHECKED BY: CVS

CONNOR MARK STRAGE REGISTERED PROFESSIONAL ENGINEER INDIANA
NOT APPROVED FOR CONSTRUCTION

MOYER fine jewelers

SITE PLAN

MOYER WATCH
BOUTIQUE ADDITION
14727 THATCHER LN,
CARMEL, IN 46032

ORIGINAL ISSUE: 09/01/2023
KHA PROJECT NO. 170437000
SHEET NUMBER
C3.0

Drawing name: K:\IND_LDEV\170437000_moyer watch boutique addition_146th and us 31_westfield_in\2 Design\CADD\plansheets\C3.0-SITE PLAN.dwg C3.0 Oct 06, 2023 2:06pm by: Connor.Strage
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

AERIAL VIEW OF EXPANSION FACING NORTHWEST

MOYER fine jewelers

RATIO

MOYER
fine jewelers

AERIAL VIEW OF EXPANSION FACING WEST

RATIO

VIEW OF EXPANSION FACING NORTHWEST

MOYER fine jewelers

RATIO

VIEW FACING EAST TOWARDS EXPANSION

MOYER
fine jewelers

RATIO

VIEW FACING WEST WEST WITHIN EXPANSION

MOYER fine jewelers

RATIO

MOYER
fine jewelers

VIEW FACING SOUTH WITHIN EXPANSION

RATIO

Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the October 2, 2023, APC Meeting
Presented for approval: October 16, 2023

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Monday, October 2, 2023, at Westfield City Hall.

Active links for this meeting:

October 2, 2023 APC Agenda & Exhibits ***October 2, 2023 YouTube Video***

OPENING OF MEETING *You Tube Time: 1:10*

Roll Call

Commissioners Members Present In-Person: Kristen Burkman, Robert Horkay, Ginny Kelleher, Andre Maue, Dave Schmitz, and Cindy Spoljaric.

Commissioners Present Virtually: None

Commissioners Absent: Matt Deck and Mike Johns.

Commissioner Resigning due to Council Seat Appointment: Victor McCarty.

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

City Staff Present Virtually: None.

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

ANNOUNCE ANY CHANGES TO AGENDA

No Changes

APPROVAL OF MINUTES

Spoljaric motioned to approve the September 18, 2023 APC Minutes as written.
Maue seconded. Motion passed. Vote 6-0.

REVIEW RULES AND PROCEDURES

Rogers reviewed APC rules and procedures.

MISCELLANEOUS *YouTube Time: 5:13*

Sycamore Glen Commitment Amendment Resolution

Request to add Builder (Commitment Section 1(E)(1))
(Planner: Caleb Ernest – cernest@westfield.in.gov)

Staff presentation / APC comments.

Kelleher motioned to approve the **Sycamore Glen Commitment Amendment Resolution** presented.
Burkman seconded. Motion passed. Vote 6-0.

2306-PUD-07 [EXTENSION REQUEST] *YouTube Time: 8:31*

Claiborne Farms (Kimblewick) - Phase II PUD

Southwest of the intersection at Towne Road & West 156th St.

Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC requests a change of zoning for 16 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Claiborne Farms (Kimblewick) - Phase II PUD District.

Petitioner presentation / APC comments.

Maue motioned to approve the 2306-PUD-07 Claiborne Farms (Kimblewick) – Phase II PUD (Extension Request).
Kelleher seconded. Motion passed. Vote 6-0.

CONSENT AGENDA ITEMS
No Consent Agenda Items

ITEMS OF BUSINESS
No Items of Business

PUBLIC HEARING ITEMS

2310-PUD-09 [PUBLIC HEARING] *YouTube Time: 12:52*
Spring Mill Centre PUD Amendment I
Northeast of the intersection at State Road 32 and Spring Mill Road

Haehl Group, LLC by Clark Quinn Moses Scott & Grahn, LLP requests an amendment to modify the signage standards within the Spring Mill Centre Planned Unit Development (PUD) District.
(Planner: Weston Rogers – wrogers@westfield.in.gov)

Staff presentation / Petitioner presentation / APC Comments & Questions / Petitioner responses

Public Hearing for 2310-PUD-09 opened at 7:20 p.m.

- No public comments.

Public Hearing for 2310-PUD-09 closed at 7:22 p.m.

APC questions and comments / Petitioner responses.

2310-PUD-10 [PUBLIC HEARING] *YouTube Time: 41:30*
Custom Commerce Park PUD Amendment V
17230 Foundation Parkway

Eugene Gorin by Church Church Hittle + Antrim requests an amendment to the Custom Commerce Park Planned Unit Development (PUD) District to permit a Specialty Auto Service and Sales Use on 5.34 acres +/-.
(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)
(Presented by Ryan Collingwood – rcollingwood@westfield.in.gov)

Staff presentation / Petitioner presentation.

Public Hearing for 2310-PUD-10 opened at 7:46 p.m.

- No public comments.

Public Hearing for 2310-PUD-10 closed at 7:47 p.m.

APC questions and comments / Petitioner responses.

Kelleher motioned to waive the Workshop Meeting for 2310-PUD-10.
Schmitz seconded. Motion passed. Vote 6-0.

2310-PUD-11 [PUBLIC HEARING] *YouTube Time: 1:08:07*
TowneRun PUD
Northwest of the intersection of Towne Road and West 146th Street

LOR Corporation represented by Church Church Hittle + Antrim requests to rezone 34.62 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.
(Planner: Lauren Gillingham – lgillingham@westfield.in.gov)
(Presented by Weston Rogers – wrogers@westfield.in.gov)

Staff presentation / Petitioner presentation.

Public Hearing for 2310-PUD-11 opened at 8:15 p.m.

- No public comments.

Public Hearing for 2310-PUD-11 opened closed at 8:17 p.m.

APC questions and comments / Petitioner responses.

2310-PUD-12 [PUBLIC HEARING] *YouTube Time: 1:27:43*
Wheeler Landing PUD Amendment IX
874 Virginia Rose Avenue

Young Men's Christian Association of Greater Indianapolis requests an amendment to the Wheeler Landing Planned Unit Development (PUD) District modifying architectural standards for one Lot on 1.46 acres +/-.
(Planner: Caleb Ernest – cernest@westfield.in.gov)

Staff presentation / Petitioner presentation / APC Comments.

Public Hearing for 2310-PUD-12 opened at 8:45 p.m.

- No public comments.

Public Hearing for 2310-PUD-12 closed at 8:46 p.m.

APC questions and comments / Petitioner responses.

Kelleher motioned to waive the Workshop requirement for 2310-PUD-12.
Maue seconded. Motion passed. Vote 6-0.

Maue motioned to send a favorable recommendation to the City Council for 2310-PUD-12.
Burkman seconded. Motion passed. Vote 6-0.

2310-PUD-13 [PUBLIC HEARING] *YouTube Time: 1:49:53*
Wheeler Landing PUD Amendment VIII
Southeast of the intersection at 181st Street and Dartown Road

Clark Quinn Moses Scott & Grahn, LLP representing Leo Brown Development, LLC requests an amendment to the Wheeler Landing Planned Unit Development (PUD) District modifying Area IV and Development Standards of the PUD for 20.94 acres +/- on three Lots.
(Planner: Caleb Ernest – cernest@westfield.in.gov)

Staff presentation / Petitioner presentation.

Public Hearing for 2310-PUD-13 opened at 9:08 p.m.

- No public comments.

Public Hearing for 2310-PUD-13 closed at 9:09 p.m.

APC questions and comments / Petitioner responses.

ITEMS CONTINUED TO A FUTURE MEETING
No Continued Items

REPORTS/COMMENTS: *YouTube Time: 2:30:09*

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

ADJOURNMENT

Spoljaric motioned to adjourn the meeting. Schmitz seconded. Motion passed. Vote 6-0.
The meeting adjourned at 9:33 p.m.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Signature Page for APC Minutes for October 2, 2023

_____

Robert Horkay, President

_____

Ginny Kelleher, Vice President

_____

Kevin M. Todd, Secretary

MEMORANDUM

October 11th, 2023

TO: Westfield-Washington Advisory Plan Commission Members

FROM: Lauren Gillingham, AICP – Senior Planner

CC: Westfield Community Development Staff

SUBJECT: TowneRun PUD Revisions – 10/16 APC Workshop (2nd workshop discussion)

EXHIBITS:
1. Memorandum
2. Staff Report (dated 9/1/2023)
3. Location Map
4. Neighborhood Meeting Summary
5. TowneRun PUD (v.10.6.2023, Redline)
6. Revised Concept Plan
7. Revised Concept Plan – Staff Markup
8. Buffer Perspective
9. Buffer Plan
10. Character Exhibits

Ordinance Revisions

This memo reflects the modifications made to the TowneRun PUD ordinance following the public hearing held on October 2nd. This overview does not include minor text or formatting changes.

Section 3 – Concept Plan

The concept plan has been revised to reflect APC and Staff comments. Major changes are highlighted in the attached markup.

Section 8 – Development Standards

8.4 – Article 6.8 Landscaping Standards

Art. 8.4(B)(1) – External Street Frontage; Townhomes Area

External Street Frontage standard has been amended to match the requirements of the Courtyards of Westfield PUD. The applicant has also provided two exhibits detailing the proposed buffer.

> Townhomes Area. Within the area between the Townhome Buildings and the Towne Road right-of-way there shall be a thirty (30) foot buffer yard

containing a minimum of ~~one (1) shade or ornamental tree per thirty (30) feet and ten (10) shrubs and/or ornamental grasses~~ three (3) shade trees, three (3) ornamental trees and four (4) evergreen trees per one hundred (100) feet of Towne Road right of way frontage. In addition to the buffer yard landscaping, a black four rail horse fence shall extend along the right of way.

8.5 – Article 6.17 Sign Standards

Language has been added to clarify illumination standards and permit residential monument signs.

Art. 8.5(D)

A maximum of one (1) Residential Sign, shall be permitted at each intersection in the Townhomes and Courtyard Homes Areas with the Boulevard Street. ~~Signs shall be a double-sided hanging post sign with a masonry base. The height of each sign shall not exceed eight (8) feet (not including post) and shall not exceed twenty (20) square feet of area per sign face.~~ Signs shall may be either a monument sign per code section Article 6.17(G)(1) of the UDO or a double-sided hanging post sign with a masonry base. The height of the hanging post sign shall not exceed eight (8) feet (not including post) and shall not exceed twenty (20) square feet in area per sign face.

Art. 8.5(F)

~~Wall~~ Signs within the Village Hub and Health Hub shall not be internally illuminated. Any ~~Wall~~ Sign illumination within the Village Hub or Health Hub shall consist of gooseneck down lighting or reverse channel letters (also known as halo-lit channel letters) with illumination behind their shape.

Section 9 – Open Space and Amenity Standards

The amended ordinance added the following standards; Staff has requested additional details on the proposed trailhead/pedestrian area shown on the revised concept plan.

Art. 9.1

The Courtyard Homes Area shall provide a minimum of three (3) of the following amenities, including but not limited to: seating areas with at least two (2) benches per area, dog park, seating area with at least one (1) bench and a pergola, fenced community garden with planting beds and garden shed, or a pickleball court.

Art. 9.2

The Townhome Area shall provide a minimum of two (2) of the following amenities, including but not limited to: a pavilion with seating, firepit, seating areas with at least two (2) benches, seating area with at least one (1) bench and a pergola, fenced community garden with planting beds and garden shed, or a bocce court.

Please do not hesitate to contact me with any questions.

Lauren Gillingham, AICP – Senior Planner

Petition Number:	2310-PUD-11
Project Name:	TowneRun PUD
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 34.62 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:	34.62 +/-
Exhibits:	1. Staff Report 2. Location Map 3. Narrative Statement 4. Concept Plan 5. Proposed Ordinance
Staff Reviewer:	Lauren Gillingham, AICP - Senior Planner

PETITION HISTORY

This item was previously before the Plan Commission as docket no. 2111-PUD-27, with the last discussion being at the June 21st, 2022 APC meeting. The exhibits may be found here.

This PUD is substantially different from the previous iterations in a variety of ways. The most obvious change is to the size – this request incorporates the Laufter property, which previously bordered the site to the west, adding an additional 7.68 acres to the PUD. The residential developer is now Epcon instead of M/I Homes, allowing a seamless transition from Epcon's Courtyards of Westfield development, currently under construction to the north of the site. Also, the previous version did not include a Life Time health club or Health Hub area. The only aspects that remain relatively unchanged is the general size and location of the townhomes area, and the character exhibits for the Village Hub area (formerly called the Mixed Use Hub).

The petition was introduced at the September 11, 2023 City Council meeting and will receive public hearing at the October 2nd APC meeting. A neighborhood meeting scheduled for September 20th; a summary of the meeting will be provided prior to the public hearing.

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 four districts, for which the underlying zonings are:

District	Underlying Zoning
Village Hub	LB: Local and Neighborhood Business District
Health Hub	LB: Local and Neighborhood Business District
Courtyard Homes	SF4: Single-family High-Density District
Townhomes	SFA: Single-family Attached District

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

Village 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 a permitted use in Local Business zoning district per the UDO (13.2)

Townhome: The Townhome district allows only the "Townhouse Dwelling" use, a permitted use by-right in the SFA zone. A maximum of 40 dwelling units are permitted.

Courtyard Homes: This district permits only courtyard homes, which fall under the "single-family dwelling" use. A maximum of 35 dwelling units are permitted.

Health Hub: The only use permitted is "Health and Fitness Club", which the PUD defines as:

a facility that provides physical fitness, sports and recreational classes, programs and activities (e.g. the use of weight-lifting equipment, running and aerobic exercise equipment, indoor and outdoor swimming pools, game courts); health related services (e.g. chiropractic services, physical therapy, medical services, massage services, blood draws, physical therapy, wellness and metabolic assessments); and other ancillary and supporting uses (e.g. child-care and activity services, day spas, professional offices, wellness center services, indoor and outdoor sale of food and beverages, retail sales of health and fitness related items, salons, nutritional centers and membership sales offices).

General Regulations – Village Hub & Health Hub: The table below outlines the proposed lot standards as compared to the UDO requirements for Local Business district lots (the proposed underlying zoning). Underlying zoning standards shall apply except for those modified by the PUD.

	Village Hub	**Health Hub**	**UDO (LB)**	
Minimum Building Setback [Art. 4.14(E)]	0’	0’	Front:	60’
			Side:	15’
			Adjacent to Residential	60’
			Rear	20’
Maximum Building Height [Art. 4.14(F)]	2 stories	50’	45 ft	
Proj. Perimeter Setback [Art. 4.14(G)]	0’	0’	Shall meet or exceed 1:3 Proximity Slope	
Building Size [4.14(H)]	Not modified – will meet UDO standard	65,000 sf maximum	Minimum:	800 sf
			Maximum:	30,000 sf
			Max. Aggregate:	90,000 sf

General Regulations – Townhomes Area: 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). Underlying zoning standards shall apply except for those modified by the PUD.

	Townhomes Area		**UDO (SFA)**	
Minimum Lot Area	No minimum		No minimum	
Minimum Lot Frontage	No minimum		No minimum	
Minimum Building Setback	Front Yard*	0’	Front Yard (Collectors, Local and Private streets)	20’
	Side Yard	0’	Side Yard	N/A
	Rear Yard	0’	Rear Yard	N/A
	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 (without vinyl siding)	15’	25’	
Project Perimeter Setback	Buildings shall be setback 30’ from Towne Rd	Shall meet or exceed 1:2 Proximity Slope.	
Maximum Lot Coverage	No maximum	N/A	
Minimum Lot Width	No minimum	N/A	
Maximum Dwellings	Four (4) per building	Four (4) per building	
Maximum Building Height	2 stories	35’	
Minimum Living Area	1,700 sf per dwelling unit	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

*Functional front setback is 20’ due to required minimum driveway length (all buildings are front-loaded)

General Regulations – Courtyard Homes Area: The table below outlines the proposed lot standards as compared to the UDO’s requirements for Single-family High-Density District lots (the proposed underlying zoning). Underlying zoning standards shall apply except for those modified by the PUD.

	Courtyard Homes Area		**UDO (SF4)**	
Minimum Lot Area	6,000 sf		9,000 sf	
Minimum Lot Frontage	35’		40’	
Minimum Building Setback Lines	Front Yard	20’	Front Yard	25’
	Side Yard	5’	Side Yard	8’
	Rear Yard	20’	Rear Yard	25’
Minimum Building Separation	10’		N/A	
Minimum Lot Width	52’		50’	
Maximum Building Height	1 ½ stories		25’	

Minimum Living Area	1,700 sf per dwelling unit (total)	Single-story (ground floor)	1,000 sf
		1 ½ stories and greater (ground floor)	750 sf

Overlay Districts: The Architectural Design Requirements of the State Highway 32 Overlay Zone (Art. 5.3(K)) shall apply to the Village Hub and Health Hub areas. References to SR 32 shall apply to both the 146th St and Towne Rd right-of-way lines.

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

Accessory Buildings (UDO Art. 6.1): Shall apply, however trash enclosures shall be permitted in Established Front Yards, except along 146th Street and Towne Road.

Architectural Standards (UDO Art. 6.3):

- Character exhibits are provided for all four districts.
- **Village Hub & Health Hub:** As mentioned above, the architectural standards of the State Highway 32 Overlay District (UDO 5.3(K)) will apply to the Village Hub and Health Hub areas, replacing Art. 6.3(F).
- **Courtyard Homes & Townhomes**
    - Art. 6.3 shall not apply. Instead, the PUD provides standards for building materials, exterior trim, roof and overhangs, garages, and driveways – all identical to the architectural standards found in the Courtyards of Westfield PUD (Ord. 20-39).

Landscape Standards:

- Parking Area Landscaping (Art. 6.8(O)), Foundation Plantings (Art. 6.8(L)), and General Screening Standards (Art. 6.8(H)) shall apply to the Village Hub & Health Hub areas. Retention and Detention Area (Art. 6.8(I)) requirements shall apply to the retention pond.
- The following table summarizes the requested modifications for the remaining landscaping standards, as compared to those of the Courtyards of Westfield PUD and the UDO.

	PUD	Courtyards of Westfield	UDO
Street Trees [Art. 6.8(J)]	Shall not apply. Courtyard Homes Area: - Adjacent to homes, trees shall be provided at a rate of 1 tree per dwelling unit, per frontage - Adjacent to common areas, trees provided at a rate of one tree per 50’	- Adjacent to homes, trees shall be provided at a rate of 1 tree per dwelling unit, per frontage - Adjacent to common +areas, trees provided at a rate of 1 tree per 50’	Required in all residential Major Subdivisions - trees shall be provided at an average rate of 1 tree per 50’, with a minimum spacing of 25’ and maximum spacing of 60’
Tree Preservation [Art. 6.8(E)]	Healthy trees within 10’ of the western boundary shall be preserved in accordance with Art. 6.8(E)	- Not modified by PUD - UDO standards apply	N/A – UDO incentivizes preservation, but it is not a requirement

External Street Frontage [Art. 6.8(M)]	Shall not apply. <u>Townhomes Area (along Towne Rd):</u> - 30' width - 1 shade or orn. tree per 30' - 10 shrubs and/or orn. grasses per 100' of frontage* - black, four-rail horse fence along ROW *front elevations face ext. street	<u>Along Towne Rd & W 151st St:</u> - 30' width - 3 shade, 3 orn., and 4 evergreen trees per 100' of frontage* - black, four-rail horse fence along ROW *rear elevations face ext. streets	<u>Residential:</u> - 30' width - 4 evergreen, 3 shade trees, 3 orn. trees, and 25 shrubs per 100' - Min. 3' undulating mound <u>Nonresidential:</u> - 10' width - 3 shade or evergreen trees, 2 orn. trees, and 25 shrubs per 100'
Buffer Yards [Art. 6.8(N)]	Shall not apply. <u>Western property line:</u> - 60' buffer - 4 shade, 4 evergreen, and 10 shrubs per 100' - 8' tall fence against Courtyard Homes Area	<u>Western property line (against Miller property):</u> - 60' width - 4 shade, 4 evergreen, 10 shrubs per 100'	<u>Western property line (SF4 against AG-SF1):</u> - Buffer B type buffer - 40' width - 4 shade, 4 evergreen, 10 shrubs per 100' - 4' undulating mound along 60% of shared lot line
Lot Landscaping [Art. 6.8(K)]	Shall not apply. <u>Townhome Buildings:</u> - 4 shrubs and 1 shade, evergreen, or orn. tree per dwelling unit, located in front yard - Corner buildings shall have 1 additional shade tree adj. to side elevation <u>Courtyard Homes Area:</u> - 10 shrubs and 1 orn. tree per lot, located in the front yard - Corner lots shall have 1 additional shade tree adj. to side elevation - Lots abutting pond area shall have 2 additional shade, evergreen, or orn. trees located between the dwelling and the pond - Fenced courtyards shall be landscaped and surfaced	<u>Courtyard Homes (all lots):</u> - 10 shrubs and 1 orn. tree per lot, located in the front yard - Fenced courtyards shall be landscaped and surfaced	<u>SF lots under 8,000 sq ft:</u> - 2 shade trees, 1 evergreen or orn. tree, and 4 shrubs

<u>Sign Standards:</u>

- <u>Nonresidential Center Signs</u>:
    - Two Nonresidential Center (monument) signs will be permitted – one within the Health Hub area and the other within the Village Hub area. The monument sign in the Health Hub area shall be located at least 100' away from the Townhomes area.

    - All monument signs will be in accordance with the monument sign standards in Art. 6.17. Per the UDO, Nonresidential Center signs may be internally illuminated or lit by a ground-mounted fixture.
- Residential Signs:
    - One Residential Monument sign shall be permitted at the entrance of the Townhomes Area along Towne Rd.
    - In the Townhomes and Courtyard Homes Areas, one residential sign shall be permitted where the local road intersects with the Boulevard Street. The sign shall be a double hanging post sign with a masonry base.
- Wall Signs: Wall signs for commercial buildings will follow the Center In-Line Tenant sign standards of the UDO (6.17(J)(5). Wall signs may only be illuminated using reverse channel letters or gooseneck down lighting.

Parking and Loading Standards: 20% of parking spaces may be reduced in width, 8 feet by 18 feet instead of 9 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 Parking Space requirements for "other uses" (6.14(G)(11)(n).

Within the Townhomes area, a minimum of one visitor space shall be provided for each 4-unit townhome building in addition to the two off-street parking spaces provided in each driveway.

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

Open Space and Amenity Standards: Art. 8.6 shall not apply.

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 September 11th, 2023 City Council meeting.

Workshop Meetings: The petition will be heard at two workshop meetings. The first workshop meeting will be held on September 18th, 2023, prior to the public hearing and will be used to reintroduce the project and receive preliminary comments. The second workshop meeting will be held on October 16th, 2023 to discuss modifications made based on information gathered at the public hearing.

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 October 2nd, 2023 Plan Commission meeting. Notice of the public hearing will be 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:

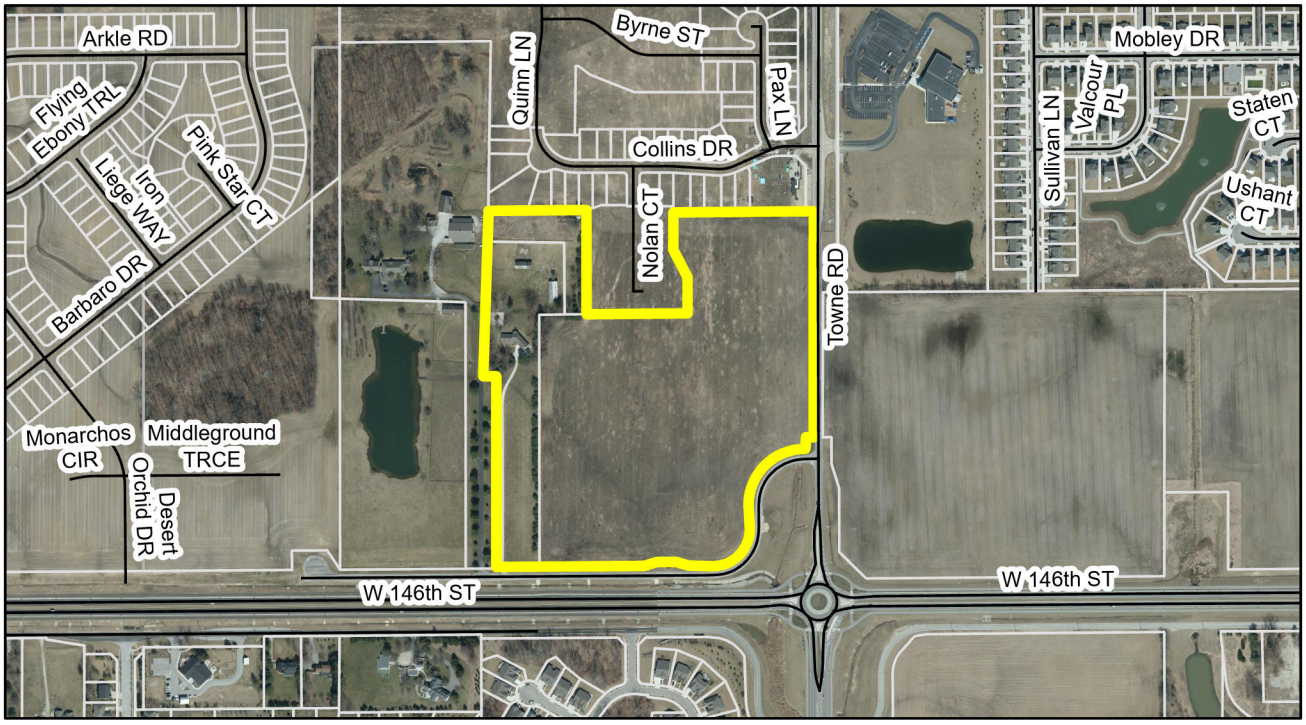
1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

DEPARTMENT COMMENTS

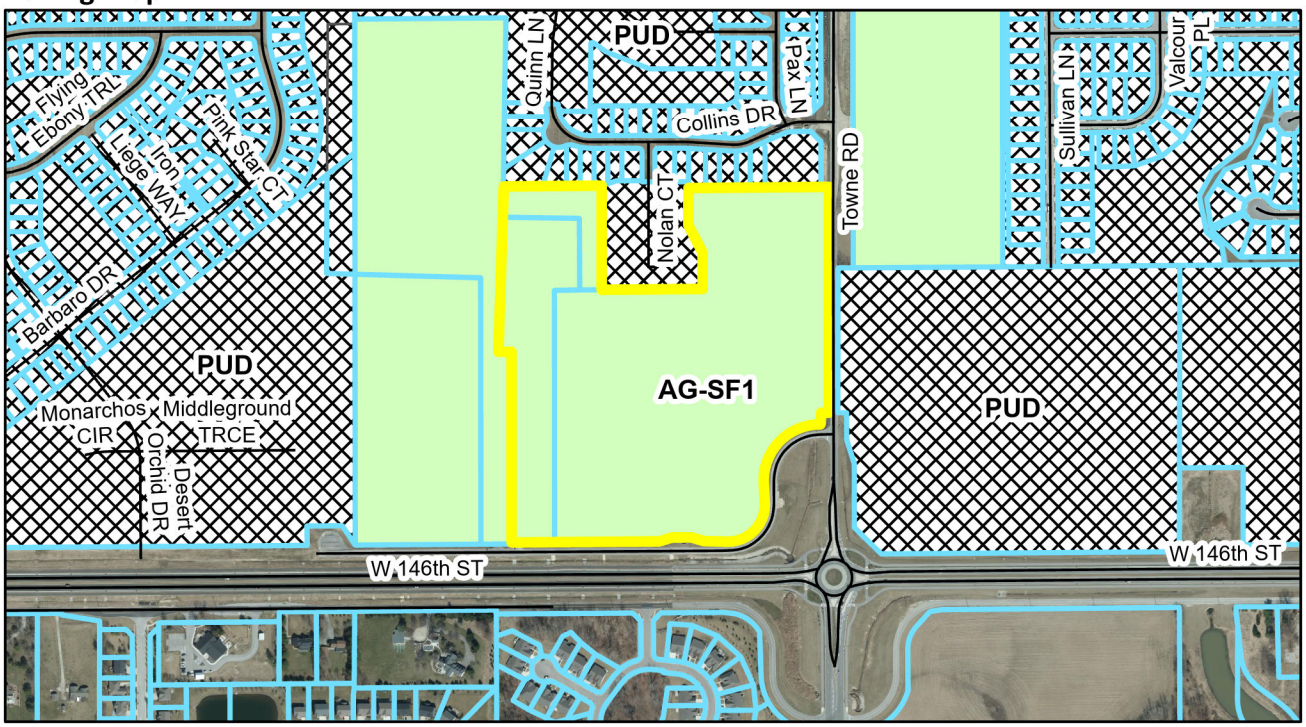
1. **Action:** Discuss the item at the September 18th, 2023 workshop meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Rachel Riemenschneider at (317) 804-3175 or Lgillingham@westfield.in.gov.

Property Location Map
TowneRun PUD
2310-PUD-11

Aerial Location Map



Zoning Map



Legend

Subject Parcel

0 0.05 0.1 0.2 Miles

N

Memorandum

Date: September 25, 2023

To: Lauren Gillingham, Senior Planner
Community Development Department

From: Matthew S. Skelton
Church Church Hittle + Antrim
116 N. Union Street, Westfield, IN 46074

Re: TowneRun PUD (2310-PUD-11)
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 Commercial Development (LOR) hosted a meeting for neighboring property owners on Wednesday, September 20, 2023, at the Courtyards of Westfield Clubhouse, (2419 Collins Drive, Westfield, Indiana). Below please find a brief written report of the meeting.

The meeting began at 6:30 p.m. Petitioner representatives included Adam Hill (LOR), Dale Pfeifer and Lisa Albertson (Epcon Communities), Scott Ferguson (Life Time), and Matthew S. Skelton and Andy Wert (Church Church Hittle + Antrim). Attendees included Lauren Gillingham (Westfield planning staff) and 4 nearby residents.

Questions and discussion topics included the following:

- Adam Hill discussed the proposed land use components including two Epcon Communities residential areas, Life Time, and the Village Hub area which will be composed of neighborhood commercial uses serving the local area.
- Scott Ferguson described the proposed Life Time building.
- Dale Pfeifer explained the residential components. Epcon will extend the existing Courtyards homes area. Epcon introduced its attached homes. Everything outside the homes will be maintained by the owner's association, just like the existing Courtyards area.
- Neighbors asked about internal traffic flow and interconnectivity within the development. It was explained that plan revisions are being made to address both vehicular and pedestrian access between the land use hubs.
- Neighbors asked about the development timeline. Adam stated that they hope to break ground in Summer of 2024. Life Time will start construction as soon as earth work and utility extensions have been completed. A Spring 2026 opening is planned.

The meeting concluded at 7:15 p.m.

ORDINANCE NUMBER 23-24

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 (the "**UDO**");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "**Commission**") considered a petition (Petition No. 2310-PUD-11), requesting an amendment to the UDO 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. 2310-PUD-11 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, 202X;

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.

2.1 "**Health and Fitness Club**" shall mean a facility that provides physical fitness, sports and recreational classes, programs and activities (e.g. the use of weight-lifting equipment, running and aerobic exercise equipment, indoor and outdoor swimming pools, game courts); health related services (e.g. chiropractic services, physical therapy, medical services, massage services, blood draws, physical therapy, wellness and metabolic assessments); and other ancillary and supporting uses (e.g. child-care and activity services, day spas, professional offices, wellness center services, indoor and outdoor sale of food and beverages, retail sales of health and fitness related items, salons, nutritional centers and membership sales offices).

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 four (4) areas, as depicted on the Concept Plan and labeled as the "**Health Hub**", "**Courtyard Homes**", "**Townhomes**" and "**Village 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 Districts. The Underlying Zoning Districts of the Areas (collectively, the "**Underlying Zoning Districts**") shall be as follows:

4.1 The Courtyard Homes Area shall be the SF-4: Single-Family High-Density District.
4.2 The Townhomes Area shall be the SFA: Single-family Attached District.
4.3 The Underlying Zoning District of Health Hub and Village Hub Areas shall be the LB: Local and Neighborhood Business District.

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 use shall be permitted in the Health Hub Area: Health and Fitness Club.

5.2 The following uses shall be permitted in the Village Hub Area:

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

5.3 Courtyard Homes Area: A maximum number of 35 Courtyard Homes shall be permitted. A sales trailer, model homes and recreational amenities shall also be permitted.

5.4 Townhomes Area: A maximum of 40 Townhome Dwellings shall be permitted. A sales trailer, model homes and recreational amenities shall also be permitted.

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

A. Article 4.14(E) shall not apply. There shall be no zoning setback requirements within the Health Hub Area.

B. Article 4.14(F) shall not apply. Instead the following Maximum Building Height standards shall apply: Fifty (50) feet.

C. Article 4.14(G) shall not apply within the District.

D. Article 4.14(H) shall not apply. Instead, the maximum ground level square footage of a Building within the Health Hub Area shall be 65,000 SF.

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

A. Article 4.14(E) shall not apply. There shall be no zoning setback requirements within the Village Hub Area.

B. Article 4.14(F) shall not apply. Instead the following Maximum Building Height standards shall apply: Two (2) Stories.

C. Article 4.14(G) shall not apply within the District.

6.3 Courtyard Homes Development Standards: The following development standards shall be applicable to the homes in the Courtyard Homes Area:

Minimum Lot Area	6,000 SF
Minimum Lot Frontage	35’
Minimum Building Setback Lines	
Front Yard*	20’
Side Yard	5’
Rear Yard	20’
Minimum Building Separation	10’
Minimum Lot Width	52’
Maximum Building Height	1 ½ Stories
Minimum Living Area (Total)	1,400 SF

* Each Courtyard Home shall provide a driveway with a minimum length of twenty (20) feet as measured between the garage door and the Street right-of-way line. The distance between the front porch, front door or courtyard fence and the Street right-of-way line shall be a minimum of ten (10) feet.

6.4 Townhomes Development Standards: The following development standards shall be applicable to Buildings in the Townhomes 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	15’
Maximum Lot Coverage	No Maximum
Minimum Lot Width	No Minimum
Maximum Dwelling Units Per Building	4
Maximum Building Height	2 Stories
Minimum Living Area (Total) Per Dwelling Unit	1,700 SF

*Each Townhome Dwelling shall provide a driveway with a minimum length of twenty (20) feet as measured between the garage door and the edge of pavement. Article 4.9(H)(2) Building Staggering Requirement shall not apply. Article 4.9(J) Project Perimeter Setback shall not apply. Buildings in the Townhomes Area shall be setback at least thirty (30’) from the Towne Road right-of-way line.

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 Village Hub Area and Health Hub Area, except as provided below. References to the Overlay Architectural Standards to the State Highway 32 Right-of-way line shall apply to the 146th Street and Towne Road rights-of-way lines.

7.1 Health Hub Area:

A. Article 5.3(K)(2)(b) of the Overlay Architectural Standards shall not apply. Instead, the following standard shall apply: Building Façades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than one hundred and five (105’) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at intervals of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Façade as façade elements allow and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e., arcades, columns, ribs, piers, and pilasters).

A. Article 5.3(K)(2)(f)(ii)(c)(1) of the Overlay Architectural Standards shall not apply. Instead, the following standard shall apply: A building with a flat roof shall have varying roof height sections, as illustrated in Figure 5.3(10) of the UDO. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be seventy percent (70%) of the total length of the Building Façade's roof line.

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. Health Hub. Article 6.3 Architectural Standards shall not apply to the Health Hub. Instead, the Overlay Architectural Standards (incorporated in Section 7 of this Ordinance) shall be supplemented by the images attached hereto as Exhibit C ("**Health Hub Character**"), which are intended to conceptually illustrate the anticipated character and quality of the Building to be constructed within the Health Hub Area.

B. Village Hub. Article 6.3 Architectural Standards shall not apply to the Village Hub. Instead, the Overlay Architectural Standards (incorporated in Section 7 of this Ordinance) shall be supplemented by the images attached hereto as Exhibit D ("**Village Hub Character**"), which are intended to conceptually illustrate the anticipated character and quality of the Buildings to be constructed within the Village Hub Area.

C. Courtyard Homes. Article 6.3 Architectural Standards shall not apply to the Courtyard Homes Area. Instead, the following standards shall apply.

1. Building Elevations: Attached hereto and incorporated herein by reference as Exhibit E ("**Courtyard Homes 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.

2. 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.

3. 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.

4. 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.

5. 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.

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

7. 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.

D. Townhomes. Article 6.3 Architectural Standards shall not apply. Instead, the following architectural standards shall apply to the Townhomes Area:

1. Building Elevations: Attached hereto and incorporated herein by reference as Exhibit F ("**Townhomes Character**") are typical building elevations, depicting the character of the homes to be constructed upon the Real Estate. The Developer proposes ten (10) Buildings, each containing four (4) Dwellings. The floorplans are not repeated within a Townhome Building, resulting in a building elevation that enhances the overall architectural character of the larger Townhome Building.

2. Building Materials: The Townhomes 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.

3. 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.

4. Minimum Overhangs: All Buildings 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.

5. 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.

6. Shingles. All Buildings shall have dimensional or architectural grade shingles.

7. 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.

8.3 Article 6.5 Fence Standards: Shall apply, except as otherwise modified or enhanced below:

A. An eight (8) feet tall fence as specified in Section 8.4(C) of this Ordinance shall be permitted.

B. The standards set forth in Article 6.5(C)(4) of the UDO shall also apply to fencing surrounding outdoor pool facilities and pickleball facilities.

C. The provisions of Article 6.5(C)(3) shall not prevent the installation of fencing as specified in Section 8.4(C) of this Ordinance or the installation of fencing permitted under Section 8.3(B) of this Ordinance in an Established Front Yard.

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

A. Street Trees: Article 6.8(J) Street Trees shall only apply within the Courtyard Homes Area, as modified below:

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

2. Along public rights of way adjacent to Common Areas, a minimum of one (1) street tree shall be provided per fifty (50) feet.

B. External Street Frontage: Article 6.8(M) External Street Frontage Landscaping Requirements shall not apply.

1. Townhomes Area. Within the area between the Townhome Buildings and the Towne Road right-of-way there shall be a thirty (30) foot buffer yard containing a minimum of ~~one (1) shade or ornamental tree per thirty (30) feet and ten (10) shrubs and/or ornamental grasses~~ three (3) shade trees, three (3) ornamental trees and four (4) evergreen trees per one hundred (100) feet of Towne Road right of way frontage. In addition to the buffer yard landscaping, a black four rail horse fence shall extend along the right of way.

C. Buffer Yard Landscaping. Article 6.8(N) Buffer Yard Requirements shall not apply. Instead, Buffer Yard landscaping shall be provided within a sixty (60) feet setback along the west property line. The buffer yard landscaping shall include a minimum of four (4) shade trees, four (4) evergreen trees and ten (10) shrubs per one hundred (100) lineal feet. In addition to the buffer yard landscaping, an eight (8) feet tall fence shall be installed from the existing fence on the west property line of the District, extending the length of the Courtyard Homes Area abutting the west property line of the District. Said fencing shall not be required along the portion of the west property line adjacent to a storm water detention pond.

D. Tree Preservation. Any trees within ten (10) feet of the west 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 these areas shall not be disturbed by the Developer unless required by the City, or for drainage/utility installation.

E. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall not apply. Instead the following standards shall apply:

1. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.

2. Townhome Buildings shall be landscaped with foundation landscaping to include at least four (4) shrubs and one (1) shade, evergreen or ornamental tree per Dwelling Unit. Each Townhome Building located on a corner shall have one (1) additional shade tree in the yard adjacent to the side elevation of the Building.

3. Buildings in the Courtyard Homes Area shall be landscaped with at least ten (10) shrubs and one (ornamental tree per Dwelling Unit in each Front Yard. Each Building on a Corner Lot shall have one (1) additional Shade Tree in the Front Yard adjacent to the side elevation of the Building. Buildings abutting the pond area shall have an additional two (2) shade, evergreen or ornamental trees planted between the Building and the pond. 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.

8.5 Sign Standards. Article 6.17 of the UDO shall apply within the District unless otherwise modified or enhanced in this Section. To the extent that the standards set forth in this Section conflict with the standards set forth in Article 6.17 of the UDO, the provisions of this Section shall prevail.

A. One (1) Nonresidential Center Monument Sign, in compliance with the standards set for in Article 6.17(J)(2)(a)(ii), shall be permitted within the Health Hub Area. Such sign shall be located at least one hundred (100) feet away from the Townhomes Area.

B. One (1) Nonresidential Center Monument Sign, in compliance with the standards set for in Article 6.17(J)(2)(a)(ii), shall be permitted within the Village Hub Area.

C. One (1) Residential Monument Sign, in compliance with Article 6.17(G)(1), shall be permitted at the entrance of the Townhomes Area along Towne Road.

D. A maximum of one (1) Residential Sign, shall be permitted at each intersection in the Townhomes and Courtyard Homes Areas with the Boulevard Street. ~~Signs shall be a double-sided hanging post sign with a masonry base. The height of each sign shall not exceed eight (8) feet (not including post) and shall not exceed twenty (20) square feet of area per sign face.~~Signs shall may be either a monument sign per code section Article 6.17(G)(1) of the UDO or a double-sided hanging post sign with a masonry base. The height of the hanging post sign shall not exceed eight (8) feet (not including post) and shall not exceed twenty (20) square feet in area per sign face.

E. Wall Signs shall be permitted in accordance with Article 6.17(J)(5) of the UDO for Buildings in the Village Hub and Health 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).

~~E.~~F. ~~Wall~~ Signs within the Village Hub and Health Hub shall not be internally illuminated. Any ~~Wall~~ Sign illumination within the Village Hub or Health Hub shall consist of gooseneck down lighting or reverse channel letters (also known as halo-lit channel letters) with illumination behind their shape.

8.6 Parking and Loading Standards. Article 6.14 of the UDO shall apply within the District unless otherwise modified or enhanced in this Section. To the extent that the standards set forth in this Section conflict with the standards set forth in Article 6.14 of the UDO, the provisions of this Section shall prevail.

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.

C. Within the Townhomes Area, a minimum of one (1) additional visitor parking space per each four (4) Townhomes shall be provided in addition to the two (2) off-street spaces being provided in each driveway.

Section 9. Open Space and Amenity Standards. Article 8.6 shall not apply. Instead, the following amenities shall be provided:

9.1 The Courtyard Homes Area shall provide a minimum of three (3) of the following amenities, including but not limited to: seating areas with at least two (2) benches per area, dog park, seating area with at least one (1) bench and a pergola, fenced community garden with planting beds and garden shed, or a pickleball court.

9.2 The Townhome Area shall provide a minimum of two (2) of the following amenities, including but not limited to: a pavilion with seating, firepit, seating areas with at least two (2) benches, seating area with at least one (1) bench and a pergola, fenced community garden with planting beds and garden shed, or a bocce court.

Section 10. 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 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 ___ DAY OF _____, 2023.

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 23-24** was delivered to the Mayor of Westfield on the ___ day of _____, 2023, at _____ ___m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 23-24**

this _____day of _____, 2023.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 23-24**

this _____day of _____, 2023.

_____
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

"Real Estate"

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;

THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS WEST 409.99 FEET TO THE EAST LINE OF INSTRUMENT #200100027371 IN SAID RECORDERS 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;

11) THENCE NORTH 00 DEGREES 00 MINUTES 33 SECONDS WEST 141.35 FEET;

12) THENCE NORTH 27 DEGREES 18 MINUTES 29 SECONDS WEST 121.54 FEET;

13) THENCE NORTH 00 DEGREES 00 MINUTES 46 SECONDS WEST 146.55 FEET;

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.

ALSO:

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION BEING SOUTH 89 DEGREES 34 MINUTES 02 SECONDS WEST, (ASSUMED BEARING) 1094.71 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION, 1238.09 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 02 SECONDS EAST, PARALLEL WITH SAID SOUTH LINE 97.90 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, PARALLEL WITH SAID EAST LINE, 281.29 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 36 SECONDS WEST, 299.12; *THENCE* NORTH 00 DEGREES 48 MINUTES 59 SECONDS EAST, 120.50 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 02 SECONDS EAST, PARALLEL WITH SAID SOUTH LINE, 383.41 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, PARALLEL WITH SAID EAST LINE, 406.32 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 02 SECONDS WEST, PARALLEL WITH SAID SOUTH LINE, 86.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.643 ACRES, MORE OR LESS.

ALSO:

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 3 EAST, 1094.7 FEET SOUTH 89 DEGREES 34 MINUTES 02 SECONDS WEST (ASSUMED BEARING) FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 34 MINUTES 02 SECONDS WEST ON SAID SOUTH LINE 250.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER 1328.80 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 02 SECONDS EAST PARALLEL WITH SAID SOUTH LINE 43.70 FEET TO A FENCE LINE; THENCE NORTH 01 DEGREES 29 MINUTES 33 SECONDS EAST ALONG SAID FENCE LINE 195.23 FEET TO A FENCE CORNER; THENCE SOUTH 89 DEGREES 33 MINUTES 36 SECONDS EAST ALONG AN EXISTING FENCE LINE AND PROLONGATION THEREOF 299.12 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS PARALLEL WITH SAID EAST LINE 281.29 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 02 SECONDS WEST PARALLEL WITH SAID SOUTH LINE 97.90 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS PARALLEL WITH SAID EAST LINE 1238.09 FEET TO THE PLACE OF BEGINNING, CONTAINING 9.166 ACRES, MORE OR LESS.

EXCEPT:

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION BEING SOUTH 89 DEGREES 34 MINUTES 02 SECONDS WEST, (ASSUMED BEARING) 1263.46 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 34 MINUTES 02 SECONDS WEST, ALONG SAID SOUTH LINE 81.25 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION, 1328.80 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 02 SECONDS EAST, PARALLEL WITH SAID SOUTH LINE, 43.70 FEET; THENCE SOUTH 02 DEGREES 18 MINUTES 02 SECONDS WEST, 329.55 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 40 SECONDS EAST, 51.42 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 13 SECONDS WEST, 999.01 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.152 ACRES, MORE OR LESS.

EXHIBIT B

“Concept Plan”

EXHIBIT C

“Health Hub Character”

EXHIBIT D

“Village Hub Character”

EXHIBIT E

“Courtyard Homes Character”

EXHIBIT F

“Townhomes Character”

LIFE TIME LOR EPCON COMMUNITIES

Westfield, Indiana

TowneRun PUD Exhibit B

October 2023

LIFE TIME LOR EPCON COMMUNITIES

Westfield, Indiana

TowneRun PUD Exhibit B

October 2023

10/6/2023

Dedicated ped. access to Lifetime/ LOR

Comm. moved to Towne Rd frontage; parking lots connect

Courtyards Amenity Area

Cul-de-sac extended (new access point)

Trailhead/ Ped. Amenities

LIFE TIME LOR EPCON COMMUNITIES

Westfield, Indiana

TowneRun PUD Exhibit B

October 2023

TOWNERUN PUD DISTRICT

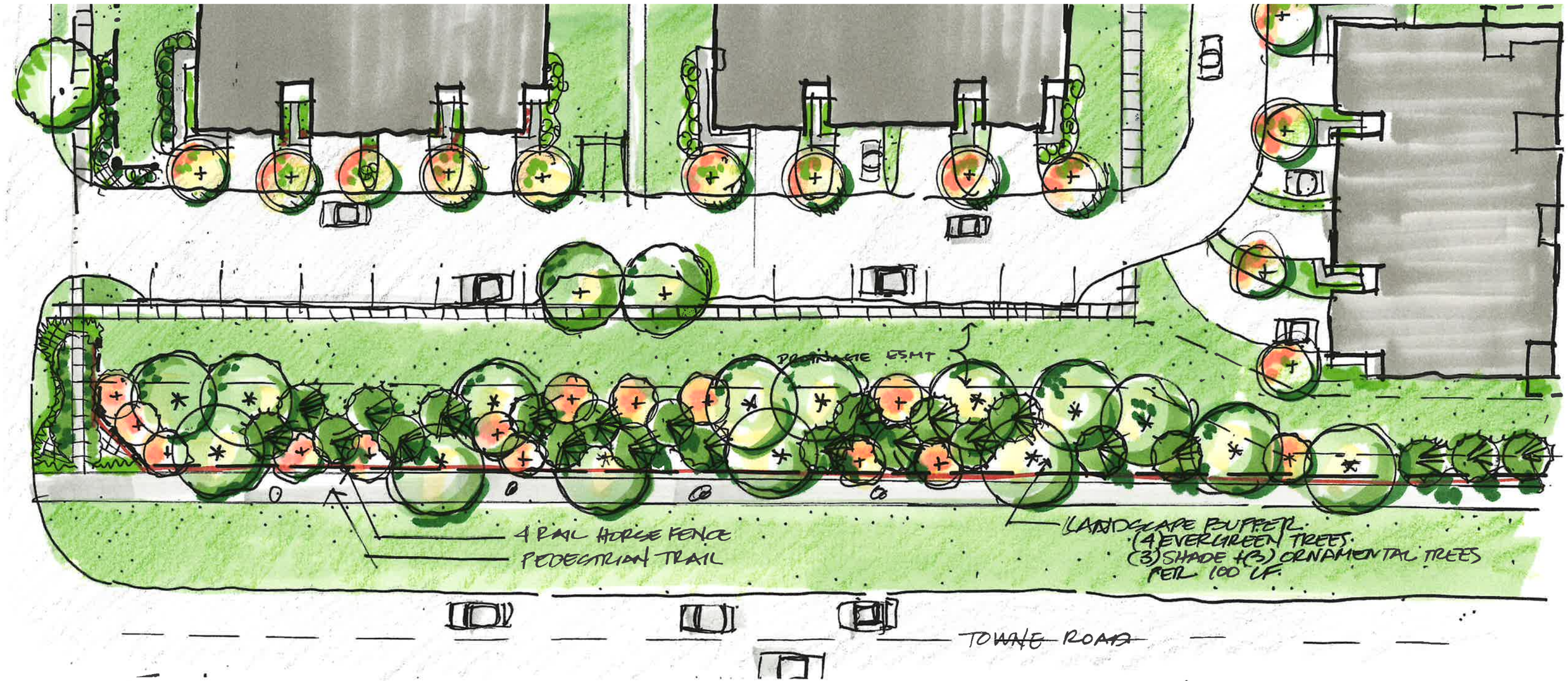
TOWNHOMES AREA

TOWNE ROAD CONCEPTUAL LANDSCAPE BUFFER

OCTOBER 6, 2023

EMH&T

EPCON COMMUNITIES



TOWNERUN PUD DISTRICT

TOWNHOMES AREA

TOWNE ROAD CONCEPTUAL LANDSCAPE BUFFER PLAN

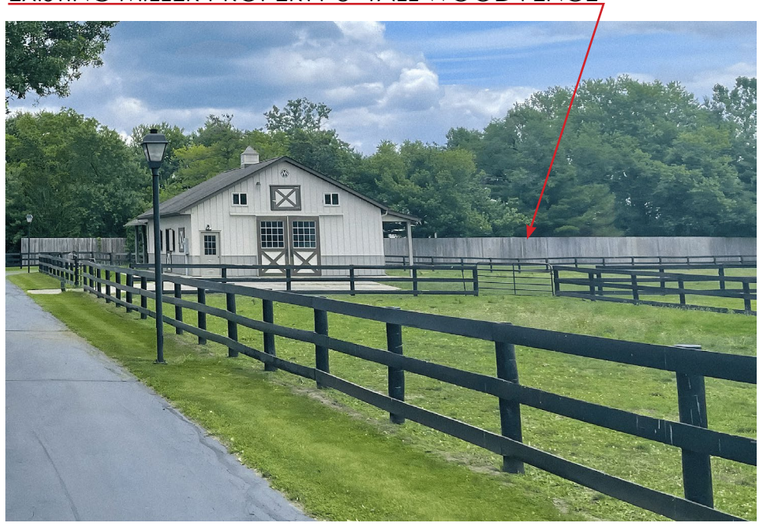
OCTOBER 6, 2023

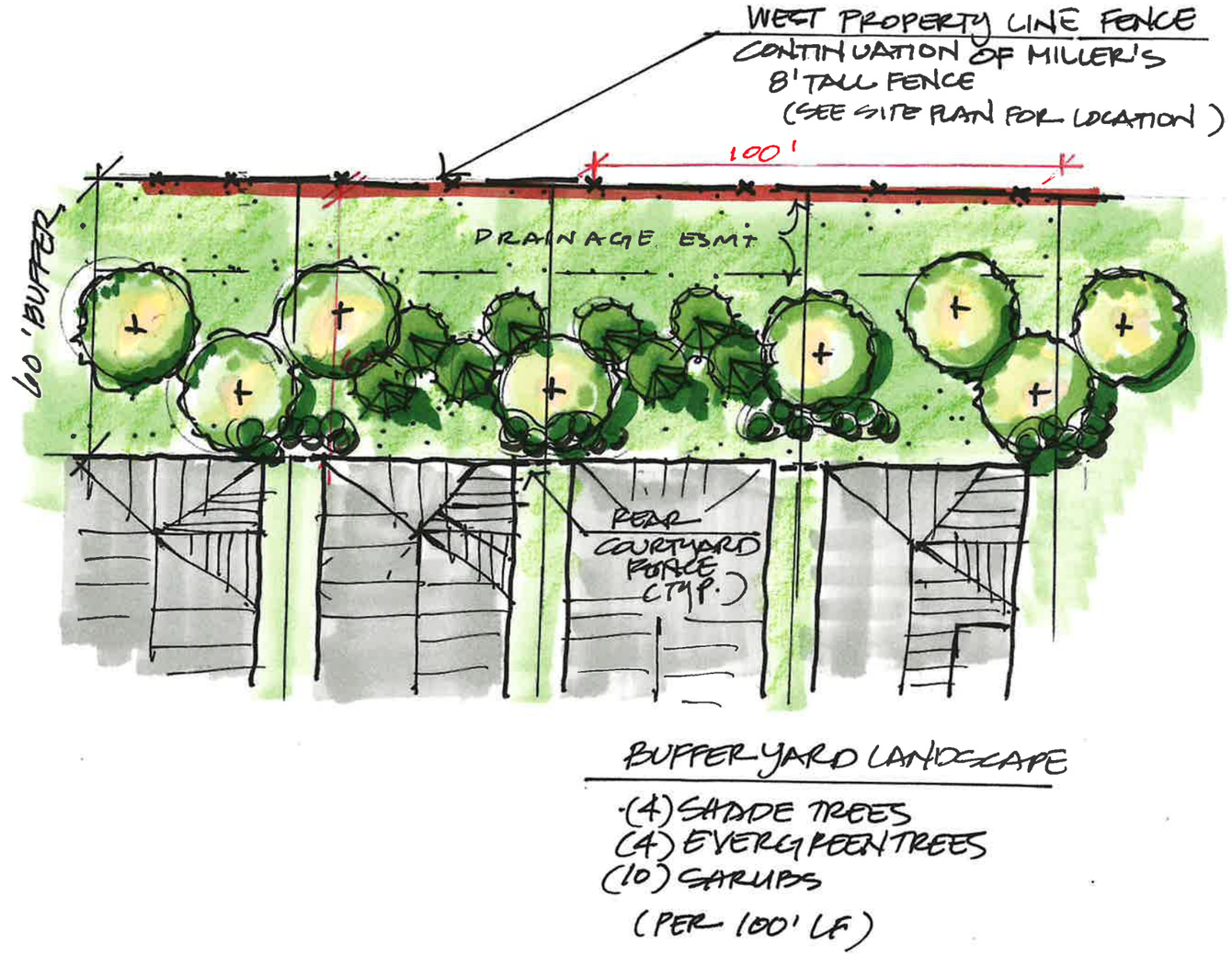
EMH&T

EPCON COMMUNITIES

TYPICAL DOG EAR PRIVACY FENCE (WOOD)

EXISTING MILLER PROPERTY 8' TALL WOOD FENCE





TOWNE PUD DISTRICT

CORTYARD HOMES AREA

WEST PROPERTY LINE CONCEPTUAL LANDSCAPE BUFFER PLAN

OCTOBER 6, 2023

EMH&T

EPCON COMMUNITIES

EXHIBIT C

“Health Hub Character”

LIFE SPA
600
LIFE TIME
LIFE CAFE

LIFE SPA
LIFE TIME

LIFE TIME
LIFE SPA

LIFE TIME
ATHLETIC

EXHIBIT D

“Village Hub Character”

Persephone
zephyr
Salt
DOMESTIK
146

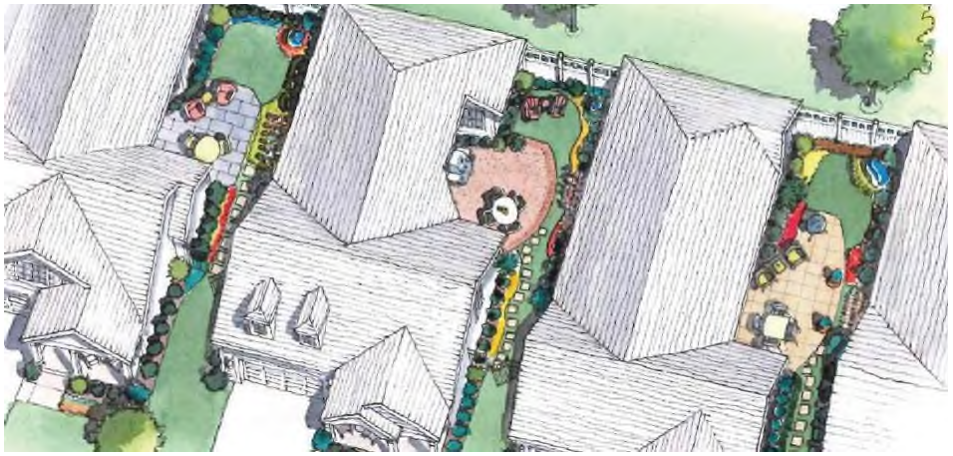
TAZIKI'S
MEDITERRANEAN CAFE
APPLIANCE
ORDER ONLINE!

myeyeDr.

SITARA
INDIAN CUISINE

EXHIBIT E

“Courtyard Homes Character”



EPCON
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EXHIBIT F

“Townhomes Character”

TOWNHOME - FULL BUILDING

EXHIBIT G-1.1

TOWNHOME - END UNIT

TOWNHOME - MIDDLE UNIT

TOWNHOME - MIDDLE UNIT

TOWNHOME - END UNIT

WRITTEN PUBLIC COMMENTS

Docket Number: 2310-PUD-11

Petitioner: LOR Corporation, represented by Church Church Hittle + Antrim

Request: LOR Corporation represented by Church Church Hittle + Antrim requests to rezone 34.62 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.

Enclosed Attachments (as of 5:00pm., Monday, October 2):

October 2, 2023 Advisory Plan Commission Meeting

1. Steve Polizzi 0 Towne Rd (Towne West PUD) (10/02/23)

POLIZZI & ASSOCIATES
9640 Commerce Dr Suite 410
Carmel, Indiana 46032-7638
317-872-5555

October 2, 2023

Via e-mail

Westfield – Washington Advisory Plan Commission
Attn: Lauren Gillingham

RE: TowneRun PUD – Docket 2310-PUD-11
Public Hearing Comments

Dear Lauren,

I am providing this letter for the Public Hearing regarding the TowneRun PUD (Docket 2310-PUD-11). Please provide the Plan Commission a copy of this letter in advance of and at the meeting on October 2, 2023. As of course you are aware, Polizzi Family, LLP, which I am the managing member, and LP 146th LLC are the owners/developers of the Towne West PUD on the east side of Towne Road across from the subject property under consideration. The Towne West PUD was approved in 2013 and based on residential growth in the vicinity, we are prepared to advance Development Plan approval later this year and groundbreaking of the site in 2024.

Adam Hill of LOR Corporation has contacted me and indicated he is in favor of working together on the alignment of our entrances along Towne Road. We are communicating with one another and we support the LOR proposal. We will be working together as both plans progress to coordinate the alignment of entrances.

As we discussed in your office earlier this week the Towne West PUD site consists of approximately 94 acres, including 33+/- acres anchored by a grocery store with several smaller businesses and outlots, including over 180,000 square feet of commercial uses devoted to the creation of the commercial center. In addition to the commercial center, 61+/- additional acres of commercial development, and as many as four-hundred and eighty (480) multi-family homes are authorized and planned further to the east as part of the Towne West development.

As one can imagine, access, design and alignment has been and will continue to be of great importance to the success of the Towne West development. To this end, access is proposed at the location of the existing frontage road north of and parallel to 146th Street and two points of access, north of the frontage road, along Towne Road to accommodate access to the Towne West PUD Commercial District. As expansion of commercial development is considered west of Towne Road, as contemplated by the LOR proposal, it is of critical importance that access is aligned with the Towne West plan in order to create the safest and most efficient traffic access control for the area. We will continue to advance discussion that provides this access in coordination with the City of Westfield and Hamilton County Highway Department and our engineers as plans advance.

If you have any questions regarding the Towne West development and our plans for access to the site please feel free to give me a call at your convenience.

Thank you,

Steve Polizzi
Polizzi Family, LLP
LP 146th, LLC