



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda - 5/19/2025
Monday, May 19, 2025 at 7:00 PM

BOARD OR COMMISSION: Advisory Planning Commission Meeting
MEETING DATE: Monday, May 19, 2025 at 7:00 PM
MEETING PLACE: Westfield City Services Center

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF ADVISORY PLANNING COMMISSION

Public input can be submitted the following way:

-Submit comments via email to planners@westfield.in.gov (Include petition number in the subject line.)

A quorum of the Common Council may be present

[Online Viewable](#)

OPENING OF REGULAR MEETING

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes

Review Rules of Procedure

CONSENT AGENDA

2504-DDP-11

**Legato Living Chatham Memory Living Facility
19499 Chad Hittle Drive.**

Legato Living / Sigma Ventures by Sigma Builders, LLC. requests Detailed Development Plan approval for a 7,506 SF Assisted Living Facility on .50 acres +/- in the Chatham Hills Planned Unit Development (PUD) District.

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

WORKSHOP ITEMS

No workshop items.

Delegated Items

2505-DDP-13

Ravinia Amenity Center

Generally located at 16939 Eagletown Road.

Ravinia Developer, LLC by Kimley-Horn and Associates, Inc. requests Detailed Development Plan review for an amenity area and corresponding improvements on 0.83 acres +/- in the Ravinia Planned Unit Development District.
(Planner: Ryan Collingwood – rcollingwood@westfield.in.gov)

ITEMS CONTINUED TO A FUTURE MEETING

2504-PUD-04

Town Road Crossing Planned Unit Development (PUD), Amendment I
Generally located South of and adjacent to State Road 32, West of Little Eagle Creek Avenue.

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests amendment to the Towne Road Crossing PUD to add additional acreage into the PUD while amending & replace existing PUD standards on 144 acres +/- in the Towne Road Crossing PUD District & AG-SF1 Districts.
(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

2505-PUD-09

Wood Robinson Briggs PUD Amendment III
Generally located northwest of the intersection at East 191st street and Winter Wheat Lane.

David Weekley Homes request an amendment to the Woods Robison Briggs Planned Unit Development (PUD) district to increase the permitted number of single-family detached residential units on 10.98 acres +/- within District 4 of the PUD.
(Planner: Weston Rogers – wrogers@westfield.in.gov)

2505-PUD-11

Osborne Trails Amendment VI
Generally located northwest of the intersection at East 191st street and Horton Road.
West Fork Whiskey Real Estate JC, LLC by Clark Quinn Law request an amendment to the Osborne Trails Planned Unit Development (PUD) district or the development of a family entertainment center and residential townhome community on 24.93 acres +/-.
(Planner: Weston Rogers – wrogers@westfield.in.gov)

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 5/5/2025
Monday, May 5, 2025 at 7:00 PM

A quorum of the Common Council may be present

[Online Viewable](#)

OPENING OF REGULAR MEETING

[YouTube Time: 0:00](#)

Note the presence of a quorum

Commissioners Members Present In-Person: Robert Horkay, Mike Neal, Mark Keen, Omar Khan, Ryan Mooney, Victor McCarty, Billy Bunkowfst, Stephanie Carlson.

Commissioners Present Virtually: None.

Commissioners Absent: Chris Woodard.

City Staff Present In-Person: Kevin Todd, Director; Lauren Gillingham, Senior Planner; Weston Rogers, Senior Planner; Daine Crabtree, Current Planning Manager.

City Staff Present Virtually: None.

Legal Counsel Present: Kristine Gordan with Taft Stettinius & Hollister LLP.

Announce any changes to Agenda

Approval of Minutes - April 21, 2025

Motion: Approve Minutes

By: Omar Khan

Seconded: Stephanie Carlson

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor McCarty, Ryan Mooney

No: None

Abstain: None

Motion Determination: Passed

Review Rules of Procedure

Rogers reviewed APC rules and procedures.

CONSENT AGENDA

[YouTube Time: 3:35](#)

Motion: Approve

By: Mark Keen

Seconded: Victor MCCarty

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, Ryan Mooney

No: None
Abstain: None

Motion Determination: Passed

2501-DDP-01

Ben's BBQ Shack

1000 East 181st Street.

Ben's BBQ Shack by Fritz Engineering requested Detailed Development Plan review for a 3,000 SF sit-down restaurant on 1.00 acres +/- in the Grand Park Village Planned Unit Development (PUD) Zoning District.

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

2503-DDP-07

Crew Westfield Interior Wash

807 East State Road 32.

Crew Carwash, Inc. by Kimley-Horn and Associates, Inc. requested Detailed Development Plan Review for a 5,225 SF interior clean car wash facility on 1.04 acres +/- in The Trails II Planned Unit Development (PUD) District.

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

2504-DDP-12

Ambrose on Main

Northeast corner of State Road 32 and Norht East Street.

Rebar Westfield, LLC, by Kimley-Horn and Associates, Inc. requests Detailed Development Plan review of a 30,000 sq. ft. mixed-use building on 3.82 acres +/- in the Ambrose on Main PUD District.

(Planner; Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

2505-DDP-15

Zaxby's, Chatham Commons

1533 Chatham Commons Boulevard.

Hix Snedeker Companies, by American Structurepoint, Inc. requests Detailed Development Plan review of a 3,028 sq. ft. restaurant with drive-thru on 0.90 acres +/- in the Chatham Commons PUD District.

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

2505-DDP-16

Grand Park Village Self Storage

18425 Wheeler Road.

Stakkd Storage, LLC, represented by Nelson & Frankenberger, LLC requests Detailed Development Plan review of a 9-building self-storage facility on 5.8 acres +/- in the Grand Park Village PUD District.

(Planner; Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

ITEMS OF BUSINESS

2412-PUD-27

Park + Poplar PUD

Generally, the southeast corner of Park Street and Poplar Street (Westfield Boulevard). Old Town Companies, LLC by Nelson & Frankenberger, LLC requests a change in zoning for 10.61 acres +/- from the GB: General Business, EI: Enclosed Industrial, Grand Millennium Center Planned Unit Development (PUD), and Grand Junction Plaza PUD districts to the Park + Poplar PUD District.
(Planner; Lauren Gillingham-Teague; Lgillingham@westfield.in.gov)

[YouTube Time: 4:57](#)

Staff presentation / Petitioner Presentation

Motion: Favorable Recommendation to City Council
By: William Bunkowfst
Seconded: Omar Khan

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor McCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

**Plan Commission Order 25-04
Establish the Wood Wind EDA.**

Order of the Westfield-Washington Township Advisory Plan Commission determining that the Declaratory Resolution establish certain parcels to the Wood Wind Economic Development Area approved and adopted by the Westfield Redevelopment Commission conforms to the Comprehensive Plan for the City of Westfield.
(Jenell Fairman – jfairman@westfield.in.gov)

[YouTube Time: 17:50](#)

Staff presentation

Motion: Favorable Recommendation to City Council
By: Victor McCarty
Seconded: Mark Keen

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

PUBLIC HEARING ITEMS

2502-ZOA-02

The City of Westfield request various text amendments to the Unified Development Ordinance generally pertaining to Art. 12.1 Definitions and Art. 13.2 Use Table.

(Planner; Lauren Gillingham-Teague; Lgillingham@westfield.in.gov)

[YouTube Time: 23:38](#)

Staff presentation

Public Hearing for 2502-ZOA-02 opened at 7:26 p.m.

No public comments.

Public Hearing for 2502-ZOA-02 closed at 7:27 p.m.

APC questions and comments / Petitioner responses.

Motion: Waive Workshop

By: Victor MCCarty

Seconded: Omar Khan

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, Ryan Mooney

No: None

Abstain: None

Motion Determination: Passed

Motion: Favorable Recommendation to City Council

By: William Bunkowfst

Seconded: Ryan Mooney

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, Ryan Mooney

No: None

Abstain: None

Motion Determination: Passed

2505-PUD-09

Wood Robinson Briggs PUD Amendment III

Generally located northwest of the intersection at East 191st street and Winter Wheat Lane.

David Weekley Homes request an amendment to the Woods Robison Briggs Planned Unit Development (PUD) district ot increase the permitted number of single-family detached residential units on 10.98 acres +/- within District 4 of th PUD.

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

[YouTube Time: 29:05](#)

Staff presentation / Petitioner presentation

Public Hearing for 2505-PUD-09 opened at 7:35 p.m.

One (1) public comment.

Public Hearing for 2505-PUD-09 closed at 7:38 p.m.
APC questions and comments / Petitioner responses.

Motion: Waive Workshop
By: Victor MCCarty
Seconded: Robert Horkay

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

No motion for recommendation.

2505-PUD-10

196th and East PUD

Church, Church, Hittle + Antrim requests a change in zoning for 12.63 acres +/- from AG-SF1: Agriculture/Single-Family Rural to the 196th and East Planned Unit Development (PUD) District.

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

YouTube Time: 50:34

Staff presentation / Petitioner presentation
Public Hearing for 2505-PUD-10 opened at 7:54 p.m.
One (1) public comment.
Public Hearing for 2505-PUD-10 closed at 7:58 p.m.
APC questions and comments / Petitioner responses.

Motion: Waive Workshop
By: Victor MCCarty
Seconded: William Bunkowfst

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

Motion: Favorable Recommendation to City Council
By: William Bunkowfst
Seconded: Omar Khan

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

2505-PUD-11

Osborne Trails Amendment VI

Generally located northeast of the intersection at East 191st street and Horton Road.

West Fork Whiskey Real Estate JC, LLC by Clark Quinn Law request an amendment to the Osborne Trails Planned Unit Development (PUD) district or the development of a family entertainment center and residential townhome community on 24.93 acres +/-.

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

[YouTube Time: 1:04:22](#)

Staff presentation / Petitioner presentation

Public Hearing for 2505-PUD-11 opened at 8:16 p.m.

One (1) public comment.

Public Hearing for 2505-PUD-11 closed at 8:18 p.m.

APC questions and comments / Petitioner responses.

Motion: Waive Workshop

By: Victor MCCarty

Seconded: Ryan Mooney

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, Ryan Mooney

No: None

Abstain: None

Motion Determination: Passed

No motion for recommendation.

ITEMS CONTINUED TO A FUTURE MEETING

2504-PUD-04

Towne Road Crossing PUD, Amendment I

Generally located South of and adjacent to State Road 32, West of Little Eagle Creek Avenue.

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests amendment to the Towne Road Crossing PUD to add additional acreage into the PUD while amending & replace existing PUD standards on 144 acres +/- in the Towne Road Crossing PUD District & AG-SF1 Districts.

(Planner; Ryan Collingwood | rcollingwood@westfield.in.gov)

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

Motion: Adjourn

By: Victor MCCarty

Seconded: William Bunkowfst

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, Ryan Mooney

No: None

Abstain: None

Motion Determination: Passed

Property Location Map

2504-DDP-11

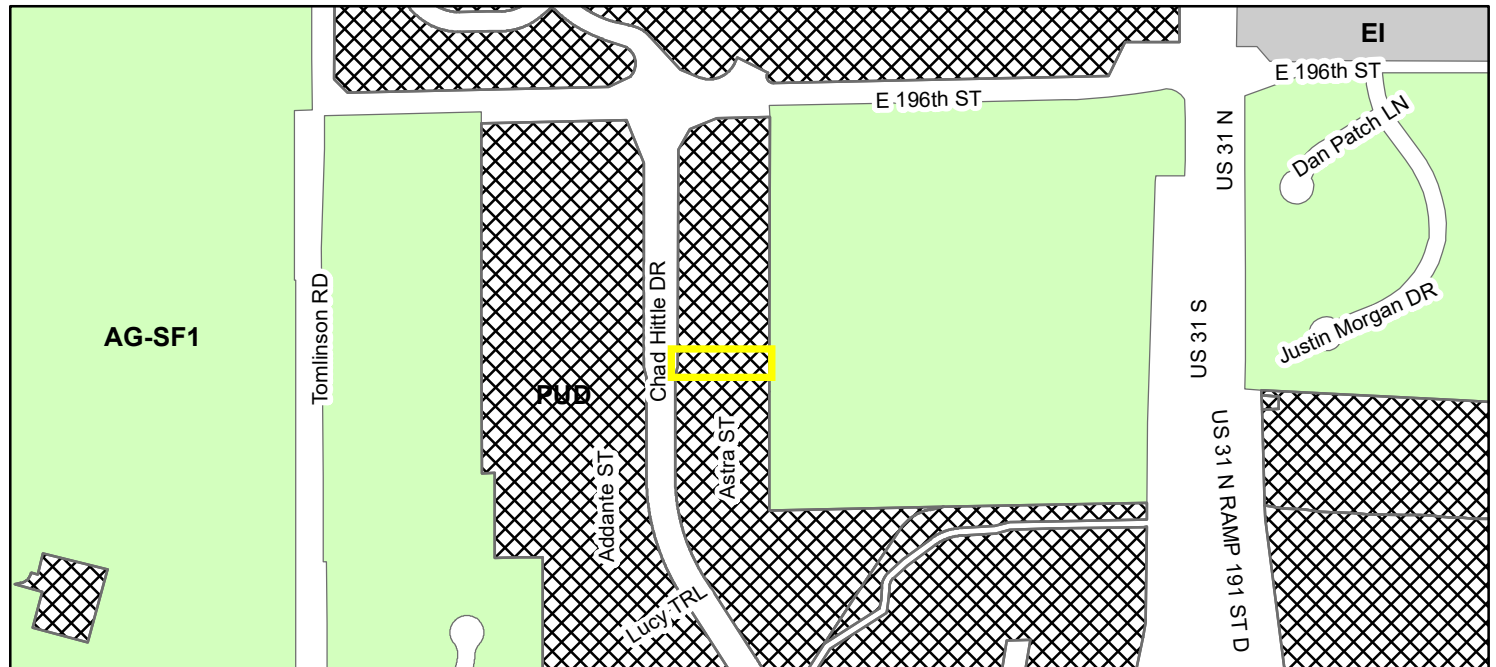
Legato Chatham Hills Assisted Living



Aerial Location Map



Zoning Map



Zoning

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



Petition Number: 2504-DDP-11

Project Name: Legato Living Chatham Hills Assisted Living

Subject Site Address: 19499 Chad Hittle Dr. ("the Property")

Petitioner: Legato Living / Sigma Ventures

Representative: Sigma Builders, LLC

Request: Detailed Development Plan approval for a 7,506 SF Assisted Living Facility

Current Zoning: Chatham Hill Planned Unit Development (PUD) Zoning District.

Current Land Use: Vacant

Approximate Acreage: 0.50 acres +/-

Property History: Chatham Hills PUD (Ord. 13-24)
Chatham Hills PUD Amendment VII (Ord. 19-51)

Staff Reviewer: Weston Rogers, 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.

BACKGROUND

The Original Chatham Hills PUD (Ord. 13-24) was approved at the January 13, 2014, City Council meeting. This Property was incorporated into the PUD District with an amendment adopted on November 11, 2019 (Ord. 19-51). The proposed project would develop a 7,506 SF Assisted Living Facility on the Property.

The comments contained herein are in review of the filed Detailed Development Plan scheduled for the March 18, 2025, Technical Advisory Committee meeting.

DEVELOPMENT PLAN REQUIREMENTS

(Article 10.7(G) of the UDO)

The plans comply.

- 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 and access easements 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 Out-lots 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).

DEVELOPMENT PLAN REVIEW

(Article 10.7(E) of the UDO)

The plans comply.

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 20) 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.
- 21) 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

UDO, Chatham Hills PUD (Ord. 13-24), and Chatham Hills PUD Amendment VII (Ord. 19-51)

The plans comply.

22) Concept Plan and Illustrative Plan (Section 3 of Ord. 19-51)

- a) The “Concept Plan”, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate within the District is hereby divided into four (4) subdistricts, as depicted on the Concept Plan (individually or collectively, “Subdistrict”). Development of each Subdivision shall be regulated as set forth in this Ordinance. The size and configuration of any subdistrict shall be permitted to increase or decrease but shall be as generally depicted on the Concept Plan.

23) Underlying Zoning District

- a) District VI (the “Southern Subdistrict”): GB: General Business District

24) Permitted Uses

- a) Southern Subdistrict
 - i) All uses permitted in the GB: General Business District
 - ii) All uses permitted in the SF-4: Single-Family High-Density District
 - iii) All uses permitted in the SFA: Single-Family Attached District
 - iv) Dwelling, Multi-family (north of the Bokeelia subdivision)
 - v) Assisted Living Facility, Nursing Home, Hospice, Educational Institution (with dormitory accommodations), School (professional trade or business).

25) Prohibited Uses

- a) Southern Subdistrict
 - i) Special Exception Uses (except as otherwise permitted herein), Adult Entertainment Establishment, Helipad

26) General Regulations

- a) Minimum Lot Area: No Minimum
- b) Minimum Lot Frontage: No Minimum;
however, all Lots shall have vehicular access to a Street or Alley (e.g., via a shared ingress / egress easement)
- c) Minimum Lot Width: No Minimum

- d) Maximum Lot Coverage: No Maximum
- e) Minimum Front Yard Building Setback
 - i) US Highway 31 30 feet
 - ii) Tomlinson Road 30 feet
 - iii) Chad Hittle Boulevard
 - (1) Southern Subdistrict No minimum
 - iv) 196th Street 20 feet
 - v) 203rd Street 20 feet
 - vi) All Other Streets (e.g., internal) 10 feet
- f) District Perimeter Setback Not Abutting Street
 - i) Southern Subdistrict
 - (1) Along east property line of Bokeelia Bend Neighborhood 50 feet
 - (2) All other instances 20 feet
- g) Minimum Internal Side Yard Setback
 - i) Southern Subdistrict 20 feet
- h) Maximum Building Height
 - i) Southern Subdistrict
 - (1) Any Buildings, or portions of a building, along the east property line adjacent to Bokeelia Bend neighborhood shall be limited to two (2) stories within the first one hundred (100) feet from the property line as shown in Exhibit E.
 - (2) No buildings along the east property line adjacent to Bokeelia Bend neighborhood shall be greater than sixty (60) feet in height as shown in Exhibit E.
 - (3) For all other locations, no maximum.
- i) Maximum number of Dwelling Units
 - i) Southern Subdistrict
 - (1) The maximum number of Multi-family Dwellings within this Subdistrict shall not exceed two hundred and fifty (250).
- j) Variations:
 - i) The Plan Commission may approve a fifteen percent (15%) reduction in any minimum development standards or fifteen percent (15%) increase in any maximum development standard specified in this Section, excluding maximum density standards.

DEVELOPMENT STANDARDS

Chapter 6 of UDO and Section 8 of Ord. 19-51

The plans comply.

34) Accessory Use and Building Standards (Article 6.1, Ord. 19-51)

A. Screening of Receptacles and Loading Areas:

- i. 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:
- ii. 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.
- 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, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.
- v. 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.
- 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. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.
- vii. Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.

B. Per Ord. 19-51

- i. Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall apply to only prohibit enclosures located within an Established Front Yard abutting a Primary Street.

35) Architectural Standards (Article 6.3, Article 5.3(K), Ord. 19-51)

A. Character Imagery Exhibit

- i. The "Character Imagery", attached hereto as Exhibit C is hereby incorporated. Although the Character Imagery Exhibit does not represent the final design, it does hereby establish a benchmark for the quality and appearance of Buildings within each Subdistrict, and it provides examples of specific design elements and development patterns that comply with this Ordinance and contribute to the intent and vision for the Real Estate.

B. Southern Subdistrict

- i. The State Road 32 Overlay and Article 6.3 Architectural Standards shall apply, except as modified below:
 - a. Each Building Façade shall utilize more than one (1) building material
 - b. A minimum of thirty-three (33) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials, Fiber Cement Siding or the combination of both.
 - c. If Architectural Insulated Panels are used as an exterior building material, then the following shall apply:
 - (a) A minimum of thirty-three (33) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials, Fiber Cement Siding or the combination of both.
 - (b) No More than sixty-seven (67) percent of each Building Façade (exclusive of windows and doors) may be Architectural Insulated Panels.
 - (c) No more than twenty-five (25) percent of each Building Façade (exclusive of windows and doors) may be covered with Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

C. State Road 32 Overlay Architectural Design Requirements

- i. 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.
 - 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).
- ii. 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.
 - b. Openings in a Building Façade shall be arranged in a balanced, relatively uniform fashion.

- 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.
 - iii. Gutters and Downspouts
 - a. 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.
 - iv. Roof
 - a. Pitched Roofs:
 - (a) 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
 - (b) 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.
 - (c) Modulation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings.
 - 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.
 - 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.
 - v. 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.
 - vi. 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.

- 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.

vii. Awnings:

- a. Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details.
- 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.

viii. Building Materials:

- a. See PUD Standards regarding minimum building material quantities.
- b. 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.
- c. Masonry Materials shall be used to create a wainscot or brick-wrap effect around buildings.
- d. 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.

36) Building Standards (Article 6.4)

37) Fence Standards (Article 6.5, Ord. 19-51)

- 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.
- C. Opaque Fences: Fences shall be installed so the finished side of the fence is facing outward (e.g., toward the Lot Line). Fences on a Lot Line in which two (2) or more Property Owners share in the expense of the fence shall not be subject to this provision.
- D. Outdoor Screening: Fences for screening of permitted outside storage or display areas shall also comply with Article 6.12 Outside Storage and Display.
- E. Vision Clearance: Fences shall comply with Article 6.19 Vision Clearance Standards.
- F. Per Ord. 19-51
- i. Chain-link and other non-decorative fencing shall be permitted for Childcare / Daycare Centers, or other businesses requiring a similar secured activity-area. All other walls and fencing shall be architecturally compatible with the associated building(s).
 - ii. Wrought iron, wooden, stone or brick fences, no taller than thirty (30) inches, shall be permitted in an Established Front Yard to further define the streetscape.

38) Height Standards (Article 6.6)

39) Landscaping Standards (Article 6.8)

A. Content of Landscape Plan

- i. Landscape Plans show the entire project drawn to scale on standard sized sheets (minimum 24" x 36") and shall contain the following information:
 - a. Names and addresses of Property Owners, developers, plan preparer, plan preparation date, scale, and north arrow.
 - b. Locations and dimensions of all existing and proposed structures, Parking Areas, driveways, Streets, Private Streets, Rights-of-way, sidewalks, pedestrian pathways, bicycle pathways, ground Signs, refuse disposal areas, bicycle parking areas, freestanding electrical equipment, recreation facilities, utility lines, easements, freestanding structural features, landscape improvements, earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, courts, paved areas, Buffer Yards, and Open Space.
 - c. Locations, quantities, sizes, and names (botanical names and common names) - of planting materials.
 - d. Existing and proposed grading plans, indicating contours at not more than two-foot (2') intervals.
 - e. Locations of barriers to be placed at or beyond driplines of trees to be preserved and

types of materials to be used for barriers.

- f. Planting and installation details as necessary to ensure conformance with required standards.
 - g. Details including specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill.
 - h. Location of dense trees and shrubs, and other Natural Areas which are to be preserved or removed.
 - i. An inventory of existing trees to be credited and preserved may be shown on the Landscape Plan, or separately, as otherwise set forth in this Article, which may include tables clearly displaying relevant statistical information (including numbers of existing trees and numbers of trees preserved, for example).
- B. Preservation and Replacement of Trees
 - i. Preservation Areas Per Ord. 19-51
 - a. Existing areas of trees to be preserved and maintained in accordance with Article 6.8(E) Preservation and Replacement of Trees are identified on the Concept Plan ("Tree Preservation Area") and more particularly described in the attached **Exhibit D**, the "Preservation Areas". A tree preservation easement, in accordance with Article 8.3 Easement Standards; Tree Preservation Easement, shall be required for a Tree Preservation Area at the time of platting ("Tree Preservation Easement"). A Tree Preservation Area may overlap another regulatory easement (e.g. drainage, utility, floodplain), in which case, the removal of trees directed to be removed by municipal, county, state or federal agencies or departments or a public utility may occur within a Tree Preservation Easement.
 - ii. Preservation and Replacement of Trees Per UDO
 - a. Tree Inventory:
 - (a) Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees in accordance with this Article. Tree inventories shall be required for those trees that are required by an ordinance or commitments to be preserved or that are to otherwise be credited pursuant to this Chapter. Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features.
 - b. Tree Preservation Plans
 - (a) Tree preservation plans shall be submitted with site plans that detail locations, sizes, and common names of preserved trees; individual shrubs; areas of dense tree or shrub concentrations, and other natural features which are to be preserved or

removed. No disturbance shall be permitted in the Critical Root Zones of preserved trees. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.

c. Replacement

- (a) If any tree designated for preservation dies within five (5) years of project completion, then the Property Owner shall replace such tree with a tree(s) of equal tree preservation value, as set forth herein, within one hundred and eighty (180) days.

d. Incentives to Preserve Trees

- (a) Existing trees that are preserved in accordance with this Article may be credited for required landscaping based on a ratio of one (1) tree credit per one (1) tree preserved if the tree meets all of the following criteria:
 - (i) Shall be greater than four-inch (4") Caliper.
 - (ii) Shall be in a good condition and have a life expectancy greater than ten (10) years.
 - (iii) Shall have a trunk with no extensive decay.
 - (iv) Shall have no more than one (1) major or several minor dead limbs.
 - (v) Shall have no major insect or pathological problems or otherwise be a species identified by the State, County, or City to be negatively impacted by a major insect or pathological problem.
 - (vi) Shall be of a species native to the State or on the Master Tree and Shrub List, as maintained by the City.
- (b) The Plan Commission or Director may credit required plantings where the existing vegetation of a preserved Natural Area is located within a Buffer Yard or External Street Frontage Landscaping Area, and where the Natural Area otherwise accomplishes the intended screening effect of a Buffer Yard or External Street Frontage Landscaping Area.

e. Tree Protection

- (a) Barriers shall be used to protect trees during site development. Barriers shall be specified on Landscape Plans and shall be placed at or beyond the driplines of trees to be preserved. Such barriers shall remain in place during site construction. No vehicles, machinery, tools, chemicals, construction materials, or temporary soil deposits shall be permitted within such barriers. No notices or other objects shall be nailed or stapled to preserved trees.
- (b) Grading measures or protective devices, such as tree wells, tree walls, or specialized fill and pavement designs, shall be installed when necessary to preserve identified tree specimens.

- f. Tree Preservation Easement
 - (a) A tree preservation easement shall be required for tree identified for preservation and that are not otherwise protected by a landscape easement.
- C. Selection, Installation, and Maintenance of Plant Materials:
 - i. Selection:
 - a. 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.
- D. General Landscaping Design Standards
 - i. Groundcover:
 - a. Landscape Plans shall clearly identify areas for Groundcover. Groundcover is not required for: Decorative mulch planting beds containing stone or other inert materials, trees and/or shrubs; Inert stabilization in areas subject to severe runoff or erosion; and low impact development areas (e.g., rain gardens).
 - b. Areas not so designated shall be required to have grass or other Groundcover and shall be used in all green space areas and Yards, including, but not limited to required mounds and Parking Area landscape islands.
 - ii. Placement:
 - a. 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.
 - b. Vision Clearance: Plantings and mounds shall also comply with Article 6.19 Vision Clearance Standards.
 - c. 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.
 - d. 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.
 - e. 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.

- f. 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.
 - (a) Per Ord. 19-51 - Perimeter Drainage and Utility Easements. Landscaping within drainage and utility easements required by the City's Department of Public Works around the perimeter of Lots (the "Restrictive Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Restrictive Easements, then the required plantings shall be relocated and installed elsewhere on the subject Lot.
 - g. 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.
- E. General Screening Standards
- i. Mechanical Screening:
 - a. 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.
 - b. Screening may be achieved by using either:
 - (a) 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, b) a solid evergreen screen with a combination of trees and shrubs; or c) a combination of the aforementioned.

F. Detention and Retention Areas

G. Minimum Lot Landscaping Requirements:

Institutional Uses (0.50 acres)	Required	Provided	Difference
Shade Trees (10 / acre)	5	5	0
Orn. or Evergreen Trees (10 / acre)	5	7	0
Shrubs (25 / acre)	13	24	0

H. Foundation Plantings

- i. Per Ord. 19-51 Building Foundation Plantings shall only be required along a Front Building Façade.

I. External Street Frontage Landscaping Requirements

- i. Per Ord. 19-51 External Street Frontage Landscaping Requirements (Article 6.8(M)) shall not apply if the Front Building Façade of the Lot's Principal Building is oriented towards the External Street.
- ii. Per the UDO, the landscaping in this section below shall be required where any portion of a development abuts an External Street:
 - a. Residential Uses: A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development, except as exempted by Article 6.3(C)(1)(a) (i). The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.
 - b. 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.

J. Buffer Yard Requirements

- i. Per Ord. 19-51 Buffer Yard Requirements (Article 6.8(N)): Shall apply, except as otherwise modified below.
 - a. Buffer yards shall not be required between Subdistricts and shall not be required adjacent to Development Amenities, except as otherwise required herein.
 - b. A minimum twenty (20) foot wide buffer yard shall be required between residential use(s) and any adjoining General Business (GB) District use. The buffer yard shall be landscaped in accordance with the Unified Development Ordinance. No mounding shall be required.
 - c. A minimum twenty (20) foot wide buffer yard shall be required between residential properties of the District and any adjacent property zoned the Agricultural/Single Family (AG-SF1) District.
 - d. The buffer yard shall be landscaped in accordance with the Zoning Ordinance. No mounding shall be required.
 - e. A Masonry wall or a combination of masonry and wood or iron fencing (which is entirely

opaque and consistent with the design theme of other fencing or entrances in the District) may be substituted and replace any required buffer yard between uses or External Streets if said wall is:

- (a) a minimum height of six (6) feet;
- (b) located within a minimum ten (10) foot wide easement, and
- (c) supplemented with landscaping consistent with the Zoning Ordinance's requirement for the softening of walls and fences.

East Buffer Yard (82 LF)	Required	Provided	Difference
Shade Trees (3 / 100 LF)	3	Dense trees / vegetation	0
Orn. or Evergreen Trees (3 / 100 LF)	3	Dense trees / vegetation	0
Shrubs (10 / 100 LF)	10	Dense trees / vegetation	0

K. Parking Area Landscape

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 Spaces	% of Parking Area to be Islands
0 to 4	0%
5 to 24	5%
25 to 49	7.5%
50 or more	10%

Parking Area Landscape (4,300 SF)	Required	Provided	Difference
5% of parking area to be islands	215 SF landscape islands	215+ SF Landscape islands	0

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.
- c. 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.

40) Lighting Standards (Article 6.9 and Ord. 19-51)

A. General Lighting Standards:

- i. The following standards shall apply:
 - a. All Light Fixtures, with the exception of internally-illuminated Signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the earth's surface.
 - b. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
 - c. All lighting sources, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner as to direct light away from adjacent Lots and Rights-of-way.
 - d. Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
 - e. All Light Fixtures shall meet City Building Code requirements for their appropriate construction class.

B. Multi-family Residential, Business and Industrial Standards:

- i. The following shall apply to all Multi-family, Business, and Industrial Uses:
 - a. 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.

- b. 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.
 - (a) Per Ord. 19-51 - Maximum Light Levels: Article 6.9(F)(2) regarding maximum light meter reading standards shall apply. In addition, light meter readings from wall or pole-mounted light fixtures shall not exceed one-tenth (0.1) foot candles at the District's shared property lines with an Existing Neighborhood.
- c. All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser.
- d. 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.
- e. 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.
- f. 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.
 - (a) Per Ord. 19-51 - Parking Area Lighting: Article 6.9(F)(6) regarding dimming of Parking Area lighting shall apply. In addition, lighting for Parking Areas on Lots abutting an Existing Neighborhood shall be reduced (e.g., turned off or dimmed) by a minimum of thirty-five percent (35%) no later than 11:00 p.m.
- g. No outdoor sports or Recreational Facilities shall be illuminated after 11:00 p.m., except to conclude a scheduled recreational or sporting event in progress prior to 11:00 p.m.
- h. The off-street Parking Areas and service facility areas for multi-family residential Uses shall have sufficient lighting facilities, which shall be located and adjusted so that the glare or beam is directed away from any adjoining property, Street or Multi-family Dwelling window.

C. Per Ord. 19-51

- i. Decorative Fixtures and Uniformity:
 - a. Light fixtures shall be decorative throughout the District.
 - b. All decorative light poles and fixtures shall be architecturally integrated with the Building style, material, and color, and shall be of a design and quality compatible with an established development theme throughout the District.
 - c. All light fixtures and poles shall be consistent in style, color, size, height and design throughout the District.

41) Lot Standards (Article 6.10)

42) Outside Storage and Display (Article 6.12)

43) 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. The minimum number of parking spaces required for unspecified uses within the UDO shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished.
- xii. **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.
 - a. **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.
 - b. **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.
 - c. **Pedestrian Ways:** Bicycle Parking Areas shall be designed such that when in use, the bicycles 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.

44) Setback Standards (Article 6.16)

45) Sign Standards (Article 6.17)

46) 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:

- i. Forty (40) feet from intersections of Collectors or Local Streets.

47) Yard Standards (Article 6.21)

DESIGN STANDARDS

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

The plans comply.

48) Block Standards (Article 8.1)

49) Easement Standards (Article 8.3)

50) Monument and Marker Standards (Article 8.5)

51) Open Space and Amenity Standards (Article 8.6)

52) Pedestrian Network Standards (Article 8.7)

- A. Applicability: All developments shall integrate an interior and exterior pedestrian network comprised of sidewalks or asphalt paths for pedestrian transportation and recreation, which shall be depicted on the Development Plan or Primary and Secondary Plats.

B. General Standards:

- i. All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.
 - ii. Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.
 - iii. When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e., painted crosswalks, Signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.

C. 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.

D. Perimeter/External Pedestrian Network Standards:

- i. All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:
 - a. 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.
 - b. Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
 - c. The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

53) Storm Water Standards (Article 8.8)

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

55) Street Light Standards (Article 8.10)

56) Street Sign Standards (Article 8.11)

57) Surety Standards (Article 8.12)

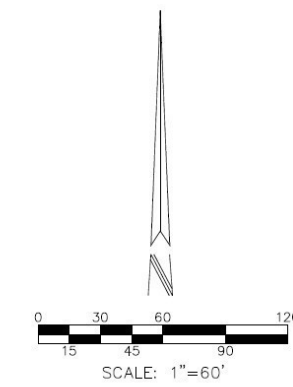
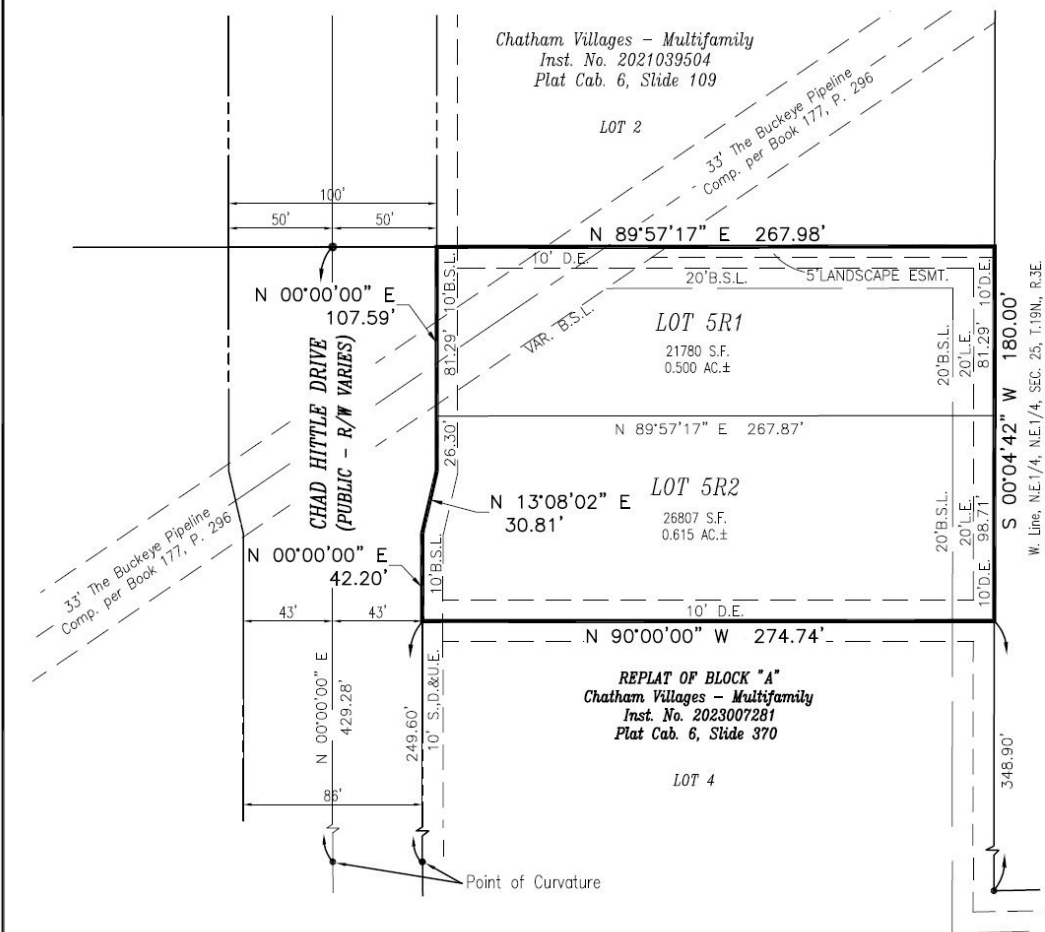
58) Utility Standards (Article 8.13)



DEPARTMENT COMMENTS

- 1) The plans as presented comply with the applicable zoning ordinances.
- 2) Action: Approve Detailed Development Plan 2504-DDP-11 with the following condition:
 - That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Weston Rogers at (317) 408-9895 or wrogers@westfield.in.gov

REPLAT OF LOT 5 IN THE REPLAT OF BLOCK "A" OF
CHATHAM VILLAGES – MULTIFAMILY
PART OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA



- NOTES ON MONUMENTS AND MARKERS:
- Denotes a 5/8" dia. rebar with an aluminum cap bearing a cut "X" in the top, set flush with the finished street surface. Cap stamped "ORPE R/W NO. 0050" unless otherwise noted. Set as a part of the original Chatham Hills - Section 4 plat.
 - A 5/8" dia. rebar w/ yellow plastic cap stamped "ORPE R/W NO. 0050" set at all property corners unless otherwise noted.

Source of Title:

Lot 5 Owner: Henke Development Group LLC
Instrument Number: 2023007281
Address: 19499 Chad Hittle Dr.
Westfield, IN 46074
Parcel Number: 08-05-25-00-00-022.006

Developer: Henke Development Group, LLC

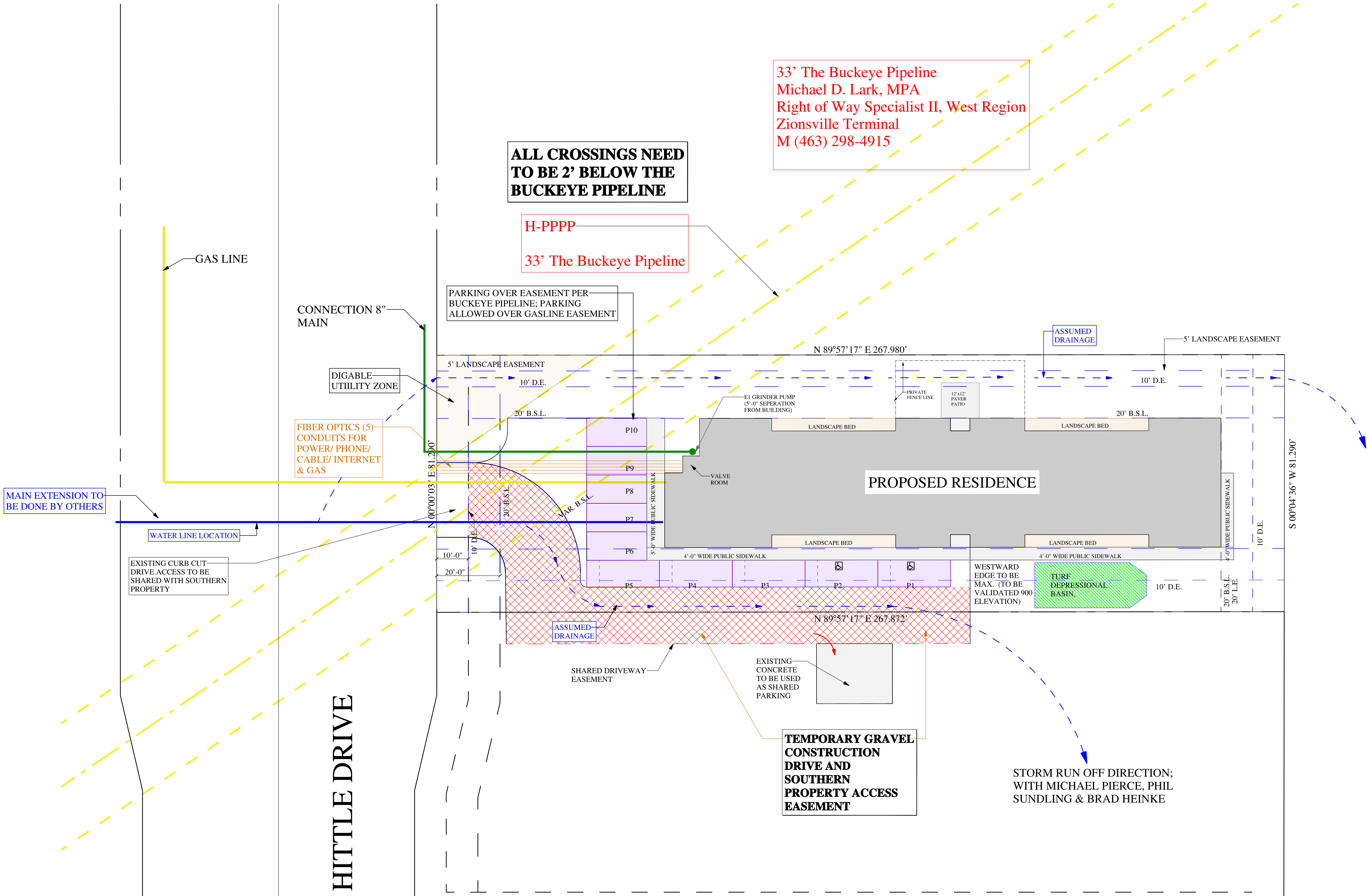
Record Plat:
Replat of Block "A" of Chatham Villages – Multifamily
per Inst. No. 2023007281 [Plat Cabinet 6, Slide 370]

DEVELOPMENT STANDARDS MATRIX											
Distance	Minimum Lot	Minimum Lot	Minimum Lot	Minimum Lot	Minimum Lot	Minimum Lot	Minimum Lot	Minimum Lot	Minimum Lot	Minimum Lot	Minimum Lot
Subarea	Front	Side	Front	Side	Front	Side	Front	Side	Front	Side	Front
1	120	30	15,000	25	8	30	16	45	1,500	4	2
2	120	30	15,000	25	8	30	16	45	1,500	4	2
3	120	30	15,000	25	8	30	16	45	1,500	4	2
4	120	30	15,000	25	8	30	16	45	1,500	4	2
5	120	30	15,000	25	8	30	16	45	1,500	4	2
6	120	30	15,000	25	8	30	16	45	1,500	4	2
7	120	30	15,000	25	8	30	16	45	1,500	4	2
8	120	30	15,000	25	8	30	16	45	1,500	4	2
9	120	30	15,000	25	8	30	16	45	1,500	4	2
10	120	30	15,000	25	8	30	16	45	1,500	4	2
11	120	30	15,000	25	8	30	16	45	1,500	4	2
12	120	30	15,000	25	8	30	16	45	1,500	4	2
13	120	30	15,000	25	8	30	16	45	1,500	4	2
14	120	30	15,000	25	8	30	16	45	1,500	4	2
15	120	30	15,000	25	8	30	16	45	1,500	4	2
16	120	30	15,000	25	8	30	16	45	1,500	4	2
17	120	30	15,000	25	8	30	16	45	1,500	4	2
18	120	30	15,000	25	8	30	16	45	1,500	4	2
19	120	30	15,000	25	8	30	16	45	1,500	4	2
20	120	30	15,000	25	8	30	16	45	1,500	4	2

SHEET 1 OF 2

THIS INSTRUMENT PREPARED BY PAUL E. KLODZEN, P.E., #20400015

REPLAT OF LOT 5 IN THE REPLAT OF BLOCK "A" CHATHAM VILLAGES MULTIFAMILY PIC JOB #170504-30108



LOT 5R1
SITE ACREAGE: 0.500 ACRES

ZONING DISTRICT;
STATE HIGHWAY 32 OVERLAY DISTRICT

PROPOSED LAND USE:
ASSISTED LIVING FACILITY

BUILDING SIZE:
6,143 S.F.

PARKING SPACES REQUIRED:
10 MAXIMUM

TABLE	
GAS LINE	
CONNECTION 8" MAIN	
STORM WATER RUN OFF DIRECTION	
E1 GRINDER PUMP (5'-0" SEPERATION FROM BUILDING)	

SHOWN WITH DRAINAGE

SITE PLAN
SCALE: 1" = 20'-0"

CHATHAM VILLAGE - MF
LOT PT-5
LEGATO LIVING
RESIDENTIAL HOME CARE
19499 CHAD HITTLE DR
WESTFIELD IN

REVISION LOG

REV #	DATE
1.	1.31.2025
2.	3.26.2025

STATUS PERMIT DOCUMENTS

DRAWN BY: KNL

SHEET NAME
SITE PLAN WITH DRAINAGE

SHEET #

9

SCALE PER PAGE

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REVISION LOG

REV #	DATE
1.	1.31.2025
2.	3.26.2025

STATUS PERMIT DOCUMENTS

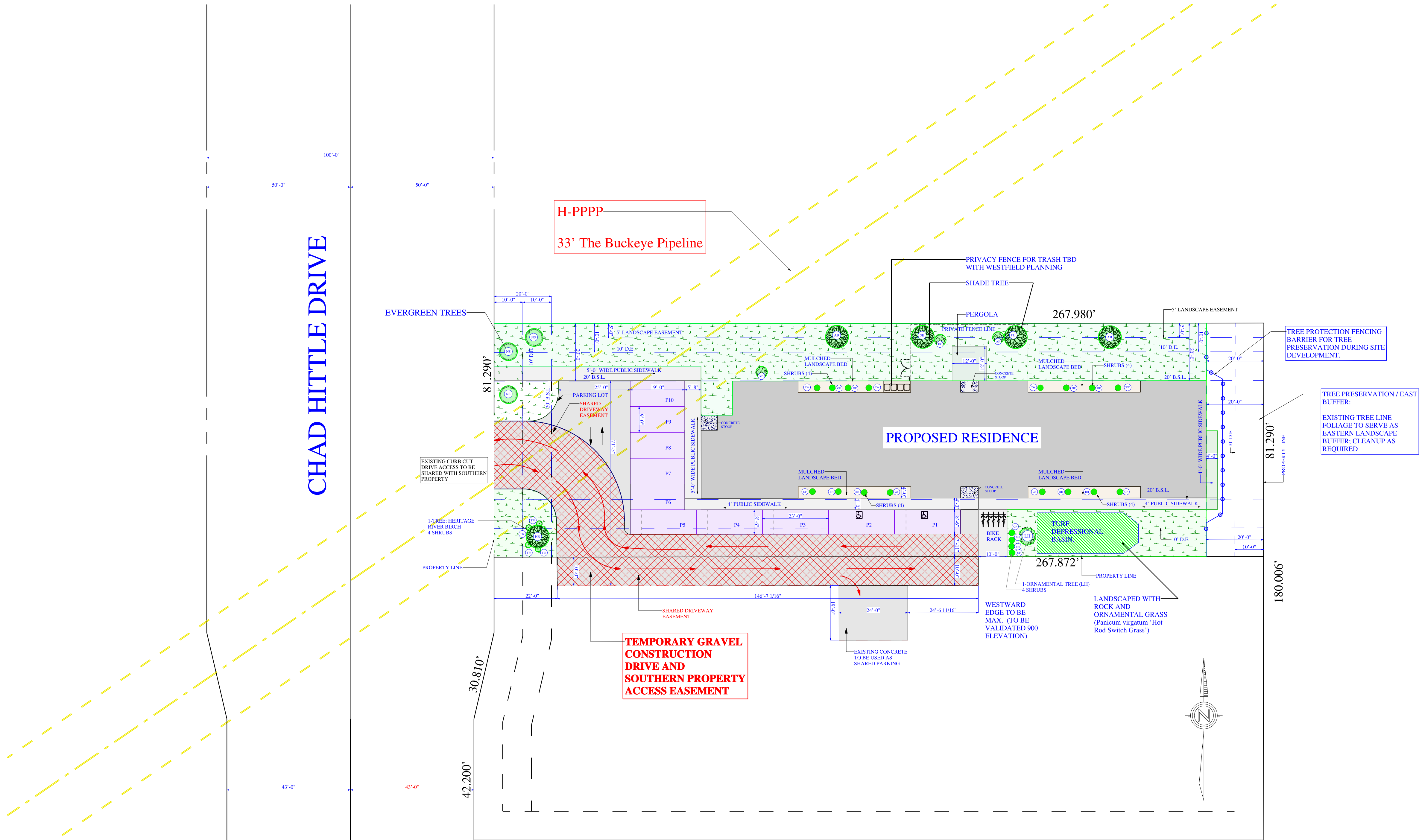
DRAWN BY: KNL

SHEET NAME
LANDSCAPED PLAN

SHEET #

11

SCALE PER PAGE



Minimum Lot Landscaping Requirements				
Institutional Uses (.050/ acres)	Required	Provided		
Shade Trees (10 / acre)	5	5		
Orn. or Evergreen Trees (10 / acre)	5	7		
Shrubs (25 / acre)	13	24		

Parking Area			
Parking Area Landscape (4,260 sq ft)	Required	Provided	
5% of parking area to be islands	15 5' landscape islands	ornamental tree(Rose Mallow) 4 shrubs	
Required Parking Spaces			
Number of Employees	Number of Visitors	Total Parking spaces required	Provided parking spaces
Total of (3) four fulltime employees (1) one floating employee	5-6	10 maximum parking	10 total parking spaces

- LANDSCAPE REQUIREMENTS:
- Minimum Lot Landscaping: 5 shade tree, 5 ornamental or evergreen, 13 shrubs
 - External Street Frontage: not applicable; building is oriented toward Chad Hittle Dr
 - Foundation Plantings: required on front facade only
 - Buffer yards: 20' buffer yard required on east property line; PRESERVE THE AREA OF DENSE TREES / VEGETATION WITHIN THE 20' EAST LANDSCAPE BUFFER LOCATED ON-SITE
 - Perimeter Parking Lot landscaping: not applicable; as one parking section has more than 10 spaces (CONSIDERED TO BE A DRIVEWAY)
 - Parking Lot Islands: (LOCATED AT FRONT OF PROPERTY, 1 ORNAMENTAL TREE W/ 4 SHRUBS)

LANDSCAPE PLANT SCHEDULE

DECIDUOUS EVERGREEN TREES				
QUANTITY	BOTANICAL NAME	COMMON NAME	KEY CONDITION	SIZE
3	Picea abies	Norway Spruce	NS	B&B 2", 12 FT HIGH

DECIDUOUS CANOPY TREES				
QUANTITY	BOTANICAL NAME	COMMON NAME	KEY CONDITION	SIZE
2	Acer freemanii 'Autumn Blaze'	'Autumn Blaze' Maple	AB	B&B 2.5", 8 FT HIGH
1	Gleditsia triacanthos 'Inermis'	Skyline Honeylocust	SH	B&B 2.5", 8 FT HIGH
1	Platanus acerifolia x 'Excelsiorace'	PlaneTree Excelsior	PL	B&B 2.5", 8 FT HIGH
1	Betula nigra 'Heritage'	'Heritage' River Birch	HB	B&B 2.5", 8 FT HIGH

DECIDUOUS ORNAMENTAL TREES				
QUANTITY	BOTANICAL NAME	COMMON NAME	KEY CONDITION	SIZE
1	Aucubacter x grandifolia 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	AS	B&B 2"
1	Cercis canadensis	Eastern Redbud	ER	B&B 2"
1	Hydrangea panicula 'Limelight'	Limelight Hydrangea Tree	LH	CONTAINER 2", 5 FT HIGH
1	Cornus kousa	Kousa Dogwood	KD	B&B 2" MULTI-STEM

DECIDUOUS SHRUBS				
QUANTITY	BOTANICAL NAME	COMMON NAME	KEY CONDITION	SIZE
6	Hydrangea paniculata	'Panicum' Hydrangea	PH	CONTAINER 24"
10	Spiraea x bumalda 'Gold Flame'	Gold Flame Spirea	GF	CONTAINER 24"
8	Physocarpus opulifolius 'Tiny Wine'	'Tiny Wine Ninebark	TW	CONTAINER 24"

EXAMPLES OF APPROVED LANDSCAPING

Shade / Canopy Tree Defined as:

A large tree growing to over forty (40) feet in height at maturity, usually Deciduous and planted to canopy cover shade. Examples: Red Maple, Honey Locust, Sweet Gum, etc.

Evergreen Tree Defined as:

A coniferous or broad-leaved plant whose leaves remain throughout the year and are continually dropping and being replaced by new springtime growth. Examples: Black Hills Spruce, Norway Spruce, etc.

Ornamental Tree Defined as:

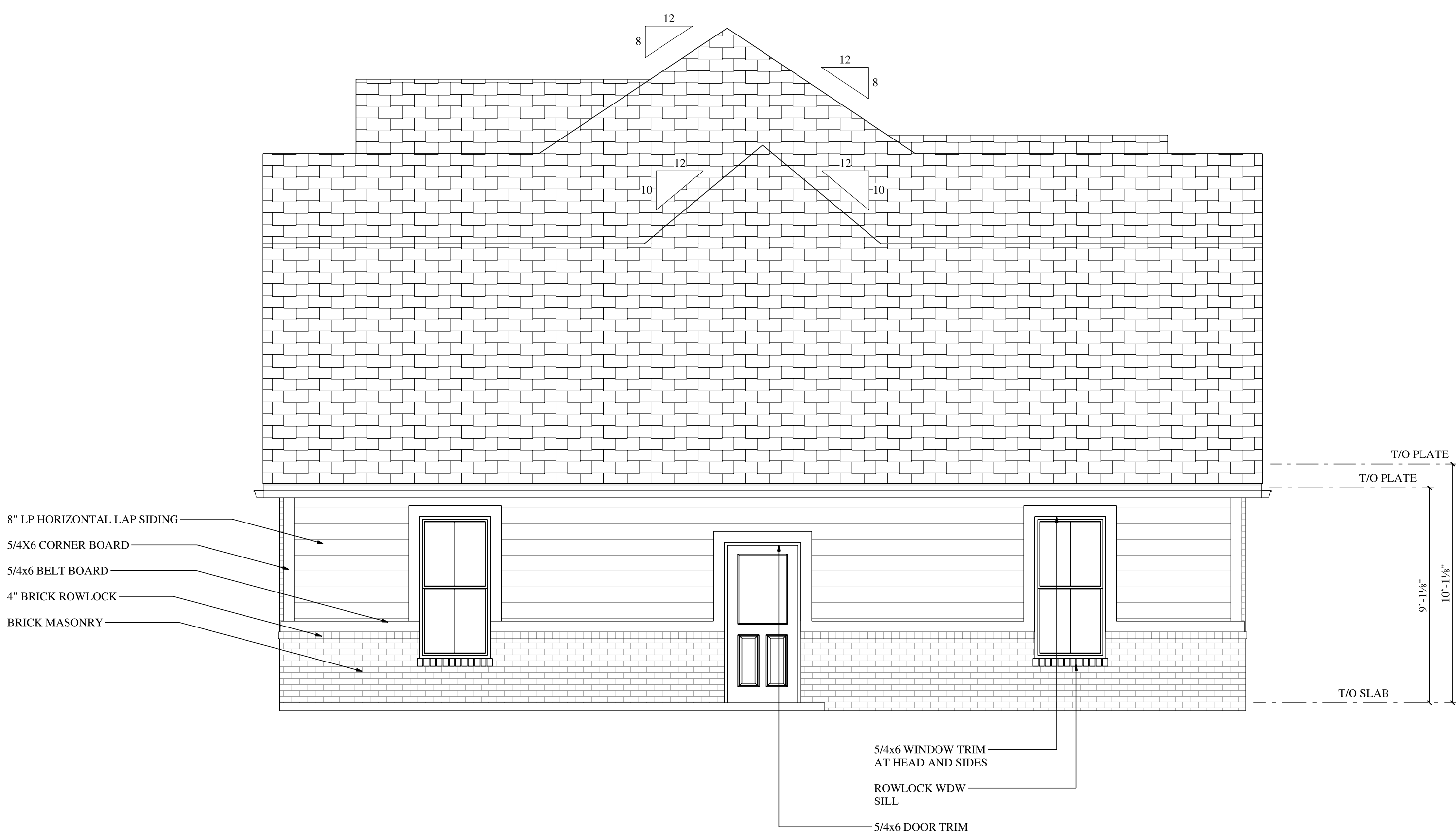
A small to medium sized tree, growing approximately fifteen (15) to forty (40) feet in height at maturity, planted for aesthetic purposes such as colorful flowers, interesting bark, or fall foliage. Examples: Serviceberry, Japanese Maple, Red bud, etc.

Shrubs are defined as:

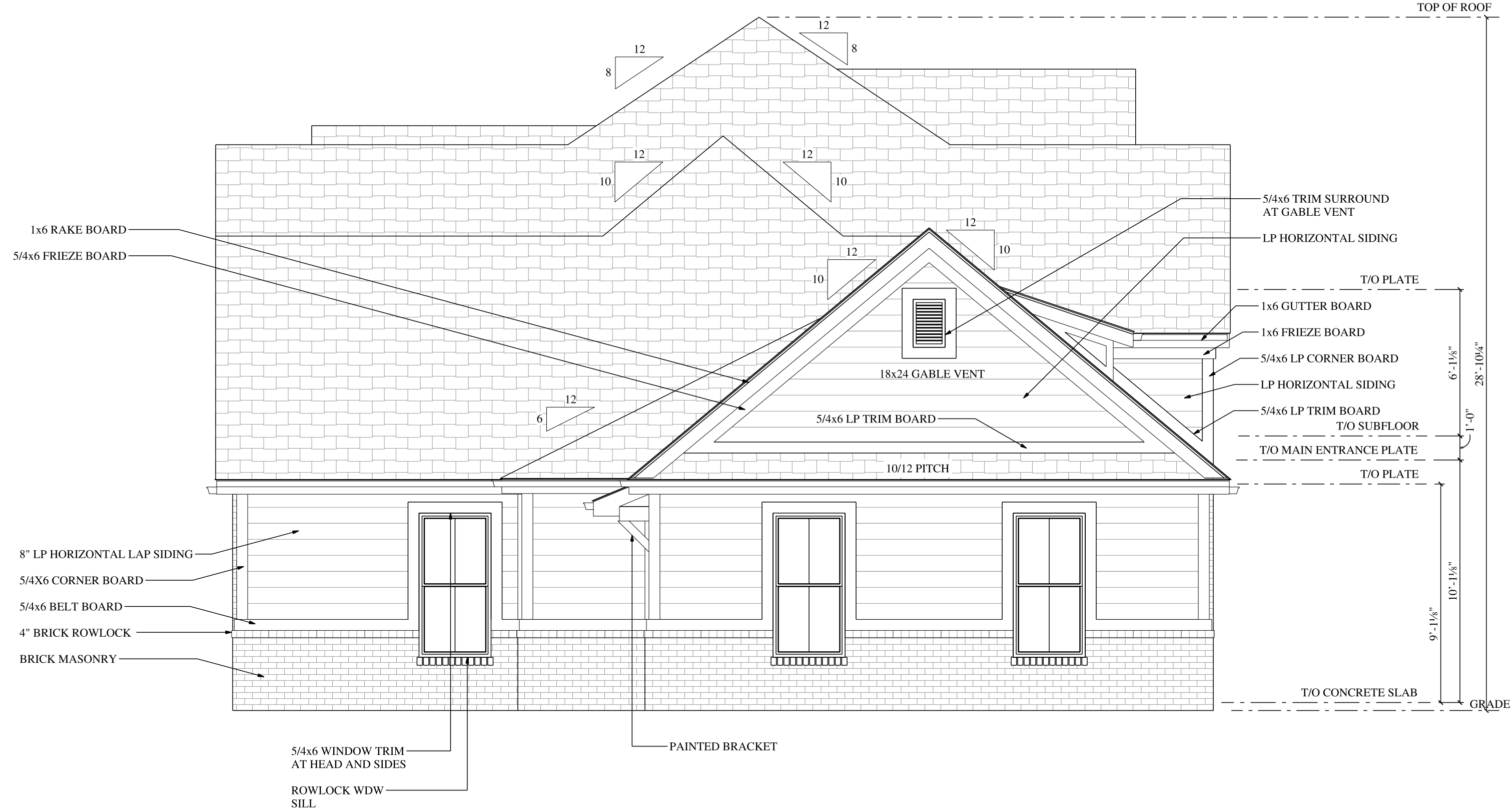
A woody plant, smaller than a tree, consisting of several small stems from the ground or small branches near the ground. Examples: Hydrangea, Sea Green Juniper, etc.

LANDSCAPE TABLE	
SHADE TREE	
EVERGREEN	
SHRUB	
LANDSCAPE BED	
GRASS / SOG	

LANDSCAPE PLAN
SCALE: 1" = 20'-0"



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



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



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



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CHATHAM VILLAGE - MF
LOT PT-5
LEGATO LIVING
RESIDENTIAL HOME CARE
19499 CHAD HITTLE DR
WESTFIELD IN

REVISION LOG	
REV #	DATE
1.	1.31.2025
2.	3.26.2025



Petition Number: 2505-DDP-13
Project Name: Ravinia Amenity Area
Subject Site Address: Generally located at 1739 Swansea Road
Petitioner: Ravinia Developer, LLC
Representative: Kimley-Horn and Associates, Inc.
Request: Detailed Development Plan review of an amenity area and corresponding improvements on 0.83 acres +/- in the Ravinia PUD District.
Current Zoning: Ravinia PUD District
Current Land Use: Vacant / Under-construction
Approximate Acreage: 0.83 acres +/-
Staff Reviewer: Ryan Collingwood, 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.

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

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

RE-REVIEW: 5/13/25

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

- 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.

COMMENT: *Informational; Please coordinate with applicable utility companies and WPWD.*

- 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 except for those items identified as outstanding below:

- 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:

COMMENT: *Informational; Please coordinate with WPWD.*

- 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.

COMMENT: *Informational; Please coordinate with the WPWD and utility companies.*

DISTRICT & DEVELOPMENT STANDARDS

The plans comply with SF4 District the Ravinia PUD District (Ord. 24-04), except for those items identified as outstanding below:

28) Development Standards (*Ord. 24-04, Section 6*)

- | | |
|---------------------------|-------------|
| a) Minimum Lot Frontage: | 40 Feet |
| b) Minimum Lot Area: | 6,200 sq-ft |
| c) Minimum Front Setback: | 20 Feet |
| d) Minimum Side Setback: | 5 Feet |
| e) Minimum Rear Setback: | 20 Feet |

- f) Minimum Lot Width: 52 Feet
- g) Maximum Building Height: 2 ½ stories

29) Landscaping Standards (*Ord. 24-04, Section 7.2*)

30) Design Standards (*Ord. 24-04, Section 9*)

- a) Open Space and Amenity Standards
 - i) Pedestrian Path Network
 - (1) A network of paths shall be installed as generally depicted on Exhibit B. The final locations are subject to existing easements and final engineering. If paths are prevented from being installed as generally shown, then alternative path locations shall be approved by the Director.
 - (2) A bench shall be provided in two (2) locations along the path adjacent to the pond north of the amenity area.
 - ii) Amenities: Construction of the following amenities shall commence no later than the completion of ninety (90) dwelling units. The amenities shall include, but shall not be limited to the following, as generally depicted on Exhibit E:
 - (1) Playground: Playground equipment shall be provided as generally depicted on Exhibit E.
 - (2) Shade Pavilion: Two (2) shade pavilions including seating shall be provided as generally depicted on Exhibit E.
 - (3) Bathhouse Building: A common indoor facility shall be provided as depicted on Exhibit E. The Bathhouse Building shall include an outdoor patio space, restrooms, and lockable storage.
 - (4) Community Pool: A swimming pool and wading pool shall be provided as generally depicted on Exhibit E.
 - (5) Play-Courts: Multi-mini-court pads shall be provided as generally depicted on Exhibit D. At a minimum one (1) pickle ball court and one (1) ½ basketball court shall be provided.
 - (6) Parking: Vehicular and bike parking for the Bathhouse and Pool shall be provided as generally depicted on Exhibit E.

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

- a) Screening of Receptacles and Loading Areas

32) Fence Standards (*UDO Article 6.5*)

- a) 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 within Common Areas of residential Subdivisions shall not exceed eight (8) feet in height, except as otherwise permitted by herein.

33) Landscaping Standards (*UDO Article 6.8*)

- a) Minimum Lot Landscaping Requirements
 - i) Open Space / Common Area = 10 trees per acre
- b) Foundation Planting Requirements
 - i) Plant material every 40 feet for expanses longer than 80 feet along façades, fences, barriers.
 - ii) Front Building Façade (along Swansea) = plant material every 12 feet

34) Lighting Standards (*UDO Article 6.9*)

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

36) 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.
-

DESIGN STANDARDS (Chapter 8 of UDO)

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

37) Easement Standards (*UDO Article 8.3*)

COMMENT: *Informational; Please coordinate with WPWD.*

38) Open Space and Amenity Standards (*UDO Article 8.6*)

39) Pedestrian Network Standards (*UDO 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) 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.

40) Storm Water Standards (*UDO Article 8.8*)

COMMENT: *Informational; Please coordinate with WPWD.*

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

COMMENT: *Informational; Please coordinate with WPWD.*

42) Surety Standards (*UDO Article 8.12*)

COMMENT: *Informational; Please coordinate with WPWD.*

43) Utility Standards (*UDO Article 8.13*)

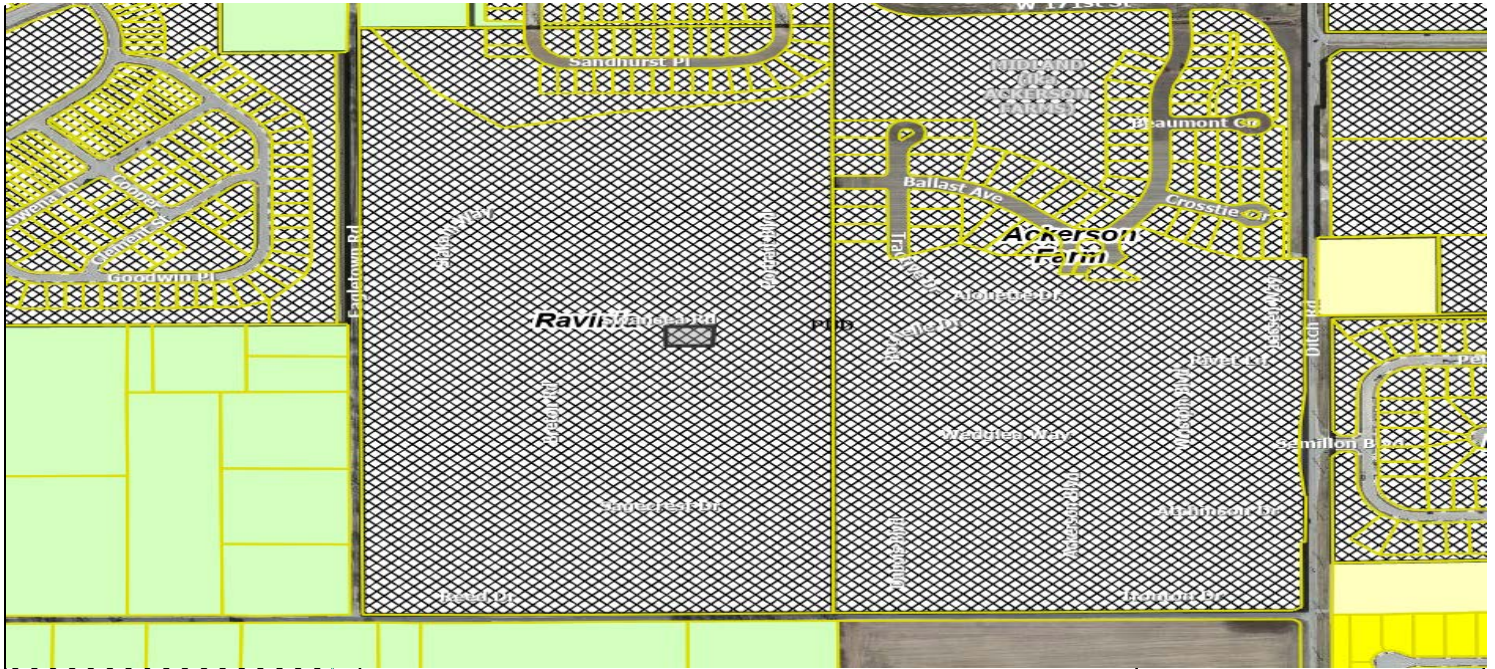
COMMENT: *Informational; Please coordinate with WPWD and utility companies.*

Aerial Location Map

 Site



Zoning Map



GIS.DBO.PW_Streets Zoning
Parcel
Zoning - All
EI (Enclosed Industrial)
PUD (Planned Unit Development)

0 0.02 0.04
Miles





**ACKNOWLEDGEMENT OF DETAILED DEVELOPMENT PLAN APPROVAL OF
2505-DDP-13 (Ravinia Amenity Area), DELEGATED TO COMMUNITY
DEVELOPMENT DEPARTMENT**

This **ACKNOWLEDGEMENT**, made this 13th day of May, 2025, by Ryan Collingwood, Associate Planner, City of Westfield, Indiana, designated on behalf of Kevin M. Todd, Community Development Director WITNESSETH:

WHEREAS, Article 8.6(F)(2) of the Unified Development Ordinance delegates the review process for Open Space and Development Amenity areas to the Community Development Department;

WHEREAS, Ravinia Developer, LLC by Kimley-Horn and Associates, Inc. request Detailed Development Plan approval for an amenity area and corresponding improvements on 0.83 acres +/- in the Ravinia PUD Zoning District; and

WHEREAS, on Tuesday, May 13, 2025, all outstanding comments regarding the project submission have been addressed, and the Ravinia Amenity Area Detailed Development Plan is deemed compliant with the Ravinia PUD Zoning District Standards and the Westfield-Washington Township Unified Development Ordinance as applicable, respectively.

CITY OF WESTFIELD, COMMUNITY DEVELOPMENT DEPARTMENT



Ryan Collingwood, Community Development Associate Planner, on behalf of Kevin M. Todd,
Community Development Director

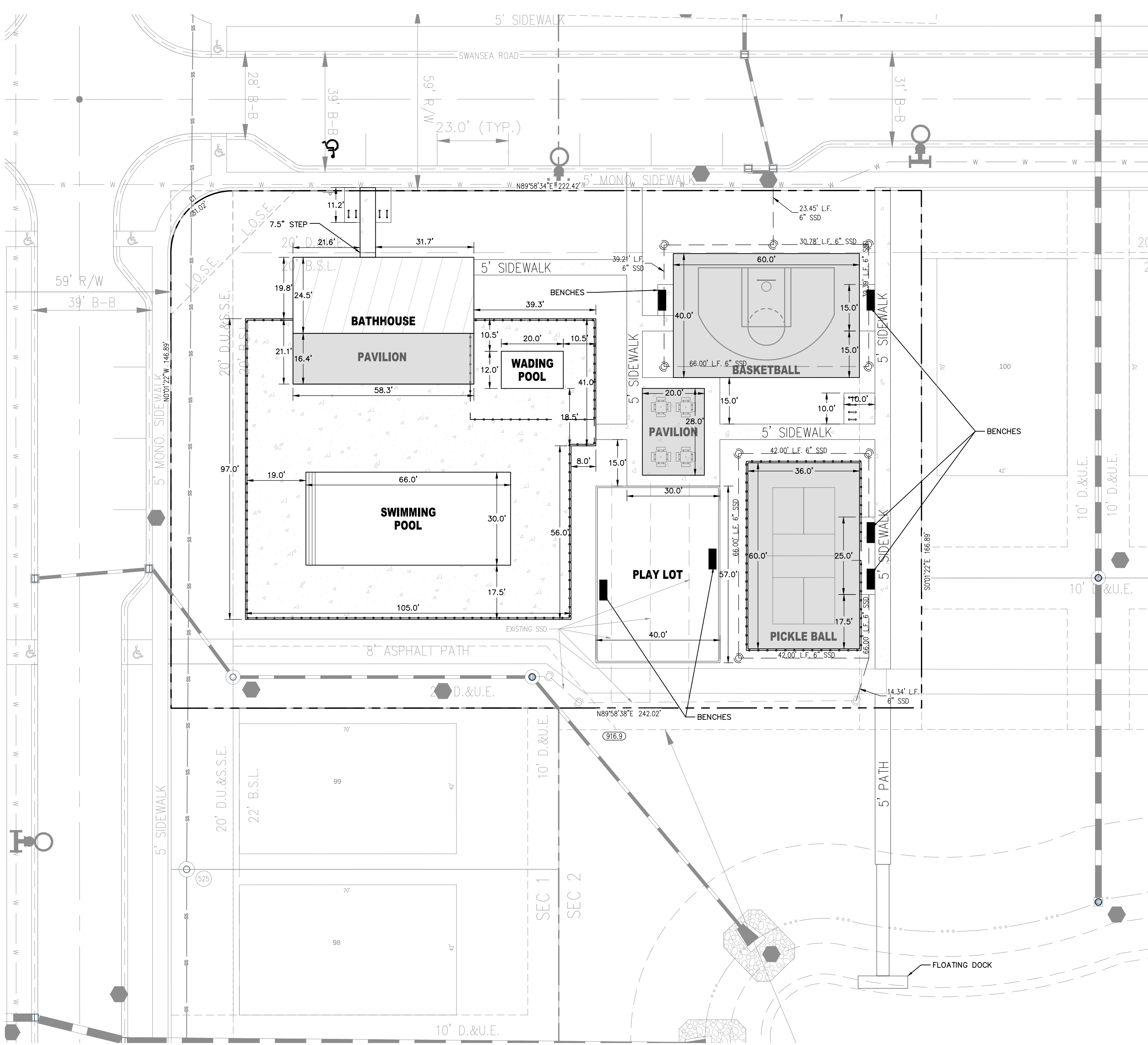
Tim Walter, Ravinia Developer, LLC, hereby acknowledges the accuracy of the information
contained in this Acknowledgment of Approval.

Tim Walter

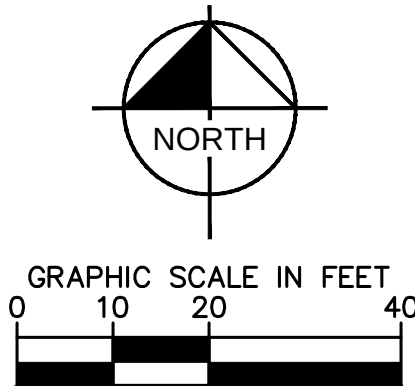
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social
Security number in this document, unless required by law: Ryan Collingwood

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

Drawing name: K:\IND_LEV\170275005_Ravinia Amenity Area_Westfield.IN\1 Design\CADD\PlanSheets\AMENITY AREA PLAN.dwg C101 May 09, 2025 1:18pm by: Demetra Mitchell
This document, together with the concepts and designs presented herein, 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.



CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	20.00'	31.02'	S44°24'53"W	28.01'	88°52'30"	19.61'



UPSTREAM OFFSITE ACREAGE

THERE IS NO OFFSITE LAND THAT DRAINS ONTO THIS PROJECT SITE.

LEGEND

- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED GRADE
- PROPOSED CONTOUR
- 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
- LOT NUMBER
PAD ELEVATION
- PROPOSED 6" UNDERDRAINS
- EMERGENCY FLOOD ROUTE

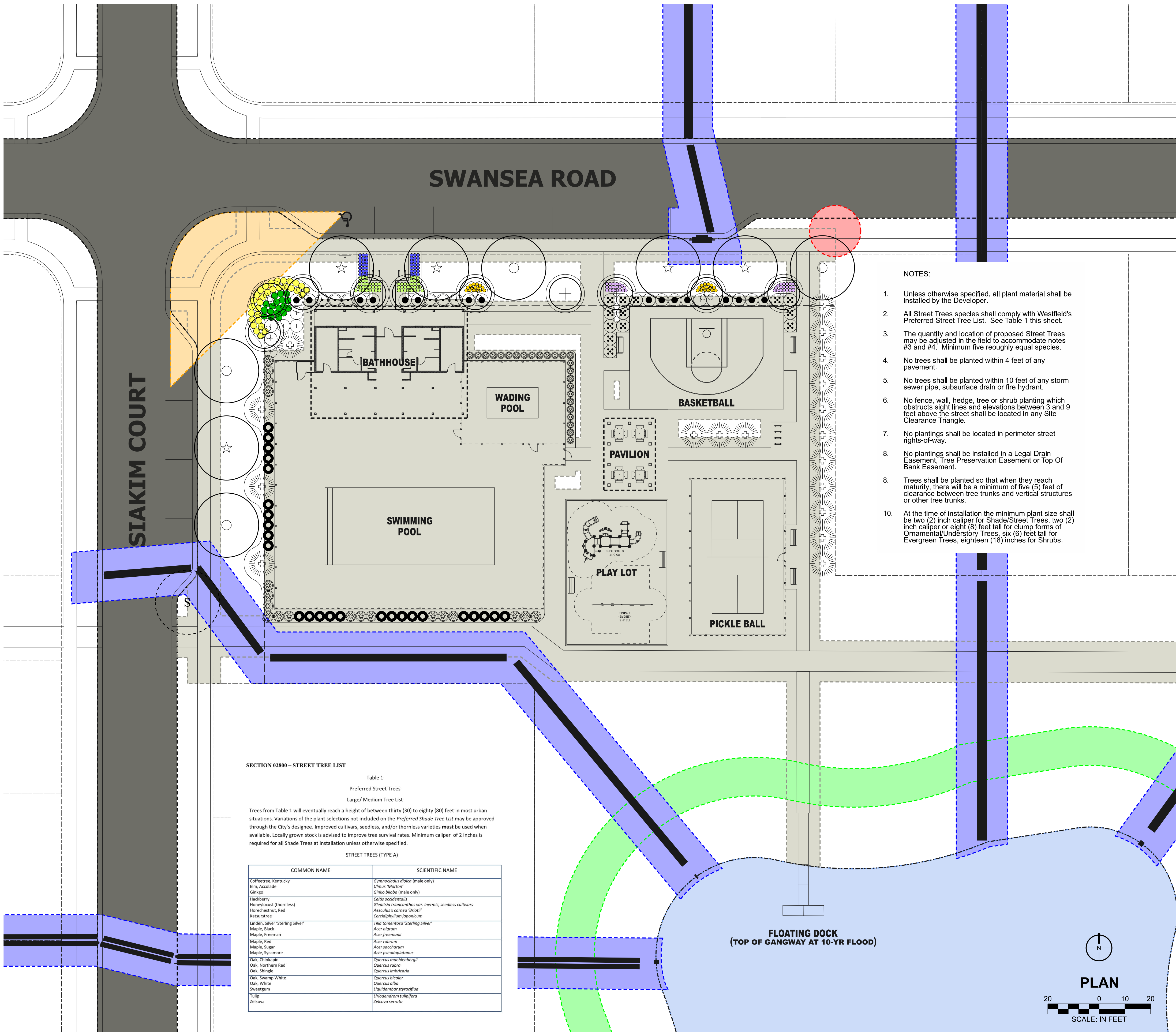
GRADING NOTES

- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
- NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
- MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES UNLESS OTHERWISE NOTED.
- WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
- ALL SSD UNDER CURB SHALL BE CLEANED AND TELEVIEWED AFTER ALL UNDERGROUND UTILITIES ARE ARE INSTALLED AND SUBMITTED TO CITY OF WESTFIELD INSPECTOR.
- UTILITY CROSSING UNDER PAVEMENT (BORE/JACK & BORE) AVOID OPEN CUTS.

GENERAL NOTES

- ALL OFF-SITE DRAIN TILES SHALL BE TIED INTO THE PROPOSED STORM SYSTEM OF THIS SECTION (WHERE APPLICABLE)
- ALL PADS SHOULD BE TESTED TO ASSURE A COMPACTION OF AT LEAST 95% OF THE MAXIMUM DRY DENSITY USING THE STANDARD PROCTOR TEST METHOD.
- SEE SUBSURFACE DRAIN PLAN (C620-621) FOR MORE DETAILS.
- SEE SHEET C203 FOR STRUCTURE DATE TABLE.

SCALE: AS NOTED	DESIGNED BY: GPB	DRAWN BY: DM	CHECKED BY: BAH	NO.	REVISIONS	DATE	BY
				Kimley»Horn			
				© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 86TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 PHONE: 317-228-3032 EMAIL: cormin.baker@kimley-horn.com WWW.KIMLEY-HORN.COM			
RAVINIA AMENITY AREA				RAVINIA DEVELOPER, LLC			
AMENITY AREA PLAN							
ORIGINAL ISSUE: 02/28/2025							
KHA PROJECT NO. 170275006							
SHEET NUMBER							
C101							



SECTION 02800 - STREET TREE LIST

Table 1
Preferred Street Trees
Large/ Medium Tree List

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

STREET TREES (TYPE A)

COMMON NAME	SCIENTIFIC NAME
Coffeetree, Kentucky Elm, Arcade	Gymnocladus dioica (male only)
Ginkgo	Ginkgo biloba (male only)
Rackberry	Celtis occidentalis
Honeylocust (thornless)	Gleditsia triacanthos var. inermis, seedless cultivars
Honeylocust, Red	Aesculus x carnea 'Briotii'
Katsustraw	Cercidiphyllum japonicum
Linden, Silver 'Sterling Silver'	Tilia tomentosa 'Sterling Silver'
Maple, Black	Acer nigrum
Maple, Freeman	Acer freemanii
Maple, Red	Acer rubrum
Maple, Sugar	Acer saccharum
Maple, Silverline	Acer pseudoplatanus
Oak, Chinkapin	Quercus muhlenbergii
Oak, Northern Red	Quercus rubra
Oak, Shingle	Quercus imbricaria
Oak, Swamp White	Quercus bicolor
Oak, White	Quercus alba
Sweetgum	Liquidambar styraciflua
Tulip	Liriodendron tulipifera
Yucca	Yucca serrata

LEGEND:

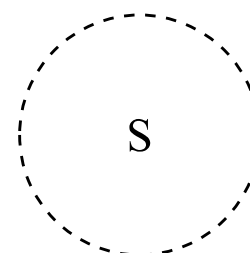
- Tree-Free Zone (Street)
- Tree-Free Zone (Sidewalk/Driveway Proximity)
- Tree-Free Zone (Pond)
- Tree-Free Zone (Top of Bank Easement)
- Tree-Free Zone (Vision Corner Clearance)
- Tree-Free Zone (Storm Pipe Proximity)
- Tree-Free Zone (Fire Hydrant Proximity)

NOTES:

- Unless otherwise specified, all plant material shall be installed by the Developer.
- All Street Trees species shall comply with Westfield's Preferred Street Tree List. See Table 1 this sheet.
- The quantity and location of proposed Street Trees may be adjusted in the field to accommodate notes #3 and #4. Minimum five roughly equal species.
- No trees shall be planted within 4 feet of any pavement.
- No trees shall be planted within 10 feet of any storm sewer pipe, subsurface drain or fire hydrant.
- No fence, wall, hedge, tree or shrub planting which obstructs sight lines and elevations between 3 and 9 feet above the street shall be located in any Site Clearance Triangle.
- No plantings shall be located in perimeter street rights-of-way.
- No plantings shall be installed in a Legal Drain Easement, Tree Preservation Easement or Top Of Bank Easement.
- 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 vertical structures or other tree trunks.
- At the time of installation the minimum plant size shall be two (2) inch caliper for Shade/Street Trees, two (2) inch caliper or eight (8) feet tall for clump forms of Ornamental/Understory Trees, six (6) feet tall for Evergreen Trees, eighteen (18) inches for Shrubs.

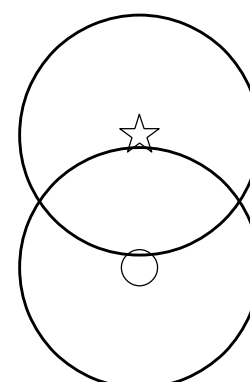
PLANT SCHEDULE:

Street Trees:



Liquidambar styraciflua 'Moraine' 1 @ 2"
(Moraine Sweetgum)

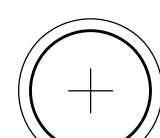
Shade Trees:



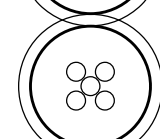
Acer saccharum 'Legacy' - 5 @ 2"
(Legacy Sugar Maple)

Gleditsia triacanthos var. inermis 'Suncole' - 4 @ 2"
(Sunburst Honeylocust)

Ornamental Trees:



Amelanchier canadensis 'Autumn Brilliance' - 4 @ 2"
(Autumn Brilliance Serviceberry)



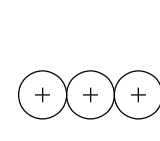
Cercis canadensis 'Forest Pansy' - 5 @ 8" Clump Form
(Forest Pansy Eastern Redbud)

Evergreen Trees:

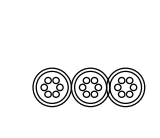


Thuja standishii x plicata 'Green Giant' - 18 @ 6"
(Green Giant Arborvitae)

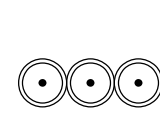
Shrubs:



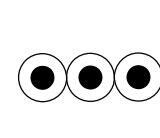
Aronia melanocarpa 'Viking' - 8 @ 24"
(Viking Black Chokeberry)



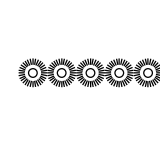
Fothergilla major 'Blue Shadow' - 19 @ 24"
(Saybrook Gold Juniper)



Physocarpus opulifolius 'Seward' - 6 @ 24"
(Summer Wine Ninebark)



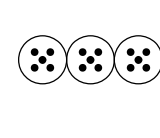
Taxus x media 'Densiflora' - 16 @ 24"
(Dense Spreading Yew)



Thuja occidentalis 'Holmstrup' - 25 @ 48"
(Holmstrup Arborvitae)

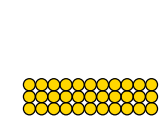


Thuja occidentalis 'Woodwardii' - 25 @ 24"
(Woodward arborvitae)

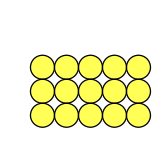


Viburnum plicatum tom. 'Summer Snowflake' - 13 @ 24"
(Summer Snowflake Viburnum)

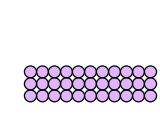
Forbs:



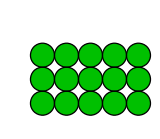
Coreopsis verticillata 'Zagreb' - 30 @ 1 Gallon
(Zagreb Tickseed)



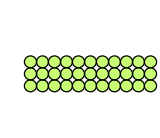
Hemerocallis 'Happy Returns' - 31 @ 1 Gallon
(Happy Returns Daylily)



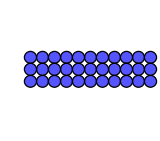
Hemerocallis 'Purple De Oro' - 38 @ 1 Gallon
(Purple De Oro Daylily)



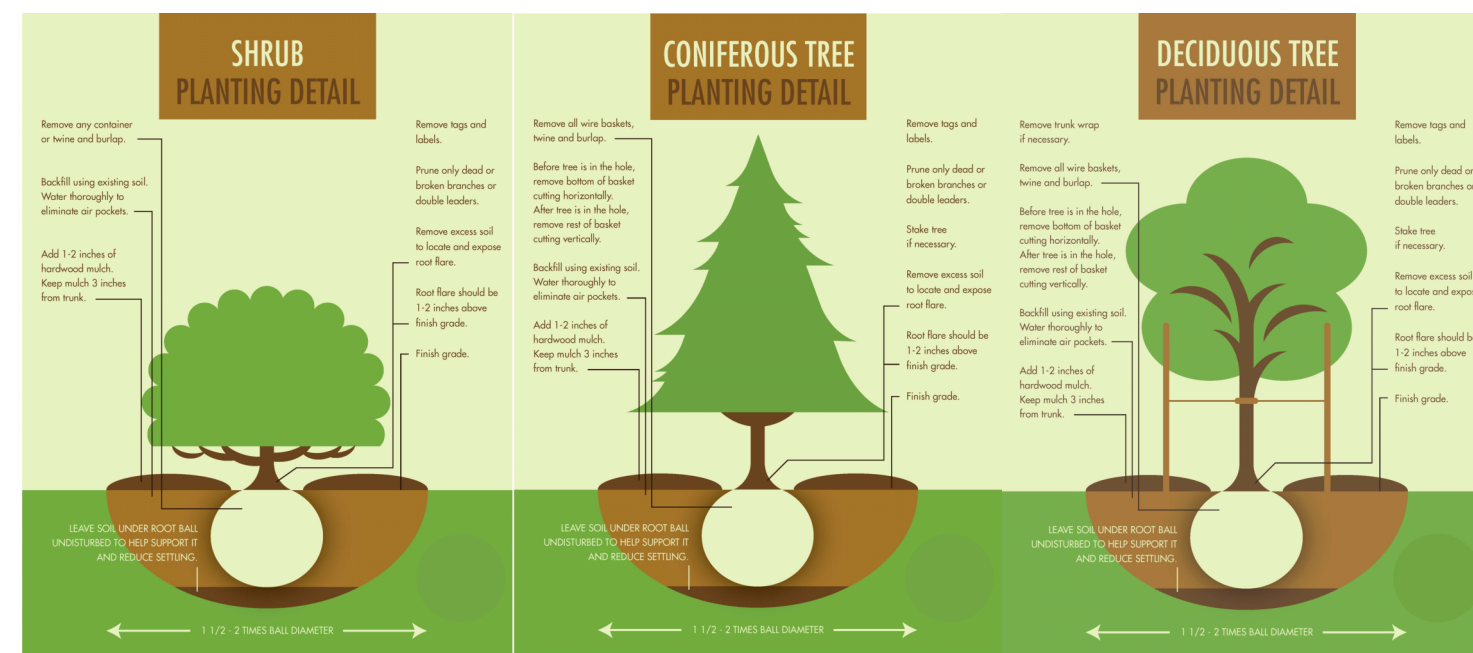
Hosta 'First Frost' - 18 @ 1 Gallon
(First Frost Plantain Lily)



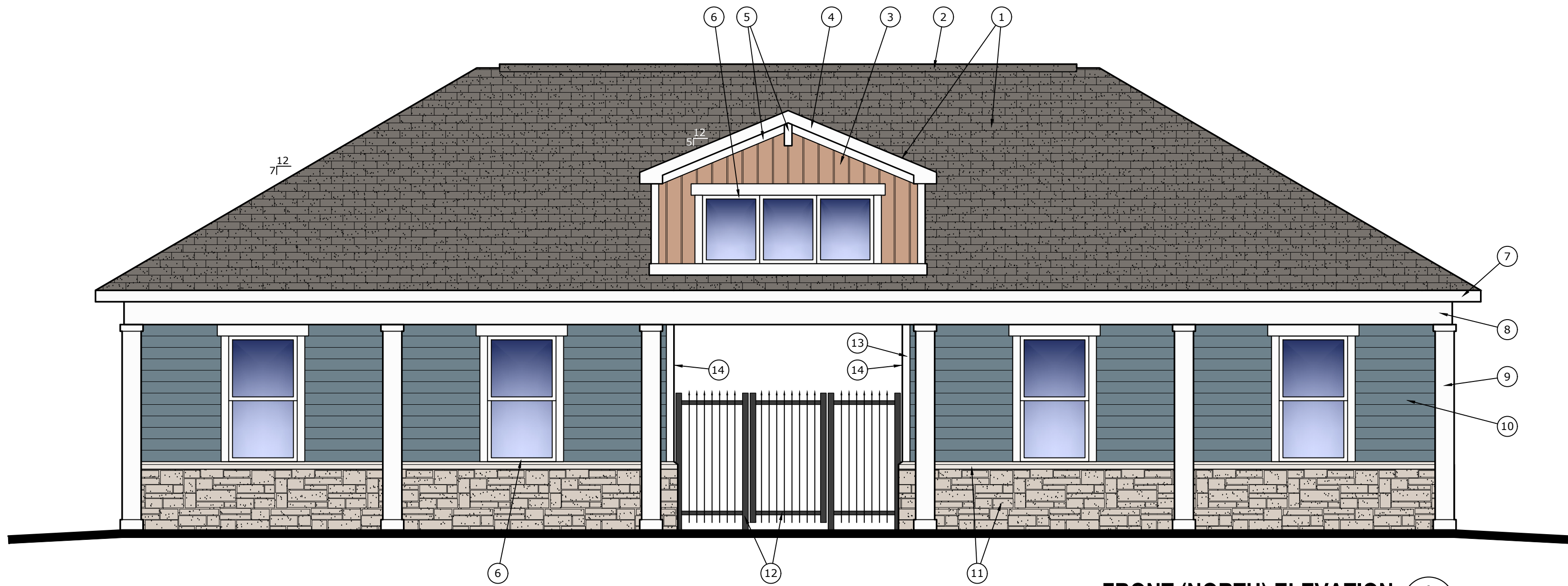
Hosta 'Rainforest Sunrise' - 58 @ 1 Gallon
(Rainforest Sunrise Plantain Lily)



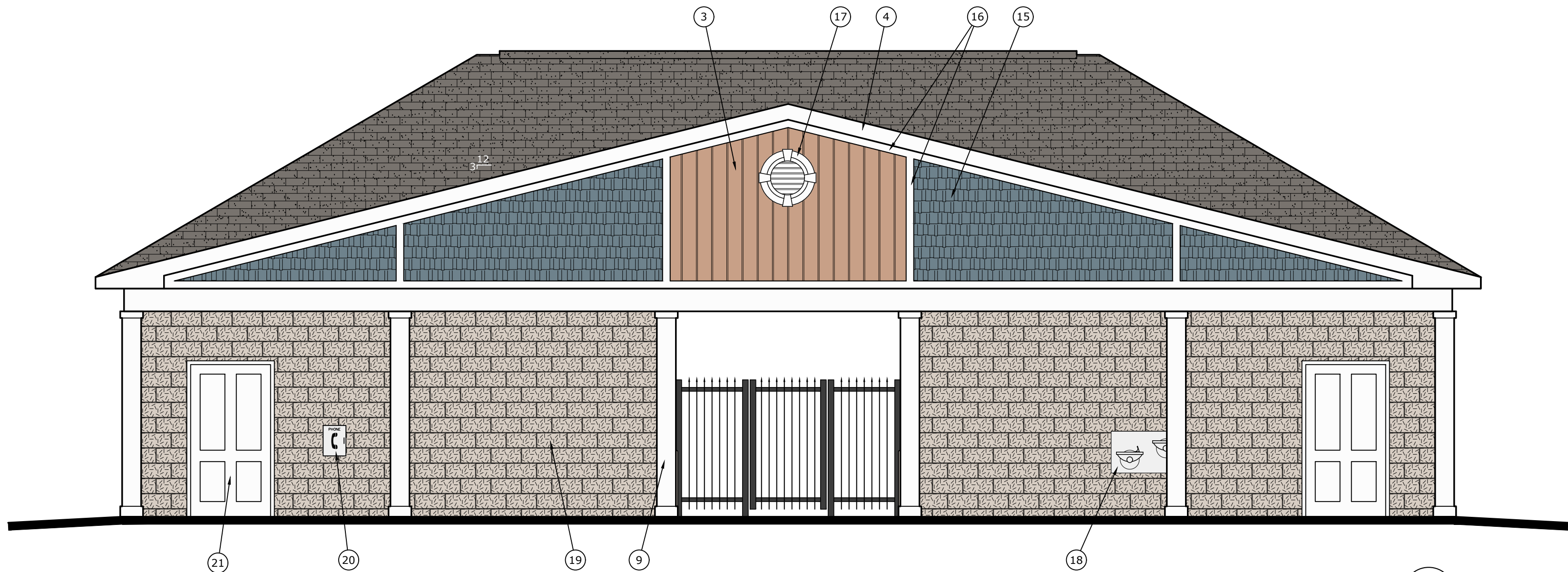
Salvia nemorosa 'Ostfriesland' - 42 @ 1 Gallon
(East Friesland Sage)



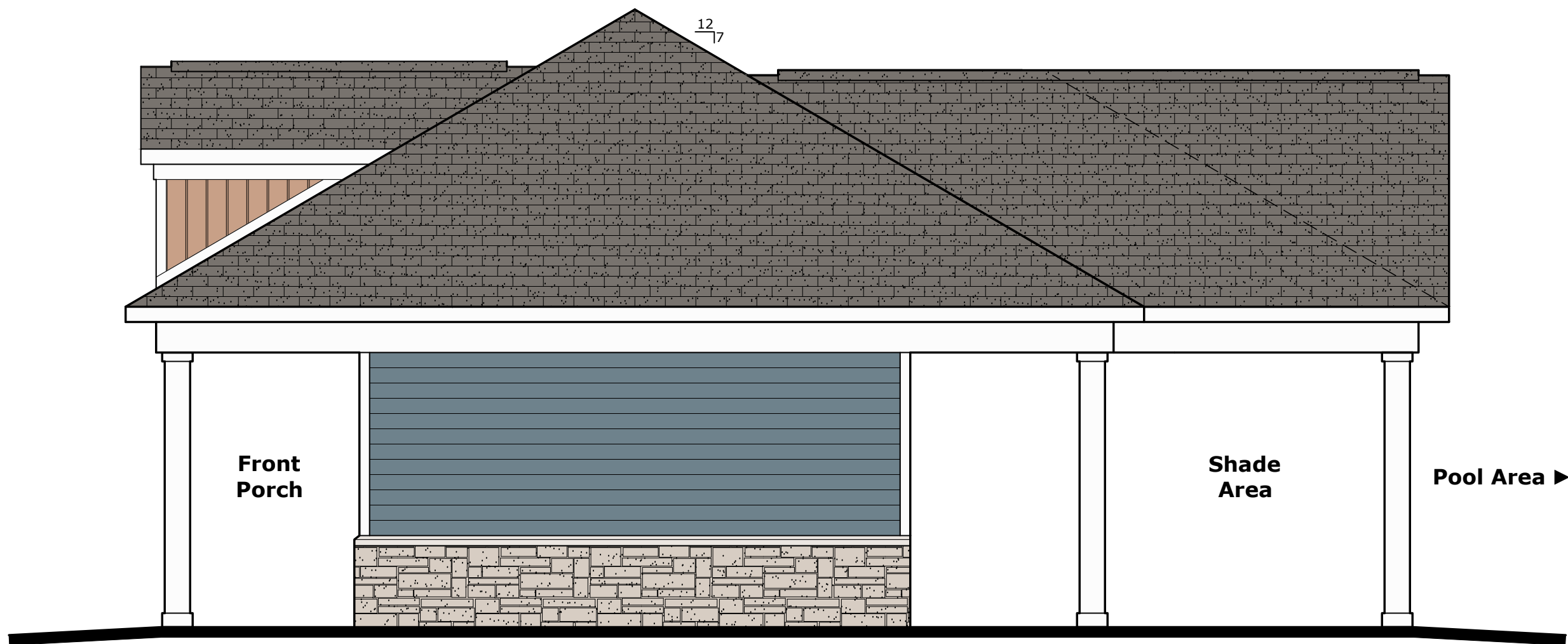
DESIGNED BY: EWS	DRAWN BY: EWS	CHECKED BY: EWS	NO.	REVISIONS	DATE	BY
Kimley»Horn						
© 2019 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 980, INDIANAPOLIS, IN 46240 PHONE: 317-912-4129 EMAIL: Brett.Horn@kimley-horn.com WWW.KIMLEY-HORN.COM						
RAVINIA DEVELOPER, LLC						
LANDSCAPE PLAN						
CONSTRUCTION RAVINIA WESTFIELD, IN						
ORIGINAL ISSUE: 02/28/2025 KHA PROJECT NO. 170275006						
SHEET NUMBER						
L101						



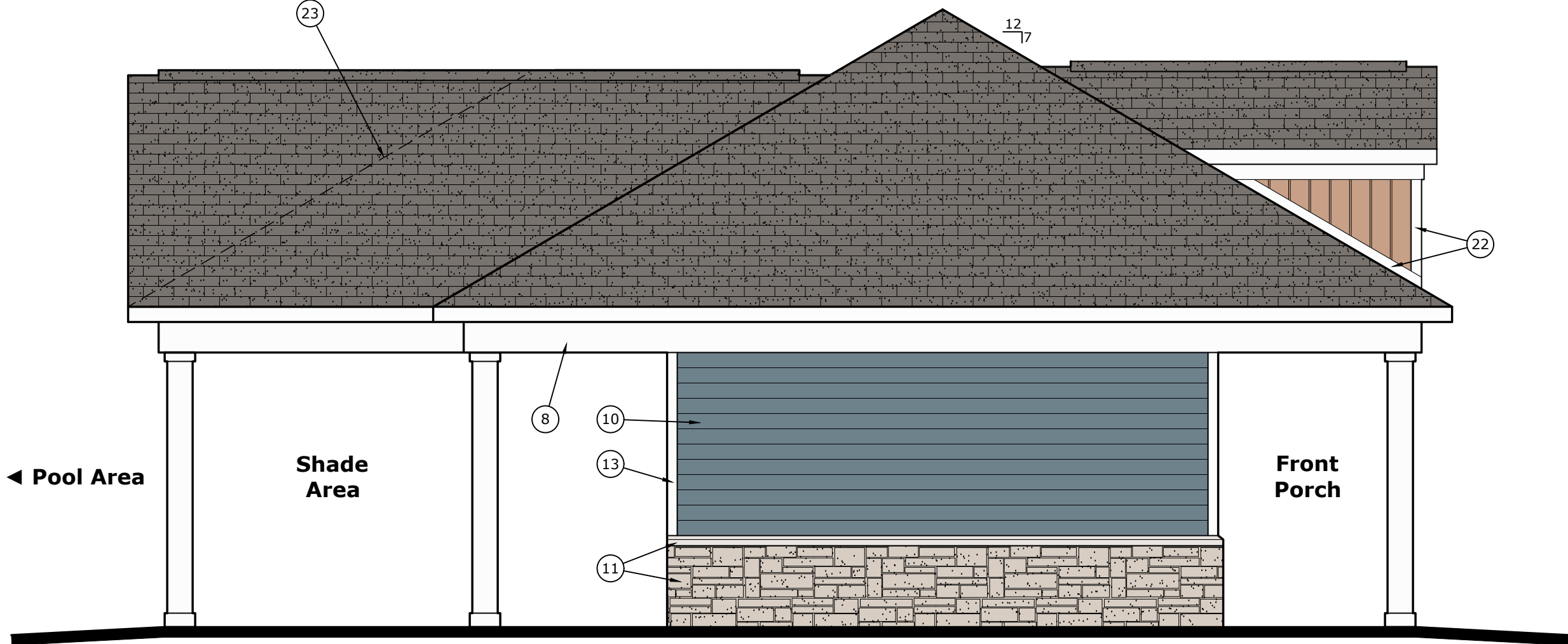
FRONT (NORTH) ELEVATION
1/4" = 1'-0" A
A-2



REAR (SOUTH) ELEVATION
1/4" = 1'-0" B
A-2



RIGHT (WEST) ELEVATION
1/4" = 1'-0" C
A-2



LEFT (EAST) ELEVATION
1/4" = 1'-0" D
A-2

GENERAL NOTES

- KEY NOTES ARE TYPICAL AT ALL ELEVATIONS FOR MATERIALS, COLORS, AND ITEMS INDICATED.
- LAP, BOARD AND BATTEN, AND SHAKE SIDING MATERIALS TO BE ENGINEERED WOOD OR FIBER CEMENT PRODUCT.
- TRIM BOARD PRODUCTS ARE TO BE PAINTED DIMENSIONAL LUMBER OR PREFINISHED ENGINEERED PRODUCT.
- 1x WRAPS ARE TO BE PAINTED 1x OR A PREFINISHED PRODUCT.
- COLORS ARE REPRESENTATIONAL AND INTENDED TO SHOW VARIATION IN COLOR AND MATERIALS ONLY. COLOR SELECTIONS ARE BY OWNER.
- SUBMIT PRODUCT DATA SHEETS FOR FINISH MATERIAL SELECTIONS BY OWNER.

KEY NOTES

- 30-YEAR DIMENSIONAL SHINGLED ROOF COVERINGS WITH UNDERLAYMENTS, ALUMINUM DRIP EDGE, FLASHINGS AT PENETRATIONS, ETC. FOR A COMPLETE INSTALLATION; COMBINE VENTS THROUGH ROOF WHERE FEASIBLE TO LIMIT PENETRATIONS AND INSTALL AT REAR SIDE OF ROOF.
- RIDGE VENTS WITH BUG SCREENS.
- BOARD AND BATTEN SIDING SYSTEM IN ACCENT COLOR.
- 6" RAKE BOARD.
- 4" SUBFASCIA TRIM WITH ACCENT FAUX RIDGE BEAM AT DORMER.
- VINYL WINDOWS WITH 4" TRIM AT SIDES AND 6" HEAD AND BASE TRIM; SEE WINDOW SCHEDULE FOR WINDOW DETAILS.
- 2x6 PRESSURE-TREATED AND PAINTED OR ALUMINUM-WRAPPED GUTTER BOARD OR COMPARABLE PREFINISHED ENGINEERED PRODUCT; SEE ROOF PLAN FOR PREFINISHED ALUMINUM GUTTER AND DOWNSPOUT INFORMATION.
- 1x WRAP AT HEADERS.
- 1x WRAP AT BUILT-UP COLUMNS.
- LAP SIDING WITH 6" EXPOSURE, TYPICAL AT FRONT AND SIDES OF BUILDING.
- MANUFACTURED ADHERED STONE VENEER WITH CULTURED STONE SILL CAP WITH 15° SLOPE AND DRIP EDGE, TYPICAL AT FRONT AND SIDES OF BUILDING.
- 6'-0" HIGH ALUMINUM FENCING WITH GATE.
- 4" TRIM AT BUILDING CORNERS WITH SIDING.
- PAINTED SPLIT-FACE BLOCK AT EXTERIOR SIDE OF PASSAGEWAY WALLS; SEE FLOOR PLAN.
- SHAKE SIDING SYSTEM PER BASE BID.
- 4" SUBFASCIA AND TRIM BOARDS AT GABLE PER BASE BID.
- APPROXIMATELY 30" DIAMETER FAUX LOUVER; FYPON OR EQUIVALENT.
- BI-LEVEL DRINKING FOUNTAIN WITH STAINLESS STEEL SPLASH PLATE.
- PAINTED SPLIT-FACE BLOCK AT REAR ELEVATION.
- EMERGENCY TELEPHONE BOX.
- METAL DOORS WITH EMBOSSED PANELS; SEE DOOR SCHEDULE.
- 4" TRIM AT DORMER; INSTALL TRIM OVER ROOF FLASHING TURNED UP DORMER WALL.
- PER BID ALTERNATE: OMIT GABLE DETAILING AT REAR ELEVATION AND INSTALL HIP ROOF AT REAR ELEVATION.

2024-12-26	REVIEW SET	2025-01-16	REVIEW SET						
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PROPOSED POOL HOUSE & SHELTER FOR THE RAVINIA AMENITY AREA WESTFIELD, IN									
POOL HOUSE ELEVATIONS A-2									