



CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda_10_04_2021

Monday, October 04, 2021 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, October 04, 2021 at 07:00 PM

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

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

Public input can be submitted in 1 of 2 ways:

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

OPENING OF MEETING

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

Note the Presence of a Quorum

Approval of Minutes

September 20, 2021 APC Minutes

Documents: [APC Minutes - September 20, 2021](#)

Review APC Rules & Procedures

CONSENT AGENDA

2106-DDP-23

Prime Carwash

763 E. Tournament Trail

Prime Car Wash by Civil Site Group, Inc. requests Detailed Development Plan review of a 11,301 square foot carwash facility on 1.23 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Landscape Plan](#) | [Exhibit 5: Elevations](#)

2108-DDP-32

Northpoint Three

North of E. 203rd Street and Southeast of East Street

Site Solutions Group North Point by Stoeppelwerth & Associates requests Detailed Development Plan review of 55,000 square foot warehouse on 4.98 acres +/- in the Northpoint PUD District.

(Reviewing Planner: Corrie Meyer - cmeyer@westfield.in.gov)

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Landscape Plan](#) | [Exhibit 5: Elevations](#)

2109-DDP-38

Culver's at Bridgewater Marketplace

14667 Gray Road

Weihe Engineers requests Detailed Development Plan review of a 4,596 square foot restaurant on 2.011 acres +/- in the Bridgewater Club Planned Unit Development (PUD) District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Landscape Plan](#) | [Exhibit 5: Elevations](#)

ITEMS OF BUSINESS

2108-PUD-22

Urban Apples PUD

18326 Spring Mill Road

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

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ord. 21-34 clean](#) | [Exhibit 4: Concept Plan](#) | [Exhibit 5: Architectural Elevation Exhibits](#) | [Exhibit 6: Accessory Building Illustrative Images](#) | [Exhibit 7: Redlined Ordinance 21-34](#) | [Exhibit 8: Petitioner's Response to Issue List](#) | [Exhibit 9: Concept Plan Comparison](#) | [Exhibit 10: Updated Narrative Statement](#) | [Exhibit 11: Neighbor Meeting Summary](#) | [Exhibit 12: Public Comments updated 10/4 @ 1:20pm](#)

PUBLIC HEARING ITEMS

2110-ODP-23 & 2110-SPP-23 [PUBLIC HEARING]

Orchard View Plat Amendment

West side of Horton Road, North of 193rd Street

Arbor Homes by American Structurepoint requests an amendment to the Overall Development Plan and Primary Plat for Orchard View in order to add 3.03 acres +/- of Real Estate comprised of eight (8) additional Single-Family Residential Lots and additional Rights-of-way.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Amended SPP & ODP](#)

2110-PUD-24 [PUBLIC HEARING]

Hittle at ThirtyOne PUD Amendment I

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

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

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ord. 21-38](#) | [Exhibit 4: Dryvit Custom Brick Info and Examples](#) | [Exhibit 5: Hotel Elevations](#) | [Exhibit 6: Presentation Slides](#)

2110-PUD-25 [PUBLIC HEARING]

Midland South PUD Amendment I

Northwest corner of Roosevelt Street and Cherry Street

Old Town Design Group by Apollo Developers requests an amendment to the Midland South PUD to increase the maximum building height from 35 feet to 39.5 feet for 3.37 acres +/-.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ordinance](#) | [Exhibit 4: Elevations](#) | [Exhibit 5: Neighbor Meeting Summary](#)

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09 [CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

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

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

2101-ZOA-01 [CONTINUED]

Unified Development Ordinance Amendment

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

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

2106-PUD-19 [CONTINUED]

Overlook at Wood Wind PUD

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

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

Overlook at Wood Wind PUD District.
(Planner: Pam Howard - phoward@westfield.in.gov)

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

Highlands Latin School
3810 W 146th Street

Indy Latin Schools requests Overall Development Plan and Primary Plat review of 1 Lot and 1 Block on 30.88 acres +/- in AG-SF1: Agriculture/Single-Family Rural District.
(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

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

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.
(Presenting Planner: Pam Howard - phoward@westfield.in.gov)

WITHDRAWN ITEMS

2102-PUD-06 [WITHDRAWN BY PETITIONER]

Grand Park Village PUD Amendment IV

South Side of 186th Street, ENE of Kinsey Avenue

D&W Farms, Inc. by Henke Development Group requests an amendment to a 68 acre +/- portion of the Grand Park Village PUD to permit Townhome and Single-Family Detached dwelling units.

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

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Community Development Department

ADJOURNMENT



Petition Number: 2106-DDP-23

Project Name: Prime Carwash (Wheeler Landing)

Subject Site Address: 763 Tournament Trail

Petitioner: Prime Car Wash

Representative: Civil Site Group, Inc.

Request: Detailed Development Plan review of a 11,301 square foot carwash facility on 1.23 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.

Current Zoning: Wheeler Landing PUD

Current Land Use: Vacant

Approximate Acreage: 1.23 +/-

Property History: Wheeler Landing PUD District (Ord. 18-04, 09/25/18)
Wheeler Landing PUD Amendment I (Ord. 19-37, 09/11/19)
Overall Development Plan & Primary Plat (1909-ODP-16 & 1909-SPP-16, 09/16/19)
Secondary Plat (2003-SFP-17, CVS and Portillo's)
Secondary Plat (2010-SFP-53, Chick-fil-A)
Secondary Plat (2108-SFP-53, Star Bank)

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevations

Staff Reviewer: Caleb Ernest, Associate Planner

PROCEDURAL

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

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.
- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
- 4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***
- 5) Abbreviations:
 - a) WPWD: Westfield Public Works Department
 - b) HCSO: Hamilton County Surveyor's Office

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

The plans comply.

- 6) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 7) Address and legal description of the property.
- 8) Boundary lines of the property including all dimensions.
- 9) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

- 10) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 11) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 12) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 13) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 14) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 15) Location and dimensions of all existing structures and paved areas.
- 16) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 17) Location of all Floodplain areas within the boundaries of the property.
- 18) Names of legal ditches and streams on or adjacent to the site.
- 19) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 20) Identify buildings proposed for demolition.
- 21) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 22) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

The plans comply.

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 23) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 24) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 25) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 26) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with Article 4.16 (GB District) and Wheeler Landing PUD District (Ord. 18-04 and Wheeler Landing PUD Amendment I (Ord. 19-37).

27) Area II:

- a) Minimum Front Yard Setback: 10 Feet
- b) Minimum Side Yard Setback (internal to District): 0 Feet
- c) Minimum Side Yard Setback (abutting District perimeter): 0 Feet
- d) Maximum Building Height: 75 Feet

- e) Minimum Distance Between Buildings: 15 Feet

28) GB: General Business District:

- a) Minimum Lot Area: No Minimum
- b) Minimum Lot Frontage: 80 Feet
- c) Minimum Rear Yard Setback: 20 Feet
- d) Minimum Lot Width: No Minimum

OVERLAY DISTRICT:

The plans comply with Article 5 of the UDO and Wheeler Landing PUD (Ord. 18-04 and 19-37).

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

- a) The Minimum Gross Floor Area shall be four thousand (4000) square feet.
- b) The Minimum Gross Floor Area shall also include the square footage of all pergolas, hardscaped outdoor seating and amenities up to one thousand (1000) square feet.

30) State Highway 32 Overlay District (UDO):

- a) General Design Theme Standards: Architectural variation is encouraged. These architectural requirements are intended to provide consistent architectural quality among buildings and other improvements within the corridor. All structures shall be thoughtfully designed in a manner that visually and functionally complements the existing topography.
- b) Building Elevations:
- i) All Building Façades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice as illustrated in FIGURE 5.3(3): BUILDING MODULATION.
- ii) Building Façades, which are one hundred forty (140) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of two (2) feet and a minimum aggregate length of twenty percent

- (20%) of the horizontal plane of the overall Building Façade. (Ord. 20-08, Sec. 3.1(A)(a)).
- iii) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Façades (e.g., 360 degree architecture).
- iv) Openings:
- (1) Design elements of the Building Façade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings, as illustrated in FIGURE 5.3(5): DESIGN BALANCE.
 - (2) Openings in a Building Façade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS).
 - (3) Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.
- v) Gutters and Downspouts: Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.
- vi) Roof:
- (1) Flat Roofs:
 - (a) Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice as illustrated in FIGURE 5.3(9): ARTICULATED CORNICE.
 - (b) Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).
 - (c) Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one of the following:

- (i) A building with a flat roof shall have varying roof height sections, as illustrated in FIGURE 5.3(10): FLAT ROOF VARIATION. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Façade's roof line.
 - (ii) A roof line modulation shall include a vertical change in the visible roof line of at least two (2) feet, with a minimum aggregate modulation length of twenty percent (20%) of each building Façade. (Ord. 20-08, Sec. 3.1(A)(b).
 - (2) Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs (see FIGURE 5.3(12): DORMERS AND CUPOLAS).
 - (3) All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (a) painted to match the color of the roof or flat black; and (b) oriented to minimize their visibility from adjacent Lots and Streets.
- c) Main Entrances:
- i) All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.
 - ii) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole.
 - iii) The location, orientation, proportion and style of doors shall complement the style of the building.
- d) Windows:
- i) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building (see FIGURE 5.3(14): WINDOW DESIGNS).

- ii) Window trim and other architecture design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, as illustrated in FIGURE 5.3(15): WINDOW ACCENTS, or other such trim or design elements as approved by the Plan Commission or Director (see FIGURE 5.3(15): WINDOW ACCENTS).
- e) Awnings:
 - i) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details, as illustrated in FIGURE 5.3(16): AWNINGS.
 - ii) Awnings shall be made of a nonreflective material.
 - iii) All awnings shall be kept in good repair.
 - iv) Awnings used to comply with the architectural design requirements of this Article shall not be removed unless the Building Façade would otherwise comply with such architectural design requirements without such awnings.
- f) Drive-thrus:
 - i) This section shall apply to: (i) Lots adjacent to the State Highway 32 right-of-way line or the Trail Corridor, as defined herein; and (ii) Lots where the Lot Line may not abut the State Highway 32 right-of-way line or Trail Corridor, but where the Lot is located in a manner that no significant structures can reasonably be constructed between the Lot and the State Highway 32 right-of-way line or Trail Corridor.
 - (1) Drive-thru windows and lanes shall not be permitted in between the State Highway 32 right-of-way line or the Trail Corridor and the Building Façade nearest to said right-of-way line (e.g., Established Front Yard) or Trail Corridor.
- g) Building Materials:
 - i) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.
 - ii) Masonry Materials shall be used to create a wainscot or brickwrap effect around buildings.

- iii) A minimum of sixty percent (60%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
 - iv) No more than twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.
 - v) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Façades visible from State Highway 32.
- h) Trail Corridor Requirement:
- i) Trail Corridor Design Standards:
 - (1) Article 5.3(K) Trail Corridor Requirement (Sec. 3, Ord. 19-37): Shall apply; however, Article 5.3(K)(4)(a) Trail Corridor Design Standards; Trail Corridor Width shall be modified to a minimum width of ten (10) feet. The Existing Improvements in Area II as shown on the Concept Plan within the Trail Corridor are hereby deemed to satisfy the requirements of Article 5.3(K)(5) Trail Corridor Plantings.
 - (2) Alternative Transportation Trail Design: The trail improvements shall be installed in substantial compliance with FIGURE 5.3(18): TRAIL CORRIDOR DESIGN and shall be a minimum of eight (8) feet in width and constructed of asphalt material in compliance with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design). Construction of the trail with a meandering design is encouraged.
 - (3) Inter-connectivity: All developments along State Highway 32 shall provide for alternative transportation inter-connectivity between neighboring uses, developments and the Trail Corridor in order to encourage and facilitate alternative transportation movements without directly accessing State Highway 32. Cross access easements and connections to the alternative transportation trail referenced above shall be appropriately provided to ensure continued alternative transportation access and connectivity between and through uses along the Trail Corridor (see also Article 8.3 Easement Standards).

- (4) Trail Corridor Plantings: The primary landscaping materials used within the Trail Corridor shall be shade trees, ornamental trees, shrubs, Groundcover and grass.
- (a) A minimum of three (3) shade trees and one (1) ornamental tree shall be provided per every one hundred (100) linear feet of Trail Corridor along State Highway 32. Installation of plantings on both sides of the alternative transportation trail referenced above is encouraged. All trees shall be a minimum of two and one-half (2.5) inches in caliper at the time of planting.
 - (b) Shade trees planted with the Trail Corridor shall be spaced a minimum of fifteen (15) feet and no more than forty (40) feet apart.
 - (c) Landscaping required within the Trail Corridor shall be counted toward meeting the requirements of Article 6.8 Landscaping Standards, as if the Trail Corridor were a part of the adjacent Lot being developed.
-

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

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

- a) Accessory Buildings (Sec. 8, Ord. 18-04):
 - i) Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall be modified to permit enclosures within Area I and Area II to be located within the Established Front Yard along Tournament Trail or any parcel in any Area with three (3) or more Front Yards.
- b) Screening of Receptacles and Loading Areas:
 - i) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.
 - ii) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.
 - iii) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.

- iv) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards*.

32) Architectural Standards (Article 6.3)

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

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

33) Building Standards (Article 6.4)

34) Fence Standards (Article 6.5)

35) Height Standards (Article 6.6)

36) Home Business Standards (Article 6.7)

37) Landscaping Standards (Article 6.8)

- a) General Landscaping Design Standards:

- i) Placement:

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

- b) Minimum Lot Landscaping Requirements:

- c) Foundation Plantings:

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

- ii) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).
 - iii) Shall apply; however, the foundation plantings of the Building Facades may be located in excess of fifteen (15) feet from the Building Façade, patio fence or other barrier. (Ord. 20-08, Sec. 4.1(A)).
 - iv) Planters shall be a permitted landscaping material meeting the requirements of Article 6.8(L). (Ord. 20-09, Sec. 4.1(B)).
- d) External Street Frontage Landscaping Requirements:
- i) A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way.
- e) Buffer Yard Requirements:
- f) Parking Area Landscaping:
- i) Interior Parking Area Landscaping:
 - (1) Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following:
- | Number of Parking Spaces | % of Parking Area to be Islands |
|--------------------------|---------------------------------|
| 0 to 4 | 0% |
| 5 to 24 | 5% |
| 25 to 49 | 7.5% |
| 50 or more | 10% |
- (2) Interior Parking Area Islands:
 - (a) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred (100) percent of every island shall be covered with permitted Groundcover material to achieve complete coverage.
 - ii) Perimeter Parking Area Landscaping:

- (1) If adjacent Lots have vehicular cross-access and/or shared parking, in accordance with Article 6.14(G)(1), then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)). (Sec. 8, Ord. 18-04)
 - (2) Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:
 - (a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.
 - (b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.
 - (c) Grass or other permitted Groundcover for areas not planted with trees or shrubs.
- 38) Lighting Standards (Article 6.9)
- a) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]
- 39) Lot Standards (Article 6.10)
- 40) Outside Storage and Display (Article 6.12)
- 41) Outdoor Café and Eating Areas (Article 6.13)
- 42) Parking and Loading Standards (Article 6.14)
- a) Stacking Requirements for Drive-Through Facilities:
 - i) General Requirements:
 - (1) Drive-through lanes and required stacking spaces shall not interfere with parking space maneuvering aisles, parking drive aisles, loading spaces, internal site circulation, designated fire lanes or points of ingress and egress.
 - (2) Drive-through lanes and stacking spaces shall be designed to prevent vehicles from stacking in the Right-of-way.
 - (3) No stacking space may occupy any portion of a Right-of-way.

- (4) A stacking space does not constitute a Parking Space.
- (5) All drive-through and stacking lanes shall be delineated with pavement markings or otherwise distinctly delineated, as approved by the Department.
- ii) Minimum Size:
 - (1) A stacking space shall be a minimum of eight (8) feet by twenty (20) feet with direct forward access to a service window or station of a drive-through facility.
- iii) By-Pass Lane:
 - (1) A minimum eight (8) foot wide lane parallel to a drive-through lane shall be provided around the drive-through facility to allow vehicles to exit the drive-through lane and circumvent the stacking lane. This lane may be part of the site's overall circulation plan.
- iv) Minimum Number of Spaces: The minimum number of required stacking spaces shall be as follows, which shall exclude the position at the service window but may include spaces between the service window and any ordering position:
 - (1) All other facilities: 2 stacking spaces per service window.
- v) Reduction in Number of Spaces: If an Applicant demonstrates that strict compliance with the minimum number of stacking spaces is impracticable or would result in a less desirable site design, then the Department may approve a reduction of the stacking requirement. If determined by the Director, then demonstration by a qualified traffic engineer that a reduction in the stacking requirements is appropriate for the proposed use given the use's proposed intensity or the site's context may be required.
- b) Off-Street Parking:
 - i) Other Uses: Parking Space requirements for other Uses shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for an Improvement Location Permit.
- c) Bicycle Parking:
 - i) Number of Spaces:

- (1) A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.
 - ii) Exemptions: Single-family Dwellings and Duplex Dwellings shall be exempt from this section. In addition, the Plan Commission or Director may exempt certain Uses from this section where it can be clearly demonstrated that the Use is not a destination for the general public utilizing bicycles (e.g., day care centers, warehousing and distribution, car washes, drive up establishments, other auto-oriented Uses as determined by the Director).
- 43) Performance Standards (Article 6.15)
- 44) Setback Standards (Article 6.16)
- 45) Sign Standards (Article 6.17)
- Comment: Signs will be reviewed for approval consideration when a Sign Permit is submitted.**
- 46) Vision Clearance Standards (Article 6.19)
- a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:
 - i) Forty (40) feet from intersections of Collectors or Local Streets.
 - ii) Ten (10) feet from intersections of Driveways or Alleys.
 - iii) Twenty-five (25) feet from intersections of Private Streets.
- 47) Yard Standards (Article 6.21)
- 48) Public Art (Sec. 8, Ord. 18-04):
- a) Public Art: Public Art shall be permitted and may be included as part of a Development Plan. Public Art shall be displayed in a location that is visually accessible to the public and shall not be a sign as regulated under the Ordinance or the Unified Development Ordinance. Any Development Plan encompassing an area larger than ten (10) acres is

required to have a public art component. Public Art components may be murals, mosaics, sculptures, fountains or water features, or any other variety.

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

49) Block Standards (Article 8.1)

50) Easement Standards (Article 8.3)

51) Monument and Marker Standards (Article 8.5)

52) Open Space and Amenity Standards (Article 8.6)

53) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards:

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

b) Perimeter/External Pedestrian Network Standards:

- i) Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the

perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.

54) Storm Water Standards (Article 8.8)

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

56) Surety Standards (Article 8.12)

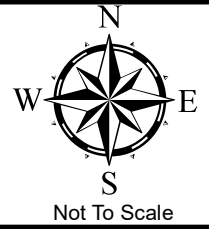
57) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1. **Action:** Approve the Detailed Development Plan (2106-DDP-23) with the following conditions:
 - a. All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an improvement Location Permit.
2. If any Plan Commission member has questions prior to the meeting, then please contact Caleb Ernest (317) 519-8630 or cernest@westfield.in.gov.



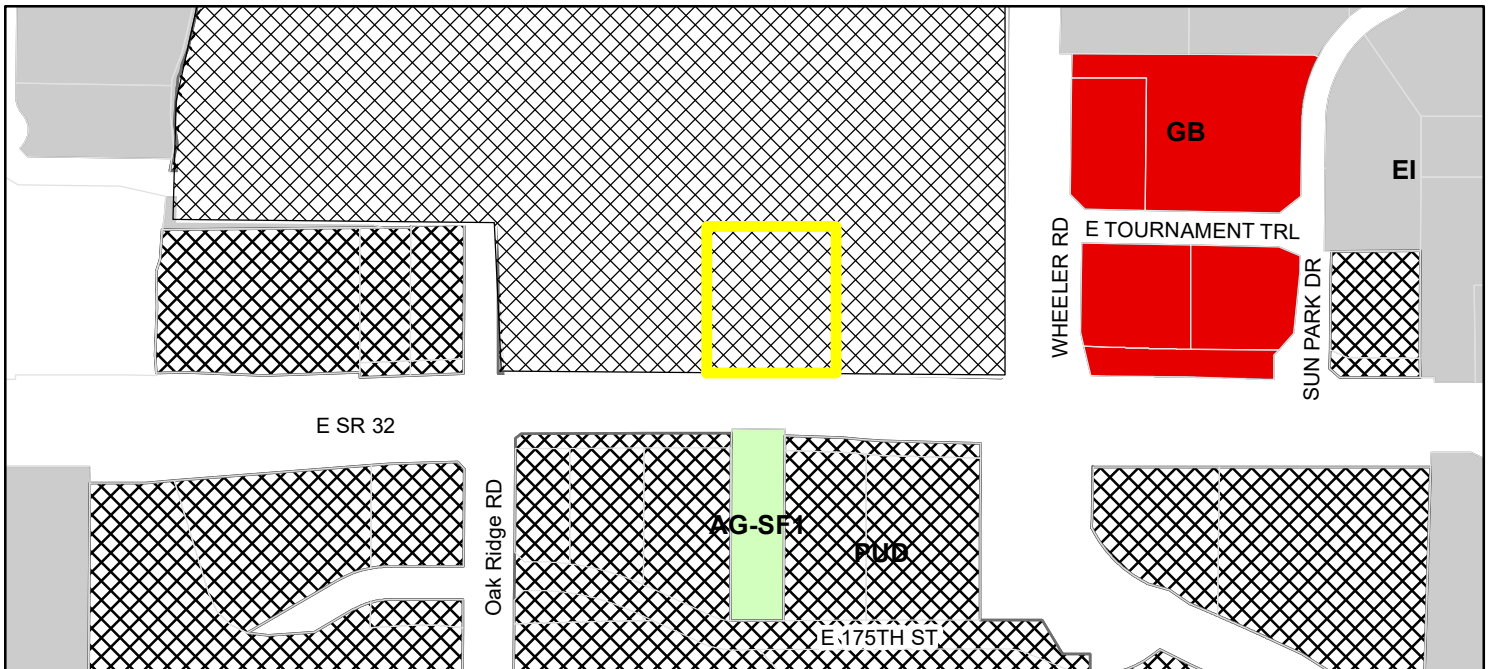
Property Location Map
Prime Car Wash
Detailed Development Plan
2106-DDP-23



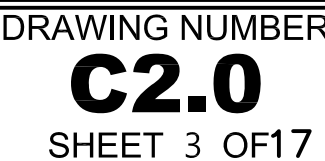
Aerial Location Map

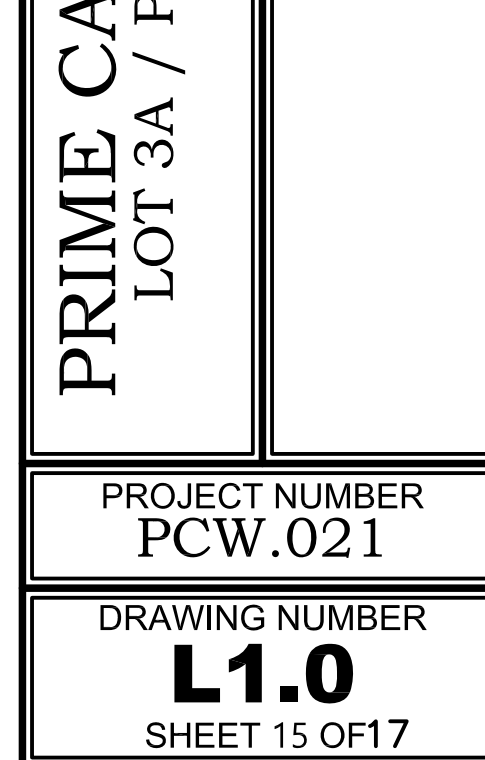


Zoning Map



- | | |
|--|--------------------------------|
| Parcel | EI (Enclosed Industrial) |
| Zoning - All | GB (General Business) |
| Zoning | PUD (Planned Unit Development) |
| AG-SF1 (Agriculture - Single Family - 1) | |







KEYED NOTES

- 8X4X16 STRUCTURAL CLAY BRICK. FILL ALL NON-REINFORCED CORES W/ "CORE FILL 500" FOAM INSULATION, R-9.
- 8X4X16 OR 8X8X16 COLORED CONCRETE BRICK. FILL ALL NON-REINFORCED CORES WITH "CORE FILL 500" FOAM INSULATION, R-9. MASONRY AT THE TWO TOWERS TO BE 10X8X16.
- INSULATED STEEL HANDDOOR W/ PAINTED FINISH, MATCH SMOKY MOUNTAIN BRICK COLOR.
- APPROXIMATE ROOF LINE. SHOWN FOR REFERENCE ONLY.
- GLASS OVERHEAD DOOR W/ OPENER.
- 1" INSULATED GLASS IN THERMALLY BROKEN ALUMINUM STOREFRONT FRAMING. REFER TO STOREFRONT ELEVATIONS & WALL SECTIONS.
- 1" INSULATED GLASS IN THERMALLY BROKEN ALUMINUM CURTAIN WALL FRAMING.
- FABRIC AWNING W/ MILL FINISH FRAME & OPEN ENDS PROVIDED AND INSTALLED BY OWNER.
- PREFINISHED METAL COPING.
- BACKSIDE OF PARAPET BEYOND.
- PREFINISHED COILING DOOR.
- EFS OVER SHEATHING & METAL STUD FRAMING
- NOT USED
- LOUVER. REFER TO MECHANICAL DRAWINGS. PREFINISHED TO MATCH WALL COLOR.
- REFER TO STRUCTURAL DRAWINGS FOR FLOOR SLAB ELEVATIONS @ TUNNEL ENTRY/ EXIT.
- LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS. FIXTURE TO BE CENTERED ON WIDTH OF WALL AS SHOWN, OR CENTERED OVER DOOR WIDTH AT "SIM".
- J BOX WITH CONDUIT BACK TO OFFICE FOR WIRELESS ACCESS POINT. J BOX IS TO BE MOUNTED IN SIDE FACE OF THIS COLUMN. 12" FROM END OF COLUMN TO CL OF BOX. REFER TO ENGINEERING DRAWINGS. COORDINATE LOCATION OF BOX AND CONDUIT TERMINATION.
- 24 1/2" W X 22 1/2" T OPENING IN WALL FOR MAKE UP AIR EQUIPMENT. SILL TO BE 20" ABOVE TUNNEL FLOOR. COORDINATE LOCATION AND SIZE WITH MECHANICAL CONTRACTOR.
- BUILDING ADDRESS NUMERALS. COROPAST APPLIED TO MASONRY WALL. 9" TALL, CENTERED VERTICALLY BETWEEN LIGHT COLORED BAND AND CORNICE, AND CENTERED HORIZONTALLY ABOVE WALL BELOW. COLOR TO MATCH SMOKY MOUNTAIN BRICK COLOR.
- COMPOSITE METAL PANEL SYSTEM OVER STUD FRAMING AND EXTERIOR SHEATHING. COLOR TO MATCH EIFS

CURRAN
ARCHITECTURE

5719 LAWTON LOOP E. DR. #212
INDIANAPOLIS, IN 46216
O :: 317 . 288 . 0681
F :: 317 . 288 . 0753

CERTIFICATION

PRELIMINARY
NOT FOR CONSTRUCTION

07.07.21

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PROJECT INFORMATION

PRIME CAR WASH

WESTFIELD, INDIANA

ISSUE DATES

ISSUE	DATE

200296

EXTERIOR ELEVATIONS

KEY PLAN

A201



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 4, 2021
2110-SPP-23 & 2110-ODP-23

Petition Number: 2110-SPP-23 & 2110-ODP-23

Project Name: Orchard View Amended Primary Plat & Overall Development Plan

Subject Site Address: 1,300 feet north of the intersection of Casey Road and State Road 32 approximately

Petitioner: Arbor Homes by American Structurepoint

Request: An amendment to the Overall Development Plan and Primary Plat for Orchard View in order to add 3.03 acres +/- of real estate comprised of eight (8) additional Single-Family residential Lots and add additional Rights-of-way

Current Zoning: [Orchard View PUD District \(Ord. 19-27\)](#)
[Orchard View PUD Amendment I \(Ord. 21-11\)](#)

Current Land Use: Residential

Approximate Acreage: 3.03 acres +/-

Staff Reviewer: Daine Crabtree, Associate Planner

BACKGROUND

The Property was not originally included in Ordinance 19-27, the first iteration of the Orchard View PUD (the "Original PUD").

However, the Property is now included in the Orchard View PUD District established by Ordinance 21-11. This was adopted at the March 8, 2021, City Council meeting – specifically to include the Property in the Orchard View PUD District.

This project is to amend the previously approved Orchard View Primary Plat and Overall Development Plan (dockets 1912-SPP-22 & 1912-ODP-22) to include the subject Property, which adds eight (8) additional Single-Family Residential lots and additional Rights-of-way.

PRIMARY PLAT STANDARDS (Article 10.12(J) of UDO)

The plans comply.

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 4, 2021
2110-SPP-23 & 2110-ODP-23

- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines.
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.



- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
- 20) Misc.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply.

- 21) Title, scale, north arrow and date.
- 22) Proposed name of the development.
- 23) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 24) Address and legal description of the property.
- 25) Boundary lines of the property including all dimensions.
- 26) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 27) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 28) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 29) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 30) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.



- 31) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 32) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 33) Location of all Floodplain areas within the boundaries of the property.
- 34) Names of legal ditches and streams on or adjacent to the site.
- 35) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 36) Identify buildings proposed for demolition.
- 37) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 38) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DISTRICT STANDARDS

The plans comply with Ordinance 19-27 and 21-11: Orchard View PUD as amended.

- | | |
|-------------------------------------|---------------------|
| 39) Minimum Lot Area: | Area A: 7,200 SF |
| | Area B: 7,800 SF |
| 40) Minimum Lot Frontage: | Area A & B: 30 feet |
| 41) Minimum Building Setback Lines: | |
| a) Front Yard: | Area A & B: 25 feet |
| b) Side Yard: | Area A & B: 5 feet |



- i) Minimum Separation - Area A: 15 feet
- ii) Minimum Separation – Area B: 10 feet
- c) Rear Yard: Area A & B: 15 feet
- 42) Minimum Lot Width: Area A & B: 60 feet
- 43) Building Height: Area A: 35 feet
Area B: 30 feet
- 44) Minimum Building Size:
 - a) Area A:
 - i) Single Story: 1,300 SF
 - ii) Two Story: 1,600 SF; 900 SF Minimum Ground Floor Area
 - b) Area B:
 - i) Single Story: 1,400 SF
 - ii) Two Story: 1,600 SF; 900 SF Minimum Ground Floor Area

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

The plans comply.

- 45) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 46) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 47) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:



- a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 48) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

- 49) Architectural Standards (Ord. 19-27, Section 7.1):
- 50) Building Standards (Article 6.4):
- 51) Fence Standards (Article 6.5):
- 52) Height Standards (Ord. 19-27, Section 7.3):
- 53) Landscaping Standards (Ord. 19-27, Section 7.4):
- 54) Lighting Standards (Article 6.9):
- 55) Lot Standards (Article 6.10):
- 56) Setback Standards (Article 6.16):
- 57) Vision Clearance Standards (Article 6.19):
- 58) Yard Standards (Article 6.21):



DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

59) Block Standards (Article 8.1)

60) Easement Standards (Article 8.3)

61) Monument and Marker Standards (Article 8.5)

62) Open Space and Amenity Standards (Article 8.6)

63) Infrastructure Standards (Section 20 of PUD Ordinance)

64) Pedestrian Network Standards (Article 8.7)

- a) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:
 - i) Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.
 - ii) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
 - iii) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-way Standards as it may apply).

65) Storm Water Standards (Article 8.8)

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

67) Street Light Standards (Article 8.10)



- a) Street Lights at Intersections: The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all intersections within the development, consistent with the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and the public utility providing such lighting. The Public Works Department may reduce the number of intersections required to have street lighting. Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.
- b) Lighting between Intersections: Unless street lights have been provided at the lesser of either mid-Block or every fifteen (15) lots, a dusk-to-dawn light that operates on a photo cell shall be installed on each home site. This lighting shall be maintained by the Property Owner in perpetuity.

68) Street Sign Standards (Article 8.11)

69) Surety Standards (Article 8.12)

70) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1. Action: Hold a public hearing at the October 4, 2021, Plan Commission meeting. As the plans are compliant with the UDO and Orchard View PUD District, if neither the public nor the Plan Commission have any concerns and are satisfied with the proposed Overall Development Plan and Primary Plat (2110-SPP-23 & 2110-ODP-23), the Department recommends approval of the aforementioned items with the following conditions:

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

2. If any Plan Commission member has questions prior to the public hearings, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.

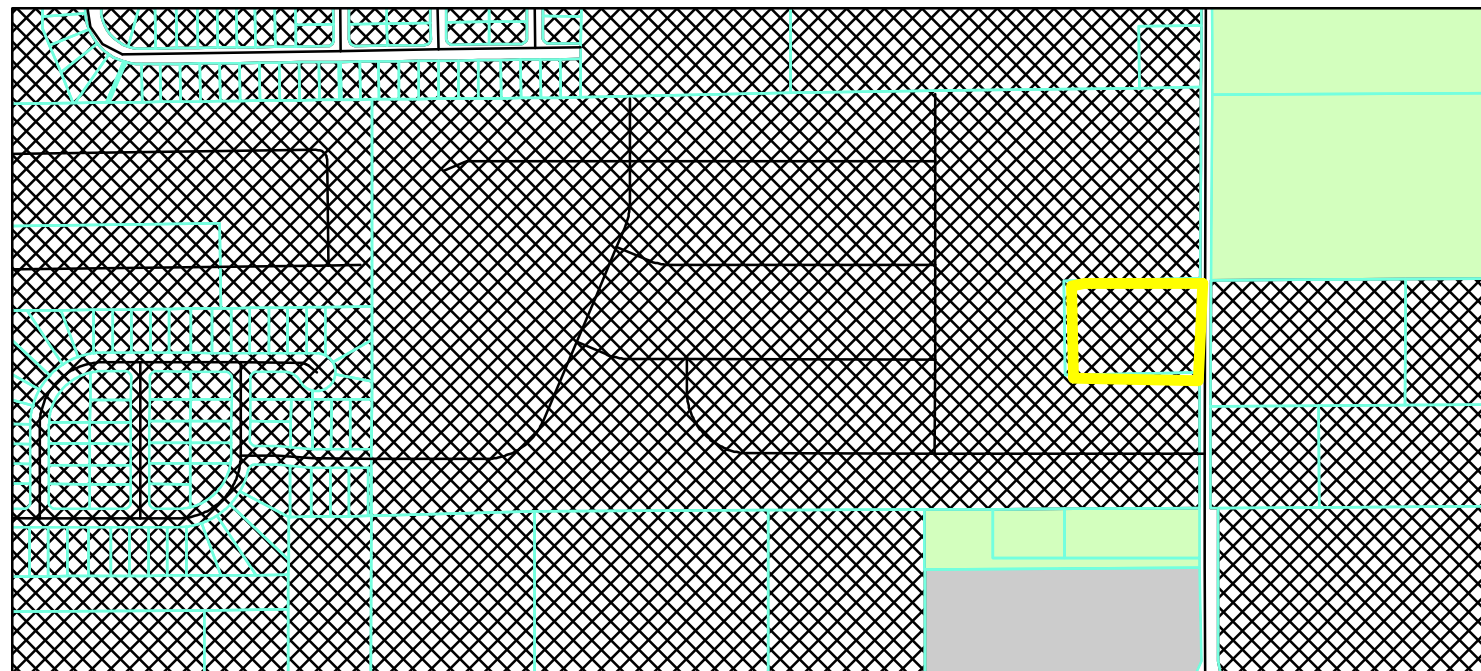
Orchard View ODP/SPP Amendment (Adding Real Estate)

Aerial Location Map

 Site

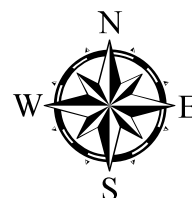


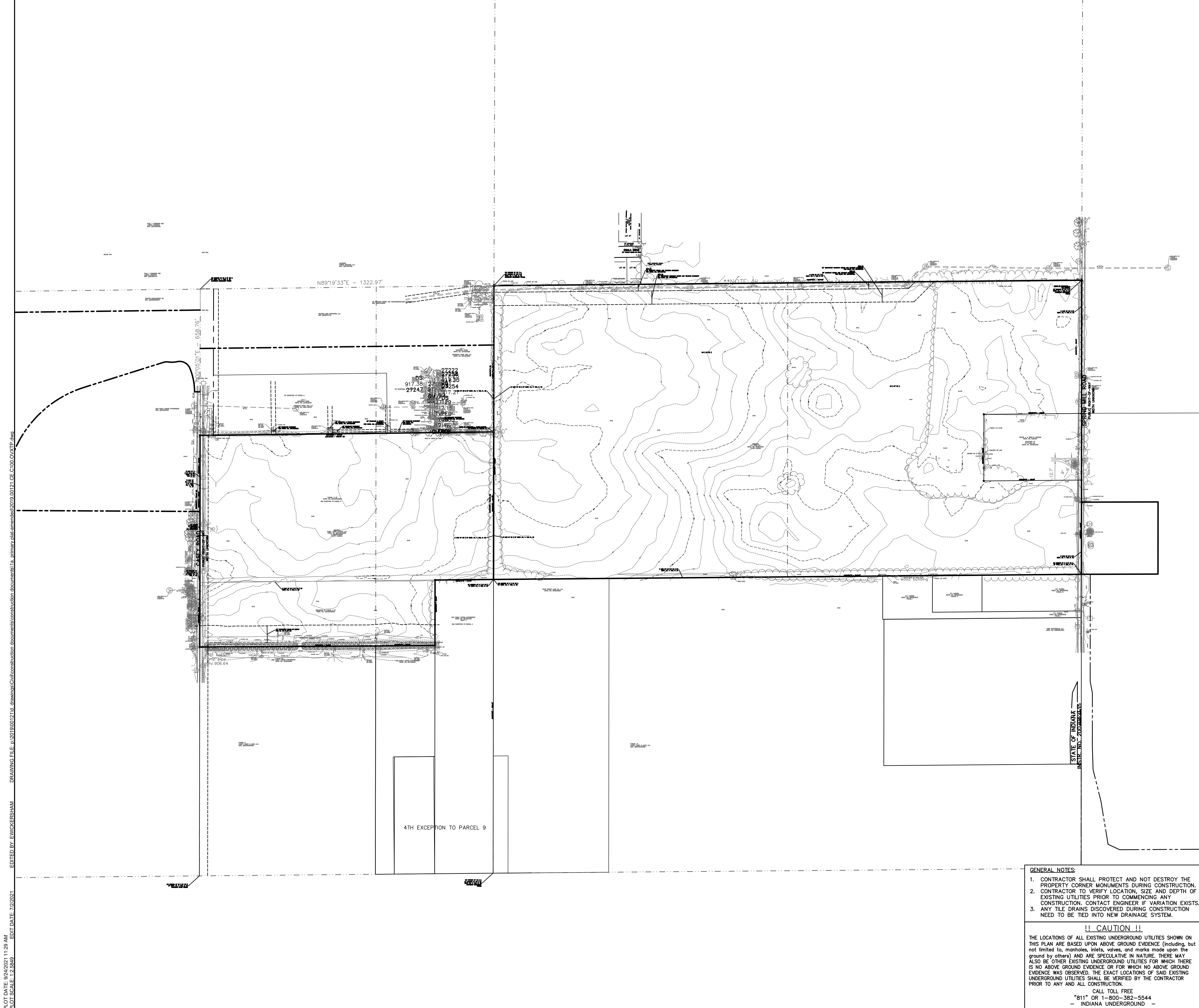
Zoning Map



 GIS DBO, PW, Streets
 Parcel
 Parcel
Zoning - All
 AG-SF1 (Agriculture - Single Family - 1)
 EI (Enclosed Industrial)
 PUD (Planned Unit Development)

0 0.075 0.15
Miles





0'200'400'

SCALE: 1"=200'

EXISTING LEGEND

Air Conditioner

Beehive Inlet

Bush

Clean Out

Combination Pole

Drainage Inlet

Drainage MH

Electric Box

Electric Handhole

Electric Meter Box

Electric Pedestal

Fire Hydrant

Flag

Gas Valve

Ground Light

Guy Wire

Hose Bib

Lid

Mail Box

Pine Tree

Post

Power Pole

Sanitary MH

Sign

Stand Pipe

Telephone Handhole

Telephone Marker

Telephone Pedestal

Telephone Pole

Transformer

Tree

Water Valve

BENCHMARK DATA

(NAD83 DATUM)
ORIGINATING BENCHMARK:
LEE 12A21
DISK DNR "LEE 12A21" ON THE EAST SIDE OF CASEY ROAD ±13' EAST OF EDGE OF PAVEMENT ±25' SOUTH OF MAILBOX 17906.
ELEV = 915.74
TBM #20
MAG SPIKE ON THE EAST SIDE OF COMBO POLE #838-8385, LOCATED ±15' EAST OF E CASEY ROAD AND ±125' NORTH OF THE REDWOOD SUBDIVISION SOUTH ENTRANCE.
ELEV: 914.255
TBM #21
MAG SPIKE ON THE EAST SIDE OF COMBO POLE #838-8391, LOCATED ±17' EAST OF E CASEY ROAD AND ±300' SOUTH OF SABRINA WAY.
ELEV: 917.156
TBM #22
MAG SPIKE ON THE SOUTH SIDE OF THE 30" TREE LOCATED AT THE SE CORNER OF THE REDWOOD SUBDIVISION ALONG THE TREELINE.
ELEV: 921.075
TBM #23
MAG SPIKE ON THE EAST SIDE OF POWER POLE #163-366, LOCATED ±25' WEST OF E SPRINGMILL ROAD AND AT THE SOUTHEAST CORNER OF RES #16218.
ELEV: 932.562
TBM #24
MAG SPIKE ON THE EAST SIDE OF THE COMBO POLE LOCATED ±25' WEST OF E SPRINGMILL ROAD AND ACROSS FROM THE ENTRANCE TO SHELBY MATERIALS.
ELEV: 929.326
TBM #25
MAG SPIKE ON THE SOUTHWEST SIDE OF THE 42" TREE LOCATED ALONG THE SOUTH BOUNDARY OF THE EAST FARM FIELD AND ±1500' WEST OF E SPRINGMILL ROAD.
ELEV: 930.475
TBM #26
MAG SPIKE ON THE SOUTHEAST SIDE OF THE FENCE CORNER POST LOCATED AT THE NORTHWEST CORNER OF WOODS AND ±725' WEST OF E SPRINGMILL ROAD.
ELEV: 932.356

LEGAL DESCRIPTION

PLT Parcel

Part of the North Half of the Southeast Quarter of Section 34, Township 19 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the northeast corner of said Southeast Quarter; thence South 00 degrees 03 minutes 18 seconds West 600.00 feet along the east line of said Southeast Quarter (assumed basis of bearings) to the northeast corner of the parcel conveyed to Newnam in Instrument Number 9321819, on file in the Office of the Recorder of Hamilton County, Indiana, the following three (3) courses are along the north, west and south lines of said Newnam parcel; 1)thence South 89 degrees 28 minutes 19 seconds West 440.00 feet; 2)thence South 00 degrees 03 minutes 18 seconds West 300.00 feet; 3)thence North 89 degrees 28 minutes 19 seconds East 440.00 feet to the east line of said Southeast Quarter; thence South 00 degrees 03 minutes 18 seconds West 424.51 feet along said east line to the southeast corner of said North Half; thence South 89 degrees 29 minutes 57 seconds West 2,648.13 feet along the south line of said North Half to the southwest corner thereof; thence North 00 degrees 04 minutes 45 seconds East 1,323.24 feet along the west line of said Southeast Quarter to the northwest corner thereof; thence North 89 degrees 28 minutes 18 seconds East 2,647.59 feet along the north line of said Southeast Quarter to the POINT OF BEGINNING. Containing 77.439 acres, more or less.

Casey, Casey & Hunt Parcel

Part of the East Half of the Southwest Quarter of Section 34, Township 19 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

Commencing at the northeast corner of said Southwest Quarter; thence South 00 degrees 04 minutes 45 seconds West 658.76 feet along the east line of said Southwest Quarter (assumed basis of bearings) to the northeast corner of Parcel 11 as described in Instrument Number 20040046558, on file in the Office of the Recorder of Hamilton County, Indiana, being the POINT OF BEGINNING; thence continue South 00 degrees 04 minutes 45 seconds West 664.48 feet along said east line to the southeast corner of the North Half of said Southwest Quarter; thence South 89 degrees 28 minutes 49 seconds West 263.39 feet along the south line of said North Half to the northwest corner of Tract 3 as described in Instrument Number 2013072718, on file in the Office of said Recorder; thence South 00 degrees 04 minutes 45 seconds West 294.41 feet along the west line of said Tract 3 to the northeast corner of the 4.098-acre parcel described in Instrument Number 2017039491, on file in the Office of said Recorder; thence South 89 degrees 28 minutes 04 seconds West 267.00 feet along the north line of said 4.098-acre parcel to its northwest corner and the northeast corner of the 18.738-acre parcel described in Instrument Number 2018022658, on file in the Office of said Recorder; thence South 89 degrees 39 minutes 07 seconds West 792.62 feet along the north line of said 18.738-acre parcel to the west line of the East Half of said Southwest Quarter; thence North 00 degrees 04 minutes 58 seconds East 953.39 feet along said west line to the northwest corner of said Parcel 11; thence North 89 degrees 19 minutes 33 seconds East 1,323.01 feet along said north line to the POINT OF BEGINNING. Containing 27.277 acres, more or less.

Newnam Parcel

A part of the Southeast Quarter of Section 34, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being more specifically described as follows:

Beginning at a point on the East line of the Southeast Quarter of Section 34, Township 19 North, Range 3 East, said point of beginning being South 00 degrees 00 minutes 00 seconds (assumed bearing) 600.00 feet from the Northeast corner of said Southeast Quarter (stone in casting found); thence South 00 degrees 00 minutes 00 seconds 300.00 feet on and along the East line of said Southeast Quarter; thence South 89 degrees 38 minutes 08 seconds West 440.00 feet parallel with the North line of said Southwest Quarter; thence North 00 degrees 00 minutes 00 seconds 300.00 feet parallel with the East line of said Southeast Quarter; thence North 89 degrees 38 minutes 08 seconds East 440.00 feet parallel with the North line of said Southeast Quarter to the point of beginning.

ARBOR HOMES

9225 HARRISON PARK COURT

INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.

9025 River Road, Suite 200 | Indianapolis, Indiana 46240

TEL 317.547.5580 | FAX 317.543.0270

www.structurepoint.com

ORCHARD VIEW

Spring Mill & Casey Road

Westfield, IN

2110-ODP-23

2110-SPP-23

X01

X02

X03

X04

X05

X06

X07

APPROVAL PENDING

NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

DATE: 11/01/2019

PROJECT PHASE: PRIMARY PLAT

REVISION SCHEDULE

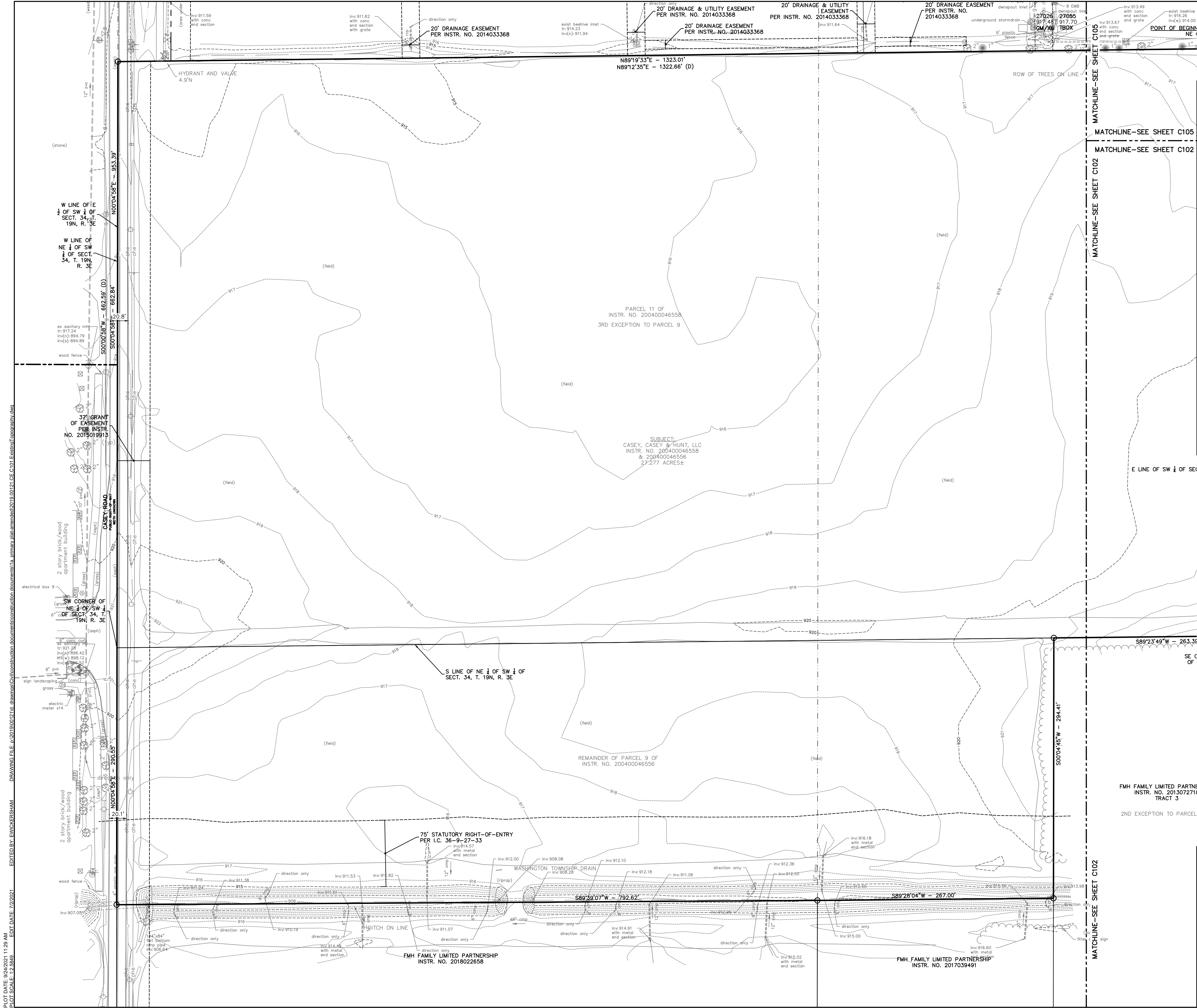
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/26/19
2	CITY COMMENTS	01/24/20
3	CITY COMMENTS	01/29/20
4	AMENDMENT	09/03/21
5	TAC COMMENTS	09/24/21

Project Number 2019.00121

OVERALL EXISTING TOPOGRAPHY

C100

DRAWING FILE: p:\2010\00121.dwg, Drawings\City\Construction documents\construction documents\2019.00121.CE.C100.OA\XT.Plot.dwg
EDIT DATE: 7/2/2021
PLOT DATE: 9/24/2021 11:29 AM
PLOT SCALE: 1:4,584



EXISTING LEGEND

Air Conditioner	Guy Wire
Beehive Inlet	Hose Bib
Bush	Lid
Clean Out	Mail Box
Combination Pole	Pine Tree
Drainage Inlet	Post
Drainage MH	Power Pole
Electric Box	Sanitary MH
Electric Handhole	Sign
Electric Meter Box	Stand Pipe
Electric Pedestal	Telephone Handhole
Fire Hydrant	Telephone Marker
Flag	Telephone Pedestal
Gas Valve	Telephone Pole
Ground Light	Transformer
Tree	Water Valve

BENCHMARK DATA

(NAD83 DATUM)

ORIGINATING BENCHMARK:
LEE 12A27
DISK DNR "LEE 12A27" ON THE EAST SIDE OF CASEY ROAD ±15' EAST OF EDGE OF PAVEMENT ±25' SOUTH OF MAILBOX 17006.
ELEV = 915.74

TM #20
MAG SPIKE ON THE EAST SIDE OF COMBO POLE #838-8385, LOCATED ±15' EAST OF CASEY ROAD AND ±125' NORTH OF THE REDWOOD SUBDIVISION SOUTH ENTRANCE
ELEV: 914.255

TM #21
MAG SPIKE ON THE EAST SIDE OF COMBO POLE #838-8391, LOCATED ±17' EAST OF CASEY ROAD AND ±300' SOUTH OF SABRINA WAY
ELEV: 917.156

TM #22
MAG SPIKE ON THE SOUTH SIDE OF THE 30" TREE LOCATED AT THE SE CORNER OF THE REDWOOD SUBDIVISION ALONG THE TREELINE
ELEV: 921.075

TM #23
MAG SPIKE ON THE EAST SIDE OF POWER POLE #183-366, LOCATED ±25' WEST OF SPRINGMILL ROAD AND AT THE SOUTHEAST CORNER OF RES #16218
ELEV: 932.562

TM #24
MAG SPIKE ON THE EAST SIDE OF THE COMBO POLE LOCATED ±25' WEST OF SPRINGMILL ROAD AND ACROSS FROM THE ENTRANCE TO SHELBY MATERIALS
ELEV: 929.326

TM #25
MAG SPIKE ON THE SOUTHWEST SIDE OF THE 42" TREE LOCATED ALONG THE SOUTH BOUNDARY OF THE EAST FARM FIELD AND ±1500' WEST OF SPRINGMILL ROAD
ELEV: 933.075

TM #26
MAG SPIKE ON THE SOUTHEAST SIDE OF THE FENCE CORNER POST LOCATED AT THE NORTHWEST CORNER OF WOODS AND ±725' WEST OF SPRINGMILL ROAD
ELEV: 932.956

GENERAL NOTES:

- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

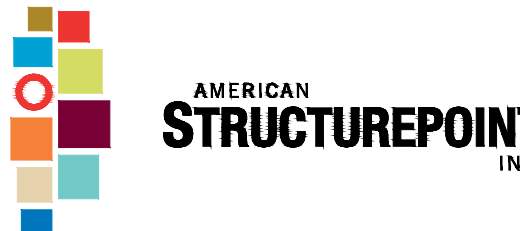
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ORCHARD VIEW
Spring Mill & Casey Road
Westfield, IN

2110-ODP-23
2110-SPP-23

	X05	X06	X07
X01	X02	X03	X04

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

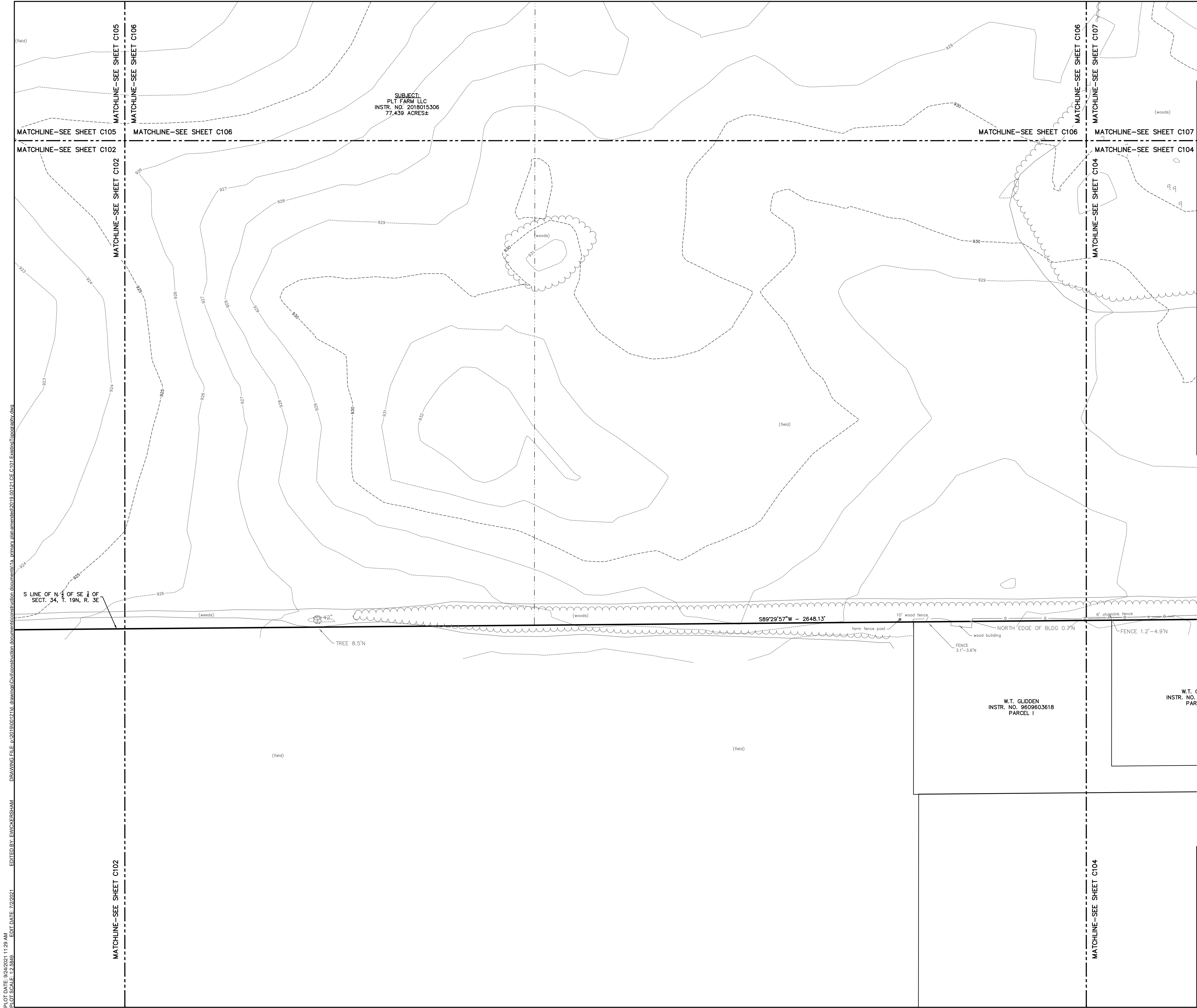
ISSUANCE INDEX	
DATE:	11/01/2019
PROJECT PHASE:	PRIMARY PLAN

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
△	CITY COMMENTS	11/26/19
△	CITY COMMENTS	01/24/20
△	CITY COMMENTS	01/29/20
△	AMENDMENT	09/03/21
△	TAC COMMENTS	09/24/21

Project Number 2019.00121

EXISTING
TOPOGRAPHY

C101



0' 50' 100'

SCALE: 1"=50'

EXISTING LEGEND

Air Conditioner	Guy Wire
Beehive Inlet	Hose Bib
Bush	Lid
Clean Out	Mail Box
Combination Pole	Pine Tree
Drainage Inlet	Post
Drainage MH	Power Pole
Electric Box	Sanitary MH
Electric Handhole	Sign
Electric Meter Box	Stand Pipe
Electric Pedestal	Telephone Handhole
Fire Hydrant	Telephone Marker
Flag	Telephone Pedestal
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Ground Light	Transformer
Tree	Water Valve

BENCHMARK DATA

(NAD83 DATUM)

ORIGINATING BENCHMARK:
LEE 12A21
DISK DNR "LEE 12A21" ON THE EAST SIDE OF CASEY ROAD ±1' EAST OF EDGE OF PAVEMENT ±25' SOUTH OF MAILBOX 17806.
ELEV = 915.74

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MAG SPIKE ON THE SOUTH SIDE OF THE 30" TREE LOCATED AT THE SE CORNER OF THE REDWOOD SUBDIVISION ALONG THE TREELINE
ELEV: 921.075

TM #23
MAG SPIKE ON THE EAST SIDE OF POWER POLE #183-366, LOCATED ±25' WEST OF SPRINGMILL ROAD AND AT THE SOUTHEAST CORNER OF RES #18218
ELEV: 932.562

TM #24
MAG SPIKE ON THE EAST SIDE OF THE COMBO POLE LOCATED ±25' WEST OF SPRINGMILL ROAD AND ACROSS FROM THE ENTRANCE TO SHELBY MATERIALS
ELEV: 929.326

TM #25
MAG SPIKE ON THE SOUTHWEST SIDE OF THE 42" TREE LOCATED ALONG THE SOUTH BOUNDARY OF THE EAST FARM FIELD AND ±1500' WEST OF SPRINGMILL ROAD
ELEV: 933.475

TM #26
MAG SPIKE ON THE SOUTHEAST SIDE OF THE FENCE CORNER POST LOCATED AT THE NORTHWEST CORNER OF WOODS AND ±725' WEST OF SPRINGMILL ROAD
ELEV: 932.956

GENERAL NOTES:

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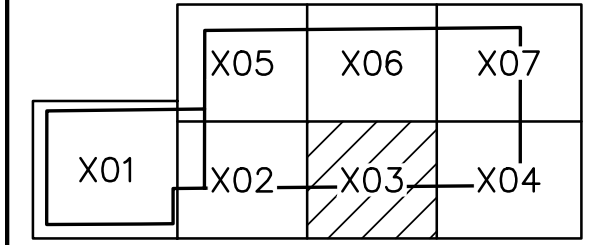
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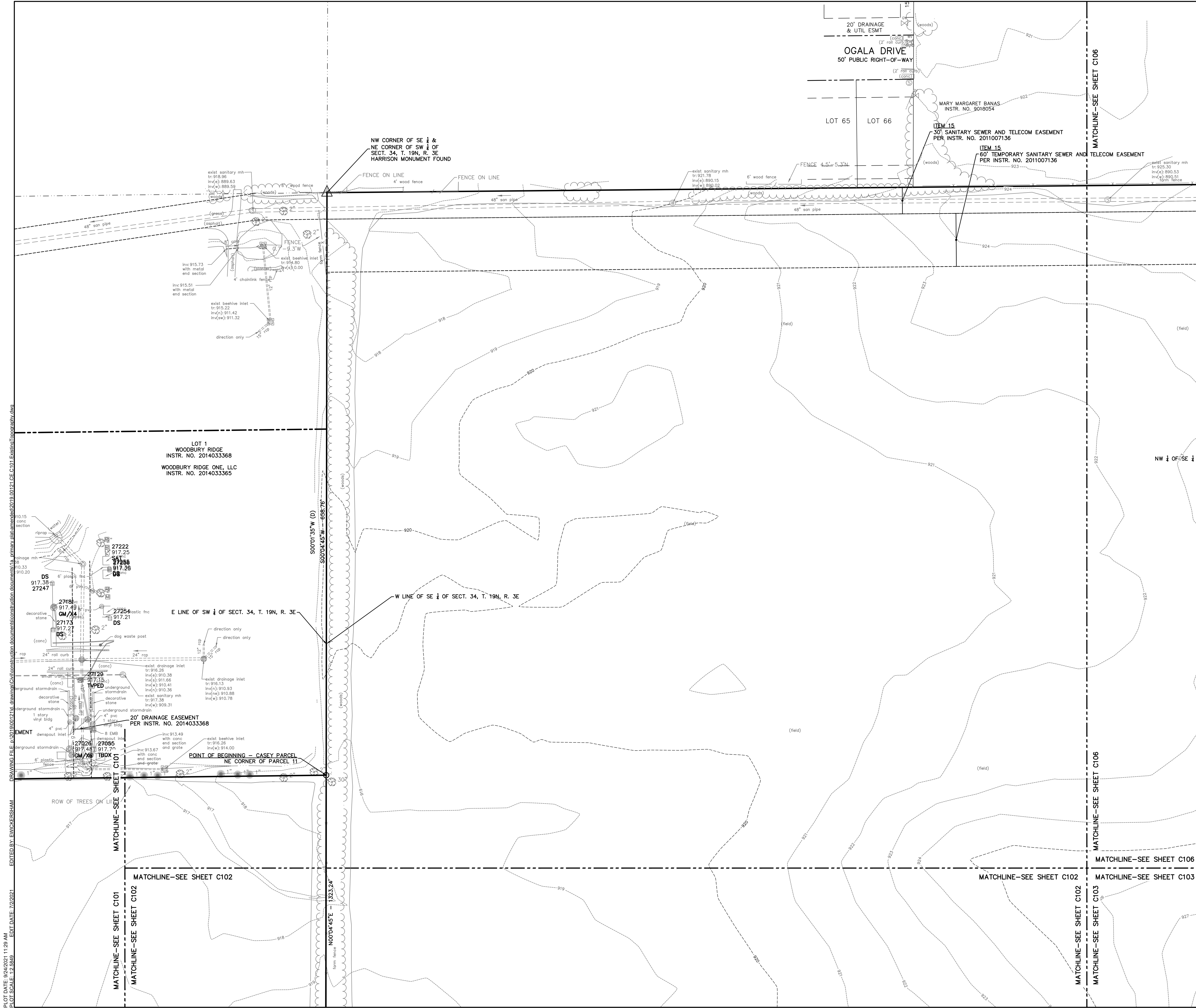
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Spring Mill & Casey Road
Westfield, IN

2110-ODP-23
2110-SPP-23



APPROVAL PENDING
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CERTIFIED BY		
ISSUANCE INDEX		
DATE:		
11/01/2019		
PROJECT PHASE:		
PRIMARY PLAT		
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/26/19
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3	CITY COMMENTS	01/29/20
4	AMENDMENT	09/03/21
5	TAC COMMENTS	09/24/21
Project Number		2019.00121
EXISTING TOPOGRAPHY		
C103		



EXISTING LEGEND

Air Conditioner	Guy Wire
Beehive Inlet	Hose Bib
Bush	Lid
Clean Out	Mail Box
Combination Pole	Pine Tree
Drainage Inlet	Post
Drainage MH	Power Pole
Electric Box	Sanitary MH
Electric Handhole	Sign
Electric Meter Box	Stand Pipe
Electric Pedestal	Telephone Handhole
Fire Hydrant	Telephone Marker
Flag	Telephone Pedestal
Gas Valve	Telephone Pole
Ground Light	Transformer

BENCHMARK DATA

(NAD83 DATUM)

ORIGINATING BENCHMARK:
LEE 12A21
DISK DNR "LEE 12A21" ON THE EAST SIDE OF CASEY ROAD ±1' EAST OF EDGE OF PAVEMENT ±25' SOUTH OF MAILBOX 17906.
ELEV = 915.74

TEM #20
MAG SPIKE ON THE EAST SIDE OF COMBO POLE #838-8385, LOCATED ±15' EAST OF CASEY ROAD AND ±125' NORTH OF THE REDWOOD SUBDIVISION SOUTH ENTRANCE
ELEV: 914.255

TEM #21
MAG SPIKE ON THE EAST SIDE OF COMBO POLE #838-8391, LOCATED ±17' EAST OF CASEY ROAD AND ±300' SOUTH OF SABRINA WAY
ELEV: 917.156

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ELEV: 921.075

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MAG SPIKE ON THE EAST SIDE OF POWER POLE #183-366, LOCATED ±25' WEST OF SPRINGMILL ROAD AND AT THE SOUTHEAST CORNER OF RES #16218
ELEV: 932.562

TEM #24
MAG SPIKE ON THE EAST SIDE OF THE COMBO POLE LOCATED ±25' WEST OF SPRINGMILL ROAD AND ACROSS FROM THE ENTRANCE TO SHELBY MATERIALS
ELEV: 929.326

TEM #25
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ELEV: 933.075

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ELEV: 932.956

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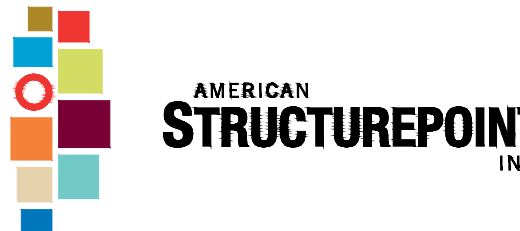
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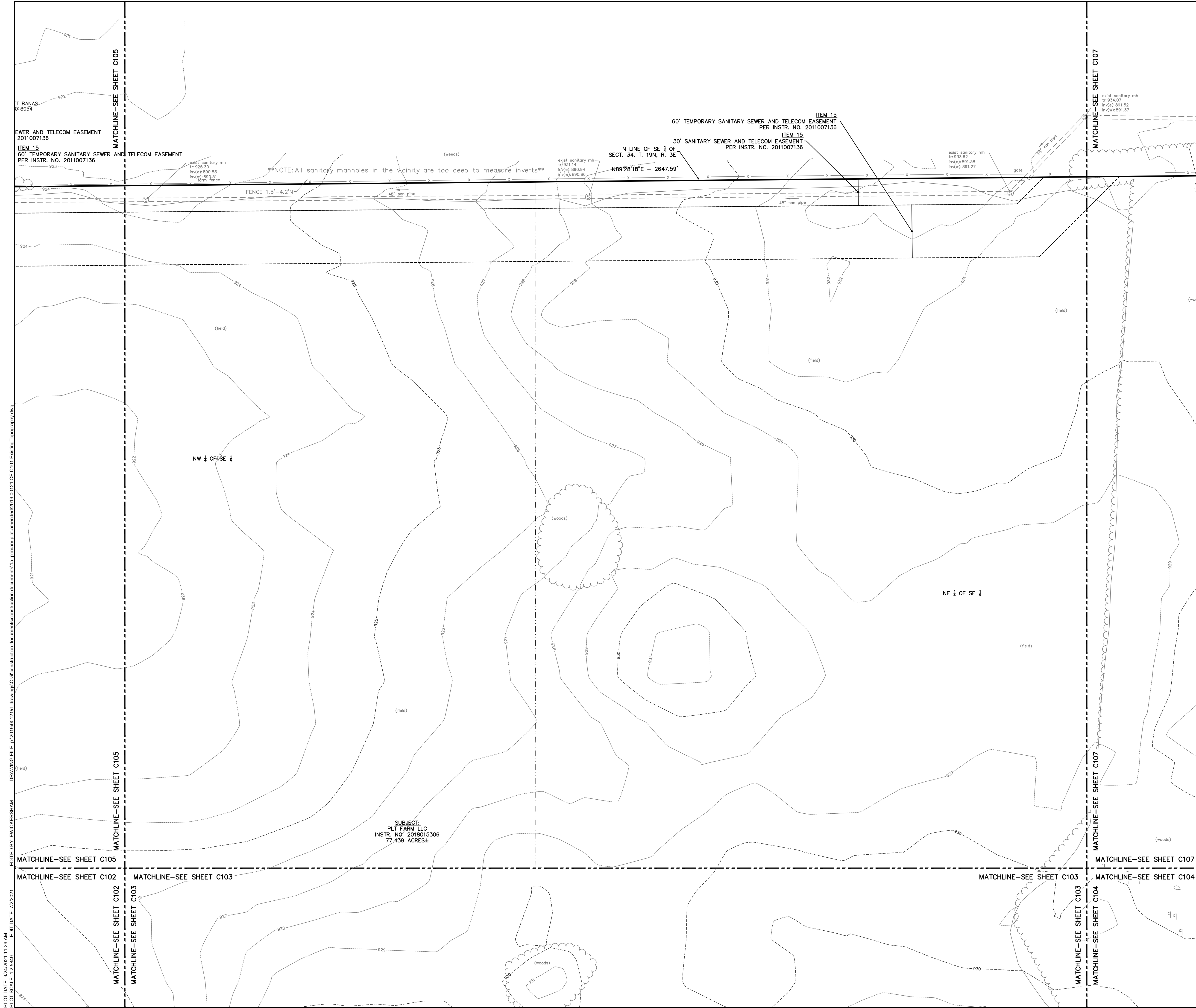
ISSUANCE INDEX	
DATE:	11/01/2019
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5	TAC COMMENTS	09/24/21

Project Number 2019.00121

EXISTING
TOPOGRAPHY

C105



0' 50' 100'

SCALE: 1"=50'

EXISTING LEGEND

	Air Conditioner		Guy Wire
	Beehive Inlet		Hose Bib
	Bush		Lid
	Clean Out		Mail Box
	Combination Pole		Pine Tree
	Drainage Inlet		Post
	Drainage MH		Power Pole
	Electric Box		Sanitary MH
	Electric Handhole		Sign
	Electric Meter Box		Stand Pipe
	Electric Pedestal		Telephone Handhole
	Fire Hydrant		Telephone Marker
	Flag		Telephone Pedestal
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	Ground Light		Transformer

BENCHMARK DATA

(NAD83 DATUM)

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TEM #21
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ELEV:932.562

TEM #24
MAG SPIKE ON THE EAST SIDE OF THE COMBO POLE LOCATED ±25' WEST OF E SPRINGMILL ROAD AND ACROSS FROM THE ENTRANCE TO SHELBY MATERIALS
ELEV:929.326

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ELEV:933.475

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PROJECT PHASE:	PRIMARY PLAT	

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NO.	DESCRIPTION	DATE
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△	CITY COMMENTS	01/29/20
△	AMENDMENT	09/03/21
△	TAC COMMENTS	09/24/21

Project Number 2019.00121

EXISTING TOPOGRAPHY

C106

EDIT DATE: 7/2/2021
PLOT DATE: 9/24/2021 11:29 AM
PLOT SCALE: 1"=50'
DRAWING FILE: p:\2010\00121\4. Drawing\Civil\construction documents\primary plat\amended\2019.00121.CE.C106.Easting\topography.dwg
EDITED BY: RWICKERSHAM

LEGAL DESCRIPTION

Part of the North Half of the Southeast Quarter of Section 34, Township 19 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the northeast corner of said Southeast Quarter; thence South 00 degrees 03 minutes 18 seconds West 600.00 feet along the east line of said Southeast Quarter (assumed basis of bearings) to the northeast corner of the parcel conveyed to Newnam in Instrument Number 9321819, on file in the Office of the Recorder of Hamilton County, Indiana, the following three (3) courses are along the north, west and south lines of said Newnam parcel; 1)thence South 89 degrees 28 minutes 19 seconds West 440.00 feet; 2)thence South 00 degrees 03 minutes 18 seconds West 300.00 feet; 3)thence North 89 degrees 28 minutes 19 seconds East 440.00 feet to the east line of said Southeast Quarter; thence South 00 degrees 03 minutes 18 seconds West 424.51 feet along said east line to the southeast corner of said North Half; thence South 89 degrees 29 minutes 57 seconds West 2,648.13 feet along the south line of said North Half to the southwest corner thereof; thence North 00 degrees 04 minutes 45 seconds East 1,323.24 feet along the west line of said Southeast Quarter to the northwest corner thereof; thence North 89 degrees 28 minutes 18 seconds East 2,647.59 feet along the north line of said Southeast Quarter to the POINT OF BEGINNING. Containing 77.439 acres, more or less.

Casey, Casey & Hunt Parcel

Part of the East Half of the Southwest Quarter of Section 34, Township 19 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

Commencing at the northeast corner of said Southwest Quarter; thence South 00 degrees 04 minutes 45 seconds West 658.76 feet along the east line of said Southwest Quarter (assumed basis of bearings) to the northeast corner of Parcel 11 as described in Instrument Number 200400046558, on file in the Office of the Recorder of Hamilton County, Indiana, being the POINT OF BEGINNING; thence continue South 00 degrees 04 minutes 45 seconds West 664.48 feet along said east line to the southeast corner of the North Half of said Southwest Quarter; thence South 89 degrees 23 minutes 49 seconds West 263.39 feet along the south line of said North Half to the northwest corner of Tract 3 as described in Instrument Number 2013072718, on file in the Office of said Recorder; thence South 00 degrees 04 minutes 45 seconds West 294.41 feet along the west line of said Tract 3 to the northeast corner of the 4.098-acre parcel described in Instrument Number 2017039491, on file in the Office of said Recorder; thence South 89 degrees 28 minutes 04 seconds West 267.00 feet along the north line of said 4.098-acre parcel to its northwest corner and the northeast corner of the 18.738-acre parcel described in Instrument Number 2018022658, on file in the Office of said Recorder; thence South 89 degrees 39 minutes 07 seconds West 792.62 feet along the north line of said 18.738-acre parcel to the west line of the East Half of said Southwest Quarter; thence North 00 degrees 04 minutes 58 seconds East 953.39 feet along said west line to the northwest corner of said Parcel 11; thence North 89 degrees 19 minutes 33 seconds East 1,323.01 feet along said north line to the POINT OF BEGINNING. Containing 27.277 acres, more or less.

Newnam Parcel

A part of the Southeast Quarter of Section 34, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being more specifically described as follows:

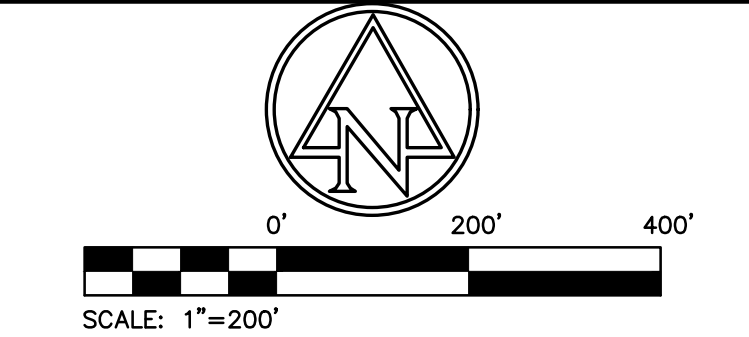
Beginning at a point on the East line of the Southeast Quarter of Section 34, Township 19 North, Range 3 East, said point of beginning being South 00 degrees 00 minutes 00 seconds (assumed bearing) 600.00 feet from the Northeast corner of said Southeast Quarter (stone in casting found); thence South 00 degrees 00 minutes 00 seconds 300.00 feet on and along the East line of said Southeast Quarter; thence South 89 degrees 38 minutes 08 seconds West 440.00 feet parallel with the North line of said Southwest Quarter; thence North 00 degrees 00 minutes 00 seconds 300.00 feet parallel with the East line of said Southeast Quarter; thence North 89 degrees 38 minutes 08 seconds East 440.00 feet parallel with the North line of said Southeast Quarter to the point of beginning.

OPEN SPACE TABLE

COMMON AREA A ±0.93 AC	COMMON AREA H ±0.52 AC
COMMON AREA B ±2.80 AC	COMMON AREA J ±2.00 AC
COMMON AREA C ±0.42 AC	COMMON AREA K ±9.56 AC
COMMON AREA D ±0.10 AC	COMMON AREA L ±0.63 AC
COMMON AREA E ±7.49 AC	COMMON AREA M ±0.91 AC
COMMON AREA F ±2.53 AC	COMMON AREA N ±0.09 AC
COMMON AREA G ±0.14 AC	COMMON AREA P ±0.40 AC
TOTAL COMMON AREA	±28.52 AC

BENCHMARK DATA

(NAD83 88 DATUM)
ORIGINATING BENCHMARK:
LEE 12A21
DISK ONE "LEE 12A21" ON THE EAST SIDE OF CASEY ROAD ±3' EAST OF EDGE OF PAVEMENT ±25' SOUTH OF MAILBOX 17908.
ELEV = 915.74
TBM #20
MAG SPIKE ON THE EAST SIDE OF COMBO POLE #B38-B385, LOCATED ±15' EAST OF E CASEY ROAD AND ±125' NORTH OF THE REDWOOD SUBDIVISION SOUTH ENTRANCE ELEV=914.25
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TBM #22
MAG SPIKE ON THE SOUTH SIDE OF THE 30" TREE LOCATED AT THE SE CORNER OF THE REDWOOD SUBDIVISION ALONG THE TREELINE ELEV=921.075
TBM #23
MAG SPIKE ON THE EAST SIDE OF POWER POLE #B3-366, LOCATED ±25' WEST OF E SPRINGMILL ROAD AND AT THE SOUTHEAST CORNER OF RES #8218 ELEV=932.362
TBM #24
MAG SPIKE ON THE EAST SIDE OF THE COMBO POLE LOCATED ±25' WEST OF E SPRINGMILL ROAD AND ACROSS FROM THE ENTRANCE TO SHELBY MATERIALS ELEV=939.329
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Bush	Lid
Clean Out	Mail Box
Combination Pole	PineTree
Drainage Inlet	Post
Drainage MH	Power Pole
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Electric Handhole	Sign
Electric Meter Box	Stand Pipe
Electric Pedestal	Telephone Handhole
Fire Hydrant	Telephone Marker
Flag	Telephone Pedestal
Gas Valve	Telephone Pole
Ground Light	Transformer

SITE LEGEND

B/B	BACK-TO-BACK
R/W	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
D.&T.P.E.	DRAINAGE & TREE PRESERVATION EASEMENT
U.&D.E.	UTILITY AND DRAINAGE EASEMENT
U.D.&S.E.	UTILITY, DRAINAGE, AND SANITARY EASEMENT
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
T.P.E.	TREE PRESERVATION EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
SS	SANITARY SEWER & STRUCTURE
W	STORM SEWER & STRUCTURES
8"	8" C900 WATER MAIN
W	WATER VALVE & HYDRANT
*	STREET LIGHT

SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±107.75 AC
AREA A (EAST):	±79.97 AC
AREA B (WEST):	±27.28 AC
PROPOSED PUBLIC RIGHT-OF-WAY:	±19.64 AC (18.2%)
COMMON AREA:	±28.52 AC (26.5%)
NORMAL POOL POND AREA:	±6.78 AC (6.3%)
AMENITIES AREA A:	±0.40 AC (0.4%)
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TOTAL LOT AREA:	±59.59 AC (55.3%)
TOTAL LOTS:	279
GROSS DENSITY:	2.6 LOTS/ACRE
AREA A	
NUMBER OF LOTS:	207
MINIMUM LOT SIZE:	60'x120'
MINIMUM LOT AREA	7,200 SF
MINIMUM SIDE YARD:	5' / 15' SEPARATION
AREA B	
NUMBER OF LOTS:	72
MINIMUM LOT SIZE:	60'x130'
MINIMUM LOT AREA:	7,800 SF
MINIMUM SIDE YARD:	5' / 10' SEPARATION
MIN. FRONT YARD:	25'
MIN. REAR YARD:	15'
SPRING MILL ROAD FRONTAGE:	1,325 LF
CASEY ROAD FRONTAGE:	953 LF
LOCAL ROAD LENGTH:	12,326 LF
TYPICAL R/W WIDTH:	150' (SPRING MILL ROAD) 59' (LOCAL) 120' (CASEY ROAD)

ARCHITECTURAL STANDARDS

- * SIDE ELEVATIONS: THOSE LOTS INDICATED WITH A (H) SHALL REQUIRE A MINIMUM OF THREE (3) DIFFERENT FINISH FACADE STYLES FROM THE LIST BELOW FOR EACH SIDE ELEVATION. A BRICK OR STONE WAINSCOT IS REQUIRED AS ONE OF THE FINISHED FACADE STYLES. THIS REQUIREMENT EXCLUDES DWELLINGS WITH A HIP ROOF WHEREAS THE REQUIREMENT SHALL BE TWO (2) DIFFERENT FINISH FACADE STYLES. SHOULD A FULL FIRST FLOOR BRICK WRAP IS SELECTED, SAID BRICK SHALL SATISFY THE INTENT OF THIS REQUIREMENT. FINISHED FACADE STYLES SHALL INCLUDE, BUT ARE NOT LIMITED TO BRICK, STONE, HORIZONTAL SIDING, BAT AND BOARD SIDING, TUDOR STYLE SIDING AND CEDAR SHAKE SIDING.
- REAR ELEVATIONS: THOSE LOTS INDICATED WITH (C) SHALL REQUIRE ONE OF THE FOLLOWING A SUNROOM, SCREENED-IN-PORCH, COVERED PATIO OR COVERED PORCH, OR A FOUR (4) FEET DEEP OFFSET ON THE REAR. THE WINDOWS ON SAID REAR ELEVATION SHALL HAVE SHUTTERS AND WINDOW GRIDS.

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
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3. ANY TILE DRAINS DISCOVERED DURING CONSTRUCTION NEED TO BE TIED INTO NEW DRAINAGE SYSTEM.

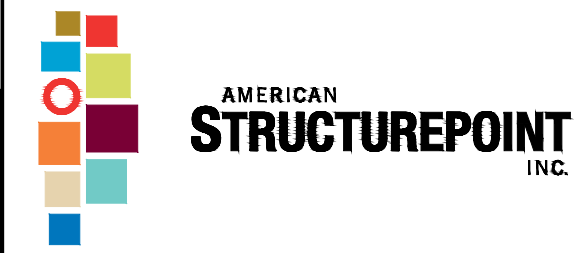
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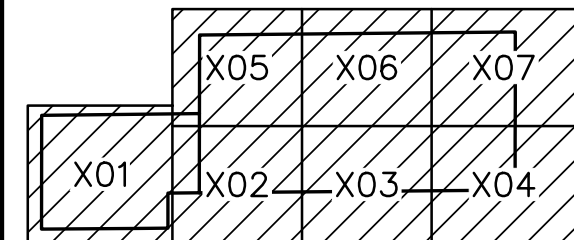


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Spring Mill & Casey Road
Westfield, IN

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CERTIFIED BY

ISSUANCE INDEX

DATE:	11/01/2019
PROJECT PHASE:	PRIMARY PLAT

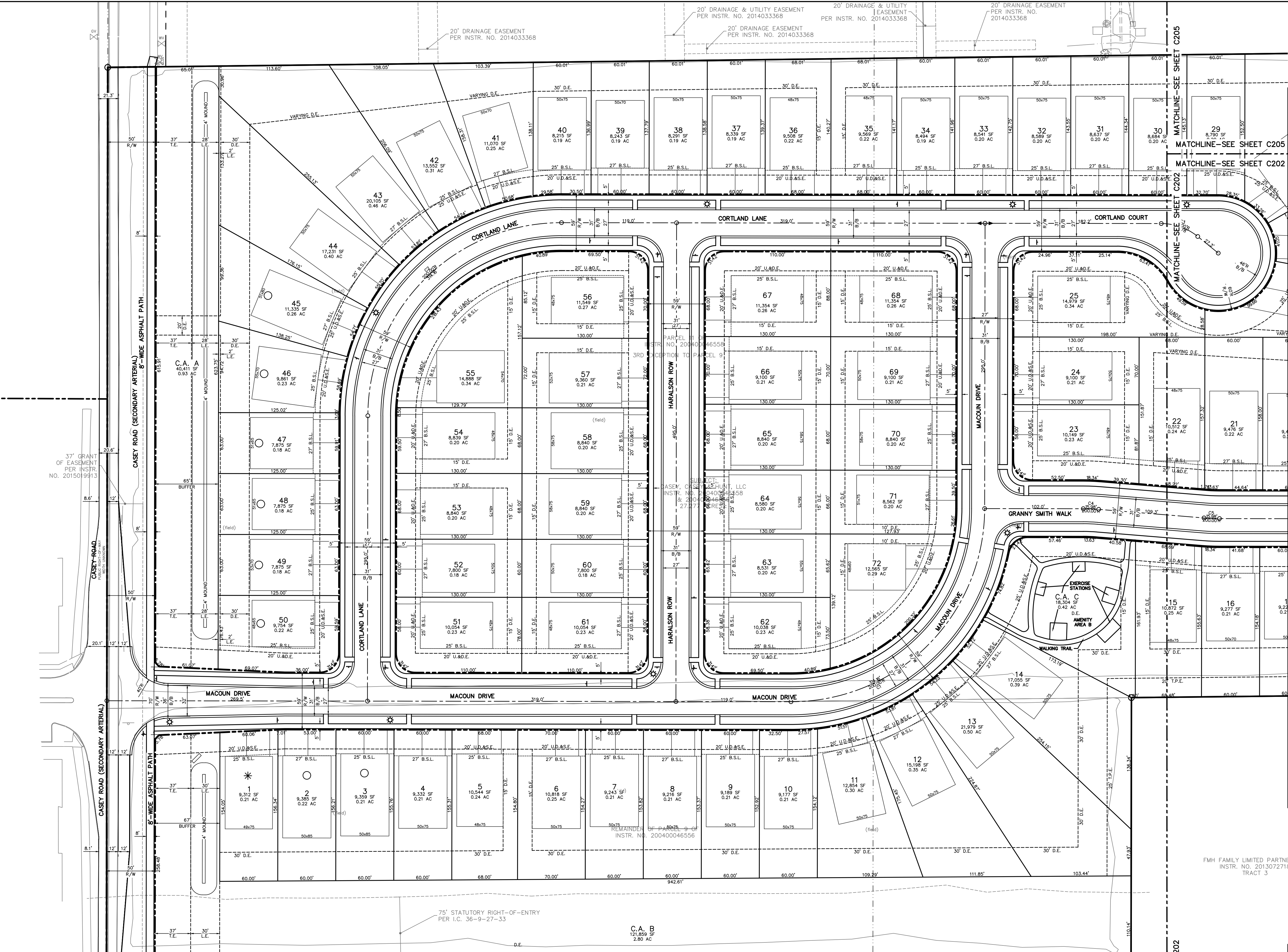
NO.	DESCRIPTION	DATE
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△	CITY COMMENTS	01/24/20
△	CITY COMMENTS	01/29/20
△	AMENDMENT	09/03/21
△	TAC COMMENTS	09/24/21

Project Number 2019.00121

OVERALL
PRIMARY PLAT

C200

DRAWING FILE: p:\2010\0121\14.dwg (Drawing) \Civil\construction documents\14 primary plat\mnd\2019.01.21.C201.Primar.Plat.dwg
EDIT DATE: 9/2/2021
EDIT BY: EWICKERSHAM
PLOT DATE: 9/2/2021 1:30 AM
PLOT SCALE: 1"=50'



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0' 50' 100'

SCALE: 1"=50'

EXISTING LEGEND

SITE LEGEND

B/B	BACK-TO-BACK
R/W	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
D.&T.P.E.	DRAINAGE & TREE PRESERVATION EASEMENT
U.&D.E.	UTILITY AND DRAINAGE EASEMENT
U.D.&S.E.	UTILITY, DRAINAGE, AND SANITARY EASEMENT
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
T.P.E.	TREE PRESERVATION EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
SS	SANITARY SEWER & STRUCTURE
W	STORM SEWER & STRUCTURES
W	8" C900 WATER MAIN
W	WATER VALVE & HYDRANT
W	STREET LIGHT

SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±107.75 AC
AREA A (EAST):	±79.97 AC
AREA B (WEST):	±27.28 AC
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MINIMUM LOT AREA:	7,200 SF
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NUMBER OF LOTS:	72
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OPEN SPACE TABLE

COMMON AREA A	±0.93 AC	COMMON AREA H	±0.52 AC
COMMON AREA B	±2.80 AC	COMMON AREA J	±2.00 AC
COMMON AREA C	±0.42 AC	COMMON AREA K	±9.56 AC
COMMON AREA D	±0.10 AC	COMMON AREA L	±0.63 AC
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COMMON AREA G	±0.14 AC	COMMON AREA P	±0.40 AC
TOTAL COMMON AREA	±28.52 AC		

GENERAL NOTES:

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X05	X06	X07
X01	X02	X03
X04		

APPROVED FOR CONSTRUCTION

NOSEDRAG

INDIANA

PROFESSIONAL ENGINEER

JOSHUA H. CRIBBEN

CERTIFIED BY

ISSUANCE INDEX

DATE:	11/01/2019
PROJECT PHASE:	PRIMARY PLAT

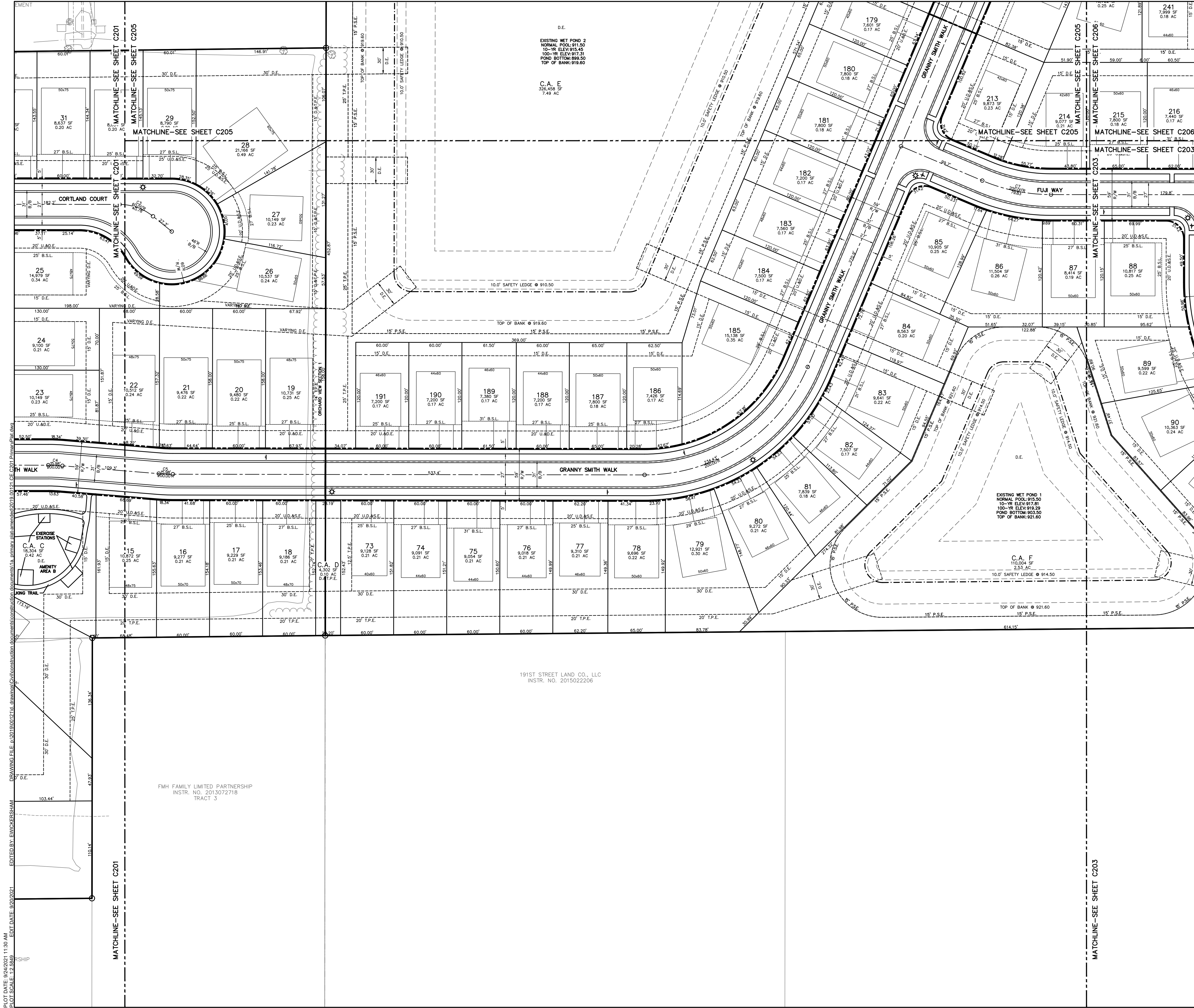
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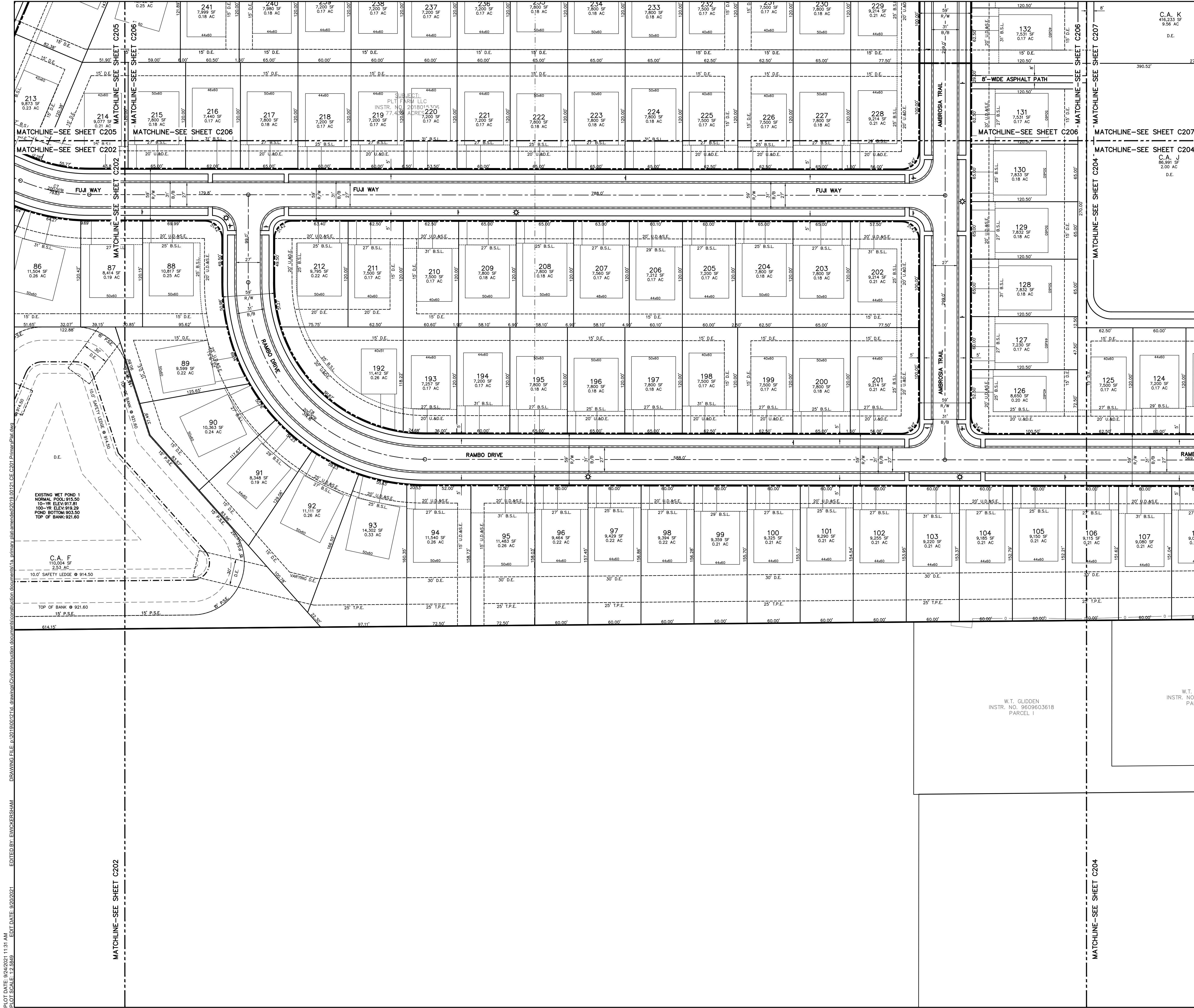
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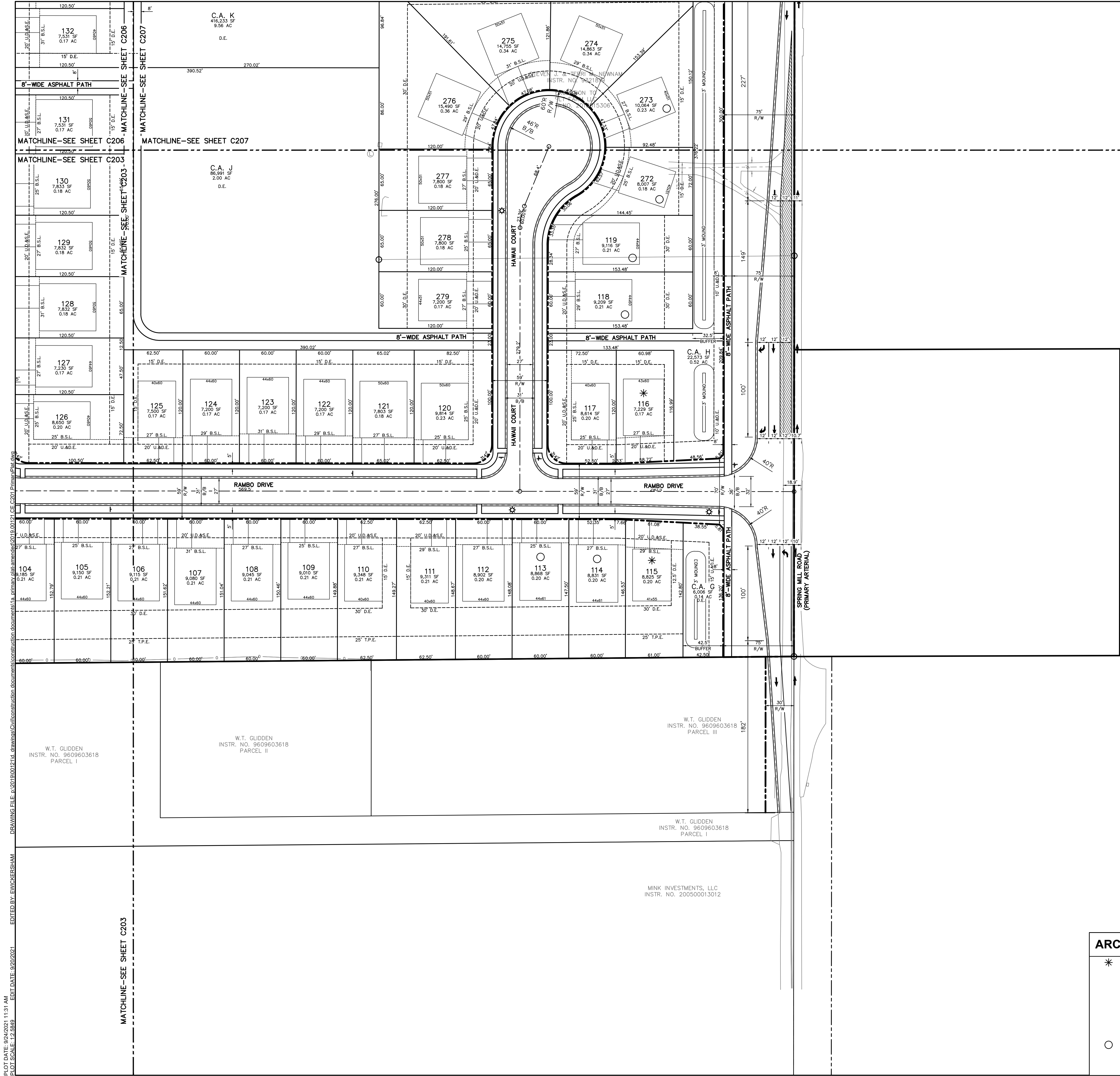
Project Number 2019.00121

PRIMARY PLAT

C201









0'50'100'

SCALE: 1"=50'

EXISTING LEGEND

Air Conditioner

Beehive Inlet

Bush

Clean Out

Combination Pole

Drainage Inlet

Drainage MH

Electric Box

Electric Handhole

Electric Meter Box

Electric Pedestal

Fire Hydrant

Flag

Gas Valve

Ground Light

Guy Wire

Hose Bib

Lid

Mail Box

PineTree

Post

Power Pole

Sanitary MH

Sign

Stand Pipe

Telephone Handhole

Telephone Pedestal

Telephone Pole

Transformer

Tree

Water Valve

SITE LEGEND

B/B

R/O-WAY

D.E.

D.&T.P.E.

U.&D.E.

B.S.L.

C.A.

T.P.E.

R.C."/>

SS

W

S

BACK-TO-BACK

RIGHT-OF-WAY

DRAINAGE EASEMENT

DRAINAGE & TREE PRESERVATION EASEMENT

UTILITY, AND DRAINAGE EASEMENT

UTILITY, DRAINAGE, AND SANITARY EASEMENT

BUILDING SETBACK LINE

COMMON AREA

TREE PRESERVATION EASEMENT

PERPETUAL STORMWATER EASEMENT

SANITARY SEWER & STRUCTURE

STORM SEWER & STRUCTURES

8" C900 WATER MAIN

WATER VALVE & HYDRANT

STREET LIGHT

SITE DATA TABLE

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PUD

GROSS AREA:

±107.75 AC

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TOTAL LOT AREA:

±59.59 AC (55.3%)

TOTAL LOTS:

279

GROSS DENSITY:

2.6 LOTS/ACRE

AREA A

NUMBER OF LOTS:

207

MINIMUM LOT SIZE:

60'x120'

MINIMUM LOT AREA

7,200 SF

MINIMUM SIDE YARD:

5' / 15' SEPARATION

AREA B

NUMBER OF LOTS:

72

MINIMUM LOT SIZE:

60'x130'

MINIMUM LOT AREA:

7,800 SF

MINIMUM SIDE YARD:

5' / 10' SEPARATION

MIN. FRONT YARD:

25'

MIN. REAR YARD:

15'

SPRING MILL ROAD FRONTAGE:

1,325 LF

CASEY ROAD FRONTAGE:

953 LF

LOCAL ROAD LENGTH:

12,326 LF

TYPICAL R/W WIDTH:

150' (SPRING MILL ROAD)

59' (LOCAL)

120' (CASEY ROAD)

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±0.93 AC

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±2.80 AC

COMMON AREA C

±0.42 AC

COMMON AREA D

±0.10 AC

COMMON AREA E

±7.49 AC

COMMON AREA F

±2.53 AC

COMMON AREA G

±0.14 AC

COMMON AREA H

±0.52 AC

COMMON AREA I

±2.00 AC

COMMON AREA J

±2.00 AC

COMMON AREA K

±9.56 AC

COMMON AREA L

±0.63 AC

COMMON AREA M

±0.91 AC

COMMON AREA N

±0.09 AC

COMMON AREA O

±0.40 AC

COMMON AREA P

±0.40 AC

TOTAL COMMON AREA

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X01

X02

X03

X04

X05

X06

X07

INDIANA PROFESSIONAL ENGINEER

APPROVAL FOR CONSTRUCTION

NOSE DRUM

INDIANA PROFESSIONAL ENGINEER

Joshua H. Chisholm

CERTIFIED BY

ISSUANCE INDEX

DATE:

11/01/2019

PROJECT PHASE:

PRIMARY PLAT

REVISION SCHEDULE

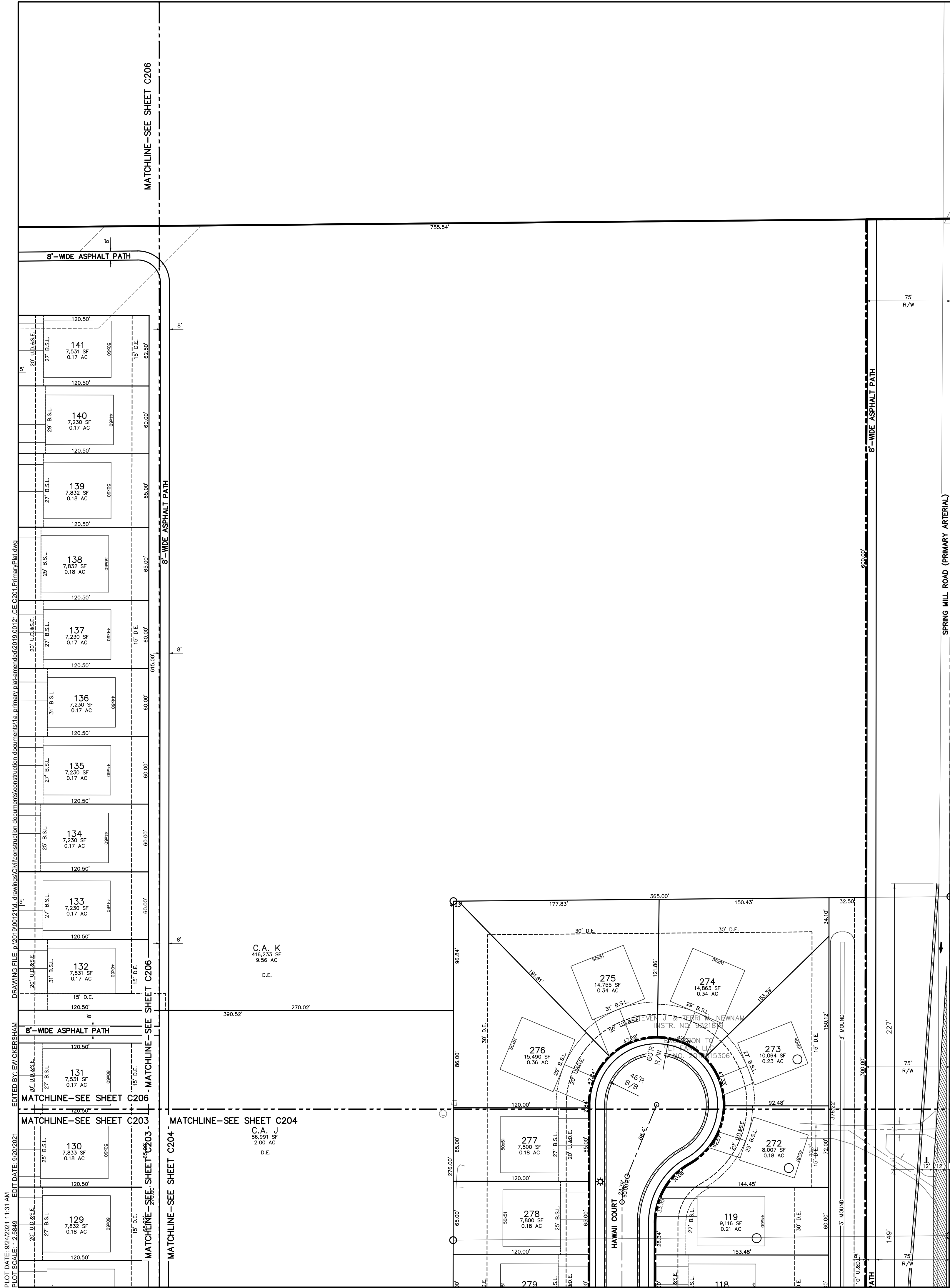
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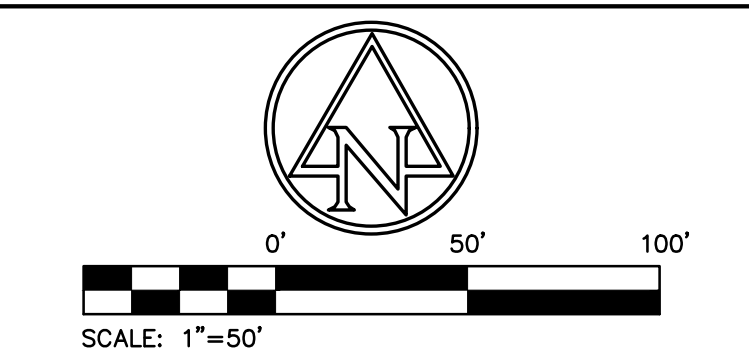
2019.00121

PRIMARY PLAT

C206



CURVE DATA TABLE					
CURVE NUMBER	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)	CENTRAL ANGLE
C1	314.16	200.00	S45°04'58"W	282.84	90°00'00"
C2	314.16	200.00	N45°04'58"E	282.84	90°00'00"
C3	40.78	60.00	S70°26'45"E	40.00	38°56'34"
C4	15.98	200.00	N87°37'40"W	15.98	4°34'44"
C5	15.98	200.00	N87°37'40"W	15.98	4°34'44"
C7	79.83	200.00	S78°30'37"E	79.30	22°52'09"
C8	314.16	200.00	S44°56'42"E	282.84	90°00'00"
C9	23.39	60.00	S78°53'19"W	23.24	22°19'59"
C10	79.83	200.00	S11°29'23"W	79.30	22°52'09"
C11	79.83	200.00	S78°30'37"E	79.30	22°52'09"



EXISTING LEGEND

- Air Conditioner
- Beehive Inlet
- Bush
- Clean Out
- Combination Pole
- Drainage Inlet
- Drainage MH
- Electric Box
- Electric Handhole
- Electric Meter Box
- Electric Pedestal
- Fire Hydrant
- Flag
- Gas Valve
- Ground Light

Guy WireHose BibLidMail BoxPineTreePostPower PoleSanitary MHSignStand PipeTelephone HandholeTelephone MarkerTelephone PedestalTelephone PoleTransformerTreeWater Valve

SITE LEGEND

- B/B
- R/W
- D.E.
- D.&T.P.E.
- U.&D.E.
- U.D.&S.E.
- B.S.L.
- C.A.
- T.P.E.
- P.S.E.
- SS
- W
- Star

BACK-TO-BACKRIGHT-OF-WAYDRAINAGE EASEMENTDRAINAGE & TREE PRESERVATION EASEMENTUTILITY, DRAINAGE, AND SANITARY EASEMENTBUILDING SETBACK LINECOMMON AREATREE PRESERVATION EASEMENTPERPETUAL STORMWATER EASEMENTSANITARY SEWER & STRUCTURESTORM SEWER & STRUCTURES8" C900 WATER MAINWATER VALVE & HYDRANTSTREET LIGHT

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	X05	X06	X07
X01	X02	X03	X04



Joshua H. Chisholm
CERTIFIED BY

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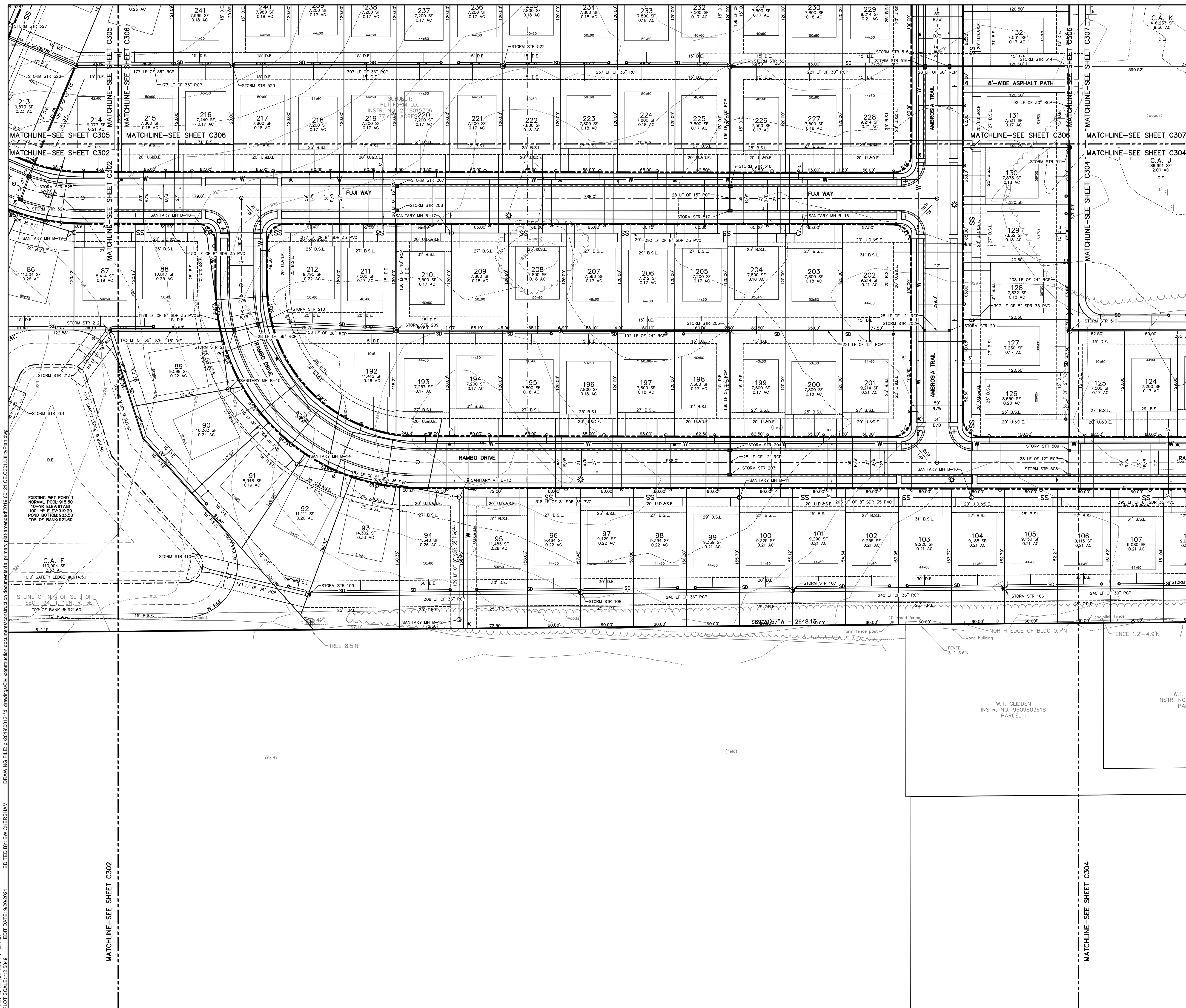
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NO.	DESCRIPTION	DATE
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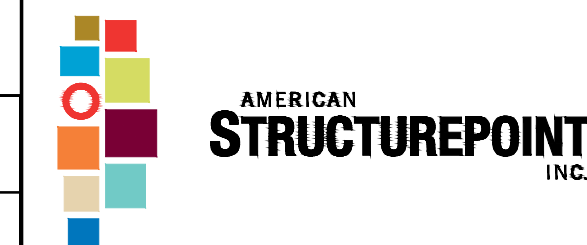
Project Number 2019.00121

PRIMARY PLAT

C207



**ARBOR HOMES
9225 HARRISON PARK
COURT
INDIANAPOLIS, IN 46216**



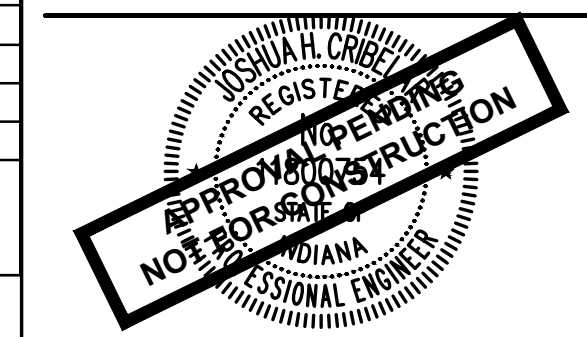
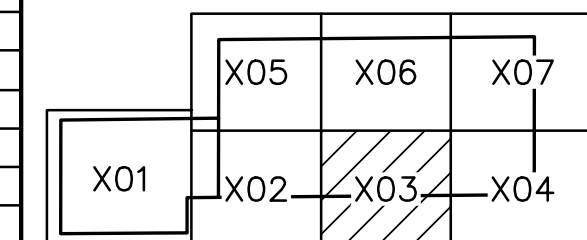
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PROJECT PHASE:	PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/26/19
2	CITY COMMENTS	01/24/20
3	CITY COMMENTS	01/29/20
4	AMENDMENT	09/03/21
5	TAC COMMENTS	09/24/21

Project Number	2019.00121
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DEVELOPMENT PLAN

C303

EXISTING LEGEND

EXISTING LEGEND

- | | | | |
|--|--------------------|--|--------------------|
| | Air Conditioner | | Guy Wire |
| | Beehive Inlet | | Hose Bib |
| | Bush | | Lid |
| | Clean Out | | Mail Box |
| | Combination Pole | | PineTree |
| | Drainage Inlet | | Post |
| | Drainage MH | | Power Pole |
| | Electric Box | | Sanitary MH |
| | Electric Handhole | | Sign |
| | Electric Meter Box | | Stand Pipe |
| | Electric Pedestal | | Telephone Handhole |
| | Fire Hydrant | | Telephone Marker |
| | Flag | | Telephone Pedestal |
| | Gas Valve | | Telephone Pole |
| | | | Transformer |
| | | | Tree |
| | | | Water Valve |

SITE LEGEND

- | | |
|---|--|
| B/B | BACK-TO-BACK |
| R/W | RIGHT-OF-WAY |
| D.E. | DRAINAGE EASEMENT |
| D.&T.P.E. | DRAINAGE & TREE PRESERVATION EASEMENT |
| U.&L.E. | UTILITY AND DRAINAGE EASEMENT |
| U.D.&S.E. | UTILITY, DRAINAGE, AND SANITARY EASEMENT |
| B.S.L. | BUILDING SETBACK LINE |
| C.A. | COMMON AREA |
| T.P.E. | TREE PRESERVATION EASEMENT |
| P.S.E. | PERMIT STORMWATER EASEMENT |
| SS | SANITARY SEWER & STRUCTURE |
|  | STORM SEWER & STRUCTURES |
| W | 8" C900 WATER MAIN |
|  | WATER VALVE & HYDRANT |
|  | STREET LIGHT |

SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±107.75 AC
AREA A (EAST):	±79.97 AC
AREA B (WEST):	±27.78 AC
PROPOSED PUBLIC RIGHT-OF-WAY:	±19.64 AC (18.2%)
COMMON AREA:	±28.52 AC (26.5%)
NORMAL POOL POND AREA:	±6.78 AC (6.3%)
AMENITIES AREA A:	±0.40 AC (0.4%)
AMENITIES AREA B:	±0.42 AC (0.4%)
TOTAL LOT AREA:	±59.59 AC (55.3%)
TOTAL LOTS:	279
GROSS DENSITY:	2.6 LOTS/ACRE

OPEN SPACE TABLE

COMMON AREA A	±0.93 AC	COMMON AREA H	±0.52 AC
COMMON AREA B	±2.80 AC	COMMON AREA J	±2.00 AC
COMMON AREA C	±0.42 AC	COMMON AREA K	±9.56 AC
COMMON AREA D	±0.10 AC	COMMON AREA L	±0.63 AC
COMMON AREA E	±7.49 AC	COMMON AREA M	±0.91 AC
COMMON AREA F	±2.53 AC	COMMON AREA N	±0.09 AC
COMMON AREA G	±0.14 AC	COMMON AREA P	±0.40 AC
TOTAL COMMON AREA		±28.52 AC	

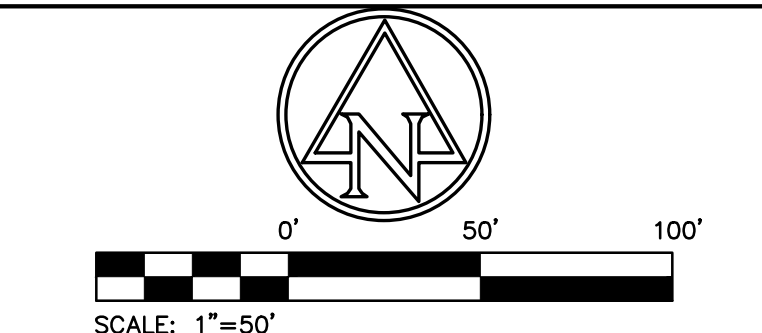
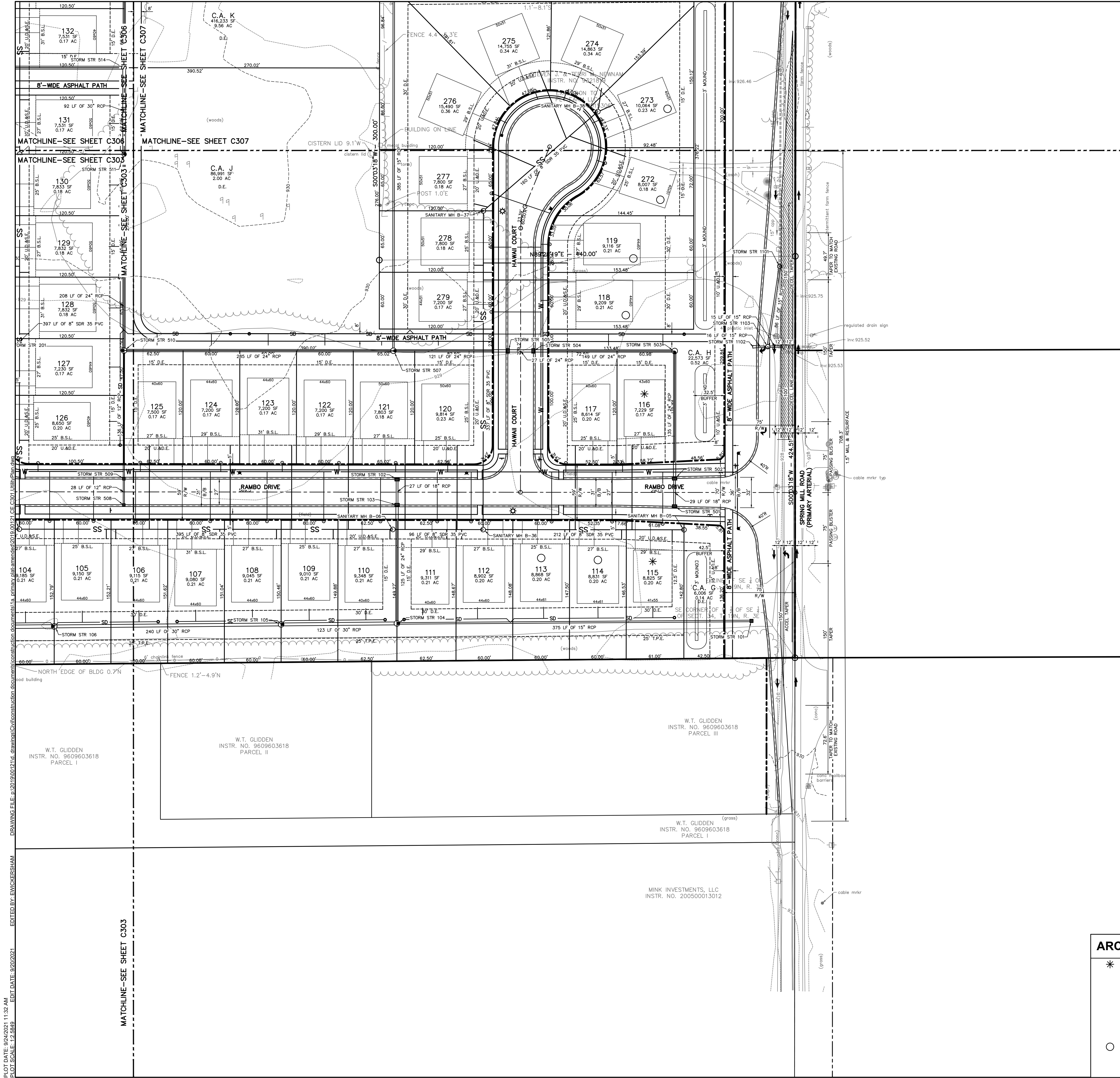
GENERAL NOTES

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS
3. ANY TILE DRAINS DISCOVERED DURING CONSTRUCTION NEED TO BE TIED INTO NEW DRAINAGE SYSTEM.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE
"811" OR 1-800-382-5544
- INDIANA UNDERGROUND



EXISTING LEGEND

- | | | | | | |
|--|--------------------|--|--------------------|--|-------------|
| | Air Conditioner | | Guy Wire | | Tree |
| | Beehive Inlet | | Hose Bld | | Water Valve |
| | Bush | | Lid | | |
| | Clean Out | | Mail Box | | |
| | Combination Pole | | PineTree | | |
| | Drainage Inlet | | Post | | |
| | Drainage MH | | Power Pole | | |
| | Electric Box | | Sanitary MH | | |
| | Electric Handhole | | Sign | | |
| | Electric Meter Box | | Stand Pipe | | |
| | Electric Pedestal | | Telephone Handhole | | |
| | Fire Hydrant | | Telephone Marker | | |
| | Flag | | Telephone Pedestal | | |
| | Gas Valve | | Telephone Pole | | |
| | Ground Light | | Transformer | | |

SITE LEGEND

- | | |
|-----------|--|
| B/B | BACK-TO-BACK |
| R/W | RIGHT-OF-WAY |
| D.E. | DRAINAGE EASEMENT |
| D.&T.P.E. | DRAINAGE & TREE PRESERVATION EASEMENT |
| U.&D.E. | UTILITY AND DRAINAGE EASEMENT |
| U.D.&S.E. | UTILITY, DRAINAGE, AND SANITARY EASEMENT |
| B.S.L. | BUILDING SETBACK LINE |
| C.A. | COMMON AREA |
| T.P.E. | TREE PRESERVATION EASEMENT |
| P.S.E. | PERPETUAL STORMWATER EASEMENT |
| SS | SANITARY SEWER & STRUCTURE |
| W | STORM SEWER & STRUCTURES |
| | 8" C900 WATER MAIN |
| | WATER VALVE & HYDRANT |
| | STREET LIGHT |

SITE DATA TABLE

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GROSS AREA:	±107.75 AC
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PROPOSED PUBLIC RIGHT-OF-WAY:	±19.64 AC (18.2%)
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AMENITIES AREA A:	±0.40 AC (0.4%)
AMENITIES AREA B:	±0.42 AC (0.4%)
TOTAL LOT AREA:	±59.59 AC (55.3%)
TOTAL LOTS:	279
GROSS DENSITY:	2.6 LOTS/ACRE
AREA A	
NUMBER OF LOTS:	207
MINIMUM LOT SIZE:	60'x120'
MINIMUM LOT AREA	7,200 SF
MINIMUM SIDE YARD:	5' / 15' SEPARATION
AREA B	
NUMBER OF LOTS:	72
MINIMUM LOT SIZE:	60'x130'
MINIMUM LOT AREA:	7,800 SF
MINIMUM SIDE YARD:	5' / 10' SEPARATION
MIN. FRONT YARD:	25'
MIN. REAR YARD:	15'
SPRING MILL ROAD FRONTAGE:	1,325 LF
CASEY ROAD FRONTAGE:	953 LF
LOCAL ROAD LENGTH:	12,326 LF
TYPICAL R/W WIDTH:	150' (SPRING MILL ROAD) 59' (LOCAL) 120' (CASEY ROAD)

OPEN SPACE TABLE

COMMON AREA A	±0.93 AC	COMMON AREA H	±0.52 AC
COMMON AREA B	±2.80 AC	COMMON AREA J	±2.00 AC
COMMON AREA C	±0.42 AC	COMMON AREA K	±9.56 AC
COMMON AREA D	±0.10 AC	COMMON AREA L	±0.63 AC
COMMON AREA E	±7.49 AC	COMMON AREA M	±0.91 AC
COMMON AREA F	±2.53 AC	COMMON AREA N	±0.09 AC
COMMON AREA G	±0.14 AC	COMMON AREA P	±0.40 AC
TOTAL COMMON AREA	±28.52 AC		

ARCHITECTURAL STANDARDS

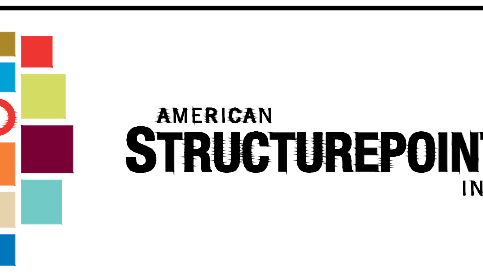
- * SIDE ELEVATIONS: THOSE LOTS INDICATED WITH A (*) SHALL REQUIRE A MINIMUM OF THREE (3) DIFFERENT FINISH FACADE STYLES FROM THE LIST BELOW FOR EACH SIDE ELEVATION. A BRICK OR STONE WAINSCOT IS REQUIRED AS ONE OF THE FINISHED FACADE STYLES. THIS REQUIREMENT EXCLUDES DWELLINGS WITH A HIP ROOF WHEREAS THE REQUIREMENT SHALL BE TWO (2) DIFFERENT FINISH FACADE STYLES. SHOULD A FULL FIRST FLOOR BRICK WRAP IS SELECTED, SAID BRICK SHALL SATISFY THE INTENT OF THIS REQUIREMENT. FINISHED FACADE STYLES SHALL INCLUDE BUT ARE NOT LIMITED TO BRICK, STONE, HORIZONTAL SIDING, BAT AND BOARD SIDING, TUDOR STYLE SIDING AND CEDAR SHAKE SIDING.
- REAR ELEVATIONS: THOSE LOTS INDICATED WITH (○) SHALL REQUIRE ONE OF THE FOLLOWING A SUNROOM, SCREENED-IN PORCH, COVERED PATIO OR COVERED PORCH, OR A FOUR (4) FEET DEEP OFFSET ON THE REAR. THE WINDOWS ON SAID REAR ELEVATION SHALL HAVE SHUTTERS AND WINDOW GRIDS.

GENERAL NOTES:

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"811" OR 1-800-382-5544
- INDIANA UNDERGROUND -



ARBOR HOMES
9225 HARRISON PARK
COURT
INDIANAPOLIS, IN 46216

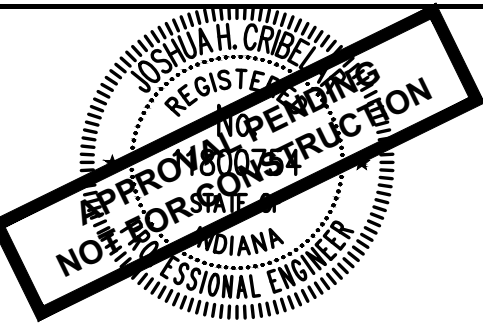
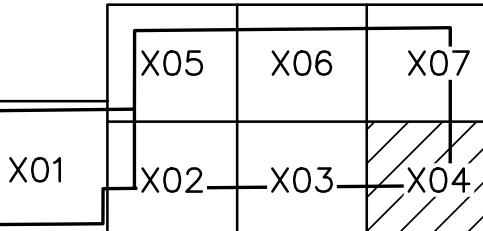


9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

ORCHARD VIEW

Spring Mill & Casey Road
Westfield, IN

2110-ODP-23
2110-SPP-23



Joshua H. Childers
CERTIFIED BY

ISSUANCE INDEX

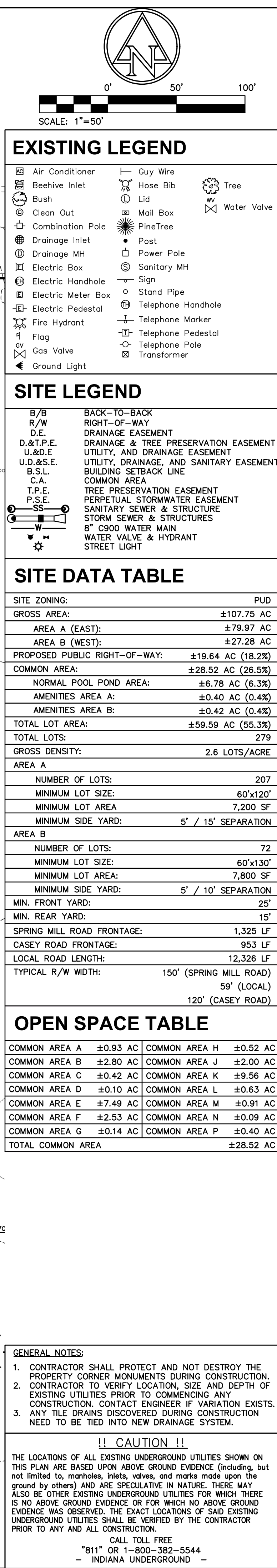
DATE:	11/01/2019
PROJECT PHASE:	PRIMARY PLAN

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
△	CITY COMMENTS	11/26/19
△	CITY COMMENTS	01/24/20
△	CITY COMMENTS	01/29/20
△	AMENDMENT	09/03/21
△	TAC COMMENTS	09/24/21

Project Number	2019.00121
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DEVELOPMENT PLAN

C304





ARBOR

HOMES

ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216



AMERICAN

STRUCTUREPOINT

INC.

9025 River Road, Suite 200 | Indianapolis, Indiana 46240
 TEL 317.547.5680 | FAX 317.543.0270
www.structurepoint.com

ORCHARD VIEW

Spring Mill & Casey Road
Westfield, IN

2110-ODP-23
2110-SPP-23

X01

X02

X03

X04



APPROVED FOR CONSTRUCTION

Joshua H. Critchfield

CERTIFIED BY

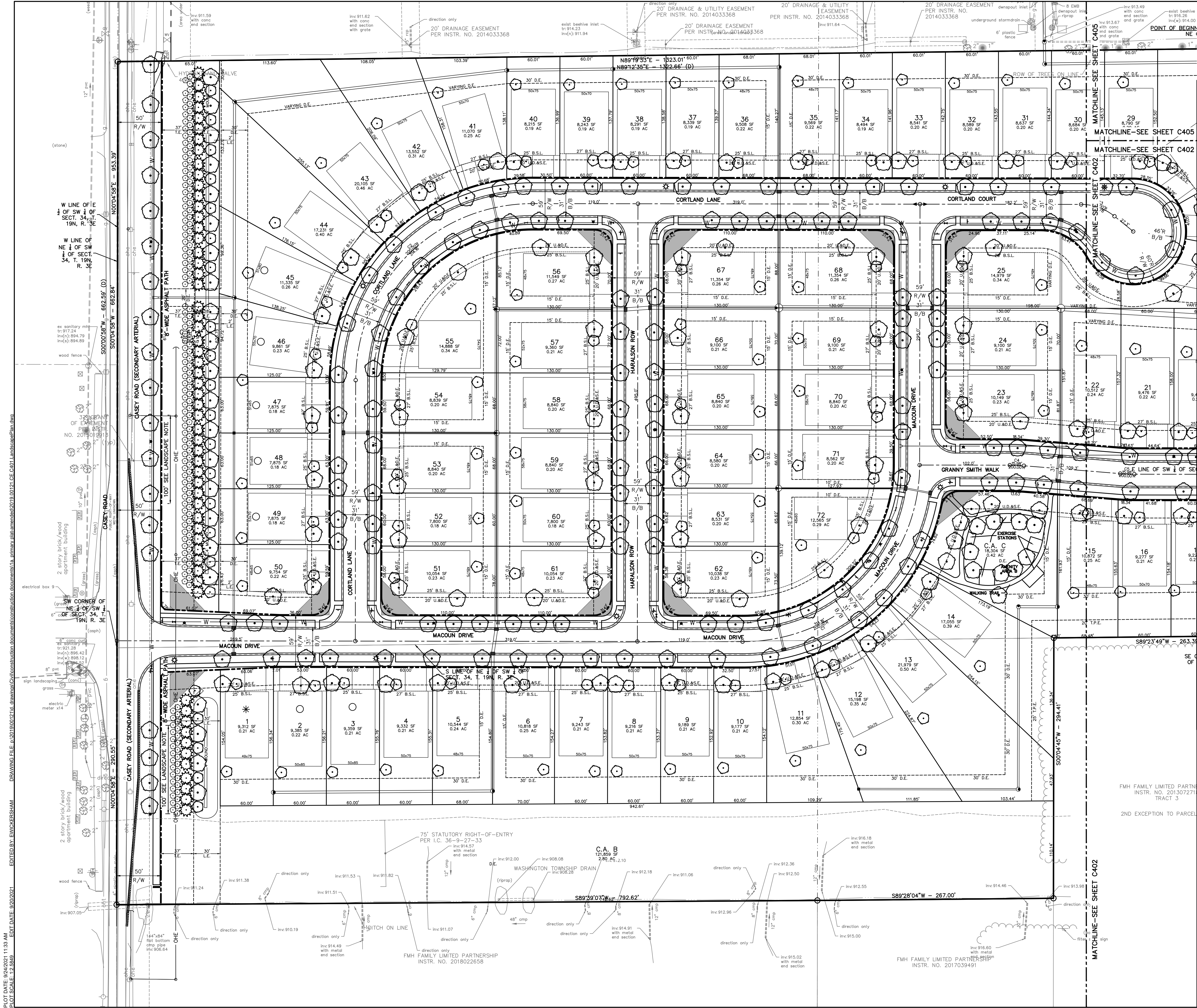
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DATE:	11/01/2019
PROJECT PHASE:	PRIMARY PLAT

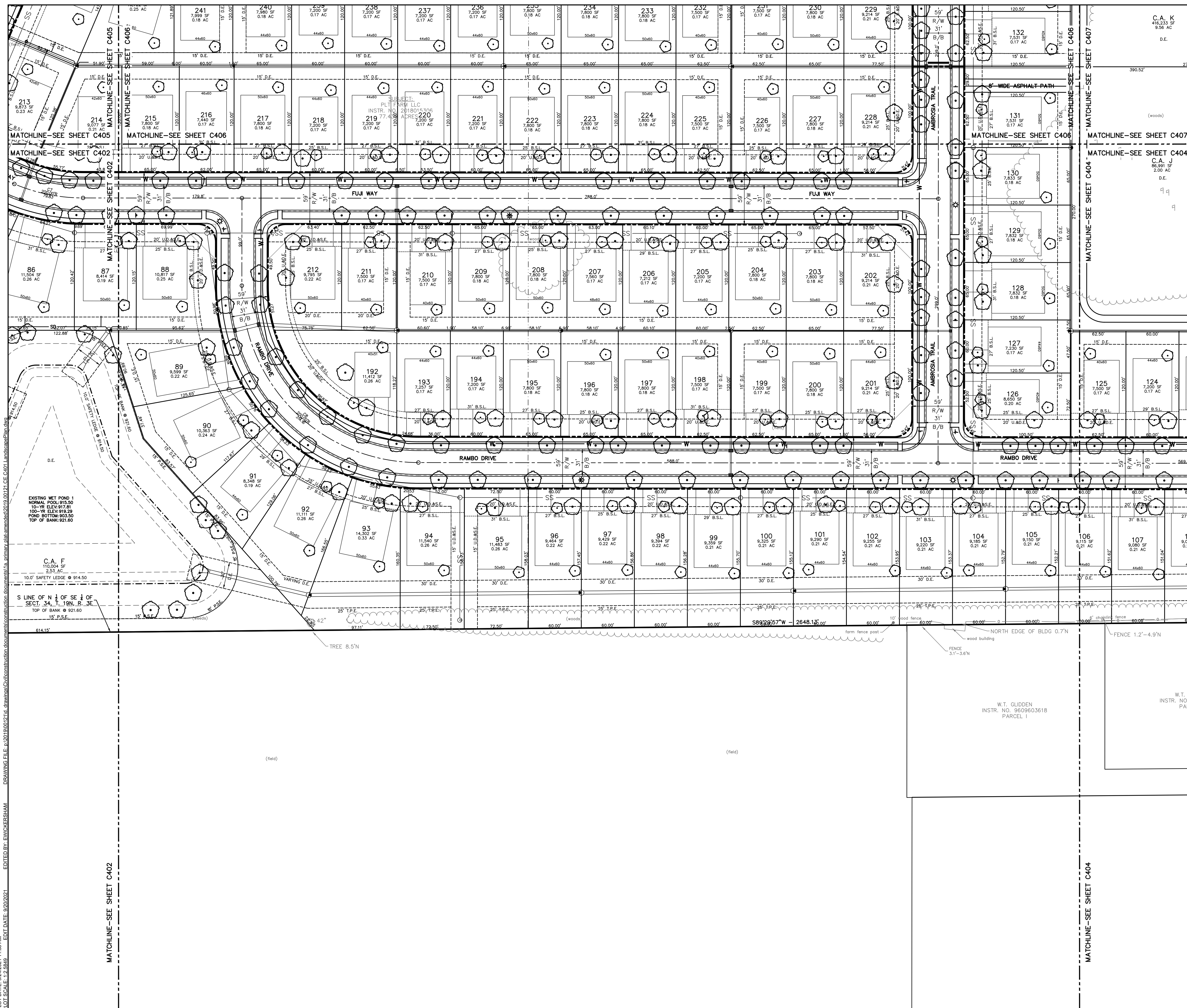
REVISION SCHEDULE		
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Project Number
2019.00121

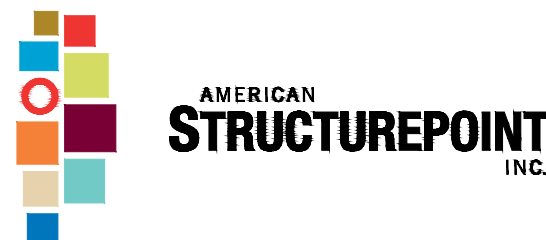
DEVELOPMENT PLAN

C306





**ARBOR HOMES
2225 HARRISON PARK
COURT
INDIANAPOLIS, IN 46216**

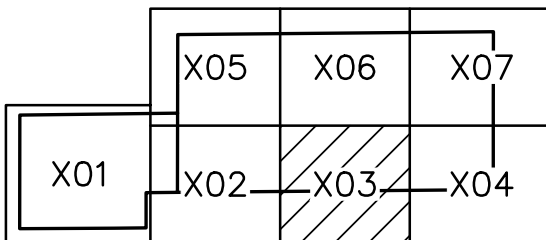


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ORCHARD VIEW

Spring Mill & Casey Road
Westfield, IN

2110-ODP-23
2110-SPP-23



**APPROVAL PENDING
NOT FOR CONSTRUCTION**

CERTIFIED BY

ISSUANCE INDEX

DATE:

11/01/2019

PROJECT PHASE

PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/26/19
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3	CITY COMMENTS	01/29/20
4	AMENDMENT	09/03/21
5	TAC COMMENTS	09/24/21

Project Number 2019.00121

LANDSCAPE PLAN

C403

EXISTING LEGEND

- | | | | | | | | |
|---|--------------------|---|--------------------|---|----------|---|-------------|
|  | Air Conditioner |  | Guy Wire |  | Hose Bib |  | Tree |
|  | Beehive Inlet |  | Lid |  | Mail Box |  | Water Valve |
|  | Bush |  | Pin Tree | | | | |
|  | Clean Out |  | Post | | | | |
|  | Combination Pole |  | Power Pole | | | | |
|  | Drainage Inlet |  | Sanitary MH | | | | |
|  | Drainage MH |  | Sign | | | | |
|  | Electric Box |  | Stand Pipe | | | | |
|  | Electric Handhole |  | Telephone Handhole | | | | |
|  | Electric Meter Box |  | Telephone Marker | | | | |
|  | Fire Hydrant |  | Telephone Pedestal | | | | |
|  | Flag |  | Telephone Pole | | | | |
|  | Gas Valve |  | Transformer | | | | |
|  | Ground Light | | | | | | |

SITE LEGEND

- | | |
|---|--|
| B/B | BACK-TO-BACK |
| R/W | RIGHT-OF-WAY |
| D.E. | DRAINAGE EASEMENT |
| D.&T.P.E. | DRAINAGE & TREE PRESERVATION EASEMENT |
| U.&D.E. | UTILITY, AND DRAINAGE EASEMENT |
| U.D.&S.E. | UTILITY, DRAINAGE, AND SANITARY EASEMENT |
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| T.P.E. | TREE PRESERVATION EASEMENT |
| P.S.E. | PERPETUAL STORMWATER EASEMENT |
|  | STREET LIGHT |
|  | SHRUB |
|  | ORNAMENTAL TREE |
|  | EVERGREEN TREE |
|  | SHADE TREE |

LANDSCAPE NOTES

1. ALL DWELLINGS IN THE DISTRICT SHALL INCLUDE AT LEAST ONE (1) FRONT YARD ORNAMENTAL OR EVERGREEN TREE; ONE (1) FRONT YARD SHADE TREE, WITH CORNER PLANTING; AND AN ADDITIONAL ONE (1) SHADE TREE IN THE SIDE YARD. REAR YARDS SHALL HAVE ONE (1) DECIDUOUS TREE PLANTED IN THE REAR YARD, WITH ALL THE TREES BEING A MINIMUM TWO (2) INCH CALIPER, OR SIX (6) FEET IN HEIGHT FOR EVERGREEN TREES AT TIME OF INSTALLATION. A MINIMUM OF TWO (2) SHRUBS OR BUSHES INCLUDE A MINIMUM OF EIGHT (8) SHRUBS OR BUSHES THE FRONT FOUNDATION PLANTING BED AND ALL SHRUBS OR BUSHES SHALL BE MINIMUM OF EIGHTEEN (18) INCHES IN HEIGHT AT THE TIME OF PLANTING.
2. SOIL AND SEEDINGS: ALL DWELLINGS SHALL HAVE SOIL INSTALLED FOR THE FRONT YARD.
3. COMMON AREA LANDSCAPING: THE "COMMON AREA G AND H" CORNER SPRING MILL ROAD SHALL INCLUDE LANDSCAPING UNDULATING MOUNDS: A MINIMUM OF THREE (3) FEET IN HEIGHT AND PLANTINGS INSTALLED MEET THE STANDARDS LISTED IN ARTICLE 6.8 LANDSCAPING STANDARDS (M)(1) (FOUR (4) EVERGREEN TREES, THREE (3) SHADE TREES, AND ONE (1) ORNAMENTAL TREES, AND TWENTY FIVE (25) SHRUBS PER HUNDRED (100) LINEAL FEET), THE NORTH END OF "COMMON AREA H" WHERE IT ABUTS SPRING MILL ROAD SHALL NOT REQUIRE LANDSCAPING, THE COMMON AREA BETWEEN SPRING MILL ROAD AND SPRING MILL ROAD UNDULATING MOUNDS A MINIMUM FIVE (5) FEET IN HEIGHT AND COMMON LANDSCAPING IN ACCORDANCE WITH ARTICLE 6.3 (C)(1)(B),(1)(D),(1)(E) EIGHT (8) EVERGREEN TREES, THREE (3) SHADE TREES, AND THREE (3) ORNAMENTAL TREES AND TWENTY FIVE (25) SHRUBS PER HUNDRED (100) LINEAL FEET).
4. STREET TREES: 45' O.C. AVERAGE, 25' O.C. MINIMUM, 6" O.C. MAXIMUM
5. ALL STREET TREES ARE TO WATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST. SEE SHEET C407.
6. STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT,
7. THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

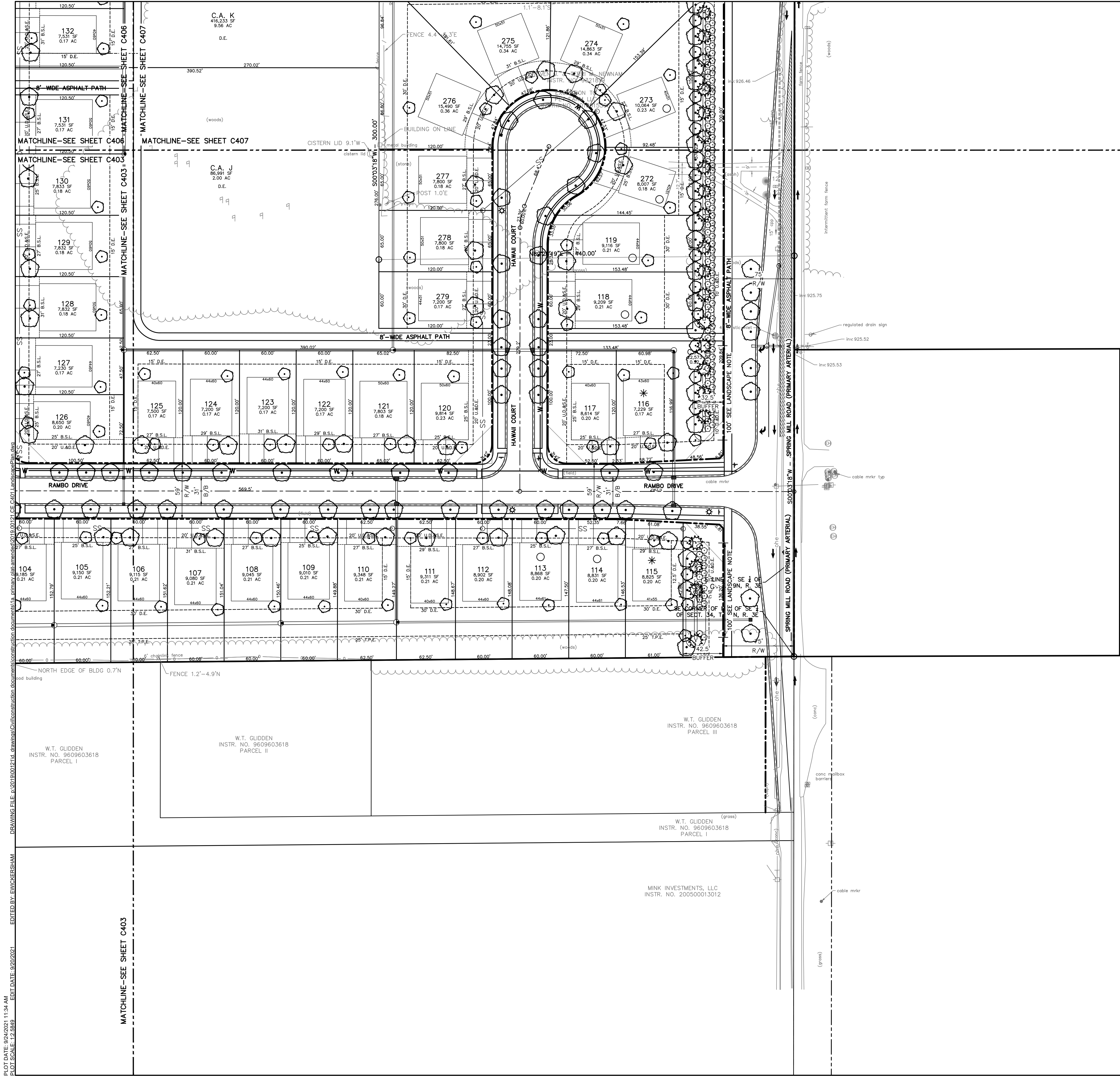
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CALL TOLL FREE
"811" OR 1-800-382-5544
- INDIANA UNDERGROUND



0' 50' 100'
SCALE: 1"=50'

EXISTING LEGEND

Air Conditioner	Guy Wire	Tree
Beehive Inlet	Hose Bbl	Water Valve
Bush	Lid	
Clean Out	Mail Box	
Combination Pole	Pine Tree	
Drainage Inlet	Post	
Drainage MH	Power Pole	
Electric Box	Sanitary MH	
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Electric Pedestal	Telephone Handhole	
Fire Hydrant	Telephone Marker	
Flag	Telephone Pedestal	
Gas Valve	Telephone Pole	
Ground Light	Transformer	

SITE LEGEND

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R/W	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
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	SHADE TREE

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ARCHITECTURAL STANDARDS

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- ANY TILE DRAINS DISCOVERED DURING CONSTRUCTION NEED TO BE TIED INTO NEW DRAINAGE SYSTEM.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE
"811" OR 1-800-382-5544
- INDIANA UNDERGROUND -

ARBOR HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

AMERICAN STRUCTUREPOINT INC.
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

ORCHARD VIEW

Spring Mill & Casey Road
Westfield, IN

2110-ODP-23
2110-SPP-23

X05	X06	X07
X01	X02	X03
X04		

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

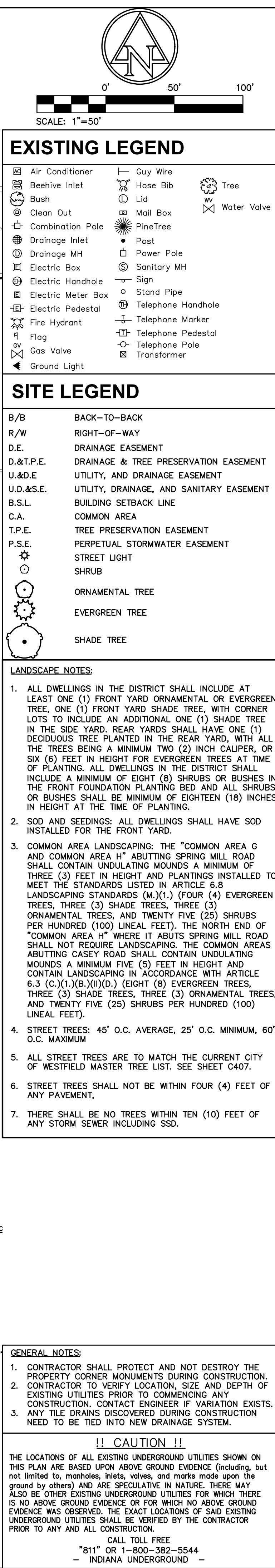
DATE:	11/01/2019
PROJECT PHASE:	PRIMARY PLAN

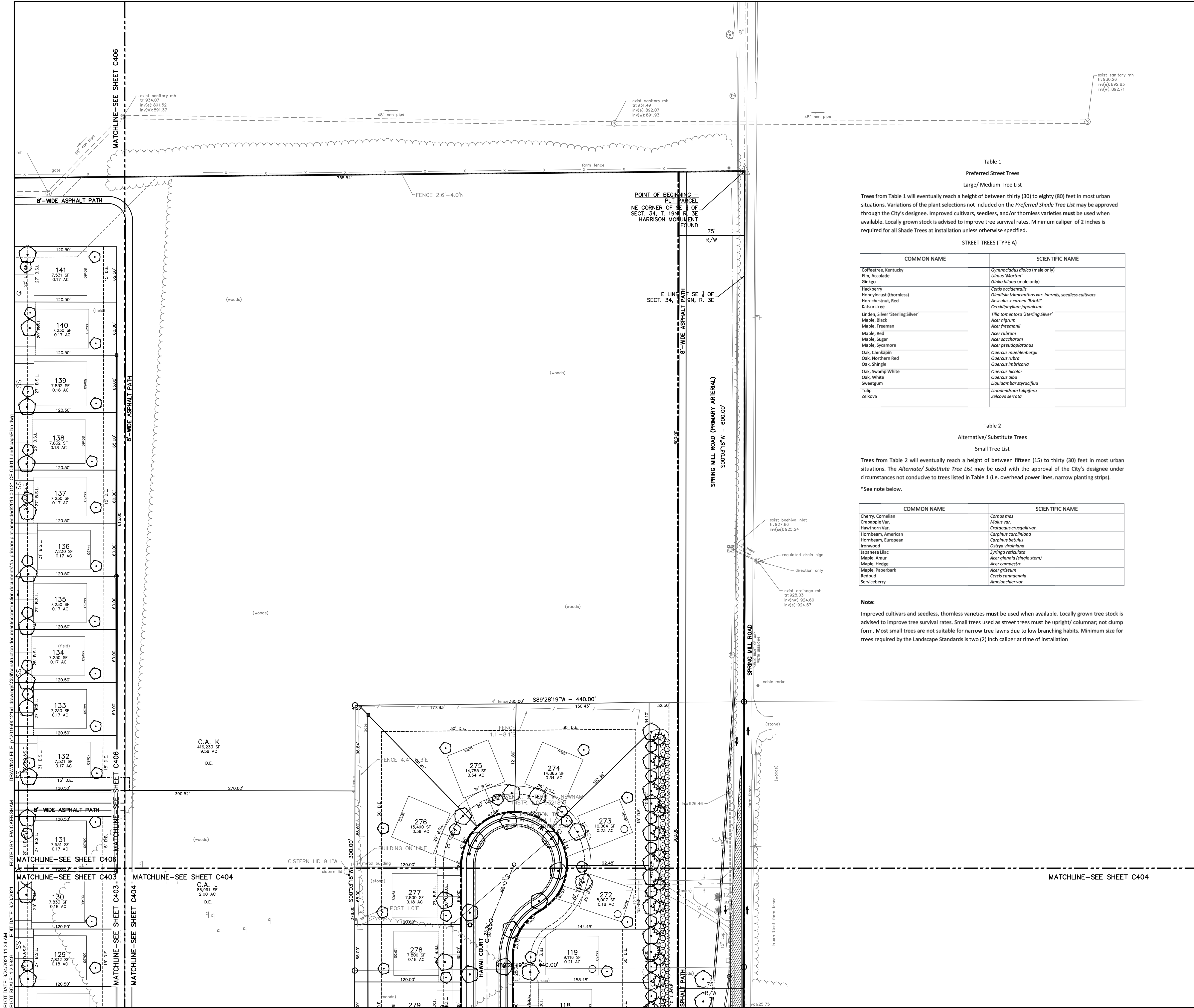
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
	CITY COMMENTS	11/26/19
	CITY COMMENTS	01/24/20
	CITY COMMENTS	01/29/20
	AMENDMENT	09/03/21
	TAC COMMENTS	09/24/21

Project Number 2019.00121

LANDSCAPE PLAN

C404





0' 50' 100'
SCALE: 1"=50'

EXISTING LEGEND

Air Conditioner	Guy Wire	Tree
Beehive Inlet	Hose Bib	Water Valve
Bush	Lid	
Clean Out	Mail Box	
Combination Pole	Pine Tree	
Drainage Inlet	Post	
Drainage MH	Power Pole	
Electric Box	Sanitary MH	
Electric Handhole	Sign	
Electric Meter Box	Stand Pipe	
Electric Pedestal	Telephone Handhole	
Fire Hydrant	Telephone Marker	
Flag	Telephone Pedestal	
Gas Valve	Telephone Pole	
Ground Light	Transformer	

SITE LEGEND

B/B	BACK-TO-BACK
R/W	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
D.&T.P.E.	DRAINAGE & TREE PRESERVATION EASEMENT
U.&D.E	UTILITY, AND DRAINAGE EASEMENT
U.D.&S.E.	UTILITY, DRAINAGE, AND SANITARY EASEMENT
B.S.L	BUILDING SETBACK LINE
C.A.	COMMON AREA
T.P.E.	TREE PRESERVATION EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
	STREET LIGHT
	SHRUB
	ORNAMENTAL TREE
	EVERGREEN TREE
	SHADE TREE

LANDSCAPE NOTES:

- ALL DWELLINGS IN THE DISTRICT SHALL INCLUDE AT LEAST ONE (1) FRONT YARD ORNAMENTAL OR EVERGREEN TREE, ONE (1) FRONT YARD SHADE TREE, WITH CORNER LOTS TO INCLUDE AN ADDITIONAL ONE (1) SHADE TREE IN THE SIDE YARD. REAR YARDS SHALL HAVE ONE (1) DECIDUOUS TREE PLANTED IN THE REAR YARD, WITH ALL THE TREES BEING A MINIMUM TWO (2) INCH CALIPER, OR SIX (6) FEET IN HEIGHT FOR EVERGREEN TREES AT TIME OF PLANTING. ALL DWELLINGS IN THE DISTRICT SHALL INCLUDE A MINIMUM OF EIGHT (8) SHRUBS OR BUSHES IN THE FRONT FOUNDATION PLANTING BED AND ALL SHRUBS OR BUSHES SHALL BE MINIMUM OF EIGHTEEN (18) INCHES IN HEIGHT AT THE TIME OF PLANTING.
- SOD AND SEEDINGS: ALL DWELLINGS SHALL HAVE SOD INSTALLED FOR THE FRONT YARD.
- COMMON AREA LANDSCAPING: THE "COMMON AREA G AND COMMON AREA H" ABUTTING SPRING MILL ROAD SHALL CONTAIN UNDULATING MOUNDS A MINIMUM OF THREE (3) FEET IN HEIGHT AND PLANTINGS INSTALLED TO MEET THE STANDARDS LISTED IN ARTICLE 6.8 LANDSCAPING STANDARDS (M),(1), (FOUR (4) EVERGREEN TREES, THREE (3) SHADE TREES, THREE (3) ORNAMENTAL TREES, AND TWENTY FIVE (25) SHRUBS PER HUNDRED (100) LINEAL FEET). THE NORTH END OF "COMMON AREA H" WHERE IT ABUTS SPRING MILL ROAD SHALL NOT REQUIRE LANDSCAPING. THE COMMON AREAS ABUTTING CASEY ROAD SHALL CONTAIN UNDULATING MOUNDS A MINIMUM FIVE (5) FEET IN HEIGHT AND CONTAIN LANDSCAPING IN ACCORDANCE WITH ARTICLE 6.3 (C),(1),(B),(1),(D),(1) EIGHT (8) EVERGREEN TREES, THREE (3) SHADE TREES, THREE (3) ORNAMENTAL TREES, AND TWENTY FIVE (25) SHRUBS PER HUNDRED (100) LINEAL FEET).
- STREET TREES: 45' O.C. AVERAGE, 25' O.C. MINIMUM, 60' O.C. MAXIMUM
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST. SEE SHEET C407.
- STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.
- THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

GENERAL NOTES:

- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
- ANY TILE DRAINS DISCOVERED DURING CONSTRUCTION NEED TO BE TIED INTO NEW DRAINAGE SYSTEM.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

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ORCHARD VIEW
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2110-ODP-23
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APPROVAL PENDING
NOT FOR CONSTRUCTION

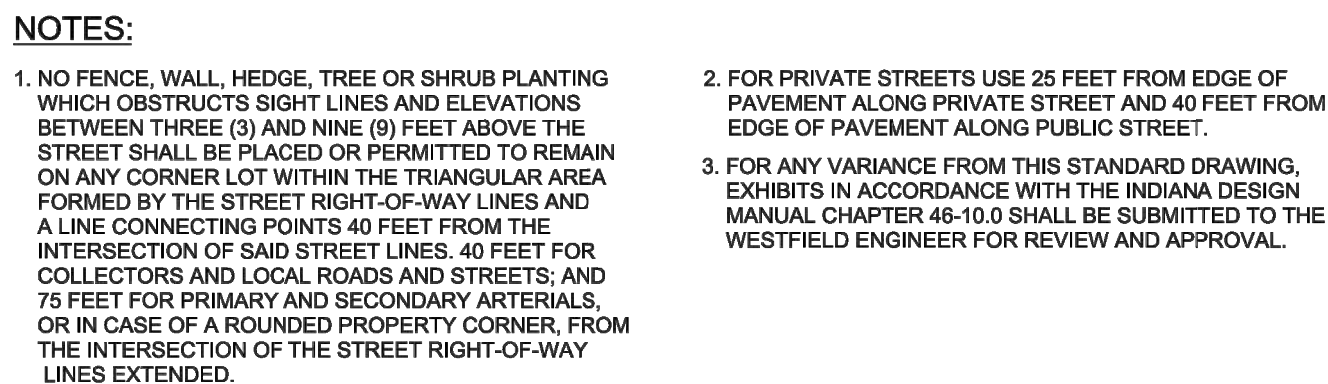
CERTIFIED BY

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PROJECT PHASE:	PRIMARY PLAN	
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△	CITY COMMENTS	01/29/20
△	AMENDMENT	09/03/21
△	TAC COMMENTS	09/24/21

Project Number 2019.00121

LANDSCAPE PLAN

C407



	ASPHALT 1 d=12.5" d=14" d+d=26.5"	ASPHALT 2 d=12.5" d=12" d+d=24.5"
1	1.5" SURFACE 9.5 mm	1.5" SURFACE 9.5 mm
2	2.5" INTERM. 19 mm	2.5" INTERM. 19 mm
3	2.5" BINDER 19 mm	2.5" BINDER 19 mm
4	6" COMP. AGGR. (NDOT SIZE NO. 53)	6" COMP. AGGR. (NDOT SIZE NO. 53)
5	SUBGRADE TRMT. TYPE IB	SUBGRADE TRMT. TYPE IC

NOTE:

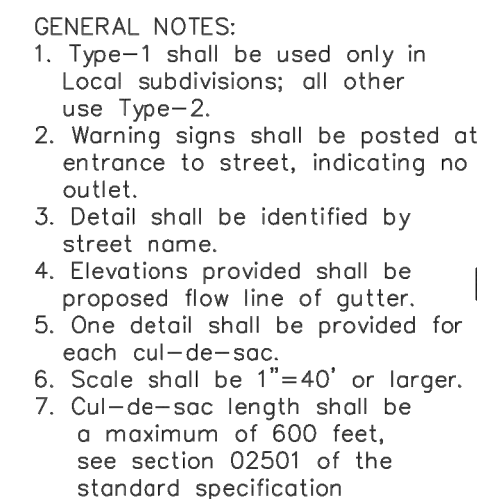
- CHEMICAL MODIFICATION SHALL BE IN ACCORDANCE WITH INDOTSS 215 AND 913.



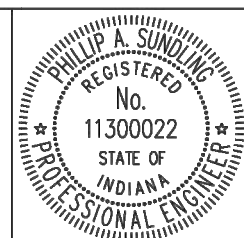
	ASPHALT 1 d=10" d=14" d+2d=24"	ASPHALT 2 d=15" d=14" d+2d=29"
①	1.5" SURFACE 9.5 mm	1.5" SURFACE 9.5 mm
②	2.5" INTERM. 19 mm	2.5" INTERM. 19 mm
③	2.5" BASE 19 mm	5.0" BASE 25 mm
④	3.5" BASE 19 mm	6" COMP. AGR. (MOOT Size No. 5)
⑤	SUBGRADE TRMT. * TYPE IB OR IC	SUBGRADE TRMT. * TYPE IB OR IC

NOTE:

- * CHEMICAL MODIFICATION SHALL BE IN ACCORDANCE WITH INDOTSS 215 AND 913.



CITY OF
Westfield
INDIANA



 2/12/16
DATE

NO. 11500005
STATE OF INDIANA
PROFESSIONAL ENGINEER

Johnathan Nail

3/20/19
DATE

FIGURE 2500-002

NO. 11500005
STATE OF INDIANA
PROFESSIONAL ENGINEER

Johnathon Nail

3/20/19
DATE

FIGURE 2500-003

NO. 11500005
STATE OF INDIANA
PROFESSIONAL ENGINEER

Johnathon Nail

3/20/19
DATE

FIGURE 2500-012



- NOTES:
1. The curb & gutter shall be Type I or Type II as shown on the Curb & Gutter standard sheets. Type II curb & gutter shall be used adjacent to, and in, non-residential or multi-family residential areas and on entrances of residential development along thoroughfares.
 2. For curb and gutter detail, see Figure 2500-008
 3. 8'-0" tree buffers are required for all local streets. Refer to the City of Westfield street tree planting specifications for additional details. For approved species, see Master Tree List.

CITY OF
Westfield
INDIANA

 2/26/1
DATE

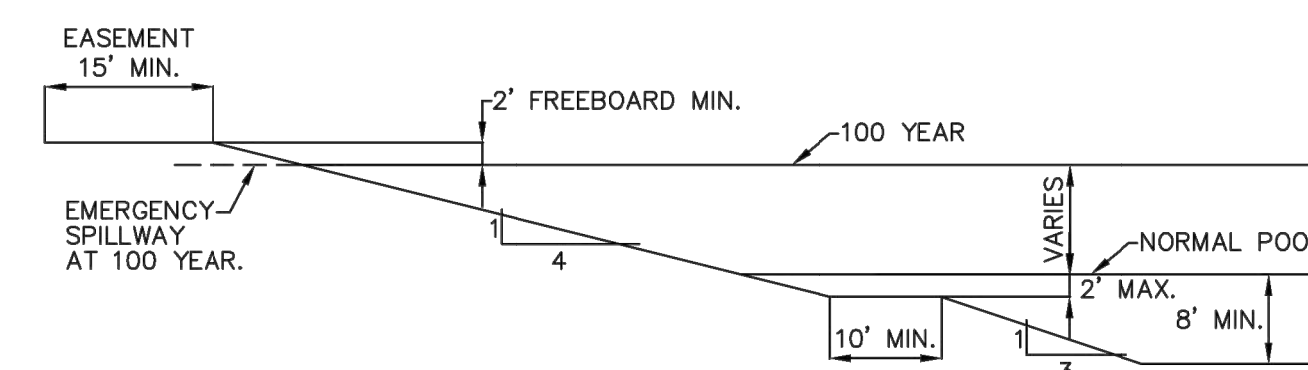
FIGURE 2501-001



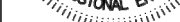


 3/20/19
 DATE

FIGURE 2501-01

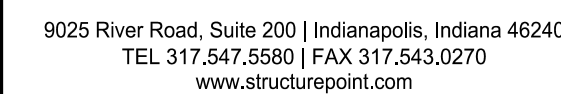


CITY OF
Westfield



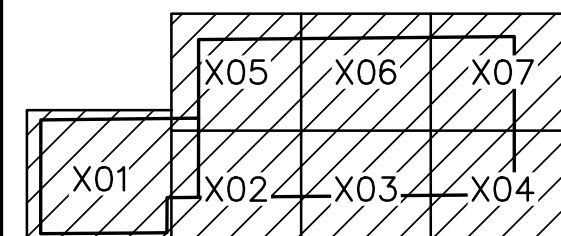
 4/1/13
 DATE

FIGURE ST-24



Spring Mill & Casey Road
Westfield, IN

2110-ODP-23
2110-SPP-23



DATE:
11/01/2019
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	11/26/19
2	CITY COMMENTS	01/24/20
3	CITY COMMENTS	01/29/20
4	AMENDMENT	09/03/21
5	TAC COMMENTS	09/24/21

Project Number	2019.00121
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SITE DETAILS

C500



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 4, 2021
2110-PUD-24
Exhibit 1

Docket Number: 2110-PUD-24 (Ordinance No. 21-38)

Petitioner: Pryamarp, LLC by Nelson & Frankenberger, LLC

Request: An amendment to the Hittle at ThirtyOne PUD to permit Dryvit Custom Brick as a permitted building material on 5.54 acres +/-

Current Zoning: [Hittle at ThirtyOne PUD \(Ord. 17-45\)](#) (the "Original PUD")

Current Land Use: Vacant

Acreage: 5.54 acres +/- (the "Property")

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ord. 21-38
4. Dryvit Custom Brick Info and Examples
5. Hotel Elevations

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the September 13, 2021, City Council meeting. The petition will receive a public hearing at the October 4, 2021, Advisory Plan Commission (the "APC") meeting.

The Original PUD was approved at the January 22, 2018, City Council meeting. The [Overall Development Plan and Primary Plat](#) for the entirety of the Hittle at ThirtyOne PUD was approved at the February 5, 2018, APC meeting.

PROJECT OVERVIEW

Location: The petitioner is requesting an amendment to the Hittle at ThirtyOne Planned Unit Development (PUD) District specific to Lot 2 of the Hittle at Thirtyone PUD, approximately 5.54 acres +/-, located at the southwest corner of 191st Street and US Highway 31 (see **Exhibit 2**).

ZONING REQUEST

The petitioner requests this change in zoning (the "Proposed Amendment") to allow for Dryvit Custom Brick as a permitted building material in addition to Architectural Insulated Panels.

The Amendment also proposes to replace **Exhibit D-2** of the Original PUD with a new Character Exhibit (see **Exhibit B** of the Proposed Amendment)

[Exhibit D-2](#) of the Original PUD included elevations for a LaQuinta Inns and Suites hotel, which was to consist primarily of Architectural Insulated Panels with brick and ceramic panels as

secondary building materials while the Proposed Amendment shows a Holiday Inn Express hotel with Dryvit Custom Brick as the primary building material and Masonry Materials and EIFS as secondary building materials.

COMPREHENSIVE PLAN

The area surrounding Grand Park, including the west side of the intersection of 191st Street and US Highway 31, is identified as the Sports Capital Area on the Land Use Concept Map included in the Family Sports Capital Addendum (the “Addendum”) adopted as part of The Westfield-Washington Township Comprehensive Plan in December 2010.

The Addendum contemplates related and supporting uses for the Sports Campus such as hotels, restaurants, healthcare and sports medicine facilities. The Addendum further identifies the goal of “Pursuing economic development opportunities to capitalize on Westfield’s already-developing intergenerational sports niche. Examples include: (1) multiple championship quality sports facilities; (2) complimentary health, recreation and technology related uses; (3) supporting entertainment, dining, lodging land uses, and (4) other uses which would support and compliment the Westfield intergenerational sports initiative”. Per the Addendum, the Grand Park Land Use Plan map identifies the west side of the intersection as the Regional Retail and Hospitality Corridor.

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 4, 2021 Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Statutory Considerations:

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

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

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the October 4, 2021, Plan Commission meeting.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 4, 2021

2110-PUD-24

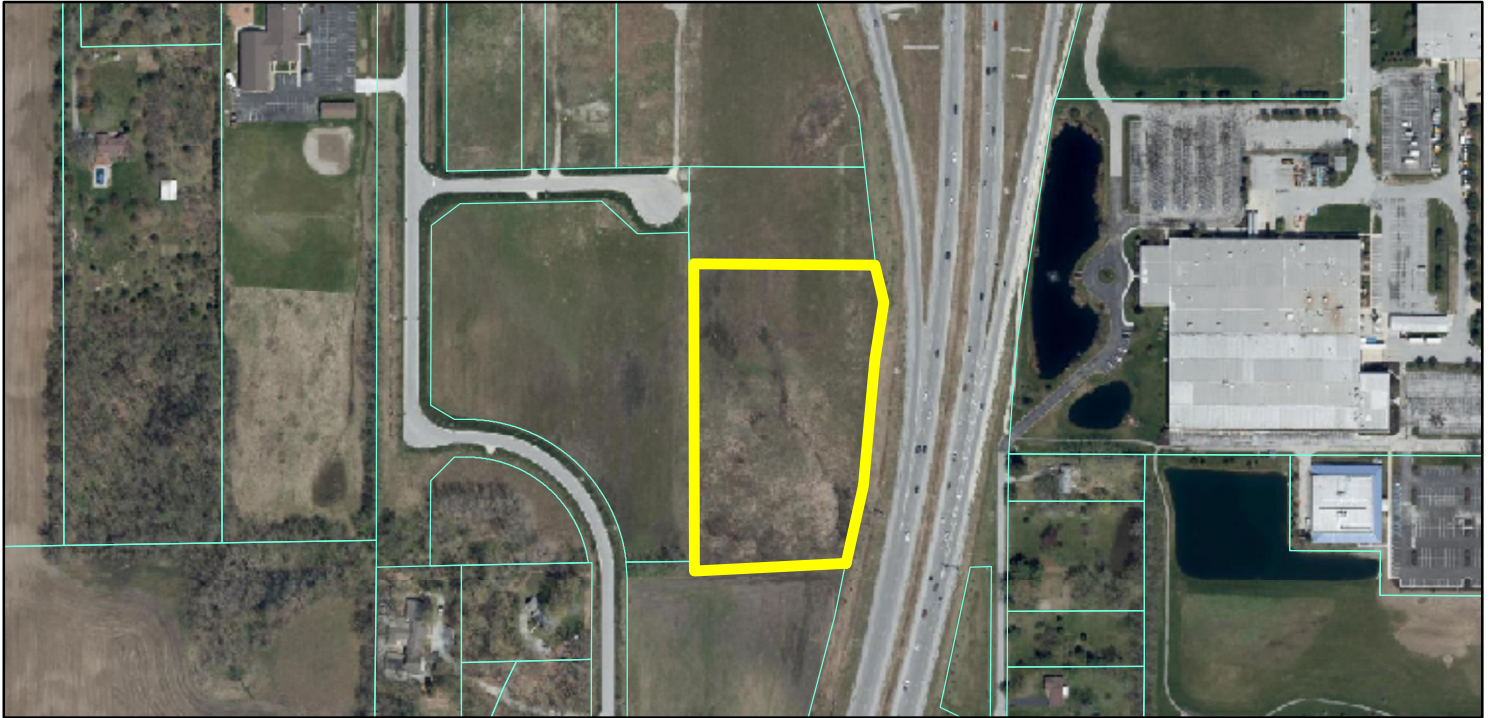
Exhibit 1

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 dcrabtree@westfield.in.gov.

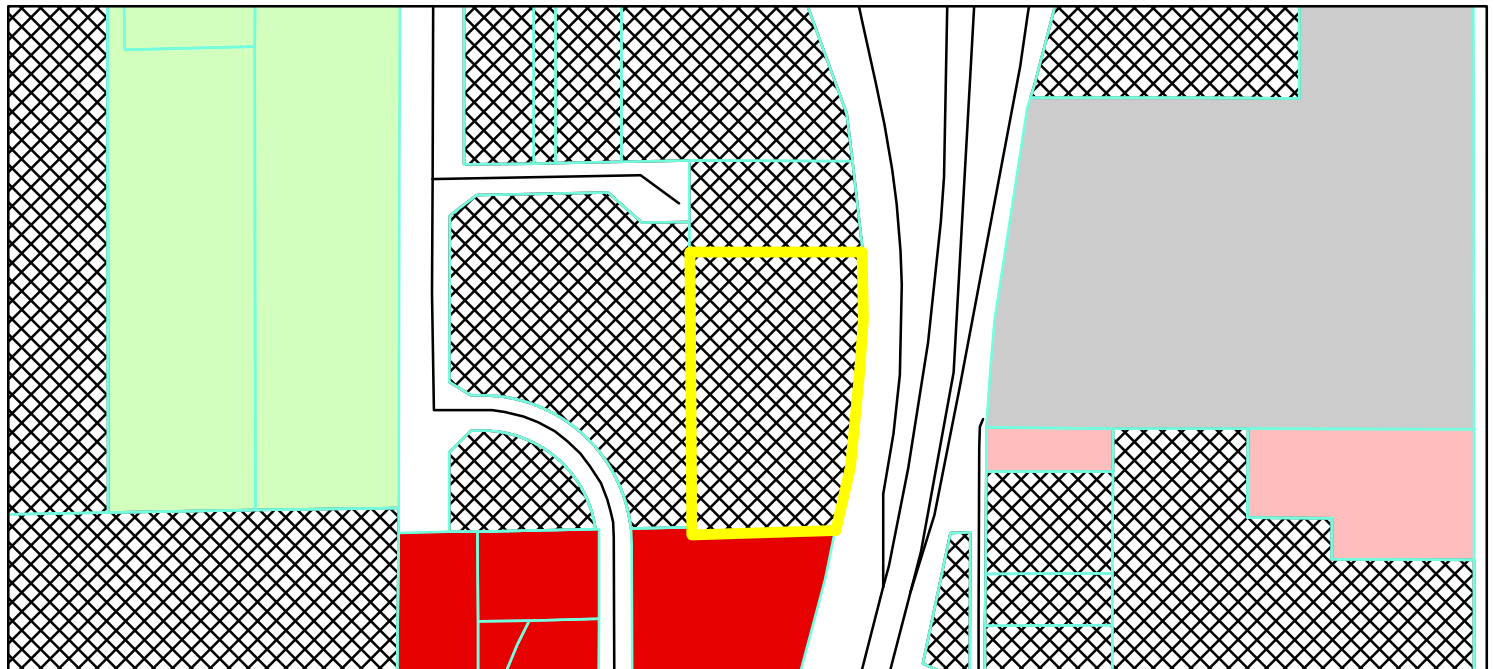
Hittle at ThirtyOne PUD Amendment I

Aerial Location Map

 Site



Zoning Map



GIS.DBO.PW_Streets Zoning

 Parcel

 Parcel

Zoning - All

 AG-SF1 (Agriculture - Single Family - 1)

 EI (Enclosed Industrial)

 GB (General Business)

 LB (Local Business)

 PUD (Planned Unit Development)

0 0.05 0.1
Miles



ORDINANCE NUMBER 21-__

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE TEXT OF THE HITTLE AT THIRTYONE PLANNED UNIT DEVELOPMENT AND THE UNIFIED DEVELOPMENT ORDINANCE

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

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

WHEREAS, the Town of Westfield adopted the Hittle at ThirtyOne Planned Unit Development District Ordinance 17-45 on January 22, 2018 (the "Hittle at ThirtyOne PUD Ordinance");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 21__-PUD-__**), requesting an amendment to the Hittle at ThirtyOne PUD Ordinance as it pertains to the parcels of real estate illustrated in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 21__-PUD-__** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (**- 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 November __, 2021; and

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

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Hittle at ThirtyOne PUD Ordinance is hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the provisions of the Hittle at ThirtyOne PUD Ordinance as amended, and (iii) the provisions of the Unified Development

Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

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

Section 2. **Development Standards.** The standards of Section 9 (Development Standards) of the Hittle at ThirtyOne PUD Ordinance shall apply, except as modified below:

- 2.1 Section 9.2(A) Character Exhibit: Area I. Exhibit D-2 of the Hittle at ThirtyOne PUD shall be replaced and superseded by the Character Exhibit, attached hereto as **Exhibit B**, which is hereby incorporated. The building depicted in **Exhibit B** shall be regulated in the same manner under the standards of the Hittle at ThirtyOne PUD, as may be applicable to the Building depicted in Exhibit D-2 of the Hittle at ThirtyOne PUD.
- 2.2 Section 9.2 (C)(ii)(b) Building Materials – Panel Materials: Dryvit Custom Bick shall be a permitted material on the Building depicted in **Exhibit B** in place of Architectural Insulated Panels. Section 9.2 (C)(ii)(b), as amended, shall be as modified below:

No more than sixty percent (60%) of the Building’s aggregate Building Facades, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered in Dryvit Custom Brick.

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

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

on the _____ day of _____, 2021, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 21-__

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO Ordinance 21-__

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

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

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

SCHEDULE OF EXHIBITS

Exhibit A Real Estate

Exhibit B Character Exhibit

EXHIBIT A
Real Estate
(Page 1 of 2)

Lot 1 in the Hittle at ThirtyOne Subdivision Secondary Plat, a subdivision within the City of Westfield, Hamilton County, Indiana, as recorded in Plat Cabinet 5, Slide 1006 as instrument number 201936907 in the Office of the Recorder of Hamilton County, Indiana.

EXHIBIT A
Real Estate
(Page 2 of 2)



Page | **9**





DRYVIT CUSTOM BRICK™

*The Classic Look of Brick, from an Environmentally-Superior,
Cost-Effective, Lightweight Alternative*



Custom
BRICK™

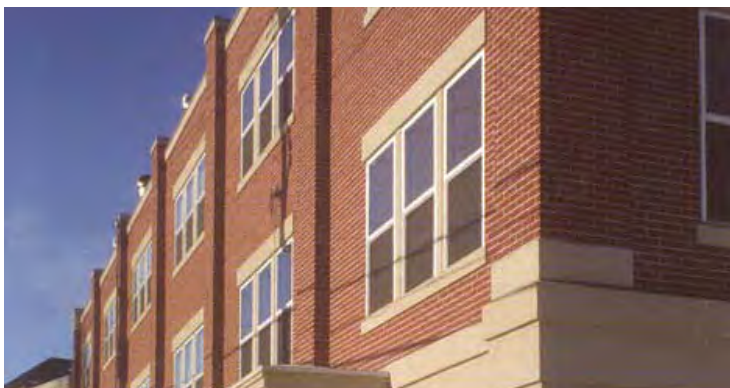
 Dryvit™



Custom Brick™ is an exciting alternative from Dryvit®, the nation's leading manufacturer of exterior insulation and finish systems. This dramatic finish provides a beautiful effect that will leave even the most experienced mason shaking his head in disbelief. The look of Custom Brick is simply amazing, and it has numerous advantages over other exterior cladding options.

Custom Brick is a textured finish applied using a template to create a stunning finish. It is available in a wide variety of patterns, colors, textures and shading techniques that can be used to make your building look exactly the way you want it to. No more settling for the design limitations of other exteriors — or their excessive price — in getting exactly the look you want.

FEATURE	BENEFIT
■ Realistic brick masonry aesthetic	Inexpensively emulates labor-intensive masonry
■ Lightweight	Reduces structural demands for exterior facade
■ 14 standard templates	Ready supply of most popular designs
■ Custom templates available	Ability to match most existing patterns and textures
■ Multiple thicknesses of templates	Ability to create and shape deeper grout lines
■ Vapor-permeable	Will not trap moisture vapor
■ 100% acrylic	Greater flexibility for crack resistance and longer life
■ Exterior or interior application	Adds natural texture and color to multiple surfaces
■ DPR & PMR chemistry	Resistant to dirt and the growth of mold and mildew



Brown Street Station Condos | Forest Park, IL

“We wanted an antique brick look that you just couldn’t get in this area without paying a fortune and waiting forever to get it. Custom Brick provided a perfect — and accessible — solution.”

John Ailport, *General Superintendent*, Silver Moon Properties



Marriott Residence Inn | Salt Lake City, UT

“Custom Brick saved the owner over \$200,000 by eliminating the heavier footings and framing needed for the clay brick. “We are extremely pleased with the appearance of the finish.”

Woodburn Associates, *Owner*

A TEMPLATED BRICK APPEARANCE FOR ANY WALL.

Value:

Low installed cost, and a 30-year lifecycle

Lightweight:

Approximately 1/35th the weight of clay brick

Design Freedom:

Ultimate flexibility with color, texture and shapes

A Dryvit® Outsulation® system with Custom Brick™ finish provides an environmentally superior, cost-effective alternative, all from a single source.

Now *that's* a better brick!

INSTALLATION OVERVIEW:

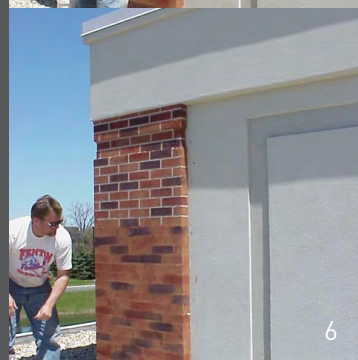
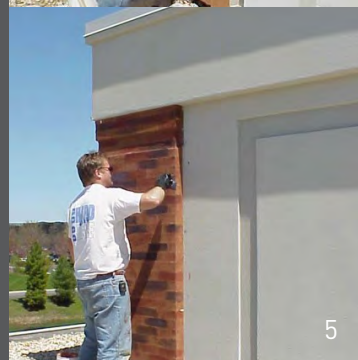
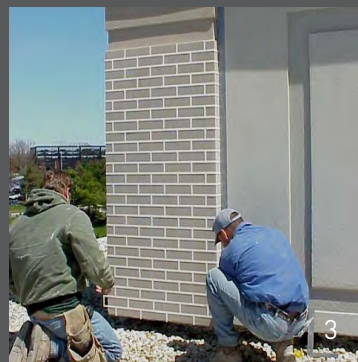
1. Prepare surface
2. Apply grout coat
3. Adhere selected Custom Brick template
4. Mix, then apply selected Custom Brick Finish material evenly
5. Create custom shading and effects (*optional*)
6. Remove templates and touch-up, if needed
7. Allow to dry



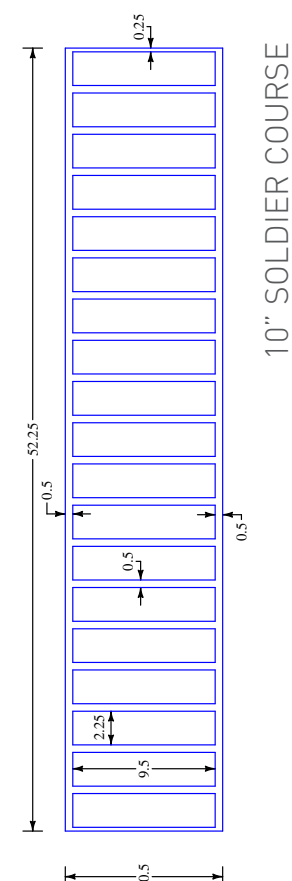
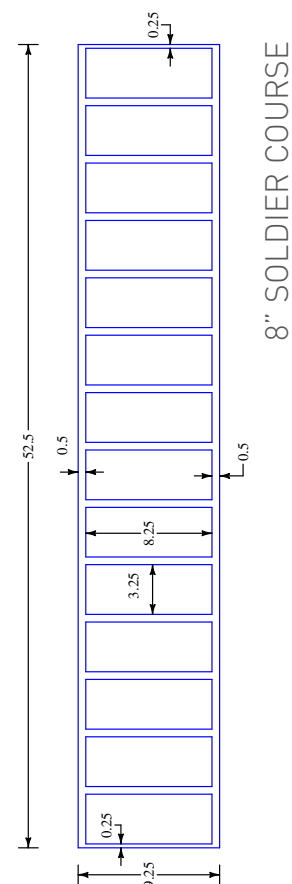
Isringhausen Imports | Springfield, IL

“The owner liked the renovated showroom so much he decided to re-clad his other brick building with Custom Brick because it looked better than the original brick.”

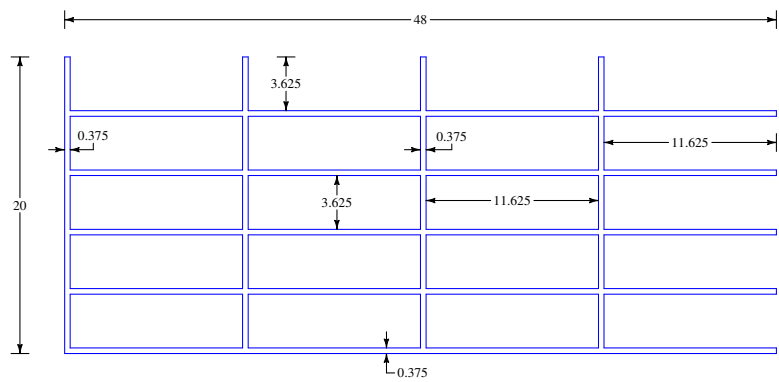
Custom
BRICK™



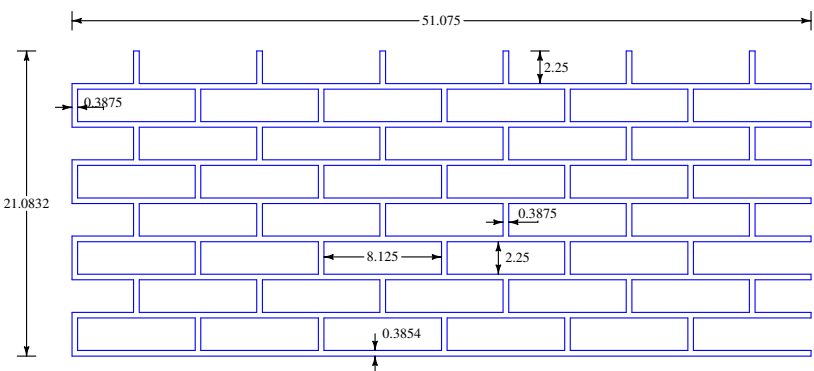
TEMPLATES



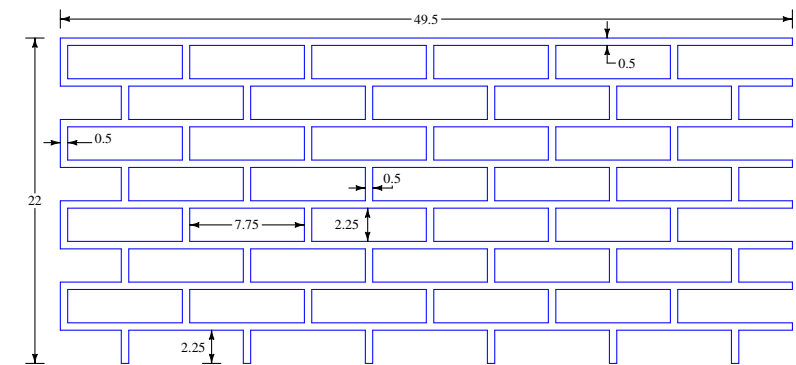
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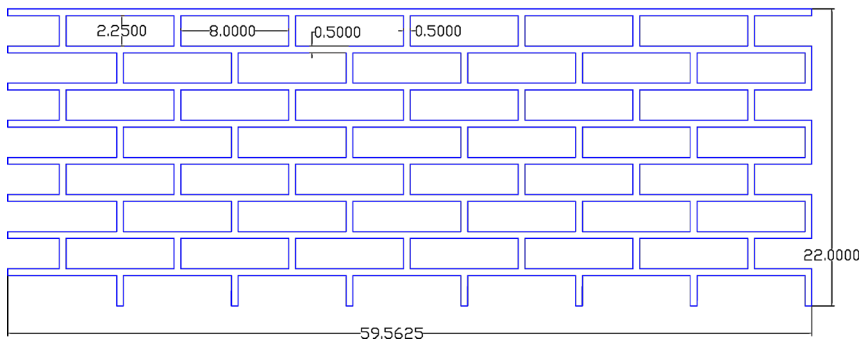
COLONIAL MALL



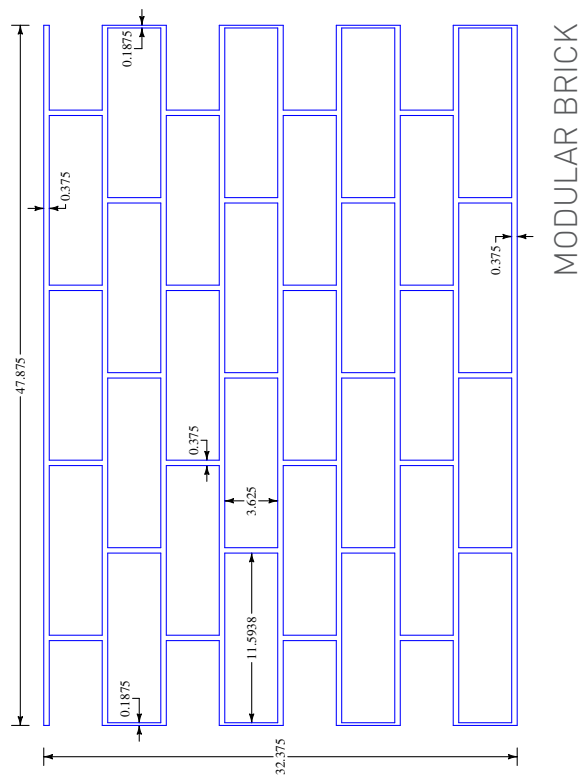
NY WALL BRICK 3/8"



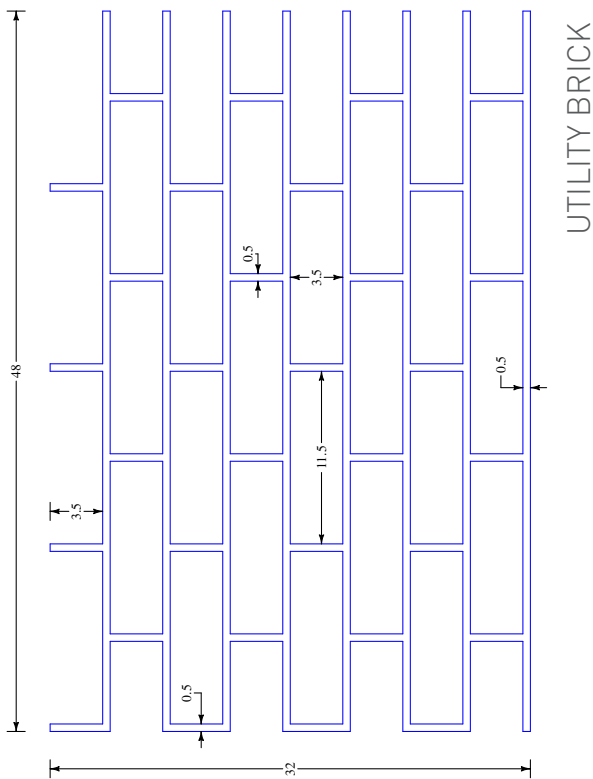
REGULAR FACE BRICK



BROOKLYN BRICK 1/2"

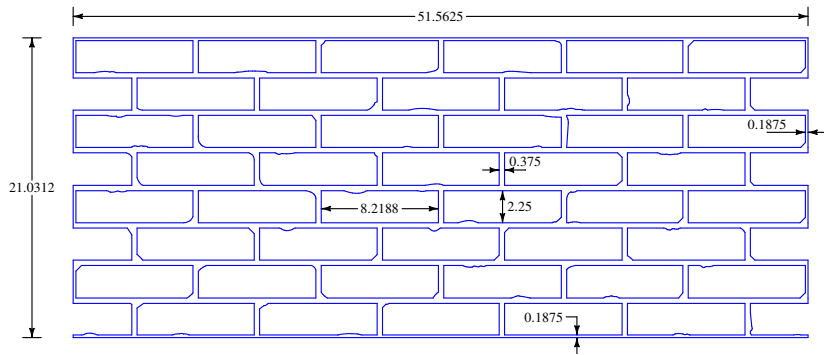


MODULAR BRICK

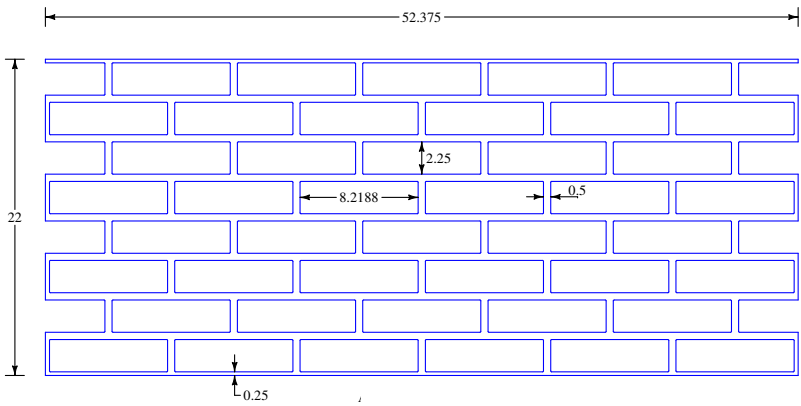


UTILITY BRICK

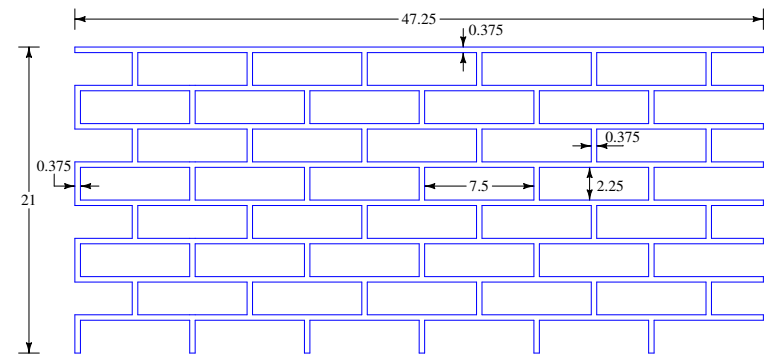
TEMPLATES



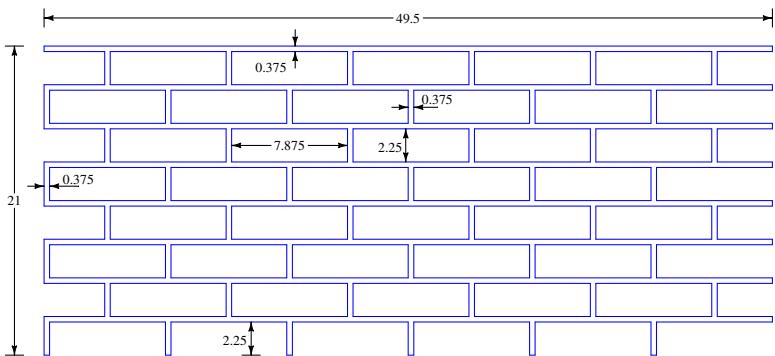
USED WALL BRICK



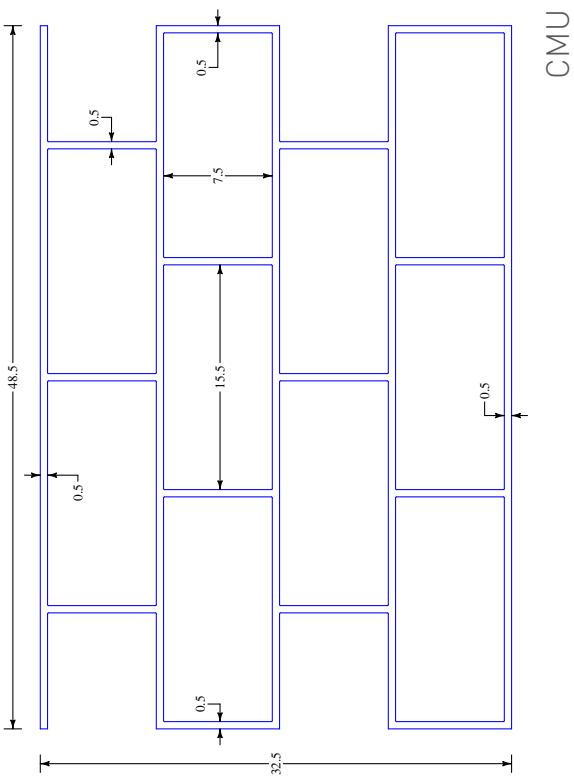
WALL BRICK



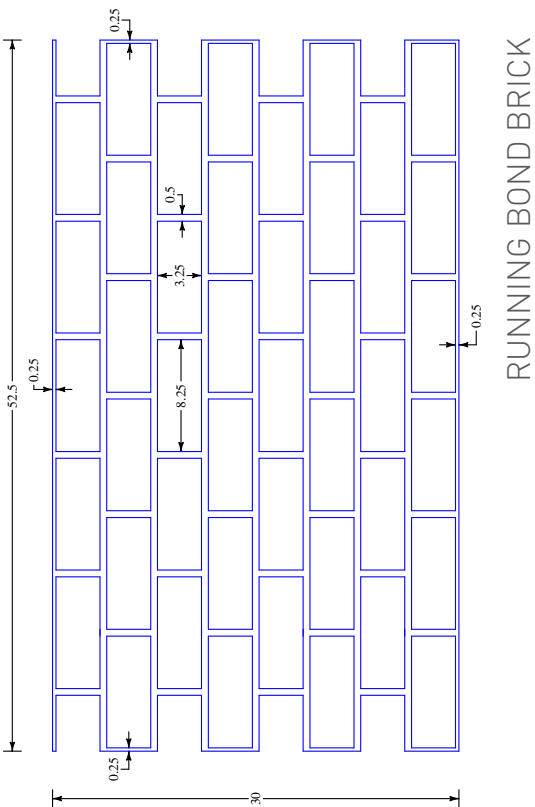
EASTERN BRICK



CALIFORNIA FACE BRICK



CMU



RUNNING BOND BRICK

PATTERN DETAILS

Pattern Name	Total Size	Avail. Depths	Ft ² / piece	Ft ² / box	Pcs. /box
Colonial Mall	20" x 48"	24pt / 60pt	6.67	400	60
NY Wall Brick 3/8"	21.08" x 51.08"	24pt / 60pt	7.48	403	54
Utility Brick	32" x 48"	24pt / 60pt	10.67	405	38
Running Bond	29.5" x 52"	24pt / 60pt	10.94	404	37
8" Soldier Course	9.25" x 52"	24pt / 60pt	3.37	404	120
10" Soldier Course	10.375" x 52"	24pt / 60pt	3.81	400	105
Wall Brick	22" x 53"	24pt / 60pt	8.00	400	50
Used Wall Brick	21" x 52"	24pt / 60pt	7.52	406	54
Modular Brick	32.5" x 48"	24pt / 60pt	10.76	408	38
CMU	32.5" x 48.5"	24pt / 60pt	10.95	405	37
Eastern Brick	21.5" x 48.25"	24pt / 60pt	7.20	403	56
California Face Brick	21" x 49.5"	24pt / 60pt	7.22	404	56
Regular Face Brick	22" x 49.5"	24pt / 60pt	7.56	400	53
Brooklyn Brick 1/2"	22" x 59.5625"	24pt / 60pt	9.10	450	50



Second National Bank | Arcanum, OH

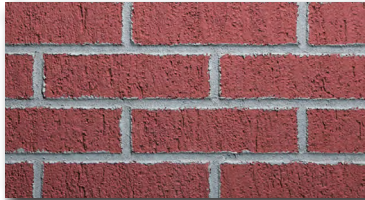
VERSATILE DESIGN CAPABILITY FOR ANY PROJECT

Custom Brick is available in 14 standard brick designs with a wide array of standard colors. Custom colors are also available to tailor to your project's specifications, and custom patterns can be made. Custom template options are quoted separately and minimum order quantities apply, with slightly longer lead times. Contact your Dryvit Representative or distributor for a quote.

Examples of standard templates:



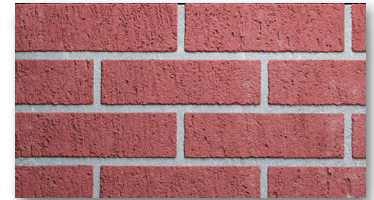
Used Wall Brick



NY Wall Brick 3/8"



Utility Brick



Regular Face Brick



Germantown, LLC | Nashville, TN



Vanderbilt University | Nashville, TN

Dryvit Systems, Inc. | One Energy Way | West Warwick, RI, 02893 | 401.822.4100 | dryvit.com

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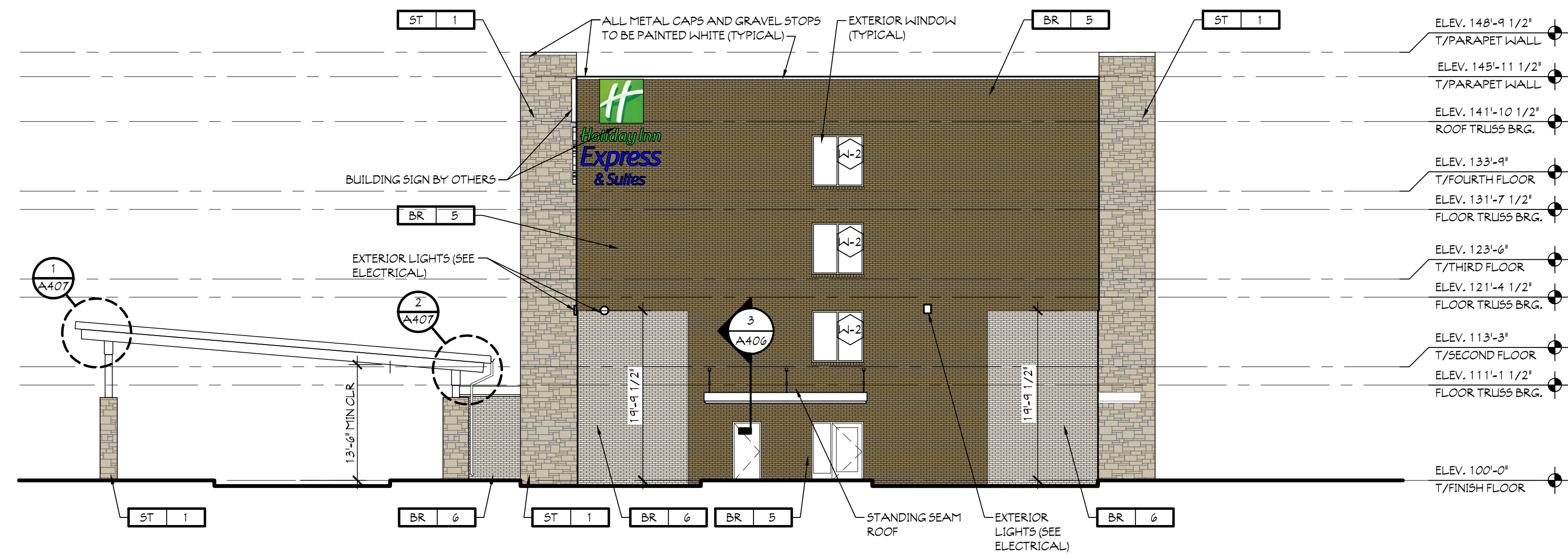


Construction Products Group

tremcocpg.com



VIEW OF PROPOSED WESTFIELD HOLIDAY INN EXPRESS FROM THE NORTHEAST CORNER



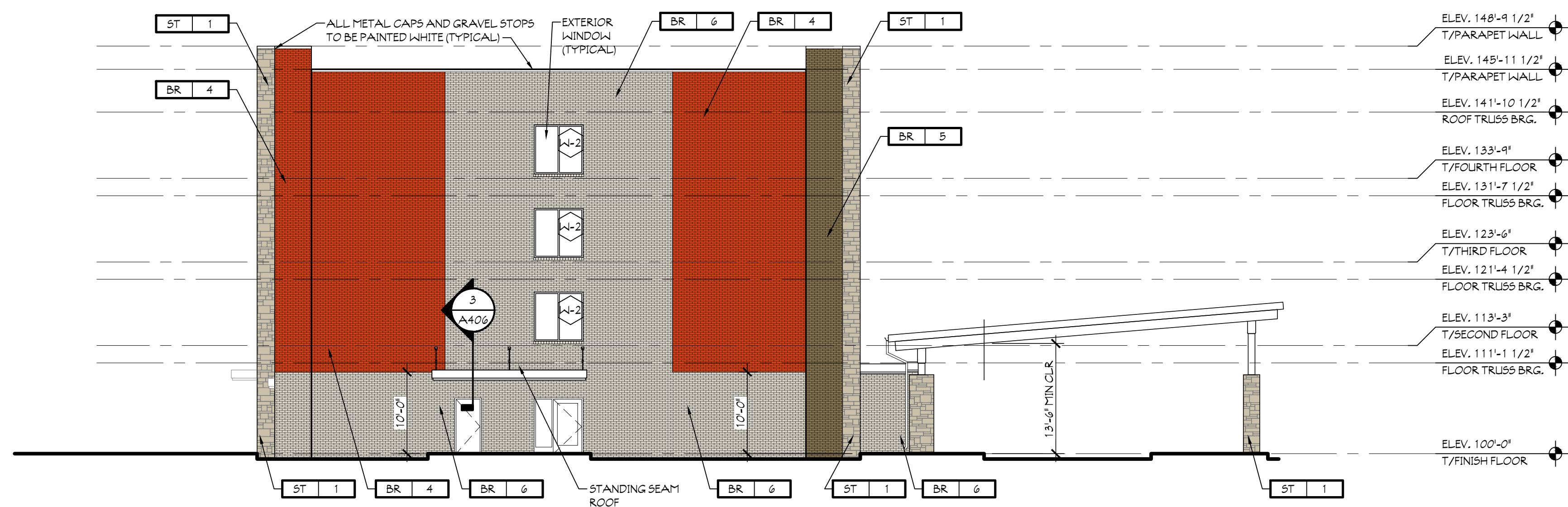
1 EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0" (RIGHT SIDE) ELEVATION

BUILDING GRAND TOTALS			
EIFS	1,827 SQ. FT.	7%	
DRYVIT BRICK VENEER	15,796 SQ. FT.	60%	
MASONRY	8,704 SQ. FT.	33%	
TOTAL	26,328 SQ. FT.	100%	

ELEVATION (1) MATERIAL TOTALS			
MASONRY	3,419 SQ. FT.	100%	
TOTAL	3,419 SQ. FT.	100%	
TOTALS INCLUDE WALL RETURNS TOTALS DO NOT INCLUDE GLAZING			

MATERIAL LEGEND			
	APPLIED STONE VENEER (ST-1)		(BR-4) BRICK-4: MATCH 5W12803 ROCKWOOD TERRA COTTA
	(DBR-V-1) DRYVIT BRICK VENEER-1: 5W12803 ROCKWOOD TERRA COTTA		(BR-5) BRICK-5: MATCH 5W7039 VIRTUAL TALUPE
	(DBR-V-2) DRYVIT BRICK VENEER-2: 5W7039 VIRTUAL TALUPE		(BR-6) BRICK-6: MATCH 5W7036 ACCESSIBLE BEIGE
	(DBR-V-3) DRYVIT BRICK VENEER-3: 5W7036 ACCESSIBLE BEIGE		EIFS-1: 5W7036 ACCESSIBLE BEIGE

NOTE:
-ALL MECHANICAL GRILLES TO BE PAINTED TO MATCH THE SURROUNDING BRICK COLOR

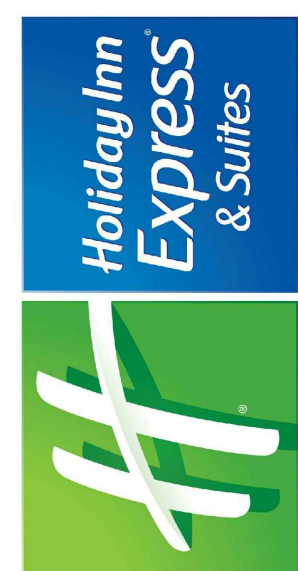


2 EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0" (LEFT SIDE) ELEVATION

ELEVATION (2) MATERIAL TOTALS			
MASONRY	3,424 SQ. FT.	100%	
TOTAL	3,424 SQ. FT.	100%	
TOTALS INCLUDE WALL RETURNS TOTALS DO NOT INCLUDE GLAZING			

GENERAL NOTES
-ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS SHOULD BE DERIVED FROM THE DIMENSIONED PLANS.
-ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
-SERVICES SHALL NOT BE RESPONSIBLE FOR ANY GENERAL CONTRACTOR. MUST ASSESS THE GENERAL CONTRACTOR'S ATTENTION PRIOR TO CONSTRUCTION.

* Architects
* Planners
* Construction Mgmt.
* Rule 5 and M54 Filing
* PLOQUE (574) 537-6500
* FAX (574) 537-0808
MAUSET ARCHITECTURAL SERVICES, L.L.C.
112 NORTH MAIN STREET
GOSHEN, INDIANA 46526
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HOLIDAY INN EXPRESS

WESTFIELD, INDIANA

REVISIONS:

PRELIMINARY - NOT FOR CONSTRUCTION

DATE: 07-24-21

JOB NO.: MAS-21-120

NAME:

EXTERIOR ELEVATIONS

SHEET:

A202



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 4, 2021
2108-PUD-22
Exhibit 1

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

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

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

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

Current Land Use: Agriculture

Acreage: 23.71 acres +/-

Exhibits:

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

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

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

The petitioner held a neighbor meeting on July 28, 2021. A summary this meeting was provided by the petitioner and is as **Exhibit 11**.

PROJECT OVERVIEW

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

Project Description: The petitioner is requesting a change in zoning from the AG-SF1 District to the Urban Apples PUD District to accommodate an Agritourism Development, as described in the Narrative Statement (see **Exhibit 8**).

ORDINANCE DETAILS

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

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

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

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

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

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

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

	PUD	UDO (AG-SF1)
Min. Lot Area	Not altered	3 acres
Min. Lot Frontage	Not altered	250'
Min. Front Yard Setback	50' (from Spring Mill Road)	100' (Expressway/Arterial)
Min. Side & Rear Yard Setbacks	30' (all other District property lines), none internal to District	30'
Min. Lot Width	Not altered	100'
Max. Building Height	45' ¹	2 ½ stories

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

		45' for buildings for Agricultural Uses with a min. roof pitch of 5:12 ²
Min. Living Area (Ground Floor)	Exempts	1,350 square feet (single-story) 800 square feet (all others)
Subdivisions	Permits Major Subdivision by exempting this standard	Major Subdivision not permitted
Development Plan Review	Not altered	Required except for Single-family Dwellings, Agricultural Uses, and associated Accessory Uses.

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

Architectural Standards: The proposed PUD Ordinance includes Architectural Standard, which would not otherwise apply in the AG-SF1 District. The standards include timelines for updating the existing buildings, building material requirements, and outdoor display of plant materials. Additionally, Architectural Elevation Exhibits (see **Exhibit 5**) are included for the Vine and Cidery Buildings. Those buildings, along with most Accessory Buildings, are required to be substantial consistent with these exhibits. Additional Illustrative Images (see **Exhibit 6**) are included for the permitted Picnic Shelters, Music Shelter, and Goat Tower, these structures would be required to be architecturally consistent with these images.

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

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

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

Foundation Plantings: The proposed ordinance defaults to the standards of UDO Article 6.8(L) with three (3) exception. These exceptions all relate to the Vine and Cidery Areas only and are as follows:

- Exempting Foundation Plantings where existing nonconforming conditions prevent them from being installed.
- Delaying the installation of Foundation Planting along facades where an addition is proposed, as shown on the Concept Plan, until the addition is completed or five (5) years from the Certificate of Occupancy for the renovations of those buildings.

- Exempting Foundation Plantings along facades abutting the patio areas, as shown on the Concept Plan.

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

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

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

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

Orchard Preservation: The PUD Ordinance requires the preservation of the three (3) rows of apple trees between the Vines Building and Spring Mill Road.

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

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

Monument Signs: The PUD Ordinance would permit two (2) Monument Signs along the east boundary of the District, whereas the UDO would permit only 1 per Public Street Frontage. The proposed ordinance also restricts the lighting of the permitted Monument Signs to gooseneck down lighting. The UDO does not contain the same restriction. Construction of the Monument Signs would be in accordance with the UDO's standards for Monument Signs for Individual Nonresidential Uses (Article 6.17(H)(2)).

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

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

Loading Berths: As proposed, the PUD Ordinance would exempt the Property from the minimum number of off-street Loading Berths required in the UDO. This would only be a change for some components of the proposed use (those that could be classified as Office

or Industrial Manufacturing). The UDO does not require Loading Berths for Agritourism Uses.

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

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

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

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

CHANGES SINCE THE PUBLIC HEARING

The Petitioner has incorporated changes to the text and exhibits of the proposed ordinance since the August 2, 2021, Public Hearing. Many of these changes were requested by the Department during the review process. These changes can be seen in the Redlined Ordinance (see **Exhibit 7**), and are discussed in the Updated Narrative Statement (see **Exhibit 10**).

Changes to the ordinance include:

- Removing several definitions that were determined by the Department to be unnecessary.
- Decreasing the number of areas from seven (7) to four (4) by consolidating areas that will be used in a similar manner.
- Removing the Permitted Use Table, which used several of the removed definitions that included many broad use categories. This was replaced with a much narrower Permitted Uses section in the text of the ordinance.
- Setting the Maximum Building Height at forty-five (45) feet, instead of referencing the UDO's Height Standards for Agricultural Uses.
- Removing the Height Exemption for the Goat Tower, as it would already fall into that exemption.
- Moving the written Architectural Standards from the Exhibits and placing them in the text of the ordinance.
- Moving the substantial compliance requirements from the Definitions section of the ordinance to the Architectural Standards.
- Removing the reference to UDO Article 6.4(E), as it was determined to be unnecessary by the Department.

- Adding additional Landscaping Standards.
- Adding Sign Standards.
- Updating the Surfacing and Curbing standard so that only the Seasonal Parking area and internal access drive for the Music Shelter are exempt from the Udo requirements, as opposed to any parking areas more than 200' from Spring Mill Road.
- Updating the Required Parking Spaces standard to allow for additional parking to be required at any time deemed appropriate by the Director.

COMPREHENSIVE PLAN

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

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

PROCEDURAL

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

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

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

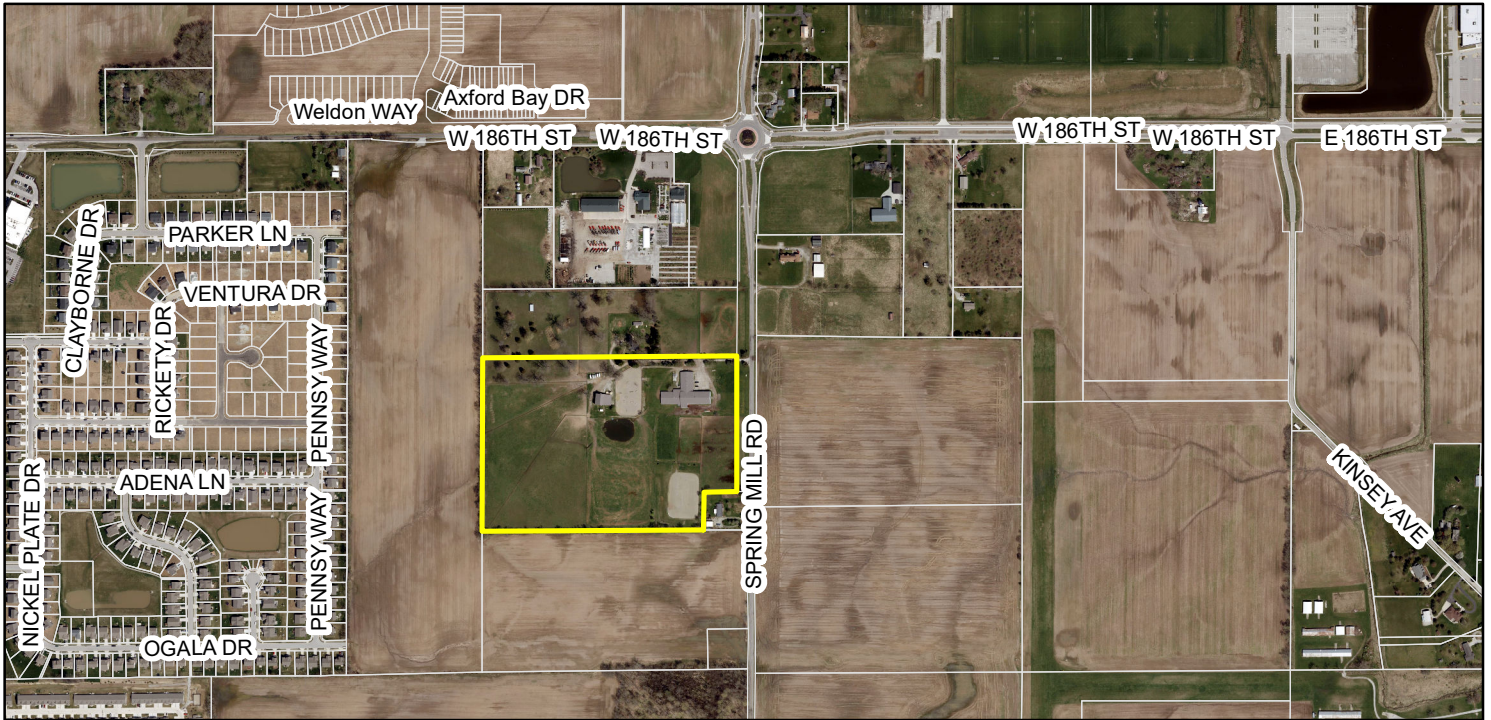
Council Introduction: The petition was introduced at the July 12, 2021, City Council meeting.

DEPARTMENT COMMENTS

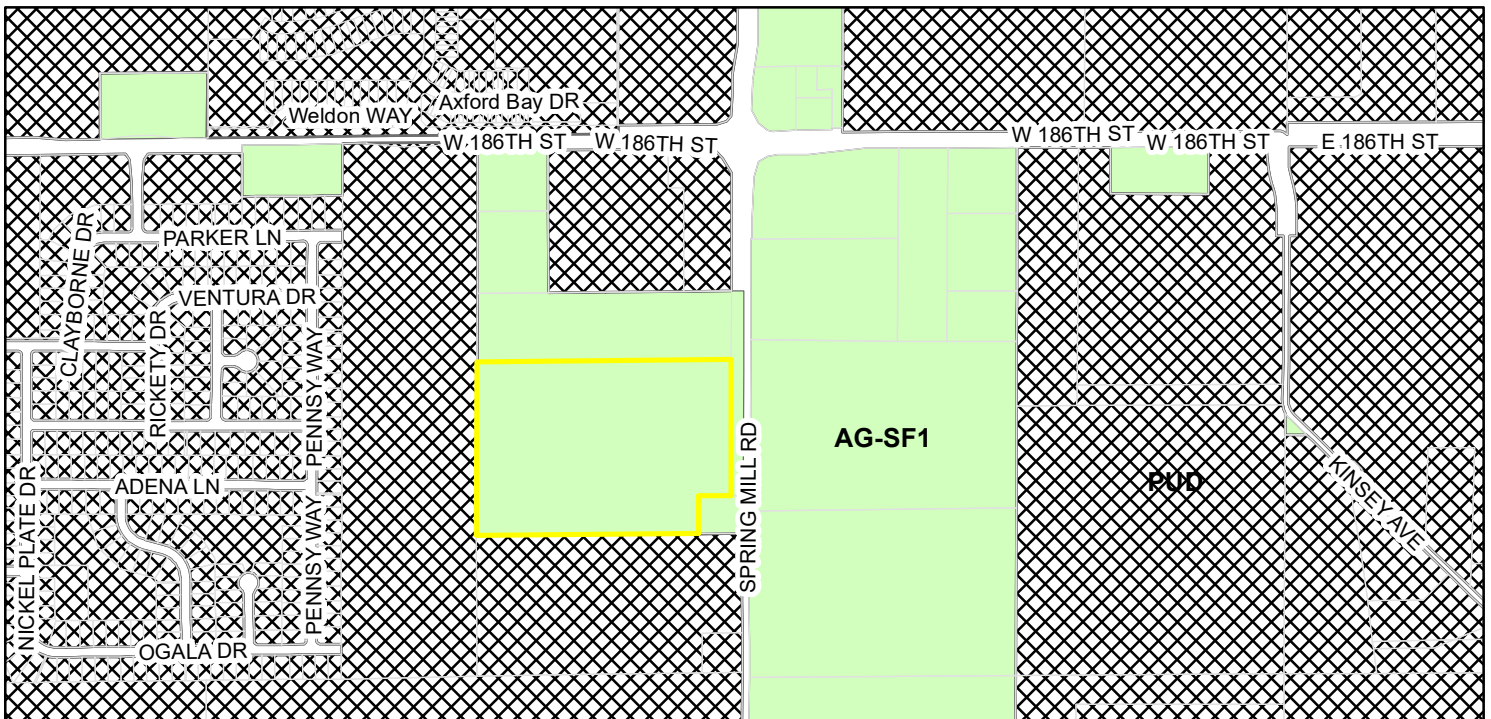
1. **Action:** Forward a recommendation to the City Council.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or phoward@westfield.in.gov.

Aerial Location Map

 Site



Zoning Map



Zoning

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

ORDINANCE NUMBER XX-XX

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

“Urban Apples PUD”

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

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

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

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

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

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

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

Section 1. Applicability of Ordinance.

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

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

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

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

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

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

8.1 Architectural Standards:

A. Vine Area.

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

B. Seeds Area.

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

C. Cidery Area.

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

D. All Areas.

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

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

8.2 Landscaping Standards.

- A. General Screening Standards. Article 6.8(H) shall not apply to nonconforming conditions present in the Vine and Cidery Areas at the time of the adoption of this Ordinance.
- B. Minimum Lot Landscaping Requirements. Article 6.8(K) of the UDO shall only apply to the Vine Area, Cidery Area and Seeds Area. The Uses in these Areas shall be treated as “Business Uses” as specified in Article 6.8(K).
- C. Foundation Plantings.
 - i. Nonconforming Conditions. To the extent that nonconforming conditions in the Vine Area and the Cidery Area at the time of the adoption of this Ordinance prevent compliance with Article 6.8(L) of the UDO, as determined by the Director, Foundation Plantings shall not be required.
 - ii. Vine Building. Installation of plant materials along the south building façade shall take place at the time the “Addition” (identified on the Concept Plan) is completed or five (5) years from the issuance of the Certificate of Occupancy for the Vine Building. Installation of plant materials along the building façades abutting the “Patio” (identified on the Concept Plan) shall not be required.
 - iii. Cidery Building. Installation of plant materials along the west building façade shall take place at the time the “Addition” (identified on the Concept Plan) is completed or five (5) years from the issuance of the Certificate of Occupancy for the Cidery Building. Installation of plant materials along the building façade abutting the “Patio” (identified on the Concept Plan) shall not be required.
- D. External Street Frontage Landscaping Requirements. Article 6.8(M) shall not apply to the Vine Area. Instead, the Orchard Preservation standards of this Ordinance shall apply.
- E. Buffer Yard Requirements. Article 6.8(N) shall not apply to the District. Instead, the Perimeter Tree Preservation and Mound Requirement standards of this Ordinance shall apply.
- F. Parking Area Landscaping. Article 6.8(O) shall apply to all Parking Areas except the Seasonal Parking identified on the Concept Plan.
- G. Perimeter Tree Preservation: Existing trees within ten (10) feet of the perimeter of the District, that are in good health and not otherwise required to be removed for environmental reasons, shall be preserved in accordance with Article 6.8, Landscaping

Standards of the UDO. Existing trees in this area shall not be removed except if (i) needed to provide connectivity to the uses adjacent to the District, (ii) required by the City; or (iii) needed for drainage/utility installations.

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

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

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

A. Monument Signs.

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

B. Wall Signs.

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

8.5 Parking and Loading Standards.

A. Loading Berths. Article 6.14(C) shall not apply to the District.

- B. Surfacing and Curbs. Article 6.14(G)(7) shall apply to all Parking Areas except the Seasonal Parking and the internal access drive extending to the Music Shelter, as shown on the Concept Plan.
- C. Required Spaces. Article 6.14(G)(11) is hereby modified to provide that Parking Space requirements for all uses in the District shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for a Detailed Development Plan or at such other time as deemed appropriate by the Director. The number of Parking Spaces constructed within the District may vary from the numbers indicated on the Concept Plan, based on the determination of the Director.

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

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

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James Edwards

James Edwards

James Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE XX-XX**

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE XX-XX**

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

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

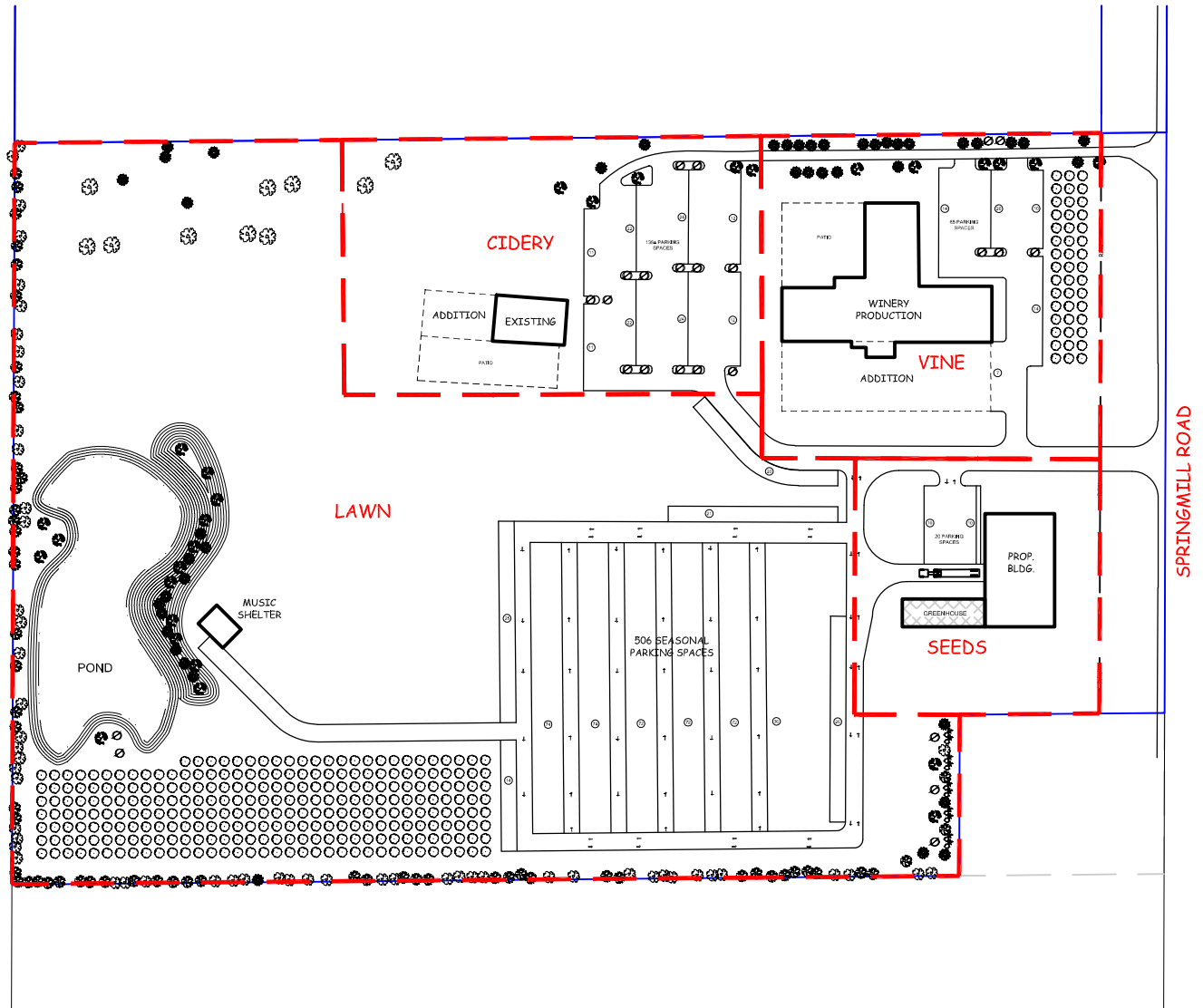
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Matthew S. Skelton.

EXHIBIT A

The “Concept Plan” appears on the following page of this Ordinance.



CONCEPT SITE PLAN



CSG PROJECT NUMBER
UFL.001

DATE: 09/20/21
DWN. BY: BSC
CHKD. BY: BSC
SCALE: 1" = 200'

SHEET 1 OF 1

CIVIL SITE GROUP, INC.

718 ADAMS STREET, SUITE E
CARMEL, INDIANA 46032
(317) 810-1677

Civil Site
GROUP, INC.

EXHIBIT B

Vine Building

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



BUILDING FACADE RENOVATION

URBAN FARMER

WESTFIELD,

INDIANA

peterson ARCHITECTURE

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



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



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



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



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

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

BUILDING RENOVATION
URBAN FARMER
8040 BIRCH HILL ROAD
WESTFIELD, INDIANA

EXTERIOR IMPROVEMENTS

08/18/2021

REVISION:
DATE
REVISION
DATE
REVISION
DATE
REVISION
DATE

PLOT DATE: 2021-08-18
DRAWN BY: TANKER
CHECKED BY: -
PROJECT NUMBER: 21-0718

EXTERIOR ELEVATIONS

A401

ALL DIMENSIONS ARE GIVEN IN FEET AND INCHES AND SHALL BE USED ONLY IN ACCORDANCE TO THE
PETERSON ARCHITECTURE, P.C.
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Vine Building Architectural Elements

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

Masonry/Stone



Red Metal Barn Siding



Decorative Green Shingles

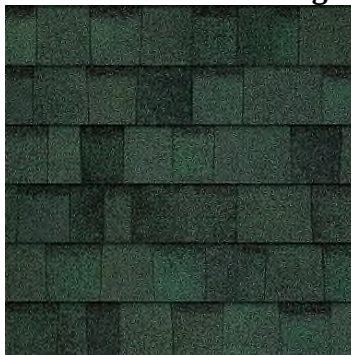


EXHIBIT C

Cidery Building

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



BUILDING FACADE RENOVATION

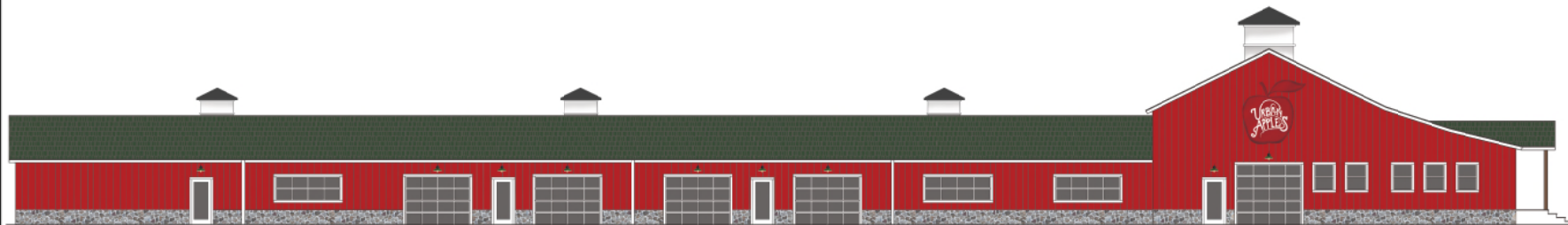
URBAN FARMER

WESTFIELD,

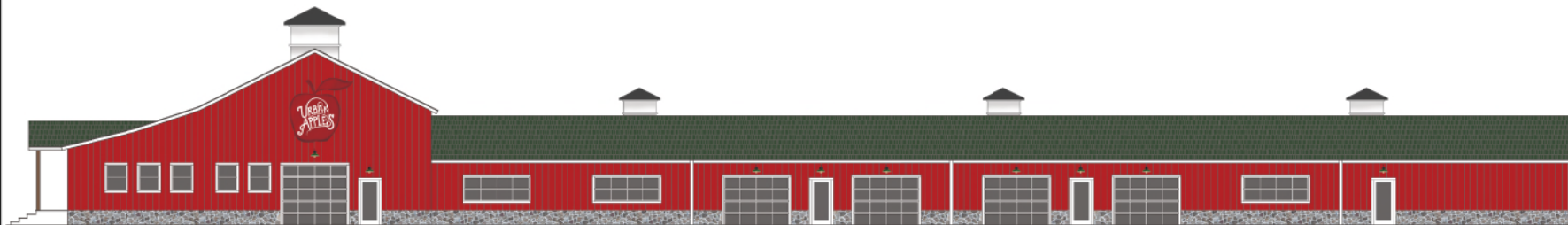
INDIANA

peterson ARCHITECTURE

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



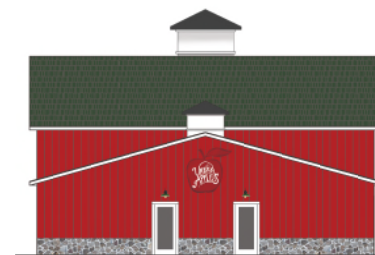
○ **EXTERIOR ELEVATION - SOUTH**
SCALE: 1/8" = 1'-0"



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



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



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

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

BUILDING RENOVATION + ADDITION
URBAN FARMER 2

1836 SPRING HILL ROAD
WESTFIELD, INDIANA

EXTERIOR IMPROVEMENTS

08/25/2021

REVISION:
DATE
DATE
DATE
DATE
DATE
DATE

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

EXTERIOR ELEVATIONS

A401

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ALL OTHER COPYRIGHT AND CREDIT LINE
RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

Cidery Building Architectural Elements

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

Masonry/Stone



Red Wood Barn Siding



Decorative Green Shingles



EXHIBIT D

“Picnic Shelter” Illustrative Images



EXHIBIT E

“Music Shelter” Illustrative Images



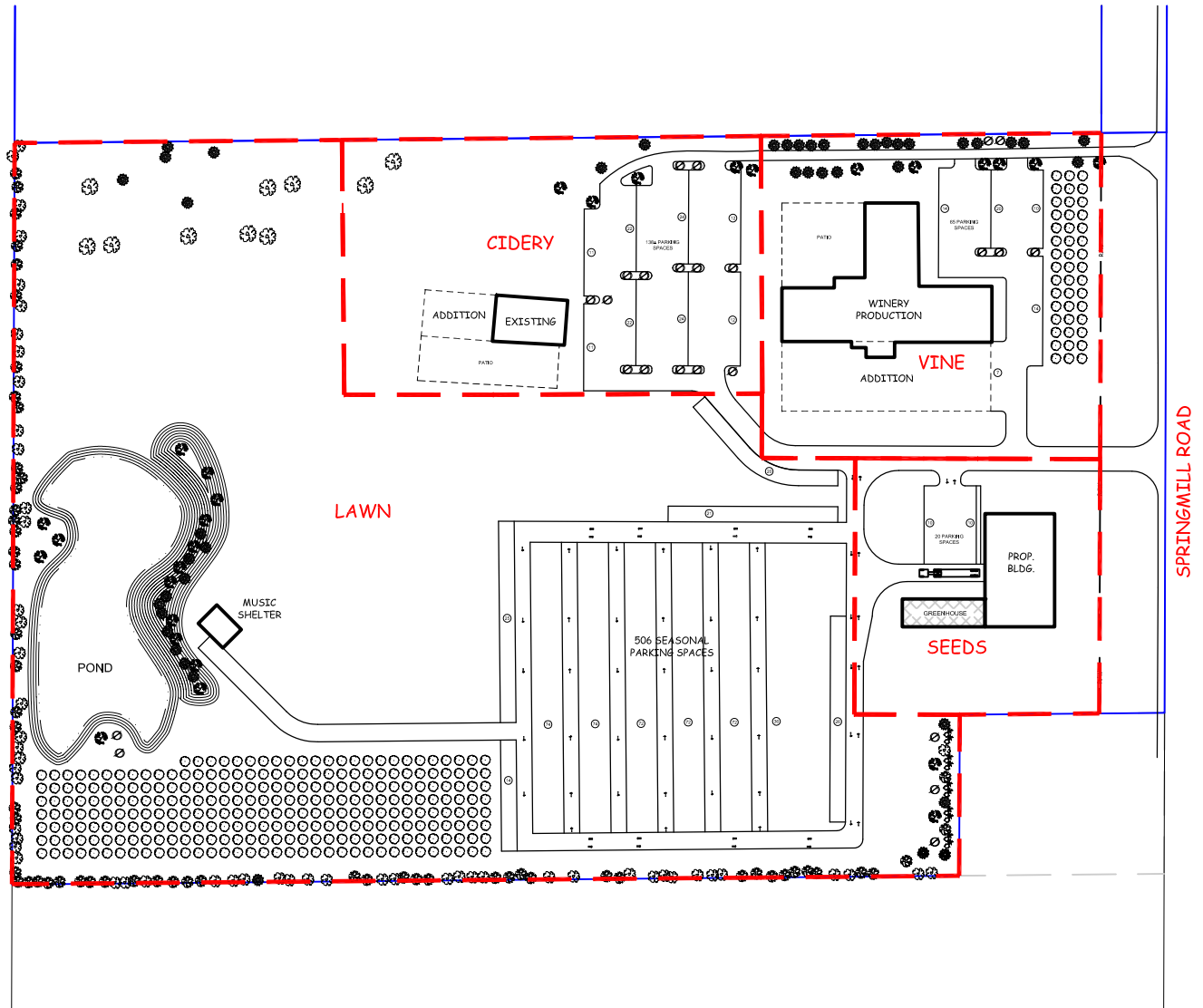
EXHIBIT F

“Goat Tower” Illustrative Images





CONCEPT SITE PLAN



CSG PROJECT NUMBER
UFL.001

DATE: 09/20/21
DWN. BY: BSC
CHKD. BY: BSC
SCALE: 1" = 200'

SHEET 1 OF 1

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BUILDING RENOVATION
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8040 BIRCH HILL ROAD
WESTFIELD, INDIANA

EXTERIOR IMPROVEMENTS

08/18/2021

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EXTERIOR ELEVATIONS

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Red Metal Barn Siding



Decorative Green Shingles

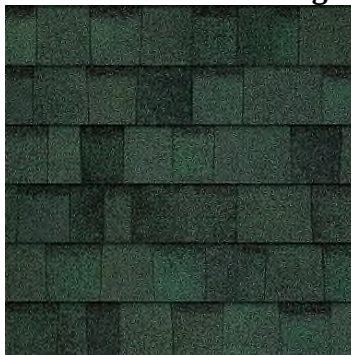


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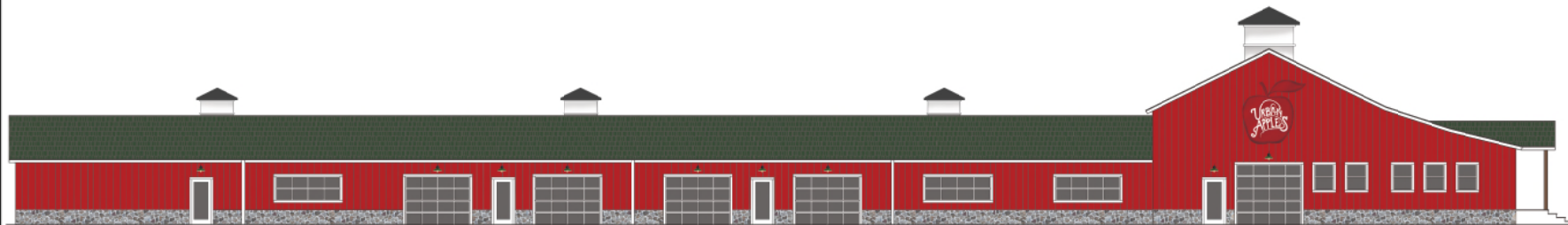
URBAN FARMER

WESTFIELD,

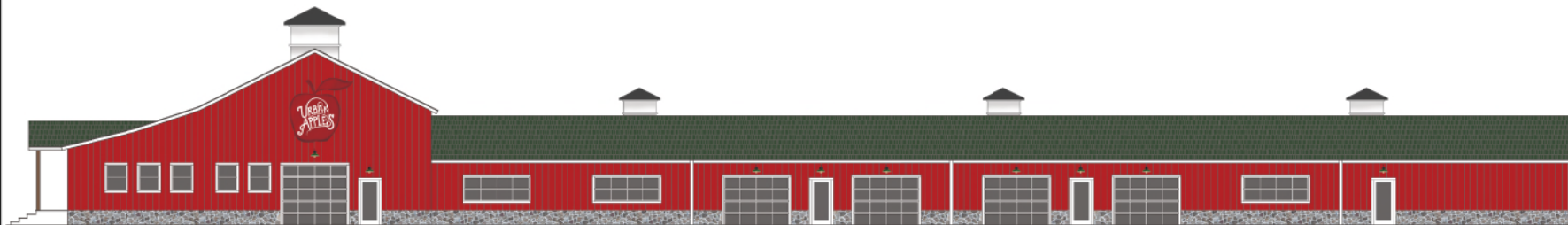
INDIANA

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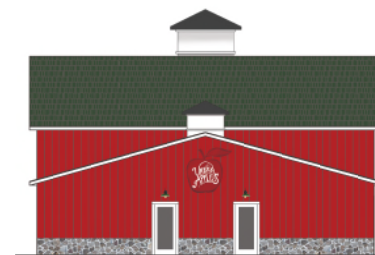
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BUILDING RENOVATION + ADDITION
URBAN FARMER 2

1836 SPRING HILL ROAD
WESTFIELD, INDIANA

EXTERIOR IMPROVEMENTS

08/25/2021

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

EXTERIOR ELEVATIONS

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Cidery Building Architectural Elements

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Masonry/Stone



Red Wood Barn Siding



Decorative Green Shingles



EXHIBIT D

“Picnic Shelter” Illustrative Images



EXHIBIT E

“Music Shelter” Illustrative Images



EXHIBIT F

“Goat Tower” Illustrative Images



ORDINANCE NUMBER XX-XX

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

“Urban Apples PUD”

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

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

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

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

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

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

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

Section 1. Applicability of Ordinance.

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

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

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

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

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

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

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

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

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

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

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

A. Agritourism Use (or Agritainment Use).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

D. All Areas.

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

~~B.—~~

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

8.38.2 Landscaping Standards.

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

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

C. Foundation Plantings.

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

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

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

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

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

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

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

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

A. Monument Signs.

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

B. Wall Signs.

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

8.5 Parking and Loading Standards.

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

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

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

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James Edwards

James Edwards

James Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE XX-XX**

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE XX-XX**

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

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

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

ISSUES RAISED REGARDING THE URBAN APPLES PUD PROPOSAL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

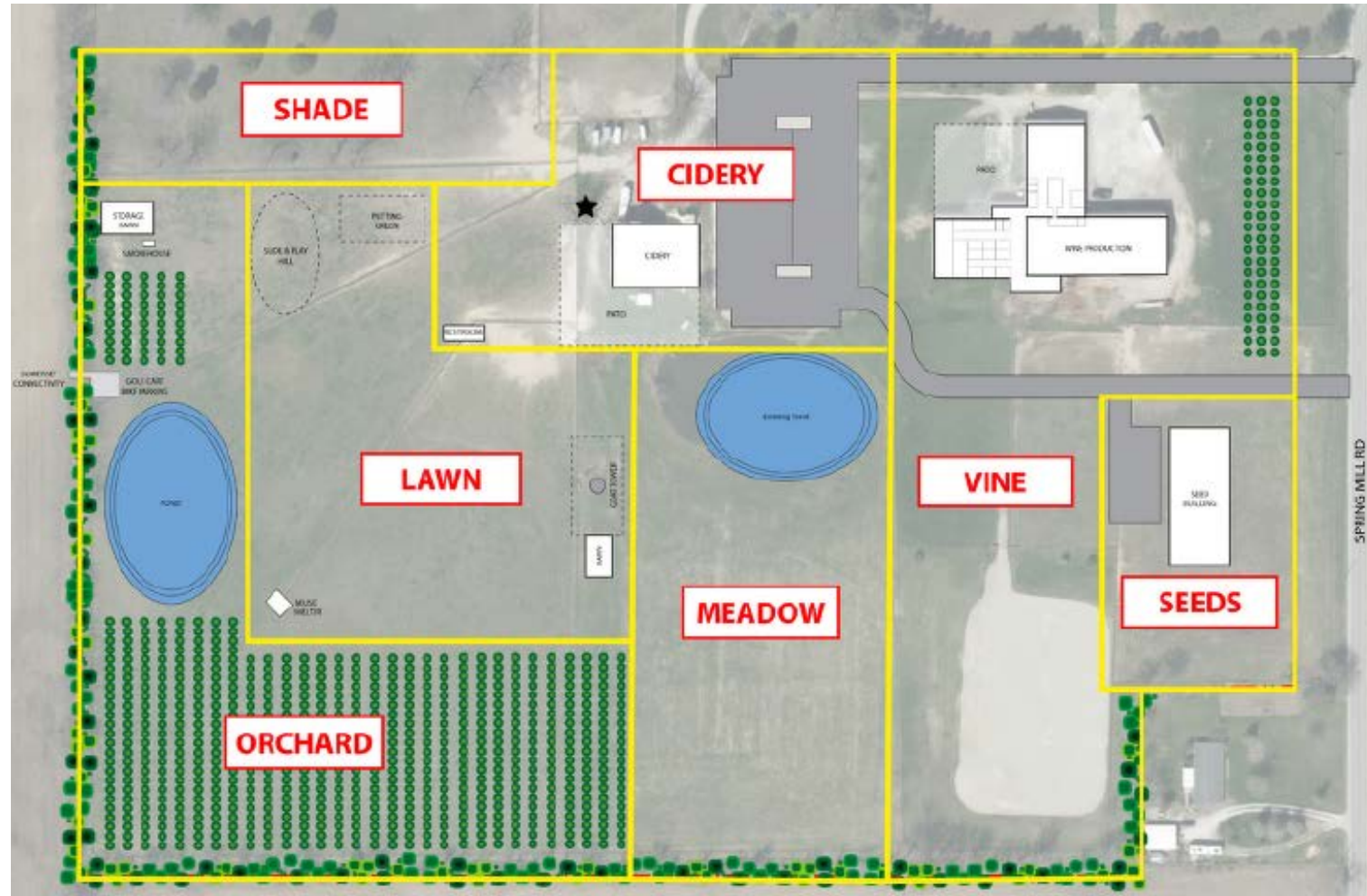
7. Would one of the Business Districts be more appropriate for the Underlying Zoning District?

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

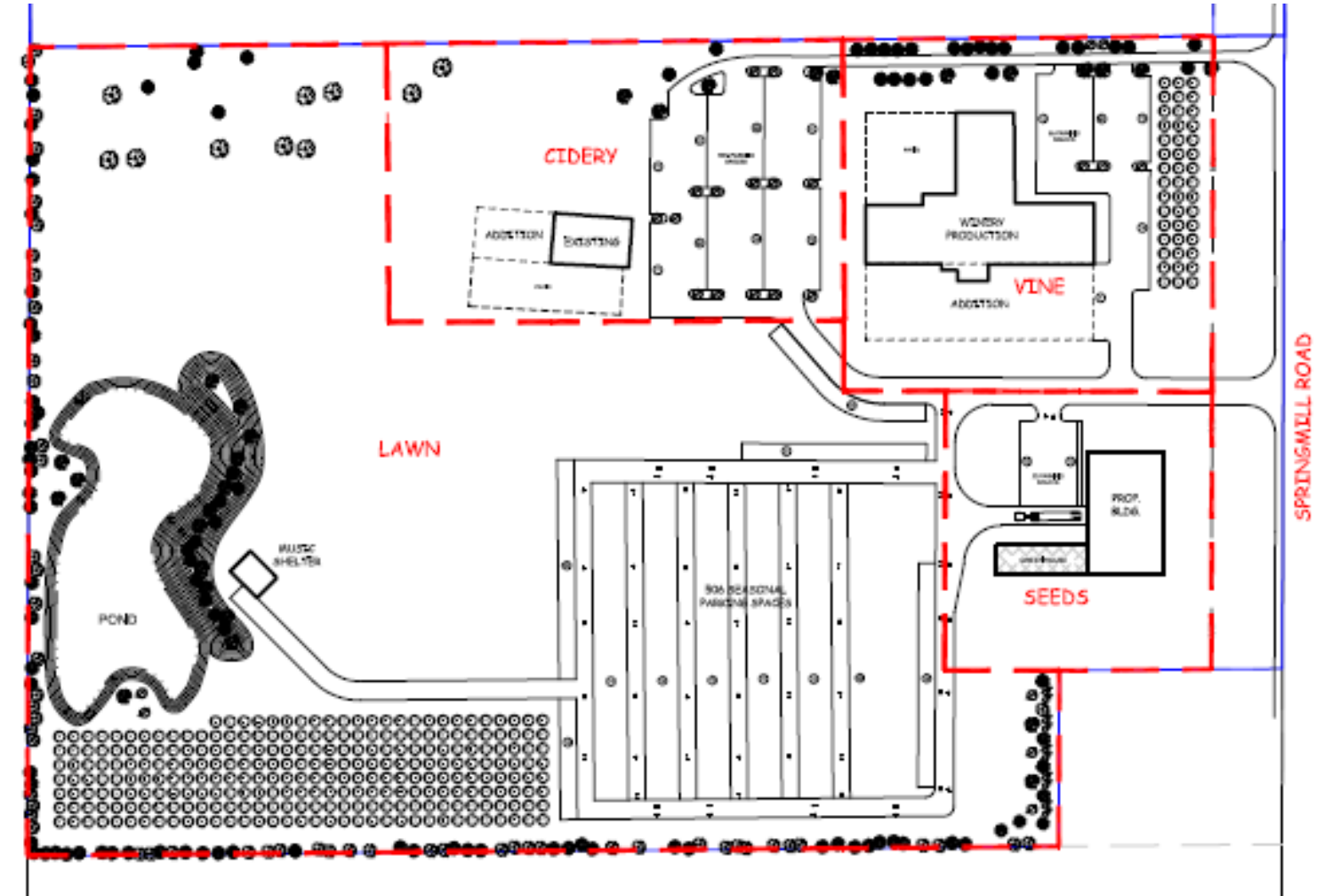
8. How can it be ensured that adequate parking will be provided for the proposed use, and that this site will not have the parking issues present at Urban Vines?

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

Old



New



URBAN APPLES - NARRATIVE STATEMENT

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

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

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

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

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

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



Westfield–Washington Township

Advisory Plan Commission

Minutes of the Monday, September 20, 2021 Meeting

Presented for approval: October 4, 2021

The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m.
on Tuesday September 20, 2021 at Westfield City Hall.

Active Links for this Meeting:

[September 20, 2021 BZA Agenda & Exhibits](#)

[September 20, 2021 YouTube Video](#)

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

OPENING OF MEETING *YouTube Time: 0:10*

ROLL CALL: Noted presence of a quorum.

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

Commissioners Present Virtually: Mike Johns.

Commissioners Absent: Ginny Kelleher.

City Staff Present in Person: Kevin Todd, Director and Pam Howard, Senior Planner.

City Staff Present Virtually: None.

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

APPROVAL OF MINUTES *YouTube Time: 1:15*

- September 7, 2021 APC Minutes.

Motion: McCarty motioned to approve the September 7, 2021 APC minutes as presented.

Maue seconded. Motion passed. Vote 8-0.

SCHEDULE UPDATE *YouTube Time: 1:56*

- First November meeting

Motion: Maue motioned to approve the updated APC 2021 meeting schedule.

McCarty seconded. Motion passed. Vote 8-0.

REVIEW OF RULES AND PROCEDURES *YouTube Time: 2:54*

Howard reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS *YouTube Time: 4:04*

2108-DDP-33

Mule Barn Road Commercial

18519 Mule Barn Road

IMI Real Estate, LLC by American Structurepoint, Inc. requests Detailed Development Plan approval for a concrete batch plant on 10 acres +/- in the proposed Mule Barn Road Commercial PUD District.

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

2109-DDP-37

Cornerstone Bible Church (Parking Lot Expansion)

730 Pawtucket Dr.

Centennial Bible Church, Inc. by Webster & Garino, LLC requests Detailed Development Plan approval of a 60,000 square foot parking lot expansion on 1.60 acres +/- in LB: Local and Neighborhood Business District.

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

Motion: Schmitz motioned to approve the Consent Agenda subject to the conditions listed in the Staff Report. Burkman seconded. Motion passed. Vote 8-0.

ITEMS OF BUSINESS *YouTube Time: 4:45*

2109-ODP-22 &

Osborne Trails, Phase II

2109-SPP-22

West side of Horton Road, North of 193rd Street

Lennar Homes of Indiana, Inc. requests Overall Development Plan and Primary Plat approval of 192 Lots on 60 acres +/- in the Osborne Trails Phase II PUD District.

(Reviewing Planner: Corrie Meyer – cmeyer@westfield.in.gov)

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

Motion: McCarty motioned to approve 2109-ODP-22 & 2109-SPP-22 subject to the conditions listed in the Staff Report.

Deck seconded. Motion passed. Vote 8-0.

PUBLIC HEARING ITEMS

No Public Hearing Items

ITEMS CONTINUED TO A FUTURE MEETING *YouTube Time: 7:46*

2008-PUD-09 [CONTINUED] Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1:

Agriculture/Single-family Rural District to the Northpoint II PUD District.

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

2101-ZOA-01

[CONTINUED]

Unified Development Ordinance Amendment

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

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

2102-PUD-06

[CONTINUED]

Grand Park Village PUD Amendment IV

South Side of 186th Street, ENE of Kinsey Avenue

D&W Farms, Inc. by Henke Development Group requests an amendment to a 68 acre +/- portion of the Grand Park Village PUD to permit Townhome and Single-family Detached dwelling units.

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

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

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

2106-PUD-19 [CONTINUED] Overlook at Wood Wind PUD

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

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

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

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

Highlands Latin School

3810 W 146th Street

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

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

**2108-PUD-21
[CONTINUED]**

Grand Millennium Center PUD Amendment I

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

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

District.

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

**2108-PUD-22
[CONTINUED]**

Urban Apples PUD

18326 Spring Mill Road

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

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

REPORTS/COMMENTS *YouTube Time: 7:55*

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

ADJOURNMENT *YouTube Time: 10:33*

McCarty motioned to adjourn the meeting.

Schmitz seconded.

Motion passed. Vote 8-0.

The meeting adjourned at 7:10 p.m.

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary



Petition Number: 2108-DDP-32

Project Name: Northpoint Three

Subject Site Address: North of E. 203rd Street and Southeast of East Street

Petitioner: Solutions Site Group

Representative: Stoeppelwerth & Associates, Inc., Ryan Rediger

Request: Detailed Development Plan review of a 55,000 square foot industrial building

Current Zoning: Northpoint PUD

Current Land Use: Vacant

Approximate Acreage: 4.98 +/-

Property History: Northpoint PUD District ([Ord. 17-51](#), 08/13/18)
Overall Development Plan & Primary Plat (1707-ODP-07 & 1707- SPP-07, 08/07/17)
Secondary Plat (1711-SFP-36, December 2017), DDP 1907-DDP-11

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevations

Staff Reviewer: Corrie Meyer, AICP, PLA Planning Consultant

Staff Presenter: Pam Howard, Senior Planner

PROCEDURAL

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

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

The plans comply.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.



- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross- hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
- 18) Misc.

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

The plans comply.

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 19) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 20) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 21) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 22) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with Article 4.24 (EI District) and Northpoint PUD District (Ord. 17-51).

- 23) Lot Standards for Commerce Parke:
 - a) Minimum Lot Area: 1 acre
 - b) Minimum Lot Frontage: 70 feet
 - c) Minimum Width at Setback Line: 100 feet
 - d) Minimum Front Yard Setbacks: 30 feet
 - e) Minimum Parking Lot Setback: 20 feet from the property line abutting any street
 - f) Minimum Side Yard: 10 feet
 - g) Minimum Rear Yard: 10 feet
 - h) Min. Gross floor area: 15,000 sf
 - i) Max Lot coverage: 65%
 - Min. lot frontage on road: 50 feet
 - j) Min. building setback from Grassy Branch Road, south of 203rd St 100 feet

- 24) EI: Enclosed Industrial District
a) Maximum Building Height:

60 feet

DEVELOPMENT STANDARDS (Chapter 6 of UDO) & (Northpoint PUD District Ord. 17-51)

The plans comply.

- 25) Accessory use and Building Standards (Article 6.1):

- 26) Architectural Standards (Article 6.3)

- a) Mechanical Screening: All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served in accordance with Article 6.8 Landscaping Standards.
- b) Building Facades:
 - i) External Facades: Each Building Façade visible from a Street shall comply with the following:
 - (1) A minimum of fifty percent (50%) of the Building Façade (exclusive of window and doors) shall be per the PUD approved Materials.
 - (2) No loading spaces, loading docks or oversized service doors shall be permitted on an External Façade, as defined herein.

- 27) Building Standards (Article 6.4)

- 28) Fence Standards (Article 6.5)

- 29) Height Standards (Article 6.6) and (Northpoint PUD Ord. 17-52 Section 7.2)

- a) Commerce Parke:
 - i) Maximum Building Height:
 - (1) District 2: Forty-five (45) feet, except any structure whose lot fronts on 196th Street where the maximum height shall be sixty (60) feet. Any building with a height of sixty (60) feet must be set back at least two hundred (200) feet from Grassy Branch Road.

- 30) Landscaping Standards (Article 6.8) and (Northpoint PUD Ord. 17-51 Section 7.3)

- a) General Landscape Design Standards:
 - i) Placement: Installed plantings shall comply with the following:
 - (1) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
- b) General Screening Standards:
 - i) Mechanical Screening: Ground-mounted mechanical equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to the equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a Masonry Material wall with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with

a combination of trees and shrubs; (iii) a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof-mounted equipment.)

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

c) Detention and Retention Areas:

- i) Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).
- ii) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.
- iii) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.

d) Street Trees: Not required in Industrial Districts.

e) Minimum Lot Landscaping Requirements:

Lot Landscaping (@ 5 acres)			
Industrial Uses (per acre)	Required	Provided	Remaining
Shade Trees	20	25	
Ornamental or Evergreen	20	54	
Shrubs	125	266	0

f) Foundation Plantings:

Foundation Landscaping (@ 625 LF)			
Industrial Uses (per acre)	Required	Provided	Remaining
Shrubs	52	52	0

- i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.
- ii) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).

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

g) External Street Frontage Landscaping Requirements:

- i) Non-residential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (1) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way. In addition for Industrial Districts, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.

East Street (974 LF)			
Standard per 100 lineal feet	Required	Provided	Remaining
3 Shade or Evergreen Trees	19	29	
2 Ornamental Trees	13	19	
25 Shrubs	244	244	
3' tall undulating mound	Yes		

- h) Buffer Yard Requirements: Article 6.8 N of the UDO shall be replaced with this section. **(N/A)** twenty-foot (20') buffer yard shall be required around the perimeter of each District.

- (1) Within buffer yards at least eight (8) evergreen trees per one hundred (100) linear feet and five (5) evergreen shrubs per one (100) hundred linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. Staggering evergreen trees on alternating sides of the mound shall be utilized when feasible.

Buffer Yard (N/A)			
Standard per 100 linear feet	Required	Provided	Remaining
8 evergreen trees	0	0	
5 evergreen shrubs	0	0	

- (2) If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards with the requirement for mounding/fencing eliminated.

- i) In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in the UDO.

i) Parking Area Landscaping:

i) Interior Parking Area Landscaping:

- (1) Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for

Parking Area islands in accordance with the following:

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

(2) Interior Parking Area Islands:

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

ii) Perimeter Parking Area Landscaping: (N/A)

- (1) Location: Parking Area islands shall be dispersed throughout Parking Areas in a design and configuration that aesthetically corresponds to the size and shape of Parking Areas. Combining or placing Parking Area islands together such that more than one (1) tree may be planted in the island shall be considered when possible.

Parking Area islands shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.

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

- (a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.
- (b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.
- (c) Grass or other permitted Groundcover for areas not planted with trees or shrubs.

31) Lighting Standards (Article 6.9)

- a) All Light Fixtures, with the exception of internally illuminated signage or Electronic Signage, shall be positioned in such a manner so that no light-emitting surface is visible from a residential Lot or Right-of-way when viewed at ground level.
- b) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]
- c) All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser.
- d) All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface.
- e) Lighting under awnings and canopies shall only illuminate a Front Building Facade, a sign under an

awning or canopy, or the sidewalk, but shall not illuminate the awning or canopy itself.

- f) All Parking Area lighting for nonresidential uses shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m. Lot Standards (Article 6.10)

32) Outside Storage and Display (Article 6.12)

33) Outdoor Café and Eating Areas (Article 6.13)

34) Parking and Loading Standards (Article 6.14)

- a) Required Spaces: Off-street Parking Spaces shall be provided as follows:
 - i) Industrial Uses not engaged in retail trade: One (1) space for each two (2) employees, as related to the working period when the largest number of employees are employed on the premises.
- b) Bicycle Parking: It is the purpose of this section to provide adequate and safe facilities for the storage of bicycles. This section shall apply to all new development and/or building expansions requiring Development Plan approval or an Improvement Location Permit.
 - i) Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.
- c) Commerce Parke:
 - i) Loading Docks. Any loading dock shall be designed to be visually obscured from public right-of-way by buildings, a screening wall, topography, vegetation and/or landscaping.

35) Performance Standards (Article 6.15)

- a) Commerce Parke:
 - i) In addition to the requirements of Article 6.15, B (4) of the UDO, the following shall apply:
 - (1) No outdoor speakers shall be used in conjunction with any uses between the hours of 11 P.M. and 6 A.M.

36) Sign Standards (Article 6.17)

37) Vision Clearance Standards (Article 6.19)

- a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:
 - i) Forty (40) feet from intersections of Collectors, Private or Local Street.
 - ii) Seventy-five (75) feet from intersections of Expressways or Arterials.

38) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

39) Easement Standards (Article 8.3)

40) Monument and Marker Standards (Article 8.5)

41) Open Space and Amenity Standards (Article 8.6)

42) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards:

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

b) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:

- i) Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.
- ii) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
- iii) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed



development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

43) Storm Water Standards (Article 8.8)

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

45) Surety Standards (Article 8.12)

46) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

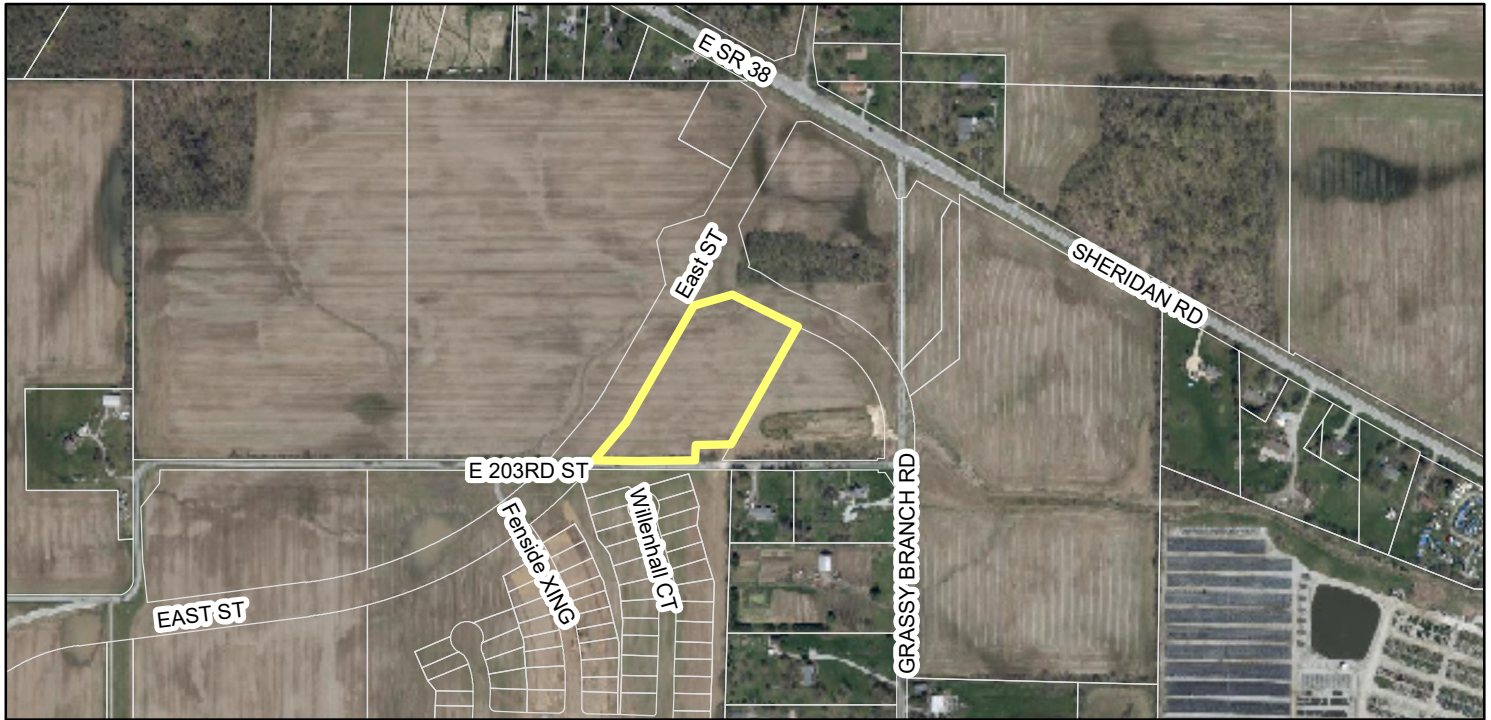
1. **Action: Approve petition at the October 4th, Plan Commission meeting.**
2. All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Corrie Meyer at 317-660-1762 or cmeyer@westfield.in.gov.



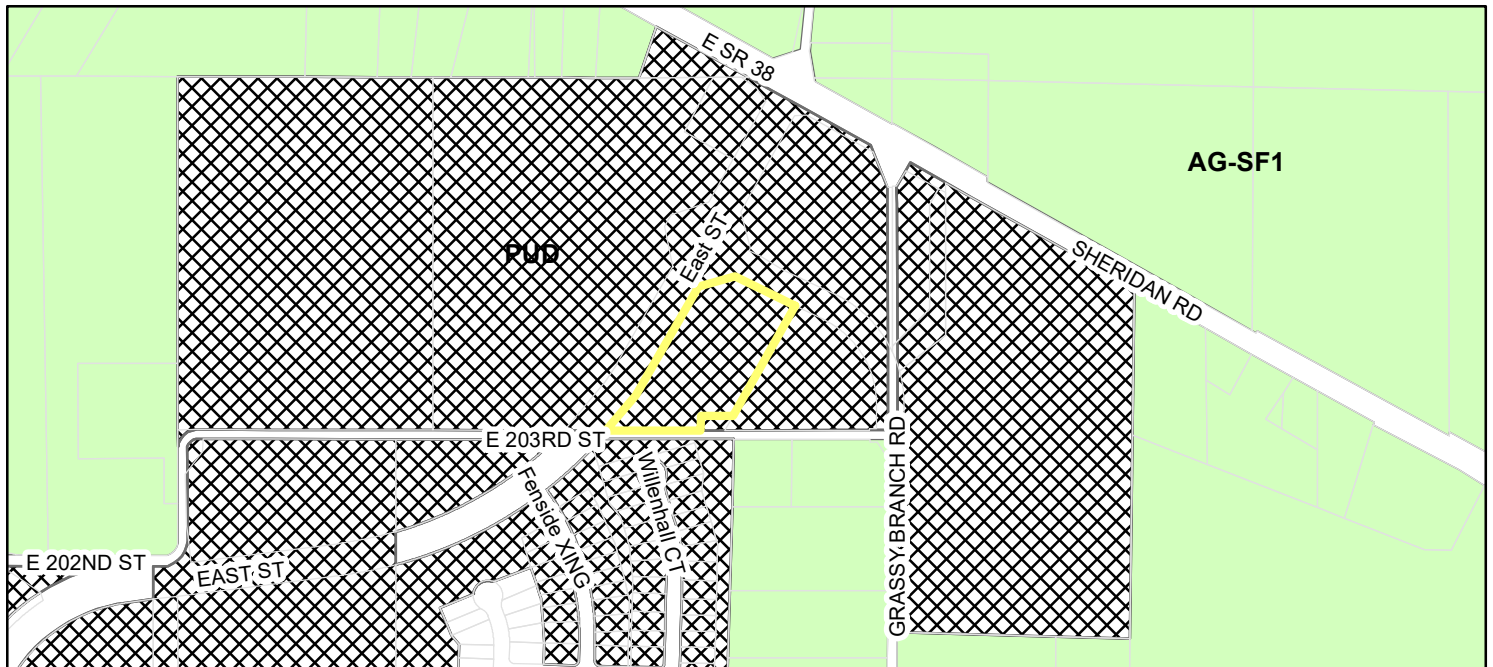
Property Location Map
North Point 3
North of E. 203rd Street and Southeast of East Street
2108-DDP-32



Aerial Location Map



Zoning Map



Zoning

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

GENERAL NOTES:

1. ALL EXISTING OFF-SITE DRAIN TILES THAT ARE ENCOUNTERED SHALL BE TIED INTO THE PROPOSED STORM SEWER SYSTEM WITH A POSITIVE OUTFLOW. ANY TILE THAT IS ENCOUNTERED THAT IS COMPLETELY ON-SITE MUST BE CRUSHED AND ABANDONED.

2. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM THERE ARE NO CROSSING CONFLICTS. CONFLICTS THAT ARE DISCOVERED AFTER CONSTRUCTION BEGINS ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.

3. UTILITY CROSSINGS UNDER PAVEMENT (BORE/JACK & BORE). AVOID OPEN CUTS.

EARTHWORK

1. EXCAVATION

A. EXCAVATED MATERIAL THAT IS SUITABLE MAY BE USED FOR FILLS. ALL UNSUITABLE MATERIAL AND ALL SURPLUS EXCAVATED MATERIAL NOT REQUIRED SHALL BE REMOVED FROM THE SITE.

B. PROVIDE AND PLACE ANY ADDITIONAL FILL MATERIAL FROM OFFSITE AS MAY BE NECESSARY TO PRODUCE THE GRADES REQUIRED ON PLANS. FILL OBTAINED FROM OFFSITE SHALL BE OF QUALITY AS SPECIFIED FOR FILLS HEREIN AND THE SOURCE APPROVED BY THE DEVELOPER. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR ANY COSTS FOR FILL NEEDED.

2. REMOVAL OF TREES

A. ALL TREES AND STUMPS SHALL BE REMOVED FROM AREAS TO BE OCCUPIED BY A ROAD SURFACE OR STRUCTURE AREA. TREES AND STUMPS SHALL NOT BE BURIED ON SITE.

3. PROTECTION OF TREES

A. THE CONTRACTOR SHALL, AT THE DIRECTION OF THE DEVELOPER, ENDEAVOR TO SAVE AND PROTECT TREES OF VALUE AND WORTH WHICH DO NOT IMPAIR CONSTRUCTION OF IMPROVEMENTS AS DESIGNED.

B. IN THE EVENT CUT OR FILL EXCEEDS 6.5 FOOT OVER THE ROOT AREA, THE DEVELOPER SHALL BE CONSULTED WITH RESPECT TO PROTECTIVE MEASURE TO BE TAKEN, IF ANY, TO PRESERVE SUCH TREES.

4. REMOVAL OF TOPSOIL

ALL TOPSOIL SHALL BE REMOVED FROM ALL AREAS BENEATH FUTURE PAVEMENTS OR BUILDING. TOPSOIL REMOVAL SHALL BE TO A MINIMUM DEPTH OF 6 INCHES OR TO THE DEPTH INDICATED IN THE GEOTECHNICAL REPORT PROVIDED BY THE DEVELOPER TO BE EXCAVATED OR FILLED. TOPSOIL SHOULD BE STORED AT A LOCATION WHERE IT WILL NOT INTERFERE WITH CONSTRUCTION OPERATIONS. THE TOPSOIL SHALL BE FREE OF DEBRIS AND STONES.

5. UTILITIES

A. RULES AND REGULATION GOVERNING THE RESPECTIVE UTILITY SHALL BE OBSERVED IN EXECUTING ALL WORK UNDER THIS SECTION.

B. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF EXISTING UNDERGROUND UTILITIES 2 WORKING DAYS PRIOR TO COMMENCING WORK. FOR UTILITY LOCATIONS TO BE MARKED CALL TOLL FREE 1-800-382-5544 WITHIN INDIANA OR 1-800-428-5200 OUTSIDE INDIANA.

KEY NOTES

124" CURB WITHOUT GUTTER

224" CURB & GUTTER

3CONCRETE SIDEWALK

4COMBINED CONCRETE CURB & WALK

5CURB TAPER

6CONCRETE STOOP (CONCRETE SIDEWALK SECTION)

7PARKING SPACE (4" WHITE PAINT STRIPE)

8TRANSFORMER PAD (COORDINATE WITH LOCAL UTILITY FOR REQUIREMENTS)

9CONCRETE WHEEL STOP

10STOP SIGN

11CONCRETE BOLLARD

125' GRAVEL STRIP

13DRIVE IN RAMP (SEE ARCHITECTURAL PLANS)

14METAL STAIRS AND LANDING (SEE ARCHITECTURAL PLANS)

15INDOT CLASS III CONCRETE APPROACH (SEE DETAILS ON SHEET C803)

16TRANSITION CURB TO EXISTING

17ADA ACCESSIBLE RAMP

1810'X10' PICNIC AREA (CONCRETE)

19MOTORIZED GATE WITH KEYPAD

20FENCE

21SCREENED DUMPSTER ENCLOSURE

225' X 5' CONCRETE PAD WITH 2 BIKE RACKS

23MONUMENT SIGN (BY OTHERS)

248' PERIMETER PATH (SEE SHEET C804)

25ADA ACCESSIBLE RAMP IN RIGHT-OF-WAY (SEE DETAIL E-604-SDWK-03, SHEET C803)

26TIMBER GUARDRAIL (SEE DETAIL)

27STREET LIGHT

NOTE: ALL PAVEMENT MARKINGS ARE TO BE THERMOPLASTIC.

REFER TO SHEET C201 FOR STORM
STRUCTURE TABLE.

SITE DATA TABLE	
PROPERTY AREA	4.98 Ac.
PROPOSED BUILDING S.F.	55,000 SF.
PROPOSED CAR PARKING	49
PROPOSED A.D.A. PARKING (INCLUDES 3 VAN ACCESSIBLE)	4
TOTAL PROPOSED CAR PARKING	53
PROPOSED DOCK POSITIONS	20

LEGEND	
	LIGHT DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	INDOT CLASS III CONCRETE APPROACH (SEE DETAILS ON SHEET C803)
	CONCRETE PAVEMENT
	GRAVEL STRIP
	CONCRETE COLLAR

BENCHMARK

BENCHMARK NOTE:
ORIGINATING BENCHMARK:
HCSS 21040: A STAMPED HAMILTON COUNTY GEODETIC CONTROL DISK SET IN THE NORTHEAST CORNER HEADWALL OF THE STRUCTURE OVER A BRANCH OF THE JONES DITCH ON ANTHONY ROAD, APPROXIMATELY 1/8 MILE SOUTH OF 216TH STREET IN NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA. ELEV=878.63 (NAVD 88)

APPROVAL PENDING - NOT FOR CONSTRUCTION

SITE PLAN

NORTH POINT THREE

DRAWN BY: JAW

CHECKED BY: RER

SHEET NO: C200

S.A.A. JOB NO: 94366HCG-10

THIS DRAWING IS NOT INTENDED TO BE USED FOR ANY PURPOSES OTHER THAN THE ORIGINAL BOUNDARY SURVEY AND ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 02/06/21

David J. Stoepelwerth

STOEPPELWERTH

ALWAYS ON

7905 East 104th Street, Fishers, IN 46038-2505

phone: 317.845.5925 fax: 317.845.5942

HAMILTON COUNTY, INDIANA

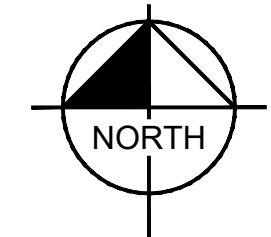
WESTFIELD

REVISIONS

DATE	MARK	REVISIONS
09/13/21		REVISED PER TAC COMMENTS

JAW BY

Call 811 
before you dig



GRAPHIC SCALE IN FEET

0 15 30 60

EAST STREET

120' PUBLIC R/W

P

PROPOSED
BUILDING
(55,000 SF)

~~F.F.E. = 899.00~~
~~PAD = 897.92~~

PROPOSED ACCESS DRIVE



PROPOSED DRY DETENTION POND

T.O.B. = 897.00
 2 YEAR ELEV. = 897.25
 10 YEAR ELEV. = 897.890
 100 YEAR ELEV. = 898.30
 BOTTOM ELEV. = 889.00

- Inlet
TC=895.67
E: 27"RCP, Inv=881.20
SW: 24"RCP, Inv=881.20

~~27"RCP W/Concrete~~
~~End Section, Inv=880.4~~

203RD STREET

S' N.A.E

203rd STREET

Kimley»»Horn

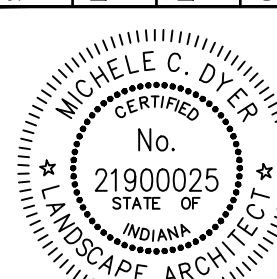
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED

DESIGNED BY: CEH

DRAWN BY: CEH

CHECKED BY: MCD



Michele Rye
9/29/2021

**NORTH POINT
BUILDING THREE
WESTFIELD, IN**

ORIGINAL ISSUE:
07/02/2021

KHA PROJECT NO
170252000

SHEET NUMBER

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS' OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND PLANTING.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
6. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO A 6" DEPTH BELOW FINISHED GRADE IN TURF AREAS AND A 12" DEPTH IN PLANTING AREAS.
7. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL FOR ALL SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL.

8. SEED LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED MIXES.
9. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUND COVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
10. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
11. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
12. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
13. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED BY LANDSCAPE CONTRACTOR DURING WARRANTY PERIOD IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

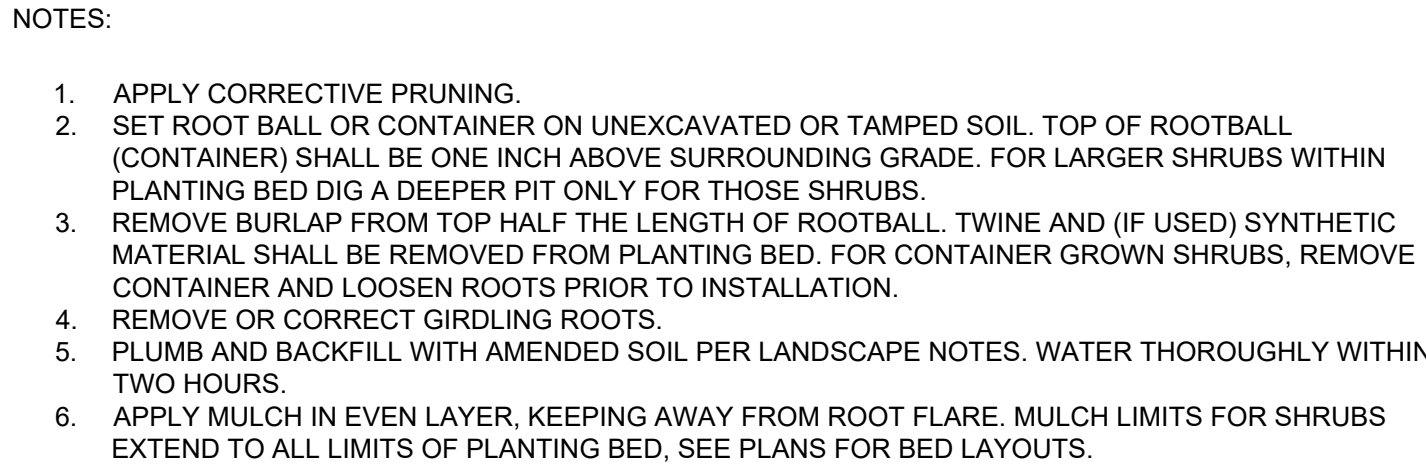
ORDINANCE CHART		
ZONING:		
REQUIREMENT	REQUIRED	PROVIDED
MINIMUM LOT REQUIREMENTS • 5 SHADE TREES PER ACRE • 5 ORNAMENTAL OR EVERGREEN TREES PER ACRE • 25 SHRUBS PER ACRE	• 5 * 5 ACRES = 25 SHADE TREES • 5 * 5 ACRES = 25 EVERGREEN / ORNAMENTAL TREES • 25 * 5 ACRES = 125 SHRUBS	• 32 SHADE TREES • 54 EVERGREEN / ORNAMENTAL TREES • 291 SHRUBS
PARKING LOT INTERIOR • PARKING ISLANDS MUST INCLUDE: • 1 TREE PER ISLAND • 4 SHRUBS PER ISLAND	• 1 TREE * 9 ISLANDS = 9 TREES • 4 SHRUBS * 9 ISLANDS = 36 SHRUBS	• 9 SHADE TREES • 36 SHRUBS
EXTERNAL STREET FRONTAGE • THE FOLLOWING PLANT MATERIALS ARE REQUIRED ALONG EXTERNAL STREETS EVERY 100 LF: • 3 SHADE OR EVERGREEN TREES • 2 ORNAMENTAL TREES • 25 SHRUBS	• 974 LF / 100 = 9.74 • 9.74 * 3 = 29 SHADE / EVERGREEN TREES • 9.74 * 2 = 19 ORNAMENTAL TREES • 9.74 * 25 = 244 SHRUBS	• 29 SHADE / EVERGREEN TREES • 19 ORNAMENTAL TREES • 244 SHRUBS
FOUNDATION PLANTINGS • 1 SHRUB OR ORNAMENTAL TREE PER 12 LF MUST BE PLANTED AROUND THE BUILDING FACADE	• 625 LF / 12 = 52 ORNAMENTAL TREES OR SHRUBS	• 52 ORNAMENTAL TREES OR SHRUBS

<u>DECIDUOUS TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>HT</u>
AO	20	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	B & B	2" CAL MIN	
QA	14	QUERCUS ALBA	WHITE OAK	B & B	2" CAL MIN	
<u>EVERGREEN TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>HT</u>
PG	11	PICEA GLAUCA	WHITE SPRUCE	B & B		6' HT MIN
PS	12	PINUS STROBUS	WHITE PINE	B & B		6' HT MIN
<u>ORNAMENTAL TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>HT</u>
AA	14	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	B & B	2" CAL MIN	
CE	17	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	B & B	2" CAL MIN	
<u>DECIDUOUS SHRUBS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>SIZE</u>
AM	54	ARONIA MELANOCARPA	BLACK CHOKEBERRY	5 GAL	SEE PLAN	18" HT MIN
CR	70	CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL	SEE PLAN	18" HT MIN
PF	21	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER BUSH CINQUEFOIL	5 GAL	SEE PLAN	18" HT MIN
VM	42	VIBURNUM DENTATUM 'MORTON' TM	NORTHERN BURGUNDY ARROWWOOD VIBURNUM	5 GAL	SEE PLAN	18" HT MIN
<u>EVERGREEN SHRUBS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>SIZE</u>
BG	66	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	5 GAL	SEE PLAN	18" HT MIN
TD	63	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	5 GAL	SEE PLAN	18" HT MIN

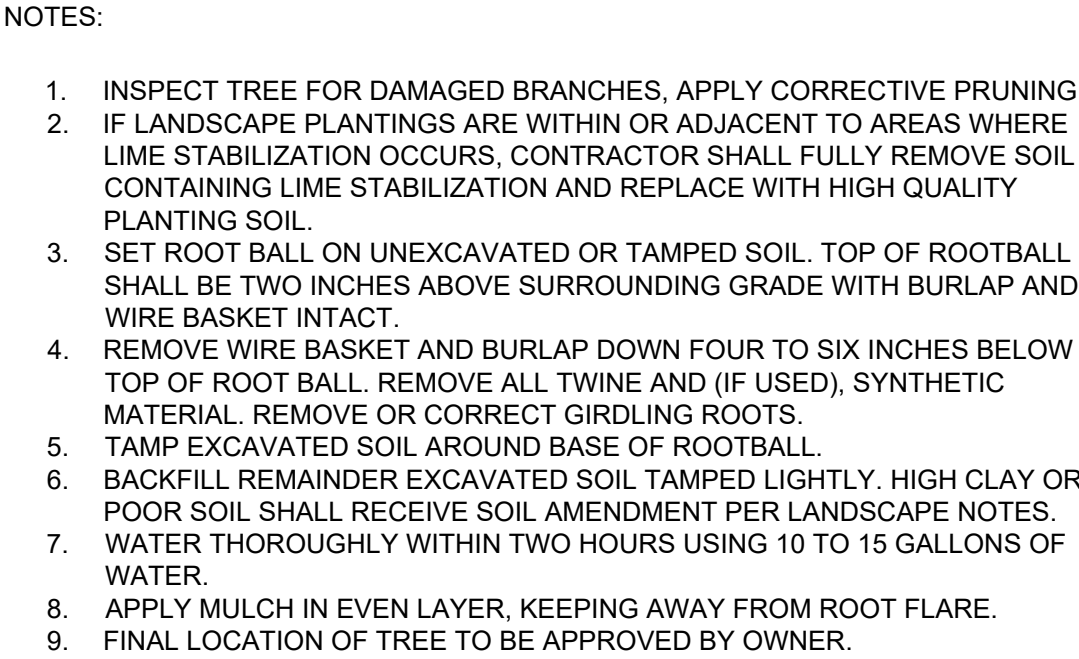
Call 811 
before you dig

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

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD STREET TREE LIST REFER TO SECTION 02800 OF THE CITY OF WESTFIELD CONSTRUCTION STANDARDS AND SPECIFICATIONS
2. ALL STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.



NTS



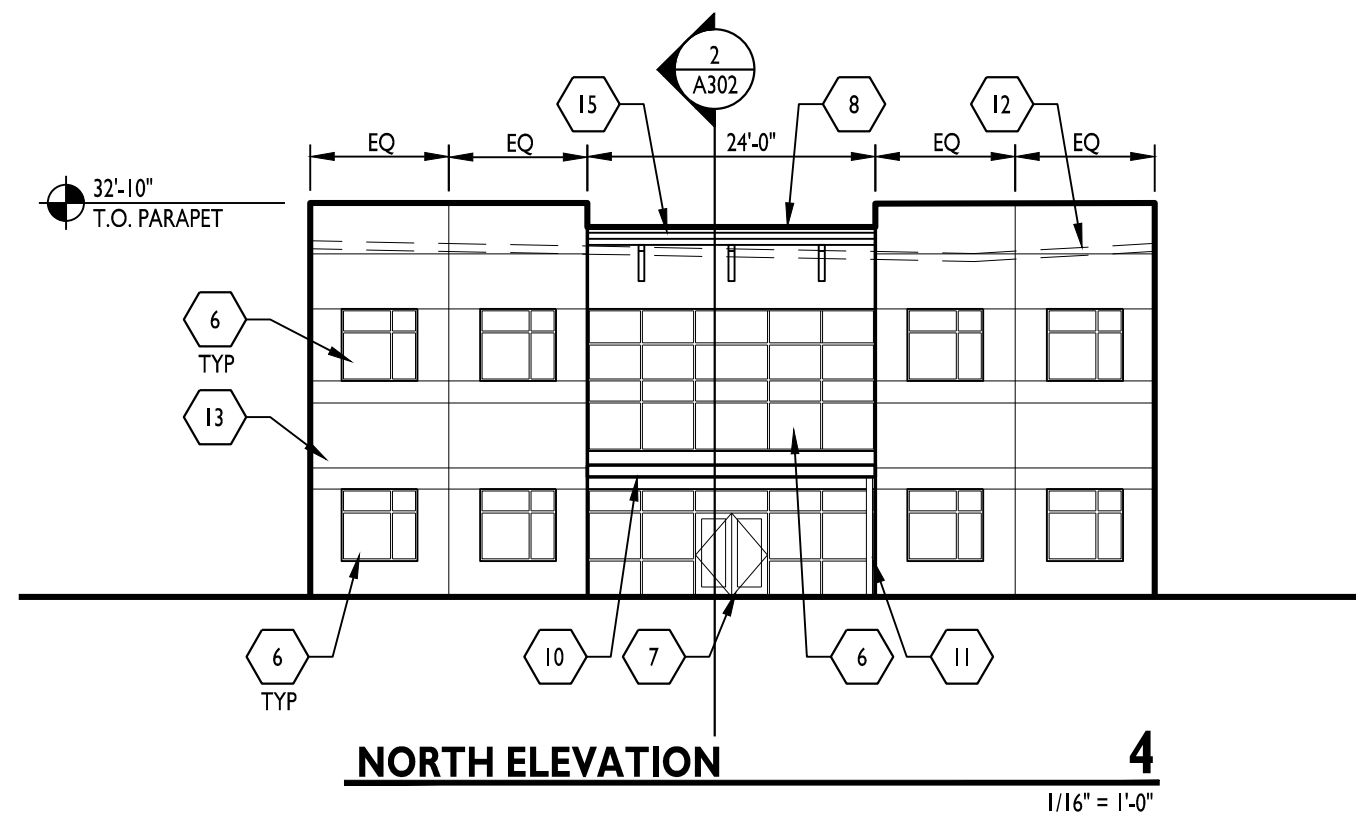
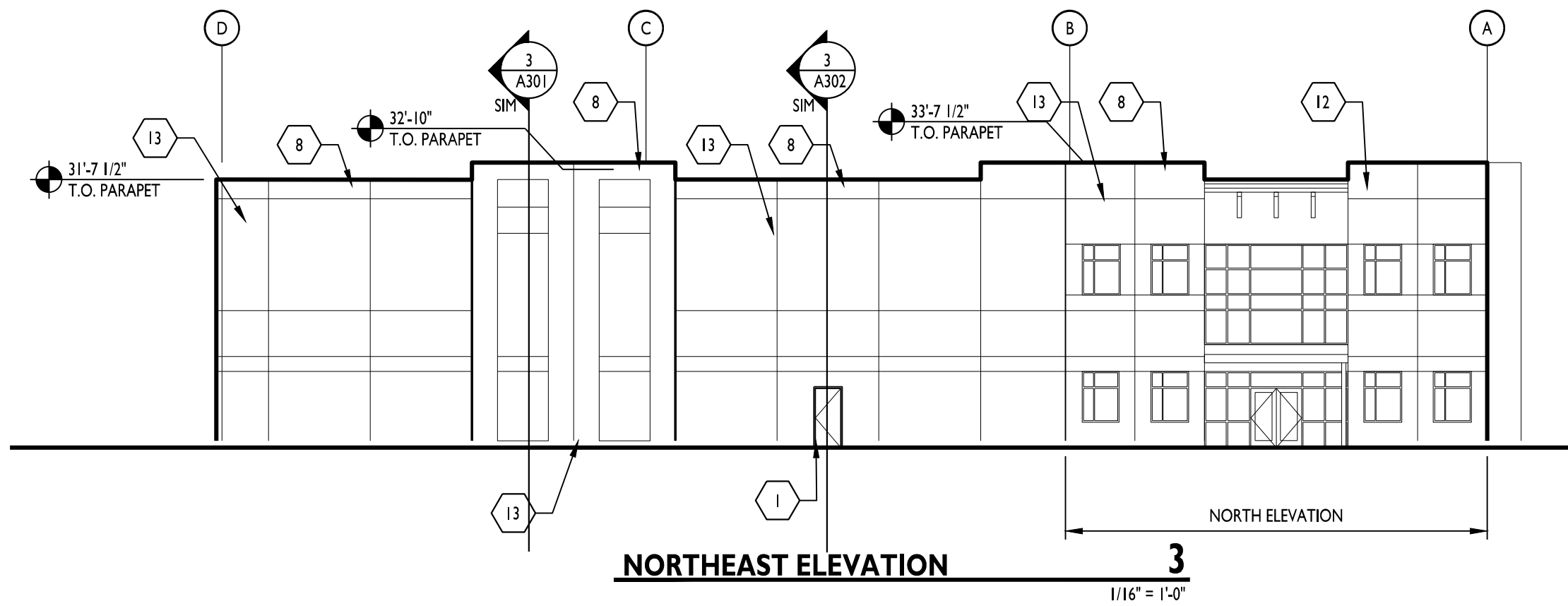
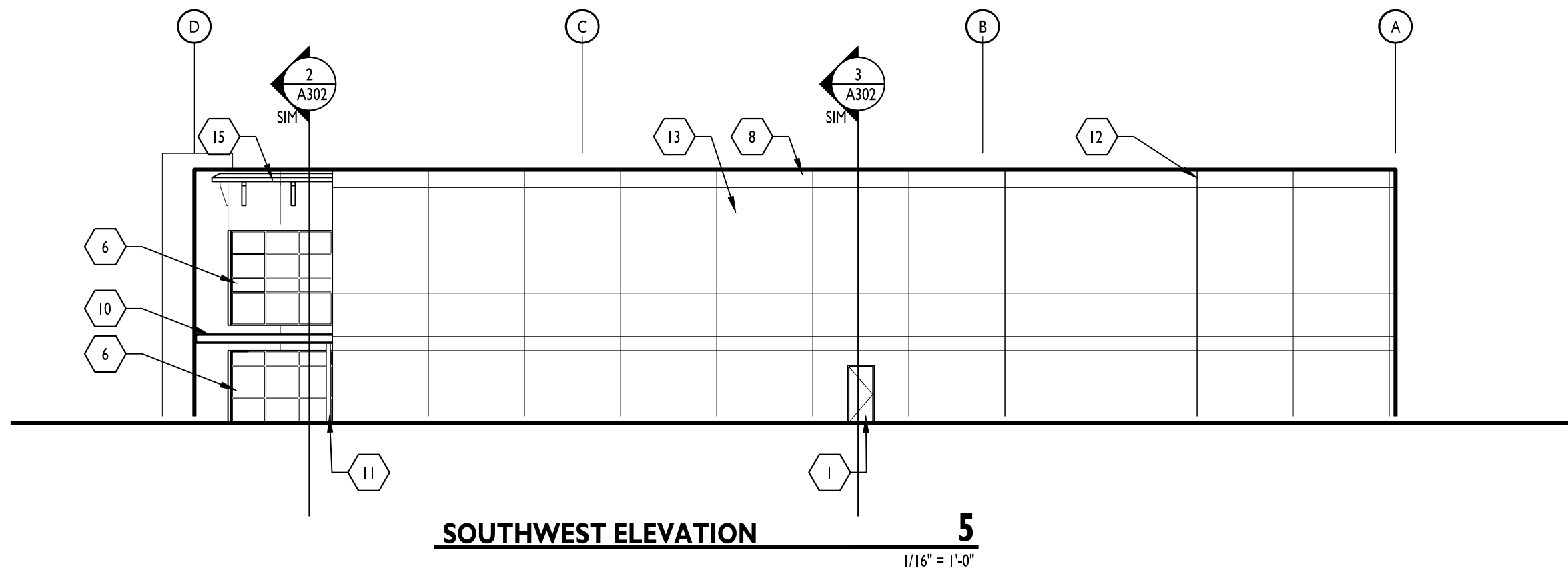
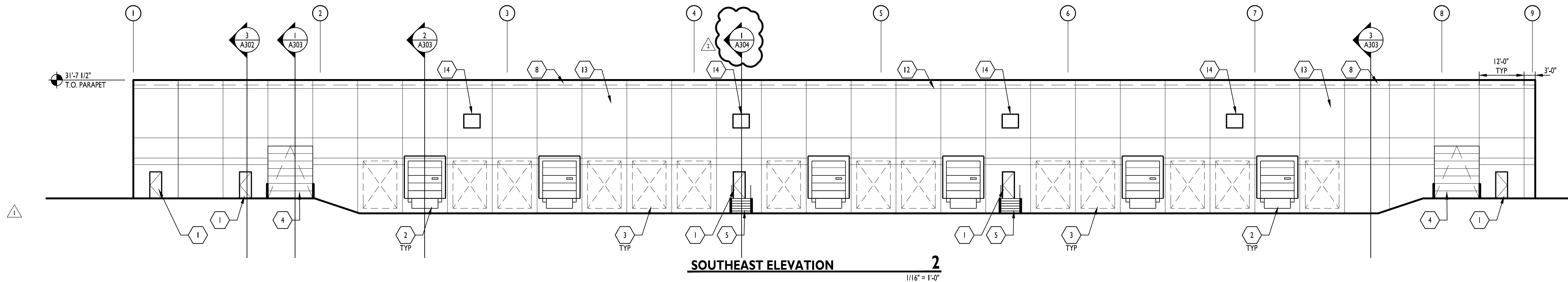
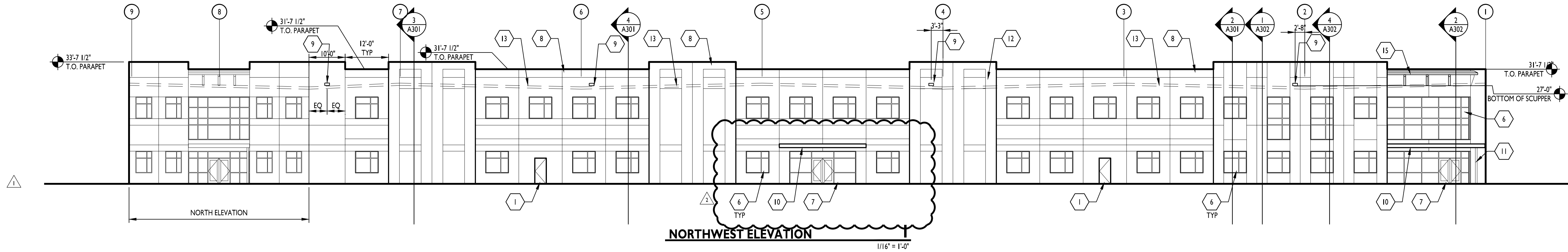
NTS

NORTH POINT
BUILDING THREE
WESTFIELD, IN

ORIGINAL ISSUE:
07/02/2021

KHA PROJECT NO.
170252000

SHEET NUMBER



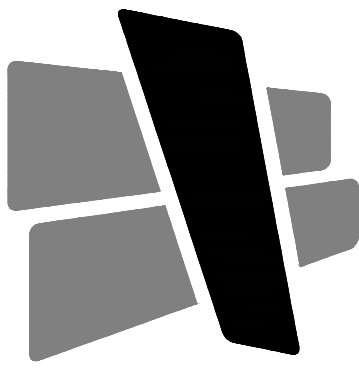
NOT USED 6
1/4" = 1'-0"

KEYED NOTES

1. INSULATED STEEL DOOR. SEE DOOR SCHEDULE. VERIFY PAINT COLOR WITH OWNER.
2. TYPICAL DOCK DOOR AND EQUIPMENT. SEE DOOR SCHEDULE.
3. FUTURE DOCK POSITION. PROVIDE KNOCK-OUT TO MATCH SPECIFIED DOCK EQUIPMENT.
4. TYPICAL OVERHEAD DRIVE IN DOOR AND PAINTED BOLLARDS. SEE DOOR SCHEDULE.
5. DOCK STAIR AND BOLLARDS. SEE DETAILS 11 AND 12/A502.
6. ANODIZED ALUMINUM STOREFRONT WINDOW. LOW-E GLASS - VERIFY GLASS COLOR WITH OWNER. SEE DOOR SCHEDULE. COLOR TO BE DETERMINED BY OWNER.
7. TYPICAL ANODIZED ALUMINUM STOREFRONT ENTRY. GLASS AND ALUMINUM COLOR TO MATCH STOREFRONT. SEE DOOR SCHEDULE.
8. PREFINISHED COPING. SEE ROOF PLAN.
9. OVERFLOW SCUPPER SEE DETAIL 6/A503. CONTRACTOR TO VERIFY IN FIELD MIN 3" ABOVE MEMBRANE. SEE DETAIL 6/A201 FOR HEIGHT.
10. ARCHITECTURAL COMPOSITE PANEL CLAD CANOPY. COORDINATE FINAL SCUPPER DRAIN LOCATIONS IN THE FIELD WITH FINAL LANDSCAPE PLAN.
11. ROOF DRAIN FROM CANOPY. COORDINATE LOCATION WITH PLUMBING PLANS. CONNECT TO UNDERDRAIN - SEE CIVIL PLANS.
12. LINE OF ROOF FOR REFERENCE.
13. PRE-CAST CONCRETE PANEL WITH PAINTED FINISH. REVEALS CAST IN AS SHOWN. REFER TO WALL SECTIONS FOR ADDITIONAL DETAIL.
14. TYPICAL CLERESTORY WINDOW. THERMALLY BROKEN ALUMINUM STOREFRONT FRAMING WITH INSULATED TINTED GLASS. REFER TO STOREFRONT ELEVATIONS. CENTER ON WIDTH OF PANEL. SEE SECTION FOR HEIGHTS.
15. EIFS CORNICE. SEE DETAIL 7/A502.

GENERAL PRECAST PAINT NOTES

- A. CONCRETE TO CURE 30 DAYS PRIOR TO PAINT OR VERIFY PH LEVEL IS BETWEEN 6-8. IF PH IS HIGHER THAN 8, A PRIMER THAT IS TOLERANT OF A HIGH ALKALINE SUBSTRATE IS REQUIRED. VERIFY PRODUCT WITH PAINT MANUFACTURER. DATA SHEETS FOR ACCEPTABLE MATERIALS TO MEET THE PH OF THE PANELS, TYPICAL LOXON PRIMERS. PROVIDE REPORT STATING PH LEVEL OF PANEL PRIOR TO PAINT APPLICATION.
- B. PRECASTER TO VERIFY AND CONFIRM TO GENERAL CONTRACTOR THAT ALL BOND BREAKERS HAVE BEEN REMOVED FROM THE FACE OF THE CONCRETE VIA PRESSURE WASHING OR SAND BLASTING. PROCESS IS DEPENDENT ON THE TYPE OF BOND BREAKER USED. PRECASTER TO SUPPLY A LETTER CONFIRMING THAT BOND BREAKER IS REMOVED.
- C. PRIOR TO PAINTING, VERIFY THAT PRECAST CONCRETE MOISTURE LEVEL IS 15% OR LOWER.
- D. ALL ACRYLIC PAINTS TO BE 100% ACRYLIC SHERWIN WILLIAMS A-100, SUPER PAINT OR EQUAL.
- E. ELASTOMERIC PAINTS WILL BE ACCEPTABLE. CONFLX OR SHERLASTIC OR EQUAL. MUST BE APPLIED AT 10 MILS RO 30+ MILS WET. MUST APPLY TWO COATS. VERIFY PH REQUIREMENTS WITH DATA SHEETS.
- F. BASE LINE SPECIFICATION FOR THIS PROJECT:
PRIMER COAT: SHERWIN WILLIAMS LOXON SEALER A24W8300
FINISH COAT: SHERWIN WILLIAMS ULTRA-CRETE TEXTURE COATING



CURRAN
ARCHITECTURE

5719 LAWTON LOOP E. DR. #212
INDIANAPOLIS, IN 46216
O :: 317 . 288 . 0681
F :: 317 . 288 . 0753

HCG
DESIGN - BUILD - DELIVER

CERTIFICATION



EXPRES 12/07/21
THIS DRAWING AND THE IDEAS, DESIGNS AND CONCEPTS CONTAINED HEREIN ARE THE EXCLUSIVE INTELLECTUAL PROPERTY OF CURRAN ARCHITECTURE, AND ARE NOT TO BE USED OR REPRODUCED, WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF CURRAN ARCHITECTURE.
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PROJECT INFORMATION

HCG NORTHPOINT
SPEC LOT 10

ADDRESS



ISSUE DATES

ISSUE	DATE
PERMIT SET	03.05.2021
REVISE ROOF SLOPE	07.03.2021
OWNER'S REVISIONS	07.27.2021

210017

EXTERIOR ELEVATIONS

A201



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 4, 2021
2110-PUD-25
Exhibit 1

Petition Number: 2110-PUD-25

Project Name: Midland South

Subject Site Address: Northwest corner of Roosevelt Street and Cherry Street (the "Property")

Petitioner: Old Town Companies

Representative: Apollo Developers

Request: An amendment to the Midland South PUD modifying 3.37 acres +/- to increase the maximum building height from 35 feet to 39.5 feet.

Current Zoning: Midland South PUD

Current Land Use: Residential

Approximate Acreage: 3.37 acres +/-

Property History: Midland South PUD ([Ord. 21-07](#), 04/19/2021)
Overall Development Plan (2108-ODP-20, 08/16/2021)
Primary Plat (2108-SPP-20, 08/16/2021)
Detailed Development Plan (2018-DDP-34, pending)

Staff Reviewer: Rachel Riemenschneider, Associate Planner

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 21-39
4. Elevations
5. Neighborhood Meeting Summary

Staff Reviewer: Rachel Riemenschneider, Associate Planner

PETITION HISTORY

The petition was introduced at the September 13, 2021, City Council meeting. The petitioner hosted a virtual neighbor meeting on September 29, 2021. A summary of that meeting has been provided by the petitioner and is included as **Exhibit 5**. The petition will receive a public hearing at the October 4, 2021, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located generally at the Northwest corner of Roosevelt Street and Cherry Street (see **Exhibit 2**).

Underlying Zoning District: The proposed PUD Ordinance defaults to the SFA: Single-Family Attached District.

Permitted Uses: All Single Family-Attached uses are permitted, with the addition of Townhouse Dwellings.

General Regulations: The proposed PUD Ordinance defaults to the standards of the Midland South PUD (Ord. 21-07) and to the Underlying Zoning District, the Unified Development Ordinance (the “UDO”), except as modified below:

	Proposed Midland South PUD Amendment	Current Midland South PUD
Maximum Building Height	39.5 feet	35 feet

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies this Property within the “Downtown” land use classification. The “Downtown” area was further studied in 2008 after the formation of the Grand Junction Task Group (the “GJTG”). The study resulted in an amendment to the Comprehensive Plan known as the Grand Junction Master Plan and Addendum, adopted in 2009, and then subsequently the adoption of the Grand Junction Implementation Plan (the “Implementation Plan”), an amendment to the Comprehensive Plan adopted in 2013. The studied land use component of the Implementation Plan identified several sub-districts.

In 2015, the Grand Junction Addendum: Sub-Districts of the Grand Junction was adopted, and then amended in May 2016, to include the Junction Sub-District (the “Sub-District Addendum”). The subject property is located within the Junction Sub-District. The Sub-District Addendum further identifies this property as primarily located within the Grassy Branch Quadrant. The Sub-District Addendum provides a detailed vision for the Junction Sub-District as established by the Implementation Plan.

The vision for the Junction Sub-District is to accommodate future mixed-use development and redevelopment with the core of downtown by balancing the historic charm and character with contemporary, place for visitors and residents to connect, shop, eat, live, work and be entertained. The Junction Sub-District is intended to serve as a focal point for the community, and is where a complete range of goods, services and entertainment are located.

The desired character for the “Grassy Branch Quadrant” is characterized as follows within the Sub-District Addendum (page 23):

The Grassy Branch Quadrant includes the southeast quadrant of the Junction Sub-District and is traversed through the center by the Anna Kendall drain / Grassy Branch Creek and anchored along the south edge by the Midland Trace Trail. A large portion of this subarea is floodplain and contains mature vegetation.

The overarching vision for this sub-area is a desire to preserve the riparian corridor as an amenity greenway with trails that connect new development opportunities along its banks. As such, development should be aesthetically sensitive through building and site design to the Anna Kendall drain / Grassy Branch Creek and the Midland Trace Trail.

Appropriate land uses throughout this sub-area primarily include higher density residential uses (e.g., apartments, townhouses) with three or more stories in height, and the potential for municipal uses.

The north side of the Grassy Branch Creek is a transitional area that could also blend with and be influenced by the Main Street Corridor by including retail or restaurant uses, as supported by the market.

Development south of the Grassy Branch Creek should be sensitive to the existing single-family neighborhood to the east (Timberbrook Run) with respect to buffering and transitioning (e.g., uses, design).

The Sub-District Addendum further establishes recommended design requirements (e.g., multi-family uses, mixed-use buildings and retail/restaurant uses) for development within each sub-area (see page 64 of the Sub-District Addendum). The multi-family design requirements default to the UDO, the Main Street Corridor design requirements apply to mixed-use buildings and the Park Street Corridor design requirements apply to retail/restaurant uses.

Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

PROCEDURAL

Council Introduction: The petition was introduced at the September 13, 2021, City Council meeting.

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the October 4, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

DEPARTMENT COMMENTS

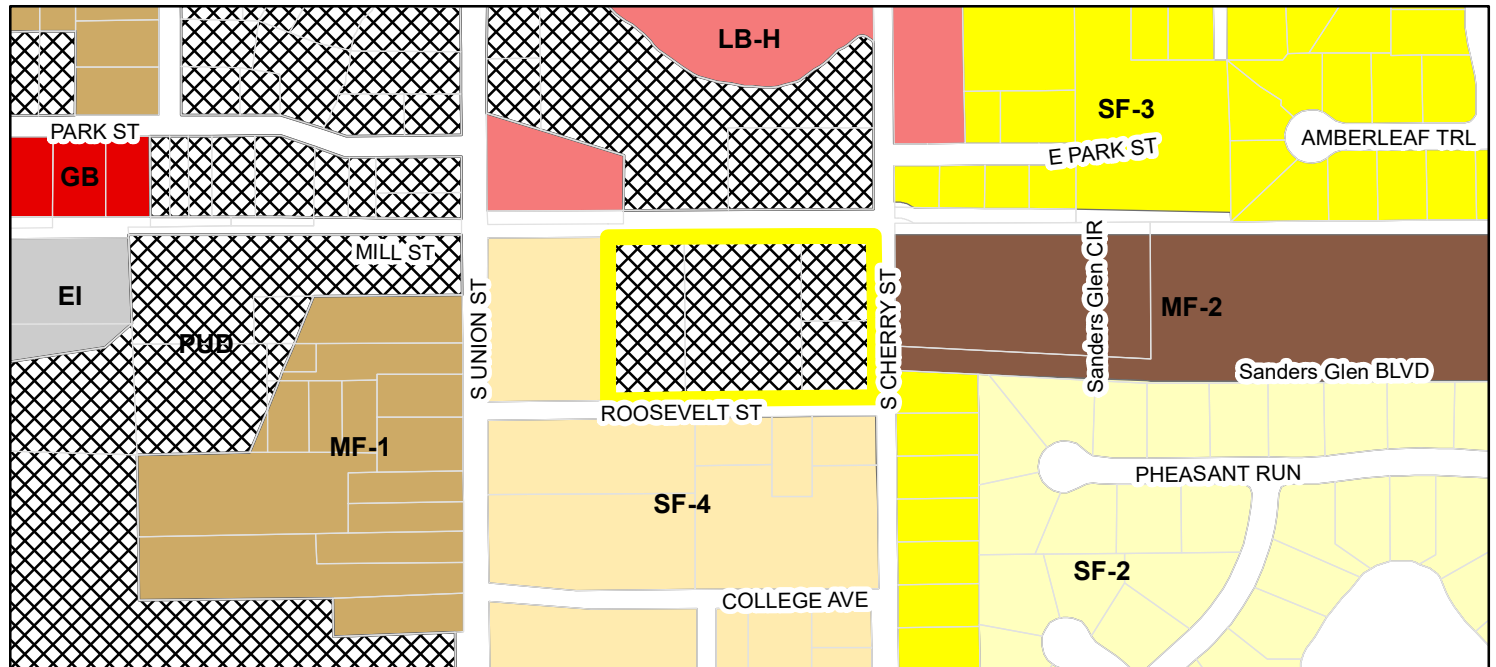
1. **Action:** Hold a public hearing at the October 4, 2021, Plan Commission meeting.
2. **Action:** If the Plan Commission is satisfied with the petition as it was presented, forward a recommendation to the City Council.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Rachel Riemenschneider at 463-231-6649 or rriemenschneider@westfield.in.gov.

Aerial Location Map

 Site



Zoning Map



 Midland South Zoning	 LB-H (Local Business - Historical)	 PUD (Planned Unit Development)
 Parcel	 EI (Enclosed Industrial)	 SF-2 (Single Family - 2)
 GB (General Business)	 MF-2 (Multiple Family - 2)	 SF-3 (Single Family - 3)
	 MF-1 (Multiple Family - 1)	 SF-4 (Single Family - 4)

ORDINANCE NUMBER 21-39

MIDLAND SOUTH PUD DISTRICT AMENDMENT 1

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

This is a Planned Unit Development District Ordinance (to be known as the “**MIDLAND SOUTH PUD DISTRICT AMENDMENT 1**”) 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 Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) enacted Ordinance 21-07, the Midland South Planned Unit Development Ordinance on April 26, 2021 (the “Midland South PUD”);

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (**Petition No. 2110-PUD-25**), requesting an amendment to the Unified Development Ordinance and the Midland South PUD with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the “Real Estate”);

WHEREAS, the Commission forwarded **Petition No. 2110-PUD-25** to the Common Council with a **FAVORABLE** recommendation (-) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

WHEREAS, the Common Council is subject to the provision of the Indiana Code §36-7-4-1512 concerning any action on this request.

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 is hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 All provisions and representations of the Unified Development Ordinance and Midland South PUD 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.

- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the provisions of the Midland South PUD and its Exhibits, and (iii) the provisions of the Unified Development Ordinance (the “UDO”), as amended by the Midland PUD District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Midland PUD, as amended.
- 1.3 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **General Regulations.** The General Regulations, Section 6.2 of the Midland South PUD shall apply to the development of the Real Estate except as modified below:

- 2.1 Maximum Building Height – 39.5’

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

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Scott Willis

Scott Willis

Scott Willis

Jake Gilbert

Jake Gilbert

Jake Gilbert

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Mike Johns

Mike Johns

Mike Johns

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Troy Patton

Troy Patton

Troy Patton

ATTEST:

Cindy Gossard, Clerk Treasurer

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Neil Goradia

I hereby certify that **ORDINANCE 21-39** was delivered to the Mayor of Westfield on the ____ day

of _____, 2021, at _____ m.

Cindy Gossard, Clerk Treasurer

I hereby APPROVE **ORDINANCE 21-39** I hereby VETO **ORDINANCE 21-39**

This ____ day of _____, 2021 This ____ day of _____, 2021

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Neil Goradia
Apollo Developers LLC
12941 Coyote Run
Fishers, IN 46038

SCHEDULE OF EXHIBITS

Exhibit A Real Estate

Exhibit A

Legal Description of Real Estate

TRACT 1:

A PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS (ASSUMED BEARING) 981.75 FEET ON AND ALONG THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 392.5 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 218.14 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS 320 FEET TO THE SOUTH RIGHT WAY LINE OF THE CENTRAL INDIANA RAILROAD; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 218.14 FEET ON AND ALONG THE SOUTH RIGHT OF WAY LINE OF THE CENTRAL INDIANA RAILROAD THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS 320 FEET TO THE POINT BEGINNING. CONTAINING 1.60 ACRES MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OR RECORD.

TRACT 2:

PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS (ASSUMED BEARING) ON THE WEST LINE OF SAID NORTHWEST QUARTER 981.75 FEET; THENCE

NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 756.61 FEET TO A P.K. NAIL; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS 160.00 FEET TO A 5/8 INCH DIAMETER RE-BAR WITH A CAP STAMPED "WEIHE ENGR. LS 0012" AND THE PLACE OF BEGINNING OF THE WITHIN DESCRIBED REAL ESTATE; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS 160.00 FEET TO A 5/8 INCH DIAMETER RE-BAR WITH A CAP STAMPED "WEIHE ENGR. LS 0012" ON THE SOUTH RIGHT-OF-WAY LINE OF THE CENTRAL INDIANA RAILROAD; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ON SAID RIGHT-OF-WAY LINE 145.97 FEET TO A 5/8 INCH DIAMETER RE-BAR WITH A CAP STAMPED "WEIHE ENGR. LS 0012"; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS 160.00 FEET TO A 5/8 INCH DIAMETER RE-BAR WITH A CAP STAMPED "WEIHE ENGR. LS 0012"; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 145.97 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.535 ACRE, MORE OR LESS.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE CITY OF WESTFIELD, INDIANA, BY WARRANTY DEED RECORDED JUNE 3, 2010 AS DOCUMENT 2010024352, DESCRIBED AS FOLLOWS:

A PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE ALONG THE WEST LINE OF SAID QUARTER SECTION, NORTH 00 DEGREES 06 MINUTES 55 SECONDS EAST, FOR A DISTANCE OF 1323.98 FEET TO THE CENTER LINE OF THE FORMER RIGHT-OF-WAY OF THE CENTRAL INDIANA RAILROAD (AKA WHITE RIVER WESTFIELD AND NOBLESVILLE RR); THENCE ALONG THE CENTERLINE OF SAID FORMER RAILROAD, NORTH 89 DEGREES 43 MINUTES 16 SECONDS EAST, FOR A DISTANCE OF 610.64 FEET TO THE INTERSECTION OF SAID CENTER LINE AND THE EXTENSION OF THE OWNER'S WEST LINE AND ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTER LINE, NORTH 89 DEGREES 43 MINUTES 16 SECONDS EAST, FOR A DISTANCE OF 125.45 FEET TO THE INTERSECTION OF SAID CENTER

LINE AND THE WEST RIGHT-OF-WAY LINE OF CHERRY STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 19 MINUTES 07 SECONDS EAST, FOR A DISTANCE OF 25.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID FORMER RAILROAD; THENCE ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 43 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 125.45 FEET TO THE OWNER'S WEST LINE; THENCE ALONG THE EXTENSION OF THE OWNER'S WEST LINE, NORTH 00 DEGREES 19 MINUTES 07 SECONDS WEST, FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3,136 SQUARE FEET OR 0.072 ACRES, MORE OR LESS.

TRACT 3:

PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST DESCRIBED AS FOLLOWS: BEGIN ON THE WEST LINE OF SAID SECTION 6, FORTY-TWO POLES SOUTH OF THE NORTHWEST CORNER, THENCE SOUTH 68 DEGREES EAST 16 POLES 4 LINKS, THENCE EAST 10 POLES, THENCE SOUTH 29 POLES, THENCE WEST 10 FEET AS A STARTING POINT, THENCE NORTH 320 FEET, THENCE WEST 151 FEET, THENCE SOUTH 320 FEET, THENCE EAST 151 FEET TO THE PLACE OF BEGINNING.

LESS AND EXCEPT THAT PART CONVEYED TO THE CITY OF WESTFIELD, INDIANA, BY WARRANTY DEED RECORDED JUNE 3, 2010 AS DOCUMENT 2010024354, DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE ALONG THE WEST LINE OF SAID QUARTER SECTION, NORTH 00 DEGREES 19 MINUTES 07 SECONDS WEST, FOR A DISTANCE OF 1323.98 FEET TO THE CENTERLINE OF THE FORMER RIGHT-OF-WAY OF THE CENTRAL INDIANA RAILROAD (AKA WHITE RIVER

WESTFIELD AND NOBLESVILLE RR); THENCE ALONG SAID CENTERLINE, NORTH 89 DEGREES 43 MINUTES 16 SECONDS EAST, FOR A DISTANCE OF 249.71 FEET TO THE INTERSECTION OF SAID CENTERLINE AND THE EXTENSION OF THE OWNER'S WEST PROPERTY LINE AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 43 MINUTES 16 SECONDS EAST, FOR A DISTANCE OF 142.79 FEET TO THE INTERSECTION OF SAID CENTERLINE AND THE EXTENSION OF THE OWNER'S EAST PROPERTY LINE; THENCE ALONG SAID EXTENDED EAST LINE, SOUTH 00 DEGREES 19 MINUTES 07 SECONDS EAST, FOR A DISTANCE OF 25.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID FORMER RAILROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 43 MINUTES 16 SECONDS WEST, FOR A DISTANCE OF 142.93 FEET TO THE WEST LINE OF THE OWNER'S LAND; THENCE ALONG THE EXTENSION OF SAID WEST LINE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3,571 SQUARE FEET OR 0.082 ACRES, MORE OR LESS.

TRACT 4:

PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS (ASSUMED BEARING) 981.75 FEET ON AND ALONG THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 610.64 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 145.97 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS 320 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE CENTRAL INDIANA RAILROAD; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 145.97 FEET ON AND ALONG THE SOUTH RIGHT OF WAY LINE OF THE CENTRAL INDIANA RAILROAD; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS 320.00 FEET TO THE

POINT OF BEGINNING.

EXCEPTING:

PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS (ASSUMED BEARING) ON THE WEST LINE OF SAID NORTHWEST QUARTER 981.75 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 756.61 FEET TO A P.K. NAIL; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS 160.00 FEET TO A 5/8 INCH DIAMETER RE-BAR WITH A CAP STAMPED "WEIHE ENGR. LS 0012" AND THE PLACE OF BEGINNING OF THE WITHIN DESCRIBED REAL ESTATE; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS 160.00 FEET TO A 5/8 INCH DIAMETER RE-BAR WITH A CAP STAMPED "WEIHE ENGR. LS 0012" ON THE SOUTH RIGHT-OF-WAY LINE OF THE CENTRAL INDIANA RAILROAD; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ON SAID RIGHT-OF-WAY LINE 145.97 FEET TO A 5/8 INCH DIAMETER RE-BAR WITH A CAP STAMPED "WEIHE ENGR. LS 0012"; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS 160.00 FEET TO A 5/8 INCH DIAMETER RE-BAR WITH A CAP STAMPED "WEIHE ENGR. LS 0012"; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 145.97 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.535 ACRE, MORE OR LESS.

PC-2 COMPLETED/DATE/ BY

H-O-R COMPLETED/DATE/ BY

PLAN CHK COMPLETED/DATE/ BY

PC-1 COMPLETED/DATE/ BY

CONTRACT CHK LIST COMPLETED/DATE/ BY

BALLPARK CHK LIST COMPLETED/DATE/ BY

START REVISIONS HERE

Revisions:



FRONT ELEVATION
3/32" SCALE ON 11x17 SHEET
3/16" SCALE ON 24x36 SHEET

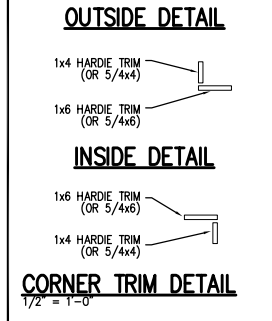
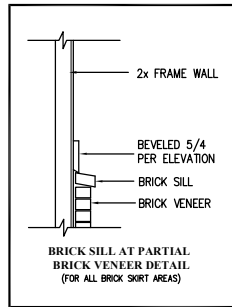
ACTUAL GRADE AND STEPS MAY VARY FROM THESE ELEVATIONS;
FINAL GRADE & NUMBER OF STEPS WILL BE DETERMINED IN FIELD



RIGHT ELEVATION
3/32" SCALE ON 11x17 SHEET
3/16" SCALE ON 24x36 SHEET

ACTUAL GRADE AND STEPS MAY VARY FROM THESE ELEVATIONS;
FINAL GRADE & NUMBER OF STEPS WILL BE DETERMINED IN FIELD

Elevation drawings are for representation only. Due to actual framing materials specified by lumber supplier and to field constraints actual structure may vary from drawings.



NOTE: FRONT AND REAR FACING CORNER
BOARDS TO BE 1x6 (OR 5/4x6). SIDE FACING
CORNER BOARDS TO BE 1x4 (OR 5/4x4).

NOTE:
ALL TRIM ABUTTING SHAKE OR
BOARD AND BATTEN TO BE 5/4
IN LIEU OF 1x MATERIAL

SQUARE FOOTAGE		
FIRST FLOOR AREA	XX	SF
SECOND FLOOR AREA	XX	SF
TOTAL FLOOR AREA	XX	SF
BASEMENT AREA	XX	SF
FINISHED BASEMENT	XX	SF
UNFINISHED STORAGE	XX	SF
GARAGE AREA	XX	SF
CONFIRMATION DATE	XX	

Preliminary Plan for Midland Trail Townhomes

Address

Lot & Community

OLD TOWN

DESIGN GROUP

Due to current design & development
improvements in our product, the Old
Town Design Group, LLC, reserves the
right to modify drawings without notice.
Due to field conditions and
the nature of custom home building
actual construction may vary slightly from plans.

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CLIENT'S INITIALS _____ DATE _____

1

ADAM H

PRELIMINARY



REAR ELEVATION
3/32" SCALE ON 11x17 SHEET
3/16" SCALE ON 24x36 SHEET

ACTUAL GRADE AND STEPS MAY VARY FROM THESE ELEVATIONS;
FINAL GRADE & NUMBER OF STEPS WILL BE DETERMINED IN FIELD



LEFT ELEVATION
3/32" SCALE ON 11x17 SHEET
3/16" SCALE ON 24x36 SHEET

ACTUAL GRADE AND STEPS MAY VARY FROM THESE ELEVATIONS;
FINAL GRADE & NUMBER OF STEPS WILL BE DETERMINED IN FIELD

PRELIMINARY

SQUARE FOOTAGE		
FIRST FLOOR AREA	XX	SF
SECOND FLOOR AREA	XX	SF
TOTAL FLOOR AREA	XX	SF
BASEMENT AREA	XX	SF
FINISHED BASEMENT	XX	SF
UNFINISHED STORAGE	XX	SF
GARAGE AREA	XX	SF
CONFIRMATION DATE	XX	

Preliminary Plan for Midland Trail Townhomes
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FRONT ELEVATION
3/32" SCALE ON 11x17 SHEET
3/16" SCALE ON 24x36 SHEET

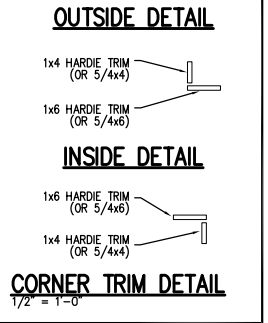
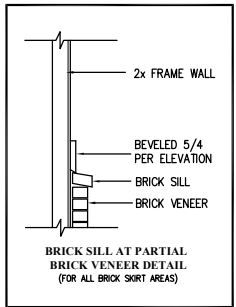
ACTUAL GRADE AND STEPS MAY VARY FROM THESE ELEVATIONS;
FINAL GRADE & NUMBER OF STEPS WILL BE DETERMINED IN FIELD



RIGHT ELEVATION
3/32" SCALE ON 11x17 SHEET
3/16" SCALE ON 24x36 SHEET

ACTUAL GRADE AND STEPS MAY VARY FROM THESE ELEVATIONS;
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CORNER BOARDS TO BE 1x4 (OR 5/4x4).

NOTE:
ALL TRIM ABUTTING SHAKE OR
BOARD AND BATTEN TO BE 5/4
IN LIEU OF 1x MATERIAL

SQUARE FOOTAGE		
FIRST FLOOR AREA	XX	SF
SECOND FLOOR AREA	XX	SF
TOTAL FLOOR AREA	XX	SF
BASEMENT AREA	XX	SF
FINISHED BASEMENT	XX	SF
UNFINISHED STORAGE	XX	SF
GARAGE AREA	XX	SF
CONFIRMATION DATE	XX	

Preliminary Plan for Midland Trail Townhomes

Address

Lot & Community

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or any design elements contained therein.
CLIENT'S INITIALS _____ DATE _____

1

ADAM H

PC-2 COMPLETED/DATE/ BY

H-O-R COMPLETED/DATE/ BY

PLAN CHK COMPLETED/DATE/ BY

PC-1 COMPLETED/DATE/ BY

CONTRACT CHK LIST COMPLETED/DATE/ BY

BALLPARK CHK LIST COMPLETED/DATE/ BY

START REVISIONS HERE

Revisions:

PRELIMINARY



REAR ELEVATION
3/32" SCALE ON 11x17 SHEET
3/16" SCALE ON 24x36 SHEET

ACTUAL GRADE AND STEPS MAY VARY FROM THESE ELEVATIONS;
FINAL GRADE & NUMBER OF STEPS WILL BE DETERMINED IN FIELD



LEFT ELEVATION
3/32" SCALE ON 11x17 SHEET
3/16" SCALE ON 24x36 SHEET

ACTUAL GRADE AND STEPS MAY VARY FROM THESE ELEVATIONS;
FINAL GRADE & NUMBER OF STEPS WILL BE DETERMINED IN FIELD

PRELIMINARY

SQUARE FOOTAGE		
FIRST FLOOR AREA	XX	SF
SECOND FLOOR AREA	XX	SF
TOTAL FLOOR AREA	XX	SF
BASEMENT AREA	XX	SF
FINISHED BASEMENT	XX	SF
UNFINISHED STORAGE	XX	SF
GARAGE AREA	XX	SF
CONFIRMATION DATE	XX	

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Preliminary Plan for Midland Trail Townhomes

Address

Lot & Community

OLD TOWN
DESIGN GROUP

2

ADAM H

Due to current design & development

improvements in our product, the Old Town Design Group, LLC, reserves the right to modify drawings without notice.

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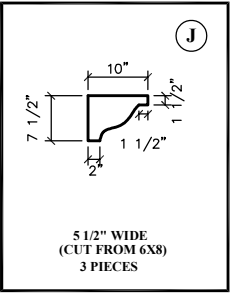
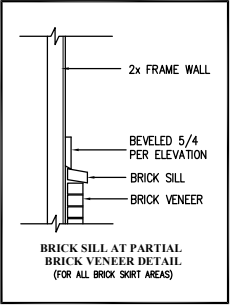
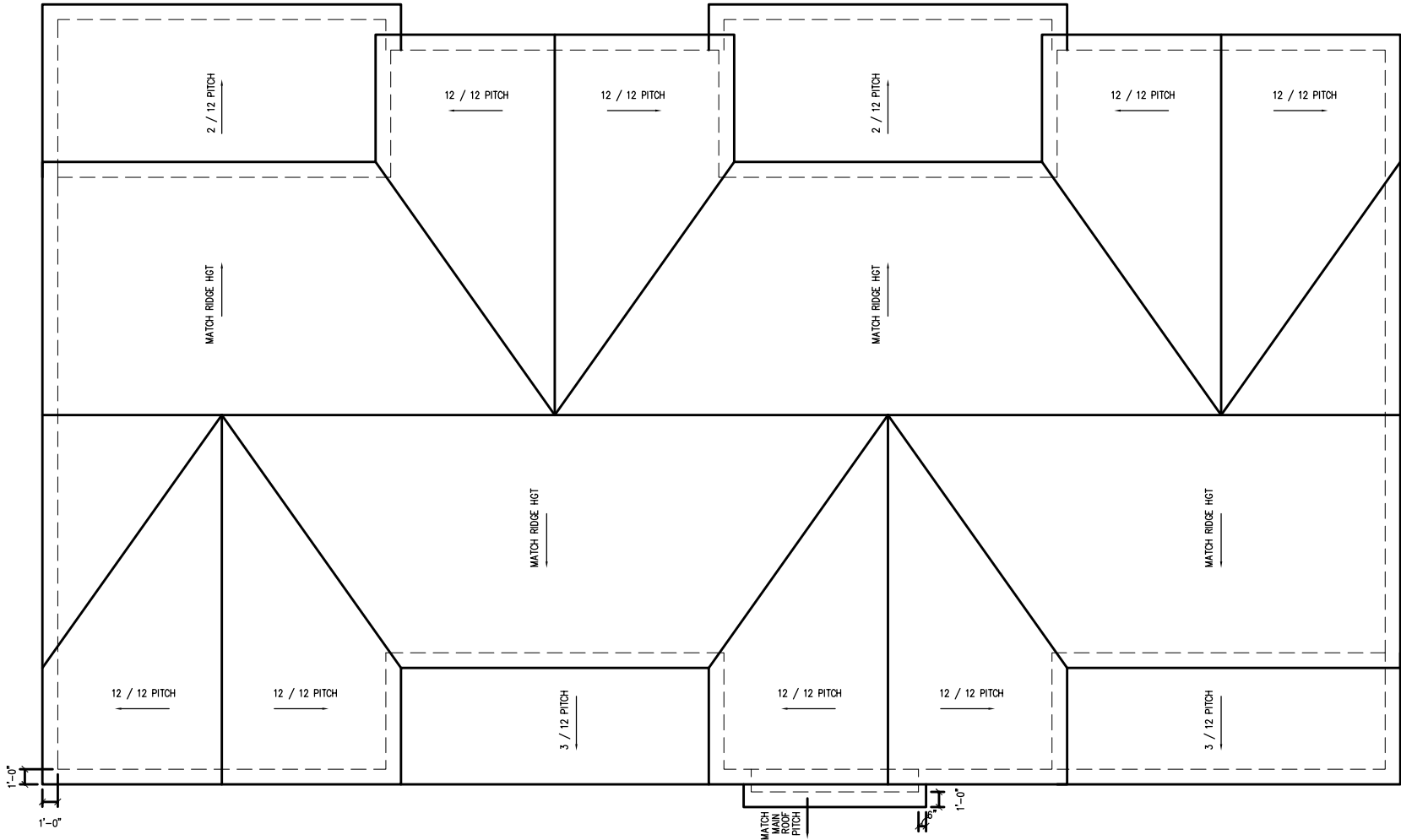
CLIENT'S INITIALS _____ DATE _____

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**ACTUAL GRADE AND STEPS MAY VARY FROM THESE ELEVATIONS;
FINAL GRADE & NUMBER OF STEPS WILL BE DETERMINED IN FIELD**

PRELIMINARY

ROOF PLAN
3/32" SCALE ON 11x17 SHEET



LEFT ELEVATION
3/32" SCALE ON 11x17 SHEET
3/16" SCALE ON 24x36 SHEET



RIGHT ELEVATION
3/32" SCALE ON 11x17 SHEET
3/16" SCALE ON 24x36 SHEET



PRELIMINARY

WINDOW GRIDS TO MATCH FIRST UNIT ON FRONT

Preliminary Plan for Midland Trail Townhomes
Address
Lot & Community

2

ADAM H.

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CLIENT'S INITIALS _____ DATE _____

SEPTEMBER 29th, 2021; 6-7:00 PM; zoomOld Town, Apollo, City of Westfield

Attendees:

Ed Hamilton, Apollo Developers
Neil Goradia, Apollo Developers
Justin Moffett, Old Town Design Group
Rachel Riemenschneider, City of Westfield

Project Specific Role:

Lot Development
Lot Development, PM
Owner
Associate Planner

Dawn Baatz, Resident
Dr. C. Adam Buckler, Union Bible College

Neighbor
Neighbor

Discussion Items:

1. PUD Text Amendment

Summary:

After a brief introduction, Justin Moffett described that no changes were made to the plans that were originally presented. The purpose of the meeting was to fulfill the requirement from the City of Westfield to notify the adjoining property owners that a line was added to the PUD. Specifically, Section 2.1 was updated to include the text: Maximum Building Height – 39.5'. Upon describing the amendment, the meeting was opened to any questions from neighbors. No questions were asked that related to the amendment, but clarification was given as to which elevation would face each neighbor once the buildings were complete. With those questions answered, the meeting was concluded.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 4, 2021
2109-DDP-38
Exhibit 1

Petition Number: 2109-DDP-38

Project Name: Culver's at Bridgewater Marketplace

Subject Site Address: 14667 Gray Road (the "Property")

Petitioner: Weihe Engineers

Request: Detailed Development Plan review of a 4,596 square foot restaurant on 2.011 acres +/- in the Bridgewater Club Planned Unit Development (PUD) District.

Current Zoning: Bridgewater Club PUD

Current Land Use: Vacant

Approximate Acreage: 2.011 +/-

Property History: Bridgewater Club PUD ([Ord. 02-17](#) (04/09/2002))
0406-PUD-04 Bridgewater PUD Amendment [Ord. 04-33](#) (09/13/04)
0607-PUD-08 Bridgewater PUD (Restated) [Ord. 06-49](#) (10/09/06)
1004-PUD-05 Bridgewater PUD Amendment [Ord. 10-08](#) (5/24/10)
1008-PUD-10 Bridgewater PUD Amendment [Ord. 10-19](#) (09/13/10)
1203-PUD-03 Bridgewater PUD Amendment [Ord. 12-10](#) (04/09/12)
1509-SPP-19 [Primary Plat](#) (10/05/15)
1509-ODP-19 [Overall Development Plan](#) (10/05/15)
1509-DDP-16 Detailed Development Plan (10/05/15) (*never built*)
2007-PUD-07 Bridgewater PUD Amendment [Ord. 20-23](#) (04/06/2021)
2008-SFP-45 Secondary Plat (*pending*)

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevations

Staff Reviewer: Rachel Riemenschneider, Associate Planner

PROCEDURAL

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

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
 - 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.
 - 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
 - 4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***
 - 5) Abbreviations:
 - a) WPWD: Westfield Public Works Department
 - b) HCSO: Hamilton County Surveyor's Office
-

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

The plans comply.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.



- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.



- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
- 18) Misc.

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

The plans comply.

- 19) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
 - 20) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
 - 21) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
 - 22) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.
-

DISTRICT STANDARDS

The plans comply with Bridgewater PUD District (Ord. 06-49).

SECTION 5. THE VILLAGE MARKETPLACE. Area Y of the Real Estate, also identified on the Concept Plan as Parcel M, ... is reclassified on the Zone Map from the AG-SF1 Residence District Classification to the Planned Unit Development Classification, the underlying zoning of which shall be the LB Local and Neighborhood Business District of the Zoning Ordinance in force at the time of the enactment of the Original Bridgewater PUD. A copy of the LB Local and Neighborhood Business District development standards which were in force at the time of the enactment of the Original Bridgewater PUD and which apply to Area Y, except as modified by this Restated Bridgewater PUD... (Ord. 06-49).

Development Standards (Section 10)

23) Minimum Lot Area – 2,000 Sq. Ft.

24) Minimum Lot Width at Building Line – 25 feet

25) Minimum Lot Depth – 70 feet

26) Yard Dimensions

- a) Setback from External Streets – 1:2 proximity slope requirement. No case shall the setback be less than 30 feet.
- b) Setback from Internal Streets – No minimum.
- c) Side Yard – No minimum.
- d) Rear Yard – Minimum 20 feet unless abutting common parking, which no rear yard minimum.

27) Maximum building height: 50 feet

28) Maximum building footprint coverage: 100 percent

29) All loading, off-street parking, and drive-through facilities shall be in the rear yards and side yards. Loading, parking, and drive through facilities located in the side yards shall be screened as set forth in Section 11.



30) The following size limitations shall apply to all owner or tenant occupied spaces in Area Y:

- a) One (1) single tenant or owner occupied space, with any use permitted in Area Y, may be up to forty thousand (40,000) square feet

Exhibit 17 – General Architectural Standards – Area Y

31) Open Space: A series of Open Spaces will be incorporated in the Village Marketplace to allow for seating, passive recreation, events, outdoor dining, and visual aesthetics. The primary open space will be a village park, with lawn areas, landscaping and benches. As the focal point to the Village Marketplace, the village park will be a place where people can gather, relax, picnic, or play. Other Open Space opportunities with the Village Marketplace may include plazas, courtyards, and gardens. Together these open spaces will provide a pleasant pedestrian experience for shoppers, office workers and residents.

32) Pedestrian Circulation: The Village Marketplace has been planned to encourage pedestrian circulation. Parking areas will be located behind and between buildings to allow for storefronts along sidewalks. The sidewalks themselves will be generously dimensioned to allow for shoppers, strollers, sidewalk displays and outdoor dining. Open spaces will be incorporated to provide a sequence of respite sites for pedestrians. And most importantly, the sidewalk system will be continuous, accessible, and will connect into the larger Greenway Trail system, allowing numerous opportunities for pedestrian circulation.

DISTRICT STANDARDS

The plans comply with Westfield-Washington Township Zoning Ordinances WC § 16.04.050 Business Districts.

33) Minimum Lot Frontage: 50 feet

DEVELOPMENT STANDARDS (Chapter 6 of UDO, Bridgewater PUD District (Ord. 06-49), and Bridgewater Club PUD Amendment (Culver's) (Ord.20-23))

The plans comply.

34) Accessory Use and Building Standards (Article 6.1)



35) Architectural Standards (Article 6.3)

A. Building Elevations and Signage (Ord. 20-23)

- i. The building elevations attached hereto as Exhibit C (the “Building Elevations”) and the signage details attached hereto as Exhibit D (the “Sign Details”) are hereby incorporated in this amendment.
- ii. The Improvements on the Real Estate shall be constructed in substantial compliance with the Building Elevations, Sign Details, and Concept Plan.
- iii. The standards of this Section shall supersede the architectural and sign standards of the Bridgewater PUD Ordinance and UDO.

36) Building Standards (Article 6.4)

37) Fence Standards (Article 6.5)

38) Height Standards (Ord. 02-17)

39) Landscaping Standards (WC 16.06 per Ord. 06-49)

- A. Attached hereto and incorporated herein by reference as Exhibit “18” are landscaping standards, set forth in Section 16.06 of the Zoning Code (the “Landscaping Standards”). Those Landscaping Standards, as they exist and are in force on the date of the enactment of the Original Bridgewater PUD, shall apply to the Real Estate, with the following exceptions: (Ord. 06-49)

- i. Perimeter yards along External Streets shall be landscaped as follows:
 - a. Area Y Perimeter Yards Along External Streets shall be landscaped with shade trees, ornamental trees, and shrubs. At least one (1) shade tree or two (2) ornamental trees per forty (40) linear feet and eight (8) shrubs per forty (40) linear feet shall be planted. Such plantings should be arranged in a manner to provide street tree plantings and building foundation plantings to enhance the appearance of the buildings and streets. Where parking or loading areas occur adjacent to External Streets, the following standards shall apply:
 - (a) Parking Lot and Drive-Through Facility Screening. Parking lots and drive-through facilities along External Streets shall be screened using one continuous evergreen shrub row, measuring a minimum of twenty-four (24)

inches at planting and maintained to a minimum of five (5) feet at maturity, across 100% of the parking lot length. Individual shrubs shall be spaced not more than thirty-six (36) inches on center, planted in a double staggered row, so as to form a continuous visual screen a minimum of thirty-six (36) inches in height above grade, under normal growing conditions, within one (1) year after planting. One (1) shade tree or two (2) ornamental trees per forty (40) linear feet shall also be planted. (Ord. 02-17)

B. Landscaping Standards (WC 16.06)

i. Preservation and Replacement of Trees (WC 16.06.020)

- a. Prior to site development plan approval or the issuance of a building permit, developers shall inventory all trees which possess a caliper measure of at least twelve (12) inches. Tree inventories shall depict locations, sizes; and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features. Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees.

ii. Selection, Installation, and Maintenance of Plant Materials (WC 16.06.030)

a. Selection

- (a) Shade Trees - Shade trees shall be a minimum of eight (8) feet in height and have a caliper measure of at least two (2) inches, measured twelve (12), inches above finished grade. Shade trees shall be of a variety that will attain an average mature spread greater than twenty (20) feet.
- (b) Evergreen Trees - Evergreen trees shall be a minimum height of six (6) feet.
- (c) Ornamental Trees - Ornamental trees shall have a minimum trunk size of two (2) inches in caliper, measured six (6) inches above finished grade.
- (d) Shrubs shall possess a minimum height of eighteen (18) inches at the time of planting.

iii. General Landscape Design Standards (WC 16.06.040)

- a. Trash and Loading Facilities - Trash dumpsters, trash pads, loading areas consisting of two or more loading spaces, loading docks, service areas, and maintenance areas shall be screened from residential uses and public roads. Screening of such facilities shall be achieved by using a six (6) feet high,

completely opaque fence or wall, a six (6) feet high berm, or a six (6) feet high evergreen screen planted nine (9) feet on center in a double staggered row

- b. Heating and Cooling Facilities - Ground-mounted heating and cooling units for nonresidential or multi-family structures shall be completely screened.
- iv. On-Site and Street Frontage Landscaping Requirements (WC 16.06.050)
 - a. On-Site Standards
 - (a) Yards, setback areas, and green space areas within development shall be landscaped with live vegetation.
 - (b) The minimum numbers of shade trees, evergreen trees, ornamental trees, and shrubs required to be planted are set forth in Table 16.06.0.50-01.
 - b. Road Frontage Standards
 - (a) In non-residential developments where property abuts any public right-of-way, at least one shade tree per forty (40) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in non-residential developments may be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01.
 - (b) Shade trees required to be planted along road frontage shall be located outside drainage and utility easements, shall be located in a manner that mitigates interference with infrastructure located within such easements and may be clustered or grouped in order to attain creative site design.
- v. Parking Area Landscaping (WC 16.06.070)

The following landscape requirements shall be applied to parking lots to screen parking areas from streets, to prevent the creation of large expanses of paving, and to provide shade to paved areas.

- a. Interior Parking Lot Landscaping
 - (a) Area Required - A portion of vehicular use areas shall be maintained as landscaped area. The total amount of interior parking lot area that must be landscaped shall be based on the total number of proposed parking spaces. Such standards are set forth in Table 16.06.070-01:

Table 16.06.070-01: Percentage of Parking Lot Landscaping

Number of Parking Space	Percentage of Vehicular Use Area to Be Landscaped
50 or more	10%

(b) Parking Lot Islands

- (i) Parking lot islands shall be dispersed throughout parking lots in a design and configuration that aesthetically corresponds to the size and shape of parking lots. Combining or placing parking lot islands together such that more than one tree may be planted in the island shall be considered when possible.
- (ii) Parking lot islands shall be constructed at least six (6) inches above the surface of parking lots; they shall be a minimum of one hundred twenty (120) square feet in area; and they shall be a minimum of seven (7) feet in width, measured from back of curb to back of curb.
 1. Interior landscaped areas shall be curbed in a manner that restricts vehicles from driving over landscaped areas.
 2. Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
 3. Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with permitted groundcover material to achieve complete coverage.
 4. No landscaping within parking lot islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting parking areas. Such landscaping shall be constructed in compliance with visibility standards set forth in WC 16.04.230 2.v).

b. Perimeter Parking Lot landscaping

(i) Application

1. Perimeter landscaping is required for parking lots with ten (10) or more spaces where:
 - a. the parking lot is located within a required yard; or

- b. the parking lot is located within twenty (20) feet of a lot line or right-of-way line.
 - 2. Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped in an aesthetically pleasing manner.
 - 3. Trees required to be planted in perimeter parking lot landscape areas may be counted toward meeting total on-site landscaping requirements as set forth in Table 16.06.050-01.
- (ii) Requirements - Perimeter parking lot landscape areas shall include the following landscape improvements:
- 1. There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.
 - 2. There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.
 - 3. Perimeter parking lot landscape areas not planted with trees or shrubs shall be covered with grass or other permitted groundcover or mulch.
- vi. Recommended Plant Materials (WC 16.06.080)
- a. A minimum of three (3) different species of shade trees shall be used per each development site.

40) Lighting Standards (Article 6.9)

A. General Lighting Standards: The following standards shall apply:

- i. All Light Fixtures, with the exception of internally-illuminated Signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the earth's surface.

B. Multi-family Residential, Business and Industrial Standards: The following shall apply to all Multi-family, Business, and Industrial Uses:

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

- ii. All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface.
- iii. Lighting under awnings and canopies shall only illuminate a Front Building Façade, a Sign under an awning or canopy as measured on a plane parallel to the earth's surface.
- iv. All Parking Area lighting for nonresidential Uses shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

C. Lighting Plans: The Applicant for any permit required by this Ordinance that proposes outdoor lighting shall submit a Lighting Plan which includes:

- i. A graphic and/or textual description of all lighting fixtures, both proposed and existing on-site. The description may include, but is not limited to cut sheets and illustrations by the manufacture, lamp types, wattages, and lumen outputs.

41) Lot Standards (Article 6.10)

42) Outside Storage and Display (Article 6.12)

43) Outdoor Café and Eating Areas (Article 6.13)

44) Parking and Loading Standards (Ord. 02-17)

A. Area Y Parking Requirements. Parking shall be provided in Area Y both of-street and on-street. For buildings adjacent to Internal Streets with parking bays, those spaces immediately adjacent to the frontage of the building lot shall be included in the calculation for required spaces. Minimum parking spaces accessory to designated uses shall be provided as follows:

- i. Retail. Three and one half (3.5) parking spaces for each one thousand (1,000) square feet of floor area, provided, however, that in no case shall any individual tenant or owner provide less than five (5) parking spaces.

45) Performance Standards (Article 6.15)

46) Setback Standards (Article 6.16)

47) Sign Standards (Article 6.17)

A. Building Elevations and Signage (Ord. 20-23)

- i. The building elevations attached hereto as Exhibit C (the “Building Elevations”) and the signage details attached hereto as Exhibit D (the “Sign Details”) are hereby incorporated in this amendment.
- ii. The Improvements on the Real Estate shall be constructed in substantial compliance with the Building Elevations, Sign Details, and Concept Plan.
- iii. The standards of this Section shall supersede the architectural and sign standards of the Bridgewater PUD Ordinance and UDO.

48) Vision Clearance Standards (Article 6.19)

49) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

Plans comply.

50) Block Standards (Article 8.1)

51) Easement Standards (Article 8.3)

52) Monument and Marker Standards (Article 8.5)

53) Open Space and Amenity Standards (Article 8.6)

54) Pedestrian Network Standards (Article 8.7)

55) Storm Water Standards (Article 8.8)

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

57) Street Light Standards (Article 8.10)

58) Street Sign Standards (Article 8.11)

59) Surety Standards (Article 8.12)



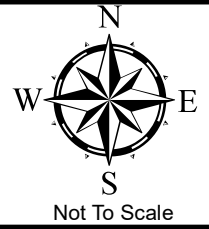
60) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

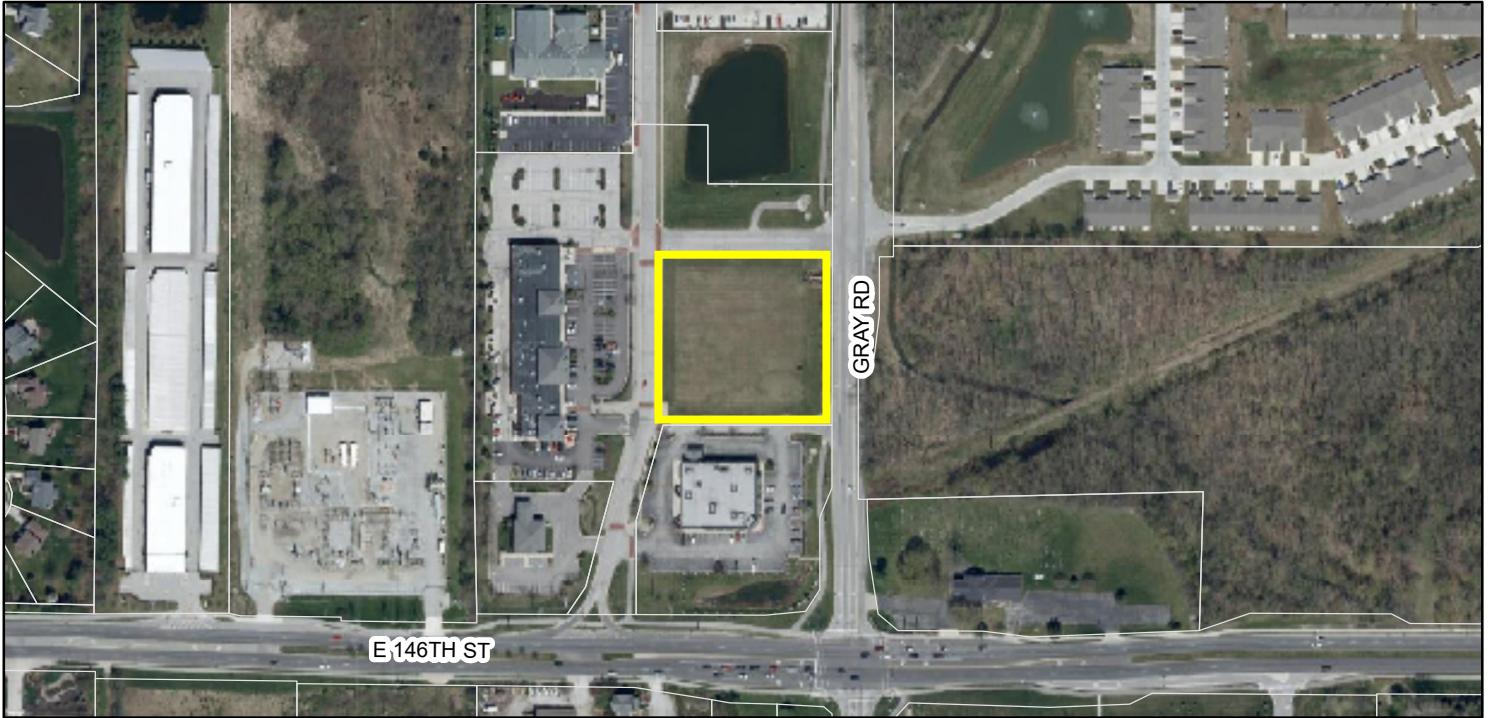
1. **Action: Approve the Detailed Development Plan (2109-DDP-38) with the following conditions:**
 - a. **All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an improvement Location Permit.**
2. If any Plan Commission member has questions prior to the meeting, then please contact Rachel Riemenschneider at 463-231-6649 or rriemenschneider@westfield.in.gov.



Property Location Map
Culver's Bridgewater
14667 Gray Road
2109-DDP-38



Aerial Location Map



Zoning Map

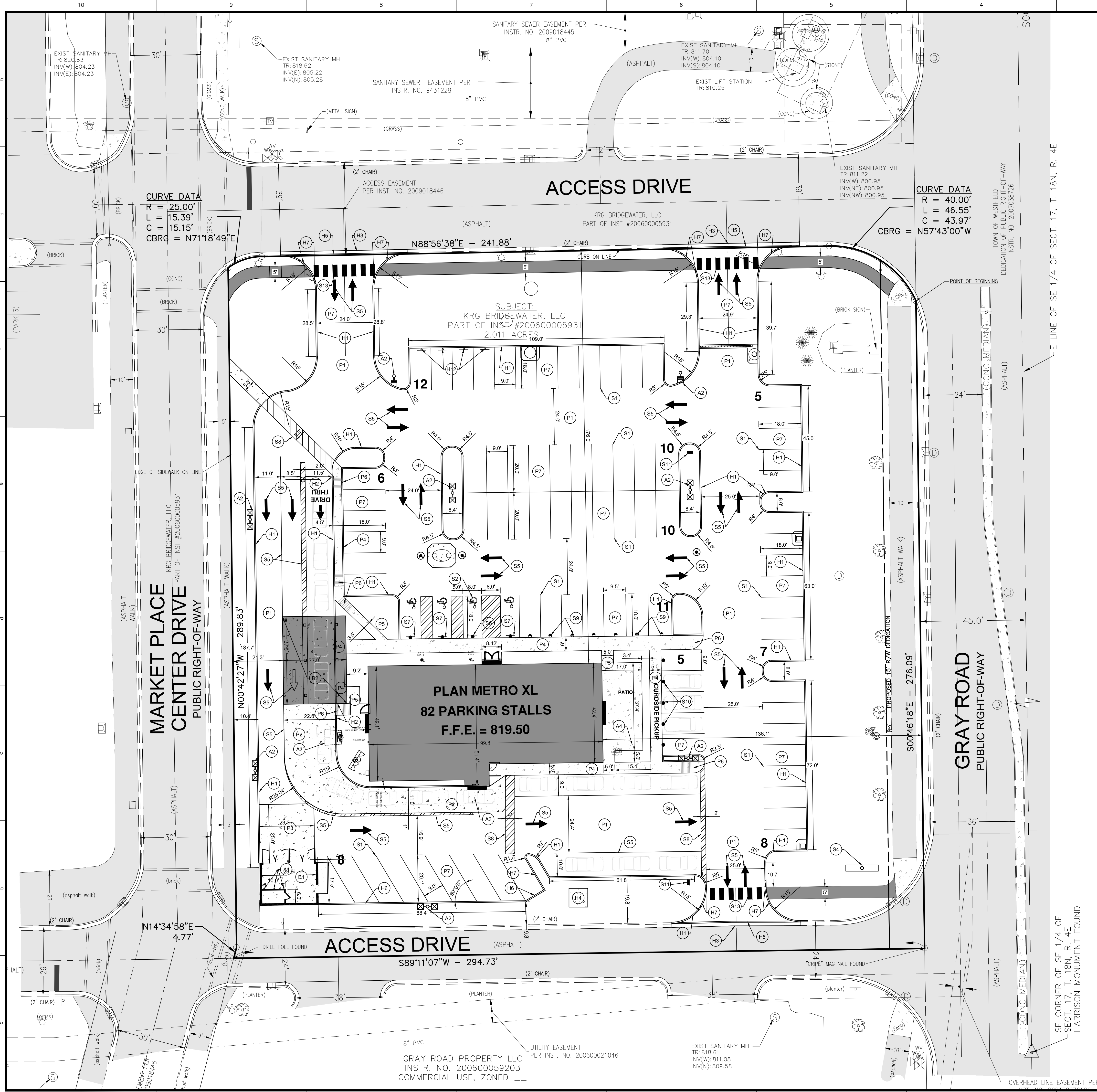


Parcel

Zoning

PUD (Planned Unit Development)

SF-3 (Single Family - 3)



SITE PLAN NOTES

PAVEMENT - DETAILS SHEET C8.1

- P1 BITUMINOUS PAVING FOR PARKING LOT (STANDARD DUTY ASPHALT PAVEMENT SECTION) - 165#/SQ YD (1 1/2") BITUMINOUS SURFACE OVER 275#/SQ YD (2 1/2") BITUMINOUS BINDER OVER 8" COMPACTED AGGREGATE BASE #53 (100% STANDARD PROCTOR)
- P2 CONCRETE PAVING AT DRIVE THRU, 10' WIDE X 5" THICK, 4500 PSI WITH INTEGRAL LOOP DETECTOR AT CUSTOMER ORDER DISPLAY. SEE ELECTRICAL PLANS FOR DETECTOR SPECS
- P3 CONCRETE PAVING AT DUMPSTER (HEAVY DUTY CONCRETE PAVEMENT SECTION) - 8" THICK 4500 PSI WITH 5% AIR ENTRAINMENT OVER 6" CA BASE
- P4 4" THICK CONCRETE SIDEWALK WITH MONOLITHIC CURB 2% MAXIMUM CROSS SLOPE (1.5% RECOMMENDED) 5% MAXIMUM RUNNING SLOPE (4.5% RECOMMENDED)
- P5 4" THICK X 5' WIDE CONCRETE SIDEWALK 2% MAXIMUM CROSS SLOPE (1.5% RECOMMENDED) 5% MAXIMUM RUNNING SLOPE (4.5% RECOMMENDED)
- P6 4" THICK CONCRETE CURB RAMP WITH NON-SLIP SURFACE PER ADA STANDARDS 6.35% MAXIMUM RUNNING SLOPE (7.75% RECOMMENDED) 2% MAXIMUM CROSS SLOPE (1.5% RECOMMENDED)
- P7 BITUMINOUS PAVING FOR PARKING LOT (HEAVY DUTY ASPHALT PAVEMENT SECTION) - 220#/SQ YD (2") BITUMINOUS SURFACE OVER 330#/SQ YD (3") BITUMINOUS BINDER OVER 8" COMPACTED AGGREGATE BASE #53 (100% STANDARD PROCTOR)

HARDSCAPE - DETAILS SHEET C8.1

- H1 6" X 18" STANDARD CONCRETE CURB
- H2 TAPER CURB WITHIN 3 FEET
- H3 MATCH EXISTING PAVEMENT
- H4 TRANSFORMER PAD (REFER TO ELECTRIC COMPANY FOR DETAILS)
- H5 DEPRESSED CURB
- H6 12" X 18" TALL CONCRETE CURB
- H7 TRANSITION FROM 6" TO 12" CURB
- H8 TAPER CURB WITHIN 3'

BUILDING ACCESSORIES - DETAILS SHEET 8.20

- B1 DUMPSTER ENCLOSURE WITH STORAGE SHED
- B2 DRIVE THROUGH CANOPY

ACCESSORIES

- A1 6" CONCRETE BOLLARD
- A2 LED LOT LIGHT AND BASE (DETAILS SHEET 8.21)
- A3 LOOP DETECTOR IN CONCRETE PAVEMENT (SEE ELECTRICAL PLANS FOR SPECIFICATIONS)
- A4 BICYCLE RACK

SIGNAGE & MARKINGS

- S1 9' WIDE PARKING SPACE (CTR TO CTR PAINT STRIPE) MARKED WITH 4" WIDE YELLOW PAINT STRIPE (PMS 123)
- S2 9'-0" WIDE ACCESSIBLE PARKING SPACE (CTR TO CTR PAINT STRIPE) MARKED WITH BLUE PAINT HANDICAP GRAPHIC & 4" WIDE BLUE PAINT STRIPE
- S3 8' WIDE (MIN) ACCESSIBLE AISLE (CTR TO CTR PAINT STRIPE) MARKED WITH 4" BLUE PAINT STRIPE
- S4 CULVER'S MONUMENT SIGN WITH EMC BOARD. PERMITTED BY OTHERS.
- S5 PAVEMENT MARKINGS - YELLOW (PMS 123)
- S6 BOLLARD MOUNTED VAN ACCESSIBLE PARKING SIGN (MIN HEIGHT TO BOTTOM OF SIGN 68" ABOVE PAVEMENT)
- S7 BOLLARD MOUNTED ACCESSIBLE PARKING SIGN (OVERALL HEIGHT TO MATCH VAN ACCESSIBLE PARKING SIGN)
- S8 PEDESTRIAN PATH PAVEMENT MARKINGS - YELLOW (PMS 123)
- S9 PARKING BOLLARD
- S10 BOLLARD MOUNTED CURBSIDE PICKUP SIGN (OVERALL HEIGHT TO MATCH VAN ACCESSIBLE PARKING SIGN)
- S11 DIRECTIONAL SIGN
- S12 SIGN FOR GOLF CART PARKING. REFER TO DETAIL BY OTHERS.
- S13 PEDESTRIAN CROSSWALK

SITE DATA

SITE AREA = 2.011 AC
SITE AREA = 87617 SF
R/W DEDICATION = 4300 SF
BUILDING AREA = 4,598 SF
PERCENT IMPERVIOUS = 76.4%
ZONING = PUD

PARKING PROVIDED:
STANDARD SPACES: 78
ADA SPACES: 4
TOTAL SPACES: 82

PARKING AREA:
ASPHALT AREA = 14378 SF
GREEN SPACE = 2007 SF
TOTAL AREA = 16385 SF
PERCENT ISLAND = 12.2%

ABBREVIATIONS

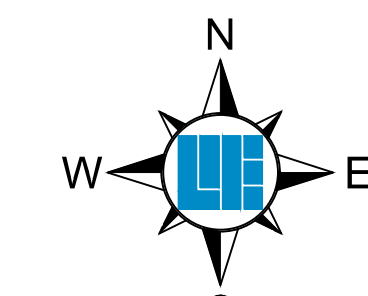
ROW RIGHT OF WAY
BSL BUILDING SETBACK LINE
ESMT EASEMENT
D.U.E. DRAINAGE AND UTILITY EASEMENT
FFE FINISH FLOOR ELEVATION

OTHER

FLAG POLE
SIGN
ACCESSIBLE SPACE
PARKING COUNT

LINE TYPES

RIGHT OF WAY LINE
FENCE
GUARD RAIL
BUILDING SETBACK LINE
BOUNDARY LINE
SECTION LINE



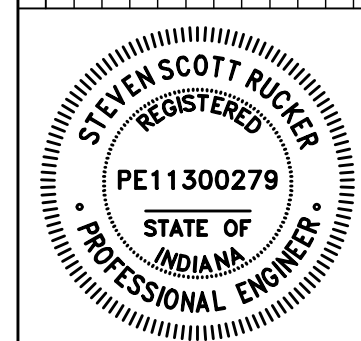
Within Indiana Call
811 or 800-382-5544
24 hours a day, 7 days a week.

PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 846 - 6611
800 452 - 6408
317 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S., FOUNDER

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
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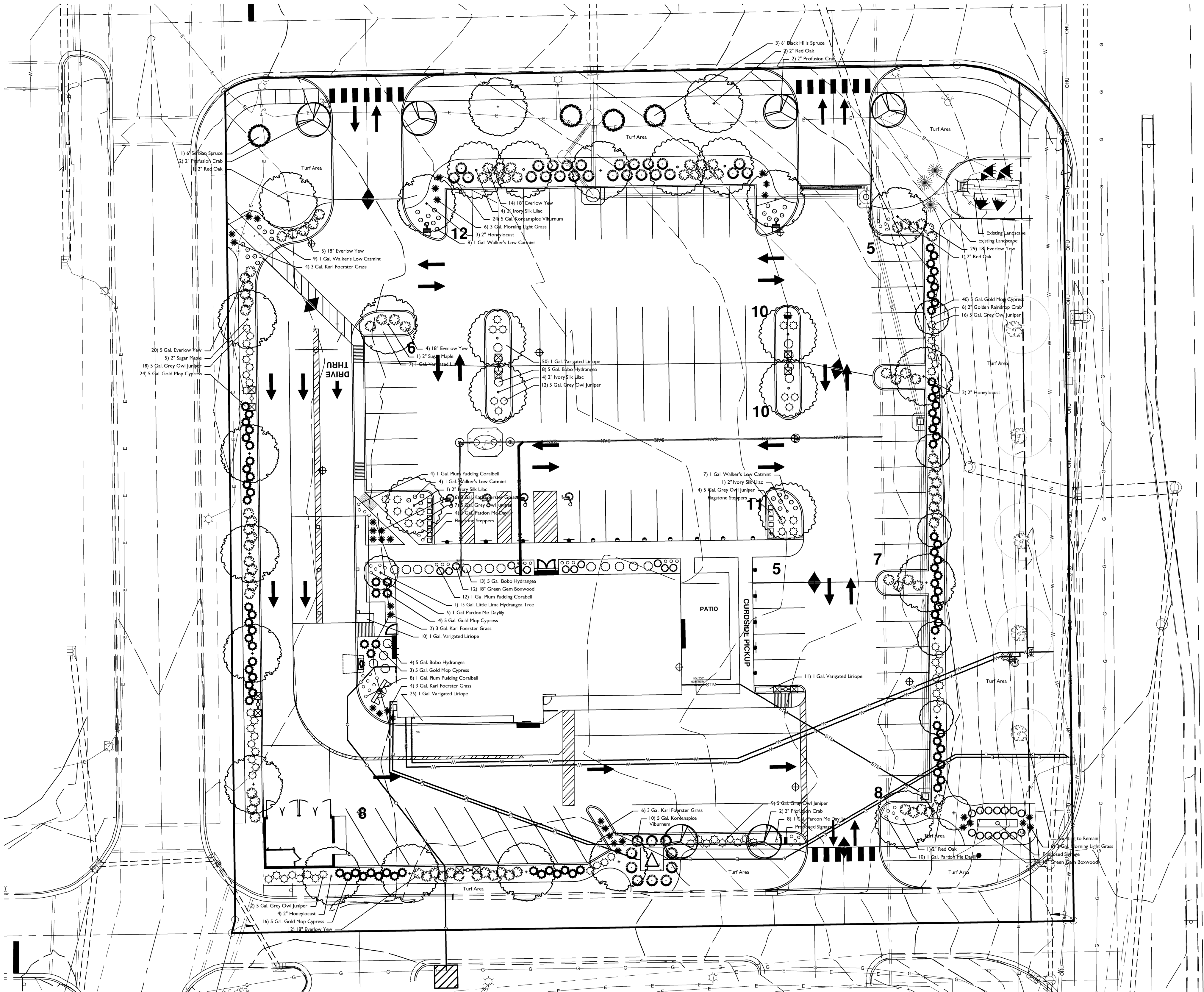
PROJECT NO.:	W210363 STL
DWG NAME:	
DESIGNED BY:	BT
DRAWN BY:	BT
CHECKED BY:	BT
DATE:	07-27-2021



STEVEN SCOTT RUCKER P.E. 11300279

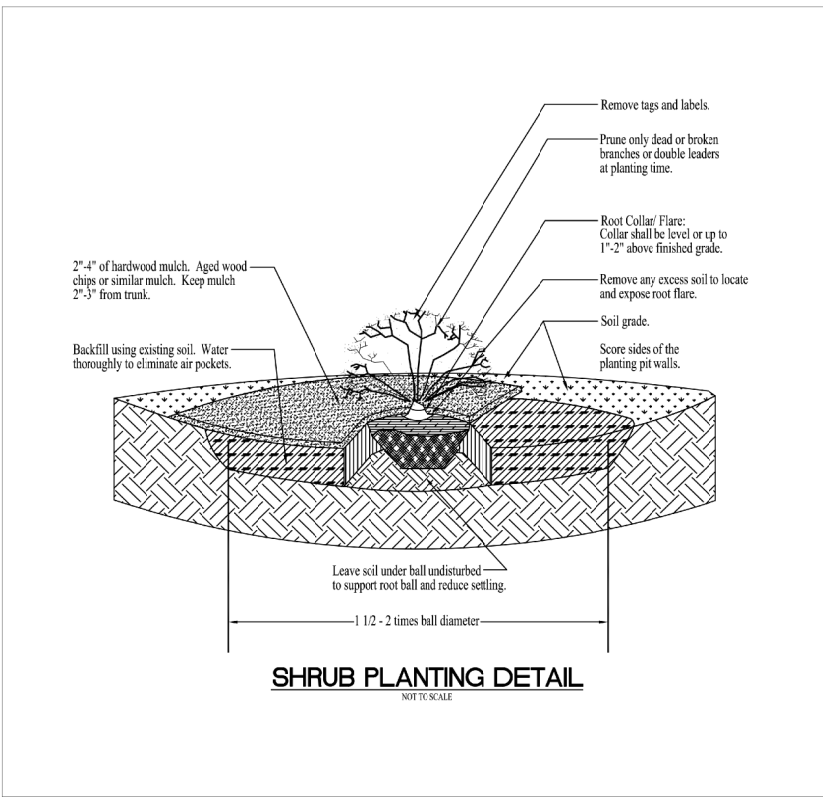
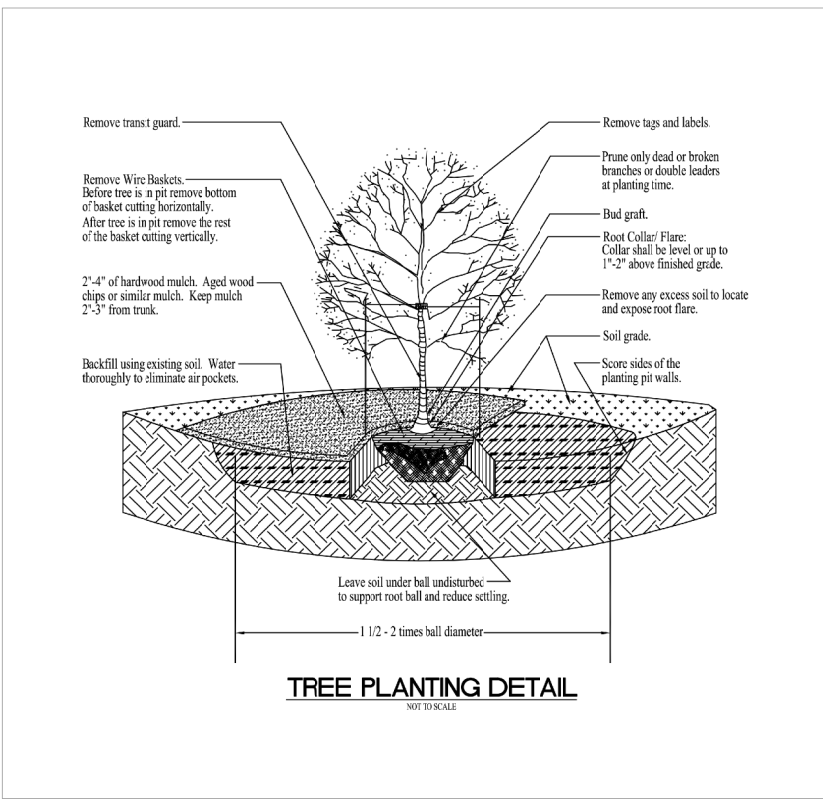
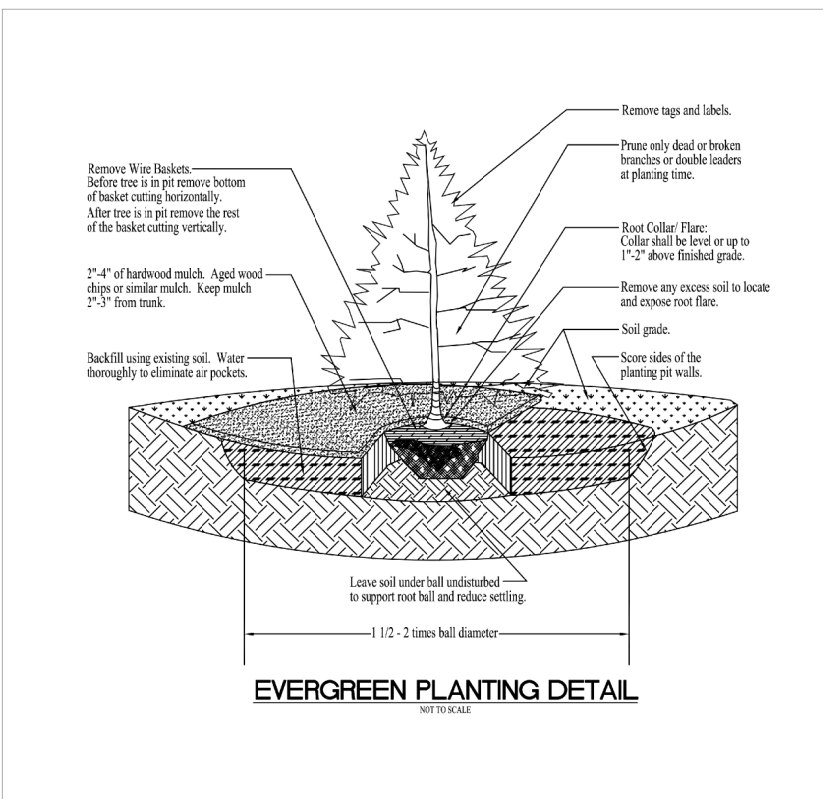
PREPARED FOR:
CULVERS AT BRIDGEWATER MARKETPLACE
WESTFIELD, IN
14667 GARY ROAD, WESTFIELD, IN 46062
SITE PLAN
SECTION 17, TOWNSHIP 18N, RANGE 4E, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

SHEET NO.
C3.0
PROJECT NO.
W210363 STL



PLANT SCHEDULE				
COMMON NAME	BOTANICAL NAME	QTY.	SIZE	NOTES
Evergreen Trees				
Black Hills Spruce	Picea glauca 'Densata'	3	6-7'	Matched
Serbian Spruce	Picea omorika	1	6-7'	Matched
Canopy Trees				
Sugar Maple	Acer saccharum	6	2"	8' Tall Minimum at Planting
Shademaster Honeylocust	Gleditsia tricanthos inm. 'Shademaster'	9	2"	8' Tall Minimum at Planting
Red Oak	Quercus rubra	5	2"	8' Tall Minimum at Planting
Ornamental Trees				
Hydrangea Tree	Hydrangea panic. 'Pinky Winky'	1	25 Gal.	On Stancard
Golden Raindrop Crab	Malus 'Schmidtcullea'	6	2"	Matched
Profusion Crab	Malus 'Profusion'	6	2"	Matched
Ivory Silk Lilac	Syringa reticulata 'Ivory Silk'	10	2"	Matched
Shrubs				
Green Gem Boxwood	Buxus microphylla 'Green Gem'	26	18"	3' O.C., Min. of 24" Height at Planting
Gold Mop Cypress	Chamaecyparis pisifera 'Gold Mop'	87	5 Gal.	4' O.C., Min. of 24" Height at Planting
Grey Owl Juniper	Juniperus virginiana 'Grey Owl'	79	5 Gal.	4' O.C., Min. of 24" Height at Planting
Everlow Yew	Taxus media 'Everlow'	87	18"	4' O.C., Min. of 24" Height at Planting
Bobo Hydrangea	Hydrangea panic. 'Ivobob'	25	5 Gal.	4' O.C., Min. of 18" Height at Planting
Koreanspice Viburnum	Viburnum carlesii	34	5 Gal.	4' O.C., Min. of 18" Height at Planting
Grasses / Perennials				
Karl Foerster Grass	Calamagrostis acutiflora	22	3 Gal.	3' O.C.
Variegated Liriope	Liriope muscan 'Variegata'	103	1 Gal.	18" O.C., Island Groundcover
Morning Light Grass	Miscanthus sinensis 'Morning Light'	12	3 Gal.	3' O.C.
Plum Pudding Coralbell	Heuchera 'Plum Pudding'	24	1 Gal.	2' O.C.
Pardon Me Daylily	Hemerocallis 'Pardon Me'	27	1 Gal.	2' O.C.
Walker's Low Catmint	Nepeta faassonii 'Walker's Low'	28	1 Gal.	2' O.C.

Notes:
All Landscape Beds to be Mulched



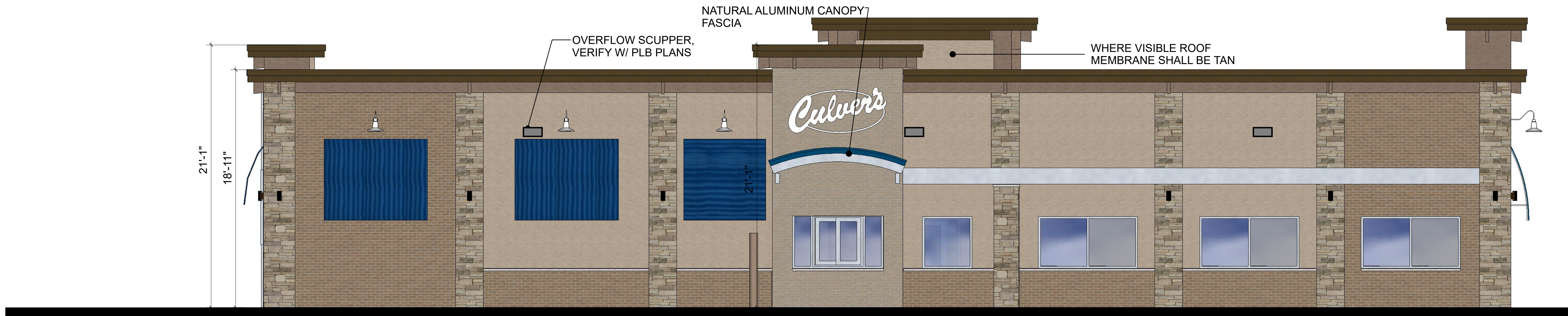
CULVER'S RESTAURANT
14667 Gray Rd., Westfield, IN
MASTER LANDSCAPE PLAN

MEYER FOODS MANAGEMENT COMPANY
1448 Conner St.
Noblesville, IN 46060

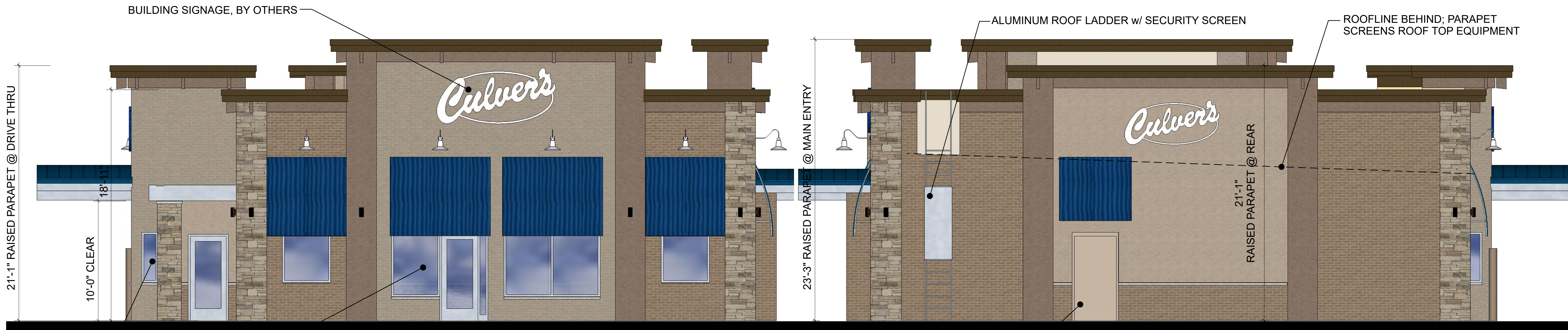


SCALE	1" = 20'-0"
DATE	9-28-21
DRAWN BY	MAB
CHECKED BY	MAB
SHEET NO.	

L-1



DRIVE THRU / SOUTH ELEVATION



FRONT / EAST ELEVATION

REAR / WEST ELEVATION



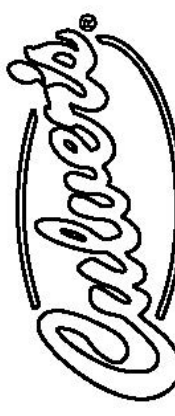
MAIN ENTRY / NORTH ELEVATION

REPRESENTATION MATERIAL COLOR

COPING UNA-CLAD	"MEDIUM BRONZE"
EIFS "CORNICER" AND TOWER PIERS	"TREE BRANCH" SW 7525
EIFS ABOVE SILL	"TONY TAUPE" SW 7038
AWNING CANVAS (BY OTHERS)	"ROYAL BLUE" 4617
THIN BRICK "BROOKSHIRE" ACME BRICK (AT FRONT & DRIVE THRU TOWERS "DOVE GRAY" BRICK)	
MFGR'D STONE w/ STONE SILL TRIM	"ASHFALL" COUNTRY LEDGESTONE (BORAL)

©2021

NEW CULVER'S RESTAURANT
Culver's Restaurant
Westfield, IN 46074
County of HAMILTON



Culver Franchising System, Inc
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

OLLMANN ASSOCIATES
ARCHITECTS, P.C.
200 South State Street
Belvidere Illinois 61008
815-544-7790 Phone

ELEVATIONS

NOTE: THOUGH THESE IMAGES HAVE PHOTO
REALISTIC QUALITIES, THE ACTUAL BUILDING
MATERIALS MAY VARY IN APPEARANCE.

Date: 7-30-2021 Revision:

2020-062

A1



REAR LEFT VIEW (SOUTHWEST CORNER)



REAR RIGHT VIEW (NORTHWEST CORNER)



FRONT LEFT (SOUTHEAST CORNER)



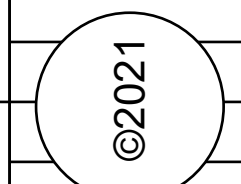
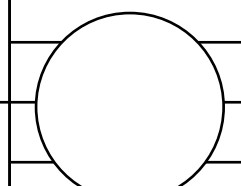
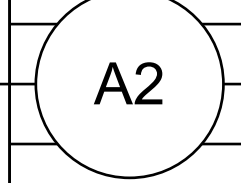
FRONT RIGHT VIEW (NORTHEAST CORNER)



LEFT PERSPECTIVE (SOUTH VIEW)



RIGHT PERSPECTIVE (NORTH VIEW)

	
NEW CULVER'S RESTAURANT Culver's Restaurant Westfield, IN 46074 County of HAMILTON	
 Culver Franchising System, Inc. 1240 Water Street Prairie du Sac, WI 53578 608-643-7980	
OLLMANN ASSOCIATES ARCHITECTS, P.C. 200 South State Street Belvidere Illinois 61008 815-544-7790 Phone	
	
ELEVATIONS NOTE: THOUGH THESE IMAGES HAVE PHOTO REALISTIC QUALITIES, THE ACTUAL BUILDING MATERIALS MAY VARY IN APPEARANCE.	
Date: 7-30-2021	Revision:
2020-062	
	

WRITTEN PUBLIC COMMENTS

Docket Number: 2108-PUD-22

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

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

Enclosed Attachments:

October 4, 2021, APC Recommendation

- | | |
|-----------------------|------------|
| 1. Banas, Mary | 08/02/2021 |
| 2. Nass, Linda | 08/02/2021 |
| 3. Silverthorne Homes | 09/30/2021 |

Pamela Howard

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

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

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

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

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

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

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

Thank you.

Mary Banas. Adjacent land owner

Pamela Howard

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

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

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

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

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

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

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

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

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

Seems like several uses that are not cohesive.

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

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

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

Sincerely,

Linda Naas
1122 E 161st St



Date: September 30, 2021

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

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

Advisory Plan Commission Members:

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

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

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

Thank you for your consideration.

Respectfully,

Christian Rector
Silverthorne Homes
Vice President of Land Acquisition.



Hittle at ThirtyOne Amendment
Site Location Map / Aerial Photograph



VIEW OF PROPOSED WESTFIELD HOLIDAY INN EXPRESS FROM THE NORTHEAST CORNER

Atlantic Station | Atlanta, GA



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*The Classic Look of Brick, from an Environmentally-Superior,
Cost-Effective, Lightweight Alternative*



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Custom Brick™ is an exciting alternative from Dryvit®, the nation's leading manufacturer of exterior insulation and finish systems. This dramatic finish provides a beautiful effect that will leave even the most experienced mason shaking his head in disbelief. The look of Custom Brick is simply amazing, and it has numerous advantages over other exterior cladding options.

Custom Brick is a textured finish applied using a template to create a stunning finish. It is available in a wide variety of patterns, colors, textures and shading techniques that can be used to make your building look exactly the way you want it to. No more settling for the design limitations of other exteriors — or their excessive price — in getting exactly the look you want.

FEATURE	BENEFIT
Realistic brick masonry aesthetic	Inexpensively emulates labor-intensive masonry
Lightweight	Reduces structural demands for exterior facade
14 standard templates	Ready supply of most popular designs
Custom templates available	Ability to match most existing patterns and textures
Multiple thicknesses of templates	Ability to create and shape deeper grout lines
Vapor-permeable	Will not trap moisture vapor
100% acrylic	Greater flexibility for crack resistance and longer life
Exterior or interior application	Adds natural texture and color to multiple surfaces
DPR & PMR chemistry	Resistant to dirt and the growth of mold and mildew



Brown Street Station Condos | Forest Park, IL

"We wanted an antique brick look that you just couldn't get in this area without paying a fortune and waiting forever to get it. Custom Brick provided a perfect — and accessible — solution."

John Ailport, General Superintendent, Silver Moon Properties



Marriott Residence Inn | Salt Lake City, UT

"Custom Brick saved the owner over \$200,000 by eliminating the heavier footings and framing needed for the clay brick. We are extremely pleased with the appearance of the finish."

Woodburn Associates, Owner

Grand Park Events Center
Westfield, IN



Courtyard by Marriott
Fort Wayne, IN



Pearson Ford (Collision Center)
Zionsville, IN

Extra Space Storage
Indianapolis, IN

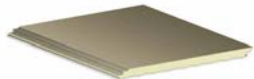




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The Architectural insulated metal wall panel features a stucco-embossed face with flushed seams and, as the name implies, is ideal for architectural applications. Available in a variety of widths and in horizontal and vertical profiles, these wall panels can be combined with other variations to create a beautiful pattern.



Features and Benefits:

- Allows designers to mix multiple panel widths and colors on the same wall.
- Allows flexibility for continuous corners along with a complete line of aluminum extrusions and accessories.
- Can be mixed with vertical or horizontal insulated panels to achieve most any look a designer requires.

Product Specifications:

Applications: Wall (Horizontal)

Coverage Widths: 24\", 30\", 36\"

Thicknesses: 2\", 2 1/2\", 3\"

Lengths: Recommended maximum is 32'

Attachment: Concealed fastening system

Insulation Material: Non-CFC foamed-in-place polyurethane foam cured to achieve a minimum density of 2.2 pounds

Accessories: Standard and custom trim

Reveal Options: 1/2\" (standard), 1/2\", 1\", 1 1/2\", 2\", 2 1/2\" and 3\"

Exterior Gauge: 22

Interior Gauge: 26 (standard); 24, 22 (optional)

Exterior Finishes: Stucco-embossed

Interior Finishes: Stucco-embossed, Light Mesa profile

Exterior Coatings: Signature® 300, Signature® 300 Metallic, Applied Finishes

Interior Coating: Igloo White (standard)

U-Factors and R-Values*:

U-Factor (BTU/h-ft ² -°F)		R-Value (h-ft ² -°F/BTU)	
PANEL WIDTH: 36"		PANEL WIDTH: 36"	
	75"		75"
2"	0.0669	2"	14.95
2 1/2"	0.0500	2 1/2"	20.00
3"	0.0400	3"	25.00
4"	0.0307	4"	32.57

*Based on ASTM C518, ASTM C1363 and thermal modeling, 75° F core mean temp.

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Atlantic Station | Atlanta, GA



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