



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_10_05_2020

Monday, October 05, 2020 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, October 05, 2020 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

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

To submit a comment for the record on a Public Hearing item, please email planners@westfield.in.gov. Please include Petition name or number in subject line.

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - September 8, 2020

Documents: [APC Minutes - September 8, 2020](#)

Review APC Rules & Procedures

CONSENT AGENDA

No Consent Agenda Items

ITEMS OF BUSINESS

2009-PUD-10

Osborne Trails PUD Amendment II

NE Corner of 191st Street and Horton Road

HQ2 by Clark, Quinn, Moses, Scott & Grahn, LLP requests an Amendment to the Osborne Trails PUD to accommodate an Agritourism Use on 25.41 acres+/-.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Character Exhibit](#) | [Exhibit 5: Proposed Ordinance 20-29 clean](#) | [Exhibit 6: Proposed Ordinance 20-29 redlined](#) | [Exhibit 7: Petitioner Response to Issue List](#) | [Exhibit 8: Petitioner Response to APC comments](#) | [Exhibit 9: Project Narrative](#) | [Exhibit 10: Neighborhood Meeting Summary](#) | [Exhibit 11: Character Exhibit Comparison](#)

PUBLIC HEARING ITEMS

2010-PUD-12 [PUBLIC HEARING]

Belle Crest PUD

NW Corner of Shady Nook Road & E. 186th Street

Drees Premier Homes, Inc. by Church, Church, Hittle + Antrim requests a change of zoning for approximately 20 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Belle Crest Planned Unit Development (PUD) District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Narrative Statement](#) | [Exhibit 4: Proposed Ord. 20-37](#) | [Exhibit 5: Concept Plan](#) | [Exhibit 6: Character Exhibits](#) | [Exhibit 7: Neighborhood Meeting Summary](#) | [Exhibit 8: APC Packet](#) | [Exhibit 9: Public Comments \(as of 1:30p 10/5/20\)](#).

2010-PUD-13 [PUBLIC HEARING]

Carramore PUD

Northwest corner of Horton Road and East 199th Street

Drees Premier Homes, Inc. by Church Church Hittle + Antrim requests a change of zoning for 40.0 acres +/- in the AG-SF1: Agriculture / Single-family Rural District to the Carramore PUD.

(Planner: Corey Harris - charris@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Narrative Statement](#) | [Exhibit 4: Proposed Ord. 20-38](#) | [Exhibit 5: Concept Plan](#) | [Exhibit 6: Character Exhibit](#) | [Exhibit 7: Presentation](#) | [Exhibit 8: Summary of Neighbor Open House](#)

2010-PUD-14 [PUBLIC HEARING]

Courtyards of Westfield PUD

SWC of 151st Street and Towne Road

Epcon Communities, LLC by Church, Church, Hittle + Antrim requests a change of zoning for 33.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Courtyards of Westfield Planned Unit Development (PUD) District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Conceptual Architectural Character](#) | [Exhibit 5: Proposed Ordinance 20-39](#) | [Exhibit 6: Conceptual Buffer Landscape Treatments](#) | [Exhibit 7: Conceptual Entry Features](#) | [Exhibit 8: Conceptual Amenities](#) | [Exhibit 9: Narrative Statement](#) | [Exhibit 10: Neighborhood Meeting Summary](#) | [Exhibit 11: Petitioner's Presentation](#) | [Exhibit 12: Public Comments](#)

ITEMS CONTINUED TO A FUTURE MEETING

2007-PUD-07 [CONTINUED]

Bridgewater PUD Amendment (Culver's)

14631 North Gray Road

K&J Acquisitions, LLC by Church, Church, Hittle, + Antrim requests an amendment to

***the Bridgewater PUD to accommodate a new Fast Food Restaurant.
(Planner: Pam Howard - phoward@westfield.in.gov)***

2008-PUD-09 [CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

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

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

2009-PUD-11 [CONTINUED]

Woods Robinson Briggs PUD

North side of 191st Street, West of Tomlinson Road

Edgerock Development, LLC requests a change of zoning for approximately 157 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Woods Robinson Briggs Planned Unit Development (PUD) District.

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

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Community Development Department

ADJOURNMENT

Narrative Statement

Carramore PUD

Drees Premier Homes is excited to propose a new single-family neighborhood to be known as “Carramore.” The neighborhood consists of 40 acres on the west side of Horton Road, just north of the T-intersection of Horton Road and East 199th Street. Carramore will include 83 new home sites.

Carramore will offer a large variety of single family homes, many of which will be similar in size and style to its Wilshire neighborhood located on the north side of 156th Street, west of Spring Mill Road (immediately south of Shamrock Springs Elementary School). Wilshire has continued a long string of very successful Drees neighborhoods focused on great elevations with a wide variety of ranch and two story homes. At an average price of over \$400,000 Wilshire has been a great addition to the Westfield community. Carramore will be similar in size to Wilshire, and the average price is anticipated to be closer to \$430,000. Carramore will have the same emphasis on great elevations, a variety of homes, and a beautiful entryway focused on creating a wonderful sense of arrival.

Carramore is surrounded on three sides by the Chatham Hills PUD and will offer an opportunity to purchase homes at a price point between what is currently offered in Chatham Hills and what will be offered by Arbor Homes.

ORDINANCE NUMBER 20-38

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

“Carramore”

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (**Petition No. 2010-PUD-13**), requesting an amendment to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the “Real Estate”);

WHEREAS, the Commission forwarded **Petition No. 2010-PUD-13** to the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2020;

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

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

Section 1. Applicability of Ordinance.

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

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

- 2.1 Different Color Package. If an Existing Home’s Dominant Exterior Material is a Masonry Material, then the Subject Home’s Masonry Material shall be a different color to be a Different Color Package. If the Existing Home’s Dominant Exterior Material is not a Masonry Material, then the Subject Home’s Dominant Exterior Material color shall be at least two (2) shades different to be a Different Color Package. Color shades shall be identified according to the “Sherwin Williams Color Prime System” or its successor system consistent with the “Munsell Color Theory.”
- 2.2 Dominant Exterior Material. The Exterior Material that occupies the most surface area (compared to other Exterior Materials) of a Front Building Facade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.
- 2.3 Exterior Material. The separate architectural siding materials and patterns on a Front Building Facade such as Masonry Materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).
- 2.4 Existing Home. A Single-family Dwelling that has been issued an improvement location permit at the time an application for an improvement

location permit is filed for a Subject Home.

2.5 Subject Home. A Single-family Dwelling that is the subject of an application for an improvement location permit.

2.6 Same Elevation: The same architectural Front Building Façade.

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

Section 4. **Underlying Zoning District.** The Underlying Zoning District of this District shall be the SF-4 District (the “Underlying Zoning District”).

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

5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.

5.2 Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed eighty-three (83).

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

Standard	
Minimum Lot Area	9,100 SF
Minimum Lot Frontage	40'
Minimum Building Setback Lines	
Front Yard	20'
Side Yard	5'
Rear Yard	20'
Minimum Lot Width	65'
Maximum Building Height	2 ½ stories
Minimum Living Area (Total)	
One Story Dwellings	1,750 SF
Two Story Dwellings	2,200 SF

Section 7. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the district, except as otherwise modified by this ordinance.

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

- A. Streetscape Diversity: Article 6.3(C)(2) shall not apply; rather, the following shall apply. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District. As such, the following shall apply:

	4		4
	3		3
	2		2
	1		1
Subject Home			1
	1		1
	2		2
	3		3
	4		4

1 Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package.

2 Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package, but may have the same Masonry Material.

3 Homes may be of the same plan and may be the Same Elevation as the Subject Home, but shall be a Different Color Package.

4 Homes may be identical to the Subject Home.

B. Additional Architectural Standards: The following shall apply to all Dwellings:

- i. Minimum Overhang: The roof overhang or eaves shall be a minimum of eight (8) inches, as measured prior to the installation of Masonry Materials.
- ii. Garage Composition and Orientation: All Dwellings shall have a minimum two (2) car attached garage.
- iii. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.

- iv. Front Building Façade Requirements: Each Dwelling shall utilize a minimum of three (3) of the following architectural elements on the Front Building Façade. All of the below architectural elements shall count as one (1) unless otherwise indicated:
- a) Side load or angled garage.
 - b) Covered front porch (minimum six (6) feet in width and four (4) feet in depth).
 - c) Roofline direction change or roofline height change greater than or equal to sixteen (16) inches.
 - d) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials.
 - e) Decorative shutters or other enhanced architectural window treatment on all windows (e.g., minimum five and one-half inch (5-1/2") wide trim), where feasible (a minimum of three (3) windows with shutters are required to meet this provision).
 - f) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements).
 - g) A minimum roof pitch of 8/12 for the primary roof and 10/12 for secondary roof. The primary roof shall be the portion of the structure's roof structure that most contributes to the mass of the building due to its predominance in height, width, length, bulk, or volume of area covered.
 - h) Masonry Materials on a minimum of twenty-five percent (25%) of the total Front Building Façade, exclusive of windows and doors.
 - i) Separate overhead garage door per garage bay.
 - j) Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
 - k) Architecturally-treated entranceways (for homes without a front porch) as illustrated on Page 3 and 9 of 16 of Exhibit C.
 - l) Bay window (a minimum of six (6) feet wide).
 - m) Transom or palladium window.
 - n) Garage doors containing decorative windows.
 - o) Architecturally-enhanced trim a minimum of five and one-half inches (5-1/2") wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the

Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Front Building Façade.

- p) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.

- v. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of one (1) of the following architectural elements on each Side Building Façade. Side Building Facades that face Internal Streets shall utilize a minimum of two (2) of the following architectural elements on the Side Building Façade.

- a) Side load or angled garage.
- b) Hip roof.
- c) Roofline direction change or roofline height change greater than or equal to sixteen (16) inches or two (2) or more roof planes.
- d) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages.
- e) Masonry Materials on a minimum of eighteen (18) inches in height the entire length of the Side Building Façade, or a minimum four (4) foot deep return from the corner of the Front Building Façade that is a minimum height of the first floor.
- f) A minimum of three (3) or more windows with an aggregate minimum of forty-five (45) square feet in size, on the Side Building Façade.
- g) Bay window (a minimum of six (6) feet wide).
- h) Architecturally-enhanced trim a minimum of five and one-half inches (5-1/2") wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Front Building Façade.
- i) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.
- j) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.
- k) Sunroom or screened porch (a minimum of one hundred and forty-four (144) square feet in size).

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

- A. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below;
 - i. All lots shall be subject to the Single-family Residential (per Lot under 8,000 sq. ft.) Plant Materials provisions.
 - ii. At a minimum the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.

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

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

- A. Minimum Open Space: Shall be enhanced to require a minimum of twenty-five percent (25%) of the Real Estate, as generally shown on the Concept Plan.
- B. Amenities: A central open space including trails shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations may be approved by the Director that still provide access and connectivity to the District's Open Space. The Amenities shall be installed in accordance with Article 8.6(F)(3).

Section 10. Duration. Failure to obtain the first Improvement Location Permit for a new Dwelling in the District January 1, 2026 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the Agriculture / Single-family Rural District (AG-SF1).

**ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF
_____, 2020.**

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James Edwards

James Edwards

James Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 20-38 was delivered to the Mayor of Westfield on the _____ day of _____, 2020, at _____ m.

Cindy Gossard, Clerk Treasurer

I hereby APPROVE **ORDINANCE 20-38**
this ____ day of _____, 2020.

I hereby VETO **ORDINANCE 20-38**
this ____ day of _____, 2020.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Matthew S. Skelton, Esq., Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, IN 46060

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibits

EXHIBIT A
REAL ESTATE

The Northwest Quarter of the Southwest Quarter in Section 23, Township 19 North, Range 3 East in Hamilton County, Indiana, containing 40 acres, more or less.

EXHIBIT B **CONCEPT PLAN**



EXHIBIT C
CHARACTER EXHIBITS
(page 1 of 4)



EXHIBIT C
CHARACTER EXHIBITS
(page 2 of 4)



EXHIBIT C
CHARACTER EXHIBITS
(page 3 of 4)



EXHIBIT C
CHARACTER EXHIBITS
(page 4 of 4)



SITE - 40ac±	
MIN. LOT WIDTH	65'
TYP. LOT DEPTH	140'
TOTAL OPEN SPACE	11.8ac± (29.7%)
TOTAL LOTS	83

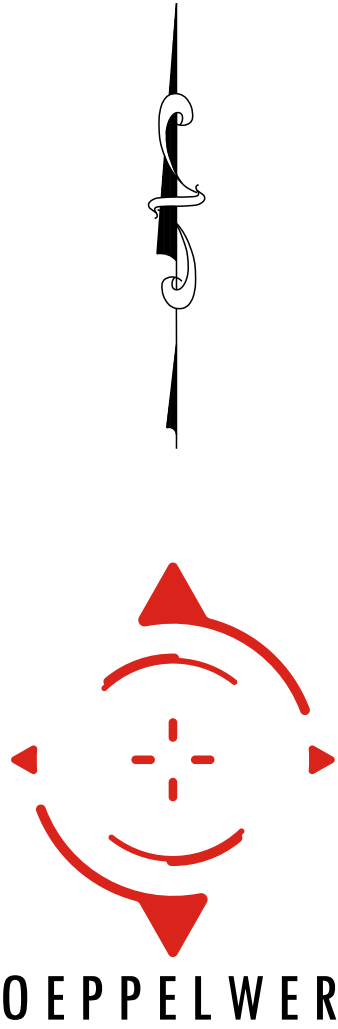
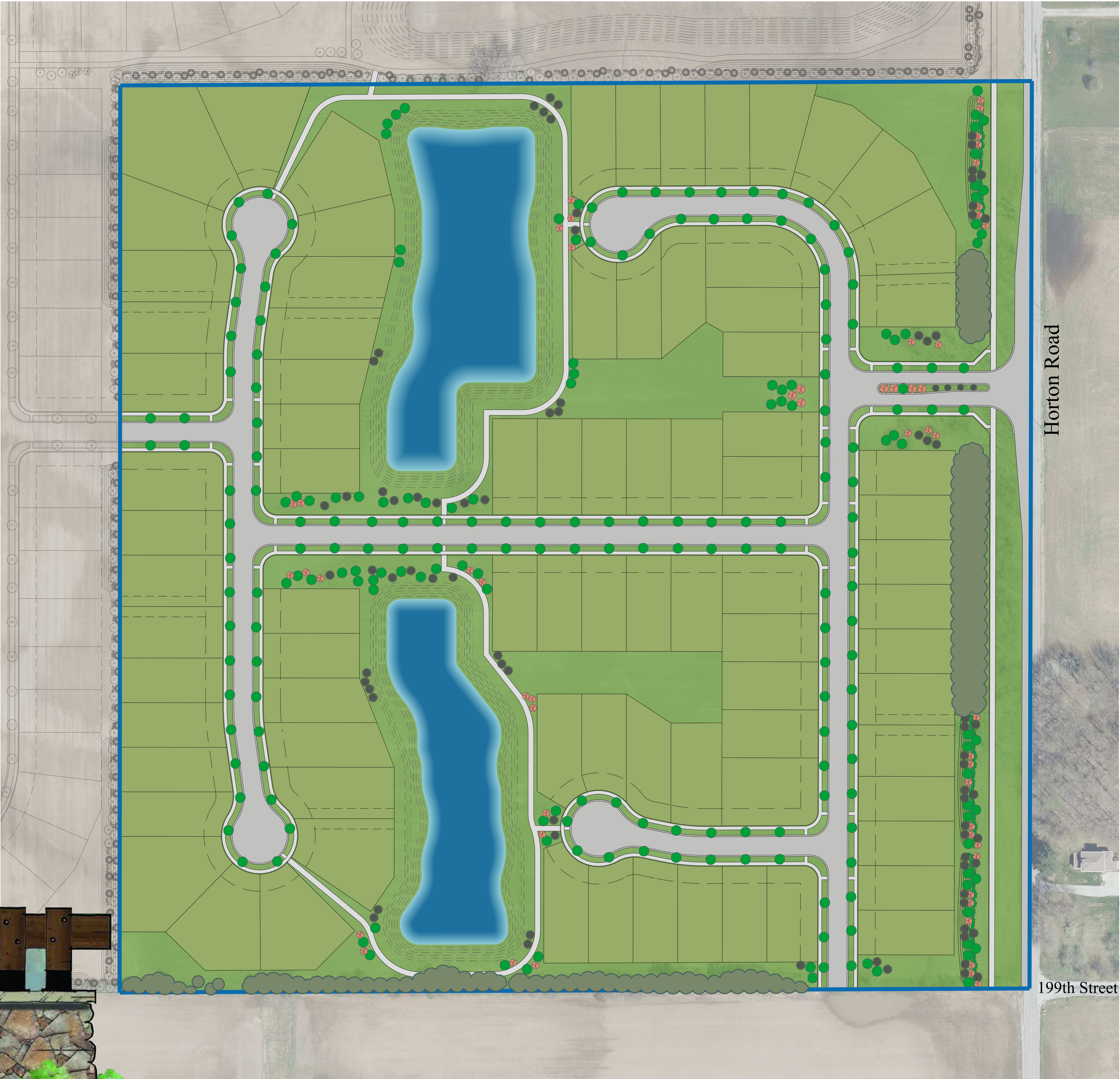


EXHIBIT C
CHARACTER EXHIBITS
(page 1 of 4)



EXHIBIT C
CHARACTER EXHIBITS
(page 2 of 4)



EXHIBIT C
CHARACTER EXHIBITS
(page 3 of 4)



EXHIBIT C
CHARACTER EXHIBITS
(page 4 of 4)





Westfield–Washington Township Advisory Plan Commission
Minutes of the September 8, 2020 APC Meeting
Presented for approval: October 5, 2020

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Tuesday, September 8, 2020 scheduled for 7:00 p.m. in-person and online via Skype.

ROLL CALL: Noted presence of a quorum.

Members Present: Kristen Burkman, Randy Graham, Robert Horkay, Mike Johns, Andre Maue, Victor McCarty, Dave Schmitz, and Cindy Spoljaric.

Members Absent at Roll Call: Ginny Kelleher (joined the meeting at 7:02 p.m.)

City Staff Present: Kevin Todd, Director; Pam Howard, Senior Planner; Daine Crabtree, Associate Planner; and Scott Frissell with Krieg DeVault.

Kelleher joined the meeting at 7:02 p.m.

APPROVAL OF MINUTES

Motion: Horkay motioned to approve the August 17, 2020 meeting minutes as written. Spoljaric seconded. Motion passed. Vote 9-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the modified public meeting rules and procedures.

CONSENT AGENDA

2008-DDP-18

Urban Vines

303 East 161st Street

Detailed Development Plan approval of an existing 600 square foot enclosed patio and 196 square foot outdoor stage for a previously approved winery on 5 acres +/- in the Urban Vines PUD District.

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

2008-DDP-21

JACM Building Addition

16815 Southpark Drive

Keeler-Webb Associates by Design & Construction LLC requests Detailed Development Plan review of a building addition of 5,600 sq. ft. on 1.36 acres +/- in the Enclosed Industrial District ("EI").

(Planner: Corey Harris - charris@westfield.in.gov)

Horkay motioned to approve the Consent Agenda as presented.

Maue seconded. Motion passed. Vote 9-0

ITEMS OF BUSINESS

2006-PUD-05

Urban Vines PUD Amendment I

303 E. 161st St.

Herron Holdings, LLC by Pleasant Cities, LLC requests an amendment to the Development Standards of the Urban Vines PUD District.

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

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

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

Howard overviewed this request for an amendment to the Development Standard. She said the one modification included in this request is the removal of the outdoor restroom requirement and replacing it with an inside restroom requirement extending the time allotment for one year.

Matt Pleasant, with Pleasant Cities LLC, on behalf the Petitioner, summarized this petition. He said that with the variance granted to Hoosier Hills, this would allow the processing facility to be transferred to that location allowing for renovations to be implemented at Urban Vines.

He stated that Staff completed an on-site landscape review of the 161st Street location/Urban Vines and found it to be compliant.

Kelleher mentioned previous compliance issues, and the fact that the delay could continue if there were to be issues with the planned construction. She said that currently three port-o-potties have been on site for nine-plus months and should only be temporary per the UDO. She addressed sanitary issues relating to COVID and voiced concerns that the indoor restrooms would not be finished in a timely manner. She said would like to see the the restroom issue fixed now.

Schmitz mentioned that the 161st Street/Urban Vines site plan still showed a significant portion to be used for processing and asked why that was if the processing operation would be moved.

- Noah Herron, the Petitioner, replied that Urban Vines is expanding the beer brewing operations as well as the cooking operations at the 161st Street location. He said that moving the wine processing to the new site would afford room for additional restrooms.

Johns agreed with Kelleher's comments. He added that he was also disappointed that a permit had not yet been issued for the existing enclosed patio.

- Howard responded that the Petitioner was not able to be issued a permit for that patio until after the DDP that was presented earlier in tonight's meeting's Consent Agenda was approved. She said there was a condition in the DDP for the Petitioner to apply for permit within two weeks.

Schmitz asked why the need was this long to install new restrooms.

- Pleasant replied that this is an aggressive time line as the Petitioner needs to complete construction/renovation at one site before starting construction on the other.

Spoljaric said she was also concerned about the presence of temporary port-o-potties at Urban Vines. She said that this matter was supposed to be finalized this September. She said the Petitioner's track record creates concerns.

- The Petitioner replied that the Hoosier Hills project had not yet been planned when Urban Vines was approved last year.

Graham agreed with Spoljaric. He said he didn't have faith that the Petitioner would not be back in another 11 months due to changes.

- Pleasant said the Petitioner was willing to add commitment to remove the port-o-potties.
- Graham said that did not change his position on this matter.

Spoljaric asked if the outdoor restrooms would be removed tomorrow.

- The Petitioner stated that the reason they are using the port-o-potties this year is that they are not letting the public inside the building due to COVID. He said the port-o-potties are removed in the winter. The permanent restrooms would need to be shut off in winter, so the facility would be down

to only down one restroom in the winter. He said that he thought an indoor year-round restroom would be better.

Graham motioned to send 2006-PUD-05 to the City Council with a negative recommendation. Maue seconded. Motion passed. Vote 9-0.

PUBLIC HEARING ITEMS

2009-PUD-10

[PUBLIC HEARING]

Osborne Trails PUD Amendment II

NE Corner of 191st Street and Horton Road

HQ2 by Clark, Quinn, Moses, Scott & Grahm, LLP requests an Amendment to the Osborne Trails PUD to accommodate an Agritourism Use on 25.41 acres+/-.

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

Howard overviewed this request for an amendment to the Osborne Trails PUD.

Russell Brown, on behalf of the Petitioner Blake Jones with West Fork Whiskey, summarized the details of this request. He said this project, HQ2, would include new uses. The new uses would include agritourism, light industry, and accessory uses. He said that the Petitioner's goal was to "move here and grow here". He said the ordinance had been edited in response to these proposed new uses. He said there had been a neighborhood meeting held for this project that did not result in many questions and that no subsequent input had been received.

Blake Jones, the Petitioner, said that West Fork Whiskey is an Indiana whiskey distillery that had been looking for a permanent home for over a year. He said West Fork Whiskey founded in 2014, wished to commit to and honor Indiana's agricultural history while finding a community home for the business that would allow for investment and expansion.

Public Hearing for 2009-PUD-10 opened at 7:36 p.m.

No public comments.

Public Hearing for 2009-PUD-10 closed at 7:38 p.m.

Spoljaric said she would submit her comments in writing.

McCarty said he was concerned about the proposed renderings. He said he thought the buildings in the original character exhibit would be a better fit for the area. He said the new renderings looked more like Grand Park. He said he had concerns about traffic.

Graham thought the elevations were lack luster, especially west and north elevations.

Burkman said she thought that this was an exciting project. She said she was concerned about light industrial and agritourism uses being broadly permitted by the PUD. She said she was concerned about lack of details for events (tent size, parking) as well as light industrial use at this location should the distillery not be built. She said she would also submit her comments in writing.

Kelleher agreed with Burkman about light industry definition needing to be narrowed down. She said she would like to see something like the Sierra Nevada facility located in Asheville, NC. She said she was concerned about what will be included in the outdoor amenity area; and she asked if that would be part of

agritourism. She said she agreed with McCarty that this building looks more industrial. She said she will also submit written comments

Petitioner comments:

- Brown said that they would take the architectural comments back to the design team for consideration. He said that the Petitioner would like room to grow and expand. He said that there would be a need for light industrial as eventually that portion of the site would be larger than the agritourism portion. He said that the aging process storage requires a lot of space. He said they were also concerned about a potential second generation use if needed, as this building would not easily re-adapt to a commercial use. He said that they would look at paring down the permitted uses. Brown said that the outdoor amenity area could be used for events as an accessory use, but would not be a primary use. He said that they would work with staff on comments before coming back before the Commission.

Kelleher said she understood the storage concerns, but she said she still thought that light industry was too broad. She said she thought that a secondary use should be required to come back before the Commission for another amendment.

Burkman agreed with Kelleher's comments that light industry was too broad.

Maue said he agreed with previous comments regarding the uses. He said he was glad they had planned well and tried to cover all the future uses that they plan to have on site.

2009-PUD-11

[PUBLIC HEARING]

Woods Robinson Briggs PUD

North side of 191st Street, West of Tomlinson Road

EdgeRock Development, LLC requests a change of zoning for approximately 157 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Woods Robinson Briggs Planned Unit Development (PUD) District.

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

Crabtree overviewed this request for a change of zoning. He said this proposed project would contain six districts: commercial, suburban rental homes, two single family small lot districts, a trailhead park, and townhomes. He said a neighborhood meeting was held on August 18, 2020.

The Petitioner, Birch Dalton with EdgeRock Development, reviewed the project as a whole and summarized the different components of this proposed project including a tennis facility; championship pickleball courts; a "Sports Business Incubator"; a church/"Family-Life Center"; and a legacy-type conservatory/natural trailhead park. He addressed the suburban rental homes and homes that are planned to be similar to what was built within Suffolk and at West Clay. He said the suburban rental homes would be under a single ownership and would be long-term rentals of at least one year that would have a great deal of amenities and high rental rates. He said that he would reserve at least a 60-foot of setback for an expansion of 191st Street and a proposed roundabout to help with traffic. He said the empty nester homes would be in low \$500,000's and the small homes will start around \$300,000. He said he had not received any comments from the neighborhood meeting.

Public Hearing for 2009-PUD-11 opened at 8:04 p.m.

Debra Sturm, 1312 East 191st Street; said she received no information about the neighborhood meeting. She asked if this proposed project is across from her house and if this project would be a replacement for Grand Universe.

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

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

Marla Ailor e-comments: Respectfully, I'm writing in regard to the agenda item labeled: 2009-PUD-11, Mr. Dalton's presentation of the Wood Robinson Briggs PUD. I would appreciate the following comments to be read in into tonight's public hearing:

First and foremost, I would I would like to comment with a positive note about the tennis facility in this PUD. I think this brings an exciting and welcome element to the neighborhood as the courts at Chatham Hills are generally full and not available to the public at large. Kudos to Mr. Dalton for filling a need that has been otherwise ignored in our community. While, I myself, do not play tennis, I know many in the community would appreciate such a venue. I have the following concerns and questions that I hope might be addressed immediately following the public hearing:

- 1) What is a suburban-rental community? Does our UDO support such a plan? Does this differ largely from Air BNB and in what way? Are 12-month rentals warranted in close proximity to Chatham Hills? Why is this so much bigger than the townhome and SF district?
- 2) Exactly what is a rental-townhome district? Please explain the difference from Question 1 in relationship to the districts.
- 3) Who owns or is in charge of leasing for such an area?
- 4) Can 191st Street support the traffic flow of a transient community, such as rentals?
- 5) Should \$300,000-\$500,000 homes be buried in the back of a rental/retail community?
- 6) Mr. Dalton described this area (in a private conversation with me) as a "Gatlinburg-esque" community. He also commented that I would hate it...he's right. Does the Comprehensive Plan describe anything such as this?
- 7) Should SF-1 and SF-4 homes abut, and possibly compromise the value of nearby homes, that are large-lot and higher-priced homes in and near Chatham Hills?
- 8) Does the commercial development in this PUD support the needs and wants of the current residents of this area?
- 9) Store fronts are inspired by the Indianapolis Motor Speedway. Is this cohesive with Steve Henke's vision of "New England-style" development?
- 10) Can the local roads and streets support development of this nature with an already busy street servicing Grand Park?
- 11) Do the rentals areas directly compete with local hotels?
- 12) Mr. Dalton recently presented a PUD in close proximity to Riverview Hospital, he argued that mixed use development in necessary there as well, with retail on the first floor and rental space above it. Is this necessary throughout Westfield?
- 13) Mr. Dalton has already offered a trailhead for the Monon Trail just south of 191st Street on Tomlinson that was presented in his "Grand Universe" PUD. Is another necessary?
- 14) In Districts 3, 5 and 6... "temporary use and event" are allowed...what is envisioned on these small lot parcels? Please explain.
- 15) District 1 prohibits restaurants with drive-thru's but allows fast food. Does this make sense? Isn't a drive-thru still fast food?
- 16) Is this PUD being built in phases and what might be the timeline of such phases? Which districts or projects will be first?

Please take all the time that is necessary to consider this PUD prior to considering a positive recommendation. Are there new definitions that should be ferreted-out in the UDO before approval? Certainly, there should be more questions, but in the interest of your time, I respectfully leave you with the above for your consideration.

Public Hearing for 2009-PUD-11 closed at 8:08 p.m.

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

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

Kelleher said she would submit written comments.

Burkman said she would send written comments. However, generally, she said she thought that the uses within the PUD were too broad.

Spoljaric said she would submit written comments.

McCarty said that this was a lot to take in, but said that generally, he thought it was good. He said he thought the proposed housing was a good transition.

Johns said he would submit written comments. He said he was concerned mainly the with the suburban rental component and how that would work with the close proximity to high-end housing. He said he thought that the trail head was a good idea; however, he said that one was just approved for the Grand Universe project which is close by. He said he was concerned about reducing lot size from the UDO requirements in all areas.

- Dalton replied that the Link PUD (Grand Universe) was on hold due to COVID. He said he thought a trailhead, both north and south of 191st Street, would be good. He said he thought that the trailhead was necessary and important for this size of development. He replied that the rentals next to homes had not been an issue and added that the rentals would be very high end.

Graham said he thought that the transition is good. He stated he was interested in the new idea of the suburban rental community. He said he liked the trailhead, park, and church.

Kelleher left the meeting early due to technical difficulties.

ITEMS CONTINUED TO A FUTURE MEETING

2007-PUD-07 **Bridgewater PUD Amendment (Culver's)**
14631 North Gray Road
K&J Acquisitions, LLC by Church, Church, Hittle, + Antrim requests an amendment to the Bridgewater PUD to accommodate a new Fast Food Restaurant.
(Planner: Pam Howard ▪ phoward@westfield.in.gov)

2008-PUD-09 **Northpoint II PUD**
North side of SR 38 between Anthony Road and Hinkle Road
Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahm, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Northpoint II PUD District.
(Planner: Pam Howard ▪ phoward@westfield.in.gov)

REPORTS/COMMENTS

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

ADJOURNMENT

Motion: Adjourn Meeting

Motion: Graham; Second: McCarty. Motion
passed. Vote: 8-0.

Meeting adjourned at 8:17 p.m.

Randell Graham, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 5, 2020
2010-PUD-12

Docket Number: 2010-PUD-12 (Ord. 20-37)

Petitioner: Drees Premier Homes, Inc. by Church, Church, Hittle + Antrim (the "Petitioner")

Subject Site Address: NW Corner of Shady Nook Road & E. 186th Street

Request: Drees Premier Homes, Inc. by Church, Church, Hittle + Antrim requests a change of zoning for approximately 20 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Belle Crest Planned Unit Development (PUD) District.

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

Current Land Use: Vacant

Approximate Acreage: 20 acres+/- (the "Property")

Exhibits:

1. Staff Report
2. Location Map
3. Narrative Statement
4. Proposed Ord. 20-37
5. Concept Plan
6. Character Exhibits
7. Neighborhood Meeting Summary

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the September 14, 2020, City Council meeting. The petition will receive a public hearing the October 5, 2020, Advisory Plan Commission (the "APC") meeting. The petitioner held a neighborhood meeting on Wednesday, September 30, at Crossroads Church. A summary of this meeting can be viewed in **Exhibit 7**.

PROJECT OVERVIEW

Location: The petitioner is requesting a change in zoning for approximately 20 acres which would single-family attached (aka "paired ranch") residential uses, for approximately 20 acres +/- located approximately at the northwest corner of Shady Nook Road and 186th Street (see **Exhibit 2**).



The Property is currently zoned AG-SF1: Agriculture/Single-Family Rural. AG-SF1 parcels exist to the north, parcels zoned SF2: Single-Family Low Density exist to the west, and properties within the Lakes at Shady Nook residential neighborhood of the Andover PUD exist to the south.

This petition will have a public hearing at the October 5, 2020, Plan Commission meeting.

ZONING REQUEST

The petitioner requests this change in zoning to allow for a single-family attached (“paired ranch”) residential community, which is not currently permitted on the subject property as well as relief from and/or enhanced development standards.

Concept Plan: A Concept Plan (see **Exhibit 5** or **Exhibit B** of the PUD) is made a part of the PUD.

Underlying Zoning: The proposed underlying zoning for the Property is the SFA: Single-Family Attached District.

Permitted Uses: The only permitted Dwelling type on the Property shall be Duplex Dwelling as defined by the Westfield-Washington Township Unified Development Ordinance (UDO).

The total number of Dwellings permitted shall not exceed forty-two (42) while the total number of Dwelling Units permitted shall not eighty-four (84).

General Regulations: The PUD proposes some standards that differ from the UDO. A comparison table can be seen below:

<u>STANDARD</u>	<u>BELLE CREST</u>	<u>UDO (SFA)</u>
Max Dwellings Per Structure	2	4
Minimum Setback Lines		
Front Yard	25 feet	20-50 feet depending on road classification
Side Yard	7.5 feet	N/A
Rear Yard	20 feet	N/A
Maximum Density (Dwelling Units/Acre)	4.2 DU/acre (at 84 max lots)	4.0 DU/acre
Max Number of Paired Duplex Dwellings	42	40 (at 4.0 DU/acre)
Max Number of Dwelling Units	84	80 (at 4.0 DU/acre)
Max Project Size Within District	20 acres	30 acres



Development Standards:

The PUD proposes that Street Trees not be required. Per the petitioner, they are working with the City Engineer to permit a Right-of-way width less than would otherwise be permitted in order to create more of an enclave-like feel. Shrinking the Right-of-way would require a tree lawn that is also not as wide as otherwise permitted and would not be wide enough for street trees. Per the petitioner, they are working on creating a customized Landscape Plan that would attempt to mimic the intent of Street Trees while not actually requiring them.

The proposed PUD sets forth Character Exhibits (see **Exhibit 6** or **Exhibits C1, C2 and C3** of the PUD) for which the Director shall determine whether a Dwelling is substantially consistent.

The proposed PUD also sets forth Minimum Roof Overhang, Garage Architecture, Landscaping, and Building Material standards including the prohibition of vinyl and aluminum siding.

Design Standards:

The Minimum Open Space required for the PUD shall be 25 percent (25%) which is less than the SFA standard of 35 percent (35%). The UDO's Open Space requirement for SFA Districts is the most stringent; no other district requires more than twenty percent (20%) open space.

The 35% requirement, generally, is meant for developments where only the Dwelling and no additional property is owned – much like a condo; the area immediately surrounding the Dwelling would effectively be considered Common Area and added the Open Space requirement. In this instance, the property owner also owns the area around their home and therefore it is not part of the Common Area and cannot be considered Open Space.

The PUD requires that trails be provided for recreation opportunities along with standard sidewalk pathways and a gazebo.

Duration Requirement

The Petitioner has included language within the PUD so that "Failure to obtain the first Improvement Location Permit for anew Dwelling in the District by January 1, 2026 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the Agriculture / Single-family Rural District (AG-SF1)."



COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”), which was approved in 2007, identifies the Property as “New Suburban”. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

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

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the October 5, 2020, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Statutory Considerations:

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

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

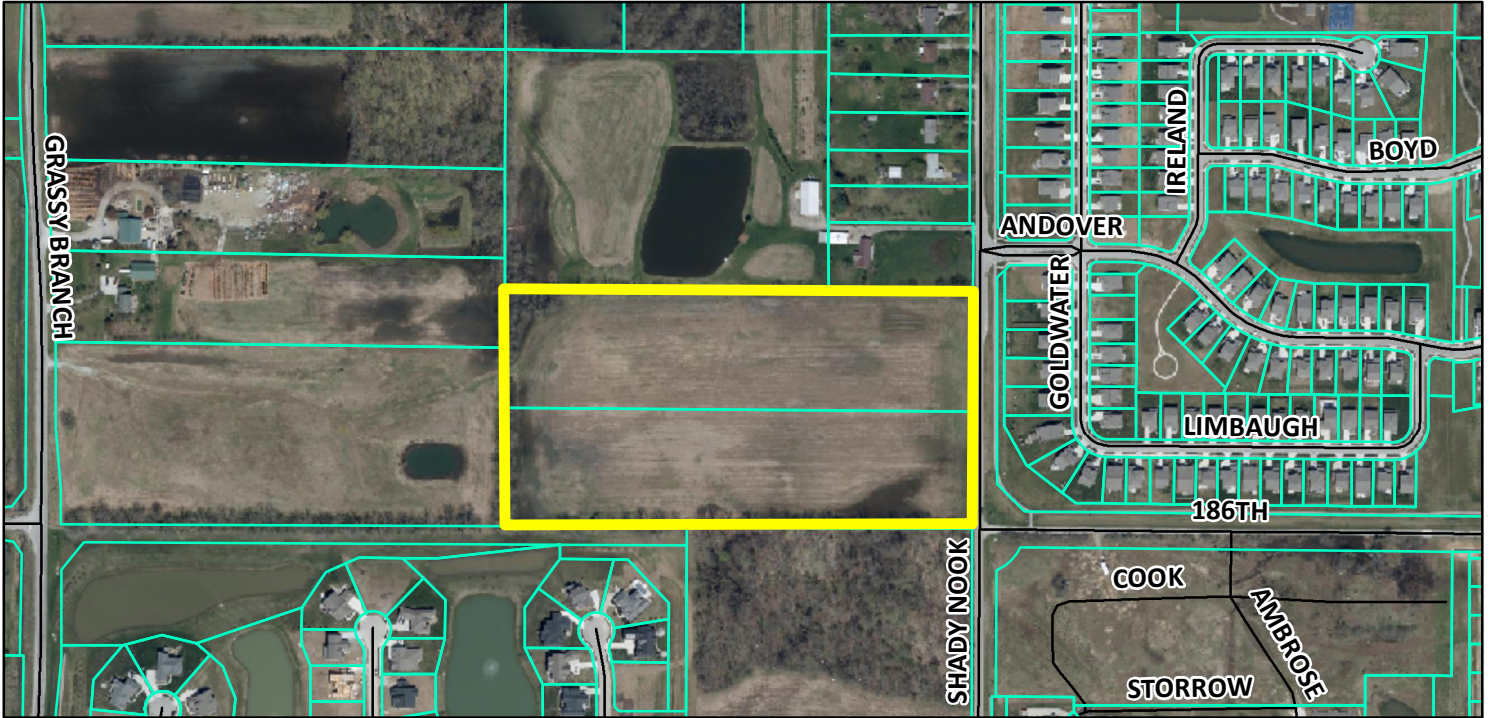


DEPARTMENT COMMENTS

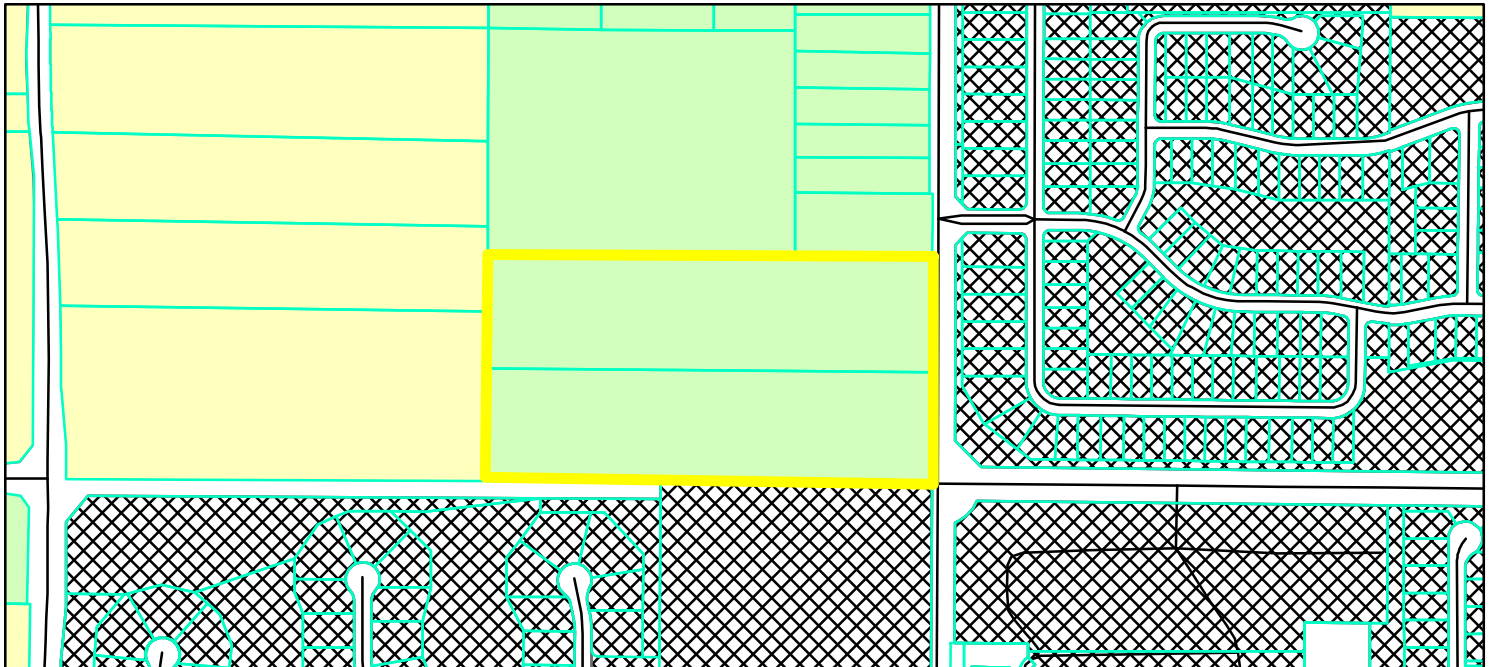
1. **Action: Hold a public hearing at the October 5, 2020, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments, and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dccrabtree@westfield.in.gov

Aerial Location Map

 Site



Zoning Map



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

0 0.05 0.1
 Miles



Narrative Statement

Belle Crest PUD

Drees Premier Homes is excited to propose a new empty-nester neighborhood in Westfield to be known as “Belle Crest.” The neighborhood consists of 20 acres on the west side of Shady Nook Road, just north of the T-intersection of 186th Street and Shady Nook. Belle Crest will include 84 paired ranch homes (42 two-unit buildings).

This is a new product Drees Homes introduced to the Indianapolis market 18 months ago and has been extremely successful in both Brownsburg and Avon. Current models can be viewed in Stone Haven located in Avon.

There is very little opportunity for this type of product for anyone who wants to live east of 31. Belle Crest provides a nice small neighborhood for those who don’t want to be part of a large PUD or master planned neighborhood with multiple product types.

Drees is known for great elevations, high quality interior features and beautiful entryways that everyone can be proud of.

EXHIBIT C-1
CHARACTER EXHIBIT



EXHIBIT C-2
CHARACTER EXHIBIT



EXHIBIT C-3 **CHARACTER EXHIBIT**

Zurich C

Lucerne C



The elevations and floor plans in this brochure show optional items.



dreeshomes.com

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Re-Order #020832: IN 12/19



ORDINANCE NUMBER 20-37

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

“Belle Crest”

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “**Commission**”) considered Petition No. 2010-PUD-12 (the “**Petition**”), requesting an amendment to the City’s zoning map (“**Zoning Map**”) with regard to the subject real estate more particularly described in Exhibit A attached hereto (the “**Real Estate**”);

WHEREAS, the Commission forwarded the Petition to the Common Council of the City of Westfield, Hamilton County, Indiana (the “**Common Council**”) with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2020;

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

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

Section 1. Applicability of Ordinance.

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

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

- 2.1 “**Structure**” For the purposes of this Ordinance only, shall mean a paired ranch Duplex Dwelling building consisting of a total of two (2) living units.
- 2.2 “**Underlying Zoning District**” For the purposes of this Ordinance only, shall mean the Zoning District of the UDO that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

Section 3. Concept Plan. The Concept Plan, attached hereto as Exhibit B, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. Underlying Zoning District. The Underlying Zoning District of this District shall be the SFA: Single Family Attached District.

Section 5. Permitted Uses. The only permitted use shall be Duplex Dwelling as defined in the UDO.

Section 6. **General Regulations.** The standards of Chapter 4.9: Zoning Districts, SFA: Single-family Attached District shall apply to the development of the District, except as otherwise modified by this Ordinance.

Standard	
Maximum Dwellings per Structure	2
Minimum Building Setback Lines	
Front Yard	25 feet
Side Yard	7.5 feet
Rear Yard	20 feet
Maximum Number of Paired Duplex Dwellings	42
Maximum Number of Dwelling Units	84

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

7.1 Article 6.3 Architectural Standards: Section 6.3(C) shall apply to all dwellings, except as modified below:

- A. Character Exhibit: The character exhibits, attached hereto as Exhibits C1, C2 and C3 (“**Character Exhibit**”), are a compilation of images designed to illustrate the architecture of the Dwellings to be constructed in the District. The Director shall determine whether a Dwelling is substantially consistent with the Character Exhibit and complies with the standards of this Ordinance.
- B. Minimum Roof Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.
- C. Garages: All Dwellings shall have a minimum two (2) car attached garage.
- D. Building Materials: Vinyl and aluminum siding shall be prohibited.

7.2 Article 6.5 Fence Standards: Shall apply, except as otherwise modified or enhanced below:

- A. Any fences shall be (i) black metal, (ii) of a consistent style and height and (iii) a maximum of forty-eight (48) inches in height.
- B. Enclosures or screens (i) surrounding air conditioning units and (ii) which screen outdoor patios and living spaces within sixteen (16) feet of a dwelling shall be a maximum of six (6) feet in height. This provision shall not be subject to 7.2(A) of this ordinance.

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

- A. Landscape Plan Standard: Landscaping shall be required and installed in substantial compliance with the Concept Plan, attached hereto and incorporated herein by reference. If a provision of Article 6.8 Landscaping Standards is in conflict with the Landscape Plan, then the Landscape Plan shall control.
- B. Street Trees: Article 6.8(J) shall not apply to the District.
- C. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below:
 - i. Each Structure shall be landscaped with a minimum of one (1) shade tree, one (1) ornamental or evergreen tree, and twelve (12) shrubs.
 - ii. At a minimum, the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.
 - iii. Each Dwelling on a corner lot shall contain a minimum of a ten (10) foot long landscape bed along the side of the dwelling adjacent to the side street which shall contain six (6) shrubs.
 - iv. Two (2) shade trees shall be installed at the time of home construction in the rear yard (40' buffer yard) of each Structure along the south perimeter of the Real Estate.
 - v. The standards of this section 7.3(B) of this Ordinance shall not apply to Common Areas, rather, 7.3(A) of this Ordinance shall apply.

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

- A. Dedication of Potential Pedestrian Trail Corridor: A thirty (30) feet wide strip of real property along the entire south property line of the Real Estate shall be dedicated to the City at the time of Secondary Plat recording for potential future use as a pedestrian trail corridor (identified on the Concept Plan). No additional dedication of land

shall be required along the south property line of the Real Estate to comply with the City's Thoroughfare Plan.

- B. Internal Streets: Internal street rights-of-way within the District shall be permitted to be reduced to fifty (50) feet in width.

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

- 9.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below:

- A. The minimum Open Space required shall be 25%.
- B. Amenities: Open space including trails shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan including sidewalk pathways and a gazebo.

Section 10. Duration. Failure to obtain the first Improvement Location Permit for a new Dwelling in the District by January 1, 2026 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the Agriculture / Single-family Rural District (AG-SF1).

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2020.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James Edwards

James Edwards

James Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 20-37 was delivered to the Mayor of Westfield on the _____ day of _____, 2020, at _____ m.

Cindy Gossard, Clerk Treasurer

I hereby APPROVE **ORDINANCE 20-37**

this _____ day of _____, 2020.

I hereby VETO **ORDINANCE 20-37**

this _____ day of _____, 2020.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Matthew S. Skelton, Esq., Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46060.

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibits C1, C2 and C3	Character Exhibit

EXHIBIT A
REAL ESTATE

Parcel: 08-06-29-00-00-027.000

The South Half of the Southeast Quarter of the Southwest Quarter of Section 29,
Township 19 North, Range 4 East, in Washington Township, Hamilton County, Indiana.

EXCEPTING THEREFROM ten (10) acres by parallel lines of the entire north end of the
above described real estate.

Parcel: 08-06-29-00-00-027.001

The South Half of the Southeast Quarter of the Southwest Quarter of Section 29,
Township 19 North, Range 4 East, in Washington Township, Hamilton County, Indiana.

EXCEPTING THEREFROM ten (10) acres by parallel lines of the entire south end of the
above described real estate.

EXHIBIT B CONCEPT PLAN



EXHIBIT C-1
CHARACTER EXHIBIT



EXHIBIT C-2
CHARACTER EXHIBIT

Geneva



Geneva A and C

The elevations and floor plans in this brochure show optional items.

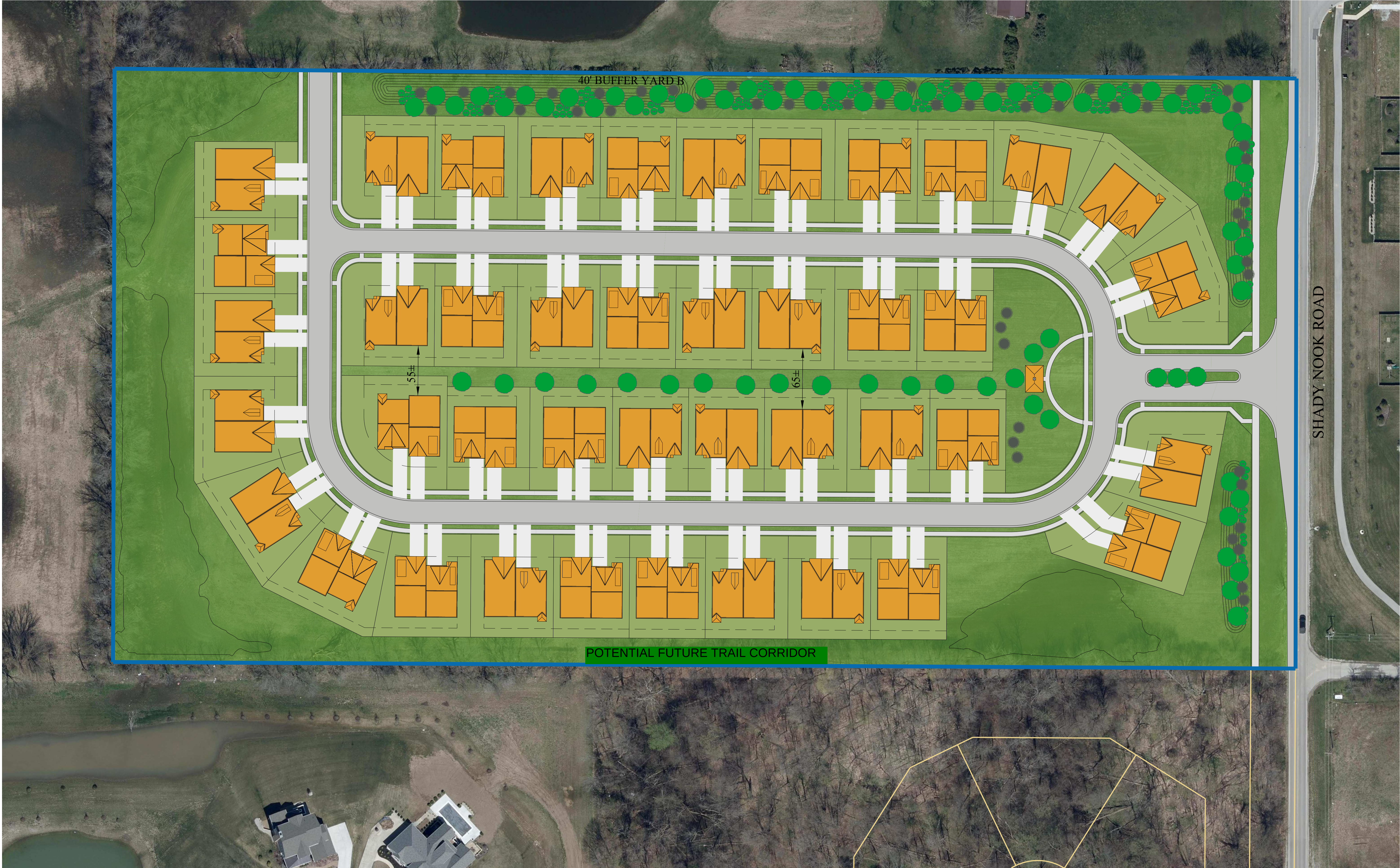


EXHIBIT C-3
CHARACTER EXHIBIT

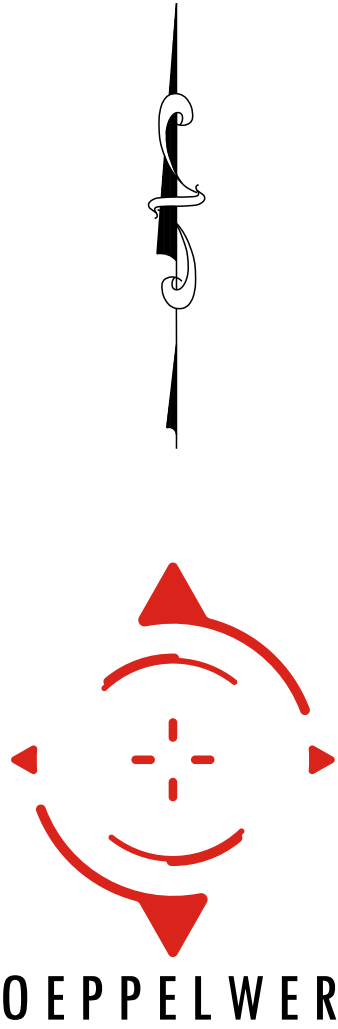


EXHIBIT C-4 **CHARACTER EXHIBIT**





MIN. LOT WIDTH	85'
TYP. LOT DEPTH	115'
PAD SIZE	70'x75'
R/W WIDTH	50'
BUILDING SETBACK	25'
SIDE YARD	7.5'
TOTAL LOTS	42 (84 UNITS)



BELLE CREST PUD



**Westfield Advisory Plan Commission
October 5, 2020**

TABLE OF CONTENTS

BELLE CREST PUD



Petitioner:

Drees Premier Homes, Inc
Lee Phillips, Land Acquisition Manager
900 East 96th Street, Suite 100
Indianapolis, IN 46240

Civil Engineer:

Stoeppelwerth & Associates
Gordon Kritz
7965 East 106th Street
Fishers IN 46038

Law Firm:

Church Church Hittle + Antrim
Matthew S Skelton, Attorney
Andrew Wert, Land Use Professional
2 North 9th Street
Noblesville, IN 46060

Tab 1 Executive Summary

Tab 2 Vicinity Map

Tab 3 Concept Plan

Tab 4 Building Elevations

Tab 5 Main Entrance Sign

Tab 6 PUD Ordinance

TAB 1

EXECUTIVE SUMMARY

BELLE CREST PUD



Drees Premier Homes is excited to propose a new empty-nester neighborhood in Westfield to be known as “Belle Crest.” The neighborhood consists of 20 acres on the west side of Shady Nook Road, just north of the T-intersection of 186th Street and Shady Nook. Belle Crest will include 84 paired ranch homes (42 two-unit buildings).

This is a new product Drees Homes introduced to the Indianapolis market 18 months ago and has been extremely successful in both Brownsburg and Avon. Current models can be viewed in Stone Haven located in Avon.

There is very little opportunity for this type of product for anyone who wants to live east of 31. Belle Crest provides a nice small neighborhood for those who don’t want to be part of a large PUD or master planned neighborhood with multiple product types.

Drees is known for great elevations, high quality interior features and beautiful entryways that everyone can be proud of.

TAB 2

VICINITY MAP

BELLE CREST PUD



TAB 3

CONCEPT PLAN

BELLE CREST PUD



CONCEPT PLAN
September 29, 2020



MIN. LOT WIDTH 85'
TYP. LOT DEPTH 115'
PAD SIZE 70'x75'
R/W WIDTH 50'
BUILDING SETBACK 25'
SIDE YARD 7.5'
TOTAL LOTS 42 (84 UNITS)



TAB 4

BUILDING ELEVATIONS

BELLE CREST PUD



BUILDING ELEVATIONS

BELLE CREST PUD



Geneva



Geneva A and C

The elevations and floor plans in this brochure show optional items.



BUILDING ELEVATIONS

BELLE CREST PUD



Lucerne



Lucerne A and C

The elevations and floor plans in this brochure show optional items.



BUILDING ELEVATIONS

BELLE CREST PUD



Zurich C

Lucerne C



The elevations and floor plans in this brochure show optional items.



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Re-Order #B20832-IN 12/19



TAB 5

MAIN ENTRANCE SIGN

BELLE CREST PUD



TAB 6

ORDINANCE NUMBER 20-37

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

“Belle Crest”

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “**Commission**”) considered Petition No. 2010-PUD-12 (the “**Petition**”), requesting an amendment to the City’s zoning map (“**Zoning Map**”) with regard to the subject real estate more particularly described in Exhibit A attached hereto (the “**Real Estate**”);

WHEREAS, the Commission forwarded the Petition to the Common Council of the City of Westfield, Hamilton County, Indiana (the “**Common Council**”) with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2020;

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

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

Section 1. Applicability of Ordinance.

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

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

- 2.1 “**Structure**” For the purposes of this Ordinance only, shall mean a paired ranch Duplex Dwelling building consisting of a total of two (2) living units.
- 2.2 “**Underlying Zoning District**” For the purposes of this Ordinance only, shall mean the Zoning District of the UDO that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

Section 3. Concept Plan. The Concept Plan, attached hereto as Exhibit B, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. Underlying Zoning District. The Underlying Zoning District of this District shall be the SFA: Single Family Attached District.

Section 5. Permitted Uses. The only permitted use shall be Duplex Dwelling as defined in the UDO.

Section 6. **General Regulations.** The standards of Chapter 4.9: Zoning Districts, SFA: Single-family Attached District shall apply to the development of the District, except as otherwise modified by this Ordinance.

Standard	
Maximum Dwellings per Structure	2
Minimum Building Setback Lines	
Front Yard	25 feet
Side Yard	7.5 feet
Rear Yard	20 feet
Maximum Number of Paired Duplex Dwellings	42
Maximum Number of Dwelling Units	84

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

7.1 Article 6.3 Architectural Standards: Section 6.3(C) shall apply to all dwellings, except as modified below:

- A. Character Exhibit: The character exhibits, attached hereto as Exhibits C1, C2 and C3 (“**Character Exhibit**”), are a compilation of images designed to illustrate the architecture of the Dwellings to be constructed in the District. The Director shall determine whether a Dwelling is substantially consistent with the Character Exhibit and complies with the standards of this Ordinance.
- B. Minimum Roof Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.
- C. Garages: All Dwellings shall have a minimum two (2) car attached garage.
- D. Building Materials: Vinyl and aluminum siding shall be prohibited.

7.2 Article 6.5 Fence Standards: Shall apply, except as otherwise modified or enhanced below:

- A. Any fences shall be (i) black metal, (ii) of a consistent style and height and (iii) a maximum of forty-eight (48) inches in height.
- B. Enclosures or screens (i) surrounding air conditioning units and (ii) which screen outdoor patios and living spaces within sixteen (16) feet of a dwelling shall be a maximum of six (6) feet in height. This provision shall not be subject to 7.2(A) of this ordinance.

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

- A. Landscape Plan Standard: Landscaping shall be required and installed in substantial compliance with the Concept Plan, attached hereto and incorporated herein by reference. If a provision of Article 6.8 Landscaping Standards is in conflict with the Landscape Plan, then the Landscape Plan shall control.
- B. Street Trees: Article 6.8(J) shall not apply to the District.
- C. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below:
 - i. Each Structure shall be landscaped with a minimum of one (1) shade tree, one (1) ornamental or evergreen tree, and twelve (12) shrubs.
 - ii. At a minimum, the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.
 - iii. Each Dwelling on a corner lot shall contain a minimum of a ten (10) foot long landscape bed along the side of the dwelling adjacent to the side street which shall contain six (6) shrubs.
 - iv. Two (2) shade trees shall be installed at the time of home construction in the rear yard (40' buffer yard) of each Structure along the south perimeter of the Real Estate.
 - v. The standards of this section 7.3(B) of this Ordinance shall not apply to Common Areas, rather, 7.3(A) of this Ordinance shall apply.

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

- A. Dedication of Potential Pedestrian Trail Corridor: A thirty (30) feet wide strip of real property along the entire south property line of the Real Estate shall be dedicated to the City at the time of Secondary Plat recording for potential future use as a pedestrian trail corridor (identified on the Concept Plan). No additional dedication of land

shall be required along the south property line of the Real Estate to comply with the City's Thoroughfare Plan.

- B. Internal Streets: Internal street rights-of-way within the District shall be permitted to be reduced to fifty (50) feet in width.

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

- 9.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below:

- A. The minimum Open Space required shall be 25%.
- B. Amenities: Open space including trails shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan including sidewalk pathways and a gazebo.

Section 10. Duration. Failure to obtain the first Improvement Location Permit for a new Dwelling in the District by January 1, 2026 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the Agriculture / Single-family Rural District (AG-SF1).

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2020.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James Edwards

James Edwards

James Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 20-37 was delivered to the Mayor of Westfield on the _____ day of _____, 2020, at _____ m.

Cindy Gossard, Clerk Treasurer

I hereby APPROVE **ORDINANCE 20-37**

this _____ day of _____, 2020.

I hereby VETO **ORDINANCE 20-37**

this _____ day of _____, 2020.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Matthew S. Skelton, Esq., Church Church Hittle + Antrim,
Two North Ninth Street, Noblesville, Indiana 46060.

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibits C1, C2 and C3	Character Exhibit

EXHIBIT A
REAL ESTATE

Parcel: 08-06-29-00-00-027.000

The South Half of the Southeast Quarter of the Southwest Quarter of Section 29,
Township 19 North, Range 4 East, in Washington Township, Hamilton County, Indiana.

EXCEPTING THEREFROM ten (10) acres by parallel lines of the entire north end of the
above described real estate.

Parcel: 08-06-29-00-00-027.001

The South Half of the Southeast Quarter of the Southwest Quarter of Section 29,
Township 19 North, Range 4 East, in Washington Township, Hamilton County, Indiana.

EXCEPTING THEREFROM ten (10) acres by parallel lines of the entire south end of the
above described real estate.

EXHIBIT B CONCEPT PLAN

CONCEPT PLAN
September 29, 2020



MIN. LOT WIDTH	85'
TYP. LOT D.P.H.	115'
PAID SIZE	70'x75'
R/W WIDTH	50'
BUILDING SETBACK	25'
SIDE YARD	7.5'
TOTAL LOTS	42 (84 UNITS)



EXHIBIT C-1
CHARACTER EXHIBIT



EXHIBIT C-2
CHARACTER EXHIBIT



EXHIBIT C-3
CHARACTER EXHIBIT



EXHIBIT C-4 **CHARACTER EXHIBIT**

Zurich C

Lucerne C



The elevations and floor plans in this brochure show optional items.



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Re-Order #B20832-IN 12/19

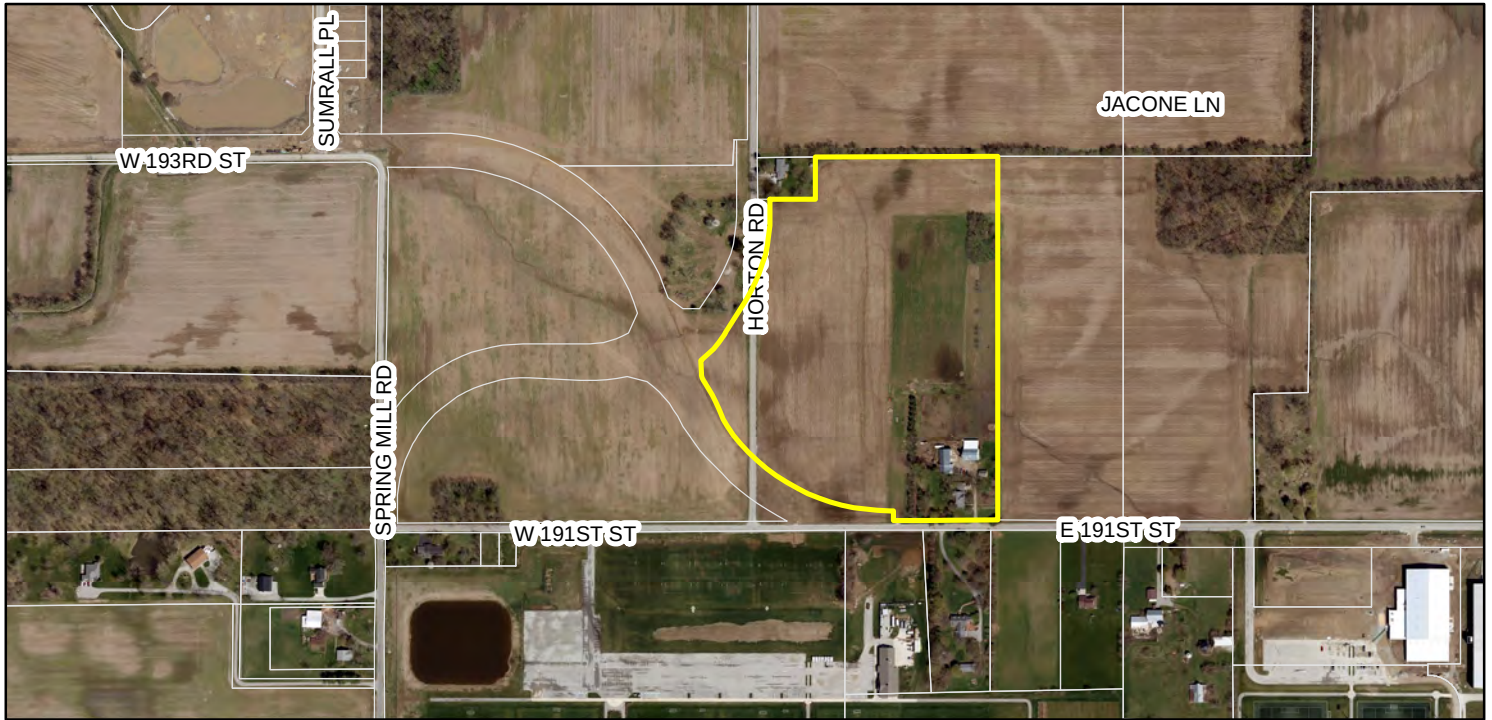




Property Location Map
Osborne Trails PUD Amendment II
2009-PUD-10



Aerial Location Map



Zoning Map



Zoning

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



prairie landscape



prairie landscape



prairie landscape



prairie landscape



fire pit and seating



perimeter fence

character images



play area



outdoor dining pergola



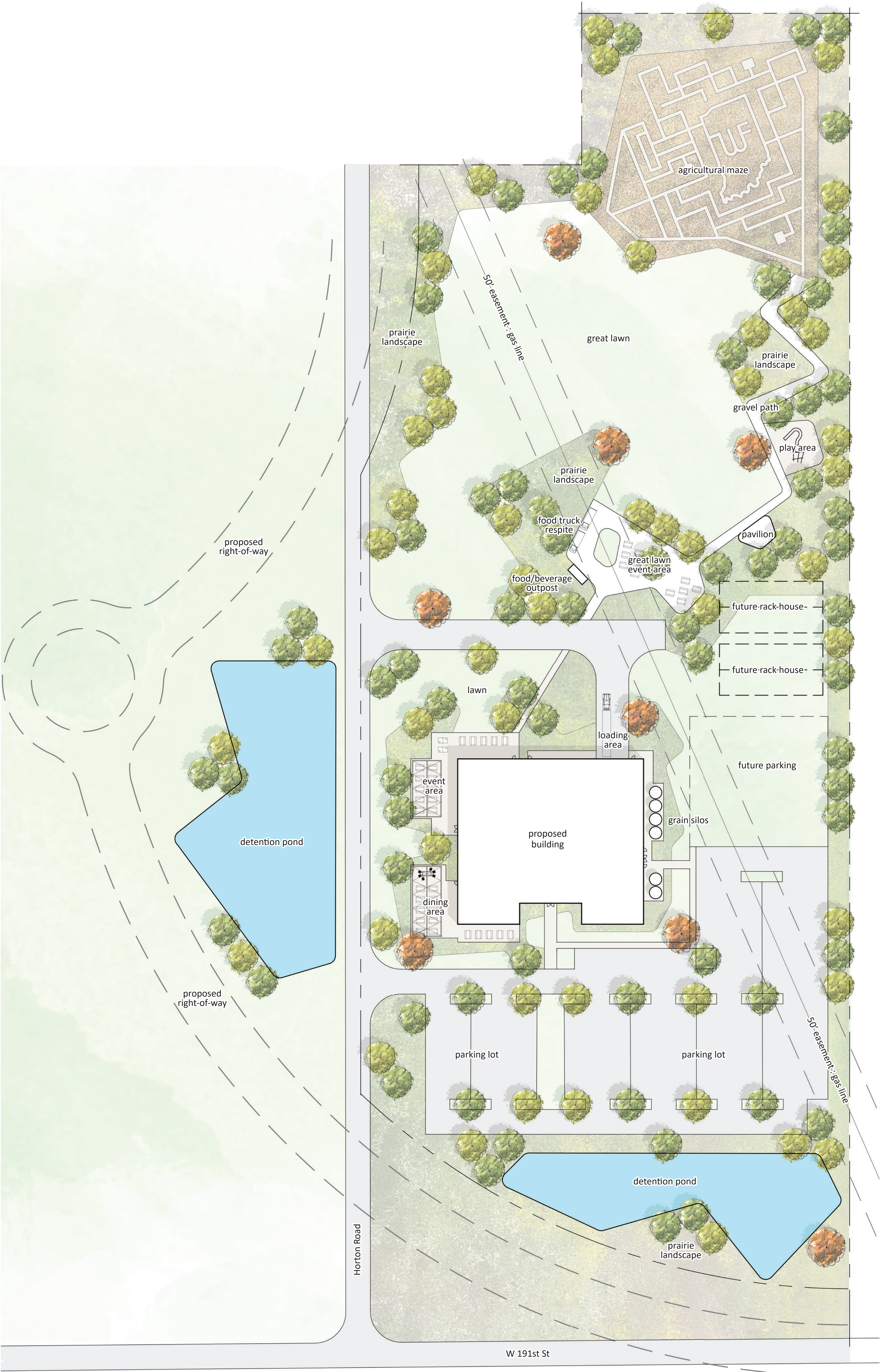
pavilion



great lawn event area



screening at dining area



preliminary landscape concept

NOT FOR CONSTRUCTION

SCALE: 1"=50'



LANDSTORY

Landscape Architecture
Planning
Urban Design
1043 Virginia Ave, Suite 208
Indianapolis, Indiana 46203
317.931.0000 tel
www.landstoryla.com

Certification:

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Owner
West Fork Whiskey Co.
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Indianapolis, IN 46202
317-672-7468

Developer
Holladay Properties
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Indianapolis, IN 46202
317-548-4232

Contractor
Holladay Construction Group
231 College Ave., Suite 100
Indianapolis, IN 46202
317-697-9743

Architect
Blackline
1043 Virginia Ave, Suite 208
Indianapolis, IN 46203
317-803-7900

Civil Engineer
Cripe
3239 Priority Way S. Dr., Suite 200
Indianapolis, IN 46260
317-844-6777

Project
West Fork Whiskey
New HQ2 Facility
Westfield, IN 46074

Dates
September 28, 2028

Project Manager

Drawn

Checked

Project Number

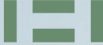
Sheet Title

SCHEMATIC PLAN

Sheet

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WEST
FORK
WHISKY
CO.

 HOLLADAY
PROPERTIES
Building Solutions Since 1951

 BLACKLINE



WEST
FORK
WHISKY
CO.

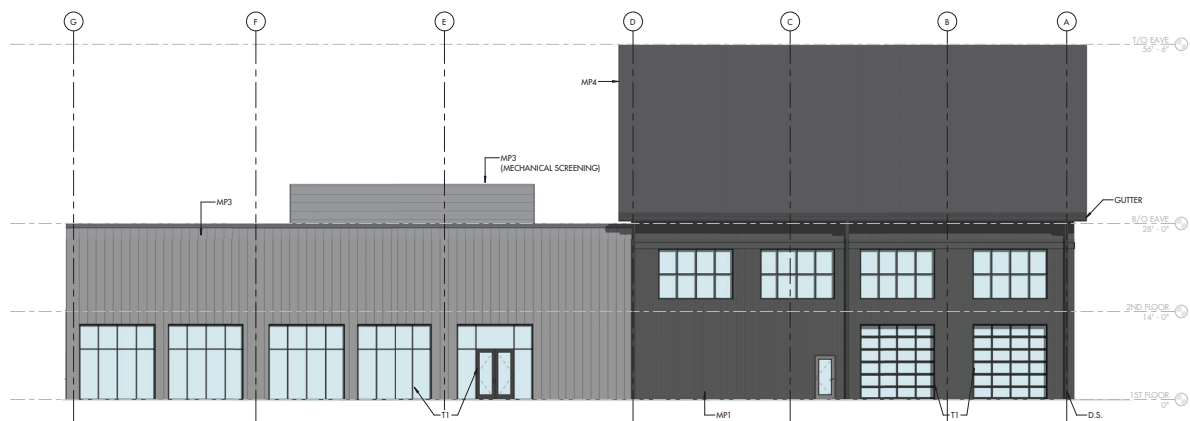
HOLLADAY
PROPERTIES
Building Solutions Since 1951

BLACKLINE





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



1 WEST EXTERIOR ELEVATION
1/8" = 1'-0"



BUILDING MATERIAL PALETTE



CERTIFICATION

NOT FOR CONSTRUCTION

ARCHITECT

BACKING

OWNER

WEST FORK WHISKY CO.

DEVELOPER

HOLLAND PROPERTIES

CONTRACTOR

HOLLAND CONSTRUCTION GROUP

CIVIL ENGINEER

CHE

STRUCTURAL ENGINEER

BOZ ENGINEERING

LANDSCAPE ARCHITECT

LAND STORY

DATE: 08/20/2018

REVISION

DATE

Author

Checker

REVISION

DATE

Author

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REVISION

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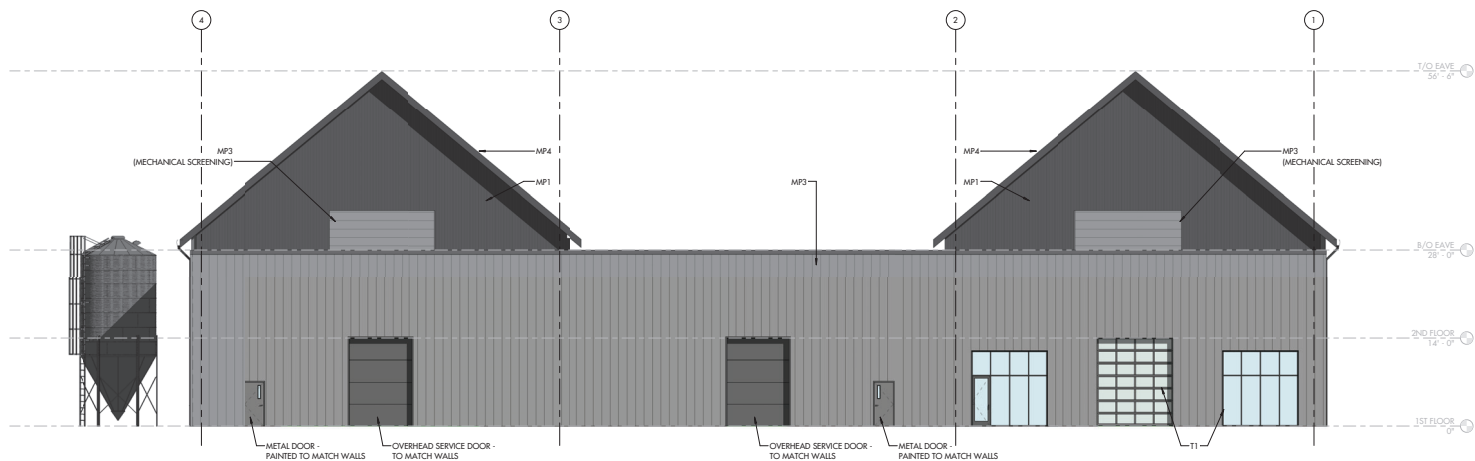
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Author

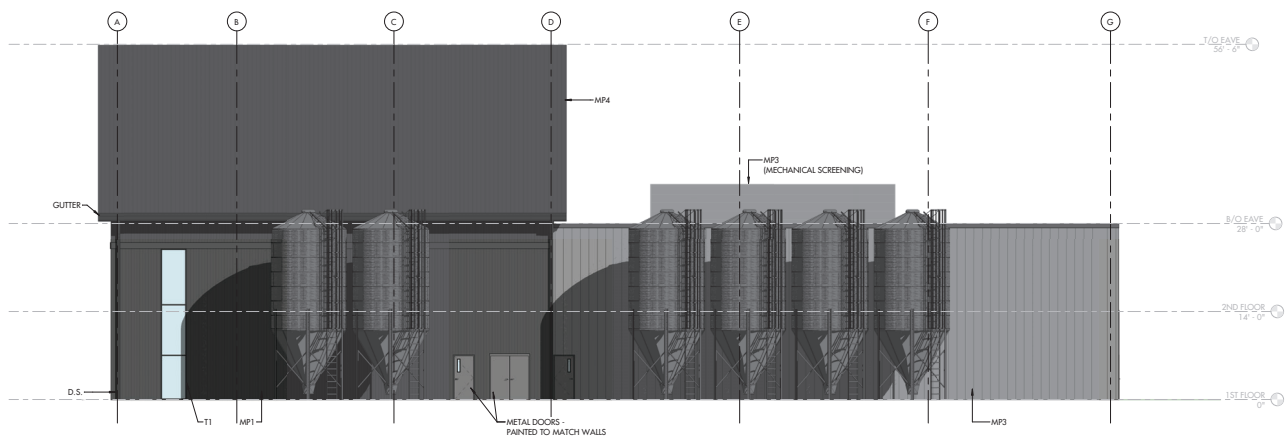
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REVISION

DATE



2 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



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



BUILDING MATERIAL PALETTE



CERTIFICATION

NOT FOR CONSTRUCTION

ARCHITECT
BAKING
1000 BAKING BLVD
WESTFIELD, IN 46074
TEL: 765.261.1234
WWW.BAKINGARCHITECT.COM

OWNER
WEST FARM WHISKY CO.
1000 BAKING BLVD
WESTFIELD, IN 46074
TEL: 765.261.1234
WWW.WESTFARMWHISKY.COM

DEVELOPER
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WWW.BOBENGINEERING.COM

LANDSCAPE ARCHITECT
LAND STORY
1000 BAKING BLVD
WESTFIELD, IN 46074
TEL: 765.261.1234
WWW.LANDSTORY.COM

EXTERIOR ELEVATIONS

WEST FARM WHISKY -
NEW H2O FACILITY
WESTFIELD, IN 46074

Author **Checker**

SCHEMATIC DRAWINGS
09/20/2020

A302





ORDINANCE NUMBER 20-29

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING THE OSBORNE TRAILS PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 16-44 and THE UNIFIED DEVELOPMENT ORDINANCE

This is an Ordinance (this “Ordinance”) to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended;

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance" or the “UDO”), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended;

WHEREAS, the Common Council enacted Ordinance No. 16-44, Osborne Trails Planned Unit Development District on February 27, 2017, recorded as Instrument No. 2017012329 in the Office of the Recorder of Hamilton County, Indiana (the “Original PUD Ordinance”);

WHEREAS, the Council subsequently adopted Ordinance No. 17-21, an Amendment to the Original PUD Ordinance on August 14, 2017 (the “First Amendment”), which added real estate to the Original PUD Ordinance;

WHEREAS, the Westfield-Washington Township Advisory Plan Commission (“Commission”) considered a petition (**Petition No. 2009-PUD-10**) filed with the Commission requesting an amendment to the Unified Development Ordinance, the Original PUD Ordinance and First Amendment (the “Second Amendment”) and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** (“Real Estate”);

WHEREAS, the Commission forwarded **Petition No. 2009-PUD-10** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (____ in favor ____ against) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

Section 1. Applicability of Ordinance.

- 1.1 Development of the Real Estate shall be governed by (i) the provisions of this Second Amendment and its exhibits, (ii) the First Amendment, (iii) the Original PUD Ordinance, (iv) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.2 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.3 All provisions and representations of the Unified Development Ordinance, the Original PUD Ordinance and the First Amendment that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.
- 1.4 This Amendment shall lapse if no secondary plat petition has been filed for any portion of the Real Estate within thirty six (36) months of the approval hereof.

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

The following words and terms, not defined elsewhere in this Ordinance or its Exhibits, shall have the following meanings:

- 2.1 EIFS (Exterior Insulation and Finish Systems). Multi-layered exterior wall systems, typically consisting of insulation board, a durable, water-resistant base coat, and an attractive and durable finish coat.
- 2.2 Facade, Primary. The primary architectural facade which contains commercial or retail public entrances, tenant signs or the facade facing a public street.
- 2.3 Facade, Secondary. Any building elevation not having commercial or retail public entrances or which does not face a public or private street. Secondary facades include building elevations with service and employee entrances, utility service areas and delivery areas.
- 2.4 Natural Materials. Brick, wood, limestone, fiber cement siding, cultured stone, or natural stone.
- 2.5 Real Estate. The real estate, as described in **Exhibit A** to the Ordinance.

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

Section 4. Underlying Zoning District(s).

4.1 The Underlying Zoning District of the Real Estate shall remain: Local Business (the “Underlying Zoning District”). The Real Estate shall remain in Area A as provided in the Original PUD Ordinance and the First Amendment.

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

5.1 Only the uses identified below shall be permitted in the District.

A. Permitted Uses

1. Area A: The following uses shall be permitted on the Real Estate in addition to those permitted in the Underlying Zoning District and as permitted in Area A of the Original PUD Ordinance and the First Amendment:

A. Agritourism Use (or Agritainment Use), specifically including the use as a distillery.

B. Uses defined as Light Industrial in the UDO which are ancillary and/or accessory to a distillery use, including, but not limited to production of malt products, brewery, distiller of liquor and spirits; bottling/canning/distribution of alcoholic and nonalcoholic beverages; secondary food processing and packaging of products not produced on site. In the event of a reuse of the initial building provided shown on the Concept Plan (the ‘Initial Building’) other Light Industrial uses which do not require modifications to the footprint or façade of the Initial Building shall be permitted for the Initial Building only. The uses of leather product manufacturing, casket and casket supplies manufacturing, exterminators, railroad equipment repair and service, taxidermist and tire recapping shall not be permitted on the Real Estate, regardless if the use can be conducted without modifications to the Initial Building.

C. Accessory buildings and uses customarily incidental to any of the permitted uses, including, but not limited to, Temporary Use and Events, weddings or other social events and receptions.

Section 6. General Regulations. The standards of Chapter 4 Zoning Districts, are as applicable to the Underlying Zoning District, except as follows:

- 6.1 The Maximum Business Size for an Agritourism Use shall be increased to Forty Thousand (40,000) Square Feet. There shall be no Maximum Aggregate for uses associated with the use as a distillery. Any other use shall be governed by 4.14(H) of the UDO.

Section 7. Development Standards. The standards of Chapter 6 Development

Standards shall apply to the development of the Real Estate, except as otherwise modified below. Section 7.1(A) of the Original PUD Ordinance shall not apply to an Agritourism Use.

7.1 Article 6.3 (F) Architectural Standards. Sections (2), (4) and (5) for new non-residential buildings shall be replaced in its entirety with the following for any buildings (including the Initial Building and any building constructed on the Real Estate thereafter) for use in conjunction with an Agritourism Use or distillery related use:

A. Character Exhibit. The Character Exhibits, attached hereto as **Exhibit C** are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed for an Agritourism Use and/or distillery related use. Buildings shall be constructed substantially similar to those in the Character Exhibit.

B. Architectural Standards. Any use which is not an Agritourism Use shall comply with the standards provided in the Original PUD Ordinance and the First Amendment. An Agritourism Use and/or distillery related use shall comply with the following Architectural Standards:

1. Facade Materials.

a. Primary Façade Materials.

i. Permitted building finish materials for the Primary Façade include: Brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain) architectural block (textured) and EFIS (Dryvit) wall systems steel (for areas above eight (8) feet from ground elevation) or architecturally insulated metal panel systems.

ii. Prohibited building finish materials on the Primary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, vinyl siding, reflective glass, vinyl siding.

iii. Primary Facades may have window glazing or glass storefronts.

iv. Permitted building trim materials include: brick (clay), stone, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers, metal panels and EIFS (Drive).

v. Colors used on building facades must be complementary.

vii. Overhead doors may be permitted on the Primary Façade elevations, but shall not be utilized for deliveries/loading/unloading. Overhead doors in a Primary Façade shall have at least one decorative feature (e.g. decorative windows, decorative hardware).

b. Secondary Façades Materials.

i. Materials permitted for the Primary Façade shall also be

permitted on the Secondary Facade..

ii. Prohibited building finish materials on the Secondary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass.

iii. Overhead doors are permitted on Secondary Facade elevations.

- C. Screening requirements. Any loading spaces or loading docks located on an External Façade, shall be screened in accordance with the General Screening Standards of Article 6.8 Landscaping Standards.

7.2 Article 6.15 Performance Standards shall apply except as specifically modified:

- A. In addition to the requirements of Article 6.15, B (4) of the UDO, the following shall apply:

No outdoor speakers shall be used in conjunction with any uses between the hours of 10 P.M. and 7 A.M.

Section 8. **Annexation:** The Real Estate, or parts thereof that may be the subject of a secondary plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for that part of the Real Estate. A Minor Subdivision for the purpose of Annexation is exempt from this standard.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK.]

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2020.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 20-29** was delivered to the Mayor of Westfield

on the _____ day of _____, 2020, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 20-29**

this _____ day of _____, 2020.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 20-29**

this _____ day of _____, 2020.

J. Andrew Cook, Mayor

This document prepared by:

Russell L. Brown, Clark, Quinn, Moses, Scott & Grahm, LLP, 320 N. Meridian Street, Suite 1100, Indianapolis, Indiana 46204

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Russell L. Brown

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibit

EXHIBIT A
REAL ESTATE

A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

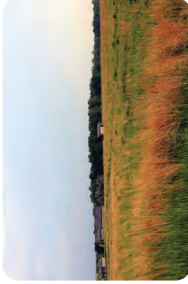
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTH 89 DEGREES 46 MINUTES 58 SECONDS WEST (ASSUMED BEARING) 448.39 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER TO THE SOUTHEAST CORNER OF A 3.01 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED AS INSTRUMENT No. 2005-025459, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 46 MINUTES 58 SECONDS WEST ALONG SAID SOUTH LINE 371.78 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 02 SECONDS WEST 60.00 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 58 SECONDS WEST 14.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 00 DEGREES 13 MINUTES 02 SECONDS WEST 703.00 FEET FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE 654.43 FEET TO THE POINT OF COMPOUND CURVATURE OF SAID CURVE, SAID POINT BEING SOUTH 53 DEGREES 07 MINUTES 11 SECONDS WEST 703.00 FEET FROM THE RADIUS POINT OF SAID CURVE, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 53 DEGREES 07 MINUTES 11 SECONDS EAST 260.00 FEET FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE 76.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 69 DEGREES 57 MINUTES 25 SECONDS WEST 260.00 FEET FROM THE RADIUS POINT OF SAID CURVE, SAID POINT ALSO BEING THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, THE RADIUS POINT OF SAID CURVE BEING SOUTH 69 DEGREES 57 MINUTES 25 SECONDS WEST 464.00 FEET FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE 124.29 FEET TO THE POINT OF REVERSE CURVATURE OF SAID CURVE, SAID POINT BEING NORTH 54 DEGREES 36 MINUTES 34 SECONDS EAST 464.00 FEET FROM THE RADIUS POINT OF SAID CURVE, SAID POINT ALSO BEING THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 54 DEGREES 36 MINUTES 34 SECONDS EAST 60.00 FEET FROM SAID POINT; THENCE NORTHERLY ALONG SAID CURVE 34.59 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 87 DEGREES 38 MINUTES 33 SECONDS WEST 60.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTH 02 DEGREES 21 MINUTES 27 SECONDS WEST 44.63 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 38 DEGREES 29 MINUTES 17 SECONDS WEST 389.38 FEET FROM SAID POINT; THENCE NORTHEASTERLY ALONG SAID CURVE 129.45 FEET TO A POINT OF NON-TANGENCY ON SAID CURVE, SAID POINT BEING SOUTH 57 DEGREES 32 MINUTES 09 SECONDS EAST 389.38 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTH 31 DEGREES 53 MINUTES 28 SECONDS EAST 141.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 58 DEGREES 06 MINUTES 32 SECONDS WEST 570.00 FEET FROM SAID POINT; THENCE NORTHERLY ALONG SAID CURVE 315.58 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 89 DEGREES 49 MINUTES 52 SECONDS EAST 570.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTH 00 DEGREES 10 MINUTES 08 SECONDS EAST 58.06 FEET TO THE SOUTH LINE OF THE 0.75-ACRE PARCEL DESCRIBED IN INSTRUMENT No. 2017-024590 RECORDED IN SAID RECORDER'S OFFICE; THENCE

THE NEXT TWO (2) COURSES ARE ALONG THE BOUNDARY LINES OF SAID 0.75 ACRE PARCEL: (1) NORTH 89 DEGREES 43 MINUTES 27 SECONDS EAST 160.92 FEET; (2) NORTH 00 DEGREES 10 MINUTES 08 SECONDS EAST 150.00 FEET TO THE NORTH LINE OF A 16.10 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED AS INSTRUMENT NUMBER 200000015416 IN SAID RECORDER'S OFFICE; THENCE THE NEXT TWO (2) COURSES ARE ALONG THE BOUNDARY OF SAID 16.10 ACRE PARCEL: (1) NORTH 89 DEGREES 48 MINUTES 11 SECONDS EAST 651.16 FEET; (2) SOUTH 00 DEGREES 03 MINUTES 26 SECONDS WEST 1,319.97 FEET TO THE PLACE OF BEGINNING, CONTAINING 25.413 ACRES, MORE OR LESS.

EXHIBIT B
CONCEPT PLAN



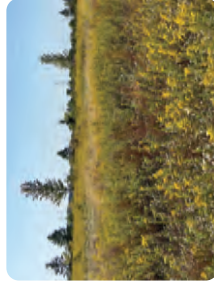
prairie landscape



prairie landscape



prairie landscape



prairie landscape



fire pit and seating



perimeter fence

character images



play area



outdoor dining pergola



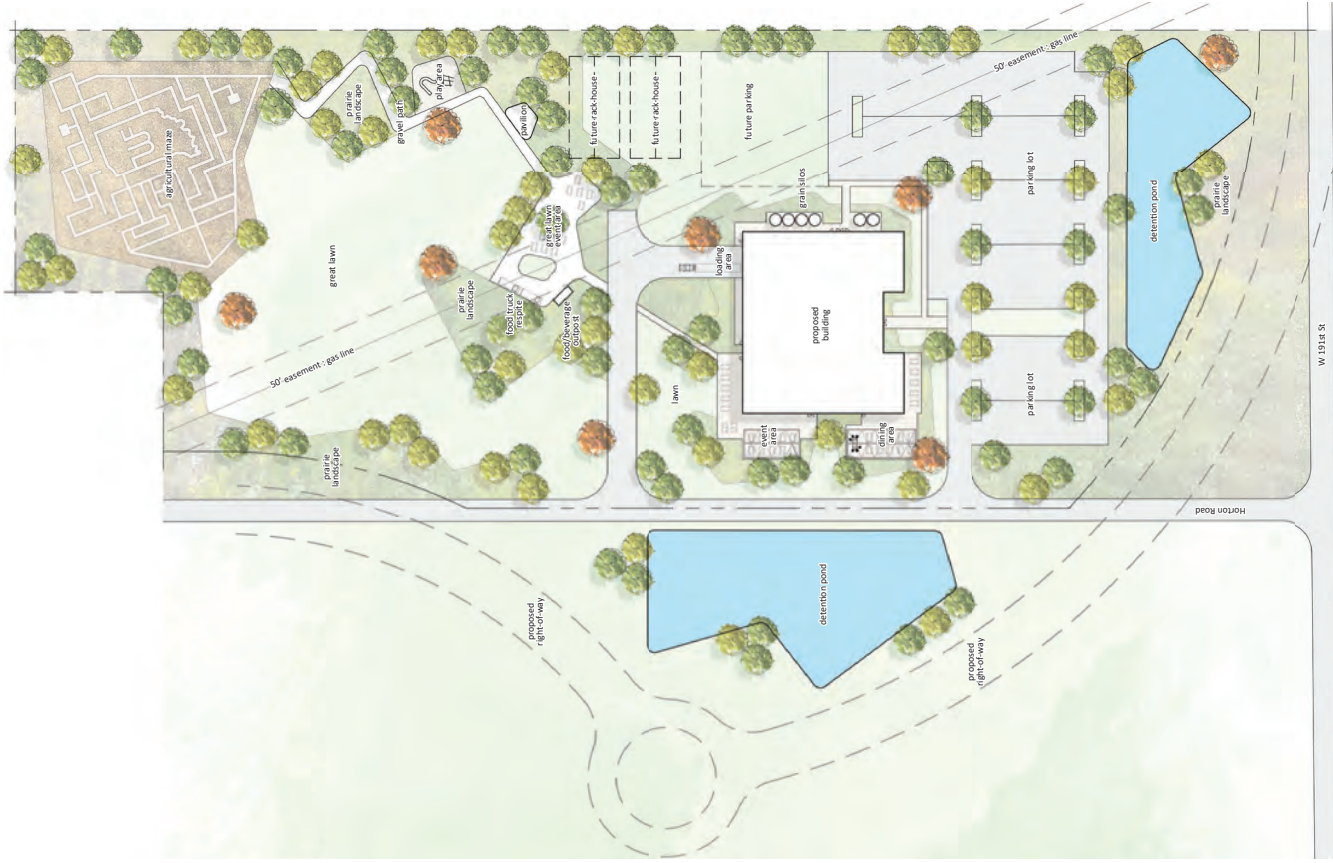
pavilion



great lawn event area



screening at dining area



preliminary landscape concept

NOT FOR CONSTRUCTION

SCALE: 1"=40'



NORTH

LANQ STORY
LANDSCAPE ARCHITECTURE
DESIGN
1542 Virginia Ave., Suite 208
Westfield, IN 46074
317.844.6777
www.lanqstory.com

Certification:

The drawing and the design concept are the property of LANQ STORY. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without permission in writing from LANQ STORY, Inc.

Owner
West Fork Whiskey Co.
1660 Bellemeade St.
Westfield, IN 46074
317.677.7468

Developer
Holladay Properties
231 College Ave., Suite 100
Westfield, IN 46074
317.548.4222

Contractor
Holladay Construction Group
231 College Ave., Suite 100
Westfield, IN 46074
317.697.9743

Architect
Blackline
1043 Virginia Ave., Suite 208
Westfield, IN 46074
317.803.7900

Civil Engineer
Cripe
1043 Virginia Ave., Suite 200
Westfield, IN 46074
317.844.6777

Project
West Fork Whiskey
New HQ2 Facility
Westfield, IN 46074

Dates
September 26, 2023

Project Manager

Drawn

Checked

Project Number

Sheet Title

SCHEMATIC PLAN

Sheet

L101

EXHIBIT C
CHARACTER EXHIBIT

WEST
FORK
WHISKY
CO.

 HOLLADAY
PROPERTIES
Building Solutions Since 1952

 BLACKLINE



WEST
FORK
WHISKY
CO.

 HOLLADAY
PROPERTIES
Building Solutions Since 1952

 BLACKLINE





FOR CONSTRUCTION

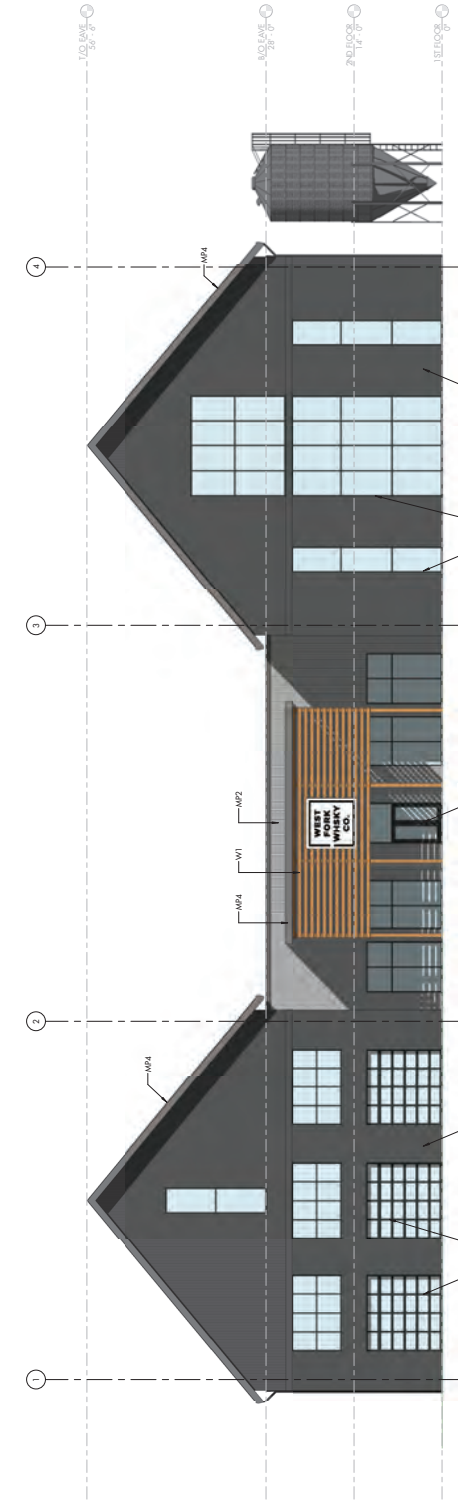
WEST FORK WHISKY CO.
ARCHITECT
OWNER
DEVELOPER
CONTRACTOR
GENERAL CONTRACTOR
MECHANICAL ENGINEER
ELECTRICAL ENGINEER
LANDSCAPE ARCHITECT

WEST FORK WHISKY CO.
NEW HQ2 FACILITY
WESTFORD, IN 46074

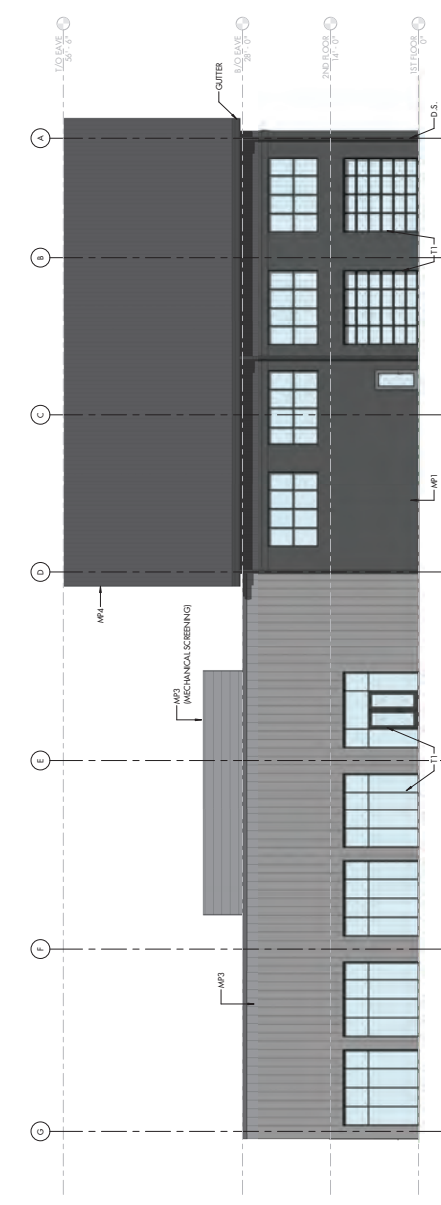
SCHEMATIC DRAWINGS
A301

- METAL PANEL (MP1)**
VERTICAL CORRUGATED METAL WALL PANEL
w/ EXPOSED FASTENERS
BASE OF DESIGN, MFG. - PRC PROFILE IN DARK GRAY
- METAL PANEL (MP2)**
VERTICAL CORRUGATED METAL WALL PANEL
w/ EXPOSED FASTENERS
BASE OF DESIGN, MFG. - PRC PROFILE IN LIGHT GRAY
- METAL PANEL (MP3)**
VERTICAL CORRUGATED METAL WALL PANEL
w/ EXPOSED FASTENERS
BASE OF DESIGN, MFG. - 72 PROFILE IN LIGHT GRAY
- METAL PANEL (MP4)**
STANDING SEAM METAL ROOF SYSTEM
BASE OF DESIGN, MFG. - LOOSEAM IN DARK GRAY
- WOOD ACENT (WT)**
ENTRANCE CANOPY, MECHANICAL SCREENING
- TRIM ACCENTS (TI)**
ALUMINUM STOREFRONT OVERHEAD GARAGE
DOORS, LIGHT FIXTURES, ETC.

BUILDING MATERIAL PALETTE



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



1 WEST EXTERIOR ELEVATION
1/8" = 1'-0"





ORDINANCE NUMBER 20-29

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING THE OSBORNE TRAILS PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 16-44 and THE UNIFIED DEVELOPMENT ORDINANCE

This is an Ordinance (this "Ordinance") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended;

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance" or the "UDO"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended;

WHEREAS, the Common Council enacted Ordinance No. 16-44, Osborne Trails Planned Unit Development District on February 27, 2017, recorded as Instrument No. 2017012329 in the Office of the Recorder of Hamilton County, Indiana (the "Original PUD Ordinance");

WHEREAS, the Council subsequently adopted Ordinance No. 17-21, an Amendment to the Original PUD Ordinance on August 14, 2017 (the "First Amendment"), which added real estate to the Original PUD Ordinance;

WHEREAS, the Westfield-Washington Township Advisory Plan Commission ("Commission") considered a petition (**Petition No. 2009-PUD-10**) filed with the Commission requesting an amendment to the Unified Development Ordinance, the Original PUD Ordinance and First Amendment (the "Second Amendment") and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** ("Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2009-PUD-10** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (____ in favor ____ against) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

Section 1. Applicability of Ordinance.

- 1.1 Development of the Real Estate shall be governed by (i) the provisions of this Second Amendment and its exhibits, (ii) the First Amendment, (iii) the Original PUD Ordinance, (iv) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.2 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.3 All provisions and representations of the Unified Development Ordinance, the Original PUD Ordinance and the First Amendment that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.
- 1.4 This Amendment shall lapse if no secondary plat petition has been filed for any portion of the Real Estate within thirty six (36) months of the approval hereof.

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

The following words and terms, not defined elsewhere in this Ordinance or its Exhibits, shall have the following meanings:

- 2.1 EIFS (Exterior Insulation and Finish Systems). Multi-layered exterior wall systems, typically consisting of insulation board, a durable, water-resistant base coat, and an attractive and durable finish coat.
- 2.2 Facade, Primary. The primary architectural facade which contains commercial or retail public entrances, tenant signs or the facade facing a ~~dedicated-public~~ street.
- 2.3 Facade, Secondary. Any building elevation not having commercial or retail public entrances or which does not face a public or private street. Secondary facades include building elevations with service and employee entrances, utility service areas and delivery areas. ~~Secondary facades do not face dedicated or private streets.~~
- 2.4 Natural Materials. Brick, wood, limestone, fiber cement siding, cultured stone, or natural stone.
- 2.5 Real Estate. The real estate, as described in **Exhibit A** to the Ordinance.

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

Section 4. Underlying Zoning District(s).

- 4.1 The Underlying Zoning District of the Real Estate shall remain: Local Business (the “Underlying Zoning District”). The Real Estate shall remain in Area A as

provided in the Original PUD Ordinance and the First Amendment.

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

5.1 Only the uses identified below shall be permitted in the District.

A. Permitted Uses

1. Area A: The following uses shall be permitted on the Real Estate in addition to those permitted in the Underlying Zoning District and as permitted in Area A of the Original PUD Ordinance and the First Amendment:

A. Agritourism Use (or Agritainment Use), specifically including the use as a distillery.

B. Uses defined as Light Industrial in the UDO which are ancillary and/or accessory to a distillery use, including, but not limited to production of malt products, brewery, distiller of liquor and spirits; bottling/canning/distribution of alcoholic and nonalcoholic beverages; secondary food processing and packaging of products not produced on site. Uses consistent with the Light Industry definition of the UDO. In the event of a reuse of the initial building provided shown on the Concept Plan (the 'Initial Building') other Light Industrial uses which do not require modifications to the footprint or façade of the Initial Building shall be permitted for the Initial Building only. The uses of leather product manufacturing, casket and casket supplies manufacturing, exterminators, railroad equipment repair and service, taxidermist and tire recapping shall not be permitted on the Real Estate, regardless if the use can be conducted without modifications to the Initial Building.

C. Accessory buildings and uses customarily incidental to any of the permitted uses, including, but not limited to, Temporary Use and Events, weddings or other social events and receptions.

Section 6. General Regulations. The standards of Chapter 4 Zoning Districts, are as applicable to the Underlying Zoning District, except as follows:

- 6.1 The Maximum Business Size for an Agritourism Use shall be increased to Forty Thousand (40,000) Square Feet. There shall be no Maximum Aggregate for uses associated with the use as a distillery. Any other use shall be governed by 4.14(H) of the UDO.

Section 7. Development Standards. The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified below. Section 7.1(A) of the Original PUD Ordinance shall not apply to an Agritourism Use.

7.1 Article 6.3 (F) Architectural Standards, Sections (2), (4) and (5) for new non-residential buildings shall be replaced in its entirety with the following for any buildings (including the Initial Building and any building constructed on the Real Estate thereafter) constructed in accordance for use in conjunction with an Agritourism Use or distillery related use:

A. Character Exhibit. The Character Exhibits, attached hereto as **Exhibit C** are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed for an Agritourism Use and/or distillery related use. Buildings shall be constructed substantially similar to those in the Character Exhibit.

B. Architectural Standards. Any use which is not an Agritourism Use shall comply with the standards provided in the Original PUD Ordinance and the First Amendment. An Agritourism Use and/or distillery related use shall comply with the following Architectural Standards:

1. Facade Materials.

a. Primary Façade Materials.

i. Permitted building finish materials for the Primary Façade include: Brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain) architectural block (textured) and EFIS (Dryvit) wall systems steel (for areas above eight (8) feet from ground elevation) or architecturally insulated metal panel systems.

ii. Prohibited building finish materials on the Primary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, vinyl siding, reflective glass, vinyl siding.

iii. Primary Facades may have window glazing or glass storefronts.

iv. Permitted building trim materials include: brick (clay), stone, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers, metal panels and EIFS (Drive).

v. Colors used on building facades must be complementary.

vii. Overhead doors may be permitted on the Primary Façade elevations, but shall not be utilized for deliveries/loading/unloading. Overhead doors in a Primary Façade shall have at least one decorative feature (e.g. decorative windows, decorative hardware).

b. Secondary Façades Materials.

i. Materials permitted for the Primary Façade shall also be permitted on the Secondary Façade..

ii. Prohibited building finish materials on the Secondary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass.

iii. Overhead doors are permitted on Secondary Facade elevations.

C. Screening requirements. Any loading spaces or loading docks located on an External Façade, shall be screened in accordance with the General Screening Standards of Article 6.8 Landscaping Standards.

C.—

~~7.2 Article 6.8 Landscaping Standard: Shall apply. Section 7.4(B) of the Original PUD Ordinance shall not apply to an Agritourism Use or distillery use.~~

7.23 Article 6.15 Performance Standards shall apply except as specifically modified:

A. In addition to the requirements of Article 6.15, B (4) of the UDO, the following shall apply:

No outdoor speakers shall be used in conjunction with any uses between the hours of 10~~1~~ P.M. and 7 A.M.

Section 8. **Annexation:** The Real Estate, or parts thereof that may be the subject of a secondary plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for that part of the Real Estate. A Minor Subdivision for the purpose of Annexation is exempt from this standard.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK.]

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2020.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

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Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 20-29** was delivered to the Mayor of Westfield
on the _____ day of _____, 2020, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 20-29**
this _____ day of _____, 2020.

I hereby VETO **ORDINANCE 20-29**
this _____ day of _____, 2020.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in
this document, unless required by law. Russell L. Brown

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
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A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTH 89 DEGREES 46 MINUTES 58 SECONDS WEST (ASSUMED BEARING) 448.39 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER TO THE SOUTHEAST CORNER OF A 3.01 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED AS INSTRUMENT NO. 2005-025459, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 46 MINUTES 58 SECONDS WEST ALONG SAID SOUTH LINE 371.78 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 02 SECONDS WEST 60.00 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 58 SECONDS WEST 14.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 00 DEGREES 13 MINUTES 02 SECONDS WEST 703.00 FEET FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE 654.43 FEET TO THE POINT OF COMPOUND CURVATURE OF SAID CURVE, SAID POINT BEING SOUTH 53 DEGREES 07 MINUTES 11 SECONDS WEST 703.00 FEET FROM THE RADIUS POINT OF SAID CURVE, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 53 DEGREES 07 MINUTES 11 SECONDS EAST 260.00 FEET FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE 76.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 69 DEGREES 57 MINUTES 25 SECONDS WEST 260.00 FEET FROM THE RADIUS POINT OF SAID CURVE, SAID POINT ALSO BEING THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, THE RADIUS POINT OF SAID CURVE BEING SOUTH 69 DEGREES 57 MINUTES 25 SECONDS WEST 464.00 FEET FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE 124.29 FEET TO THE POINT OF REVERSE CURVATURE OF SAID CURVE, SAID POINT BEING NORTH 54 DEGREES 36 MINUTES 34 SECONDS EAST 464.00 FEET FROM THE RADIUS POINT OF SAID CURVE, SAID POINT ALSO BEING THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 54 DEGREES 36 MINUTES 34 SECONDS EAST 60.00 FEET FROM SAID POINT; THENCE NORTHERLY ALONG SAID CURVE 34.59 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 87 DEGREES 38 MINUTES 33 SECONDS WEST 60.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTH 02 DEGREES 21 MINUTES 27 SECONDS WEST 44.63 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 38 DEGREES 29 MINUTES 17 SECONDS WEST 389.38 FEET FROM SAID POINT; THENCE NORTHEASTERLY ALONG SAID CURVE 129.45 FEET TO A POINT OF NON-TANGENCY ON SAID CURVE, SAID POINT BEING SOUTH 57 DEGREES 32 MINUTES 09 SECONDS EAST 389.38 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTH 31 DEGREES 53 MINUTES 28 SECONDS EAST 141.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 58 DEGREES 06 MINUTES 32 SECONDS WEST 570.00 FEET FROM SAID POINT; THENCE NORTHERLY ALONG SAID CURVE 315.58 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 89 DEGREES 49 MINUTES 52 SECONDS EAST 570.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTH 00 DEGREES 10 MINUTES 08 SECONDS EAST 58.06 FEET TO THE SOUTH LINE OF THE 0.75-ACRE PARCEL DESCRIBED IN INSTRUMENT NO. 2017-024590 RECORDED IN SAID RECORDER'S OFFICE; THENCE THE NEXT TWO (2) COURSES ARE ALONG THE BOUNDARY LINES OF

SAID 0.75 ACRE PARCEL: (1) NORTH 89 DEGREES 43 MINUTES 27 SECONDS EAST 160.92 FEET; (2) NORTH 00 DEGREES 10 MINUTES 08 SECONDS EAST 150.00 FEET TO THE NORTH LINE OF A 16.10 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED AS INSTRUMENT NUMBER 200000015416 IN SAID RECORDER'S OFFICE; THENCE THE NEXT TWO (2) COURSES ARE ALONG THE BOUNDARY OF SAID 16.10 ACRE PARCEL: (1) NORTH 89 DEGREES 48 MINUTES 11 SECONDS EAST 651.16 FEET; (2) SOUTH 00 DEGREES 03 MINUTES 26 SECONDS WEST 1,319.97 FEET TO THE PLACE OF BEGINNING, CONTAINING 25.413 ACRES, MORE OR LESS.

EXHIBIT B
CONCEPT PLAN

EXHIBIT C
CHARACTER EXHIBIT





ISSUES RAISED REGARDING THE OSBORNE TRAILS PUD AMENDMENT II PROPOSAL

The list below includes issues that were raised during the September 8, 2020, Plan Commission public hearing and in written comments submitted prior to and since the public hearing, as compiled by the Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

1. How can the proposed architecture be modified to better complement the existing area and/or existing PUD requirements?

Changes to the proposed character exhibit are forthcoming.

2. Other than a distillery, which industrial uses would be appropriate for the area in the event that the proposed user does not build? Can we restrict the permitted uses to prohibit more intense industrial uses?

Changes have been proposed to Section 5.1(B) of the Amendment. See also the answers to number 2 in the written comments response document which is also attached.

3. What additional details can be provided for the proposed outdoor amenity and events area?

One of the main goals of the agritourism facility is to provide a community oriented space that incorporates experiences patrons of all ages can take part in. To execute on this goal, outdoor amenities including but not limited to patios, outdoor service stations, mazes, pumpkin patches, and an outdoor concert venue are all likely to be included in the development. In addition, the outdoor space will also be available to house seasonal festivals or farmers markets in order to further build community in and around Westfield. All of these outdoor amenities or concepts are anticipated to be seasonal, with different entertainment options targeted at taking advantage of spring, summer, and fall. The outdoor amenities will be time-limited, all ending by 10:00 PM or sooner as families with young children will not be in attendance much past sundown.

4. If loading docks/overhead doors are permitted on primary façades, how will they be screened?

With a proposed change in the ordinance (Revised 7.1(B)(1)(a)(vii)) any overhead doors on the primary façade (as defined in the ordinance as facing a public street) will not be used for loading/unloading. Further, any overhead door on the primary façade would be required to have a decorative feature included in it.

A provision was retained in the edited ordinance which requires screening in accordance with the UDO for any loading space or loading dock visible located on an External Façade (as provided in the UDO).

As shown in the character exhibit, the docks/overhead doors used for loading/unloading would be located on the north façade. Any overhead doors on the primary facades are intended to allow for flexibility in the public dining/entertainment spaces, but are composed primarily of glass.

1. I appreciate this company thinking of Westfield for their company location.

West Fork has deliberately chosen Westfield to be their proposed location of this HQ2 project over other communities which have shown interest. The location of the proposed facility was very important to the site selection, both for proximity to Grand Park, but also because of the ability to have a space that allows for the development of a larger presence while continuing to mix in a nod to the Agritourism and the Indiana heritage of the ingredients, the brand and the production method and facility.

2. The PUD as written is a general agritourism and light industrial use plan. These uses are very broad and could build into something not optimal in this location (casket manufacturing, taxidermy, etc.) The Distillery is not a guarantee for this proposal which is not acceptable for me. Having manufacturing facilities adjoining residential concerns me. If the petitioner needs storage facilities, I'm more comfortable with this being a special exception vs. zoning the entire parcel light industrial.

West Fork is committed to pursuing this location. West Fork is a financial partner in the proposed development.

To deliver the agritourism experience intended by West Fork, the real estate must contain two primary elements: building scale and land. First, the "hub" of the project will be the initial 30,000 sf building ("The Initial Building"). This building will need size in order to accommodate the entertainment experiences, ranging from the distillery production to the retail and dining elements. Housing these components over 30,000 sf and over building clearance height of 24' generates a cost of this facility of over \$10 million for the initial phase of the project. While West Fork feels confident that they will be successful at this location in Westfield for years and decades to come, any real estate investment, especially one at this capital magnitude, must contain a secondary use option. Given the purpose of the LB zoning, that zoning encourages and promotes smaller businesses who would likely never be successful housed in a 30,000 sf facility.

The intent of the original draft of the ordinance was two fold, one to allow for West Fork to meet their desire to grow their business on this site, thus needing the ability to have uses which include production, packaging, storing of their product and similar products on site and potentially to a scale which makes those uses the primary use of the property in square footage, while allowing for a reuse of the initial building only if the project stalls. The goal of allowing growth was attempted to be accomplished by removing limitation on size of the footprint of the overall project only to the extent that the developments were associated with the Agritourism or Distillery use and to limiting the changes in architecture, only to these uses.

While these two goals may seem to be incongruous, the necessity to finance a portion of the initial project costs does make this discussion necessary at the outset of a project.

Understanding the concern of a broad application of light industrial, we would propose limiting the light industrial uses by eliminating several specific uses raised as inappropriate by members of the Commission and providing that a reuse can only occur without further modifying the PUD if there are no changes to the exterior appearance of the Initial Building. Further, we have modified the ordinance so

that the light industrial uses not associated/accessory to a distillery/Agritourism use could only occur in the Initial Building.

In addition to the scale and size of the Initial Building, the other element required to deliver the agritourism experience is the land – in this case the +/-12 acres on which this project resides. And while 12 acres could be assembled in other parts of Westfield, the tourism achieved by this site, located adjacent to Grand Park, cannot be understated. It is Grand Park that makes this 12-acre parcel unique compared to other options in the greater Indianapolis market.

In conclusion, at \$10 million, this is an expensive project. But given the location of the site, and the scale and dynamics of the Initial Building, West Fork feels it gives them a great chance to be successful in the years and decades to come.

3. I agree with Mr. McCarty and Mr. Graham regarding the architecture of the building. It needs improvement.

The Petitioner's Team is working to make revisions to the character exhibits based on comments received from the APC.

4. Adding traffic to 191st Street is a concern. Any type of manufacturing would probably entail semi traffic on this road. It is narrow and very busy already. The road needs improvement before adding more traffic. I'm also very concerned about the Monon crossing on this road. There has already been a young lady hit by a pick-up truck this summer in this area. I was personally crossing this intersection yesterday with Grand Park in full flight with baseball and soccer and this crossing is very dangerous right now.

The proposed use will have a limited impact on the types of traffic which are already accessing this portion of the City/Township. The only new delivery traffic generated by the use will be for delivery to the site of barrels, grain, or bottles and the shipping of finished product. Current delivery levels would see an increase of approximately 8-10 semi deliveries/pick-ups a quarter and box truck traffic of 8-10 deliveries/pick-ups a month. These deliveries/pick-ups would generally be in weekday business hours, not at times of high traffic for Grand Park.

5. In general, I can't support proposals along 191st Street with "blank check" zoning. Grand Park is a crown jewel for this city and we need to know what is going along this corridor. If plans change for the petitioner, that's fine but they need to come back for an amendment and give our City Council the option to approve what is best for the city.

The Petitioners have tightened the request so it is not "blank check", eliminating some specifically mentioned uses and limiting light industrial reuses to the Initial Building only. The requirements are intended to be narrowly tailored for West Fork's use and expansion and to the limited additional flexibility required for the project to be successfully financed. West Fork's use will be a compliment to the great work done at Grand Park and would not be considering locating in this area without the success of

Grand Park, so the petitioners are very mindful of complimenting and protecting this “crown jewel” while bringing a successful new year round destination location to Westfield.

I absolutely agree with Kristen’s comments on both projects. I had hoped that the brewery would be more like the Sierra Nevada brewery in North Carolina. An amazing place that attracts people from all over the country. Even their storage facilities are carefully integrated into the site. Please visit their website and preview their site plan, rain gardens for water runoff in their parking lot, indoor and outdoor event facilities etc. you can see their layout and how it is all integrated (like a PUD should be).

Sierra Nevada is a juggernaut. They are the third largest craft brewery in the world and the seventh largest brewery in the world. Their ownership is worth between \$700M and \$1B. Their facilities reflect these statuses. West Fork is still a relatively young company, but has high aspirations, which can be achieved with this project’s approval. The long term vision of West Fork is to have a “campus” which will integrate aging facilities and production facilities and the service facilities together. However, the initial development is in line with the financial capacity and needs of West Fork, which are understandably significantly less than an entity like Sierra Nevada. Indiana locations like Starlight Farms or Oliver Winery and Kentucky locations like Woodford Reserve and Makers Mark, all of which are still larger in overall scale than West Fork, are more analogous than Sierra Nevada or other companies worth billions of dollars.

Osborne Trails PUD Amendment 2

The proposed amendment will add Agritourism Use as a permitted use in Area A of the Osborne Trails PUD. This request will allow for the location of a new craft distillery with associated uses onsite. The proposed development will include the following characteristics:

Family Friendly Restaurant: It is anticipated that this facility will accommodate families both large and small. The restaurant's goal is to highlight Indiana agricultural while maintaining a down to earth, approachable feel. Total seating will include indoor and outdoor, covered, patio area.

Retail: Retail sales of product produced onsite as well as small amounts of product from other local and regional artisan productions.

Outdoor Amenities: One of the main goals of the Agritourism facility is to provide a family friendly experience for patrons of all ages. To execute on this goal, outdoor amenities such as patios, outdoor service stations, corn mazes, pumpkin patches, and outdoor entertainment space will be provided.

Lounge: A small cocktail lounge featuring products made onsite is contemplated.

Event Center: Indoor event space to host a wide array of events from weddings to corporate functions to local farmers markets.

Education: Classroom space and tours of the production process will be available, including but is not limited to grain selection, mashing and fermentation techniques, distillation process, aging, processing, and tasting.

Production Warehousing, and Aging: Approximately one third of the facility will be allocated to production, processing, warehouse, and aging spaces. This portion of the building will house all aspects of the distilling process.

This additional use will provide an unique attraction for local and regional guests to engage in a destination location unavailable in the City. The proposed modifications to the existing PUD ordinance reflect the minimum changes necessary to the PUD to permit this use to be developed and successful at this location.

In the event this proposed use does not come to fruition, all currently applicable standards of the UDO would be applicable to all other proposed uses here.

HQ 2 Neighborhood Meeting

6:00 P.M. 9/1/2020

VIA Go To Meeting/Call In

Petitioner's representatives on-line:

Russell Brown, Blake Jones, David McIntyre, Chris Wilkes

City of Westfield Personnel on-line: Pam Howard

Attendees (confirmed on several occasions by development team): City Councilor Mike Johns, City Councilor Cindy Spoljaric, Kristy Wiley, Jim Pictor

Petitioner's gave an overview of project. Described changes in permitted uses, the proposed initial building size, proposed site plan, use and how growth might occur on site. Discussed modifications to limitations on size of development in LB classification and how those would apply on this site.

Petitioner's discussed timeline for the proposal as it currently exists today.

Asked for questions from attendees. Kristy Wiley, the neighbor to the immediate north on the parcel asked how future growth would progress from south to north. Blake Jones indicated that future uses to the north would likely be storage/aging facilities with similar architecture to the proposed initial building. Ms. Wiley indicated that because she was calling in she could not see the site plan displayed on screen, which was emailed to her and Mr. Pictor following the meeting.

No further questions were raised.

Pam Howard gave an overview of process and provided email addresses for the submission of any public comments on the matter.

The meeting adjourned at approximately 6:20 P.M.

NEW

OLD

Osborne Trails PUD District – Amendment 2

EXHIBIT C

CHARACTER EXHIBIT





WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 5, 2020
2009-PUD-10
Exhibit 1

Docket Number: 2009-PUD-10 (Ordinance No. 20-29)

Petitioner: HQ2 by Clark, Quinn, Moses, Scott & Grahn, LLP (the “Petitioner”)

Request: An amendment to the Osborne Trails PUD to accommodate an Agritourism Use on 25.41 acres+/-.

Current Zoning: [Osborne Trails PUD District](#)

Current Land Use: Agricultural/Residential

Acreage: 25.41 acres +/-

Property History: 1610-PUD-17 Osborne Trails PUD [Ord. 16-44](#) (2/27/17)
0607-PUD-08 Osborne Trails PUD Amendment I [Ord. 17-21](#) (8/14/17)

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibit
5. Proposed Ord. 20-29 (clean)
6. Proposed Ord. 20-29 (redlined)
7. Petitioner’s Response to Issue List
8. Petitioner’s Response to APC Comments
9. Project Narrative
10. Neighbor Meeting Summary
11. Character Exhibit Comparison

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the [August 10, 2020](#), City Council meeting. The petition received a public hearing at the [September 8, 2020](#), Advisory Plan Commission (the “Plan Commission”) meeting. The petitioner held a neighbor meeting on September 1, 2020, a summary of that meeting has been included as [Exhibit 10](#).

PROJECT OVERVIEW

Location: This subject property (the “Property”) is located at the northeast corner of 191st Street and Horton Road Road (see [Exhibit 2](#)).

Property History: The original Osborne Trails PUD ([Ord. 16-44](#), the “Original PUD”) was adopted on February 27, 2017, and included the portion of the Property west of Horton Road. The remainder of the property was added to the PUD District with an amendment adopted on August, 14, 2017 ([Ord. 17-21](#), the “First Amendment”). The First Amendment did not create or change any standards, it only incorporated the land and assigned it to the existing district areas.

In November of 2018, Right-of-Way was acquired for the proposed 191st Street / 193rd Street / Horton Road realignment. This acquisition reshaped the Property, and added a portion of the existing Horton Road to it.

REQUESTED MODIFICATIONS

Duration: As proposed, the PUD Amendment would lapse if a secondary plat has not been filed within thirty-six (36) months of the approval date of this amendment.

Definitions: The proposed Amendment includes five (5) terms that are not otherwise defined in the UDO or the Original Ordinance. These terms include: EFIS (Exterior Insulation and Finish Systems), Primary Façade, Secondary Façade, Natural Materials, and Real Estate.

Permitted Uses: As proposed, the PUD Amendment would add Agritourism as a permitted use. This term is defined in the UDO:

Agritourism Use (or Agritainment Use): An agriculturally-based operation or activity that brings visitors to an operational farm, and that may include, but is not limited to, uses and activities such as: pumpkin patches, Christmas tree sales, animal interaction exhibits (i.e., petting zoo, pony rides), apple or strawberry picking, seasonal or holiday activities (i.e., corn mazes, hay or wagon rides, straw piles, haunted houses), family-oriented activities (i.e., bounce houses, pedal cars, kiddie rides), creamery, vineyards, breweries, educational experiences or tours, limited retail sales of products not produced on-site (i.e., country store, activity ticket sales), related beverage or food sales (i.e., tasting facilities, lunch counters, dairy bar, refreshment or specialty food stands), and related ancillary uses and buildings.

Additionally, the proposed amendment would permit Light Industrial uses, which are ancillary and/or accessory to a distillery use. If the initial building, as shown on the Concept Plan (see **Exhibit 3**), is proposed for reuse (without any changes to the footprint or façade), then other Light Industrial uses would be permitted with some exceptions. The UDO’s definition of Light Industrial is included below, with the prohibited uses struck through.

Industry, Light: Research and development activities, manufacturing, compounding, processing, packaging, storage, assembly, fabrication, processing, and/or treatment of finished or semi-finished products from previously prepared materials, which activities are conducted wholly within an enclosed building using processes that ordinarily do not create noise, smoke, fume, odors, glare or health or safety hazards outside of the building or Lot and shall not include any use that is otherwise listed specifically in this Ordinance. Example uses include, but are not limited to: ~~leather products manufactured from finished leather;~~

~~casket and casket supplies; crating and packaging service; exterminators; glass fabrication and installation; newspaper publishing; storage and transfer (household goods); manufacturing and/or assembly of storm doors, windows, awnings, siding, cabinets, can or containers, communication equipment, household appliances, marine equipment, office equipment and machinery, cloth products from finished cloth, furniture, glass and glass products, jewelry without retail, musical instruments, optical goods, paper boxes and paper products from finished paper, portable household appliances, electric hand tools, railroad equipment (including repair and service), recording instruments, tools, implements, machinery, mattress and upholstery, pharmaceutical, advertising and business signs, medicine and cosmetics; assembly operations of pre-manufactured parts, components; assembly, repair and manufacture of light component parts; taxidermist; machine, welding, tool and die shops; stamping and fabricating metal shops; tire recapping; malt products, brewery, distiller of liquor and spirits; bottling of alcoholic and nonalcoholic beverages; secondary food processing and packaging of products not produced on site.~~

The proposed amendment would also permit accessory buildings and uses including weddings and other social events/receptions.

General Regulations: As proposed, the PUD Amendment defaults to the General Regulations of the Underlying Zoning District (LB: Local and Neighborhood Business District) with the exception of increasing the Maximum Building Size for an Agritourism Use only, and removing the Maximum Aggregate Building Size for distillery related uses. The proposed Maximum Building Size of 40,000 square feet would apply only to Agritourism Uses. All other uses would be subject to the 30,000 square foot Maximum Building Size, and the 90,000 square foot Maximum Aggregate of all Buildings, set forth in UDO Article 4.14 (H).

Development Standards: The proposed amendment defaults to the Development Standards of the Original Ordinance and UDO, with the following exceptions:

Architectural Standards: As proposed, the PUD Amendment includes architectural standards specific to Agritourism Uses or distillery related uses. These standards include permitted/prohibited building materials, overhead door location, and screening for loading areas. The Proposed Amendment also incorporates a Character Exhibit to show the intended quality of buildings constructed for an Agritourism or distillery use. Any other use would follow the standards of the Original Ordinance, which refer to the Architectural Design Requirements of the State Highway 32 Overlay District (UDO Article 5.3(K)).

Performance Standards: As proposed, the PUD Amendment would prohibit outdoor speakers between the hours of 10 P.M. and 7 A.M. This standard has no effect on the application of the noise ordinance on the Property, during all hours of the day.

Annexation: The proposed amendment includes a provision requiring the Property to be annexed prior to the approval of a Secondary Plat. If the owner wishes to only annex a portion of the property, a Minor Subdivision to split the parcel would be permitted prior to annexation.

CHANGES SINCE PUBLIC HEARING

The petitioner has made a few substantive changes to the text of proposed amendment since the September 8, 2020, Public Hearing (see [Exhibit 6](#)). The first change is the addition of a “sunset” provision. The second change is the clarification on the circumstances permitting additional Light Industrial uses on the site, and removal of some of the specific Light Industrial uses that the UDO would permit. The third group of changes were to the architectural standards and include restricting height of EFIS, prohibiting vinyl on secondary façades, limiting they type of overhead doors permitted on a primary façade, and requiring screening of loading areas. The fourth change is the removal of an exemption to the Original Ordinance’s Landscaping Standards. The last text change prohibits outdoor speakers starting at 10pm instead of 11pm. Additionally, the petitioner has revised the Concept Plan and Character Exhibit (see [Exhibit 3](#) & [Exhibit 4](#)).

COMPREHENSIVE PLAN

The Property falls within the area identified in the [Family Sports Capital Addendum II](#) of the Westfield-Washington Township Comprehensive Plan, which provides the following goals:

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

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 2: 191st Street and Horton Road; (ii) Alternative Transportation Plan: perimeter pathways along perimeter streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the [September 8, 2020](#), Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the [August 10, 2020](#), City Council meeting.

DEPARTMENT COMMENTS

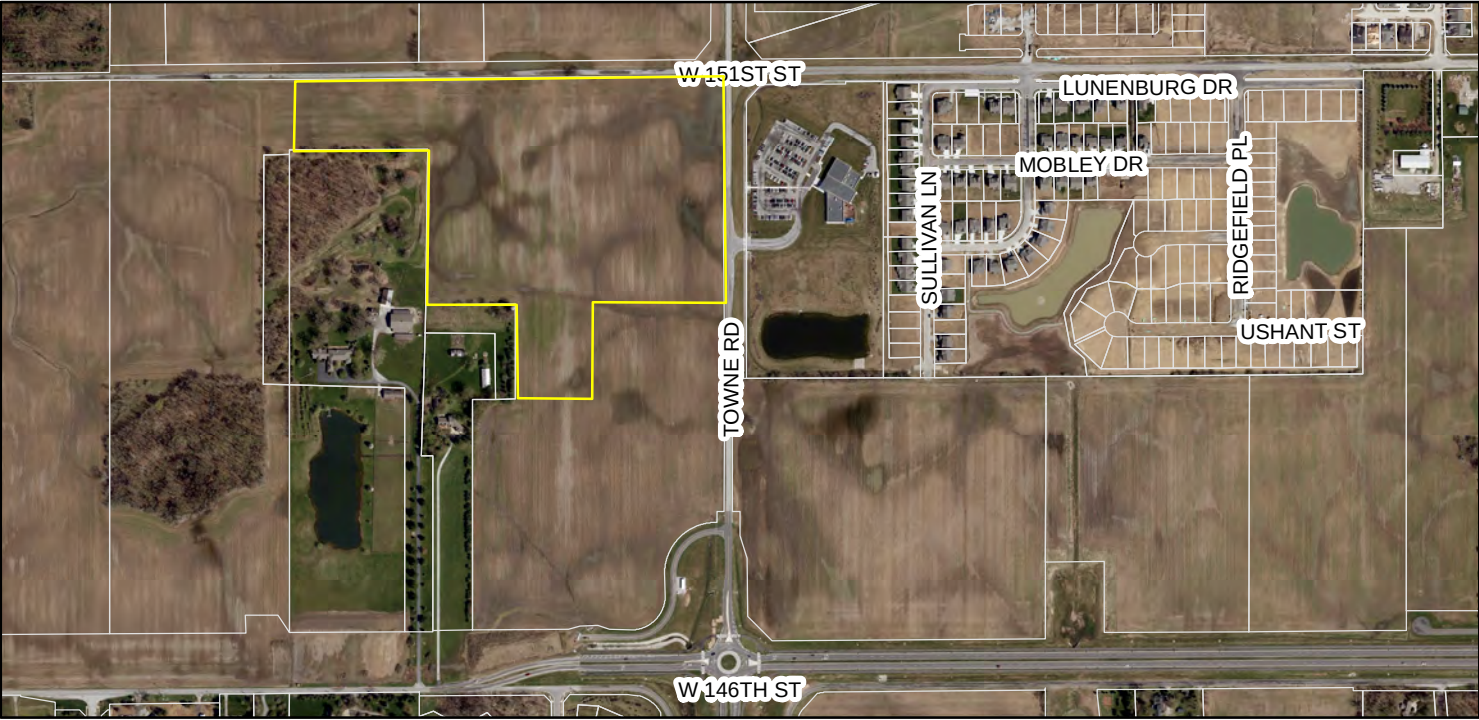
1. **Action:** Forward a recommendation to the City Council.
2. If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard (317) 531-3751 or [phoward@westfield.in.gov](mailto:poward@westfield.in.gov).



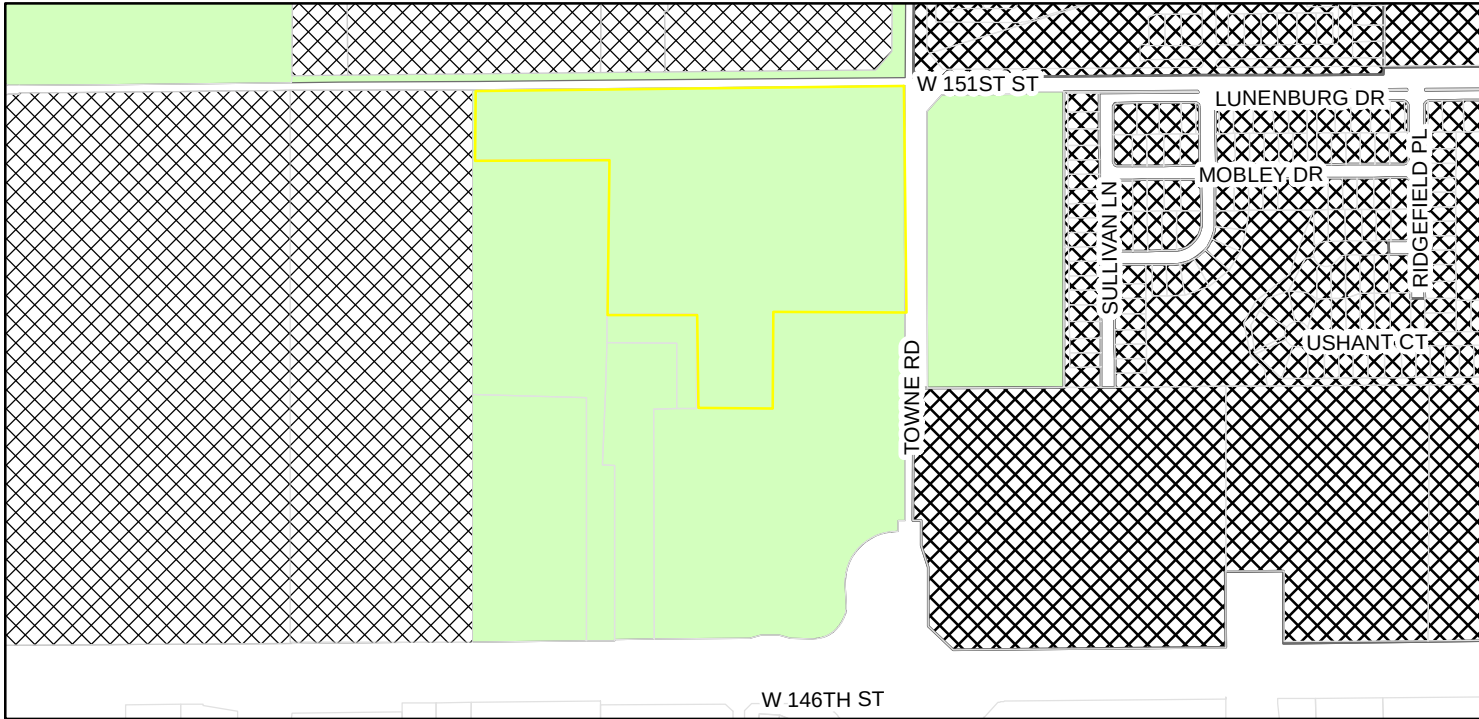
Property Location Map
Courtyards at Westfield PUD
2010-PUD-14



Aerial Location Map



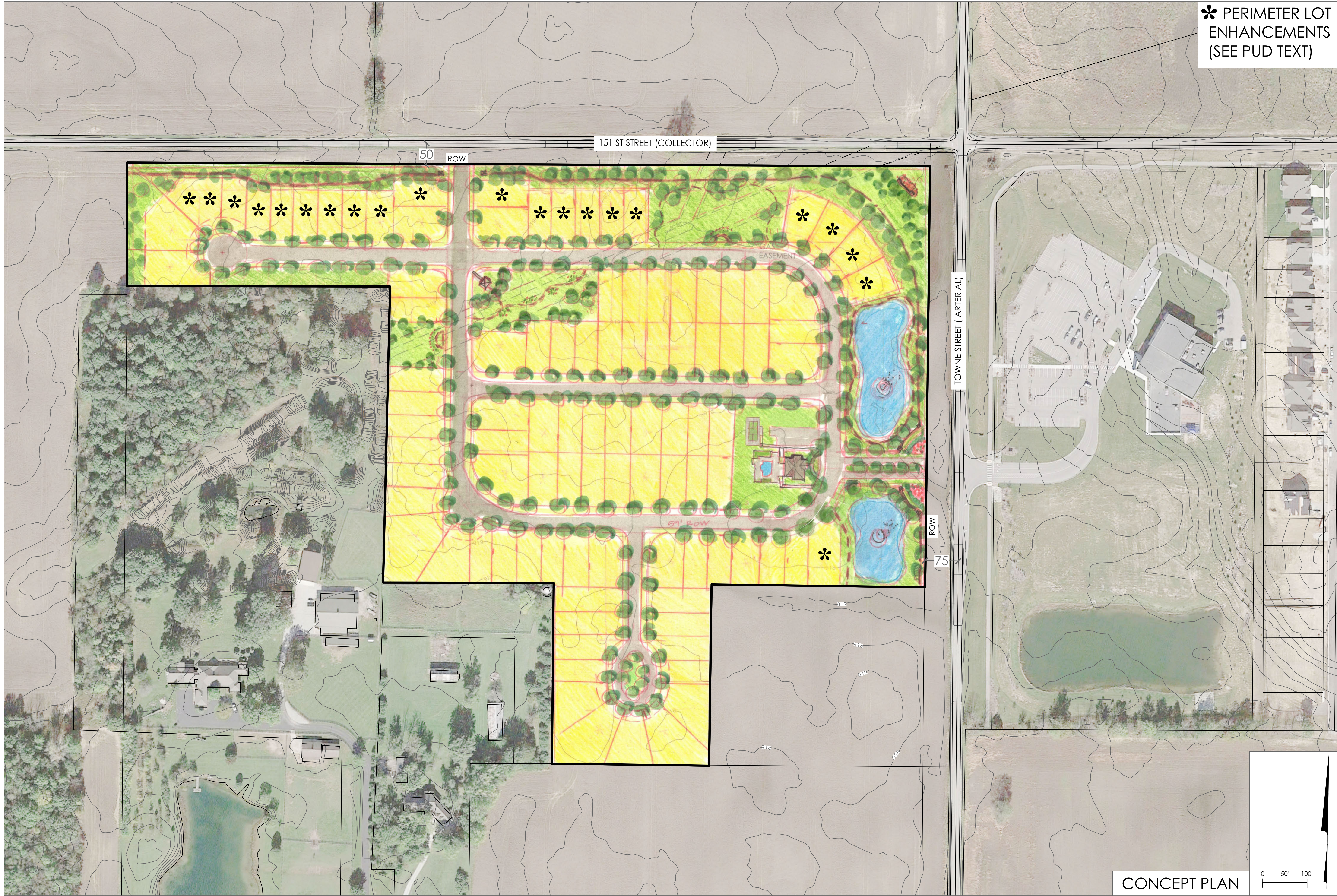
Zoning Map



Zoning

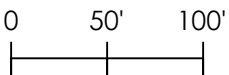
- AG-SF1 (Agriculture - Single Family - 1)
- PUD (Planned Unit Development)

\\cmhdata01\project01\20200080\Draw\04Sheets\rezoning submittal\Submittal\20200080-The Courtyards at Westfield-Concept Plan-Exhibit B.dwg, Last Saved By: mnerici, 9/24/2020 5:16 PM Last Printed By: Nerici, Megan, 9/24/2020 5:27 PM



* PERIMETER LOT
ENHANCEMENTS
(SEE PUD TEXT)

CONCEPT PLAN



The Courtyards of Westfield
WESTFIELD, HAMILTON COUNTY, INDIANA

PROPERTY OWNER:
IDLEWILD, LLC,
7604 CIDERMILL COURT
FISHERS, INDIANA 46038

APPLICANT:
EPCON[®]
Communities
500 STONEHENGE DRIVE
DUBLIN, OH 43017

PREPARED BY:
EMHIT
Evans, Mechwart, Hamilton & Thon, Inc.
Engineers • Surveyors • Planners • Scientists
200 New Albany Road Columbus, IN 47203
Phone: 773.752.7200 Fax: 773.752.7204
emhit.com

DATE	SEPTEMBER 25, 2020
REVISED:	
REVISED:	
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EXHIBIT C
Conceptual Architectural Character
(page 1 of 8)



EXHIBIT C
Conceptual Architectural Character

(page 2 of 8)



EXHIBIT C
Conceptual Architectural Character

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EXHIBIT C

Conceptual Architectural Character

(page 4 of 8)



EXHIBIT C

Conceptual Architectural Character

(page 5 of 8)



EXHIBIT C

Conceptual Architectural Character

(page 6 of 8)



EXHIBIT C
Conceptual Architectural Character

(page 7 of 8)

THE COURTYARDS OF WESTFIELD

“ELEVATION EXAMPLES”



EXHIBIT C
Conceptual Architectural Character

(page 8 of 8)



ORDINANCE NUMBER 20-39

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

“Courtyards of Westfield”

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “**Commission**”) considered Petition No. 2010-PUD-14 (the “**Petition**”), requesting an amendment to the UDO and the Zoning Map with regard to the subject real estate more particularly described in Exhibit A attached hereto (the “**Real Estate**”);

WHEREAS, the Commission forwarded the Petition to the Common Council of the City of Westfield, Hamilton County, Indiana (the “**Common Council**”) with a _____ recommendation (X-X vote) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2020;

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

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

Section 1. Applicability of Ordinance.

- 1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the “Courtyards of Westfield PUD District” (the “**District**”).

- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District (defined in Section 4 herein) or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (“**Chapter**”) and Article (“**Article**”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

Section 3. Concept Plan. The Concept Plan, attached hereto as Exhibit B, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan as determined by the Director.

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

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.
- 5.3 The maximum number of Dwelling Units permitted to be constructed on the Real Estate shall be 99.

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

6.1 The following standards shall apply to the District except as modified below:

- A. Minimum Lot Area 6,000 square feet
- B. Minimum Lot Frontage 35 feet

- C. Minimum Building Setbacks
 - i. Front Yard Distance from garage door to right-of-way line – 20 feet
Distance from front porch, front door, or courtyard fence – 10 feet
 - ii. Side Yard 5 feet (10 feet between Dwelling Units)
 - iii. Rear Yard 20 feet
- D. Minimum Lot Width 52 feet
- E. Maximum Building Height 1 ½ stories
(2nd floor not to exceed 50% of ground level square footage)
- F. Minimum Living Area (Total) 1,400 square feet

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

7.1 Article 6.3 Architectural Standards shall not apply to the District, rather the following standards shall apply in addition to the street frontage standards of Section 7.2(D) of this Ordinance:

- A. Building Elevations: Attached hereto and incorporated herein by reference as Exhibit C (“**Conceptual Architectural Character**”) are typical building elevations, depicting the character of the homes to be constructed upon the Real Estate. The Developer proposes five (5) different floorplans with 22 elevations to be built in this community.
- B. Building Materials: The homes shall be comprised of any mix and combination of the following materials: brick, cast stone, stone, cultured stone, cement fiberboard, engineered wood siding (e.g., LP SmartSide), siding, glass, wood or vinyl soffits, and vinyl windows and/or equivalent or superior quality thereof for all the foregoing, except that vinyl and aluminum siding shall not be permitted.
- C. Perimeter Lots: The Dwelling Units on lots identified on the Concept Plan with an “*” (“**Perimeter Lots**”) shall include enhanced rear architectural features on all homes:
 - i. Rear facades on Perimeter Lots shall include a minimum of one or two windows (faux windows shall be permitted) as deemed appropriate based upon the façade’s massing.
 - ii. Corner lots where the side façade is visible from the public right-of-way shall include a courtyard. The yard adjacent to this side façade shall include a minimum of one tree (shade, ornamental or evergreen) and five shrubs.

- iii. Dwelling Units on Perimeter Lots shall not be required to have the Front Building Façade oriented toward the External Street.
 - D. Exterior Trim: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Unless otherwise provided herein, windows shall have exterior trim on all four sides of each window. The minimum width of window trim boards shall be three and one-half (3½) inches wide.
 - E. Building Height: All homes (both 1 story and 1½ story) shall be regulated under the provisions of the Architectural Standards of the UDO as a single story Dwelling Unit.
 - F. Minimum Overhangs: All homes shall have a minimum of twelve (12) inch framed (measured from the frame prior to the installation of exterior siding materials) roof overhangs. Lesser overhangs shall be permitted for secondary roof areas such as, but not limited to, porches and bay windows.
 - G. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 8/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.
 - H. Shingles. All homes shall have dimensional or architectural grade shingles.
 - I. Garages and Driveways. All homes shall have at least a 2-car attached garage and meet the following requirements:
 - i. All garage doors shall have decorative designs and options for window panels. Garage doors shall be of a color and style that is consistent with the architecture of the home. The exterior color palates for each home shall be selected and designed in a manner which de-emphasizes the location and placement of the garage door.
 - ii. Each garage shall include at least two (2) coach lights.
 - iii. Driveways shall be a minimum of sixteen (16) feet in width and shall be constructed of concrete, asphalt or pavers.
- 7.2 Article 6.8 Landscaping Standards. Shall apply, except as modified or enhanced below:
- A. Street Trees: Article 6.8(J) Street Trees shall apply, except as modified below:

- i. One (1) street tree shall be required per Dwelling Unit lot, per frontage.
 - ii. Along public rights of way adjacent to Common Areas, a minimum of one (1) street tree shall be provided per fifty (50) feet.
- B. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below:
 - i. A minimum of: one (1) Ornamental Tree and ten (10) Shrubs shall be required per lot in the Front Yard.
 - ii. Front yards must be planted with sod and side and rear yards may be either seeded or sodded except as further provided in paragraph 7.2 B (iii) below. For corner lots, sod shall be planted in both Front Yards.
 - iii. Fenced courtyards shall be landscaped and may include artificial turf or pavers as ground covering inside courtyard areas in lieu of lawn areas.
- C. Perimeter Landscaping: Article 6.8(M) External Street Frontage Landscaping Requirements and Article 6.8(N) Buffer Yard Requirements shall apply except as modified or enhanced below:
 - i. Buffer Yard and External Street Frontage Landscaping shall be as generally depicted on Exhibit H, attached hereto (“**Conceptual Buffer Treatments**”).
 - ii. If a provision of Article 6.8 Landscaping Standards is in conflict with the Conceptual Buffer Treatments, then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval subject to the approval of the Director.
 - iii. External street frontage landscape areas shall include a minimum width of thirty (30) feet and may be included within the lots. Black, four-rail horse fence shall be installed along the right-of-way. The following plantings shall also be installed per one hundred (100) feet of external street frontage (The following planting quantities represent minimums to be installed. Additional plantings shall be permitted): three (3) evergreen trees, and three (3) shade or ornamental trees.
 - iv. Buffer Yard landscaping required between adjacent land uses shall include a minimum depth of thirty (30) feet and may be included within the lots. The following plantings shall be installed per one hundred (100) feet of buffer yard (The following planting quantities represent minimums to be installed. Additional plantings shall be permitted): three (3) shade trees, three (3) ornamental trees and ten (10) shrubs.

- v. No mounds shall be required in a Buffer Yard or External Street Frontage Landscape Area.
- 7.3 Infrastructure Standards. The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.
- 7.4 Entry Features: Entry features shall be provided at each entry to the development. The entry features shall include entry signs (constructed in accordance with Chapter 6.17.G.1), fencing and landscaping. The entry feature concept plan is attached hereto as Exhibit G (“**Conceptual Entry Features**”).
- 7.5 Temporary Uses and Events. Article 6.18(J) Model Homes shall apply except as modified below:
 - A. The number of Model Home Temporary Uses shall not be limited.
 - B. A Model Home Temporary Use shall permit the use of construction and sales temporary trailers.
 - C. Temporary trailers, as part of a Model Home Temporary Use shall be permitted on the Real Estate prior to the installation of roads.
 - D. A permit for a Temporary Model Home Use shall be renewable by the Director for an unlimited number of twenty-four (24) month increments.

Section 8. Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the District. Article 8.6 Open Space and Amenity Standards shall apply except as otherwise modified or enhanced herein. Amenities in the District will include: (a) passive amenities in the form of landscaped open space and ponds, identified in Exhibit D (“**Conceptual Open Space and Pedestrian Connectivity Plan**”) and Exhibit E (“**Conceptual Amenities Plan**”), both attached hereto; (b) parketts including open areas, seating, landscaping, walking paths, meeting areas, identified in the Conceptual Open Space and Connectivity Plan and the Conceptual Amenities Plan; and (c) a clubhouse amenity area, identified in the Conceptual Amenity Plan and Exhibit F, attached hereto (“**Conceptual Amenity Area Enlargement Plan**”). The clubhouse amenity will include the following: (i) the clubhouse at least twenty-five hundred (2,500) square feet, including but not limited to a fitness center, restrooms and community room; (ii) a parking lot, and (iii) a swimming pool adjacent to the clubhouse. Construction shall begin on the clubhouse amenity prior to the issuance of twenty-five (25) single-family building permits on the Real Estate.

Section 9. Duration. Failure to obtain the first Improvement Location Permit for a new Dwelling Unit in the District by January 1, 2026 (unless otherwise extended by the Director) shall

automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the Agriculture / Single-family Rural District (AG-SF1).

[The remainder of this page is intentionally left blank.]

**ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF
_____, 2020.**

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James Edwards

James Edwards

James Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 20-39 was delivered to the Mayor of Westfield on the _____ day of _____, 2020, at _____ m.

Cindy Gossard, Clerk Treasurer

I hereby APPROVE **ORDINANCE 20-39**
this ____ day of _____, 2020.

I hereby VETO **ORDINANCE 20-39**
this ____ day of _____, 2020.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Matthew S. Skelton, Esq., Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, IN 46060

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Conceptual Architectural Character
Exhibit D	Conceptual Open Space and Pedestrian Connectivity Plan
Exhibit E	Conceptual Amenities Plan
Exhibit F	Conceptual Amenity Area Enlargement Plan
Exhibit G	Conceptual Entry Features
Exhibit H	Conceptual Buffer Treatments

EXHIBIT A
REAL ESTATE

Part of the Southeast Quarter of Section 17, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, described as follows:

Beginning at the Northeast corner of the Southeast Quarter of Section 17, Township 18 North, Range 3 East; thence South 89 degrees 25 minutes 30 seconds West 1322.18 feet along the North line of said Southeast Quarter; thence continuing along said North line North 89 degrees 26 minutes 39 seconds West 553.71 feet; thence South 00 degrees 03 minutes 15 seconds West 319.24 feet; thence North 89 degrees 38 minutes 43 seconds East 591.13 feet; thence South 00 degrees 45 minutes 45 seconds West 865.58 feet; thence North 89 degrees 30 minutes 48 seconds East 383.41 feet; thence South 00 degrees 03 minutes 15 seconds East 406.32 feet; thence East 375.22 feet; thence North 371.93 feet; thence East 585.59 feet; thence North along the East line of said Southeast Quarter to the Place of Beginning; containing 33.5 acres, more or less.

[illegible]

EXHIBIT C
Conceptual Architectural Character
(page 1 of 8)



EXHIBIT C
Conceptual Architectural Character

(page 2 of 8)



EXHIBIT C
Conceptual Architectural Character

(page 3 of 8)



EXHIBIT C Conceptual Architectural Character

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EXHIBIT C

Conceptual Architectural Character

(page 5 of 8)



EXHIBIT C

Conceptual Architectural Character

(page 6 of 8)



EXHIBIT C
Conceptual Architectural Character

(page 7 of 8)

THE COURTYARDS OF WESTFIELD

“ELEVATION EXAMPLES”



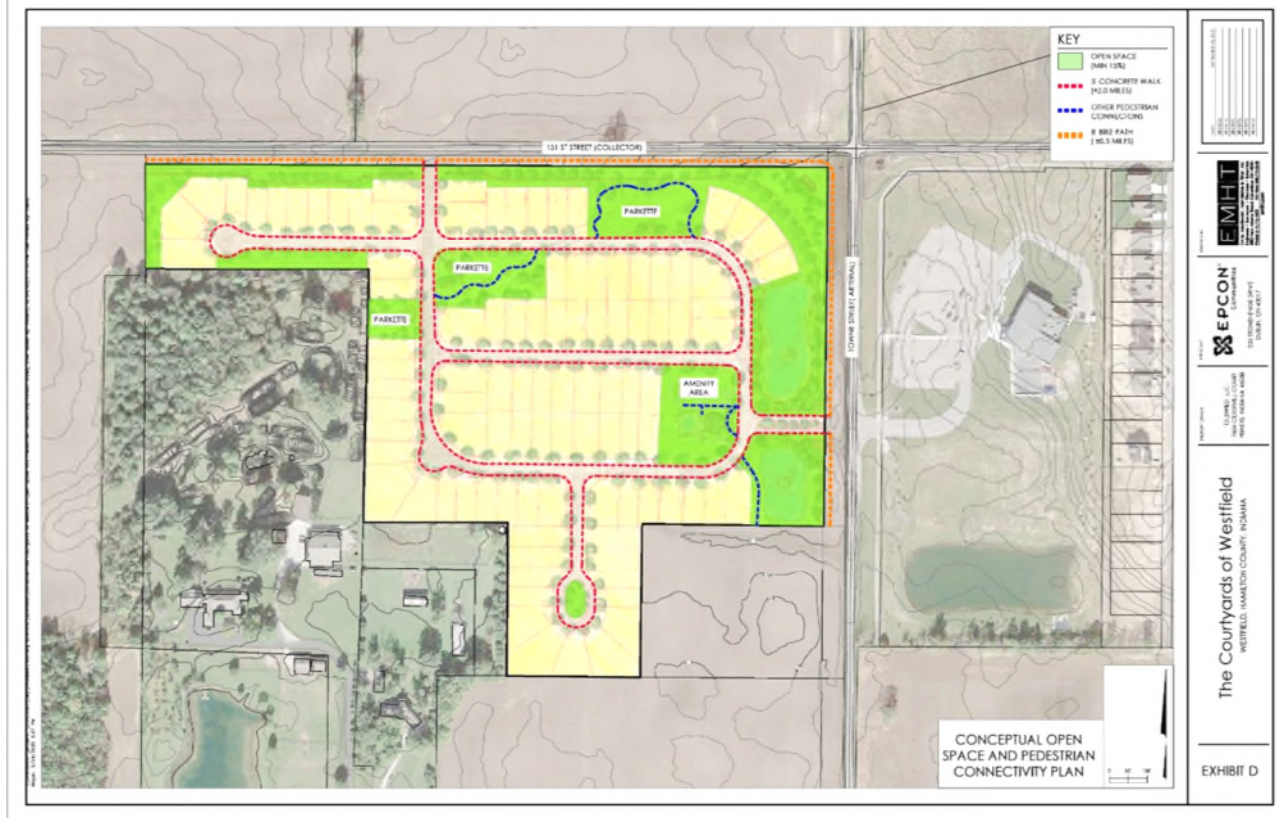
EXHIBIT C Conceptual Architectural Character

(page 8 of 8)



EXHIBIT D

Conceptual Open Space and Pedestrian Connectivity Plan



KEY

(A) CLUBHOUSE AMENITY AREA (SEE ENLARGEMENT)

- Clubhouse
- Bar/Bistro
- Gathering Area
- Kitchen
- Restrooms
- Pool
- Lawn Area
- "Cottage" Observation
- "Ranger" Meditation
- Picnic Area
- Bike Rack

(B) PARKETTES

- Open Space Areas Featuring Paving, Seating, Landscaping, and/or a Asphalt Walking Path Connection
- Used Area Pathways for Informal Meeting, "Coffee Talk", Meditation/Trails, Book Club, Reading, Training, Etc.

(C) PASSIVE OPEN SPACE

- Large Lawns with Landscaping and Trees
- Dark Color Fencing Along Frontage

(D) ENTRY FEATURES

- 15'x10'
 - Landscaped Entry Feature with Signage
 - Dark Colored Fence Along Frontage
- Towne Street
 - Landscaped Entry Feature with Community Identification Sign
 - Dark Color Fence Along Frontage
 - Storm Water Runoff with Plantings
- Intersection - Towne Street and 15'x10'
 - Community Identification Signage Integrated with Fencing and Landscaping

CONCEPTUAL AMENITY PLAN

THE COURTYARDS OF WESTFIELD

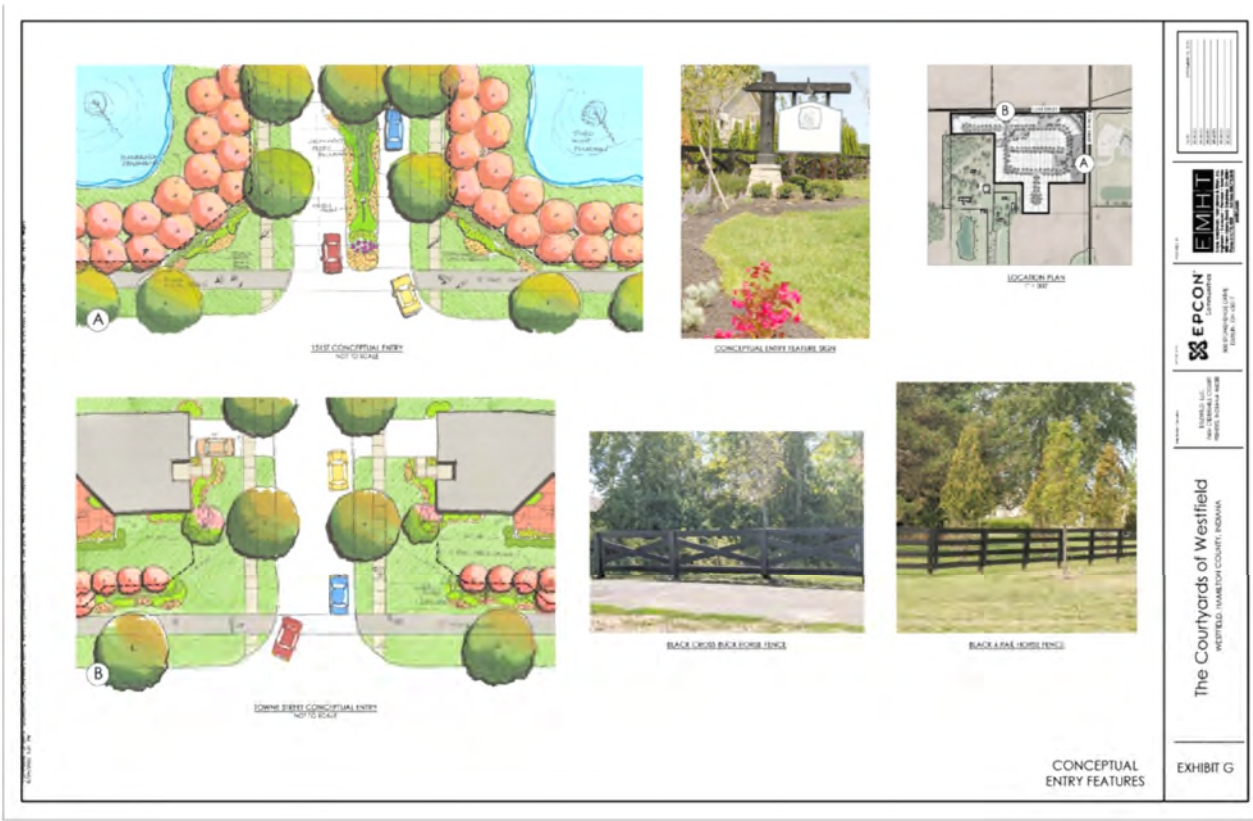
WESTFIELD - HAMMOND COUNTY, INDIANA

EXHIBIT E

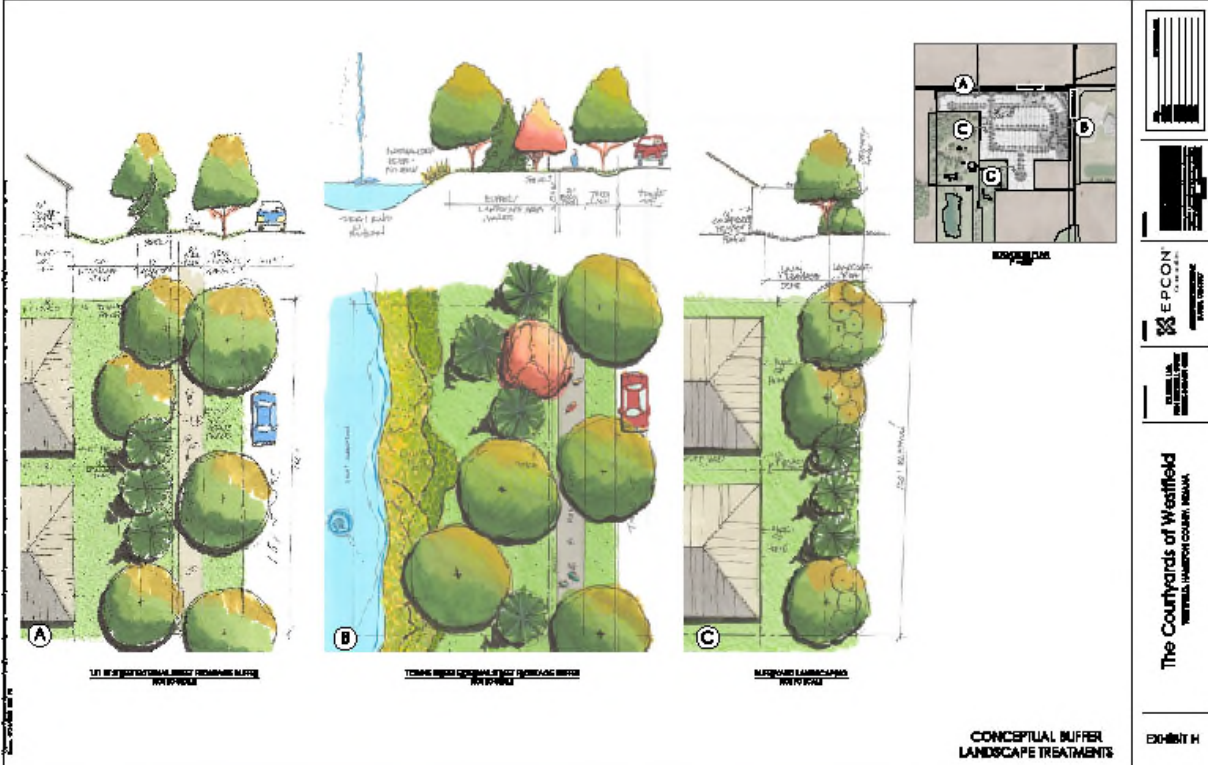
EXHIBIT F



EXHIBIT G
Conceptual Entry Features



Conceptual Buffer Treatments



[illegible][illegible]

A black wooden fence with a diagonal slat design, set against a backdrop of dense green trees and foliage. The fence is made of dark-stained wood and features a repeating pattern of diagonal slats that create an 'X' shape within each panel. It stands on a grassy area next to a paved road. The background is filled with lush green trees and bushes, with a small portion of a house visible on the left side.

A black wooden fence with three horizontal rails runs across the middle of the frame. Behind the fence is a line of trees, including several tall, thin evergreens and some deciduous trees with yellowing leaves. The foreground is a grassy field with some dry patches. The sky is visible through the trees, showing a clear blue color.

CONCEPTUAL ENTRY FEATURES



KEY

 CLUBHOUSE AMENITY AREA (SEE ENLARGEMENT)

- Clubhouse
 - Fitness
 - Gathering Area
 - Kitchen
 - Restrooms
- Pool
- Lawn Area
 - Croquet
 - Badminton
 - Yoga/ Meditation
- Pickle Ball
- Bike Racks

B PARKETTES

- Open Space Areas Featuring Paving, Seating, Landscaping, and/or 6' Asphalt Walking Path Connection
- Used More Passively for Informal Meeting, "Coffee Talk", Meditation/Yoga, Book Club, Reading, Painting, Etc.

PASSIVE OPEN SPACE

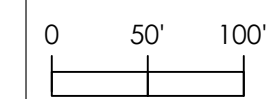
- Large Setback with Landscape and Trees
- Dark Color Fencing Along Frontage

ENTRY FEATURES

- 151ST -
 - Landscaped Entry Feature with Signage
 - Dark Colored Fence Along Frontage
- Towne Street
 - Boulevard Entry
 - Landscaped Entry Feature with Community Identification Sign
 - Dark Color Fence Along Frontage
 - Storm Water Ponds with Fountains
- Intersection - Town Street and 151st
 - Community Identification Signage Integrated with Fencing and Landscaping



CONCEPTUAL AMENITY PLAN



Narrative Statement

The Courtyards of Westfield PUD

The Courtyards of Westfield is a PUD consisting of 99 single family “courtyard” homes located at the southwest corner of East 151st Street and Towne Road in Westfield.

Epcon Communities, a nationally recognized developer of age targeted developments for 35 years, is planning to build their unique, copyrighted, “Courtyard” homes featuring quality architecture in a wide variety of ranch style plans which offers the lifestyle benefits common to Epcon properties – no steps/no mower.

Five different home plans ranging from 1,400 sq.ft. to 4,100 sq.ft. will be offered. Nearly 22 different elevations are available in 8 different color palettes enabling Epcon to create an exciting variety and diversity for each streetscape in the community. Epcon’s unique “Courtyard” designs bring the outdoors inside with the creative orientation of each home’s interior with a very private, outdoor courtyard garden patio.



The 32.8-acre site will provide for public streets and sidewalks in keeping with Westfield standards. Lot widths will vary between 54 feet up to 65 feet providing for a variety of home plans. Every home will include at least a two-car attached garage with some featuring 3 car garages. Every home will also provide 2 off-street parking in the driveway outside each garage.

Open space of a minimum of 20% or 6.6 acres is provided but it's much more than just space in Epcon's plan.

The main entry along Towne Road will feature two large water features with fountains lighted for nighttime effect. A divided boulevard entry will include beautiful landscaping and special fencing. Open space that "brings the community together" is a big part of Epcon's lifestyle.

A clubhouse with fitness center, gathering room, rest rooms, heated pool and pickle ball court serves to bring residents together for a variety of activities. Other open green spaces in the community will feature walking paths, benches and gathering places where neighbors can meet neighbors and enjoy company and the wellness of outdoors.

35 years of focusing just on age targeted homes has taught Epcon what buyers want. The plans for "The Courtyards of Westfield" reflect that experience with a beautiful, quality addition to the City of Westfield.

THE COURTYARDS OF WESTFIELD PUD



cch+a

Westfield Advisory Plan Commission
October 5, 2020

TABLE OF CONTENTS

THE COURTYARDS OF WESTFIELD PUD



Developer:

Epcon Communities, LLC
Jason A. Coffee, P.E.
Vice President Land Development
Mike Gould, Regional President
500 Stonehenge Parkway
Dublin, OH 43017

Land Planner:

EMH&T, Inc
Linda M. Menerey, PLA, ASLA
Senior Planner/Associate
5500 New Albany Road
Columbus, OH 43054

Civil Engineer:

Kimley-Horn & Associates, Inc
Brett Huff
250 East 96th Street
Indianapolis, IN 46240

Law Firm:

Church Church Hittle + Antrim
Matthew S Skelton, Esq.
Andrew Wert, AICP
Land Use Professional
2 North 9th Street
Noblesville, IN 46060

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Tab 6	Conceptual Entry Features
Tab 7	Conceptual Buffer Landscape Treatments
Tab 8	Proposed PUD Ordinance

TAB 1

EXECUTIVE SUMMARY

THE COURTYARDS OF WESTFIELD PUD



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EXECUTIVE SUMMARY

THE COURTYARDS OF WESTFIELD PUD



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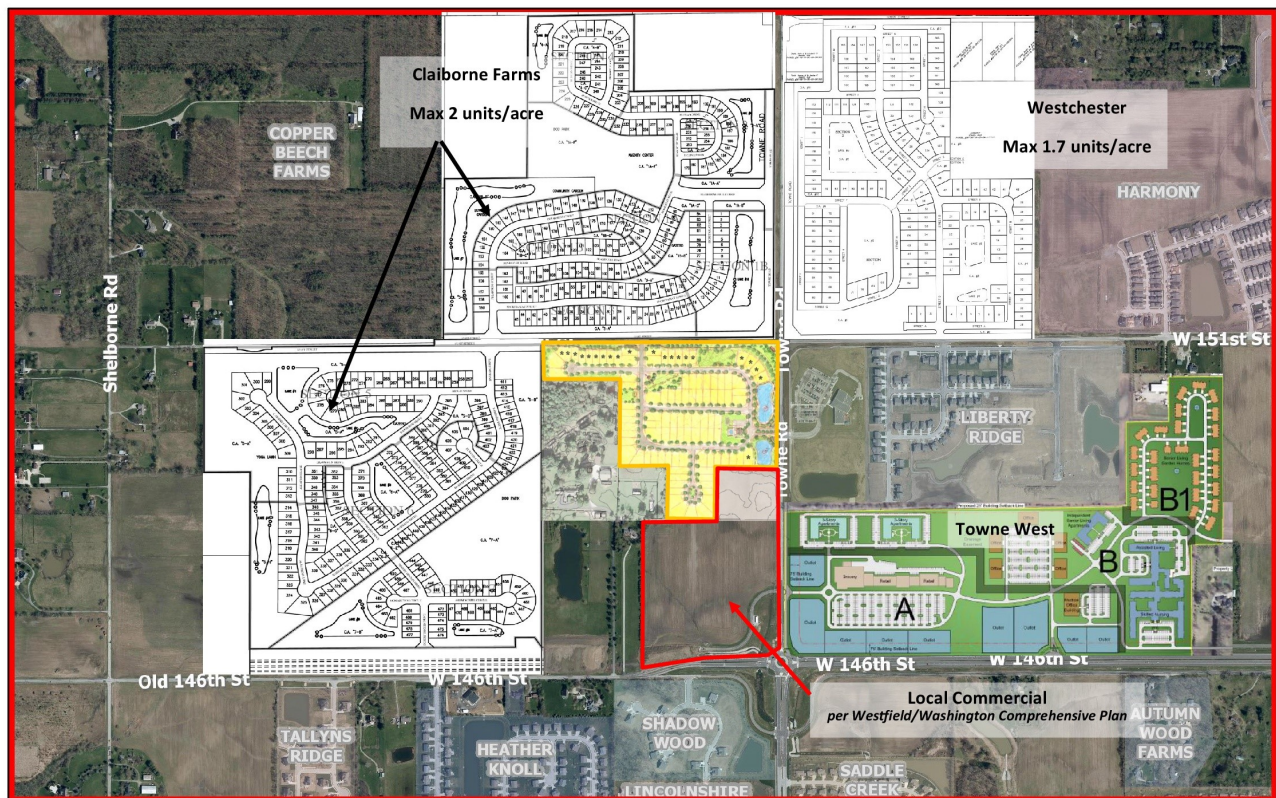
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TAB 2

VICINITY MAP

THE COURTYARDS OF WESTFIELD PUD



TAB 3

EPCON[®]
Communities

Where Life Comes Together[®]



TAB 4

ILLUSTRATIVE HOME ELEVATIONS

THE COURTYARDS OF WESTFIELD PUD



ILLUSTRATIVE HOME ELEVATIONS

THE COURTYARDS OF WESTFIELD PUD



ILLUSTRATIVE HOME ELEVATIONS

THE COURTYARDS OF WESTFIELD PUD



ILLUSTRATIVE HOME ELEVATIONS

THE COURTYARDS OF WESTFIELD PUD



ILLUSTRATIVE HOME ELEVATIONS

THE COURTYARDS OF WESTFIELD PUD



ILLUSTRATIVE HOME ELEVATIONS

THE COURTYARDS OF WESTFIELD PUD



ILLUSTRATIVE HOME ELEVATIONS

THE COURTYARDS OF WESTFIELD PUD



"ELEVATION EXAMPLES"



ILLUSTRATIVE HOME ELEVATIONS

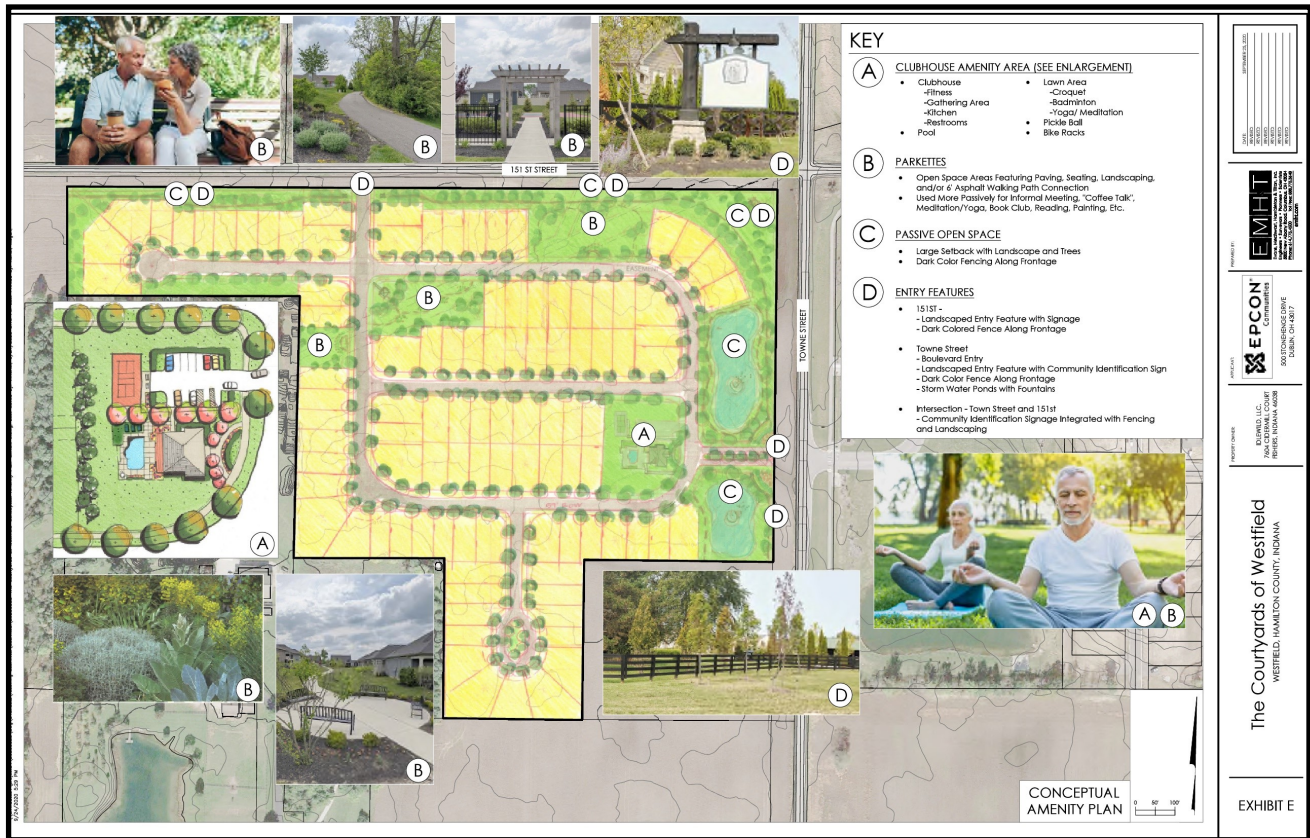
THE COURTYARDS OF WESTFIELD PUD



TAB 5

CONCEPTUAL AMENITY PLAN

THE COURTYARDS OF WESTFIELD PUD



CONCEPTUAL AMENITY PLAN

THE COURTYARDS OF WESTFIELD PUD



CONCEPTUAL CLUBHOUSE AMENITY AREA ENLARGEMENT
NOT TO SCALE



CONCEPTUAL AMENITY
AREA ENLARGEMENT

REVISION	DATE
1	10/1/2020
2	10/1/2020
3	10/1/2020
4	10/1/2020
5	10/1/2020



WESTFIELD, LLC
A COMMUNITY DEVELOPMENT
CORPORATION
1000 WESTFIELD DRIVE
WESTFIELD, INDIANA 46084

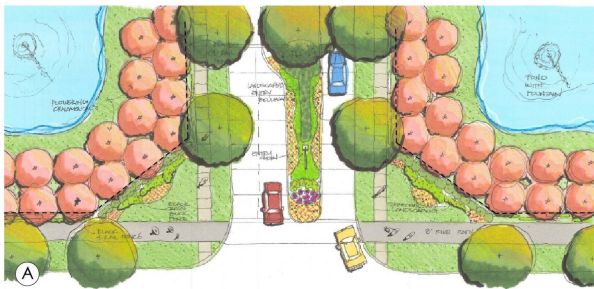
The Courtyards of Westfield
WESTFIELD, HAMILTON COUNTY, INDIANA

EXHIBIT F

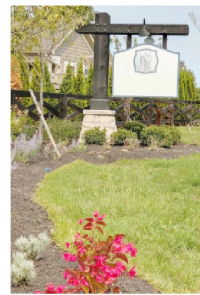
TAB 6

CONCEPTUAL ENTRY FEATURES

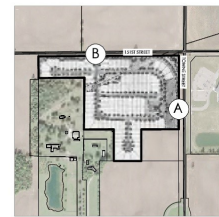
THE COURTYARDS OF WESTFIELD PUD



1331ST CONCEPTUAL ENTRY
NOT TO SCALE



CONCEPTUAL ENTRY FEATURE SKIN



LOCATION PLAN
1" = 50'



TOWNE STREET CONCEPTUAL ENTRY
NOT TO SCALE



BLACK CROSS BUCK HORSE FENCE



BLACK 4 RAIL HORSE FENCE

CONCEPTUAL
ENTRY FEATURES

PROJECT NAME 1331ST CONCEPTUAL ENTRY PROJECT LOCATION 1331ST CONCEPTUAL ENTRY PROJECT NUMBER 1331ST CONCEPTUAL ENTRY PROJECT DATE 1331ST CONCEPTUAL ENTRY PROJECT STATUS 1331ST CONCEPTUAL ENTRY	PROJECT NAME 1331ST CONCEPTUAL ENTRY PROJECT LOCATION 1331ST CONCEPTUAL ENTRY PROJECT NUMBER 1331ST CONCEPTUAL ENTRY PROJECT DATE 1331ST CONCEPTUAL ENTRY PROJECT STATUS 1331ST CONCEPTUAL ENTRY	PROJECT NAME 1331ST CONCEPTUAL ENTRY PROJECT LOCATION 1331ST CONCEPTUAL ENTRY PROJECT NUMBER 1331ST CONCEPTUAL ENTRY PROJECT DATE 1331ST CONCEPTUAL ENTRY PROJECT STATUS 1331ST CONCEPTUAL ENTRY	PROJECT NAME 1331ST CONCEPTUAL ENTRY PROJECT LOCATION 1331ST CONCEPTUAL ENTRY PROJECT NUMBER 1331ST CONCEPTUAL ENTRY PROJECT DATE 1331ST CONCEPTUAL ENTRY PROJECT STATUS 1331ST CONCEPTUAL ENTRY	PROJECT NAME 1331ST CONCEPTUAL ENTRY PROJECT LOCATION 1331ST CONCEPTUAL ENTRY PROJECT NUMBER 1331ST CONCEPTUAL ENTRY PROJECT DATE 1331ST CONCEPTUAL ENTRY PROJECT STATUS 1331ST CONCEPTUAL ENTRY	PROJECT NAME 1331ST CONCEPTUAL ENTRY PROJECT LOCATION 1331ST CONCEPTUAL ENTRY PROJECT NUMBER 1331ST CONCEPTUAL ENTRY PROJECT DATE 1331ST CONCEPTUAL ENTRY PROJECT STATUS 1331ST CONCEPTUAL ENTRY
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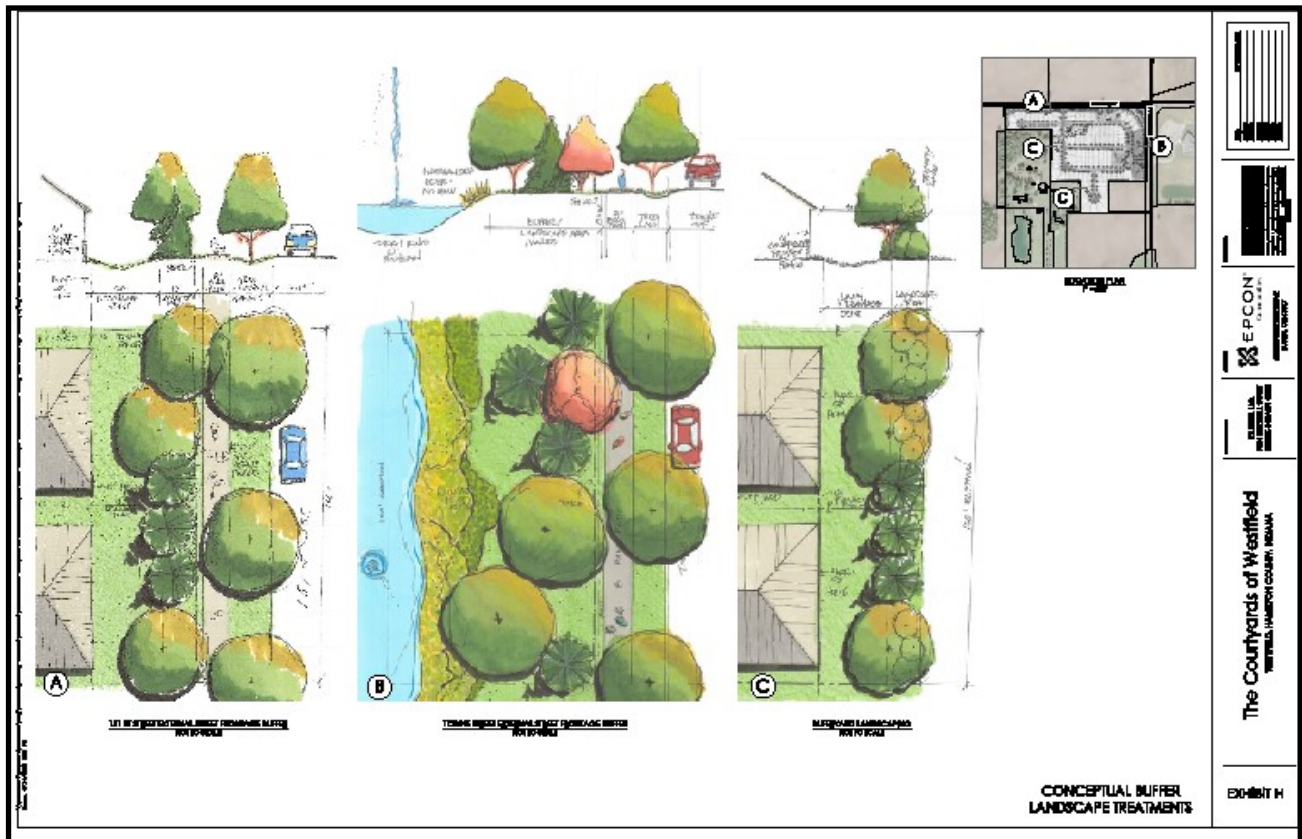
EXHIBIT G

The Courtyards of Westfield
WESTFIELD, HAMILTON COUNTY, INDIANA

TAB 7

CONCEPTUAL BUFFER LANDSCAPE TREATMENTS

THE COURTYARDS OF WESTFIELD PUD



TAB 8

ORDINANCE NUMBER 20-39

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

“Courtyards of Westfield”

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “**Commission**”) considered Petition No. 2010-PUD-14 (the “**Petition**”), requesting an amendment to the UDO and the Zoning Map with regard to the subject real estate more particularly described in Exhibit A attached hereto (the “**Real Estate**”);

WHEREAS, the Commission forwarded the Petition to the Common Council of the City of Westfield, Hamilton County, Indiana (the “**Common Council**”) with a _____ recommendation (X-X vote) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2020;

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

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

Section 1. Applicability of Ordinance.

- 1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the “Courtyards of Westfield PUD District” (the “**District**”).

- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District (defined in Section 4 herein) or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (“**Chapter**”) and Article (“**Article**”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

Section 3. Concept Plan. The Concept Plan, attached hereto as Exhibit B, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan as determined by the Director.

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

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.
- 5.3 The maximum number of Dwelling Units permitted to be constructed on the Real Estate shall be 99.

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

6.1 The following standards shall apply to the District except as modified below:

- A. Minimum Lot Area 6,000 square feet
- B. Minimum Lot Frontage 35 feet

- C. Minimum Building Setbacks
 - i. Front Yard Distance from garage door to right-of-way line – 20 feet
Distance from front porch, front door, or courtyard fence – 10 feet
 - ii. Side Yard 5 feet (10 feet between Dwelling Units)
 - iii. Rear Yard 20 feet
- D. Minimum Lot Width 52 feet
- E. Maximum Building Height 1 ½ stories
(2nd floor not to exceed 50% of ground level square footage)
- F. Minimum Living Area (Total) 1,400 square feet

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

7.1 Article 6.3 Architectural Standards shall not apply to the District, rather the following standards shall apply in addition to the street frontage standards of Section 7.2(D) of this Ordinance:

- A. Building Elevations: Attached hereto and incorporated herein by reference as Exhibit C (“**Conceptual Architectural Character**”) are typical building elevations, depicting the character of the homes to be constructed upon the Real Estate. The Developer proposes five (5) different floorplans with 22 elevations to be built in this community.
- B. Building Materials: The homes shall be comprised of any mix and combination of the following materials: brick, cast stone, stone, cultured stone, cement fiberboard, engineered wood siding (e.g., LP SmartSide), siding, glass, wood or vinyl soffits, and vinyl windows and/or equivalent or superior quality thereof for all the foregoing, except that vinyl and aluminum siding shall not be permitted.
- C. Perimeter Lots: The Dwelling Units on lots identified on the Concept Plan with an “*” (“**Perimeter Lots**”) shall include enhanced rear architectural features on all homes:
 - i. Rear facades on Perimeter Lots shall include a minimum of one or two windows (faux windows shall be permitted) as deemed appropriate based upon the façade’s massing.
 - ii. Corner lots where the side façade is visible from the public right-of-way shall include a courtyard. The yard adjacent to this side façade shall include a minimum of one tree (shade, ornamental or evergreen) and five shrubs.

- iii. Dwelling Units on Perimeter Lots shall not be required to have the Front Building Façade oriented toward the External Street.
 - D. Exterior Trim: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Unless otherwise provided herein, windows shall have exterior trim on all four sides of each window. The minimum width of window trim boards shall be three and one-half (3½) inches wide.
 - E. Building Height: All homes (both 1 story and 1½ story) shall be regulated under the provisions of the Architectural Standards of the UDO as a single story Dwelling Unit.
 - F. Minimum Overhangs: All homes shall have a minimum of twelve (12) inch framed (measured from the frame prior to the installation of exterior siding materials) roof overhangs. Lesser overhangs shall be permitted for secondary roof areas such as, but not limited to, porches and bay windows.
 - G. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 8/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.
 - H. Shingles. All homes shall have dimensional or architectural grade shingles.
 - I. Garages and Driveways. All homes shall have at least a 2-car attached garage and meet the following requirements:
 - i. All garage doors shall have decorative designs and options for window panels. Garage doors shall be of a color and style that is consistent with the architecture of the home. The exterior color palates for each home shall be selected and designed in a manner which de-emphasizes the location and placement of the garage door.
 - ii. Each garage shall include at least two (2) coach lights.
 - iii. Driveways shall be a minimum of sixteen (16) feet in width and shall be constructed of concrete, asphalt or pavers.
- 7.2 Article 6.8 Landscaping Standards. Shall apply, except as modified or enhanced below:
- A. Street Trees: Article 6.8(J) Street Trees shall apply, except as modified below:

- i. One (1) street tree shall be required per Dwelling Unit lot, per frontage.
 - ii. Along public rights of way adjacent to Common Areas, a minimum of one (1) street tree shall be provided per fifty (50) feet.
- B. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below:
 - i. A minimum of: one (1) Ornamental Tree and ten (10) Shrubs shall be required per lot in the Front Yard.
 - ii. Front yards must be planted with sod and side and rear yards may be either seeded or sodded except as further provided in paragraph 7.2 B (iii) below. For corner lots, sod shall be planted in both Front Yards.
 - iii. Fenced courtyards shall be landscaped and may include artificial turf or pavers as ground covering inside courtyard areas in lieu of lawn areas.
- C. Perimeter Landscaping: Article 6.8(M) External Street Frontage Landscaping Requirements and Article 6.8(N) Buffer Yard Requirements shall apply except as modified or enhanced below:
 - i. Buffer Yard and External Street Frontage Landscaping shall be as generally depicted on Exhibit H, attached hereto (“**Conceptual Buffer Treatments**”).
 - ii. If a provision of Article 6.8 Landscaping Standards is in conflict with the Conceptual Buffer Treatments, then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval subject to the approval of the Director.
 - iii. External street frontage landscape areas shall include a minimum width of thirty (30) feet and may be included within the lots. Black, four-rail horse fence shall be installed along the right-of-way. The following plantings shall also be installed per one hundred (100) feet of external street frontage (The following planting quantities represent minimums to be installed. Additional plantings shall be permitted): three (3) evergreen trees, and three (3) shade or ornamental trees.
 - iv. Buffer Yard landscaping required between adjacent land uses shall include a minimum depth of thirty (30) feet and may be included within the lots. The following plantings shall be installed per one hundred (100) feet of buffer yard (The following planting quantities represent minimums to be installed. Additional plantings shall be permitted): three (3) shade trees, three (3) ornamental trees and ten (10) shrubs.

- v. No mounds shall be required in a Buffer Yard or External Street Frontage Landscape Area.
- 7.3 Infrastructure Standards. The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.
- 7.4 Entry Features: Entry features shall be provided at each entry to the development. The entry features shall include entry signs (constructed in accordance with Chapter 6.17.G.1), fencing and landscaping. The entry feature concept plan is attached hereto as Exhibit G (“**Conceptual Entry Features**”).
- 7.5 Temporary Uses and Events. Article 6.18(J) Model Homes shall apply except as modified below:
 - A. The number of Model Home Temporary Uses shall not be limited.
 - B. A Model Home Temporary Use shall permit the use of construction and sales temporary trailers.
 - C. Temporary trailers, as part of a Model Home Temporary Use shall be permitted on the Real Estate prior to the installation of roads.
 - D. A permit for a Temporary Model Home Use shall be renewable by the Director for an unlimited number of twenty-four (24) month increments.

Section 8. Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the District. Article 8.6 Open Space and Amenity Standards shall apply except as otherwise modified or enhanced herein. Amenities in the District will include: (a) passive amenities in the form of landscaped open space and ponds, identified in Exhibit D (“**Conceptual Open Space and Pedestrian Connectivity Plan**”) and Exhibit E (“**Conceptual Amenities Plan**”), both attached hereto; (b) parketts including open areas, seating, landscaping, walking paths, meeting areas, identified in the Conceptual Open Space and Connectivity Plan and the Conceptual Amenities Plan; and (c) a clubhouse amenity area, identified in the Conceptual Amenity Plan and Exhibit F, attached hereto (“**Conceptual Amenity Area Enlargement Plan**”). The clubhouse amenity will include the following: (i) the clubhouse at least twenty-five hundred (2,500) square feet, including but not limited to a fitness center, restrooms and community room; (ii) a parking lot, and (iii) a swimming pool adjacent to the clubhouse. Construction shall begin on the clubhouse amenity prior to the issuance of twenty-five (25) single-family building permits on the Real Estate.

Section 9. Duration. Failure to obtain the first Improvement Location Permit for a new Dwelling Unit in the District by January 1, 2026 (unless otherwise extended by the Director) shall

automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the Agriculture / Single-family Rural District (AG-SF1).

[The remainder of this page is intentionally left blank.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2020.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James Edwards

James Edwards

James Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 20-39 was delivered to the Mayor of Westfield on the _____ day of _____, 2020, at _____ m.

Cindy Gossard, Clerk Treasurer

I hereby APPROVE **ORDINANCE 20-39**
this _____ day of _____, 2020.

I hereby VETO **ORDINANCE 20-39**
this _____ day of _____, 2020.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Matthew S. Skelton, Esq., Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, IN 46060

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Conceptual Architectural Character
Exhibit D	Conceptual Open Space and Pedestrian Connectivity Plan
Exhibit E	Conceptual Amenities Plan
Exhibit F	Conceptual Amenity Area Enlargement Plan
Exhibit G	Conceptual Entry Features
Exhibit H	Conceptual Buffer Treatments

EXHIBIT A
REAL ESTATE

Part of the Southeast Quarter of Section 17, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, described as follows:

Beginning at the Northeast corner of the Southeast Quarter of Section 17, Township 18 North, Range 3 East; thence South 89 degrees 25 minutes 30 seconds West 1322.18 feet along the North line of said Southeast Quarter; thence continuing along said North line North 89 degrees 26 minutes 39 seconds West 553.71 feet; thence South 00 degrees 03 minutes 15 seconds West 319.24 feet; thence North 89 degrees 38 minutes 43 seconds East 591.13 feet; thence South 00 degrees 45 minutes 45 seconds West 865.58 feet; thence North 89 degrees 30 minutes 48 seconds East 383.41 feet; thence South 00 degrees 03 minutes 15 seconds East 406.32 feet; thence East 375.22 feet; thence North 371.93 feet; thence East 585.59 feet; thence North along the East line of said Southeast Quarter to the Place of Beginning; containing 33.5 acres, more or less.

EXHIBIT B
CONCEPT PLAN



EXHIBIT C
Conceptual Architectural Character
(page 1 of 8)



EXHIBIT C
Conceptual Architectural Character

(page 2 of 8)



EXHIBIT C
Conceptual Architectural Character

(page 3 of 8)



EXHIBIT C Conceptual Architectural Character

(page 4 of 8)



EXHIBIT C Conceptual Architectural Character

(page 5 of 8)



EXHIBIT C
Conceptual Architectural Character

(page 6 of 8)



EXHIBIT C
Conceptual Architectural Character

(page 7 of 8)

THE COURTYARDS OF WESTFIELD

“ELEVATION EXAMPLES”



EXHIBIT C
Conceptual Architectural Character

(page 8 of 8)



EXHIBIT D

Conceptual Open Space and Pedestrian Connectivity Plan

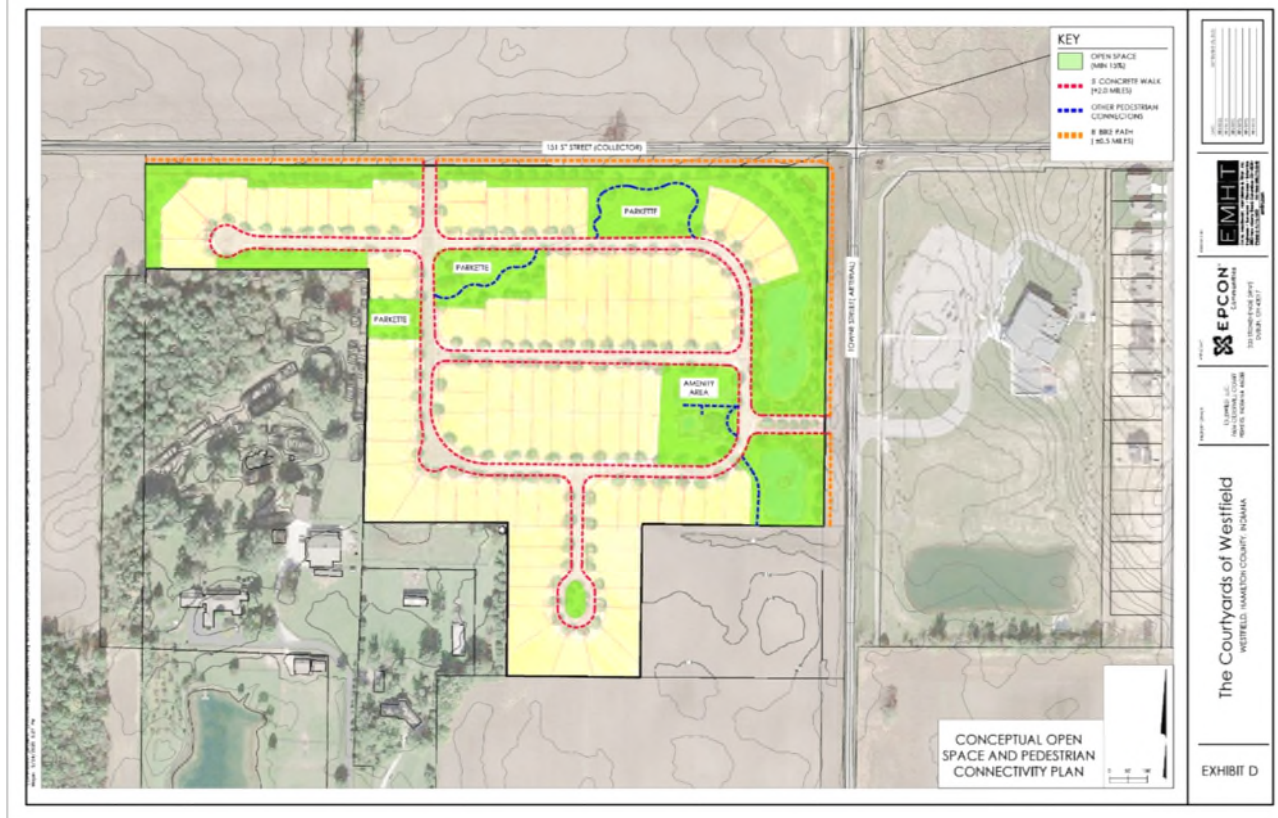


EXHIBIT E

Conceptual Amenities Plan



EXHIBIT F

Conceptual Amenity Area Enlargement Plan



CONCEPTUAL CLUBHOUSE AMENITY AREA ENLARGEMENT
NOT TO SCALE



CONCEPTUAL AMENITY
AREA ENLARGEMENT

DATE	10/1/2020
BY	EPCON
FOR	THE COURTYARDS OF WESTFIELD
PROJECT	CONCEPTUAL AMENITY AREA ENLARGEMENT
SCALE	NOT TO SCALE



The Courtyards of Westfield
WESTFIELD, HAMILTON COUNTY, INDIANA

EXHIBIT F

Conceptual Entry Features

1542 CONCEPTUAL ENTRY
NOT TO SCALE

CONCEPTUAL UNITS: 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849,



LOCATION PLAN
C-1000



TOWNE STREET CONCEPTUAL ENTRY
NOT TO SCALE



BLACK CROSS BUCK HORSE FENCE



BLACK 4 RAIL HORSE FENCE

CONCEPTUAL ENTRY FEATURES

The Courtyards of Westfield
WESTFIELD, HAMILTON COUNTY, INDIANA

Conceptual Buffer Treatments

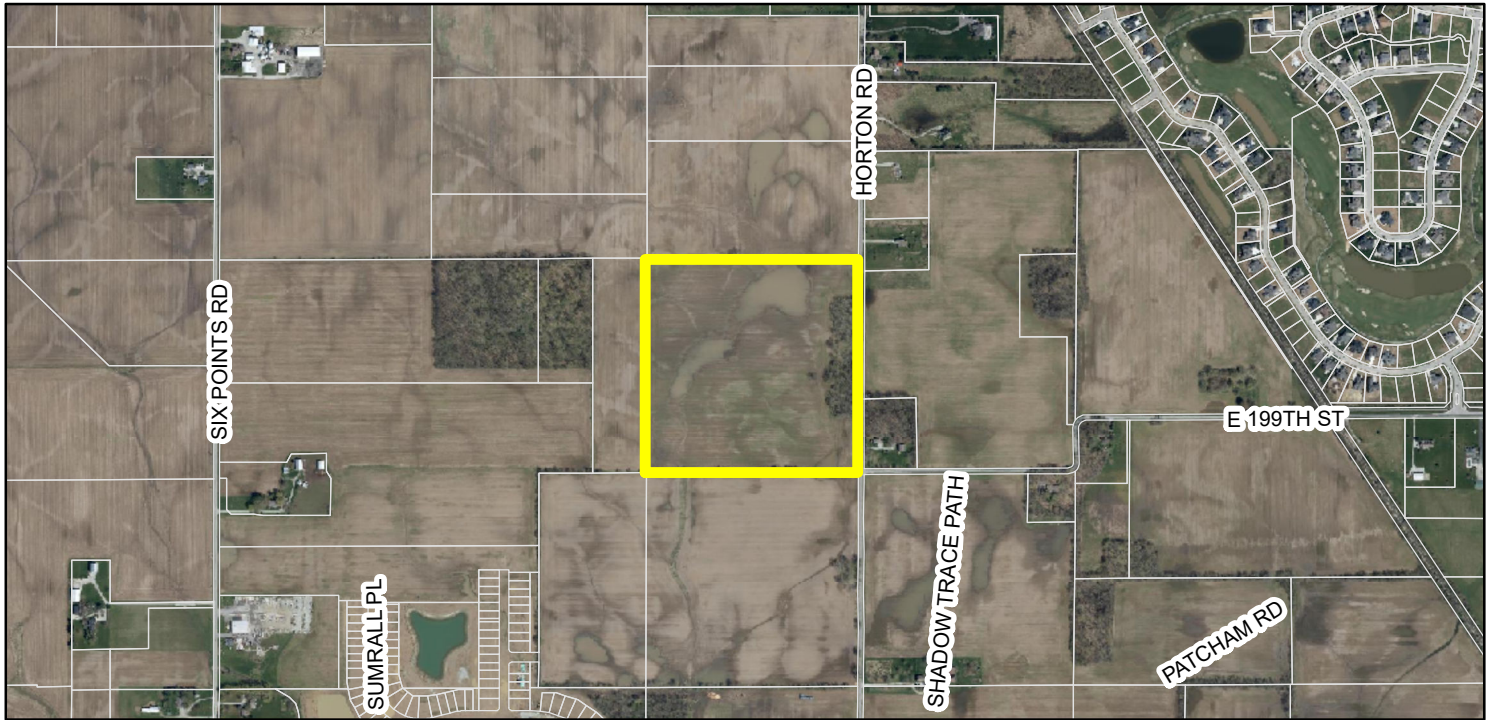




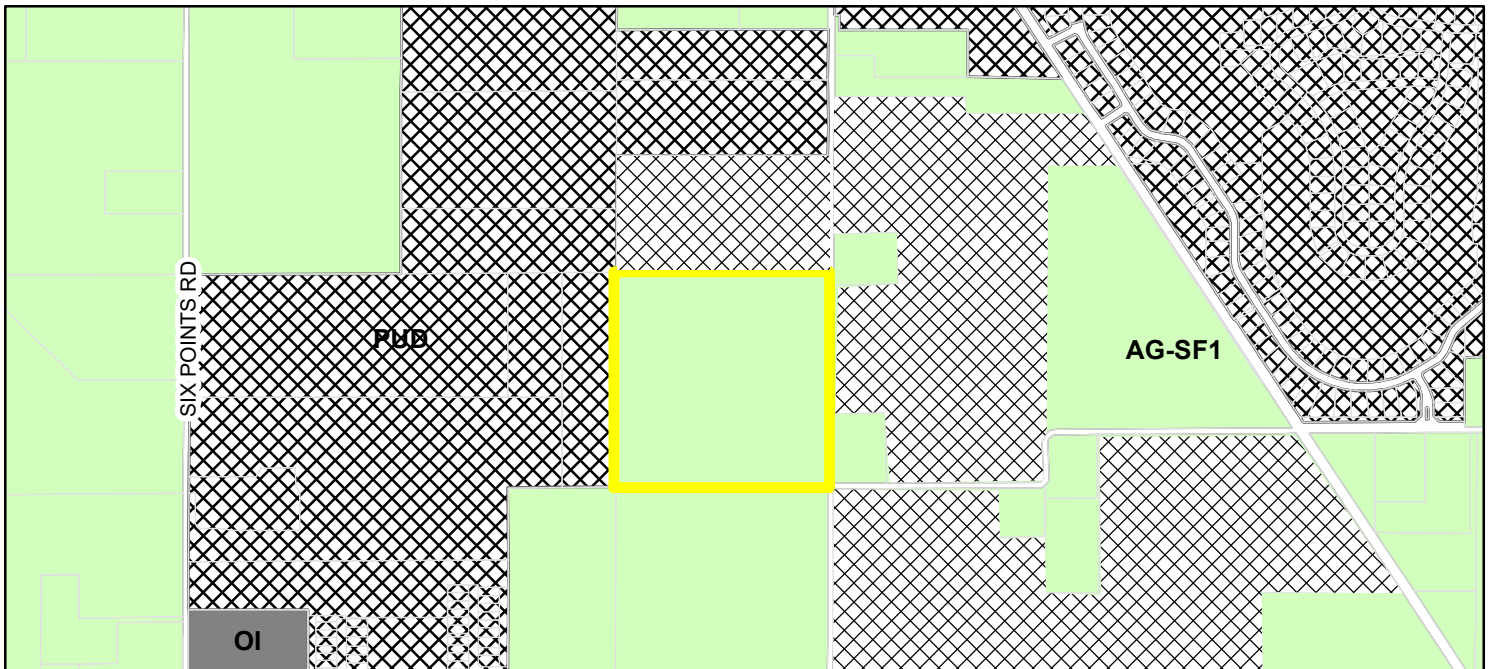
Property Location Map
Carramore PUD
Planned Unit Development
2010-PUD-13



Aerial Location Map



Zoning Map



- Parcel **Zoning**
- Zoning - All**
- AG-SF1 (Agriculture - Single Family - 1)
 - OI (Open Industrial)
 - PUD (Planned Unit Development)



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 5, 2020
2010-PUD-13

Docket Number: 2010-PUD-13 (Ord. 20-38)

Petitioner: Drees Premier Homes, Inc. by Church, Church, Hittle + Antrim (the "Petitioner")

Subject Site Address: NW Corner of Horton Road & East 199th Street

Request: Drees Premier Homes, Inc. by Church, Church, Hittle + Antrim requests a change of zoning for approximately 40 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Carramore Planned Unit Development (PUD) District.

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

Current Land Use: Vacant

Approximate Acreage: 40 acres+/- (the "Property")

Exhibits:

1. Staff Report
2. Location Map
3. Narrative Statement
4. Proposed Ord. 20-38
5. Concept Plan
6. Character Exhibit
7. Presentation
8. Summary of Neighbor Open House

Staff Reviewer: Corey Harris, Associate Planner

PETITION HISTORY

This petition was introduced at the September 14, 2020, City Council meeting. The petition will receive a public hearing the October 5, 2020, Advisory Plan Commission (the "APC") meeting. The petitioner held a neighborhood meeting on Thursday, September 24, at Grand Park Event Center. No members of the Public attended.

PROJECT OVERVIEW

Location: The petitioner is requesting a change in zoning for approximately 40 acres +/- located generally at the northwest corner of Horton Road and East 199th Street (see **Exhibit 2**).



The Property is currently zoned AG-SF1: Agriculture/Single-Family Rural. AG-SF1 parcels exist to the south and 2 to the east and Chatham Hills PUD District to the north, west, and east.

This petition will have a public hearing at the October 5, 2020, Plan Commission meeting.

ZONING REQUEST

The petitioner requests this change in zoning to the Carramore PUD District (Ordinance 20-38) for a single-family detached residential community with relief from and/or enhanced development standards.

Concept Plan: A Concept Plan (see **Exhibit 5** or **Exhibit B** of the PUD) is made a part of the PUD.

Underlying Zoning: The proposed underlying zoning for the Property is SF4: Single-Family High Density District.

Permitted Uses: All uses in the Underlying Zoning District as defined by the Westfield-Washington Township Unified Development Ordinance (UDO).

The total number of Dwellings permitted shall not exceed eighty-three (83).

General Regulations: The PUD proposes some standards that differ from the UDO. A comparison table can be seen below:

<u>STANDARD</u>	<u>Carramore</u>	<u>UDO (SF4)</u>
Minimum Lot Area	9,100 SF	9,000 SF
Minimum Setback Lines		
Front Yard	20 feet	25 feet
Side Yard	5 feet	8 feet
Rear Yard	20 feet	25 feet
Minimum Lot Width	65 feet	50 feet
Maximum Building Height	2 ½ Stories	25 feet
Minimum Living Area (Total)		
One Story Dwellings	1,750 SF	1,000 SF
Two Story Dwellings	2,200 SF	

Development Standards:



The proposed PUD sets forth to modify the Architectural Standards of the UDO with Streetscape Diversity with Character Exhibits (see **Exhibit 6** or **Exhibit C** of the PUD), a minimum overhang of eight (8) inches, minimum two (2) car attached garage, the prohibiting of vinyl and aluminum siding, and minimum Front and Side Building Façade Requirements from a listed of options listed in the PUD.

The proposed PUD sets the Minimum Lot Landscape requirements to the Single-family Residential (per Lot under 8,000 SF) from the UDO and the Established Front Yard be sodded to all Lots.

Design Standards:

The Minimum Open Space required for the PUD shall be 25 percent (25%) which is greater than the SF4 standard of fifteen percent (15%).

The PUD requires that a central open space and trails act as passive amenities.

Duration:

The date required to obtain the first Improvement Location Permit for a new Dwelling, in the District, is January 1, 2026 (unless extending by the Director). Failure to do so will cause the PUD to automatically be made void and revert the zoning classification of the Real Estate to the Agricultural / Single-family Rural District (AG-SF1).

COMPREHENSIVE PLAN

The Property falls within the New Suburban land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Detached dwellings, attached dwellings, institutional uses, recreational uses, artisan farms and equestrian uses are contemplated as appropriate uses within the New Suburban area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the October 5, 2020, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:



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

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

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the October 5, 2020, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments, and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Corey Harris at 317.432.4883 or charris@westfield.in.gov.

WRITTEN PUBLIC COMMENTS

Docket Number: 2010-PUD-12

Petitioner: Drees Premier Homes, Inc. by Church, Church, Hittle + Antrim

Request: A change in zoning of approximately 20 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Belle Crest Planned Unit Development (PUD) District

Enclosed Attachments (as of 5:00 pm Monday, October 5, 2020):

October 5, 2020 Advisory Plan Commission Meeting

- | | | |
|--------------------------------|------------------------------|-----------|
| 1. David Gretter & Chris Seitz | 18851 & 18595 Idlewind Court | (10/5/20) |
| 2. Chuck Studer | 18529 Cross Lakes Court | (10/5/20) |

From: [Chris Seitz](#)
To: [Daine Crabtree](#); [Pamela Howard](#)
Cc: grettersix@gmail.com; "Lee Phillips"
Subject: Drees Belle Crest Proposal
Date: Monday, October 5, 2020 12:35:00 PM

Warning: This external email is from chris.seitz@comcast.net. Do not click on unexpected or untrusted links and attachments.

To Planning Commission Members:
Daine Crabtree
Pam Howard

This email is being sent on behalf of the Gretter family, residing at 18851 Idlewind Court, Westfield, and the Seitz family, residing at 18595 Idlewind Court, Westfield. We live in the Lakes at Grassy Branch neighborhood, and our homes are located just south of the proposed Belle Crest neighborhood. Drees Homes reached out to us, we have met with them, and are sending this email to communicate our support of the Belle Crest proposal.

We provide our support based on an understanding of the items listed below. We realize some of the points may be outside of your direct responsibility, but we would like to offer these comments for the record for future consideration as the City considers infrastructure projects behind our homes.

- We understand that although the City's thoroughfare plan contemplates a public street being extended behind our homes, the City does not have actual plans to construct the street and intends to reflect this in the future when the thoroughfare plan is next updated. We, of course, would prefer not to have the street constructed behind our homes.
- We understand that the City has indicated a pedestrian trail may someday be extended behind our homes between Grassy Branch Road and Shady Nook Road in lieu of the public street. We would prefer not to have a trail extended behind our homes, as a trail would reduce our privacy and property value. We also don't feel that the trail would provide significant connectivity to the community.
- We have worked with Drees to identify locations between our homes and the Belle Crest neighborhood to supplement the existing vegetative screen with additional trees to provide improved buffering between our homes and Belle Crest. We understand that the City has provided verbal consent to complete tree installations along the inside of the southern portion of the City's right of way and that a formal consent is in the process of being submitted. We understand that such tree installations are subject to typical drainage and utility regulations.

Finally, we would like to communicate our appreciation of Drees' willingness to work with us and Drees' efforts to be a good neighbor.

Thank you for your consideration.

David Gretter
Chris Seitz

From: [Janis Studer](#)
To: [planners](#)
Subject: Belle Crest Subdivision Advisory Plan Commission Meeting - Oct 5, 2020
Date: Monday, October 5, 2020 1:17:28 PM

Warning: This external email is from cjstuder79@gmail.com. Do not click on unexpected or untrusted links and attachments.

Unfortunately I will not be able to attend the Westfield-Washington Township Advisory Plan Commission meeting this evening. I would like to raise the following questions/concerns regarding the proposed Belle Crest residential subdivision.

Our home is in the Lakes of Westfield subdivision and is located to the southwest of the 20 acres under consideration. During almost any substantial rainfall, surface runoff travels out of this 20 acre parcel into a retention pond in the common area of our subdivision, and several major rain events cause the said retention pond to overflow/flood. The addition of roads and the considerable building density proposed for this 20 acres will exasperate the current situation. What provisions is the developer being held to that will retain runoff on the existing 20 acres and prevent further flooding in our subdivision?

I am also interested to understand any requirement for buffering (berms, tree line, etc.) between the proposed 20 acre development and then subdivisions already surrounding this area. Is the existing tree line on the south side of the proposed development to be retained, removed, replaced, etc>

Thank you for addressing these concerns and addressing these questions.

Respectfully --

Chuck Studer
18529 Cross Lakes Ct.
Westfield, IN 46074
cjstuder79@gmail.com
913-961-3636



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 5, 2020
2010-PUD-14
Exhibit 1

Docket Number: 2010-PUD-14 (Ordinance No. 20-39)

Petitioner: Epcon Communities, LLC by Church, Church, Hittle + Antrim

Request: A change of zoning of 33.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Courtyards of Westfield PUD District.

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

Current Land Use: Agriculture

Acreage: 33.5 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Conceptual Architectural Character
5. Proposed Ord. 20-39
6. Conceptual Buffer Landscape Treatments
7. Conceptual Entry Features
8. Conceptual Amenities
9. Narrative Statement
10. Neighbor Meeting Summary
11. Petitioner's Presentation
12. Public Comments

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the September 14, 2020, City Council meeting. The petition will receive a public hearing at the October 5, 2020, Advisory Plan Commission (the "Plan Commission") meeting.

The petitioner a neighbor meeting on September 29, 2020. A summary this meeting has been provided by the petitioner and included as **Exhibit 10**.

PROJECT OVERVIEW

Location: This subject real estate is approximately 33.5 acres in size and is located at the southwest corner of 151st Street and Towne Road (see **Exhibit 2**). The Property is currently zoned

AG-SF1: Agriculture / Single-Family Rural District. Adjacent zoning districts include the AG-SF1 to the east, south, and west; and Claiborne Farms PUD to the north and west.

Project Description: The petitioner is requesting a change in zoning from the AG-SF1 District to the Courtyards of Westfield PUD District to accommodate a residential development, as described in the Petitioner's Narrative (see **Exhibit 9**).

ORDINANCE DETAILS

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 3**), and requires the real estate to be developed in substantial compliance with that plan, as determined by the Director.

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

Permitted Uses: The proposed ordinance would permit all uses that are permitted in the underlying zoning districts, with a maximum of 99 dwellings. Special Exceptions would be prohibited in the district, along with uses that are prohibited by the UDO.

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

The table below outlines the proposed lot standards as compared to the UDO's requirements for SF4 lots (the proposed underlying zoning district).

	AREA A	UDO (SF4)
Min. Lot Area	6,000 SF	9,000 SF
Min. Lot Frontage	35'	40'
Min. Front Yard Setback	20' for garage door 10' for porch or front door	25'
Min. Side Yard Setback	5'	8'
Min. Rear Yard Setback	20'	25'
Min. Lot Width	52'	50'
Max. Building Height	1 ½ stories	25'
Min. Living Area (Total)	1,400 SF	
One Story		1,200 SF
Two Story	Second floor not to exceed 50% of ground level square footage	750 SF (ground floor)

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

Architectural Standards: The proposed PUD Ordinance defaults to the UDO's single-family architectural standards (Article 6.3(C)) and includes additional architectural requirements for single-family homes. The additional requirements address building materials, perimeter lot enhancement, exterior trim, roof standards, garages, and driveways. The PUD Ordinance also incorporates a Conceptual Architectural Character Exhibit (see **Exhibit 4**) that shows some of the elevations and floorplans proposed for the community.

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

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

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

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

Perimeter Landscaping: As written, PUD Ordinance proposed alternative standards from those required by Article 6.8(M) External Street Frontage Landscaping Requirements and Article 6.8(N) Buffer Yard Requirements. The difference are shown in the following charts. Additionally, a Conceptual Buffer Landscape Treatment Exhibit (see **Exhibit 6**).

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

Buffer Yard Landscaping (per 100')		
	Proposed in PUD (consistent with Buffer A)	UDO requirement (Buffer B)
Width	30'	40'
Shade Trees	3	4
Ornamental	3	0
Evergreen Trees	0	4
Shrubs	10	10
Mound	None	4' undulating mound along 60% of shared lot line

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

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

Temporary Use and Event: As written, the PUD Ordinance contains standards for Model Homes, including temporary sales and construction trailers. The only change from the standards of the UDO, is allowing permit renewal in 24-month increments instead of the 1-year increment permitted by the UDO.

Open Space and Amenity Standards: The proposed Ordinance defaults to the Open Space and Amenity Standards of the UDO, and also commits to providing specific amenities as described in the ordinance and shown in the various conceptual amenity exhibits (collectively attached as **Exhibit 8**).

Duration: As proposed, the zoning of the Property would revert back to AG-SF1 if an Improvement Location Permit has not been obtained for a new Dwelling Unit by January 1, 2026.

COMPREHENSIVE PLAN

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

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

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

The development policies for “open space and recreation” include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other

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

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 2: Towne Road, (ii) Collector: 151st Street, (iii) Proposed Local: other proposed streets internal to the development, and (iv) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the October 5, 2020, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the September 14, 2020, City Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the October 5, 2020, Plan Commission meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or poward@westfield.in.gov.

WRITTEN PUBLIC COMMENTS

Docket Number: 2010-PUD-14

Petitioner: Epcon Communities, LLC by Church, Church, Hittle + Antrim

Request: A change of zoning of 33.5 acres +/- from the AG-SF1: Agrculture / Single-Family Rural District to the Courtyards of Westfield PUD District.

Enclosed Attachments:

October 5, 2020 Public Hearing

1. Laufter, Ross & Tina

10/05/2020

Pamela Howard

From: Ross Laufter <rosslauft@hotmail.com>
Sent: Monday, October 5, 2020 12:55 PM
To: APC; Pamela Howard; Kevin M. Todd, AICP; Laufter, Tina & Ross
Subject: The Courtyards of Westfield PUD - Laufter Residence - Buffer Request
Attachments: The Courtyards of Westfield PUD – Laufter Residence.pptx

Warning: This external email is from rosslauft@hotmail.com. Do not click on unexpected or untrusted links and attachments.

Dear APC,

We have lived and enjoyed our residence in Westfield at 2702 W. 146th since 2000 (20 years). Thank you for your service.

In regards to the Courtyards of Westfield PUD – The PUD borders our property and does not include a buffer for us. We are requesting a buffer be added as described in the PowerPoint attachment.

Best Regards,
Ross and Tina Laufter

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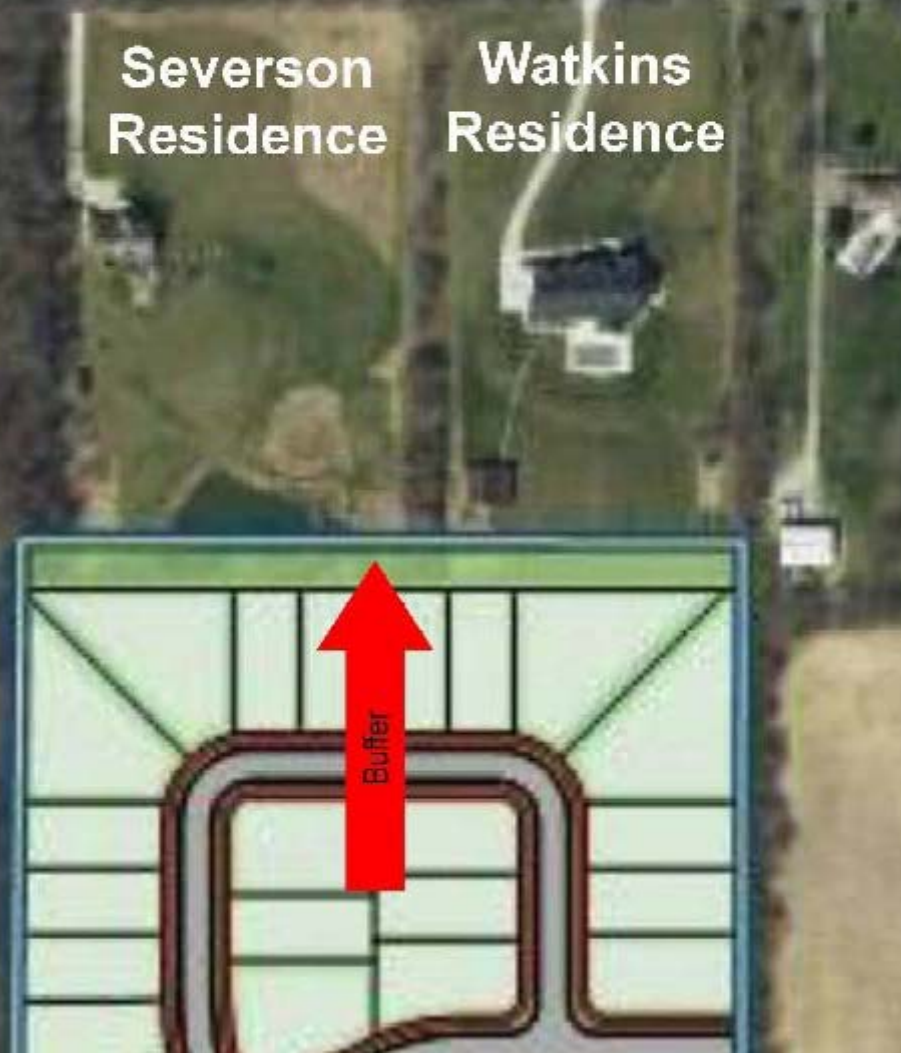
The Courtyards of Westfield PUD – Laufter Residence Proposed Buffer

Laufter Residence

Buffer request (in green)

- 60' Deep - runs length of property line
- Privacy Fence
- Tree and Shrubs
- 8' Mound
- Installed before Occupancy

BUFFER EXHIBIT



Buffer we are requesting is similar to the approved buffer in the Westchester PUD for Severson and Watkins

Buffer is critical for Safety and Liability



Residence will be properly buffered from a new development that has a different character

