CITY OF WESTFIELD, IN

AdvisoryPlanningComminssion_Meeting_Agenda_10_03_2022

Monday, October 03, 2022 at 07:00 PM

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

MEETING DATE: **Monday, October 03, 2022 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.
Documents: Online viewable @ https://www.youtube.com/user/CityofWestfieldIN

OPENING OF MEETING

Note the Presence of a Quorum

Approval of 2023 Schedule of Meetings and Filing Dates
Documents: Proposed 2023 APC Schedule of Meetings

Approval of Minutes
September 19, 2022 APC Minutes
Documents: September 19, 2022 APC Minutes

Review APC Rules & Procedures

CONSENT AGENDA

2110-DDP-41
Corporate Village at Bridgewater - Lot 1
4611 Lisborn Drive
CPS by Cripe request Detailed Development Plan review of a 8,800 square foot office building on 1.17 acres +/- in the Bridgewater Club Planned Unit Development District.
(Planner: Weston Rogers - wrogers@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 4: Landscape Plan | Exhibit 5: Building Elevations

2209-DDP-28
Sogility Turf Field and Parking Addition
16500 Southpark Drive
Roger Ward by Design & Build Corporation requests Detailed Development Plan review for a 16,900 approx. square foot parking addition and a 19,200 square foot turf field addition on 2.9 acres +/- in the Southoak PUD District.
(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 4: Landscape Plan

2210-DDP-30
Ortho Indy Phase II
288 East 175th Street
OI Land Ventures II, LLC by Weihe Engineers requests Detailed Development Plan review of a 21,085 square foot building addition on 6.3 acres +/- in the AG-SF1 Zoning District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 4: Building Elevations | Exhibit 5: Landscape Plan

2207-DDP-23
Farmers Bank
360 Tricia Lane
The Farmers Bank by Stoeppelwerth & Associates, Inc. requests Detailed Development Plan review of a 3,046 SF commercial building on 0.76 acres +/- in the Maple Knoll PUD District.
(Planner: Weston Rogers - wrogers@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 4: Landscape Plan | Exhibit 5: Building Elevations

ITEMS OF BUSINESS

2208-PUD-16
Westfield Yard PUD
West Side of Gray Road, 200 feet south of State Road 32
Grand Communities, LLC by Nelson & Frankenberger, LLC requests a change in zoning for 10.8 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Westfield Yard Planned Unit Development (PUD) District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Proposed Ord. 22-32 | Exhibit 4: Ord. 22-32 Redline Version | Exhibit 5: Concept Plan | Exhibit 6: Front Load Townhome Elevations | Exhibit 7: Alley Load Townhome Elevations | Exhibit 8: Foundation Planting Exhibit | Exhibit 9: Amenity Exhibit | Exhibit 10: Trail Cross-Section | Petitioner's Presentation

Plan Commission

Order 22-02
Order of the Westfield-Washington Township Advisory Plan Commission determining that the Amended Declaratory Resolution for the Osborne Trails Economic Development Area approved and adopted by the Westfield Redevelopment Commission conforms to the Comprehensive Plan for the City of Westfield.
(Planner: Kevin Todd - ktodd@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Order 22-02 | Exhibit 3: Declaratory Resolution | Exhibit 4: Osborne Trails EDA Map | Exhibit 5: Comprehensive Plan Map

PUBLIC HEARING ITEMS

2210-PUD-19 [PUBLIC HEARING]
Wheeler Landing PUD Amendment V
Northeast corner of Grand Park Boulevard and Tournament Trail
Giant Eagle, Inc. by Kimley-Horn and Associates, Inc. requests an amendment to the foundation plantings and outdoor merchandise display standards on 6.22 acres +/- in the Wheeler Landing PUD District.
(Planner: Caleb Ernest - cernest@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Proposed Ord. 22-40

ITEMS CONTINUED TO A FUTURE MEETING

2108-PUD-21 [CONTINUED]
Grand Millennium Center PUD Amendment I
North of David Brown Drive, East and West of Westfield Blvd
31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.
(Presenting Planner: Pam Howard - phoward@westfield.in.gov)

2111-PUD-27 [CONTINUED]
TowneRun PUD
Northwest corner of Towne Road & West 146th Street
LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.
(Planner: Kevin Todd - ktodd@westfield.in.gov)

2206-PUD-11-06 [CONTINUED]
Towne Road Crossing PUD Amendment I
South of SR 32, west of Little Eagle Creek Avenue
H&H Stables, LLC by Nelson & Frankenberger, LLC requests an amendment to the Towne Road Crossing PUD to permit an Equestrian Facility and a maximum of thirty (30) residential Lots on 69 acres +/- in the Towne Road Crossing PUD District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2207-PUD-13 [CONTINUED]
Woods Robinson Briggs PUD Amendment II
Generally at 904 East 191st Street
PUD to add 4.54 acres +/- of additional real estate, modify the General Regulations of the proposed District 1 water feature, and modify the proposed Park/Trail Head District standards.
(Planner: Weston Rogers - wrogers@westfield.in.gov)

2208-ZOA-02 [CONTINUED]
Unified Development Ordinance Amendment (Landscape Bonds)
The City of Westfield requests approval of an ordinance to amend Article 6.8 of the Westfield-Washington Township Unified Development Ordinance.
(Planner: Caleb Ernest - cernest@westfield.in.gov)

REPORTS/COMMENTS

Plan Commission Members

Downtown Update

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

<u>ADJOURNMENT</u>

Petition Number:	2207-DDP-23
Project Name:	Farmers Bank
Subject Site Address:	360 Tricia Lane
Petitioner:	Kim Compton, The Farmers Bank
Representative:	Ryan E. Rediger, Stoeppelwerth & Associates, Inc.
Request:	Petitioner requests **Detailed Development Plan** review for a 3,046 SF commercial building on 0.76 acres +/- in the Maple Knoll PUD District.
Current Zoning:	Maple Knoll PUD – underlying zoning (SB) Special Business
Current Land Use:	Vacant
Approximate Acreage:	0.76 acres +/-
Property History:	Maple Knoll PUD (Ord. 04-02 as amended) Primary Plat Docket # 1803-SPP-04 Overall Development Plan Docket # 1803-ODP-04 Secondary Plat Docket # 2203-SFP-18
Staff Reviewer:	Weston Rogers, Associate Planner
Exhibits:	1) Staff Report 2) Location Map 3) Site Plan 4) Landscape Plan 5) Building Elevations

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PROCEDURAL – Detail Development Plan

- TAC Meeting 06/21/2022
- APC Meeting 10/03/2022

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 – General Plan Requirements

Article 10.7(H)2 of the current Westfield UDO

The plans comply.

1) Title, scale, north arrow and date.
2) Proposed name of the development.
3) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
4) Address and legal description of the property.
5) Boundary lines of the property including all dimensions.
6) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
7) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
8) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
9) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
10) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
11) Layout, number, dimension and area (in square feet and acres) of all Lots and Out-lots with Building Setback Lines.
12) Location and dimensions of all existing structures and paved areas.
13) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
14) Location of all Floodplain areas within the boundaries of the property.
15) Names of legal ditches and streams on or adjacent to the site.

16) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

17) Identify buildings proposed for demolition.

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

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

20) Label Building Separation and/or / Building Setback Lines in relation to Front, Rear and Side Lot Lines

21) Misc.

DEVELOPMENT PLAN – Review Criteria

Article 10.7(E) of the current Westfield UDO

The plans comply.

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

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

24) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

    a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.

    b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.

    c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

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

MAPLE KNOLL PUD STANDARDS

(PUD Ord. 04-02)

The plans comply.

26) Section 4 – Districts (Exhibit 3 of PUD Ordinance)

27) Section 5 – Underlying Zoning (Exhibit 8 of PUD Ordinance)

28) Section 11 – Permitted Uses (Exhibit 12 of PUD Ordinance)

29) Section 12 – Development and Architectural Standards (Exhibit 14 of PUD Ordinance)

Lots:

- All lots shall have frontage along a Public Street or a Private Street and may be accessed from the front, side, or rear yard.
- Minimum Lot Width at building line: 20 Feet.
- Minimum Lot Width at Street: 20 Feet.
- Minimum Lot Depth: 60 Feet.
- Minimum Lot Area: 1,000 Square Feet
- Front Setback: 0-80 Feet
- Minimum Side Setback: 0 Feet; provided, however, that (i) the minimum separation between Buildings shall be ten (10) Feet and (ii) portions of any building may be owned by different owners either in fee simple or under Indiana laws governing condominiums.
- Minimum Rear Setback: 0 Feet.
- No building elevation shall be closer than thirty (30) feet to Spring Mill Road; provided, however, that any Building located upon that segment of the Mixed-use District abutting the Pine Ridge/Quail Ridge residential subdivisions shall be set back at least forty (40) feet from the boundary line of the Mixed-use District.

Non-Residential Buildings:

- Maximum Building Height: Thirty-Five (35) Feet.
- Minimum Building Separation: 0 Feet (attached) and 12 (detached).
- Exterior Materials and Colors:
    - The following shall replace and supersede the DPR Provisions pertaining to building materials:
        - The exterior of all buildings shall consist of a combination of masonry (e.g.: brick, stone, cut-faced block, stucco), glass, composite (e.g.: fiber cement, cultured stone, trim PVC), and wood products.

        - Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.
        - Exterior facade and trim colors shall be of low reflectance, and selected from a palette authorized by the Developer (or its successor).
- Facades:
    - Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.
    - Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration. In addition, where large retail structures contain additional, separately owned or leased stores that occupy less than 25,000 SF of gross floor area and have separate, exterior customer entrances, the street level facade of such stores shall be transparent between the height of three (3) and eight (8) feet above the walkway grade for no less than 60% of the horizontal length of the building facade of such additional stores.
    - Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the facade and extending at least 20% of the length of the facade. No uninterrupted length of any facade shall exceed seventy-five (75) horizontal feet.
    - Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projections, etc.).
- Roofs:
    - Roof profiles shall be gabled, hip, or parapet.
    - Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or trim PVC.
- Exterior Mechanical Equipment:
    - Shall be screened or hidden from all sides.
- In no case shall the rear of a non-residential building face Spring Mill Road.

30) *Section 13 – Landscaping Standards (Exhibit 17 of PUD Ordinance)*

Attached hereto and incorporated herein by reference as Exhibit 17 are landscape standards (the "Landscape Standards") included in the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Except as modified below in this Section 13, the Landscape Standards shall apply to the Real Estate.

- Shrubs are not required to be planted within woodlands located within buffer yards.
- Trees which are in good condition and possessing a caliper of greater than 2" will be preserved along the fence row on the southern boundary of that portion of the Mixed-use District located west of Spring Mill Road.

- At the Developer's discretion, evergreen trees may be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree : shrub).
- With respect to any wooded area greater than three (3) acres in size, any required tree inventory may be done on a sampling basis, by a certified arborist, based upon a representative sample of such woodland which representative sample is approved by the Department and is at least twenty percent (20%) of the size of the subject woodland.

WC 16.06.010 - General Landscaping Provisions – Exhibit 17 of PUD Ordinance

WC 16.06.030 - Selection, Installation, and Maintenance – Exhibit 17 of PUD Ordinance

WC 16.06.040 - General Landscape Design Standards – Exhibit 17 of PUD Ordinance

WC 16.06.050 - On-Site and Street Frontage Landscaping Requirements – Exhibit 17 of PUD

WC 16.06.060 – Buffer Yard Requirements – Exhibit 17 of PUD Ordinance

WC 16.06.070 - Parking Area Landscaping – Exhibit 17 of PUD Ordinance

WC 16.06.080 - Recommended Plant Materials – Exhibit 17 of PUD Ordinance

31) Section 14 – Signage (Exhibit 18 of PUD Ordinance)

- Attached hereto and incorporated herein by reference as Exhibit 18 are signage standards (the "Signage Standards") which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.

32) Section 15 – Lighting (Exhibit 19 of PUD Ordinance)

- Attached hereto and incorporated herein by reference as Exhibit 19 are lighting standards (the "Lighting Standards") which replace and supersede any lighting provisions and/or standards set forth in the Zoning Ordinance.

33) Section 16 – Parking (Exhibit 20 of PUD Ordinance)

- Attached hereto and incorporated herein by reference as Exhibit 20 are parking standards (the "Parking Standards") which replace and supersede any parking provisions and/or standards set forth in the Zoning Ordinance.

DISTRICT STANDARDS

WC 16.04.050 Business Districts

The plans comply.

DEVELOPMENT STANDARDS

Associated articles within Chapter 6 of the current Westfield UDO

The plans comply.

6.1 Accessory Use and Building Standards

6.3 Architectural Standards

6.5 Fence Standards

6.6 Height Standards

6.8 Landscaping Standards

6.9 Lighting Standards

6.10 Lot Standards

6.14 Parking and Loading Standards

6.15 Performance Standards

6.16 Setback Standards

6.17 Sign Standards

6.19 Vision Clearance Standards

DESIGN STANDARDS

Associated articles within Chapter 8 of the current Westfield UDO

The plans comply.

8.3 Easement Standards

8.7 Pedestrian Network Standards

8.8 Stormwater Standards

8.9 Street and Right-of-Way Standards

8.12 Surety Standards

8.13 Utility Standards

DEPARTMENT COMMENTS

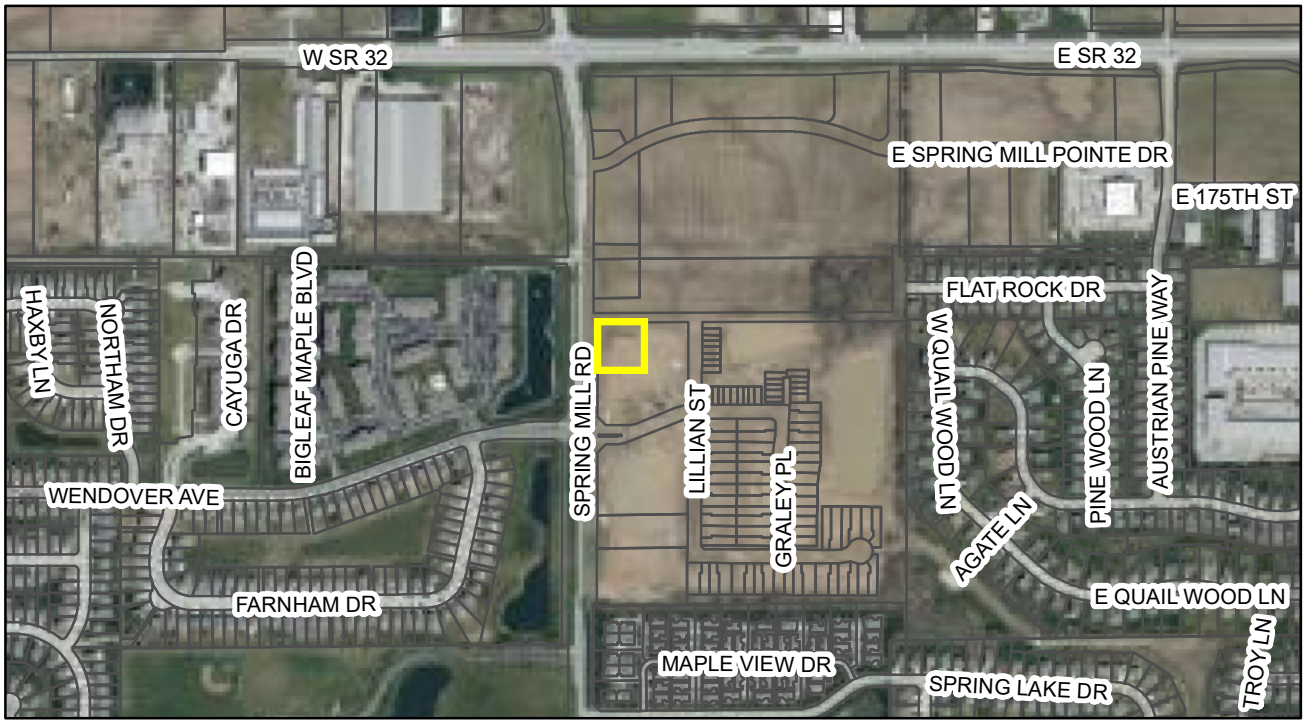
1) **The plans as presented comply with the applicable zoning ordinances.**
2) **Action: Approve Detailed Development Plan 2207-DDP-23 with the following condition:**
   - **That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property**.

3) If any Plan Commission member has questions prior to the meeting, then please contact Weston Rogers at (317) 408-9895 or wrogers@westfield.in.gov.

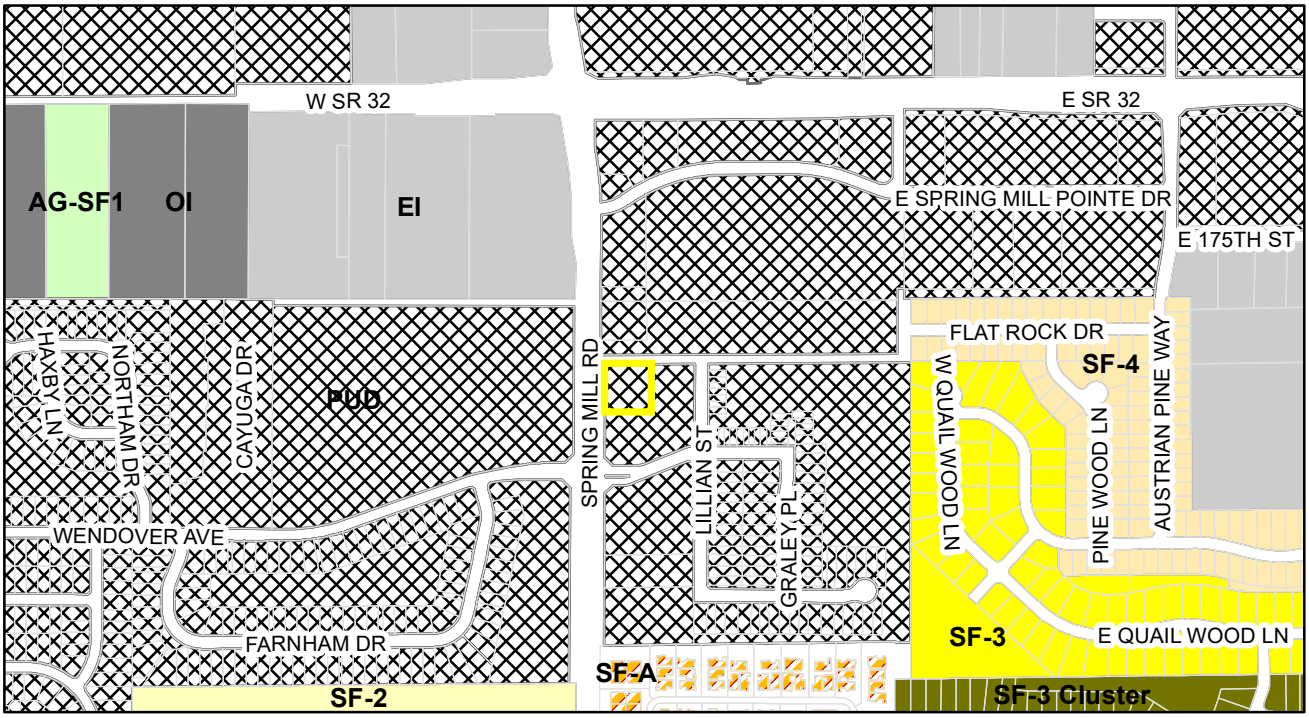
Property Location Map
360 Tricia Lane
The Farmers Bank
2207-DDP-23

Not To Scale

Aerial Location Map



Zoning Map

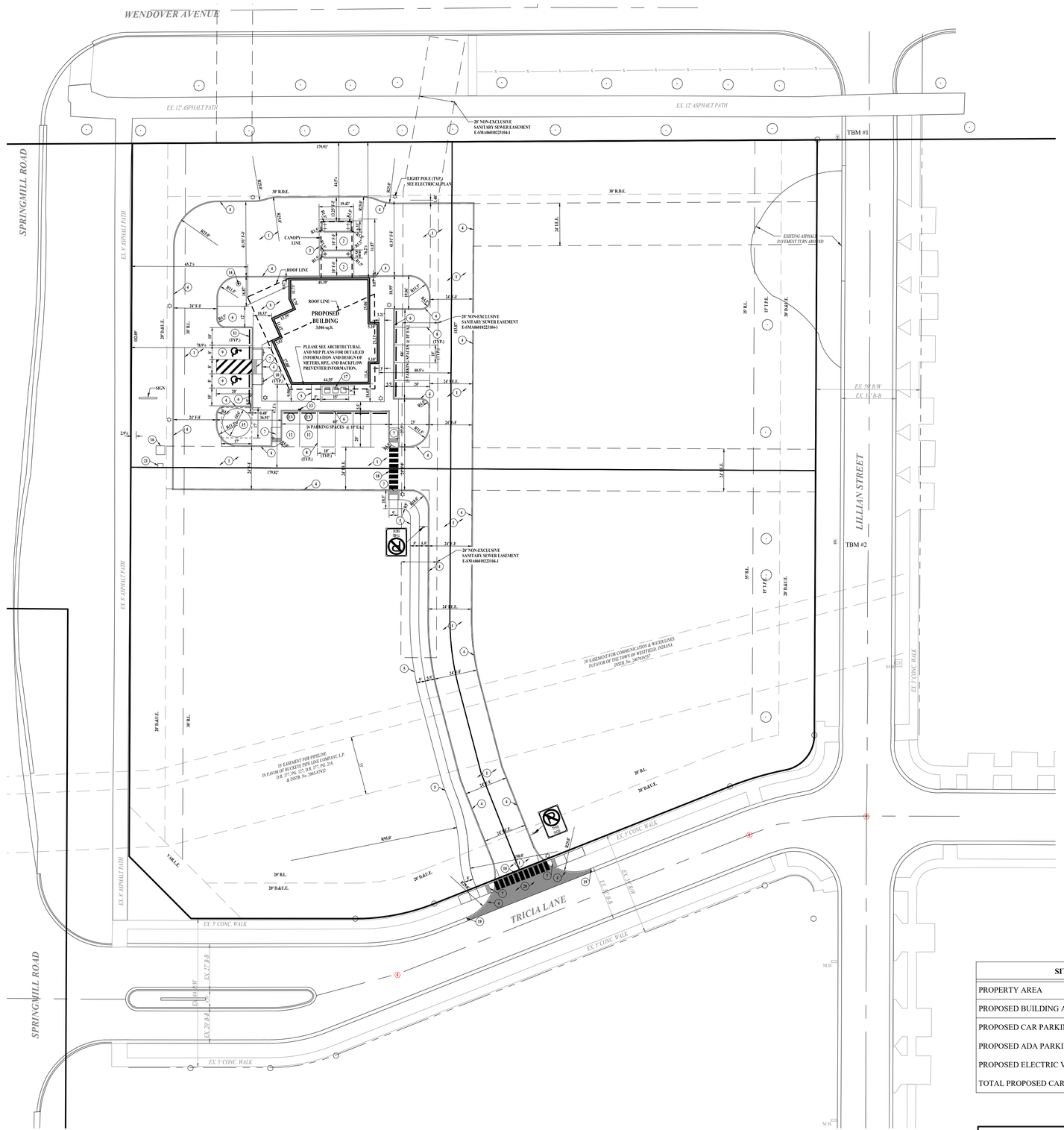


Parcel

Zoning - All

Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- OI (Open Industrial)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)
- SF-3 (Single Family - 3)
- SF-3 Cluster
- SF-4 (Single Family - 4)
- SF-A (Single Family - Attached)



GRAPHIC SCALE

30' 0 15' 30'

(IN FEET)

1" = 30 FT

LEGEND

B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
R	RADIUS
F-F	FACE OF CURB TO FACE OF CURB
EV	ELECTRIC VEHICLE

KEYNOTES

1. ASPHALT PAVEMENT, LIGHT DUTY
2. CONCRETE PAVEMENT
3. ASPHALT TO CONCRETE PAVEMENT JOINT
4. 6" CONCRETE BARRIER CURB
5. CONCRETE SIDEWALK
6. CONCRETE MONOLITHIC CURB AND WALK
7. ACCESSIBLE RAMP WITH A.D.A. WARING STRIPS
8. PARKING STRIP
9. VAN ACCESSIBLE PARKING
10. VAN ACCESSIBLE PARKING SIGN
11. CONCRETE PARKING BUMPER
12. ELECTRIC VEHICLE PARKING
13. CAR CHARGING STATION
14. FLAG POLE
15. SOLAR SMARTFLOWER; 16' DIA. WITH 17' SQ. SAFETY ZONE.
16. ELECTRICAL TRANSFORMER. LOCATION TO BE DETERMINED BY UTILITY.
17. (3) AC UNITS ON 5' x 15' CONCRETE PAD.
18. PAINTED CROSSWALK
19. TRANSITION OF PROPOSED 6" CONCRETE CHAIRBACK CURB TO 4" ROLL CURB
20. CONCRETE PAVEMENT PER INDOT CLASS III DRIVE (COMMERCIAL); REFER TO DETAIL C802.
21. DUKE ENERGY PRIMARY TAP BOX.

NO PARKING SIGN -2 (R7-31)

PER CITY OF WESTFIELD FIRE ORDINANCE SEC. 38-406
DURING CONSTRUCTION FIRE APPARATUS ACCESS ROADS SHALL BE CONSTRUCTED TO THE CITY OF WESTFIELD STANDARDS AND SPECIFICATIONS AND SHALL BE PROVIDED WITH A MINIMUM SURFACE OF COMPACTED STONE OR IF THE BUILDING IS BEING CONSTRUCTED OF COMBUSTIBLE MATERIALS IT SHALL HAVE A MINIMUM OF ASPHALT BINDER.

SITE DATA	
PROPERTY AREA	0.757 Ac.
PROPOSED BUILDING AREA	3,046 sq.ft.
PROPOSED CAR PARKING	11
PROPOSED ADA PARKING	2
PROPOSED ELECTRIC VEHICLE PARKING	2
TOTAL PROPOSED CAR PARKING	15

REFER TO SHEET C600 FOR STORM STRUCTURE TABLE

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

DATE	MARK	REVISIONS	BY
08/16/22		REV. PER DRAINAGE, CEG SAN/LAT, & TAC COMMENTS	ADG

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETACEMENT OR ORIGINAL LOT LOCATION, ALTA, OR SURVEY OR A SURVEYOR LOCATION REPORT.
CERTIFIED: 06/03/2022

DAVID J. STOEPPELWERTH REGISTERED No. 19358 STATE OF INDIANA PROFESSIONAL ENGINEER

STOEPPELWERTH
ALWAYS ON
7965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942

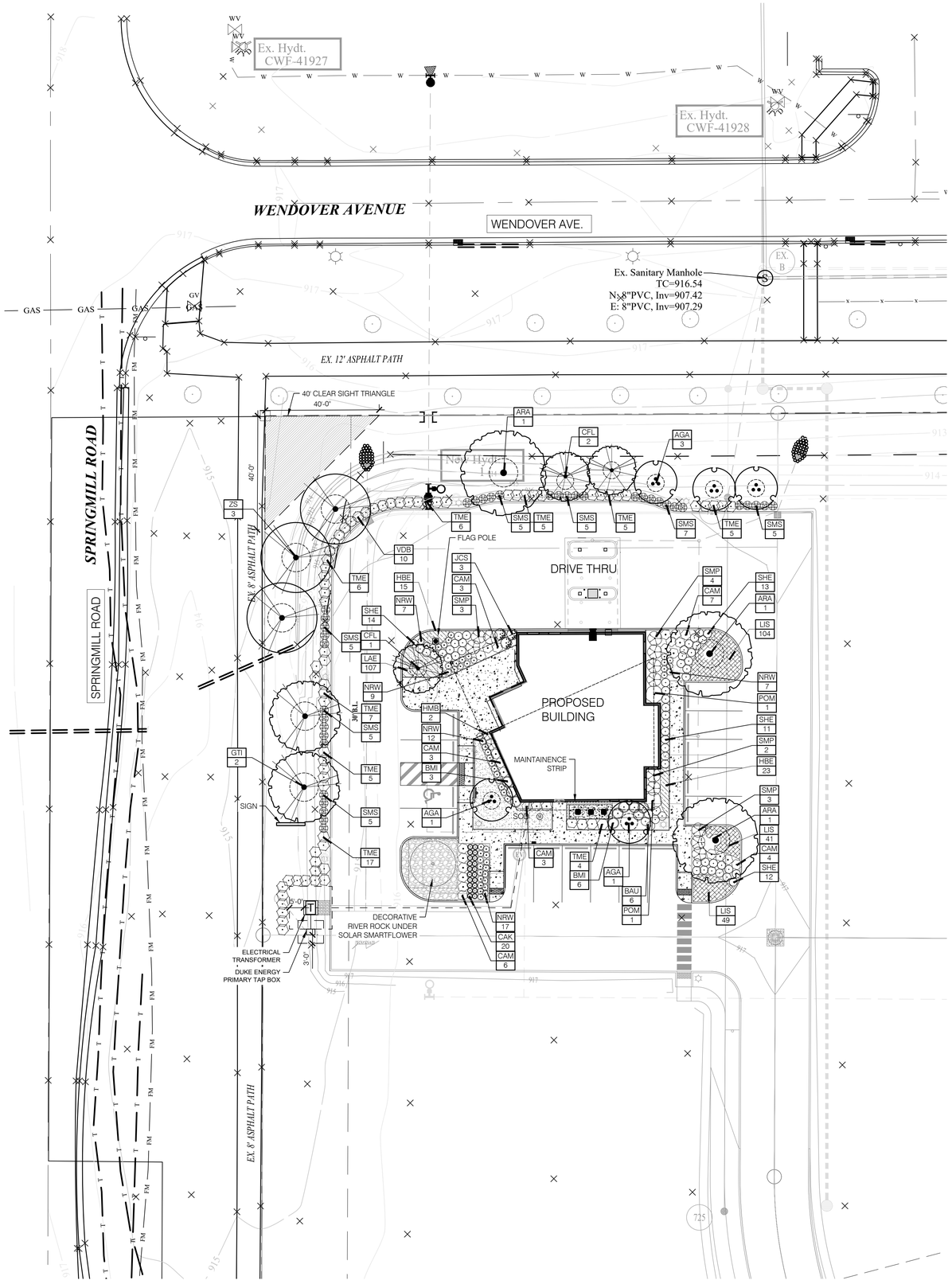
SITE PLAN

THE FARMERS BANK
360 TRICIA LANE
WESTFIELD, IN 46074

WESTFIELD — HAMILTON COUNTY, INDIANA

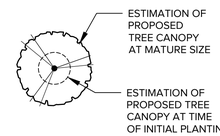
DRAWN BY: ADG
CHECKED BY: RER
SHEET NO. C200
S & A JOB NO. 101053FARM-1R

File Name: S:\101053FARM\DWG\C200 Site Plan.dwg - C200
Modified / By: August 16, 2022 12:49:16 PM / aguyon
Plotted / By: August 31, 2022 7:29:02 AM / Andre Guyon



SITE PLANTING NOTES:

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND PLANT LIST, THE PLAN SHALL DICTATE. IF PLANT IDENTIFICATION BOX QUANTITY SHOWN ON PLAN DIFFERS FROM GRAPHIC PLANT CIRCLE COUNT, THE GRAPHIC CIRCLE COUNT SHALL DICTATE. IF IN QUESTION CONTACT THE LANDSCAPE ARCHITECT.
2. LANDSCAPE ARCHITECT WILL APPROVE FINAL PLACEMENT OF PLANT MATERIAL, BEFORE PLANTING OPERATIONS ARE TO PROCEED. MARK TREE LOCATIONS WITH WOODEN STAKES INDICATING TREE VARIETY AND SIZE. DESIGNATE GROUND COVER AND MULCH BED LINES WITH A WOOD STAKES FOR REFERENCE. STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE. REINSTALL ANY PLANT MATERIAL LOCATED INCORRECTLY (IN THE JUDGMENT OF THE LANDSCAPE ARCHITECT) UPON THE CONTRACTOR'S DISREGARD FOR STAKING, AT NO COST TO THE OWNER.
3. NO SUBSTITUTION OF PLANT MATERIAL IS ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTOR'S OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED AT THE JOB SITE.
4. PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
5. PLANTS AND OTHER MATERIAL TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS.
6. PLANTING BEDS SHALL HAVE A SPADED EDGE TO A DEPTH EQUAL TO SPECIFIED MULCH THICKNESS, UNLESS OTHERWISE NOTED.



LANDSCAPE CODE REQUIREMENTS

City of Westfield Code

Interior Parking Area Landscaping:

15 proposed parking spaces = 5% of parking area to be landscaped islands.
Total area of parking: 18,617 SF x 5% = 931 SF
We are proposing 3 parking islands with landscape that equal a total of 1,046 SF.
An additional parking island will be provided and filled with decorative stone under a Solar Panel "Smartflower".

Interior Parking Lot Islands:

At least 1 tree and 4 shrubs are required per island.

Provided: 3 landscape islands.
3 Trees proposed and 20 shrubs

Parking Lot Prerimeter Landscaping:

One (1) tree is required every 30 LF of parking lot length and one (1) shrub is required every 3 LF of parking lot length.

The total perimeter length of the parking lot is 309' which requires 10 trees and 103 shrubs.

Provided: 11 trees
103 shrubs

Business Uses Minimum Planting:

Business uses require a minimum overall quantity of 10 shade trees per acre, 10 ornamental tree per acre, and 25 shrubs per acre.
This lot is 0.76 acre, which requires a minimum quantity of 8 shade trees, 8 ornamental trees, and 19 shrubs.

Provided: 8 shade trees
8 ornamental trees
161 shrubs

Road Frontage Planting:
Road frontage requires one (1) shade tree every 40 LF. The total road frontage length along Springmill Road is 182' which requires 5 shade trees.

Provided: 5 shade trees.

PLANT SCHEDULE

	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	HT	
ORNAMENTAL TREES								
AGA	5	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE`	AUTUMN BRILLIANCE SERVICEBERRY	B & B	2.5"CAL		5` HT. @ PLANTING	
CFL	3	CORNUS FLORIDA	EASTERN DOGWOOD	B & B	2.5"CAL		5` HT. @ PLANTING	
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	HT	
ARA	3	ACER RUBRUM `AUTUMN FLAME`	AUTUMN FLAME RED MAPLE	B & B	2.5-3"CAL		8` HT. MIN.	
GTI	2	GLEDITSIA TRIACANTHOS F. INERMIS `SHADEMASTER`	THORNLESS HONEY LOCUST	B & B	2.5-3"CAL		8` HT. MIN.	
ZS	3	ZELKOVA SERRATA	SAWLEAF ZELKOVA	B & B	2.5-3"CAL		8` HT. MIN.	
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	SPACING		
CAM	26	CEANOTHUS AMERICANUS	NEW JERSEY TEA	3 GAL	18" HT. @ PLANTING	AS SHOWN		42" o.c.
HMB	2	HYDRANGEA MACROPHYLLA `BAILMER` TM	ENDLESS SUMMER HYDRANGEA	7 GAL	36" HT. @ PLANTING	AS SHOWN		48" o.c.
POM	2	PHYSOCARPUS OPULIFOLIUS `MONLO` TM	DIABOLO PURPLE NINEBARK	7 GAL	48" HT. @ PLANTING	AS SHOWN		72" o.c.
SMS	37	SPIRAEA X MEDIA `SNOW STORM`	SPIRAEA `SNOW STORM`	5 GAL	36" HT. @ PLANTING	AS SHOWN		36" o.c.
SMP	12	SYRINGA MEYERI `PALIBIN`	DWARF KOREAN LILAC	7 GAL	36" HT. @ PLANTING	AS SHOWN		60" o.c.
VDB	10	VIBURNUM DENTATUM `BLUE MUFFIN`	BLUE MUFFIN ARROWWOOD VIBURNUM	3 GAL	36" HT. @ PLANTING	AS SHOWN		48" o.c.
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	SPACING		
BMI	9	BUXUS MICROPHYLLA VAR. WINTER GEM	LITTLELEAF BOXWOOD	3 GAL	18" HT. @ PLANTING	AS SHOWN		48" o.c.
JCS	3	JUNIPERUS CHINENSIS `SEA GREEN`	SEA GREEN JUNIPER	5 GAL	18" HT. @ PLANTING	AS SHOWN		48" o.c.
TME	60	TAXUS X MEDIA	DENSE YEW	B & B	36" HT. @ PLANTING	AS SHOWN		48" o.c.
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	SPACING		
BAU	6	BAPTISIA AUSTRALIS	BLUE WILD INDIGO	3 GAL		AS SHOWN		36" o.c.
NRW	52	NEPETA RACEMOSA `WALKER`S LOW`	WALKER`S LOW CATMINT	3 GAL		AS SHOWN		30" o.c.
ORNAMENTAL GRASS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	SPACING		
CAK	20	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	3 GAL		AS SHOWN		24" o.c.
SHE	50	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	3 GAL		AS SHOWN		36" o.c.
TURF GRASS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	SPACING		
SOD	370 SF	RHIZOMATOUS TALL FESCUE	RTF SOD	SOD				
PERENNIAL GROUND COVER	QTY	BOTANICAL NAME	COMMON NAME	CONT	HT	SPACING		
HBE	38	HEMEROCALLIS X 'BLACK EYED STELLA' TM	BLACK EYED STELLA DAYLILY	1 GAL	8" HT.			18" o.c.
LAE	107	LEUCOJUM AESTIVUM	SUMMER SNOWFLAKE	BULB				12" o.c.
LIS	194	LIRIOPE SPICATA	CREEPING LILYTURF	1 GAL	12" HT.			18" o.c.

N

0 30 60 90 feet

1" = 30'

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CERTIFICATION

DESIGN DEVELOPMENT SET

The Farmers Bank
Westfield, IN Branch

Westfield, Indiana

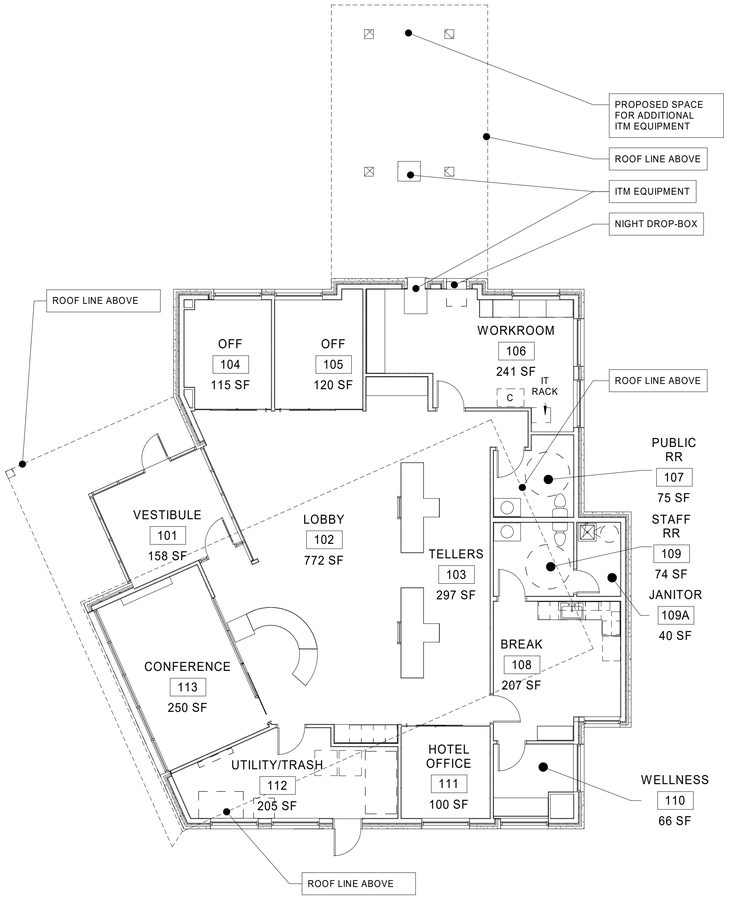
Project No.: 20052.W
Drawn By: CJ
Checked By: DB
Scale: See Drawing
Issue Date: JUNE 3, 2022

REVISION SCHEDULE

Rev. #	Description	Issue Date
1	TAC REVISIONS	08.01.2022
2	TAC REVISIONS	08.26.2022

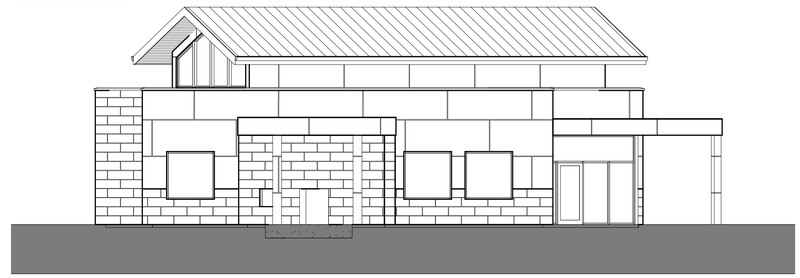
LANDSCAPE PLAN

L141



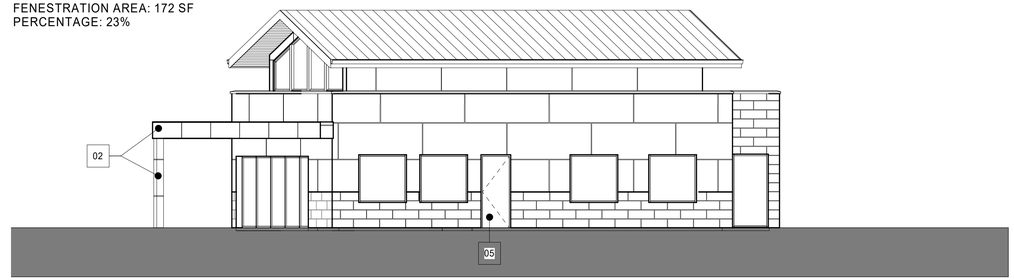
5 Floor Plan
FIRST FLOOR PLAN
A2.01 1/8" = 1'-0"

ELEVATION AREA: 995 SF
FENESTRATION AREA: 217 SF
PERCENTAGE: 22%



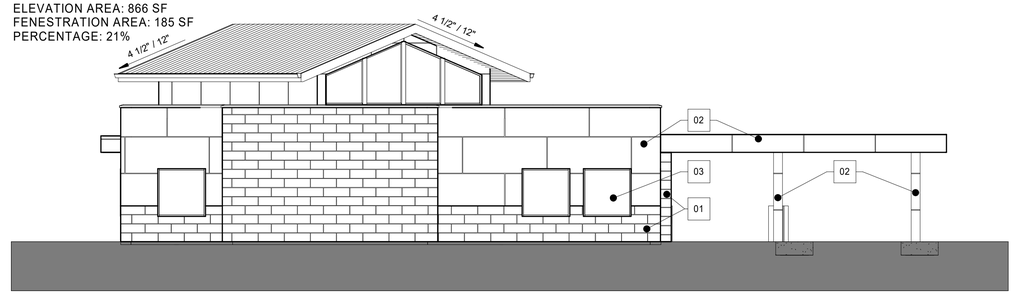
4 Exterior Elevation
North Elevation
A2.01 1/8" = 1'-0"

ELEVATION AREA: 762 SF
FENESTRATION AREA: 172 SF
PERCENTAGE: 23%



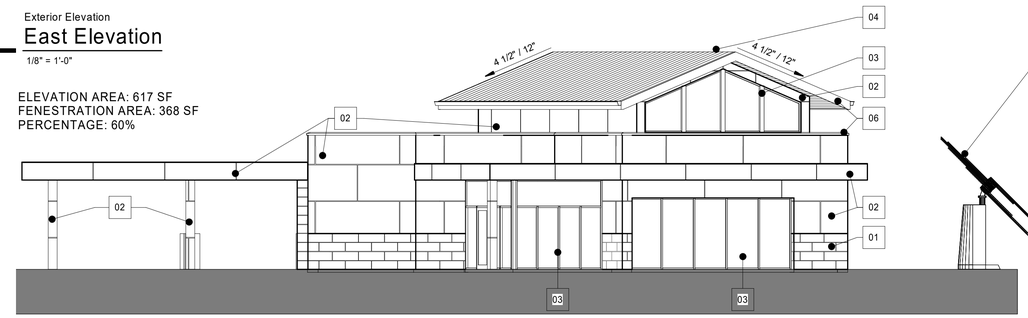
3 Exterior Elevation
South Elevation
A2.01 1/8" = 1'-0"

ELEVATION AREA: 866 SF
FENESTRATION AREA: 185 SF
PERCENTAGE: 21%

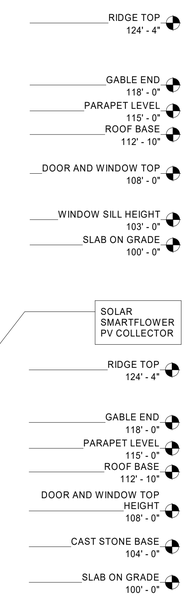


2 Exterior Elevation
East Elevation
A2.01 1/8" = 1'-0"

ELEVATION AREA: 617 SF
FENESTRATION AREA: 368 SF
PERCENTAGE: 60%



1 Exterior Elevation
West Elevation
A2.01 1/8" = 1'-0"



0' 5' 10' 15'
1/8" = 1'-0"

ELEVATION MATERIAL LEGEND

ITEM	MATERIAL	AREA (SF)	PERCENTAGE
01	LIMESTONE/ CAST STONE	1,197	24.5%
02	FIBER CEMENT PANELS	2,485	50%
03	ALUMINUM STOREFRONT WINDOWS	916	19%
04	STANDING SEAM METAL ROOF	1,506	N/A
05	DOOR (METAL)	27	0.5%
06	METAL COPING/FASCIA	306	6%
GROSS BUILDING AREA (PLAN)		3,136 SQFT	
GROSS AREA OF THE EXTERIOR WALLS (ELEVATION)		4,931 SQFT	
AREA UNDER ROOF CANOPIES		765 SQFT (IN ADDITION TO THE PLAN)	

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NOT FOR CONSTRUCTION

CERTIFICATION

Design Development

The Farmers Bank - Westfield Branch

Westfield, IN

Project No.: 20A052.W
Drawn By: Author
Checked By: Checker
Scale: See Drawing
Issue Date: September 27, 2022

REVISION SCHEDULE		
Rev. #	Revision Description	Issue Date

Exterior Elevations

A2.01

Petition Number:	2109-DDP-41
Project Name:	Corporate Village at Bridgewater Lot 1
Subject Site Address:	4611 Lisborn Drive (the "Property")
Petitioner:	CPS
Representative:	Cripe
Request:	Detailed Development Plan review of a 8,800 square foot office building on 1.17 acres +/- in the Bridgewater Club Planned Unit Development District.
Current Zoning:	Bridgewater Club PUD
Current Land Use:	Vacant
Approximate Acreage:	1.17 +/-
Property History:	Bridgewater Club PUD (Ord. 02-17 (04/09/2002)
	04-DP-44 Development Plan (11/22/2004)
	0411-SPP-12 Primary Plat (11/22/2004)
	0607-PUD-08 Bridgewater PUD (Restated) Ord. 06-49 (10/09/06)
	1203-PUD-03 Bridgewater PUD Amendment Ord. 12-10 (04/09/12)
	2104-SFP-28 Secondary Plat (May 4, 2021)
Staff Reviewer:	Weston Rogers, Associate Planner

PROCEDURAL

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

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 7. OFFICE/FLEX AREAS. Area Z of the Real Estate, also identified on the Concept Plan as Parcel L, is described in what is attached hereto and made a part hereof as Exhibit 7 ("Area Z"), and is reclassified on the Zone Map from the AG-SFI Residence District Classification to the Planned Unit Development District Classification, the underlying zoning classification of which shall be EI-Enclosed Industry District of the Zoning Ordinance in force at the time of .the enactment of the Original Bridgewater PUD. A copy of the EI-Enclosed Industrial development standards of which were in force at the time of the enactment of the Original Bridgewater PUD and which apply to Area Z, except as modified in this Restated Bridgewater PUD, is attached hereto and made a part hereof as Exhibit 8.

23) Minimum lot area	None
24) Minimum front yard	None
25) Minimum side yard	None
26) Minimum rear yard	None
27) Maximum building height	40 feet
28) Setback from External Streets	1:2 proximity slope (no less than 30 feet)

DISTRICT STANDARDS

The plans comply with Westfield-Washington Township Zoning Ordinances WC § 16.04.060 Industrial Districts.

29) Minimum lot frontage	70 feet
30) Minimum gross ground level space	None

DEVELOPMENT STANDARDS (Chapter 6 of UDO, Bridgewater PUD District (Ord. 06-49))

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

34) Accessory Use and Building Standards (Article 6.1)

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

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

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

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

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

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

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

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

35) Architectural Standards (WC16.04.165)

A. In order to create variation and interest in the built environment, all new buildings or building additions located within any Industrial District shall use the exterior building materials specified below on each façade visible from a public street or an adjoining Residential District:

i. Brick or other masonry material. Other masonry materials shall include:

a. Architectural concrete, if the surface of the architectural concrete simulates brick or stone (e.g., limestone, marble, or granite);

b. Pre-cast concrete, if the surface of the pre-cast concrete is painted, textured (e.g. rough, striated, imprinted with pattern or form), or designed to simulate brick or stone (e.g., limestone, marble, or granite);

c. External Insulation and Finish System (E.I.F.S.); or

d. Stone.

B. If a masonry material other than brick is utilized, it shall be supplemented with the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.) or the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each façade visible from a public street or an adjoining Residential District.

C. The primary exterior building material shall constitute a minimum of sixty (60) percent of the available wall area (exclusive of windows and doors) of each façade visible from a public street or an adjoining Residential District.

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. Preservation and Replacement of Trees (WC16.06.020)

i. Barriers shall be used to protect trees during site development. Barriers shall be specified on landscape plans and shall be. placed at or beyond the driplines of trees to be preserved. Such barriers; shall remain in place during site construction. No vehicles, machinery, tools, chemicals, construction materials, or temporary soil deposits shall be permitted within such barriers. N notices or other objects shall be nailed or stapled to preserved trees.

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

i. 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.

C. General Landscape Design Standards (WC 16.06.040)

i. Clearance - Trees shall be planted So that when they reach maturity, there will be a minimum of ten (l0) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.

ii. 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

iii. Heating and Cooling Facilities - Ground-mounted heating and cooling units for nonresidential or multi-family structures shall be completely screened.

D. On-Site and Street Frontage Landscaping Requirements (WC 16.06.050)

i. 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.

E. Parking Area Landscaping (WC 16.06.070)

i. 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:

ii. Parking Lot Islands

a. 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.

b. 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.

c. Interior landscaped areas shall be curbed in a manner that restricts vehicles from driving over landscaped areas.

d. 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.

e. 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.

f. 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).

F. Area Z Perimeter Yards along External Streets shall be landscaped using low berms with a combination of shade trees, ornamental trees, and evergreen trees so as to buffer Area Z from the street. The berms shall be at least four (4) feet in height. At least eight (8) evergreen trees per one hundred (100) linear feet and two (2) shade trees per one-hundred (100) linear feet shall be planted: Ornamental trees may be substituted for evergreen trees at a rate of one to one, provided at least seventy percent (70%) of the trees used are evergreen trees (Ord. 06.49).

G. Area Z Landscape Requirements Along the North, West, and South Boundaries of Area Z. this provision shall supersede the Buffer Yard Requirements of the Westfield Landscaping Standards, Exhibit 16 of this Ordinance. These standards apply only to new construction (Ord. 06.49):

i. A twenty (20) foot landscape buffer will be provided along the north perimeter of Area Z. The buffer shall be heavily landscaped with evergreen trees. At least ten (10) evergreen trees, a minimum of six (6) feet in height, per one hundred (100) linear feet shall be planted.

ii. If a self-storage facility is constructed in Area Z, then a masonry wall shall be constructed along the west and south perimeters of Area Z. If a self-storage facility is not constructed within Area Z, then, in the Developer's discretion, a 'masonry wall may be constructed along the west and south perimeters of Area Z. There shall be no set back requirements for the masonry wall; provided, however, there is a ten (10) foot landscape and maintenance easement established along that portion of the perimeter of Area X, which is contiguous with and abuts the masonry wall. The masonry wall shall be at least, sixty percent (60%) brick masonry and shall not exceed fourteen (14) feet in height. Any portion of the perimeter of Area Z where the masonry wall is not constructed shall have a twenty (20) foot landscape buffer. The, buffer will be landscaped with berms and evergreen trees. The berms shall be at least four (4) feet in height. Evergreen trees shall, be planted no greater than eight (8) feet on center along 100% of the buffer.

40) Lighting Standards (Article 6.9)

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. 06-49)

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

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

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

a. Professional and General Service Offices: One (1) space per each three hundred (300) square feet of assignable office area.

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

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

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

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

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

v. Exemptions: Single-family Dwellings and Duplex Dwellings shall be exempt from this section. In addition, the Plan Commission or Director

45) Performance Standards (Article 6.15)

46) Setback Standards (Article 6.16)

47) Sign Standards (Article 6.17)

48) Vision Clearance Standards (Article 6.19)

49) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The 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) **The plans as presented comply with the applicable zoning ordinances.**
2) **Action: Approve Detailed Development Plan 21-09-41 with the following condition:**
   - **That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property**.

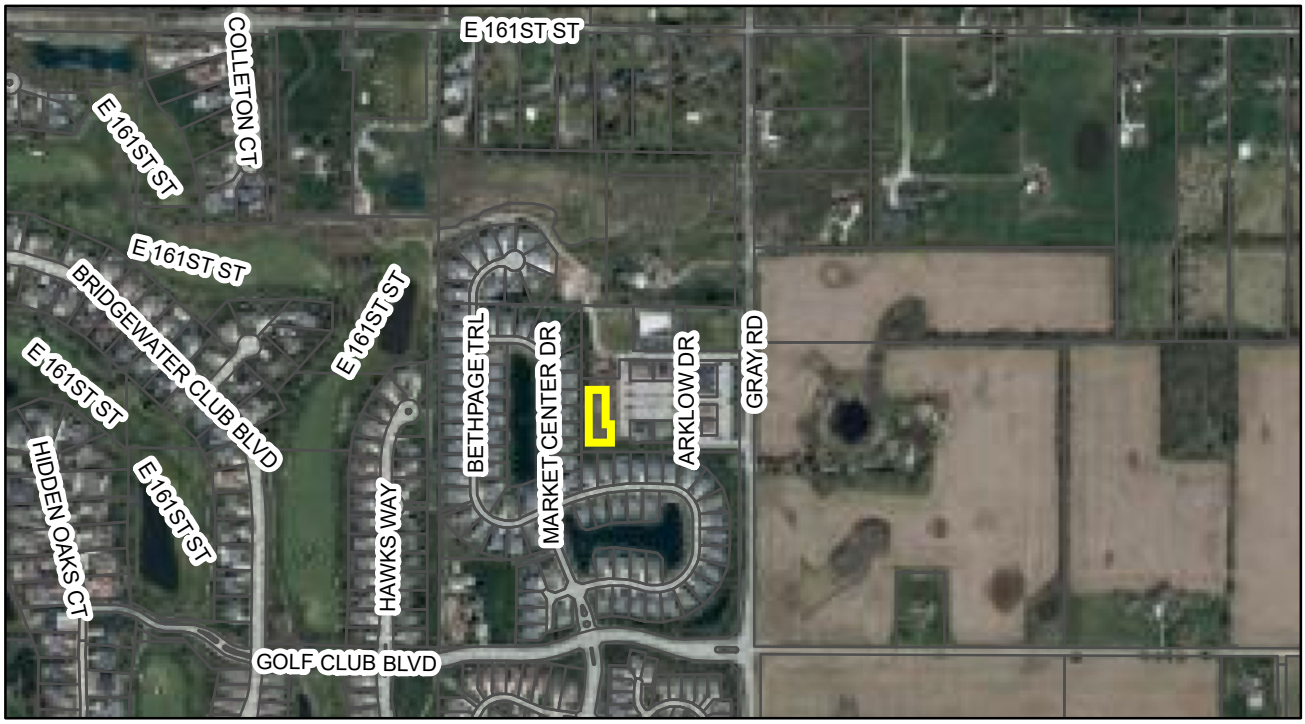
3) If any Plan Commission member has questions prior to the meeting, then please contact Weston Rogers at (317) 408-9895 or wrogers@westfield.in.gov.

Property Location Map
6411 Lisborn Drive
Bridgewater Corporate Village Lot 1
2110-DDP-41

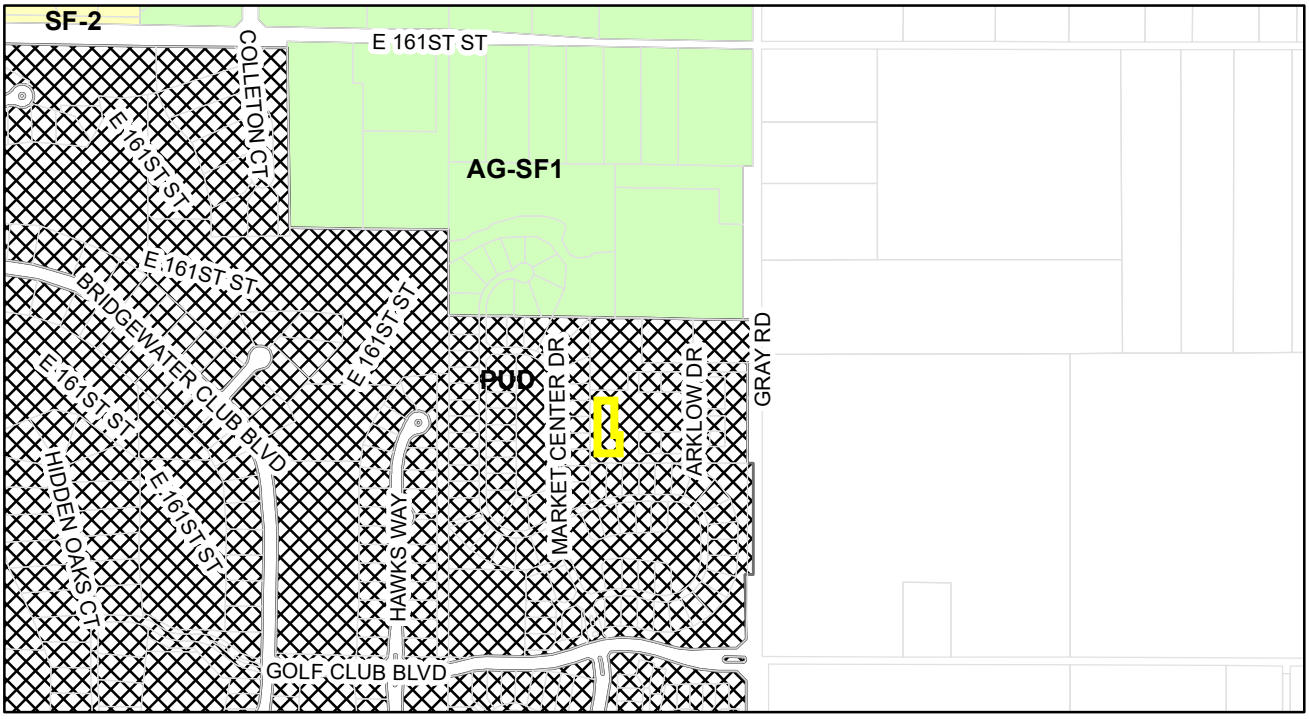
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map

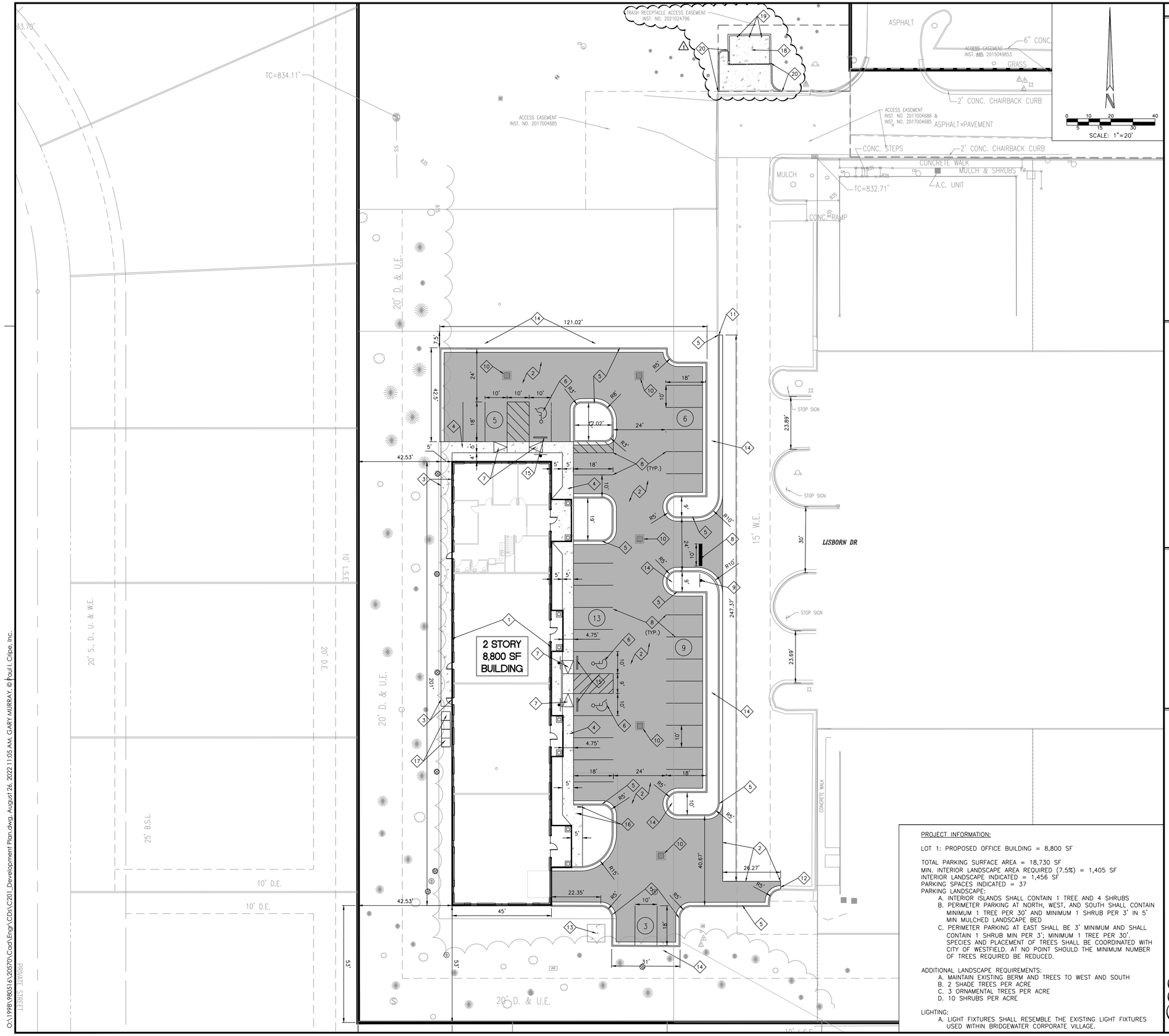


Parcel

Zoning - All

Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)



SITE PLAN LEGEND

- LOT LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- SETBACK LINE
- CENTERLINE STREET
- EXISTING SWALE, CREEK, STREAMS
- POND NORMAL POOL
- STORM SEWER, MANHOLE, CURB INLET, END SECTION
- SUBSURFACE DRAIN (SSD), CLEANOUT RISER
- ROOF DRAIN, CLEANOUT
- WATER LINE, METER, VALVE
- SANITARY SEWER, MANHOLE
- OVERHEAD ELECTRIC, POLE
- BURIED ELECTRIC, MANHOLE
- GAS LINE, METER, VALVE
- 15 LOT NUMBER
- STREET LIGHT
- ACCESSIBLE RAMP
- STREET SIGN
- FIRE HYDRANT ASSEMBLY
- PROPOSED BUILDING

P.S.,S.,D.&U.E.	PRIVATE STREET, SANITARY, DRAINAGE AND UTILITY EASEMENT
S.,D.,U. & L.M.A.E.	SANITARY, DRAINAGE UTILITY, & LANDSCAPE MAINTENANCE EASEMENT
S.,D.&U.E.	SANITARY, DRAINAGE AND UTILITY EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
S.E.	SANITARY EASEMENT
B.S.L.	BUILDING SETBACK LINE
S.Y.S.L.	SIDE YARD SETBACK LINE
IRR.	IRREGULAR
R	RADIUS
L	LENGTH
VAR.	VARIABLE
S.A.	SQUARE FEET
AC±	ACRES MORE OR LESS
R/W	RIGHT OF WAY

SITE WORK GENERAL NOTES AND SPECIFICATIONS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING, THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, STATE AND ANY OTHER REGULATORY AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE AND FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY AND OBTAIN APPROVAL FROM EACH RESPECTIVE UTILITY COMPANY PRIOR TO PERFORMING ANY WORK ON OR IN THE VICINITY OF EXISTING UTILITIES LINES AND APPURTENANCES.
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THE PROJECT; FAILURE TO DO SO MAY RESULT IN REMOVAL AND REPLACEMENT OF THE DEFECTIVE WORK. IT IS RECOMMENDED THAT THE DEVELOPER HAVE A QUALIFIED INSPECTOR ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
5. ALL QUANTITIES GIVEN ON THE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTOR.
6. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
7. EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
8. IT IS ESSENTIAL THAT THE WORK TO BE COMPLETED IN CONJUNCTION WITH THIS PROJECT SHALL BE INSTALLED ACCORDING TO THESE PLANS AND SPECIFICATIONS. THE ENGINEER WILL BE REQUIRED TO CERTIFY TO CERTAIN PORTIONS OF THIS PROJECT UPON COMPLETION. THEREFORE, IT IS NECESSARY TO OBTAIN APPROVAL AND ACCEPTANCE BY THE CITY THAT CONSTRUCTION WAS COMPLETED IN COMPLIANCE WITH THESE PLANS AND SPECIFICATIONS.
9. LOCATIONS & ELEVATIONS OF "FLOODWAY LIMITS" AND "100 YEAR FLOOD LIMITS" ARE SHOWN FOR REFERENCE ONLY. DEVELOPER/BUILDER/INDIVIDUAL LOT OWNER TO REFER TO NATIONAL FLOOD HAZARD INSURANCE MAP (F.E.M.A.) TO DETERMINE FLOOD HAZARD POTENTIAL PRIOR TO PROJECT CONSTRUCTION.

SITE PLAN NOTES

1. ALL RADII AND STREET DIMENSIONS SHALL BE MEASURED TO BACK OF CURB OR FACE OF INTEGRAL CURB AND WALK. ALL DIMENSIONS TO THE BUILDING ARE TO THE OUTSIDE OF BUILDING FOUNDATION WALL.
2. ALL PAVEMENT AND/OR CURB RADII TO BE FIVE (5) FOOT UNLESS OTHERWISE NOTED.
3. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. REFER TO RECORDED BOUNDARY SURVEYS, ALTAS AND SECONDARY PLATS FOR EXACT INFORMATION.
4. ALL PARKING STALLS SHALL BE 10' X 18' WHERE ADJACENT TO SIDEWALK OR GRASS AREA. WHERE INTEGRAL CURB AND WALK IS ADJACENT TO A PARKING STALL, TWO (2) FEET OF SIDEWALK SHALL BE UTILIZED AS PARKING AREA OVERHANG. PARKING STALLS ARE DIMENSIONED TO THE FACE OF CURBS.
5. REFER TO ARCHITECTURAL PLANS FOR DETAILS OF BUILDINGS AND BUILDING DIMENSIONS.
6. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION SHALL CONFORM TO APPLICABLE LOCAL STANDARDS.
7. REFER TO UTILITY PLAN FOR SANITARY AND STORM STRUCTURE LOCATIONS.
8. REFER TO SHEET C202 FOR DETAILS REFERENCED.
9. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

KEYNOTE LEGEND

1. BUILDING
2. ASPHALT
3. CONCRETE SIDEWALK
4. COMBINED WALK AND CURB
5. REVERSE CHAIRBACK CURB AND GUTTER
6. ACCESSIBLE PARKING SPACE WITH SIGN
7. ACCESSIBLE RAMP
8. TRAFFIC STRIPING
9. STOP SIGN
10. CONCRETE COLLAR
11. CURB END TRANSITION
12. TIE TO EXISTING CURB
13. TRANSFORMER PAD
14. LIGHT POLE
15. CONCRETE BUMPER
16. BIKE RACK
17. CONDENSER PAD. COORDINATE WITH MEP
18. DUMPSTER ENCLOSURE
19. BOLLARDS. SEE SHEET C203 FOR DETAIL
20. CONCRETE STRAIGHT CURB

PROJECT INFORMATION:

LOT 1: PROPOSED OFFICE BUILDING = 8,800 SF

TOTAL PARKING SURFACE AREA = 18,730 SF
MIN. INTERIOR LANDSCAPE AREA REQUIRED (7.5%) = 1,405 SF
INTERIOR LANDSCAPE INDICATED = 1,456 SF
PARKING SPACES INDICATED = 37
PARKING LANDSCAPE:
- A. INTERIOR ISLANDS SHALL CONTAIN 1 TREE AND 4 SHRUBS
- B. PERIMETER PARKING AT NORTH, WEST, AND SOUTH SHALL CONTAIN MINIMUM 1 TREE PER 30' AND MINIMUM 1 SHRUB PER 3' IN 5' MIN MULCHED LANDSCAPE BED
- C. PERIMETER PARKING AT EAST SHALL BE 3' MINIMUM AND SHALL CONTAIN 1 SHRUB MIN PER 3'; MINIMUM 1 TREE PER 30'. SPECIES AND PLACEMENT OF TREES SHALL BE COORDINATED WITH CITY OF WESTFIELD. AT NO POINT SHOULD THE MINIMUM NUMBER OF TREES REQUIRED BE REDUCED.

ADDITIONAL LANDSCAPE REQUIREMENTS:
- A. MAINTAIN EXISTING BERM AND TREES TO WEST AND SOUTH
- B. 2 SHADE TREES PER ACRE
- C. 3 ORNAMENTAL TREES PER ACRE
- D. 10 SHRUBS PER ACRE

LIGHTING:
- A. LIGHT FIXTURES SHALL RESEMBLE THE EXISTING LIGHT FIXTURES USED WITHIN BRIDGEWATER CORPORATE VILLAGE.

Revisions					
Mark	Date	Description	Mark	Date	Description
1	07-21-22	ESR1 - TRASH ENCLOSURE			

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DEVELOPMENT PLAN
LOT 1 - CORPORATE VILLAGE AT BRIDGEWATER
CPS INDY, LLC
4611 LISBORN DRIVE
WESTFIELD, IN 46033

CERTIFIED BY:

Gary E. Murray

GARY E. MURRAY
REGISTERED
PE 9300348
STATE OF
INDIANA
PROFESSIONAL ENGINEER

Date 05-06-2022

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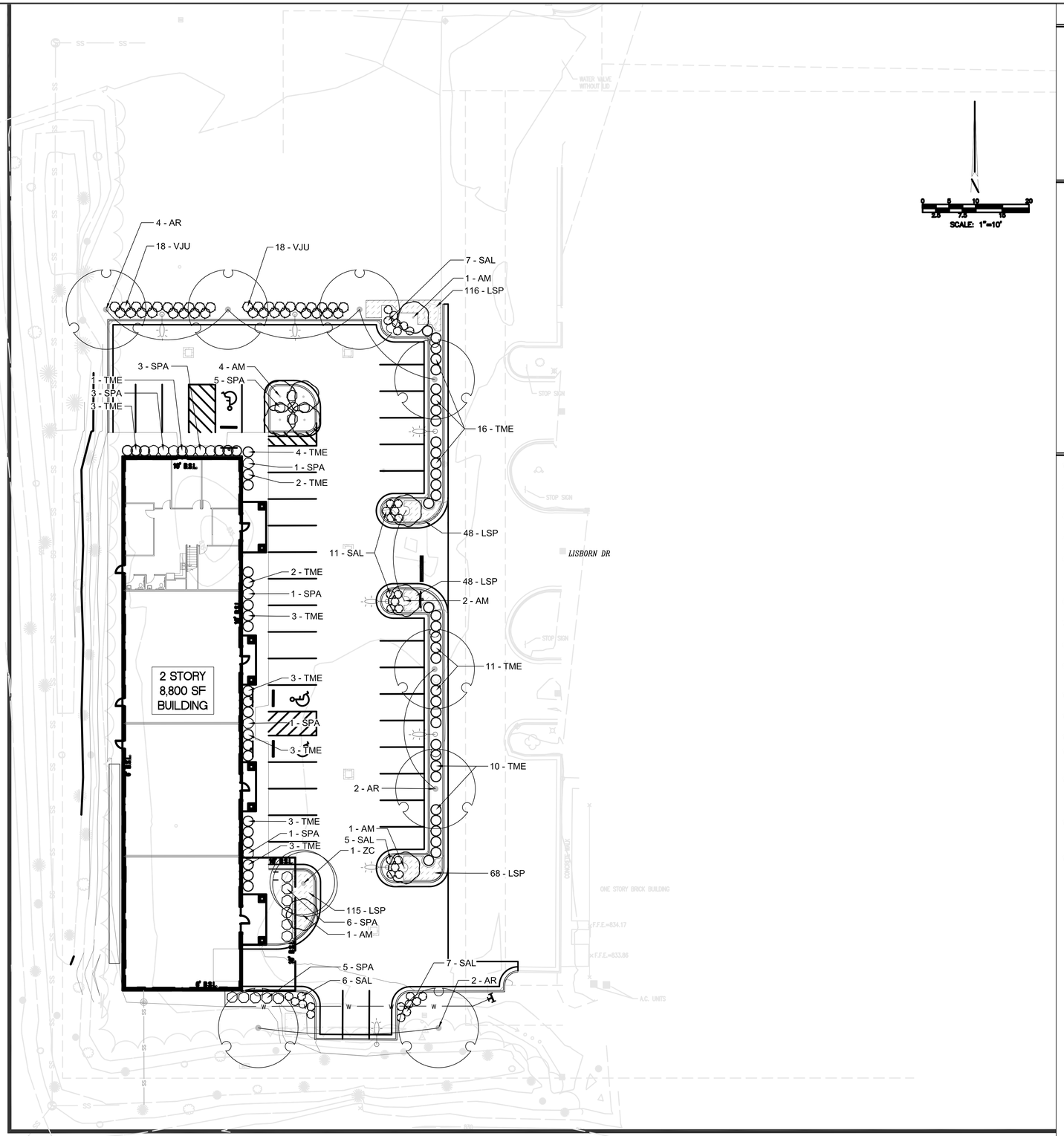
Checked By: E. WY, PE
Quality Assurance: G. MURRAY, PE, LEED AP
Scale: 1"= 20'

Sheet C201

Date 05-06-2022

Project Number 980516-20570

O:\1998\980516\20570\Cad\Engr\CDs\C201_Development Plan.dwg, August 26, 2022 11:05 AM, GARY MURRAY, © Paul I. Cripe, Inc.



SITE PLAN LEGEND

- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- CONSTRUCTION LIMITS
- BUILDING LIMITS

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LANDSCAPE PLAN NOTES

1. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS.
2. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT "AMERICAN ASSOCIATION OF NURSERY STOCK 1996, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
4. ALL PLANTS SHALL BE PLANTED SO THAT THE ROOT CROWN 1"-2" ABOVE GRADE OR AS IN THE CONTAINER. ROOT FLARE SHOULD BE VISIBLE AT PLANTING COMPLETION.
5. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. ALL TWINE OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDELING OF TREE.
6. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
7. THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
8. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
9. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE AND MAINTAIN PLANT MATERIAL FOR 3 MONTHS AFTER PROVISIONAL ACCEPTANCE.
10. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL TAKE PRECEDENCE.
11. CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
12. STAKES AND GUY WIRES SHALL BE REMOVED AFTER ONE YEAR.
13. ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIAL DEEMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO THE OWNER.
14. ALL EXISTING LANDSCAPING SHALL BE PRESERVED: NO SOIL STOCKPILING OR STRIPPING, NO EQUIPMENT OR MATERIAL STORAGE SHALL BE ALLOWED. AN ORANGE CONSTRUCTION FENCE SHALL BE CONSTRUCTED TO A DISTANCE OF NO LESS THAN 10 FEET OUTSIDE THE DRIP LINE OF THE EXISTING TREES. CONTACT LANDSCAPE ARCHITECT FOR ADDITIONAL INFORMATION.
15. IRRIGATION, IF REQUIRED, OF SITE LANDSCAPING TO BE COMPLETED DESIGN BUILD PER DIRECTION FROM OWNER. UNDERGROUND IRRIGATION SYSTEMS SHALL BE INSTALLED AND PROPERLY MAINTAINED AND OPERATED TO WATER PLANT MATERIAL IN ALL REQUIRED PLANTING AREAS.
16. ALL PLANTS BEDS SHALL RECEIVE AT MINIMUM OF 3" TOPSOIL AND 3" MINIMUM OF AA HARDWOOD BULK MULCH WITH NO DYES. MULCH MAY EXTEND ONE FOOT BEYOND PLANTS TO FORM THE EDGE OF THE PLANTING BEDS.

Revisions							
Mark	Date	Description	Mark	Date	Description	Mark	Date	Description

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LANDSCAPE PLAN

LOT 1 - CORPORATE VILLAGE AT BRIDGEWATER

CP3 INDY, LLC
4611 LISBORN DRIVE
WESTFIELD, IN 46033

CERTIFIED BY:

PRELIMINARY NOT FOR CONSTRUCTION

Date 05-06-2022

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Checked by: D. FELLOM, PLA

Quality Assurance: G. MURRAY, PE, LEED AP

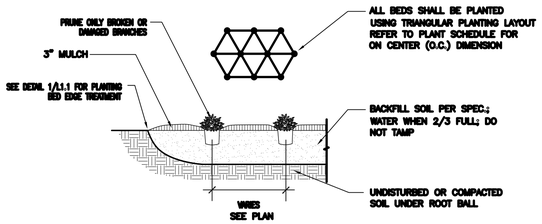
Scale: 1" = 20'

Sheet: L101

Date: 05-06-2022

Project Number: 980516-20560

S:\PROJECTS\Cripe\Lot 1 Corporate Village at Bridgewater\06 Drawings and Production\06 Received\04 Civil\L101 Landscape Plan.dwg, September 14, 2022 3:35 PM, SHANNON R. HARCOURT, © Paul I. Cripe, Inc.



PERENNIAL PLANTING DETAIL
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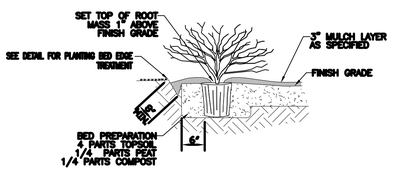

SHRUB AND SMALL TREE PLANTING DETAIL
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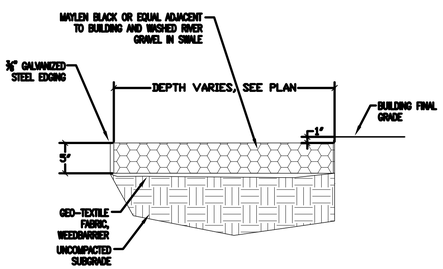
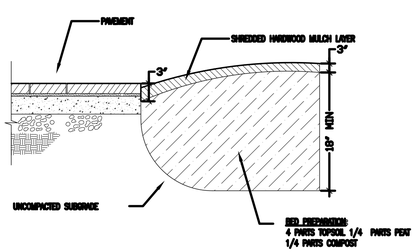


STONE MULCH DETAIL
NO SCALE



PLANTING BED PREPARATION
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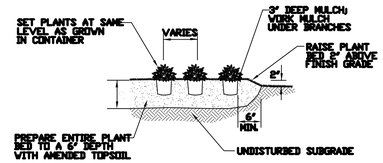
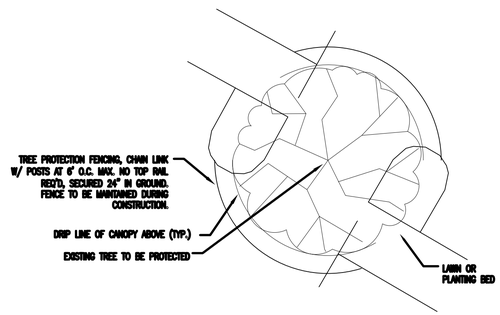


ORNAMENTAL GRASS, PERENNIAL AND GROUNDCOVER PLANTING DETAIL
NO SCALE



TREE PROTECTION DETAIL
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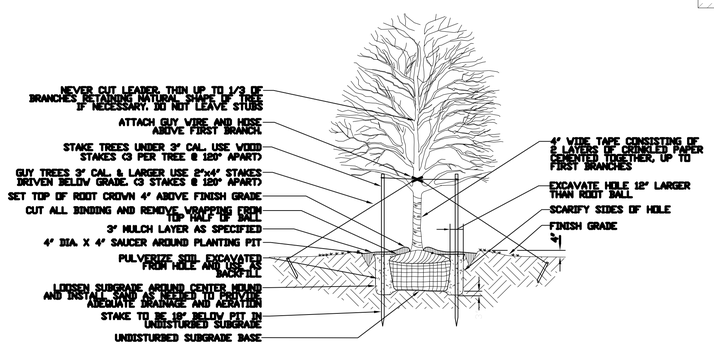

DECIDUOUS TREE PLANTING DETAIL
NO SCALE

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SIZE
	AR	8	Acer rubrum Red Maple	B & B	2.5"Cal
	AM	9	Amelanchier x grandiflora `Autumn Brilliance` `Autumn Brilliance` Serviceberry	B & B	8`-10` HT., TRIPLE TRUNK, SPECIMEN
	ZC	1	Zelkova serrata `City Sprite` TM City Sprite Zelkova	B & B	2.5"Cal

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	HEIGHT
	SAL	36	Spiraea alba Meadowsweet	3 gal	18"-24"
	SPA	26	Syringa patula `Miss Kim` Miss Kim Lilac	3 gal	
	TME	64	Taxus x media `Densiformis` Dense Yew	3 gal	18-24" ht.
	VJU	36	Viburnum x juddii Judd Viburnum	5 Gal.	30" Ht.

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	
	LSP	395	Liriope spicata Creeping Lily Turf	1 gal.	15" o.c.

REQUIRED PLANT MATERIALS			
ZONING ORDINANCE SECTION		REQUIRED	PROPOSED
Bridgewater Club PUD			
10.C.2.a	PARKING SCREEN EVERGREEN SHRUB ROW @ 24" h & 36" o.c. STREET TREES 1 SHADE TREE / 40 LF	7 TREES	8 TREES
Westfield - Washington Township UDO			
6.8.K	MINIMUM PLANTINGS 10 SHADE TREES / ACRE 10 ORNAMENTAL TREES/ACRE 25 SHRUBS / ACRE	.87 ACRES 9 TREES 9 TREES 22 SHRUBS	 9 TREES 9 TREES 162 SHRUBS
6.8.L	FOUNDATION PLANTING SHRUB/TREE = 1/12 LF PLANT BED = 8' MIN.	FACADE (145 LF) 12 SHRUBS	37 SHRUBS
6.8.O	INTERIOR PARKING AREA 15,235 TOTAL SF 10% OF PARKING AREA SHADE TREE = 1/ISLAND SHRUBS = 4/ISLAND	 1,524 SF 5 TREES 20 SHRUBS	 1,950 SF 5 TREES 27 SHRUBS

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Revisions

Mark	Date	Description	Mark	Date	Description

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LANDSCAPE DETAILS
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PRELIMINARY NOT FOR CONSTRUCTION
Date 05-06-2022

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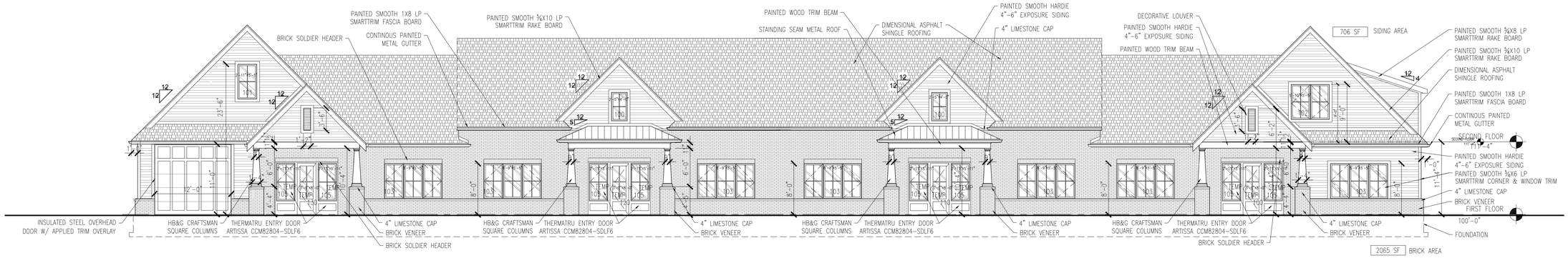
Checked By: D. FELLOM, PLA
Quality Assurance: Q. MARWAY, PE, LEED AP
Scale: 1" = 20'
Sheet: L102
Date: 05-06-2022
Project Number: 980516-20560



1 East (Front)
Exterior Elevation
1/8"=1'-0"
0 4' 8' 16'

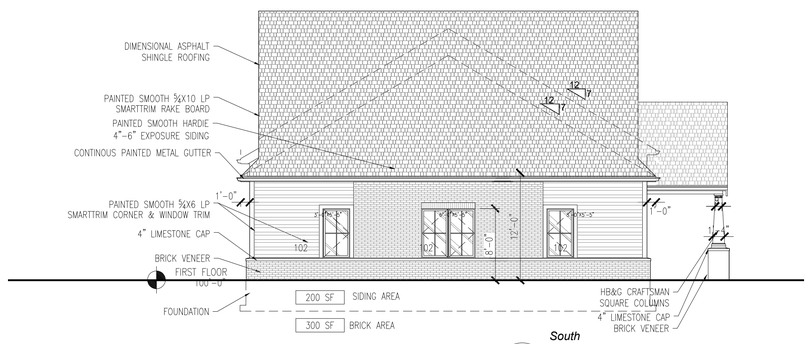
GENERAL NOTES:

1. THE OWNER WILL NOT BE OCCUPYING THE STRUCTURE DURING CONSTRUCTION
2. ALL WORK SHALL BE DONE IN ACCORDANCE TO WITH THE INDIANA BUILDING CODE, 2014 EDITION (IBC, 2012 EDITION), INDIANA CONSTRUCTION RULES AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
3. ONLY WRITTEN DIMENSIONS SHALL BE USED. DO NOT SCALE THE DRAWINGS. DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.
4. DIMENSIONS ARE TO FACE OF EXISTING CONSTRUCTION, NEW FRAMING OR MASONRY CONSTRUCTION, UNLESS OTHERWISE NOTED.
5. ALIGN NEW CONSTRUCTION ADJACENT TO EXISTING CONSTRUCTION TO MATCH FINAL WALL FINISHES.
6. PATCH AND REPAIR ALL EXISTING WALL, FLOOR, CEILING, ETC. FINISHES TO MATCH EXISTING ADJACENT TO NEW CONSTRUCTION OR DEMOLISHED AREAS.
7. CONFIRM ALL INTERIOR FINISHES WITH OWNER.

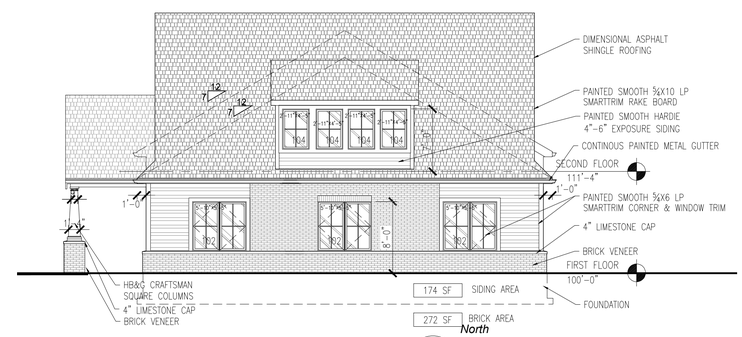
WINDOW & DOOR SCHEDULE:

MK	QTY	PRODUCT		NOMINAL SIZE
100	4	2953	CASEMENT	2'-5"W x 4'-5"H
101	6	3565	CASEMENT	2'-11"W x 5'-5"H
102	15	2-3565	CASEMENT	5'-10"W x 5'-5"H
103	7	3-3565	CASEMENT	8'-9"W x 5'-5"H
104	4	3553	CASEMENT	2'-11"W x 4'-5"H
105	8	3571	CASEMENT	2'-11"W x 5'-11"H

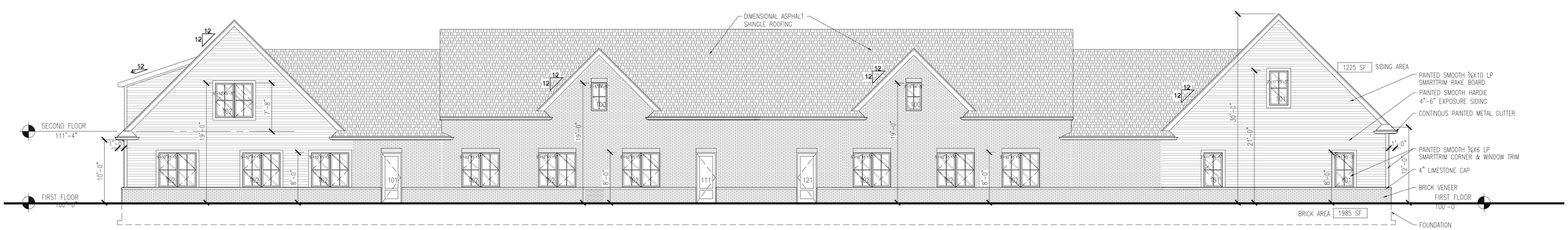
ALL WINDOWS ARE PELLA 'LIFESTYLES' CLAD UNITS WITH LOW-E INSULATED GLASS, EXTERIOR CLADDING, AND FOLDING HARDWARE FOR CASEMENTS. SEE EXTERIOR ELEVATIONS FOR OPERATION OF UNITS.



2 South
Exterior Elevation
1/8"=1'-0"
0 4' 8' 16'



4 North
Exterior Elevation
1/8"=1'-0"
0 4' 8' 16'



3 West
Exterior Elevation
1/8"=1'-0"
0 4' 8' 16'

MARK W. DEMERLY REGISTERED 8602361 STATE OF INDIANA REGISTERED ARCHITECT

CSR Holdings Office Bldg
4611 Lisom Drive, Westfield

DemerlyArchitects
ARCHITECTURE / INTERIORS / PLANNING
6500 Westfield Blvd, Indianapolis IN 46220
Tel 317 847 0724
Fax 317 842 2021
E.mail mark@demerlyarchitects.com

Issued for Construction
Date: 06.01.22
Revise: 08.08.22

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

Exterior Elevations

A201
Sheet: 4 of 31

Petition Number: 2210-PUD-19 (Ordinance No. 22-40)

Petitioner: Giant Eagle, Inc. by Kimley-Horn and Associates, Inc.

Request: An amendment to the foundation plantings and outdoor merchandising display standards on 6.22 acres +/- in the Wheeler Landing PUD District.

Current Zoning: Wheeler Landing PUD District

Current Land Use: Vacant

Acreage: 6.22 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ord. 22-40

Staff Reviewer: Caleb Ernest, Senior Planner

PETITION HISTORY

This petition was introduced at the September 12, 2022, City Council meeting. The discussion for this petition can be viewed here. The petition will receive a public hearing at the October 3, 2022, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: This subject real estate is approximately 6.22 acres in size and is located at the northeast corner of Grand Park Blvd. and E. Tournament Trail (the "Real Estate", see **Exhibit 2**). The Property is currently zoned the Wheeler Landing PUD District. All adjacent zoning districts are also zoned the Wheeler Landing PUD District.

Project Description: The petitioner is requesting an amendment to the Wheeler Landing PUD District to modify the foundation plantings location and distance from curbing and allow outdoor merchandising display areas as explained in **Exhibit 3.**

ORDINANCE DETAILS

Development Standards: As proposed, the PUD Ordinance establishes some alternative development standards from the UDO. Below you will find sections of text beginning with the words "In the UDO" which are to show what the current UDO requirement is, compared to the bullet points, which show the proposed PUD standards. The proposed PUD standards of note are briefly highlighted and summarized below, but do not reflect the total text or wording of each standard:

- Outdoor Merchandising: The proposed ordinance allows outdoor sales displays generally in areas shown on Exhibit B of which the items, fixtures, displays, etc. may be adjusted/moved around. A list of permitted items being sold in these areas is listed as well as examples provided in Exhibit C of the PUD amendment. Props and prepared food sales are also proposed to be permitted within theses areas as further described in the PUD amendment as well as in the examples shown in Exhibit C. Lastly, a list of prohibited items is listed.

In the UDO, for Business Districts, outside storage is regulated in size, location and requires complete screening. Additionally, prohibited items contain: vending machines, kiosks and outdoor point of sale items (e.g., flowers, propane, salt, firewood). An exception to this is for the uses of automobile dealerships, and other similar uses, in addition to displays that comply with the outside storage standards and temporary uses or events.

- Landscaping:
    - Foundation Plantings may be located in excess of fifteen (15) feet from the Building Façade, patio fence or other barrier.
    - Foundation Plantings shall permit planters as a landscape material.
    - Placement of shade trees within the minimum distance of four (4) feet shall not apply only along the eastern private drive.

In the UDO, Foundation Plantings are permitted within fifteen (15) feet of a Building Façade, fence or other barrier. Currently, no language addresses planters as an acceptable landscape material. Placement of shade trees shall have a minimum distance from sidewalk and curb of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the majority of this Property as being within the "Employment Corridor" land use classification. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zoning map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

The land uses contemplated for "Employment Corridor" are: Office and service uses, Research and Development, retail and institutional uses that are subordinate to and supportive of the office and service uses.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the October 3, 2022, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the September 12, 2022, City Council meeting.

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the October 3, 2022, Plan Commission meeting. If the APC is satisfied with the proposal, the Petition may be voted upon to:**
    a. **Not require a workshop meeting; and**
    b. **Send a recommendation to the City Council**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.

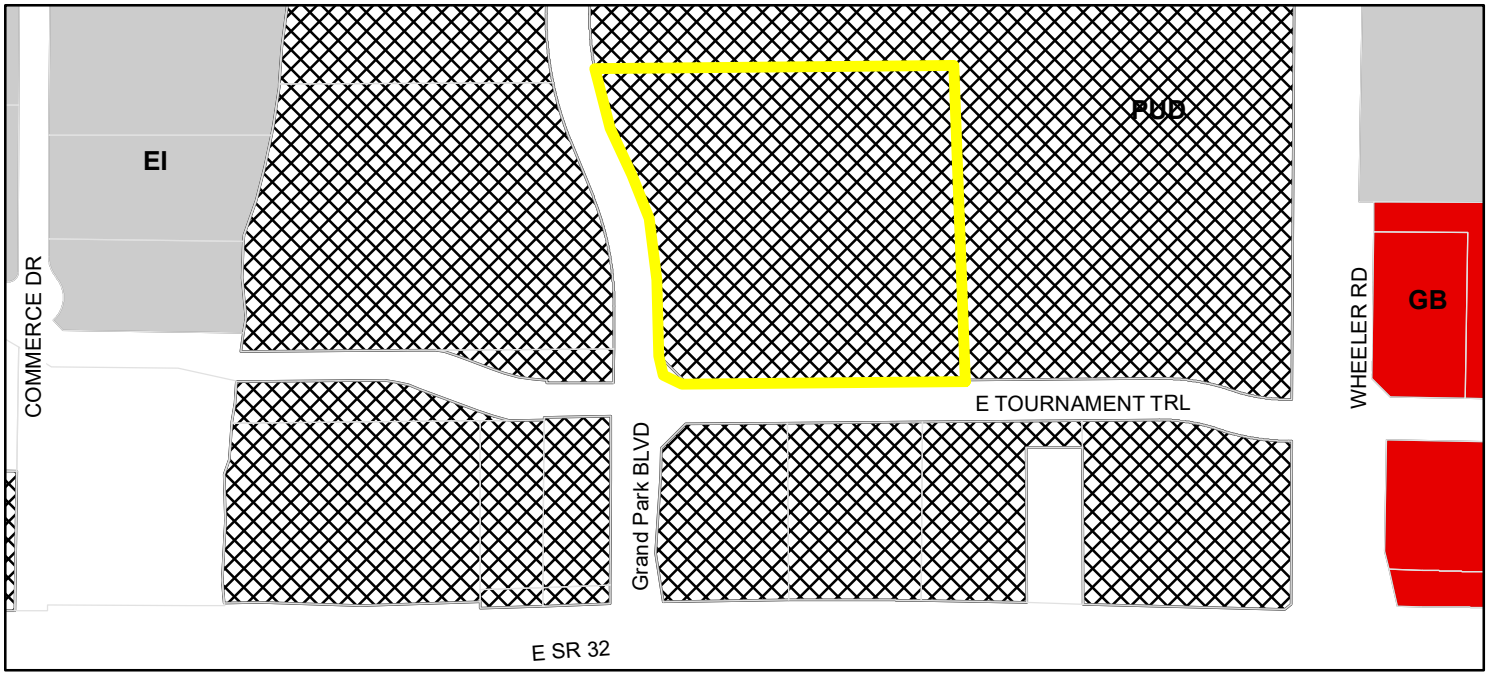
Property Location Map
Northeast corner of Grand Park Blvd and Tournament Trail
Planned Unit Development Amendment
2210-DDP-19

N
W E
S
Not To Scale

Aerial Location Map

Site

Zoning Map



Parcel

Zoning

Zoning - All

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

Petition Number:	2210-DDP-30
Project Name:	Ortho Indy, Phase II
Subject Property:	288 E. 175th Street (the "Property")
Petitioner:	OI Land Ventures II, LLC by Weihe Engineers
Request:	Petitioner requests Detailed Development Plan review for a 21,085 square foot commercial building addition on 6.38 acres +/- in the Austrian Pine PUD District
Current Zoning:	Austrian Pine PUD (Ord. 19-12) & Austrian Pine PUD, Amendment I (Ord. 22-34)
Current Land Use:	Commercial
Approximate Acreage:	6.38 acres +/-
Exhibits:	1. Staff Report
	2. Location Map
	3. Site Plan
	4. Building Elevations
	5. Landscape Plan
Staff Reviewer:	Daine Crabtree, Senior Planner

DEVELOPMENT PLAN (Article 10.7(H) 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).

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 compliant with the following requirements:

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

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

AUSTRIAN PINE PUD (ORD. 19-12), AMENDMENT I (ORD. 22-34) & GB: GENERAL BUSINESS UNDERLYING ZONING

The plans comply.

22) Section 3: Concept Plan
23) Section 4: Illustrative Layout
24) Section 5: Character Exhibit
25) Section 7: Permitted Uses
26) Section 8: General Regulations
    a) Minimum Lot Frontage: 0 feet
    b) Minimum Lot Area: No Minimum
    c) Minimum Lot Width: No Minimum
    d) Minimum Setback Lines
        i) Front Yard – State Road 32/Midland Trace Trail Corridor: 0 feet
        ii) Front Yard – Austrian Pine Way: 30 feet
        iii) Side Yard (internal): 0 feet
        iv) Side Yard (abutting district perimeter): 20 feet
        v) Rear Yard (internal): 0 feet
27) Section 9: Overlay Districts
    a) Staggered Setbacks: A minimum of two (2) buildings shall and no more than two-thirds of the buildings (once three or more buildings are constructed) may exceed the Maximum Setback to provide for staggered building setbacks.
    Comment: Superseded by Ord. 22-34

    b) Building Height Standards

c) Mechanical/Utility Meter Screening

28) Section 10: Development Standards
   a) Accessory Buildings
   b) Architectural Standards
   c) Landscaping Standards
      i) External Street Frontage Landscaping requirements set forth in Article 6.8(M) of the UDO shall not apply. Trail Corridor planting requirements shall apply along State Highway 32.

29) Section 12: Design Standards
   a) The Midland Trace Trail shall be dedicated to the City as a twenty (20) foot wide block along 175th Street at the time of Secondary Plat approval.

   b) A minimum four-hundred (400) square foot hardscaped area with seating shall be required on the Real Estate with a connection to the State Highway 32 Trail Corridor or the Midland Trace Trail. The Pocket Park shall be installed no later than the occupancy of the building(s) on the development of fifty percent (50%) or more of the Real Estate.

      <u>Comment</u>: This requirement was met during the construction of Phase I of OrthoIndy.

<u>STATE HIGHWAY 32 OVERLAY DISTRICT (ARTICLE 5.3 of the UDO)</u>

The plans comply.

30) Permitted Uses
31) Access Control Requirements
32) Setback Requirements:
   a) Maximum Setback: 120’ from ROW line.
   b) Minimum Setback: 30’ from ROW line. Signs shall be located a minimum of 30’ from the State Highway 32 ROW line.
33) Accessory Buildings
34) Building Height Requirements:
   a) Maximum Building Height: No Maximum
   b) Minimum Building Height: 18’
   c) Multiple Stories Encouraged
35) Building Size Requirements
   a) Minimum Gross Floor Area: 5,000 square feet

b) Maximum Gross Floor Area: No maximum

36) Architectural Design Requirements:

a) General Design Theme Standards

b) Building Elevations

i) Defined Base/Foundation

ii) Offsets: Building Facades which are ninety (90) feet or greater in length, shall be designed with offsets, projecting or recessed, at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in gross floor area shall be designed with offsets at an interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade.

iii) Openings

iv) Gutters and Downspouts

v) Roofs

vi) Main Entrances

vii) Windows

viii) Awnings

ix) Drive-thrus and Fueling Stations

x) Building Materials

xi) Accessory Buildings

37) Trail Corridor Requirements:

a) Trail Corridor Design Standards

b) Trail Corridor Plantings: Three (3) shade trees, One (1) ornamental tree every 100 linear feet

c) Trail Corridor Mounds/Berms

38) Miscellaneous Requirements:

a) Loading Berths

b) Mechanical Equipment

c) Walls and Fencing

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

39) Accessory Use and Building Standards (Article 6.1)

40) Architectural Standards (Article 6.2)

41) Building Standards (Article 6.4)

42) Height Standards (Article 6.6)

43) Landscaping Standards (Article 6.8)

a) Minimum Lot Landscaping Requirements

6.38 Acre Site	**Shade Trees** (10 per acre)	**Ornamental/Evergreen Trees** (10 per acre)	**Shrubs** (25 per acre)
Required	64	64	160
Shown	**64**	**64**	**160+**

b) Foundation Plantings: Shall be required intermittently (approximately every forty (40) feet against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers.

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.

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

c) External Street Frontage Plantings: Shall not apply per Ord. 19-12.

d) Parking Area Landscaping
   i) Interior Parking Area Islands
   ii) Perimeter Parking Area Landscaping

44) Lighting Standards (Article 6.9)

45) Lot Standards (Article 6.10)

46) Outside Storage and Display (Article 6.12)

47) Parking and Loading Standards (Article 6.14)

48) Setback Standards (Article 6.16)

49) Sign Standards (Article 6.17)

50) Vision Clearance Standards (Article 6.19)
51) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

52) Block Standards (Article 8.1)

53) Easement Standards (Article 8.3)

54) Monument and Marker Standards (Article 8.5)

55) Open Space and Amenity Standards (Article 8.6)

56) Pedestrian Network Standards (Article 8.7)

57) Storm Water Standards (Article 8.8)

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

59) Street Light Standards (Article 8.10)

60) Street Sign Standards (Article 8.11)

61) Surety Standards (Article 8.12)

62) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1) The plans as presented comply with the applicable zoning ordinances.
2) Action: Approve Detailed Development Plan 2210-DDP-30 with the following condition:

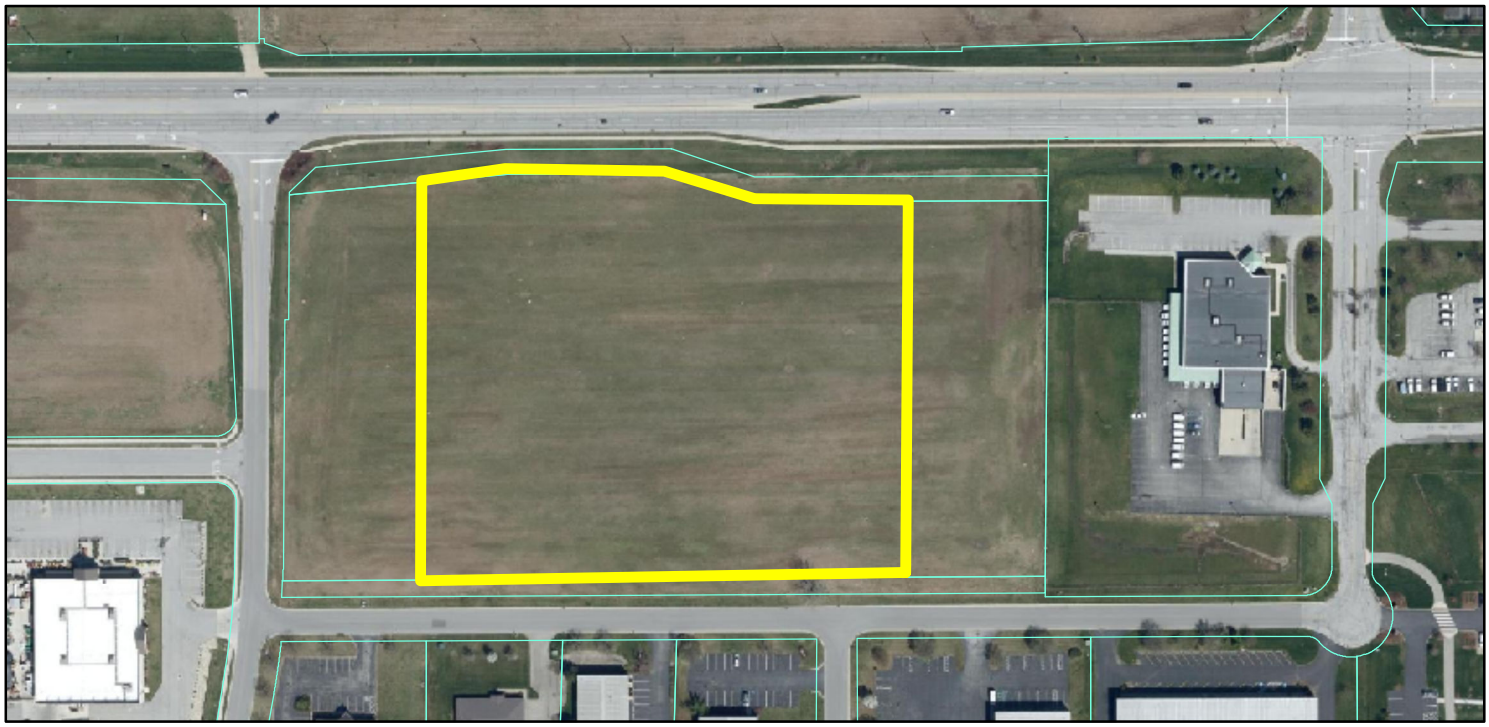
- **That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.**

3) If any Plan Commission member has questions prior to the meeting, then please contact Daine Crabtree at dcrabtree@westfield.in.gov or (317) 416-2586

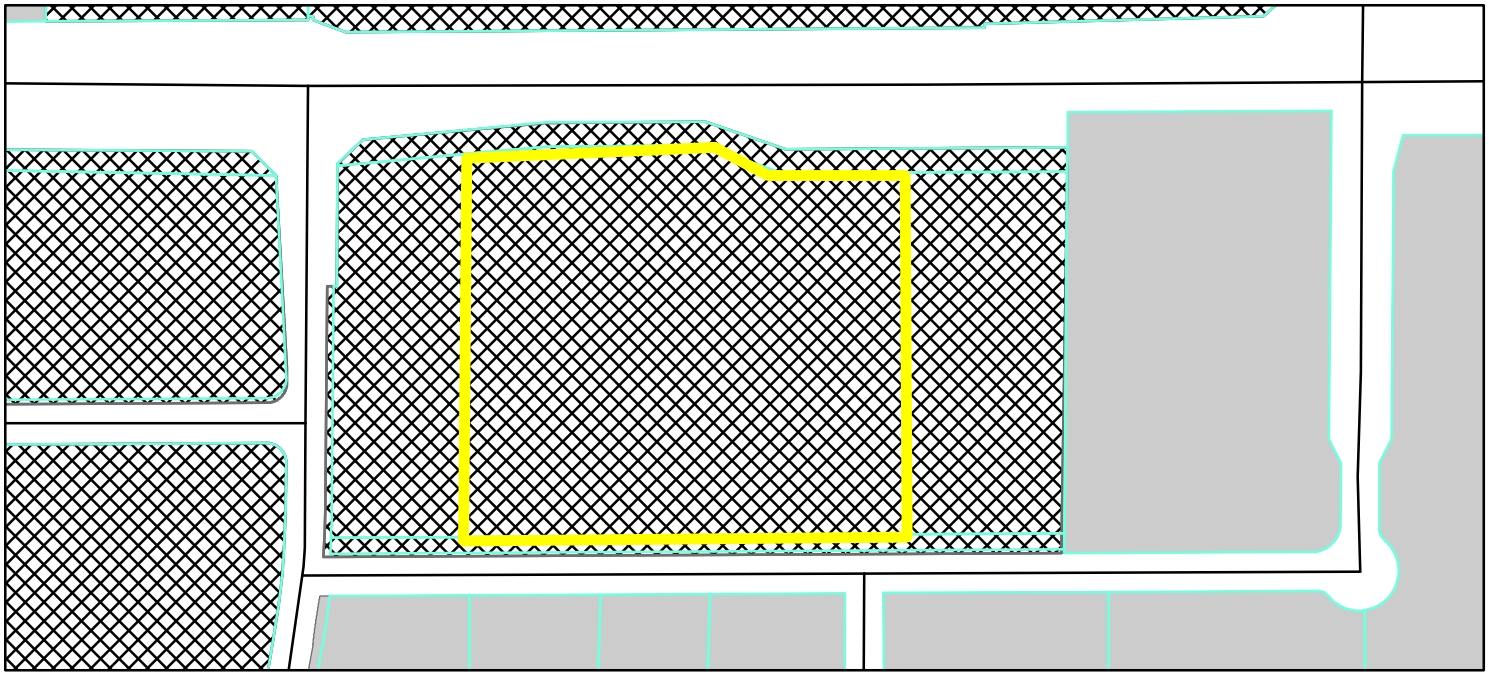
OrthoIndy

Aerial Location Map

Site



Zoning Map



GIS.DBO.PW_Streets
Parcel
Parcel
Zoning - All

Zoning
EI (Enclosed Industrial)
PUD (Planned Unit Development)

0 0.0225 0.045
Miles

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W
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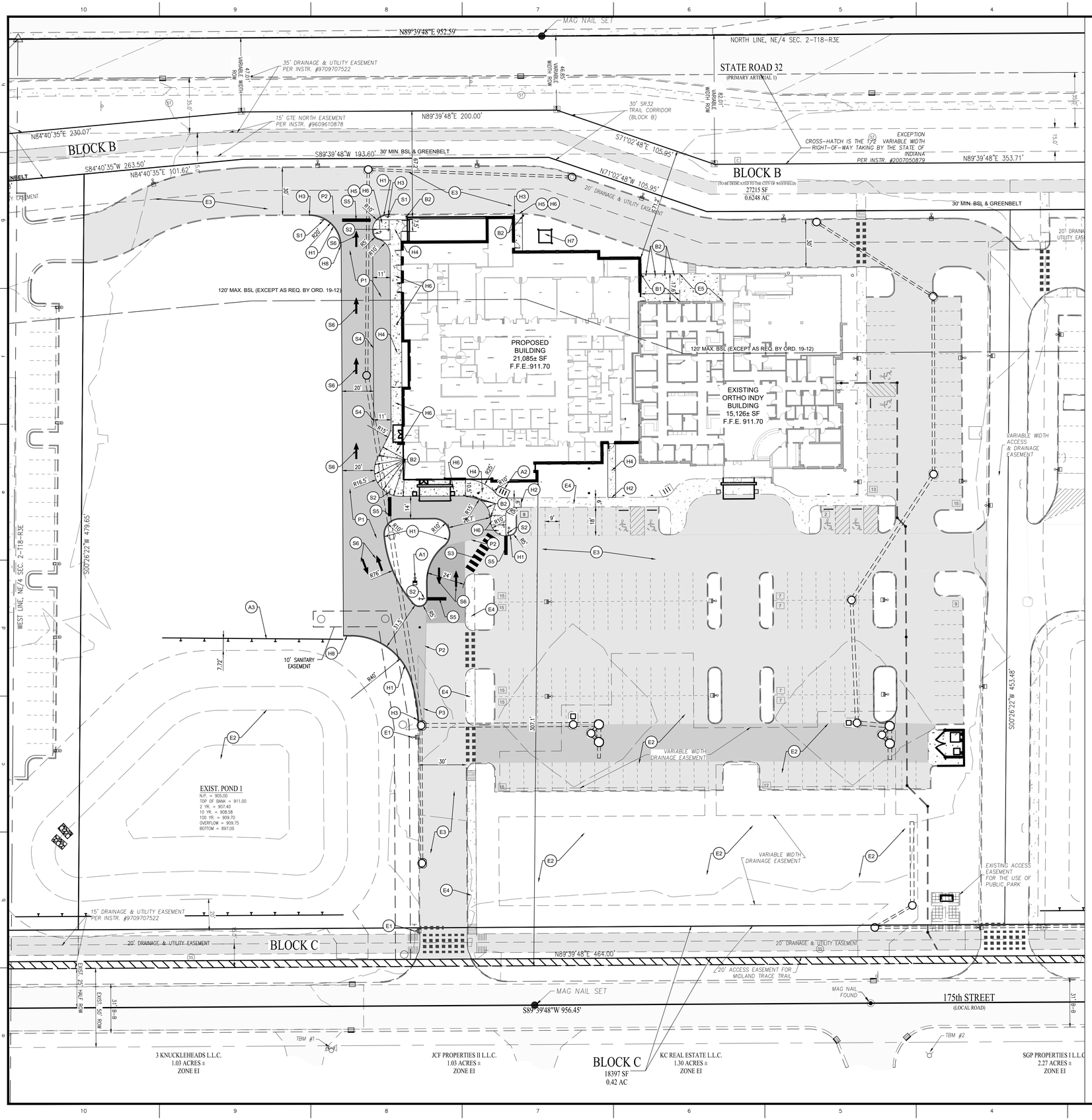
S



SITE PLAN NOTES

PAVEMENT

- (P1) HEAVY DUTY ASPHALT PAVING
- (P2) MATCH EXISTING PAVEMENT

HARDSCAPE

- (H1) 6" STRAIGHT CURB
- (H2) MATCH EXISTING SIDEWALK
- (H3) MATCH EXISTING CURB
- (H4) CONCRETE SIDEWALK
- (H5) ADA RAMPS
- (H6) SIDEWALK FLUSH WITH PAVEMENT
- (H7) TRANSFORMER PAD LOCATION WITH BOLLARD PROTECTION
- (H8) TAPER CURB WITHIN 3 FEET

BUILDING ACCESSORIES

- (B1) CONCRETE PATIO TO CONNECT TO EXISTING PATIO
- (B2) BOLLARD

ACCESSORIES

- (A1) LIGHT POLE AND BASE
- (A2) BIKE RACK
- (A3) GUARDRAIL

SIGNAGE & MARKINGS

- (S1) DO NOT ENTER SIGN
- (S2) STOP SIGN
- (S3) PEDESTRIAN CROSSWALK
- (S4) 4" PAINTED WHITE SOLID LINES (TYP)
- (S5) 24" PAINTED WHITE STOP BAR
- (S6) PAINTED WHITE DIRECTIONAL TRAFFIC ARROWS

EXISTING ITEMS

- (E1) EXISTING LIGHT POLE AND BASE
- (E2) EXISTING POND AND UNDERGROUND DETENTION
- (E3) EXISTING DRIVE
- (E4) EXISTING SIDEWALK
- (E5) EXISTING PATIO

SITE PLAN GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
3. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
5. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
6. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
7. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
8. ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURB OR FACE OF BUILDING.
9. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
10. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
11. FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
12. ± DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
13. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
14. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
15. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
16. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
17. REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
18. REFER TO SHEET C202 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.

SITE PLAN LEGEND

UTILITIES

- CISTERN
- DRINKING FOUNTAIN
- FIRE DEPT HOOKUP
- FIRE HYDRANT
- POST INDICATOR VALVE
- CHILLED WATER MANHOLE
- WATER MANHOLE
- SPRINKLER CONTROL BOX
- SPRINKLER CONTROL VALVE
- SPRINKLER
- SPIGOT
- WELL HEAD
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC MANHOLE
- ELECTRIC OUTLET
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- GENERATOR
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- MONITORING WELL
- LIQUID PROPANE GAS TANK
- ORNAMENTAL LIGHT
- STREET LIGHT
- PARKING LOT LIGHT (1 HEAD)
- PARKING LOT LIGHT (2 HEAD)
- PARKING LOT LIGHT (3 HEAD)
- PARKING LOT LIGHT (4 HEAD)
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL
- STORM CLEANOUT
- BEEHIVE INLET
- CURB INLET
- FLOOR DRAIN
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- DOWN SPOUT
- SANITARY SEWER CLEANOUT
- LIFT STATION
- SANITARY SEWER MANHOLE
- SANITARY STUB MARKER
- SEPTIC TANK
- DISTRIBUTION BOX

OTHER

- FLAG POLE
- SIGN
- POST
- GATE POST
- BOLLARD
- PARKING METER
- PARKING WHEEL STOP
- ACCESSIBLE SPACE
- PARKING COUNT

ABBREVIATIONS

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

SITE DATA

SITE AREA = 6.38 AC
BUILDING AREA = 21,085± SF
PERCENT IMPERVIOUS = 53%
ZONING = PUD (AUSTRIAN PINE PUD)
SR 32 OVERLAY AND UNDERLYING ZONE GB
FRONT YARD BSL REQUIRED = 0 FT
REAR YARD BSL REQUIRED = 0 FT
SIDE YARD BSL REQUIRED = 0 FT
PARKING REQUIREMENT:
PARKING REQUIREMENT:
MEDICAL OFFICE = 3 SPACES FOR EACH EXAM ROOM + 1 SPACE PER DOCTOR/EMPLOYEE
PARKING DIMENSIONS = 9' x 18'
BIKE PARKING REQUIRED = 1 SPACES
PARKING PROVIDED:
158 - STANDARD SPACES
6 - ADA SPACES
164 - TOTAL SPACES

PAVEMENT

- EXISTING ASPHALT
- HEAVY DUTY ASPHALT
- CONCRETE PAVEMENT

LINE TYPES

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

PLAN CERTIFICATE NOTE:
ORIGINAL ALTA/SURVEY, TOPOGRAPHY, UTILITIES, STORM SEWERS, INFRASTRUCTURE, AND ALL OTHER EXISTING CONDITIONS SHOWN WERE PREPARED BY WEIHE ENGINEERS FOR THE PHASE 1 DEVELOPMENT THAT IS CURRENTLY UNDER CONSTRUCTION. CONTRACTOR TO CONFIRM ALL TIE IN GRADE ELEVATIONS PRIOR TO CONNECTION.

N W E S

SCALE: 1" = 30'
0 15 30 60

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REVISIONS AND ISSUES	DATE	BY
ISSUED FOR TAC REVIEW AND APPROVAL	09.01.2022	BJS
REVISED FOR TAC REVIEW AND APPROVAL	09.20.2022	BJS
REVISED FOR TAC REVIEW AND APPROVAL	09.27.2022	BJS

PROJECT NO.	W22.0366
DWG NAME:	W22036-C200 site
DESIGNED BY:	BJS
DRAWN BY:	AJW
CHECKED BY:	BJS
DATE:	09.27.2022

STEVEN SCOTT RUCKER
REGISTERED
PE11300279
STATE OF INDIANA
PROFESSIONAL ENGINEER
09/27/2022
STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:
OTHO INDY
288 EAST 175TH STREET, WESTFIELD, IN 46074

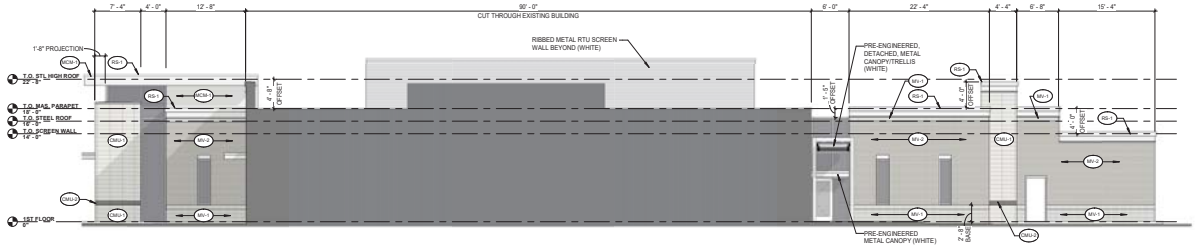
SITE PLAN

Part of the NE¼ of Section 2, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C200

PROJECT NO.
W22.0366

LOCATION: H:\W2022\W22036\Engineering\design\consel\W22036-C200 site.dwg
LAYOUT: C200 SITE PLAN
DATE/TIME: September 27, 2022 – 11:36am
PLOTTED By: reagnes



1D EAST - PRESENTATION
1/8" = 1'-0"

MATERIAL PERCENTAGE MATRIX (EAST)		
	AREA	PERCENT
MASONRY	1038.4 SF	91%
METAL PANEL	101.0 SF	9%
TOTAL	1139.4 SF	100%

EXTERIOR MATERIALS LEGEND

042200 - CONCRETE UNIT MASONRY

CMU-1 TYPE: STONE
MANUFACTURER: SHOULDICE
STYLE: TEX-STONE
TEXTURE: SMOOTH
COLOR: ULTRA WHITE ES
MORTAR: SOFT WHITE
COURSING: STACKED BOND

CMU-2 TYPE: STONE
MANUFACTURER: SHOULDICE
STYLE: ROCK-STONE
TEXTURE: SPLIT-FACED
COLOR: ULTRA WHITE ES
MORTAR: SOFT WHITE
COURSING: STACKED BOND

042613 - MASONRY VENEER

MV-1 TYPE: CLAY FACE BRICK
MANUFACTURER: BELDEN
STYLE: MODULAR
TEXTURE: VELOUR
COLOR: SHERWOOD GRAY
MORTAR: SOFT WHITE
COURSING: STACKED SOLDIER

MV-2 TYPE: CLAY FACE BRICK
MANUFACTURER: BELDEN
STYLE: MODULAR
TEXTURE: VELOUR
COLOR: SEA GRAY
MORTAR: SOFT WHITE
COURSING: RUNNING BOND

074213 - METAL COMPOSITE MATERIAL (MCM) PANEL

MCM-1 TYPE: MCM PANEL
PRODUCT B.O.D.: SOBOTEC LTD.; SL-2000
FINISH: SMOOTH, FACTORY PRIMED
COLOR: FACTORY STANDARD WHITE
LOCATION: MCM PANELS, REVEALS, ROOF EDGES, FLASHINGS, HEADERS ETC. WHERE SHOWN

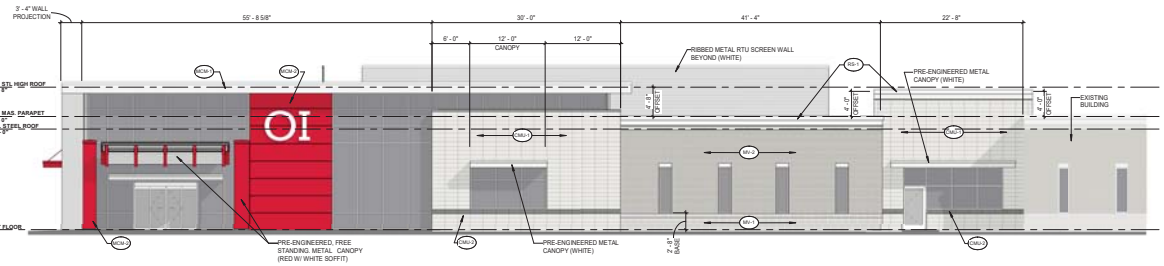
MCM-2 TYPE: MCM PANEL
PRODUCT B.O.D.: SOBOTEC LTD.; SL-2000
FINISH: SMOOTH, FACTORY PRIMED
COLOR: FACTORY CUSTOM COLOR - RED
LOCATION: MCM PANELS, ROOF EDGES, REVEALS FLASHINGS, HEADERS ETC. WHERE SHOWN

077100 - ROOF SPECIALTIES

RS-1 TYPE: COPING
MANUFACTURER: B.O.D. METAL ERA
PRODUCT: PERMA-TITE GOLD CANTILEVER COPING
FINISH: TWO-COAT MICA FLUOROPOLYMER
COLOR: MATCH MCM-1

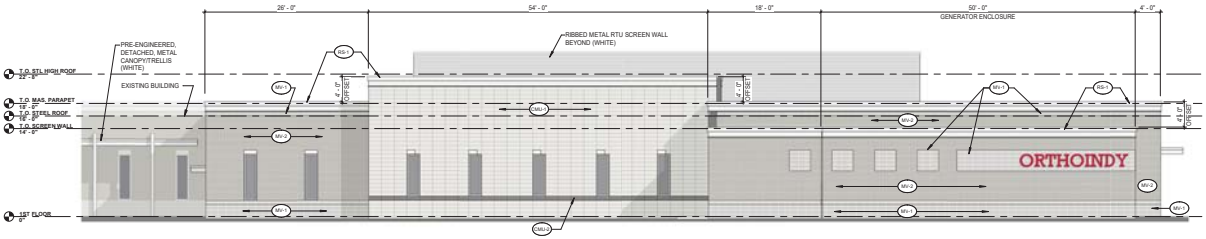
084113 - ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

ACW-1 TYPE: ALUMINUM CURTAIN WALL SYSTEM
MANUFACTURER: B.O.D. KAWNEER OF NORTH AMERICA
PRODUCT: 1600 SERIES
SURFACE: SMOOTH
FINISH: CLEAR ANODIZED
COLOR: CLEAR ANODIZED
NOTES: CAULKS AND SEALANTS TO MATCH FRAME



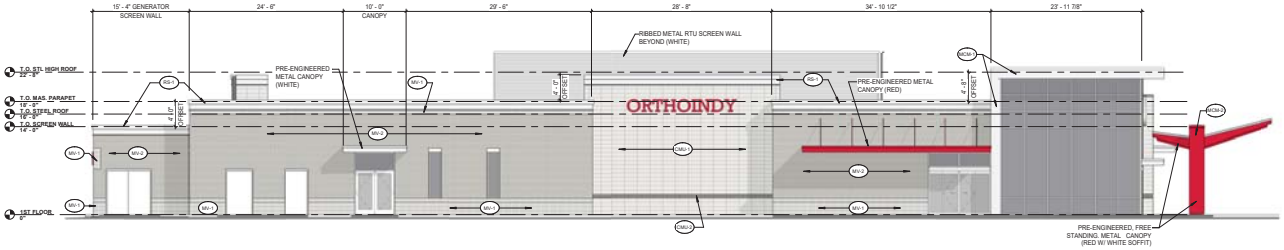
1C SOUTH - PRESENTATION
1/8" = 1'-0"

MATERIAL PERCENTAGE MATRIX (SOUTH)		
	AREA	PERCENT
MASONRY	1498.6 SF	75%
METAL PANEL	508.3 SF	25%
TOTAL	2006.9 SF	100%



1B NORTH - PRESENTATION
1/8" = 1'-0"

MATERIAL PERCENTAGE MATRIX (NORTH)		
	AREA	PERCENT
MASONRY	4145.8 SF	100%
METAL PANEL	0.0 SF	0%
TOTAL	4145.8 SF	100%



1A WEST - PRESENTATION
1/8" = 1'-0"

MATERIAL PERCENTAGE MATRIX (WEST)		
	AREA	PERCENT
MASONRY	2110.7 SF	96%
METAL PANEL	81.0 SF	4%
TOTAL	2191.7 SF	100%

EXTERIOR ELEVATIONS - MATERIAL MATRIX

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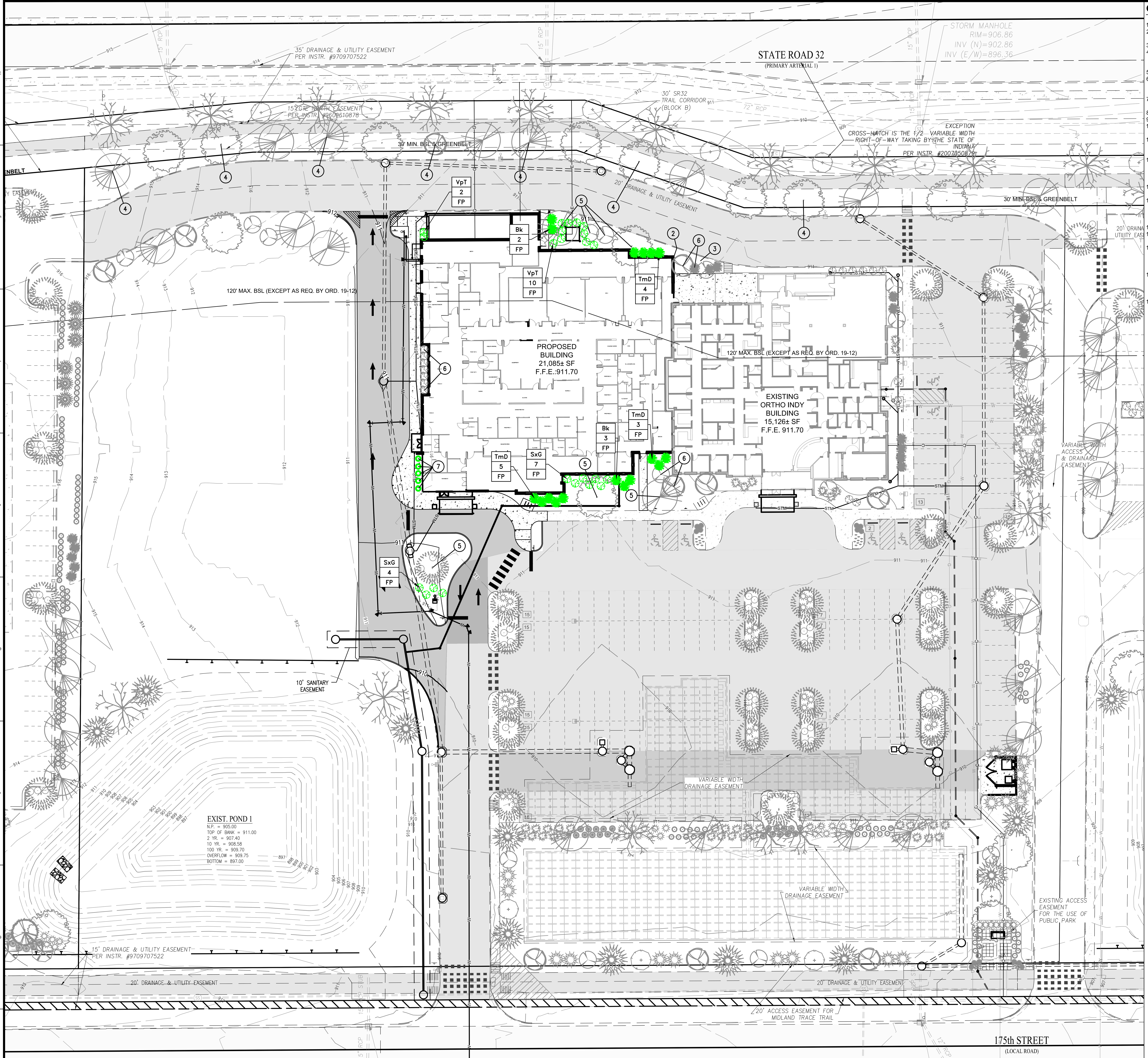

GENERAL NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.
3. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
4. ANY EXISTING TREE(S) AND/OR PLANTINGS THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED SHALL BE PROTECTED AND BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT TO DETERMINE IF TREE(S) AND/OR PLANTINGS SHOULD BE 1)REMOVED, 2)SAVED AND INTEGRATED INTO THE LANDSCAPE DESIGN, OR 3) RELOCATED.
5. CONTRACTOR TO REVIEW THE SWPPP SERIES PLANS FOR STABILIZATION (SEEDING/SOD/MULCH) REQUIREMENTS.
6. PLANTING BEDS AND PLANT MATERIAL SHALL BE LOCATED AS INDICATED ON LANDSCAPE PLAN. IN THE EVENT FIELD CHANGES OR CONDITIONS REQUIRE MODIFICATION TO THE LANDSCAPE DESIGN, THE CONTRACTOR SHALL CONSULT LANDSCAPE ARCHITECT AS TO PROPOSED MODIFICATIONS PRIOR TO PLANTING. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE IF NECESSARY.
7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
8. PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY. REMOVE AT TIME OF FINAL ACCEPTANCE.
9. PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
10. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
11. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED WITHOUT APPROVAL OF THE JURISDICTION HAVING AUTHORITY AND THE LANDSCAPE ARCHITECT. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. THE CONTRACTOR SHALL COMPENSATE THE LANDSCAPE ARCHITECT FOR THE TIME REQUIRED FOR REVIEW AND INSPECTION OF PROPOSED PLANT SUBSTITUTIONS BID AWARD.
12. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY. SUBMIT COLOR PHOTOGRAPHS OF PROPOSED PLANT MATERIAL TAKEN IN THE NURSERY WHERE THEY ARE GROWING. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT PLANT MATERIALS AT NURSERY OR CONTRACTOR YARD PRIOR TO DELIVERY TO THE SITE. THE LANDSCAPE ARCHITECT MAY ALSO INSPECT AND APPROVED OR REJECTED PLANT MATERIAL ON THE JOB SITE. IN THE EVENT PLANT MATERIAL IS NOT THE SPECIFIED SIZE OR QUALITY, PLANTS WILL BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.
13. PLANTS AND OTHER LANDSCAPE MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL BE PROTECTED AND NOT CONFLICT WITH CONSTRUCTION OPERATIONS.
14. COMPOST SHALL BE A WELL DECOMPOSED, STABLE, WEED FREE ORGANIC MATTER SOURCE. IT SHALL BE DERIVED FROM: AGRICULTURAL, FOOD, OR INDUSTRIAL RESIDUALS; BIOSOLIDS (TREATED SEWAGE SLUDGE); YARD TRIMMINGS; SOURCE-SEPARATED OR MIXED SOLID WASTE. THE PRODUCT SHALL CONTAIN NO SUBSTANCES TOXIC TO PLANTS AND SHALL BE REASONABLY FREE (< 1% BY DRY WEIGHT) OF MAN-MADE FOREIGN MATTER. THE COMPOST WILL POSSESS NO OBJECTIONABLE ODORS AND SHALL NOT RESEMBLE THE RAW MATERIAL FROM WHICH IT WAS DERIVED.
15. SHRUB AND PERENNIAL BEDS SHALL BE PREPARED BY PLACING 3" OF APPROVED COMPOST OVER PULVERIZED TOPSOIL AND ROTOTILLING TO A DEPTH OF 6".
15. PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS PRIOR TO MULCHING AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT. PRE-EMERGENT HERBICIDE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO APPLICATION.
16. ALL TREE AND SHRUB PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE FREE OF STICKS, LEAVES, SOIL AND FOREIGN MATERIAL. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
17. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS AND PLANT MATERIAL UNTIL ALL PUNCH LIST WORK HAS BEEN COMPLETED AND WRITTEN FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT OR OWNER. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS INSTALLED AND SHALL INCLUDE BUT NOT LIMITED TO, WATERING, WEEDING, PRUNING, DISEASE AND INSECT CONTROL, MOWING, RESETTING OF PLANTS TO PROPER GRADES OR UPRIGHT POSITION, AND ANY OTHER PROCEDURE CONSISTENT WITH GOOD HORTICULTURAL PRACTICES.
18. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL ACCEPTANCE AS DETERMINED BY LANDSCAPE ARCHITECT OR OWNER. AT THE END OF THIS PERIOD, PLANT MATERIAL DETERMINED TO BE DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT OR OWNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE CONTRACTOR.

LANDSCAPE ORDINANCE REQUIREMENTS

REQUIREMENT:		
CHAPTER 6.8:L: FOUNDATION PLANTINGS (FP) - LOCATED WITHIN 15' OF BUILDING FACADE IN A 8' WIDE PLANTING BED - REQUIRED INTERMITTENTLY (APPROX. EVERY 40') AGAINST LONG EXPANSES (OVER 80') OF BUILDING FACADES, FENCES , OR OTHER BARRIERS - REQUIRED ALONG THE FRONT FACADE OF ALL BUILDINGS AT A MIN RATIO OF 1 SHRUB OR ORNAMENTAL TREE PER 12' OF FOUNDATION - PUD SAYS REQUIREMENT SHALL NOT APPLY TO THE BUILDING FACADE FACING THE ACCESS ROAD, OR WHERE A DRIVE THU IS LOCATED. ADDITIONAL PLANTERS LOCATED AT THE BASE OF THE BUILDING OR ATTACHED TO A FACADE SHALL BE COUNTED TO MEET THE REQUIREMENT.	NORTH & SOUTH 152' = - 13 SHRUBS/ ORNAMENTAL TREES WEST 167' = - 14 SHRUBS/ ORNAMENTAL TREES	NORTH & SOUTH 152' = - 13 SHRUBS/ ORNAMENTAL TREES WEST 167' = - 9 SHRUBS/ ORNAMENTAL TREES - 5 PLANTERS
CHAPTER 6.8:K: MINIMUM LOT LANDSCAPING (LP) - BUSINESS USES (PER ACRE) =10 SHADE TREES, 10 ORNAMENTAL OR EVERGREEN TREES, 25 SHRUBS	6.38 AC = - 64 SHADE TREES - 64 ORN.TREES/EVER - 160 SHRUBS (REMAINS UNCHANGED FOR PHASE 1 AND PHASE 2)	6.38 AC = - 64 SHADE TREES - 64 ORN.TREES/EVER - 160 SHRUBS (REMAINS UNCHANGED FOR PHASE 1 AND PHASE 2)
CHAPTER 5.3: STATE HW 32 OVERLAY: TRAIL CORRIDOR PLANTINGS (TC) - A MINIMUM OF 3 SHADE TREES AND 1 ORNAMENTAL TREE SHALL BE PROVIDED PER EVERY 100' OF TRAIL CORRIDOR ALONG SR 32. - INSTALLATION ON BOTH SIDES OF THE TRAIL IS ENCOURAGED - SHADE TREES SHALL BE SPACES A MINIMUM OF 15' AND NO MORE THAN 40' APART - LANDSCAPE REQUIRED WITHIN THE TRAIL CORRIDOR SHALL BE COUNTED TOWARD MEETING THE REQUIREMENTS OF ART. 6.8 LANDSCAPING STANDARDS	570' = - 17 SHADE TREES - 6 ORNAMENTAL TREES (TREES RELOCATED ONSITE TO THE 30' GREENBELT TO MAINTAIN THIS COUNT)	570' = - 17 SHADE TREES - 6 ORN. TREES (TREES RELOCATED ONSITE TO THE 30' GREENBELT TO MAINTAIN THIS COUNT)

PLANT SCHEDULE

PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT B & B	ROOT CONT	MATURE SIZE	SPECIAL INSTRUCTIONS
	DECIDUOUS SHRUBS							
SxG	SPIRAEA X 'GOLD MOUND'	GOLD MOUND SPIREA	#3	11		X	2'T x 3'W	X
VpT	VIBURNUM PLICATUM TOMENTOSUM 'NEWZAM'	NEWPORT VIBURNUM	#5	12		X	3'T x 3"W	X
	EVERGREEN SHRUBS							
Bk	BUXUS X KOREANA 'GREEN VELVET'	GREEN VELVET BOXWOOD	#3	5		X	3' x 3"W	X
TmD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE JAPANESE YEW	#5	11		X	3'T x 4'W	X

LANDSCAPE PLAN NOTES

1. SEED / SOD (ALTERNATE) - FOR SEED, REFER TO PERMANENT SEEDING CHART ON SHEET L200 LANDSCAPE DETAIL SHEET. SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD: OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR).
2. LANDSCAPE BED EDGE (TYP.)
3. MULCH
4. RELOCATED TREES TO THE SR 32 - 30' GREENBELT.
5. LANDSCAPE FROM THE PHASE 1 SCOPE TO REMAIN, AND BE ADJUSTED AS NOTED FROM SHEET C100.
6. RELOCATED FOUNDATION PLANTINGS FROM PHASE 1.
7. PLANTERS LOCATED ALONG THE BUILDING (5)

LEGEND

SITE TRIANGLE

WESTFIELD TREE PLANTING LIST

COMMON NAME	SCIENTIFIC NAME
Coffeetree, Kentucky	*Gymnocladus dioica* (male only)
Elm, Accolade	*Ulmus 'Morton'*
Ginkgo	*Ginko biloba* (male only)
Hackberry	*Celtis occidentalis*
Honeylocust (thornless)	*Gleditsia triancanthos var. inermis, seedless cultivars*
Horechestnut, Red	*Aesculus x carnea 'Briotii'*
Katsurstree	*Cercidiphyllum japonicum*
Linden, Silver 'Sterling Silver'	*Tilia tomentosa 'Sterling Silver'*
Maple, Black	*Acer nigrum*
Maple, Freeman	*Acer freemanii*
Maple, Red	*Acer rubrum*
Maple, Sugar	*Acer saccharum*
Maple, Sycamore	*Acer pseudoplatanus*
Oak, Chinkapin	*Quercus muehlenbergii*
Oak, Northern Red	*Quercus rubra*
Oak, Shingle	*Quercus imbricaria*
Oak, Swamp White	*Quercus bicolor*
Oak, White	*Quercus alba*
Sweetgum	*Liquidambar styraciflua*
Tulip	*Liriodendrom tulipifera*
Zelkova	*Zelcova serrata*

N S E W

SCALE: 1" = 30'

0 15 30 60

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PROJECT NO.: W22.0366
DWG NAME: W220366-L100
DESIGNED BY: JS
DRAWN BY: ALW
CHECKED BY: BJS
DATE: 09.27.2022

REVISIONS AND ISSUES	DATE	BY
ISSUED FOR TAC REVIEW AND APPROVAL	09.01.2022	BJS
REVISED FOR TAC REVIEW AND APPROVAL	09.20.2022	BJS
REVISED FOR TAC REVIEW AND APPROVAL	09.27.2022	BJS

ERIC A. CARTER REGISTERED No. 20300131 STATE OF INDIANA LANDSCAPE ARCHITECT
APPROVAL PENDING NOT FOR CONSTRUCTION

ERIC A. CARTER RLA 20300131

PREPARED FOR: ORTHOINDY

ORTHO INDY

288 EAST 175TH STREET, WESTFIELD, IN 46074

LANDSCAPE PLAN

Part of the NE/4 of Section 2, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO. L100

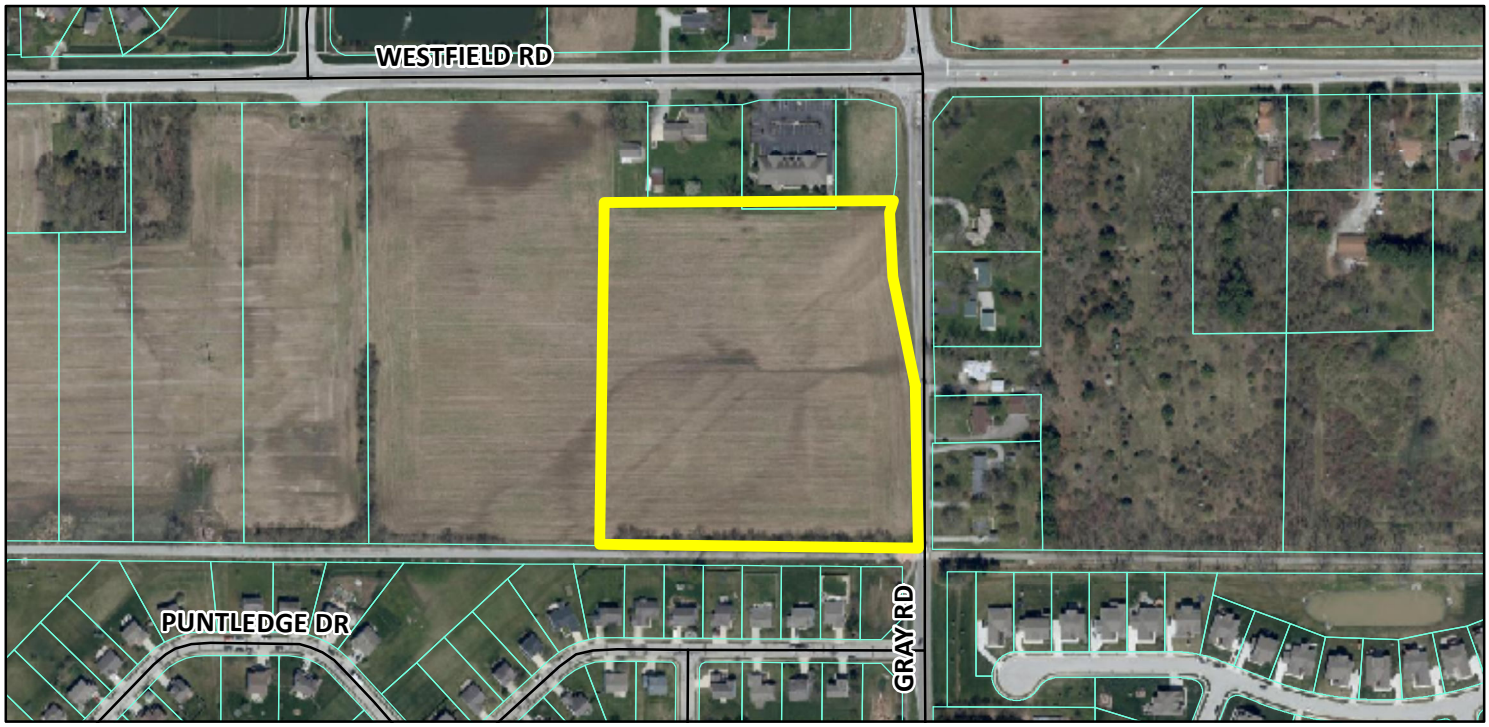
PROJECT NO. W22.0366

LOCATION: H:\2022\W220366\Engineering\design\conset\W220366-L100.dwg
LAYOUT: L100
DATE/TIME: September 27, 2022 - 11:46am
PLOTTED BY: wagnera

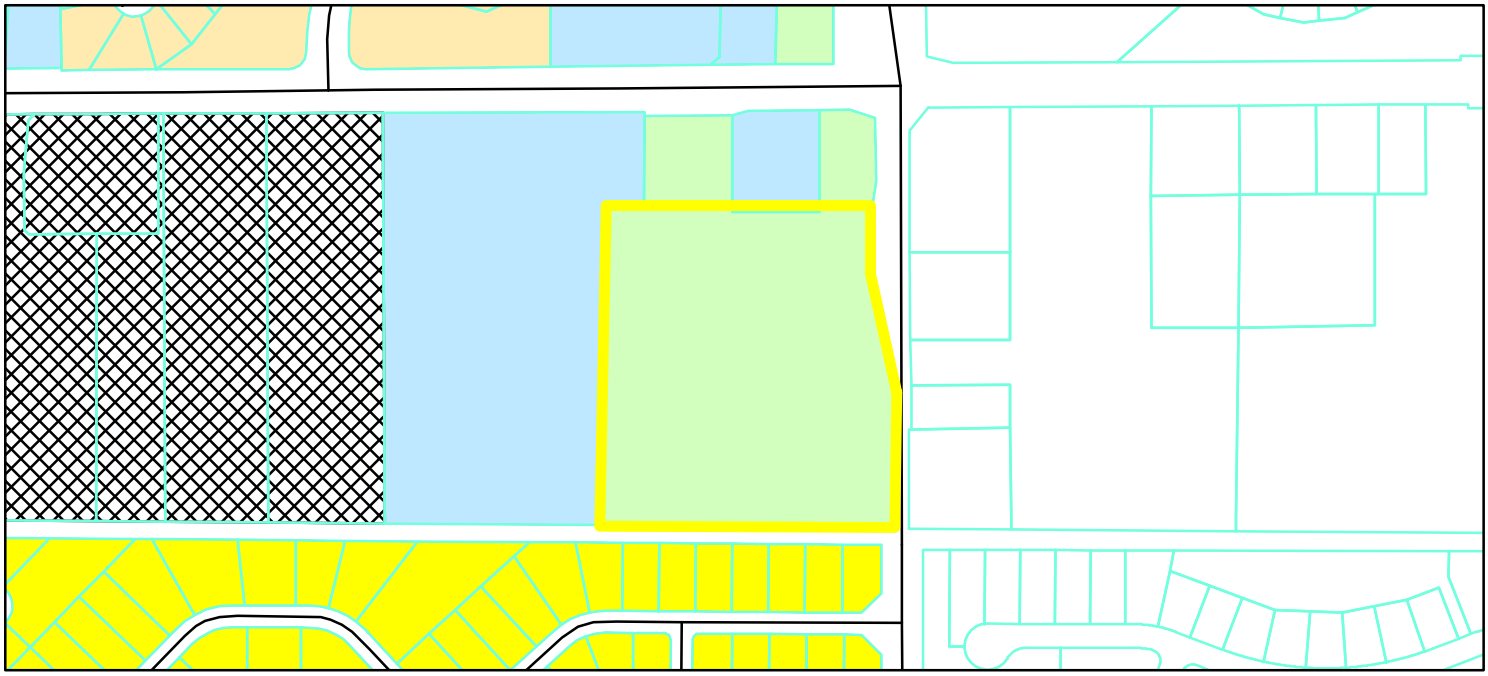
Westfield Yard PUD

Aerial Location Map

Site



Zoning Map



GIS.DBO.PW_Streets
Parcel
Parcel
Zoning - All

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

0 0.05 0.1 Miles

N W E S

ORDINANCE NUMBER 22-32

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

"Westfield Yard"

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2208-PUD-16**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **22-08-PUD-16** 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 _____ __, 2022; and

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

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

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Westfield Yard PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development

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

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

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

2.1 **"Underlying Zoning Districts"** For the purposes of this Ordinance only, shall mean the Zoning Districts of the UDO that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

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

3.1 The Real Estate shall be developed in substantial compliance with the Concept Plan. The Buildings illustrated in the concept plan may be repositioned as final engineering of the District is completed, however, the street network and general design of the townhome community shall be in substantial compliance with the Concept Plan.

Section 4. **Underlying Zoning District.** The Underlying Zoning District shall be SFA: Single-Family Attached District.

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

5.1 All uses permitted in the Underlying Zoning Districts, as set for in Chapter 4 and Chapter 13 of the UDO, shall be prohibited unless otherwise provided in this Ordinance.

5.2 Townhouse Dwellings in substantial compliance with the compliance with **Exhibit C** ("Townhome Elevations – Front Load") and **Exhibit D** ("Townhome Elevations – Alley Load") shall be permitted. All other dwellings types shall be prohibited.

5.3 The maximum number of dwellings shall not exceed seventy-five (75).

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

the District, except as otherwise modified below with the following table which replaces and supersedes the Section 4.9 (A-L) of the UDO:

Standard	
Minimum Lot Area	No Minimum
Minimum Lot Frontage	No Minimum
Maximum Density	See Section 5.2
Maximum Dwelling Units Per Building	Six (6)
Maximum Project Size	See Real Estate
Minimum Building Setback Lines from perimeter of Real Estate	
Setback from Gray Road	30’
Setback from south perimeter of Real Estate	30’
Setback from north and west perimeter of Real Estate	20’
Minimum Driveway Length	20’
Minimum Internal Building Setbacks	
Minimum Distance Between Structures	20’
Maximum Lot Coverage	Not Applicable
Project Perimeter Setback	Not Applicable
Minimum Lot Width	No Minimum
Maximum Building Height	3 Stories
Minimum Living Area (Total) Per Dwelling Unit	
Alley Load Dwelling Units	2,000sqft
Front Load Dwelling Units	2,300sqft

Section 7. **State Highway 32 Overlay District.** The standards of the State Highway 32 Overlay Zone shall not apply to the District unless specified in this Ordinance.

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

8.1 Article 6.3 Architectural Standards: Article 6.3 shall not apply, rather, the following shall apply:

A. Townhome Elevations: The Townhouse Dwellings shall be constructed in substantial compliance with **Exhibit C** (“Townhome Elevations – Front Load”) and **Exhibit D** (“Townhome Elevations – Alley Load”) (collectively, the “Townhome Elevations”). To the extent the applicable architectural standards of the UDO conflict with the Townhome Elevations, the Townhome Elevations shall prevail.

B. Building Materials:

1. Vinyl siding shall be prohibited.

2. Masonry shall be provided on all building elevations (front, side and rear) as illustrated on the Townhome Elevations included under **Exhibit C** and **Exhibit D**.

C. Garages: All Dwellings shall have a minimum two (2) car attached garage.

D. Windows:

1. A minimum of four (4) windows shall be provided on all side elevations.

2. A one by 4-inch nominal window trim board shall be provided on all windows unless the window is wrapped in masonry.

E. Variation: A townhome unit immediately adjacent to (in the same building) and immediately across the street from the subject townhome unit shall be a different facade than the subject townhome unit.

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

A. Street Trees: Article 6.8(J) Street Trees shall apply, however, a maximum spacing requirement of eighty (80) feet and a minimum spacing requirement of twenty feet (20') shall apply to void conflict driveway and utility conflicts If a street tree is prevented from being installed based on utility conflicts then alternative locations for such street tree(s) shall be approved by the Director.

B. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below:

1. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.

2. A minimum of: one (l) Shade Tree and four (4) Shrubs shall be required per Townhouse Dwelling. End dwelling units on each building shall require one (l) additional shade Tree and four (4) additional Shrubs at the side of the dwelling.

3. Foundation Plantings: Article 6.8(L) shall not apply, rather the following shall apply: Each Townhouse Building shall be

landscaped in compliance with the landscaping shown in **Exhibit E**, attached hereto and incorporated herein. If the landscaping shown in **Exhibit E** is prevented from being installed as shown, then alternative locations for such landscaping shall be approved by the Director.

C. Buffer Yards and External Street Frontage Landscaping: Article 6.8(N) shall apply except as modified and enhanced below:

i. Buffer Yard and External Street Frontage landscaping shall be provided as generally depicted in Exhibit B.

ii. Buffer Yard Type A plantings within a 20' width shall be provided (i) along the north (where adjacent to an AG-SF1 District) perimeter of the Real Estate and (ii) along south perimeter of the Real Estate adjacent to the Midland Trail parcel.

iii. Relocation of plant materials within the Buffer Yards and External Street Frontage area shall be permitted as part of the Development Plan approval.

D. Trailside Tree Preservation: Any trees within ten (10) feet of the Midland Trace Trail (on the Real Estate), that are in good health and not otherwise required to be removed for environmental reasons, shall be preserved in accordance with Article 6.8, Landscaping Standards of the UDO. Existing trees in this area shall not be disturbed unless required by the City, or for drainage/utility installation.

E. Parking Area Landscaping: Article 8.6 (O)(3) shall not apply as parking is provided in driveways and not freestanding parking areas.

8.2 Bike Parking: Article 6.14(H) Parking and Loading Standards – Bicycle Parking shall not apply.

8.3 Residential Signs: Article 6.17(G)(1) Monument Signs shall apply and include landscaping at the entrances to the District.

Section 9. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations) except as modified below, unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 10. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

10.1 Minimum Open Space: Open Space (green space area on lots, common areas and the area of ponds) shall be a minimum of twenty-five (25) percent and as generally shown on the Concept Plan. Ponds shall not be included in the Open Space calculation.

10.2 Amenities: Article 8.6(H) Multi-family Districts: Shall not apply, rather site amenities shall include Open space including; trails, benches or swings, sidewalk pathways and a designated dog area shall be provided.

A. The location of amenities shall be in substantial compliance with the Concept Plan attached hereto as Exhibit B. If the designated dog area is prevented from being installed in the location as shown, then an alternative location shall be provided.

B. The Amenities shall be consistent with the quality and character of those shown in Exhibit F, attached hereto.

C. The enclosed space of the designated dog area shall be a minimum of one thousand (1,000) square feet.

D. There shall be a minimum of four (4) seating areas including landscaping.

10.3 Midland Trace Trail Access: Access points, including landscape plantings shall be provided to permit pedestrian access to the Midland Trace Trail as generally depicted as the "Trail Connections," on the Concept Plan attached hereto as Exhibit B and incorporated herein. The final locations of the trail access points and improvements are subject to City approvals and final engineering. If the trail connections shown in the Concept Plan are prevented from being installed as generally shown, then an alternative location providing comparable trail access to the Midland Trace Trail shall be approved by the Director.

10.4 Mail Delivery. Mail delivery is intended to occur through cluster box units (CBU's). CBU's shall be located in appropriate areas throughout the PUD, as determined by the Secondary Plat. All CBU's shall have a uniform and consistent design, to give a decorative appearance within the PUD.

Section 11. **Maintenance Standards:** The following shall be included in the Covenants, Conditions and Restrictions of the Owner's Association for the Real Estate.

11.1. All lots shall be subject to a required landscape maintenance program including seasonal mulching, hard edging, fertilization, mowing and trimming, weeding of landscape beds, pruning and fall clean up.

11.2 All lots shall be subject to a required snow removal program for driveways and sidewalks.

11.3 The above provisions shall be included in the initial Covenants, Conditions and Restrictions of the Owner's Association and all future administration and enforcement of the provisions shall be solely and exclusively the responsibility of the Owner's Association.

Section 12. **Duration.** Failure to obtain Secondary Plat / Construction Plan approval for the District within forty-eight (48) months shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the AG-SF1 District.

Section 13. **Annexation**. The Real Estate, or parts thereof that may be the subject of a secondary plat approval shall be annexed into the corporate limits of the City of Westfield prior to the recording of a secondary plat for the Real Estate.

Section 14. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2022.

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 22-__** was delivered to the Mayor of Westfield

on the _____ day of _____, 2022, at _____ ____ m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 22-__

this _____ day of _____, 2022.

_____
J. Andrew Cook, Mayor

I hereby VETO Ordinance 22-__

this _____ day of _____, 2022.

_____
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 & Frankenberger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Townhome Perspectives and Elevations – Front Load
Exhibit D	Townhome Perspectives and Elevations – Alley Load
Exhibit E	Foundation Planting Exhibit
Exhibit F	Amenity Exhibits

EXHIBIT A
REAL ESTATE
(Page 1 of 3)

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING 270.4 FEET SOUTH OF THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 29 MINUTES 22 SECONDS WEST 689.6 FEET; THENCE SOUTH 693.74 FEET TO THE RAILROAD RIGHT-OF-WAY; THENCE SOUTH 87 DEGREES 01 MINUTES 36 SECONDS EAST 690.5 FEET TO THE SECTION LINE; THENCE NORTH 735.7 FEET TO THE POINT OF BEGINNING, CONTAINING 11.31 ACRES.

EXCEPTING THEREFROM:

THAT PART OF THE ABOVE-DESCRIBED PROPERTY CONVEYED TO STATE OF INDIANA BY WARRANTY DEED RECORDED MAY 20, 2004, AS INSTRUMENT NUMBER 200400034300, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTORS' LAND TYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT, MARKED EXHIBIT “B", DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID QUARTER SECTION 270.40 FEET SOUTH (BEARING AND DISTANCE QUOTED FROM INSTRUMENT NUMBER 9909942078) OF THE NORTHEAST CORNER OF SAID QUARTER SECTION DESIGNATED AS POINT “6" ON SAID PARCEL PLAT, WHICH POINT OF BEGINNING IS THE NORTHEAST CORNER OF THE GRANTORS' LAND; THENCE SOUTH 0 DEGREES 25 MINUTES 26 SECONDS EAST 230.337 METERS (755.70 FEET) ALONG THE EAST LINE OF SAID QUARTER SECTION AND THE EAST LINE OF THE GRANTORS' LAND TO THE SOUTHEAST CORNER OF THE GRANTORS' LAND; THENCE NORTH 87 DEGREES 12 MINUTES 38 SECONDS WEST 5.037 METERS (16.53 FEET) ALONG THE SOUTHERN LINE OF THE GRANTORS' LAND TO THE WEST BOUNDARY OF GRAY ROAD; THENCE NORTH 0 DEGREES 25 MINUTES 26 SECONDS WEST 101.742 METERS (333.80 FEET) ALONG SAID WEST BOUNDARY TO THE POINT DESIGNATED “32” ON SAID PARCEL PLAT; THENCE NORTH 12 DEGREES 01 MINUTE 51 SECONDS WEST 5.303 METERS (17.40 FEET) TO THE POINT DESIGNATED “163” ON SAID PARCEL PLAT; THENCE NORTH 0 DEGREES 25 MINUTES 26 SECONDS WEST 123.090 METERS (403.84 FEET) PARALLEL WITH SAID WEST BOUNDARY TO THE NORTH LINE OF THE GRANTORS' LAND; THENCE NORTH 89 DEGREES 18 MINUTES 23 SECONDS EAST 6.096 METERS (20.00 FEET) ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 0.1292 HECTARES (0.319 ACRES), MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT-OF-WAY WHICH CONTAINS 0.1158 HECTARES (0.286 ACRES), MORE OR LESS, FOR A NET ADDITIONAL TAKING OF 0.0134 HECTARES (0.033 ACRES), MORE OR LESS.

FURTHER EXCEPTING THEREFROM:

THAT PART OF THE ABOVE-DESCRIBED PROPERTY CONVEYED TO STATE OF INDIANA BY WARRANTY DEED RECORDED JULY 15, 2003, AS INSTRUMENT NUMBER 200300068648, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTORS' LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT, MARKED EXHIBIT “B", DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION DESIGNATED AS POINT “6” ON SAID PARCEL PLAT: THENCE SOUTH 0 DEGREES 25 MINUTES 26 SECONDS EAST (BASIS OF BEARINGS IS THE CENTERLINE OF S.R. 32 AS SHOWN ON A CERTAIN LOCATION CONTROL ROUTE SURVEY PLAT RECORDED IN INSTRUMENT NUMBER 200100063561 IN THE OFFICE OF THE RECORDER OF THE COUNTY AND STATE AFORESAID) 82.418 METERS (270.40 FEET) ALONG THE EAST LINE OF SAID

EXHIBIT A
REAL ESTATE
(Page 2 of 4)

QUARTER SECTION TO THE NORTH LINE OF THE GRANTORS' LAND; THENCE SOUTH 89 DEGREES 18 MINUTES 23 SECONDS WEST 6.096 METERS (20.00 FEET) ALONG SAID NORTH LINE TO THE WEST BOUNDARY OF GRAY ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 0 DEGREES 25 MINUTES 26 SECONDS EAST 123.090 METERS (403.84 FEET) ALONG SAID WEST BOUNDARY TO THE POINT DESIGNATED "163" ON SAID PARCEL PLAT, THENCE NORTH 12 DEGREES 01 MINUTE 51 SECONDS WEST 76.497 METERS (250.97 FEET) TO THE POINT DESIGNATED "136" ON SAID PARCEL PLAT; THENCE NORTH 0 DEGREES 40 MINUTES 50 SECONDS WEST 39.991 METERS (131.20 FEET) TO THE POINT DESIGNATED "135" ON SAID PARCEL PLAT; THENCE NORTH 8 DEGREES 23 MINUTES 25 SECONDS EAST 8.195 METERS (26.89 FEET) TO THE NORTH LINE OF SAID GRANTORS' LAND; THENCE NORTH 89 DEGREES 18 MINUTES 23 SECONDS EAST 14.315 METERS (46.97 FEET) ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 0.1317 HECTARES (0.325 ACRES), MORE OR LESS.
FURTHER EXCEPTING THEREFROM:

THAT PART OF THE ABOVE-DESCRIBED PROPERTY CONVEYED TO THE CITY OF WESTFIELD BY QUITCLAIM DEED RECORDED NOVEMBER 07, 2014, AS INSTRUMENT NUMBER 2014050331, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTORS' LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT, MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION, SAID NORTHEAST CORNER BEING DESIGNATED AS POINT "7" ON SAID PARCEL PLAT; THENCE SOUTH 0 DEGREES 08 MINUTES 24 SECONDS EAST 1,024.21 FEET ALONG THE EAST LINE OF SAID SECTION TO THE CENTER LINE OF THE FORMER CENTRAL INDIANA RAILROAD AND WHITE RIVER, WESTFIELD AND NOBLESVILLE RAILROAD; THENCE NORTH 89 DEGREES 33 MINUTES 17 SECONDS WEST 16.50 FEET ALONG SAID CENTER LINE TO THE WEST BOUNDARY OF GRAY ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE CONTINUING NORTH 89 DEGREES 33 MINUTES 17 SECONDS WEST 673.10 FEET ALONG SAID CENTERLINE TO THE SOUTHWEST CORNER OF THE GRANTORS' LAND; THENCE NORTH 0 DEGREES 08 MINUTES 24 SECONDS WEST 20.00 FEET ALONG THE WEST LINE OF THE GRANTORS' LAND TO THE NORTH LINE OF SAID RAILROAD; THENCE SOUTH 89 DEGREES 33 MINUTES 17 SECONDS EAST 673.10 FEET ALONG SAID NORTH LINE TO THE WEST BOUNDARY OF SAID GRAY ROAD SAID POINT BEING DESIGNATED AS "405" ON SAID PARCEL PLAT; THENCE SOUTH 0 DEGREES 08 MINUTES 24 SECONDS EAST 20.00 FEET ALONG THE BOUNDARY OF SAID GRAY ROAD TO THE POINT OF BEGINNING AND CONTAINING 0.309 ACRES, MORE OR LESS.

FURTHER EXCEPTING THEREFROM:

THAT PART OF THE ABOVE-DESCRIBED PROPERTY CONVEYED TO ALLCARE HOLDINGS, LLC, AN INDIANA LIMITED LIABILITY COMPANY BY WARRANTY DEED RECORDED JUNE 08, 2017, AS INSTRUMENT NUMBER 2017026477, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

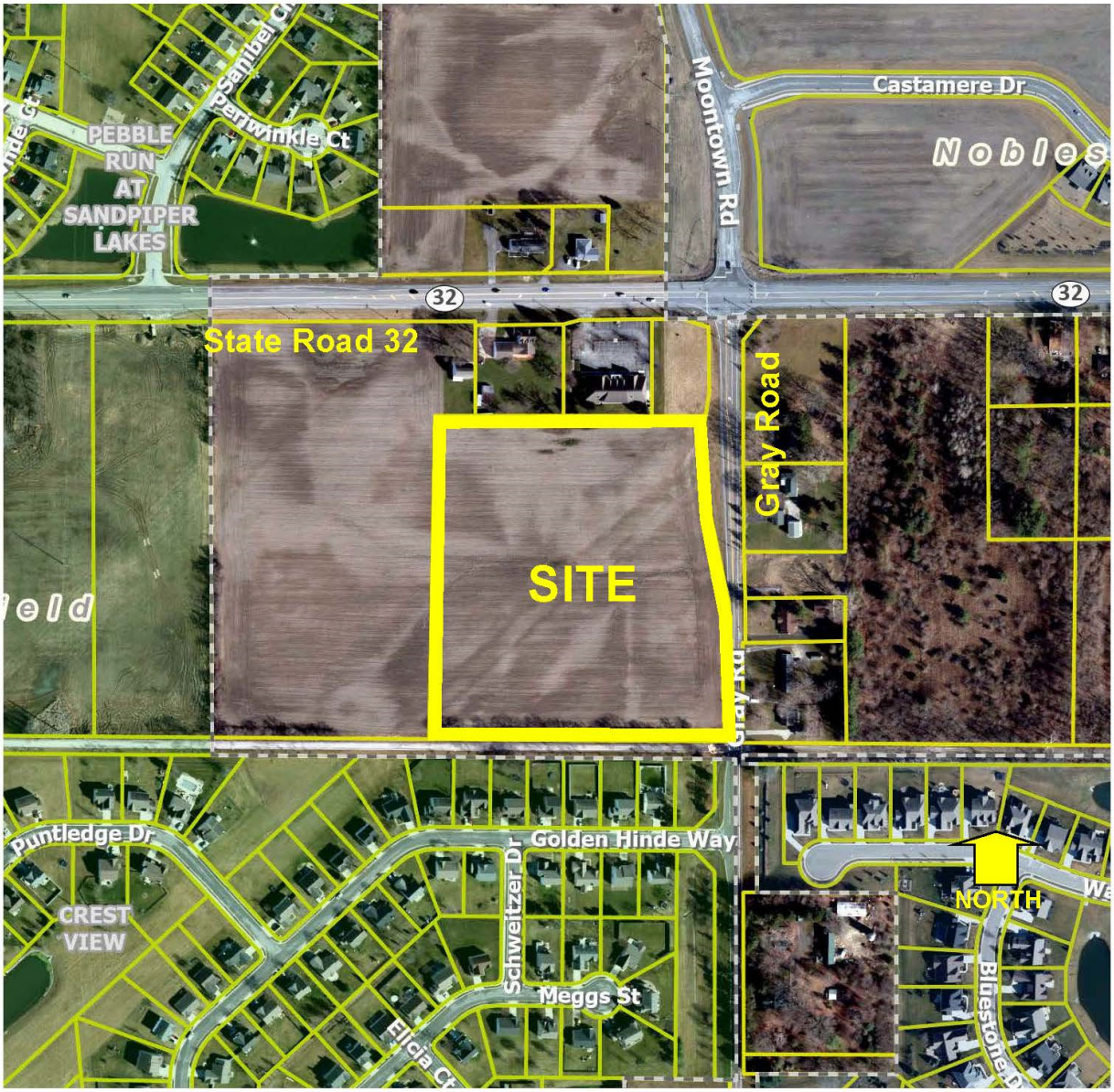
PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 46 MINUTES 36 SECONDS WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION A

EXHIBIT A
REAL ESTATE
(Page 3 of 4)

DISTANCE OF 383.50 FEET TO THE NORTHWEST CORNER OF THE LAND DESCRIBED IN INSTRUMENT NO. 9809825791; THENCE SOUTH 00 DEGREES 33 MINUTES 08 SECONDS WEST ALONG THE WEST LINE OF SAID INSTRUMENT NO. 9809825791 A DISTANCE OF 270.40 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN INSTRUMENT NO. 9809825791, SAID CORNER IS ALSO ON THE NORTH LINE OF THE LAND DESCRIBED IN INSTRUMENT NO. 9909942078 AND IS THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 46 MINUTES 36 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE 198.50 FEET TO THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN INSTRUMENT NO. 9809825791; THENCE SOUTH 00 DEGREES 13 MINUTES 24 SECONDS WEST A DISTANCE OF 15.00 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 36 SECONDS WEST PARALLEL WITH SAID NORTH LINE A DISTANCE OF 198.50 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2,978 SQUARE FEET MORE OR LESS.

<u>EXHIBIT A</u>
REAL ESTATE
(Page 4 of 4)



<u>EXHIBIT B</u>
CONCEPT PLAN
(Page 1 of 1)

Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 2208-PUD-16.

<u>EXHIBIT C</u>
Townhome Perspectives and Elevations – Front Load
(See Following 5 Pages)

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

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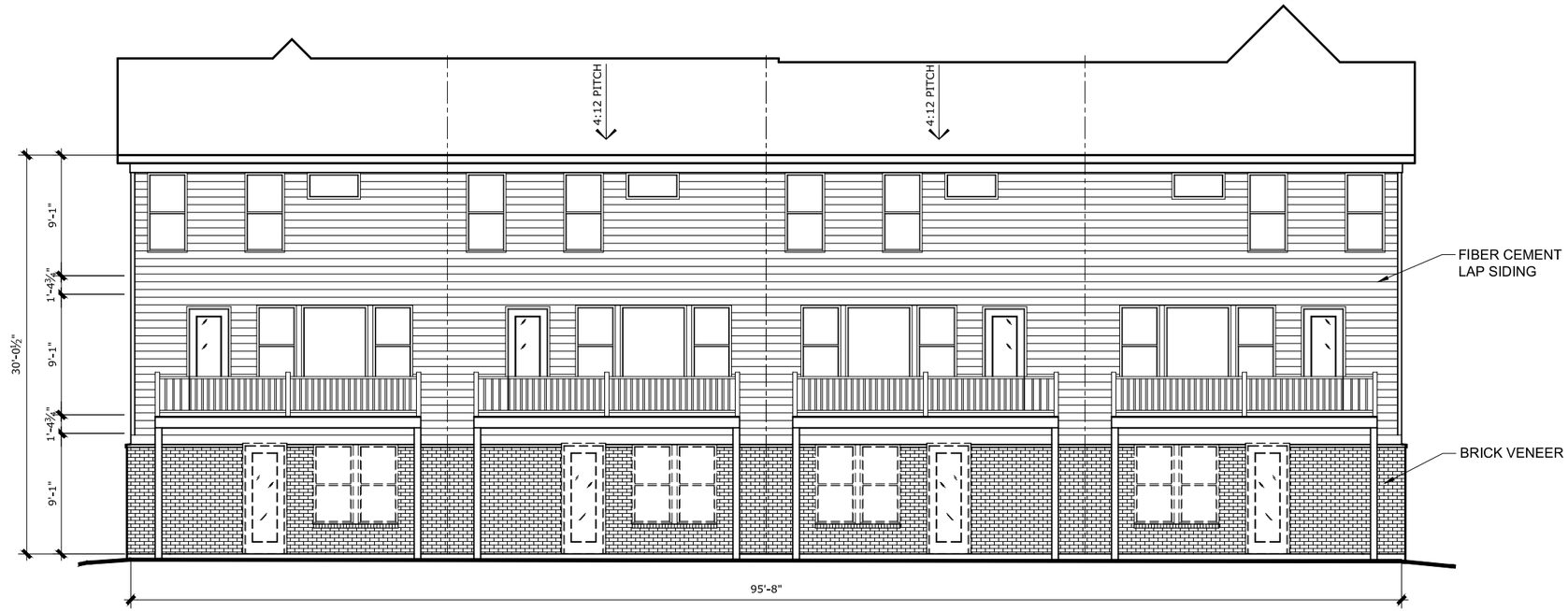
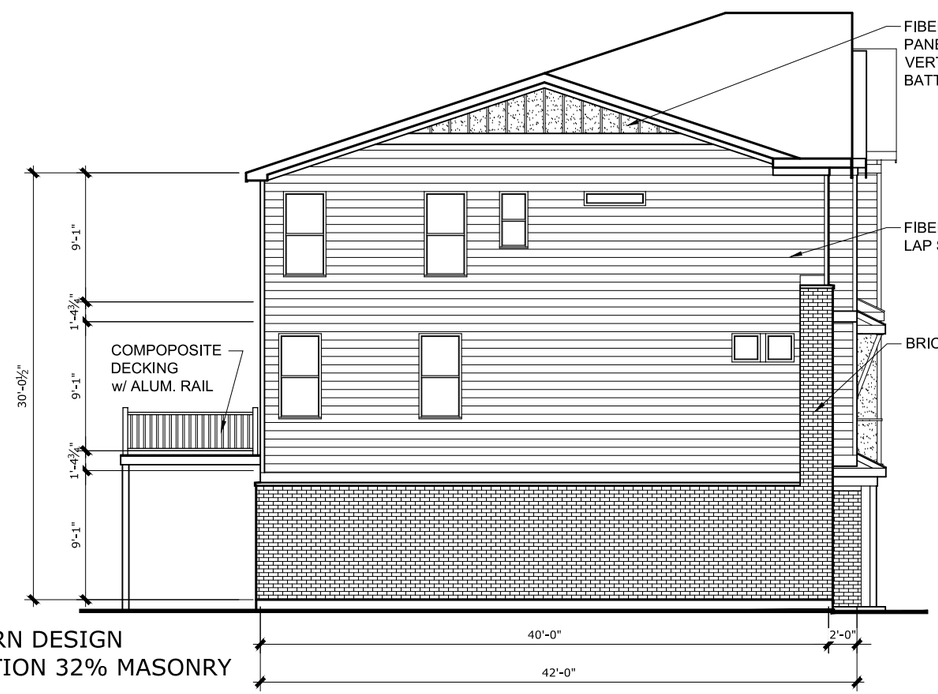
BROOKLINE 4-UNIT - WESTFIELD YARD

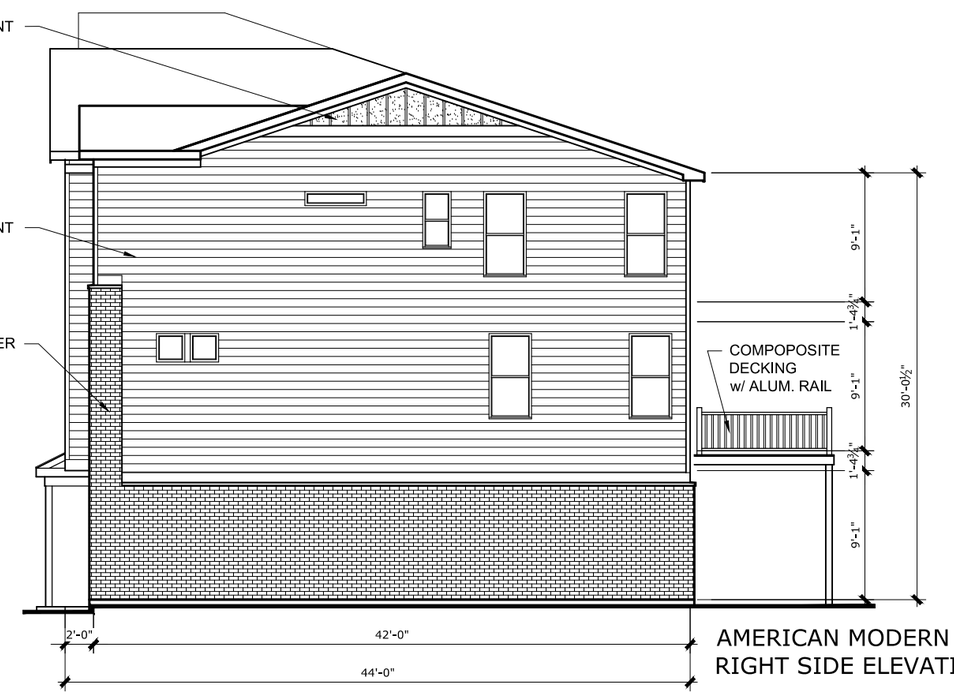
NOT FOR CONSTRUCTION



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



AMERICAN MODERN DESIGN
LEFT SIDE ELEVATION 32% MASONRY



AMERICAN MODERN DESIGN
RIGHT SIDE ELEVATION 32% MASONRY

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BROOKLINE 4-UNIT - WESTFIELD YARD

NOT FOR CONSTRUCTION

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

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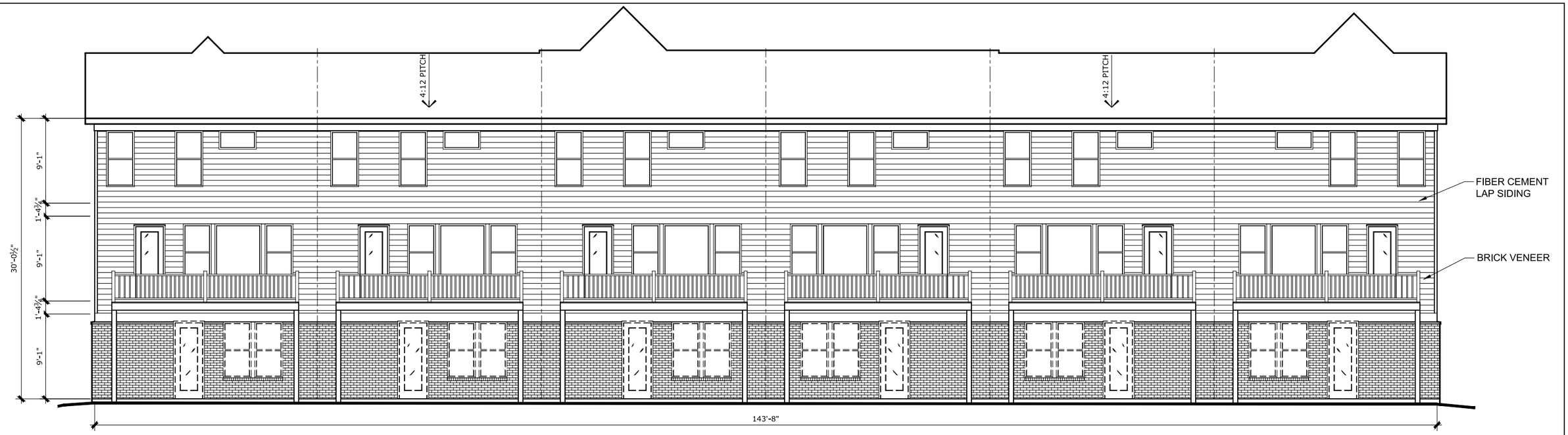
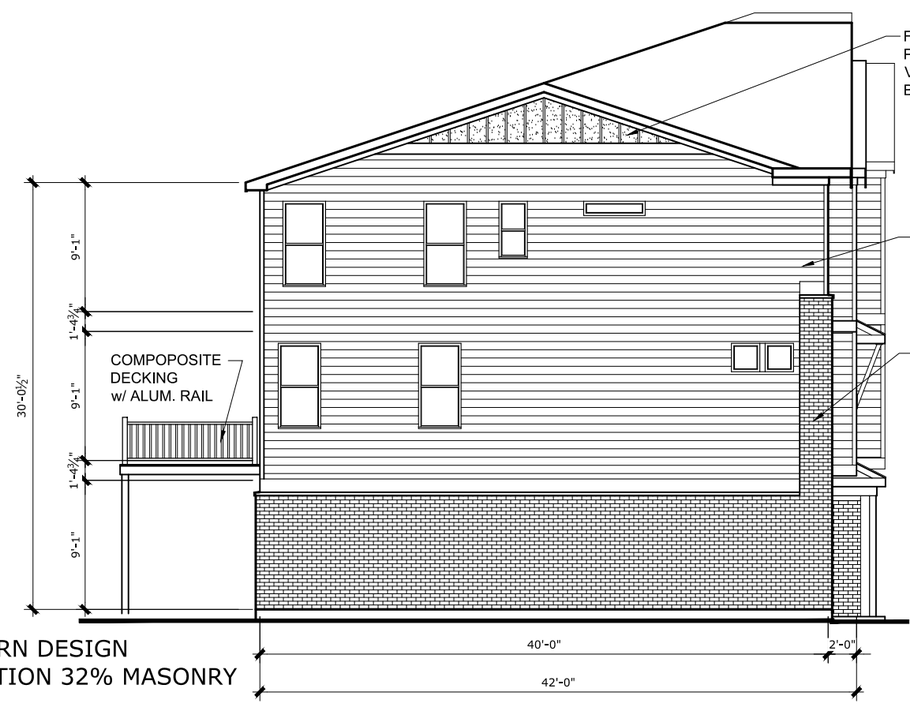
BROOKLINE 6-UNIT - WESTFIELD YARD

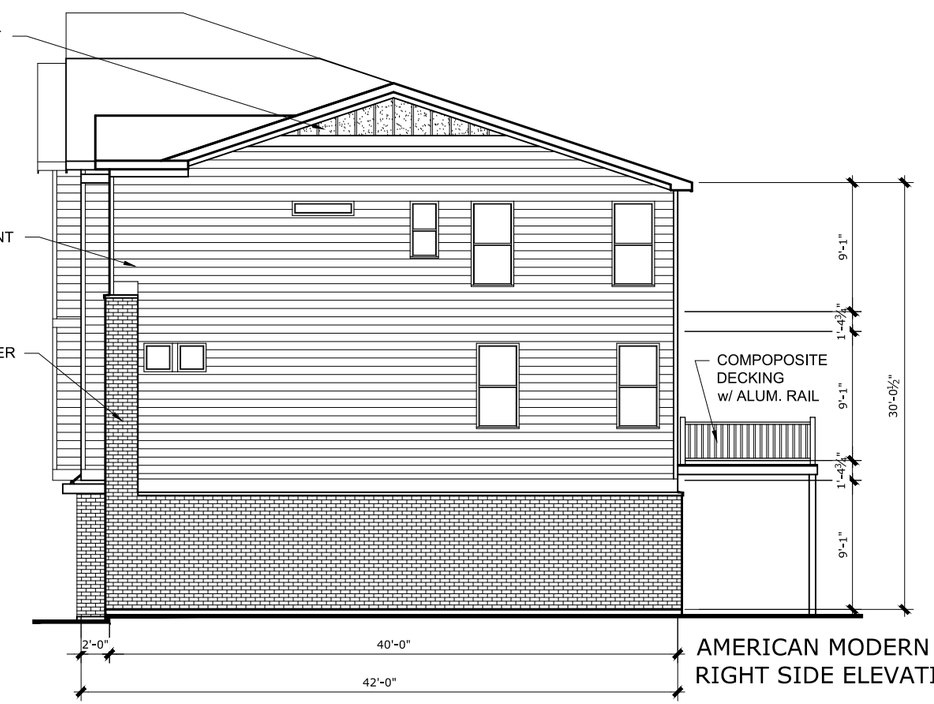
NOT FOR CONSTRUCTION



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



AMERICAN MODERN DESIGN
LEFT SIDE ELEVATION 32% MASONRY



AMERICAN MODERN DESIGN
RIGHT SIDE ELEVATION 32% MASONRY

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BROOKLINE 6-UNIT - WESTFIELD YARD

NOT FOR CONSTRUCTION

<u>EXHIBIT D</u>
Townhome Perspectives and Elevations – Alley Load
(See Following 7 Pages)

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

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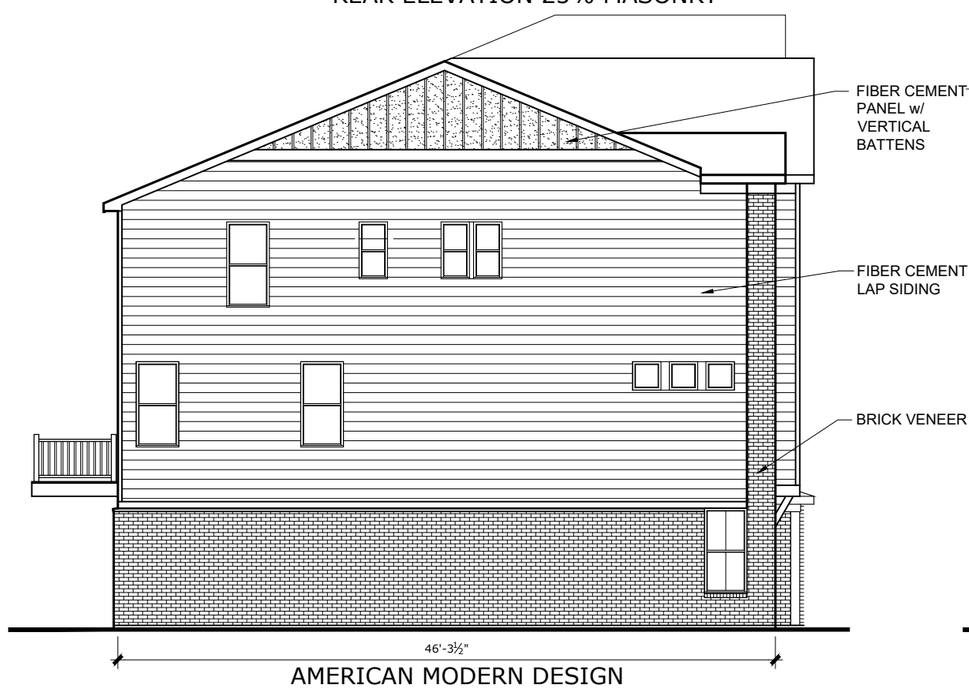
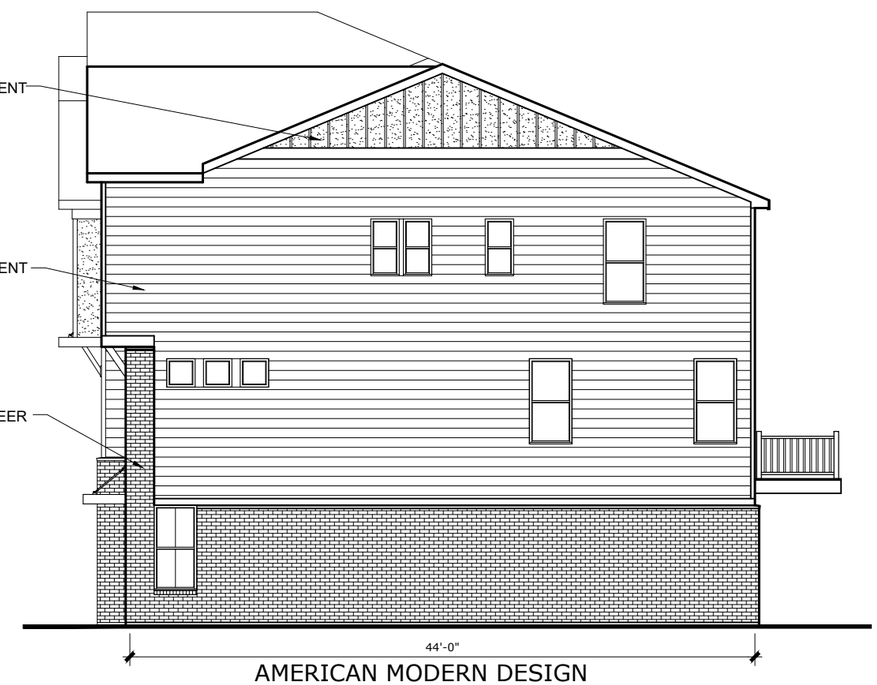
TUSTIN 4-UNIT - WESTFIELD YARD

NOT FOR CONSTRUCTION

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



AMERICAN MODERN DESIGN
LEFT SIDE ELEVATION 28% MASONRY



AMERICAN MODERN DESIGN
RIGHT SIDE ELEVATION 28% MASONRY

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TUSTIN 4-UNIT - WESTFIELD YARD

NOT FOR CONSTRUCTION

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

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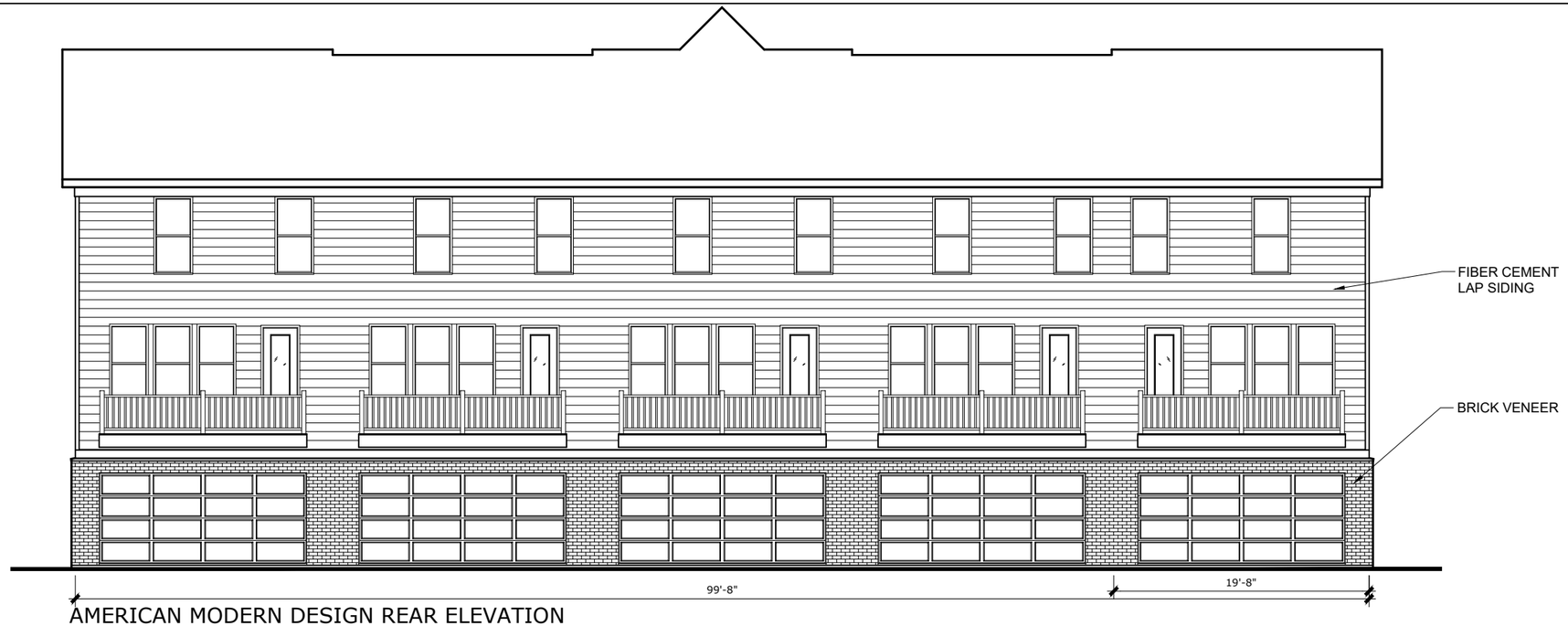
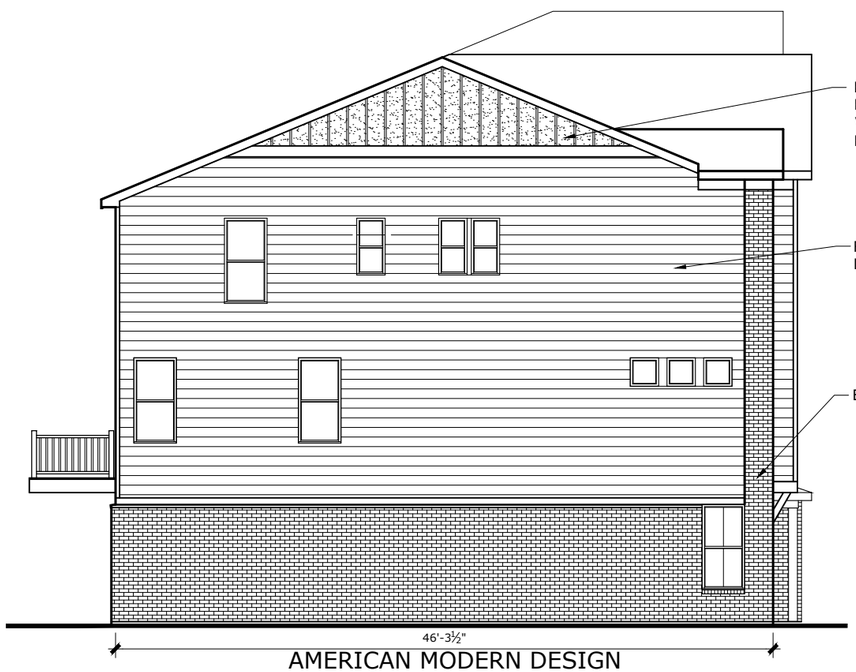
TUSTIN 5-UNIT - WESTFIELD YARD

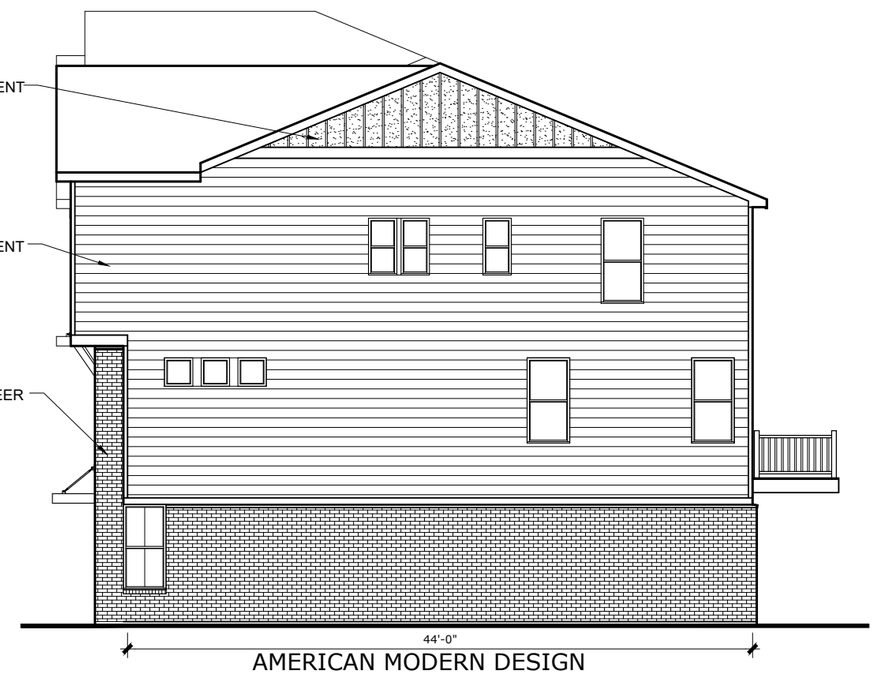
NOT FOR CONSTRUCTION



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



AMERICAN MODERN DESIGN
LEFT SIDE ELEVATION 28% MASONRY



AMERICAN MODERN DESIGN
RIGHT SIDE ELEVATION 28% MASONRY

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TUSTIN 5-UNIT - WESTFIELD YARD

NOT FOR CONSTRUCTION

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

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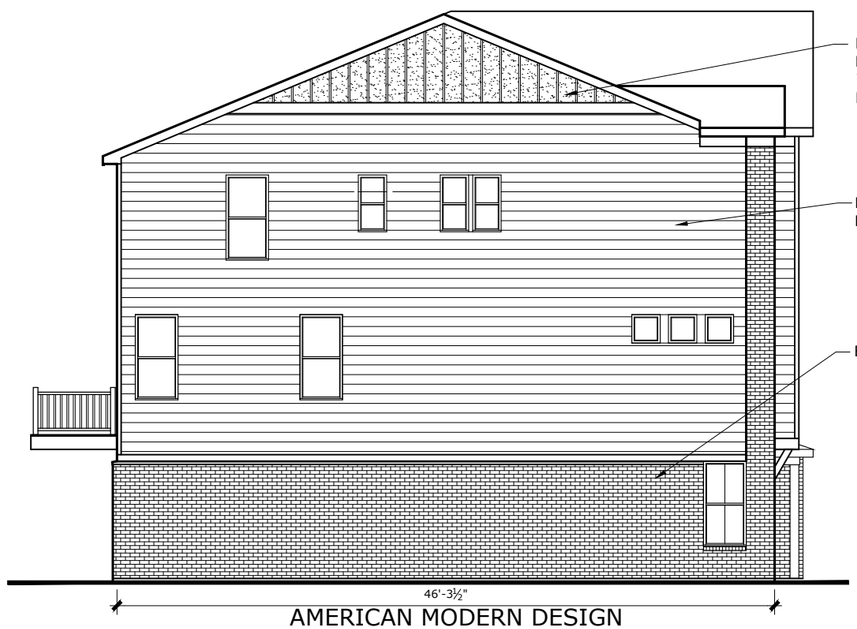
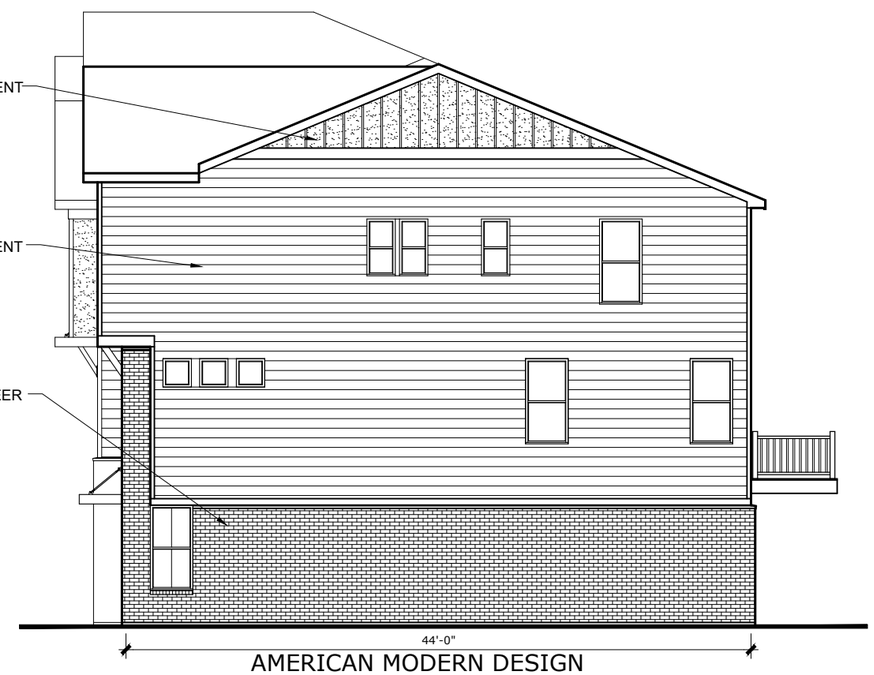
TUSTIN 6-UNIT - WESTFIELD YARD

NOT FOR CONSTRUCTION

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



AMERICAN MODERN DESIGN
LEFT SIDE ELEVATION 28% MASONRY



AMERICAN MODERN DESIGN
RIGHT SIDE ELEVATION 28% MASONRY

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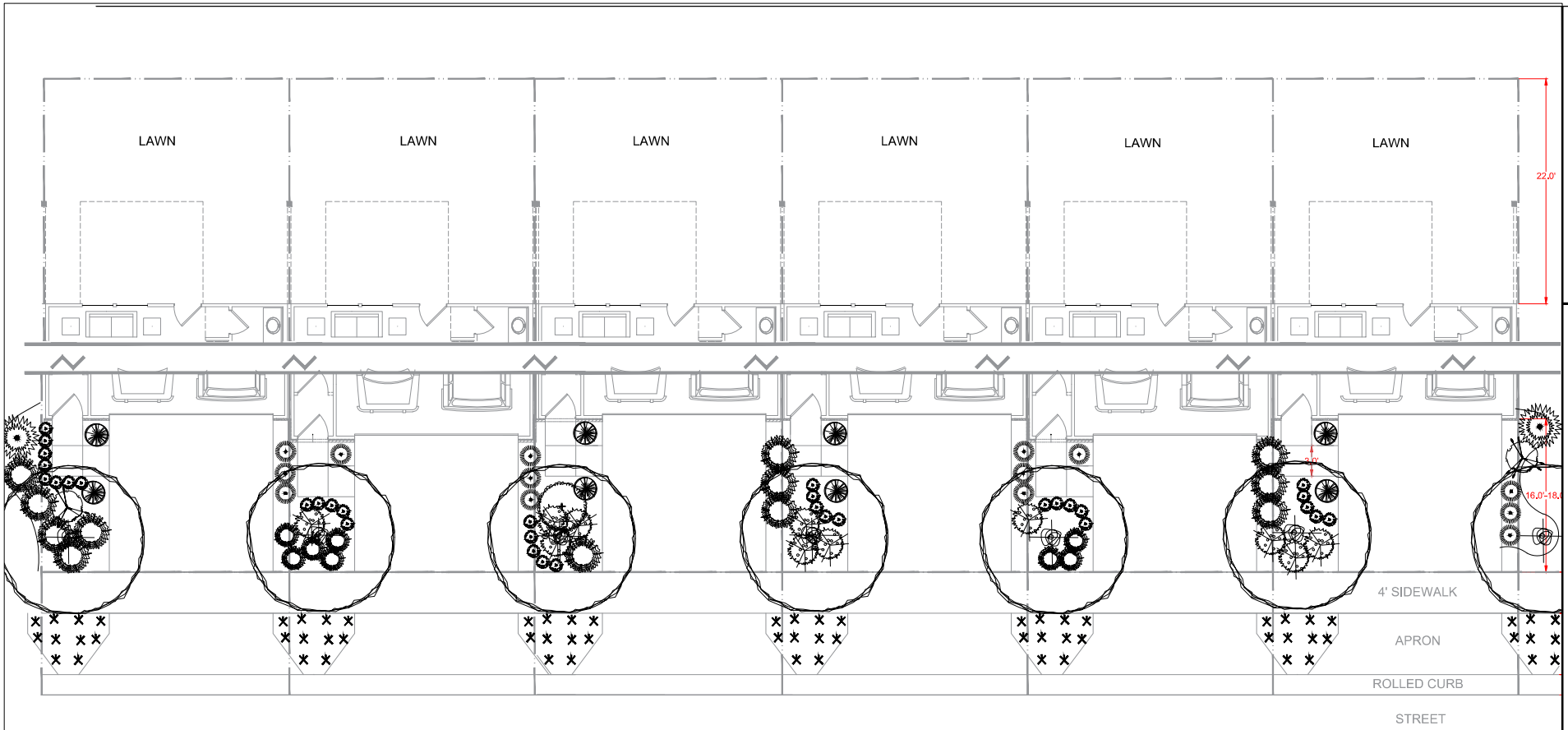
TUSTIN 6-UNIT - WESTFIELD YARD

NOT FOR CONSTRUCTION

<u>EXHIBIT E</u>
Foundation Planting Exhibit
(See following 2 pages)



DECIDUOUS TREE

ORNAMENTAL TREE

DWARF STANDARD ORNAMENTAL TREE

MEDIUM DECIDUOUS SHRUB

DWARF DECIDUOUS SHRUB

UPRIGHT EVERGREEN

BROADLEAF EVERGREEN

MEDIUM EVERGREEN SHRUB

ORNAMENTAL GRASS

DWARF ORNAMENTAL GRASS

PERENNIAL

BIG BLUE LIRIOPE

Notes:

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

0 5 10 20

DATE: September 17, 2020

REVISED: January 20, 2022

DRAWN BY: GAF

SCALE: 1"=10'

UI_Landscape 6 of 23

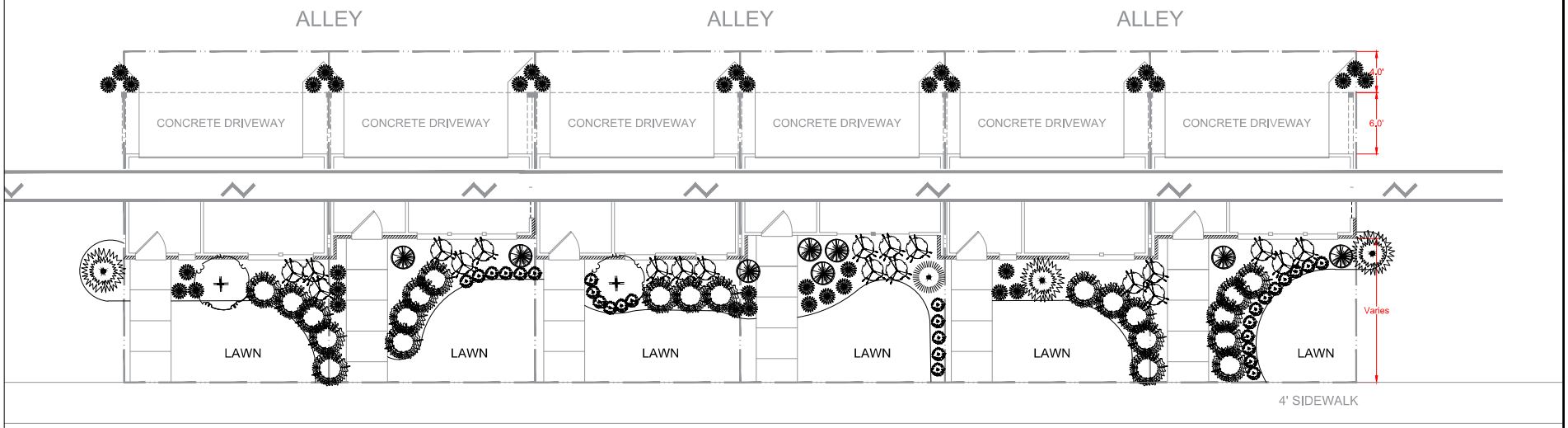
TEM_UI_Front Single Family Attached_Landscape_Typical_6UNIT

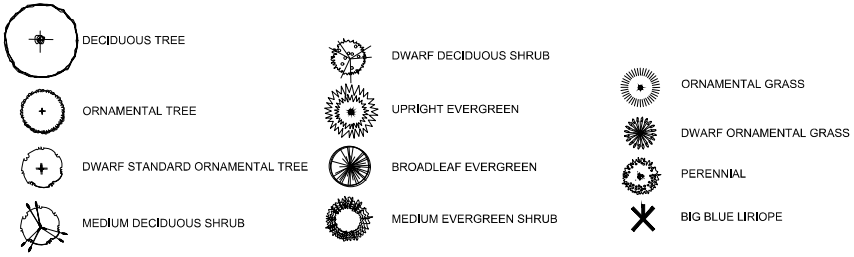
The information is not for public distribution without the written consent of The Fischer Group. All information is deemed reliable at time of print, but is subject to revisions at the discretion of The Fischer Group.

FISCHER HOMES

Notes:

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





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

TEM_UI_Rear Single Family
Attached_Landscape_Typical_6UNIT

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

FISCHER HOMES

EXHIBIT F
AMENITY CHARACTER EXHIBITS

(See following page)

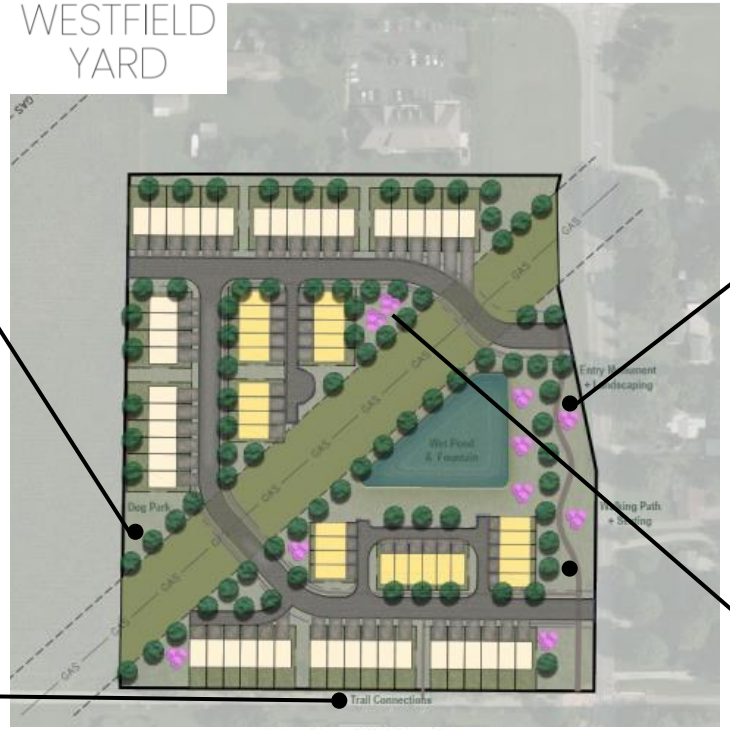
AMENITIES

Designated Dog Area
- 4ft Aluminum Fence
- Seating Area

Midland Trace Trail Connection

WESTFIELD YARD

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



Product Offering

Brookline - Front Entry
46 homesites

Tustin - Rear Entry
29 homesites

- Pathway
- Two landscaped seating areas overlooking pond.

Landscaped open space with bench seating

ORDINANCE NUMBER 22-32

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

"Westfield Yard"

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2208-PUD-16**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **22-08-PUD-16** 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 _____ __, 2022; and

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

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

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Westfield Yard PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development

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

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

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

2.1 **"Underlying Zoning Districts"** For the purposes of this Ordinance only, shall mean the Zoning Districts of the UDO that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

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

3.1 The Real Estate shall be developed in substantial compliance with the Concept Plan. The Buildings illustrated in the concept plan may be repositioned as final engineering of the District is completed, however, the street network and general design of the townhome community shall be in substantial compliance with the Concept Plan.

Section 4. **Underlying Zoning District.** The Underlying Zoning District shall be SFA: Single-Family Attached District.

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

5.1 All uses permitted in the Underlying Zoning Districts, as set for in Chapter 4 and Chapter 13 of the UDO, shall be prohibited unless otherwise provided in this Ordinance.

5.2 Townhouse Dwellings in substantial compliance with the compliance with **Exhibit C** ("Townhome Elevations – Front Load") and **Exhibit D** ("Townhome Elevations – Alley Load") shall be permitted. All other dwellings types shall be prohibited.

5.3 The maximum number of dwellings shall not exceed seventy-five (75).

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

the District, except as otherwise modified below with the following table which replaces and supersedes the Section 4.9 (A-L) of the UDO:

Standard	
Minimum Lot Area	No Minimum
Minimum Lot Frontage	No Minimum
Maximum Density	See Section 5.2
Maximum Dwelling Units Per Building	Six (6)
Maximum Project Size	See Real Estate
Minimum Building Setback Lines from perimeter of Real Estate	
Setback from Gray Road	~~20'~~30'
Setback from south perimeter of Real Estate	30'
Setback ~~form~~from north~~,~~ and west ~~& south~~ perimeter of Real Estate	20'
Minimum Driveway Length	20'
Minimum Internal Building Setbacks	
Minimum Distance Between Structures	20'
Maximum Lot Coverage	Not Applicable
Project Perimeter Setback	Not Applicable
Minimum Lot Width	No Minimum
Maximum Building Height	3 Stories
Minimum Living Area (Total) Per Dwelling Unit	
Alley Load Dwelling Units	2,000sqft
Front Load Dwelling Units	2,300sqft

Section 7. **State Highway 32 Overlay District.** The standards of the State Highway 32 Overlay Zone shall not apply to the District unless specified in this Ordinance.

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

8.1 Article 6.3 Architectural Standards: Article 6.3 shall not apply, rather, the following shall apply:

A. Townhome Elevations: The Townhouse Dwellings shall be constructed in substantial compliance with **Exhibit C** ("Townhome Elevations – Front Load") and **Exhibit D** ("Townhome Elevations – Alley Load") (collectively, the "Townhome Elevations"). To the extent the applicable architectural standards of the UDO conflict with the Townhome Elevations, the Townhome Elevations shall prevail.

B. Building Materials:

1. Vinyl siding shall be prohibited.

2. Masonry shall be provided on all building elevations (front, side and rear) as illustrated on the Townhome Elevations included under **Exhibit C** and **Exhibit D**.

C. Garages: All Dwellings shall have a minimum two (2) car attached garage.

D. Windows:

1. A minimum of four (4) windows shall be provided on all side elevations.

2. A one by 4-inch nominal window trim board shall be provided on all windows unless the window is wrapped in masonry.

E. Variation: A townhome unit immediately adjacent to (in the same building) and immediately across the street from the subject townhome unit shall be a different facade than the subject townhome unit.

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

A. Street Trees: Article 6.8(J) Street Trees shall apply, however, a maximum spacing requirement of eighty (80) feet and a minimum spacing requirement of twenty feet (20') shall apply to void conflict driveway and utility conflicts If a street tree is prevented from being installed based on utility conflicts then alternative locations for such street tree(s) shall be approved by the Director.

B. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below:

1. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.

2. A minimum of: one (l) Shade Tree and four (4) Shrubs shall be required per Townhouse Dwelling. End dwelling units on each building shall require one (l) additional shade Tree and four (4) additional Shrubs at the side of the dwelling.

3. Foundation Plantings: Article 6.8(L) shall not apply, rather the following shall apply: Each Townhouse Building shall be

landscaped in compliance with the landscaping shown in **Exhibit E**, attached hereto and incorporated herein. If the landscaping shown in **Exhibit E** is prevented from being installed as shown, then alternative locations for such landscaping shall be approved by the Director.

C. Buffer Yards and External Street Frontage Landscaping: Article 6.8(N) shall apply except as modified and enhanced below:

i. Buffer Yard and External Street Frontage landscaping shall be provided as generally depicted in Exhibit B.

ii. Buffer Yard Type A plantings within a 20' width shall be provided (i) along the north (where adjacent to an AG-SF1 District) perimeter ~~f~~of the Real Estate and (ii) along south perimeter of the Real Estate adjacent to the Midland Trail parcel.

iii. Relocation of plant materials within the Buffer Yards and External Street Frontage area shall be permitted as part of the Development Plan approval.

D. Trailside Tree Preservation: Any trees within ten (10) feet of the Midland Trace Trail (on the Real Estate~~) ,~~), that are in good health and not otherwise required to be removed for environmental reasons, shall be preserved in accordance with Article 6.8, Landscaping Standards of the UDO. Existing trees in this area shall not be disturbed unless required by the City, or for drainage/utility installation.

E. Parking Area Landscaping: Article 8.6 (O)(3) shall not apply as parking is provided in driveways and not freestanding parking areas.

8.2 Bike Parking: Article 6.14(H) Parking and Loading Standards – Bicycle Parking shall not apply.

8.3 Residential Signs: Article 6.17(G)(1) Monument Signs shall apply and include landscaping at the entrances to the District.

Section 9. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations) except as modified below, unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 10. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

10.1 Minimum Open Space: Open Space (green space area on lots, common areas and the area of ponds) shall be a minimum of twenty-five (25) percent and as generally shown on the Concept Plan. Ponds shall not be included in the Open Space calculation.

10.2 Amenities: Article 8.6(H) Multi-family Districts: Shall not apply, rather site amenities shall include Open space including; trails, benches or swings, sidewalk pathways and~~/or~~ a designated dog ~~walking areas,~~ area shall be provided.

A. The location of amenities shall be in substantial compliance with the Concept Plan attached hereto as Exhibit B~~ and incorporated herein shall be provided. The Amenities shall be consistent with the quality and character of those shown in Exhibit F, attached hereto~~. If the designated dog area is prevented from being installed in the location as shown, then an alternative location shall be provided.

B. The Amenities shall be consistent with the quality and character of those shown in Exhibit F, attached hereto.

C. The enclosed space of the designated dog area shall be a minimum of one thousand (1,000) square feet.

D. There shall be a minimum of four (4) seating areas including landscaping.

10.3 Midland Trace Trail Access: Access points, including landscape plantings shall be provided to permit pedestrian access to the Midland Trace Trail as generally depicted as the "Trail Connections," on the Concept Plan attached hereto as Exhibit B and incorporated herein. The final locations of the trail access points and improvements are subject to City approvals and final engineering. If the trail connections shown in the Concept Plan are prevented from being installed as generally shown, then an alternative location providing comparable trail access to the Midland Trace Trail shall be approved by the Director.

10.4 Mail Delivery. Mail delivery is intended to occur through cluster box units (CBU's). CBU's shall be located in appropriate areas throughout the PUD, as determined by the Secondary Plat. All CBU's shall have a uniform and consistent design, to give a decorative appearance within the PUD.

Section 11. **Maintenance Standards:** The following shall be included in the Covenants, Conditions and Restrictions of the Owner's Association for the Real Estate.

11.1. All lots shall be subject to a required landscape maintenance program including seasonal mulching, hard edging, fertilization, mowing and trimming, weeding of landscape beds, pruning and fall clean up.

11.2 All lots shall be subject to a required snow removal program for driveways and sidewalks.

11.3 The above provisions shall be included in the initial Covenants, Conditions and Restrictions of the Owner's Association and all future administration and enforcement of the provisions shall be solely and exclusively the responsibility of the Owner's Association.

Section 12. **Duration.** Failure to obtain Secondary Plat / Construction Plan approval for the District within forty-eight (48) months shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the AG-SF1 District.

Section 13. **Annexation**. The Real Estate, or parts thereof that may be the subject of a secondary plat approval shall be annexed into the corporate limits of the City of Westfield prior to the recording of a secondary plat for the Real Estate.

Section 14. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2022.

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 22-__** was delivered to the Mayor of Westfield

on the _____ day of _____, 2022, at _____ ____ m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 22-__

this _____ day of _____, 2022.

_____
J. Andrew Cook, Mayor

I hereby VETO Ordinance 22-__

this _____ day of _____, 2022.

_____
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 & Frankenberger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Townhome Perspectives and Elevations – Front Load
Exhibit D	Townhome Perspectives and Elevations – Alley Load
Exhibit E	Foundation Planting Exhibit
Exhibit F	Amenity Exhibits

EXHIBIT A
REAL ESTATE
(Page 1 of 3)

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING 270.4 FEET SOUTH OF THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 29 MINUTES 22 SECONDS WEST 689.6 FEET; THENCE SOUTH 693.74 FEET TO THE RAILROAD RIGHT-OF-WAY; THENCE SOUTH 87 DEGREES 01 MINUTES 36 SECONDS EAST 690.5 FEET TO THE SECTION LINE; THENCE NORTH 735.7 FEET TO THE POINT OF BEGINNING, CONTAINING 11.31 ACRES.

EXCEPTING THEREFROM:

THAT PART OF THE ABOVE-DESCRIBED PROPERTY CONVEYED TO STATE OF INDIANA BY WARRANTY DEED RECORDED MAY 20, 2004, AS INSTRUMENT NUMBER 200400034300, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTORS' LAND TYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT, MARKED EXHIBIT “B", DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID QUARTER SECTION 270.40 FEET SOUTH (BEARING AND DISTANCE QUOTED FROM INSTRUMENT NUMBER 9909942078) OF THE NORTHEAST CORNER OF SAID QUARTER SECTION DESIGNATED AS POINT “6" ON SAID PARCEL PLAT, WHICH POINT OF BEGINNING IS THE NORTHEAST CORNER OF THE GRANTORS' LAND; THENCE SOUTH 0 DEGREES 25 MINUTES 26 SECONDS EAST 230.337 METERS (755.70 FEET) ALONG THE EAST LINE OF SAID QUARTER SECTION AND THE EAST LINE OF THE GRANTORS' LAND TO THE SOUTHEAST CORNER OF THE GRANTORS' LAND; THENCE NORTH 87 DEGREES 12 MINUTES 38 SECONDS WEST 5.037 METERS (16.53 FEET) ALONG THE SOUTHERN LINE OF THE GRANTORS' LAND TO THE WEST BOUNDARY OF GRAY ROAD; THENCE NORTH 0 DEGREES 25 MINUTES 26 SECONDS WEST 101.742 METERS (333.80 FEET) ALONG SAID WEST BOUNDARY TO THE POINT DESIGNATED “32” ON SAID PARCEL PLAT; THENCE NORTH 12 DEGREES 01 MINUTE 51 SECONDS WEST 5.303 METERS (17.40 FEET) TO THE POINT DESIGNATED “163” ON SAID PARCEL PLAT; THENCE NORTH 0 DEGREES 25 MINUTES 26 SECONDS WEST 123.090 METERS (403.84 FEET) PARALLEL WITH SAID WEST BOUNDARY TO THE NORTH LINE OF THE GRANTORS' LAND; THENCE NORTH 89 DEGREES 18 MINUTES 23 SECONDS EAST 6.096 METERS (20.00 FEET) ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 0.1292 HECTARES (0.319 ACRES), MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT-OF-WAY WHICH CONTAINS 0.1158 HECTARES (0.286 ACRES), MORE OR LESS, FOR A NET ADDITIONAL TAKING OF 0.0134 HECTARES (0.033 ACRES), MORE OR LESS.

FURTHER EXCEPTING THEREFROM:

THAT PART OF THE ABOVE-DESCRIBED PROPERTY CONVEYED TO STATE OF INDIANA BY WARRANTY DEED RECORDED JULY 15, 2003, AS INSTRUMENT NUMBER 200300068648, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTORS' LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT, MARKED EXHIBIT “B", DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION DESIGNATED AS POINT “6” ON SAID PARCEL PLAT: THENCE SOUTH 0 DEGREES 25 MINUTES 26 SECONDS EAST (BASIS OF BEARINGS IS THE CENTERLINE OF S.R. 32 AS SHOWN ON A CERTAIN LOCATION CONTROL ROUTE SURVEY PLAT RECORDED IN INSTRUMENT NUMBER 200100063561 IN THE OFFICE OF THE RECORDER OF THE COUNTY AND STATE AFORESAID) 82.418 METERS (270.40 FEET) ALONG THE EAST LINE OF SAID

EXHIBIT A
REAL ESTATE
(Page 2 of 4)

QUARTER SECTION TO THE NORTH LINE OF THE GRANTORS' LAND; THENCE SOUTH 89 DEGREES 18 MINUTES 23 SECONDS WEST 6.096 METERS (20.00 FEET) ALONG SAID NORTH LINE TO THE WEST BOUNDARY OF GRAY ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 0 DEGREES 25 MINUTES 26 SECONDS EAST 123.090 METERS (403.84 FEET) ALONG SAID WEST BOUNDARY TO THE POINT DESIGNATED "163" ON SAID PARCEL PLAT, THENCE NORTH 12 DEGREES 01 MINUTE 51 SECONDS WEST 76.497 METERS (250.97 FEET) TO THE POINT DESIGNATED "136" ON SAID PARCEL PLAT; THENCE NORTH 0 DEGREES 40 MINUTES 50 SECONDS WEST 39.991 METERS (131.20 FEET) TO THE POINT DESIGNATED "135" ON SAID PARCEL PLAT; THENCE NORTH 8 DEGREES 23 MINUTES 25 SECONDS EAST 8.195 METERS (26.89 FEET) TO THE NORTH LINE OF SAID GRANTORS' LAND; THENCE NORTH 89 DEGREES 18 MINUTES 23 SECONDS EAST 14.315 METERS (46.97 FEET) ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 0.1317 HECTARES (0.325 ACRES), MORE OR LESS.
FURTHER EXCEPTING THEREFROM:

THAT PART OF THE ABOVE-DESCRIBED PROPERTY CONVEYED TO THE CITY OF WESTFIELD BY QUITCLAIM DEED RECORDED NOVEMBER 07, 2014, AS INSTRUMENT NUMBER 2014050331, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

A PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTORS' LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT, MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION, SAID NORTHEAST CORNER BEING DESIGNATED AS POINT "7" ON SAID PARCEL PLAT; THENCE SOUTH 0 DEGREES 08 MINUTES 24 SECONDS EAST 1,024.21 FEET ALONG THE EAST LINE OF SAID SECTION TO THE CENTER LINE OF THE FORMER CENTRAL INDIANA RAILROAD AND WHITE RIVER, WESTFIELD AND NOBLESVILLE RAILROAD; THENCE NORTH 89 DEGREES 33 MINUTES 17 SECONDS WEST 16.50 FEET ALONG SAID CENTER LINE TO THE WEST BOUNDARY OF GRAY ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE CONTINUING NORTH 89 DEGREES 33 MINUTES 17 SECONDS WEST 673.10 FEET ALONG SAID CENTERLINE TO THE SOUTHWEST CORNER OF THE GRANTORS' LAND; THENCE NORTH 0 DEGREES 08 MINUTES 24 SECONDS WEST 20.00 FEET ALONG THE WEST LINE OF THE GRANTORS' LAND TO THE NORTH LINE OF SAID RAILROAD; THENCE SOUTH 89 DEGREES 33 MINUTES 17 SECONDS EAST 673.10 FEET ALONG SAID NORTH LINE TO THE WEST BOUNDARY OF SAID GRAY ROAD SAID POINT BEING DESIGNATED AS "405" ON SAID PARCEL PLAT; THENCE SOUTH 0 DEGREES 08 MINUTES 24 SECONDS EAST 20.00 FEET ALONG THE BOUNDARY OF SAID GRAY ROAD TO THE POINT OF BEGINNING AND CONTAINING 0.309 ACRES, MORE OR LESS.

FURTHER EXCEPTING THEREFROM:

THAT PART OF THE ABOVE-DESCRIBED PROPERTY CONVEYED TO ALLCARE HOLDINGS, LLC, AN INDIANA LIMITED LIABILITY COMPANY BY WARRANTY DEED RECORDED JUNE 08, 2017, AS INSTRUMENT NUMBER 2017026477, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

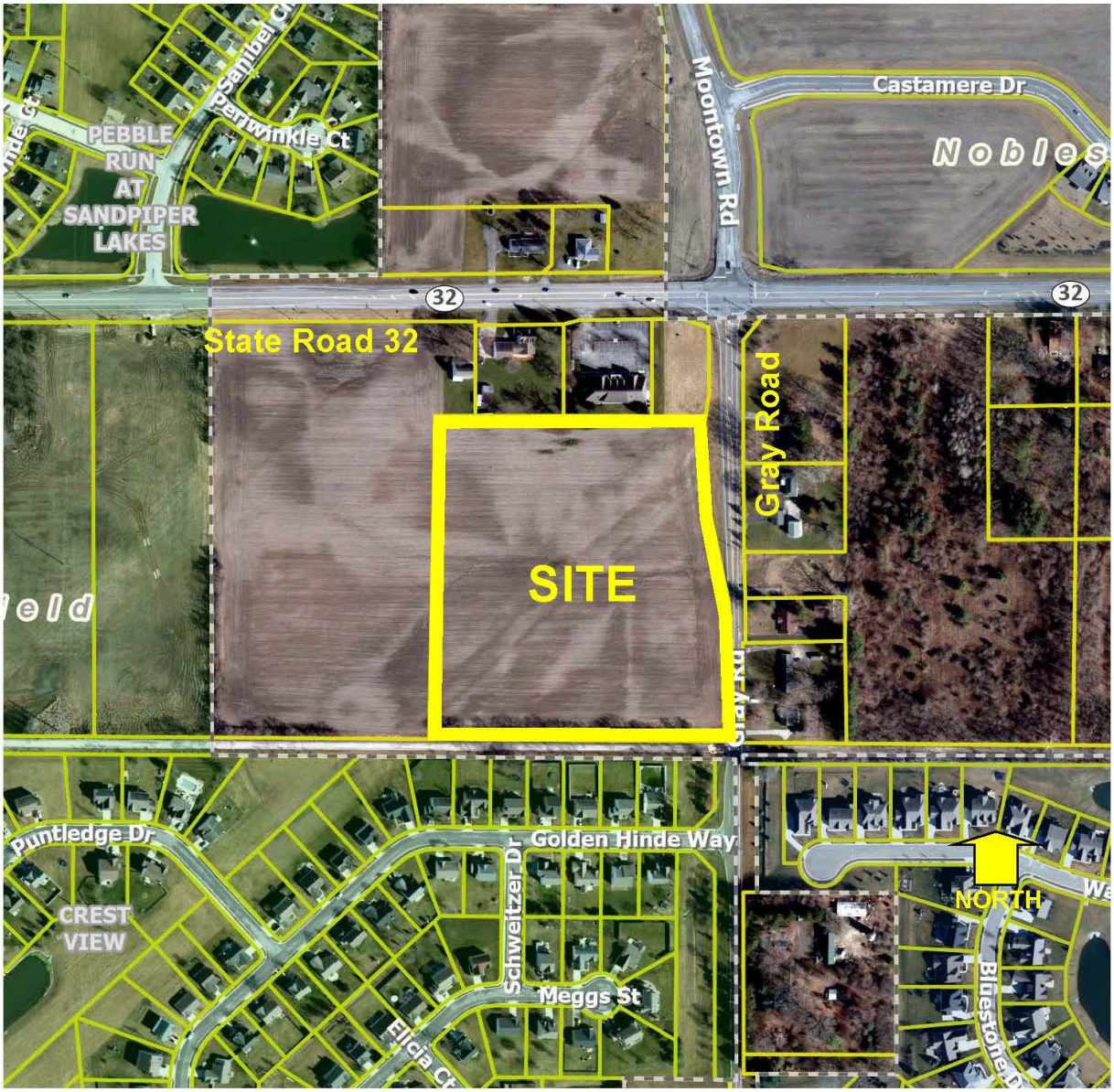
PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 46 MINUTES 36 SECONDS WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION A

EXHIBIT A
REAL ESTATE
(Page 3 of 4)

DISTANCE OF 383.50 FEET TO THE NORTHWEST CORNER OF THE LAND DESCRIBED IN INSTRUMENT NO. 9809825791; THENCE SOUTH 00 DEGREES 33 MINUTES 08 SECONDS WEST ALONG THE WEST LINE OF SAID INSTRUMENT NO. 9809825791 A DISTANCE OF 270.40 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN INSTRUMENT NO. 9809825791, SAID CORNER IS ALSO ON THE NORTH LINE OF THE LAND DESCRIBED IN INSTRUMENT NO. 9909942078 AND IS THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 46 MINUTES 36 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE 198.50 FEET TO THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN INSTRUMENT NO. 9809825791; THENCE SOUTH 00 DEGREES 13 MINUTES 24 SECONDS WEST A DISTANCE OF 15.00 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 36 SECONDS WEST PARALLEL WITH SAID NORTH LINE A DISTANCE OF 198.50 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2,978 SQUARE FEET MORE OR LESS.

EXHIBIT A
REAL ESTATE
(Page 4 of 4)



<u>EXHIBIT B</u>
CONCEPT PLAN
(Page 1 of 1)

Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 2208-PUD-16.

EXHIBIT C
Townhome Perspectives and Elevations – Front Load
(See Following 5 Pages)

EXHIBIT D

Townhome Perspectives and Elevations – Alley Load

(See Following 7 Pages)

EXHIBIT E
Foundation Planting Exhibit
(See following 2 pages)

EXHIBIT F
AMENITY CHARACTER EXHIBITS
(See following ~~3 pages~~page)

Westfield Yard
Conceptual Plan

Product Offering

Brookline - Front Entry
46 homesites

Tustin - Rear Entry
29 homesites

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

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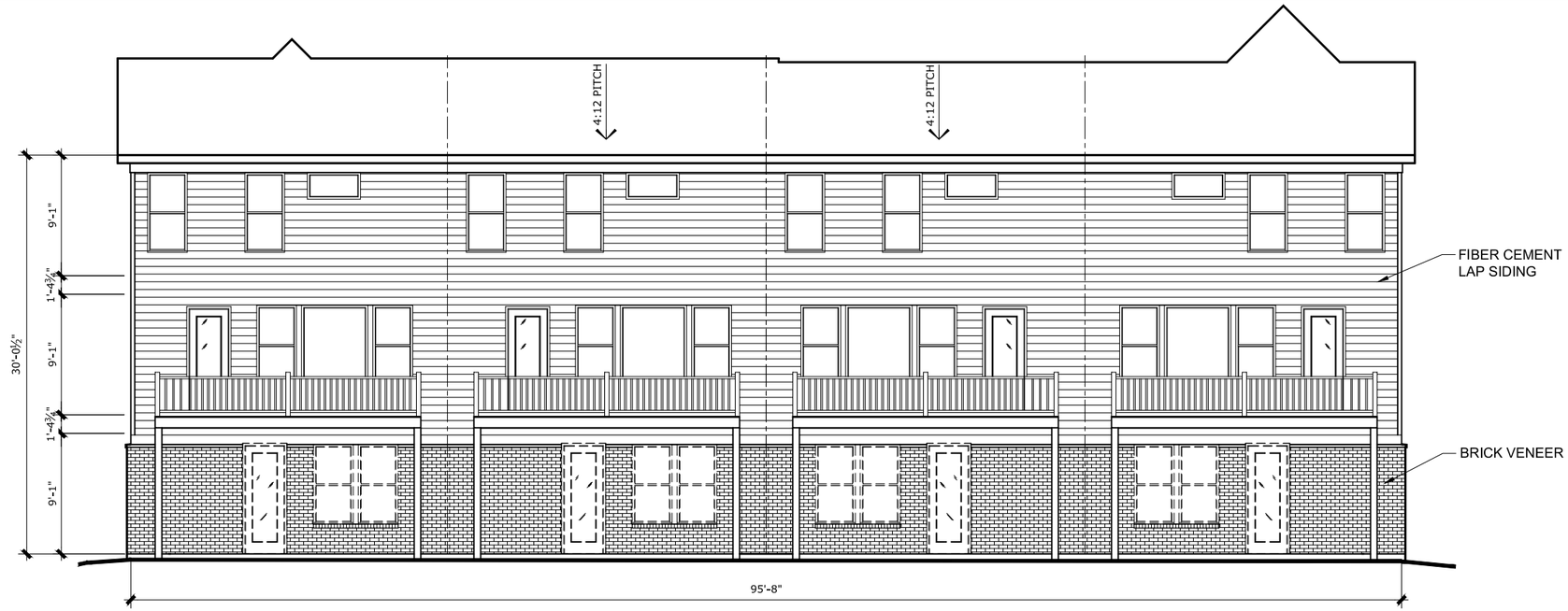
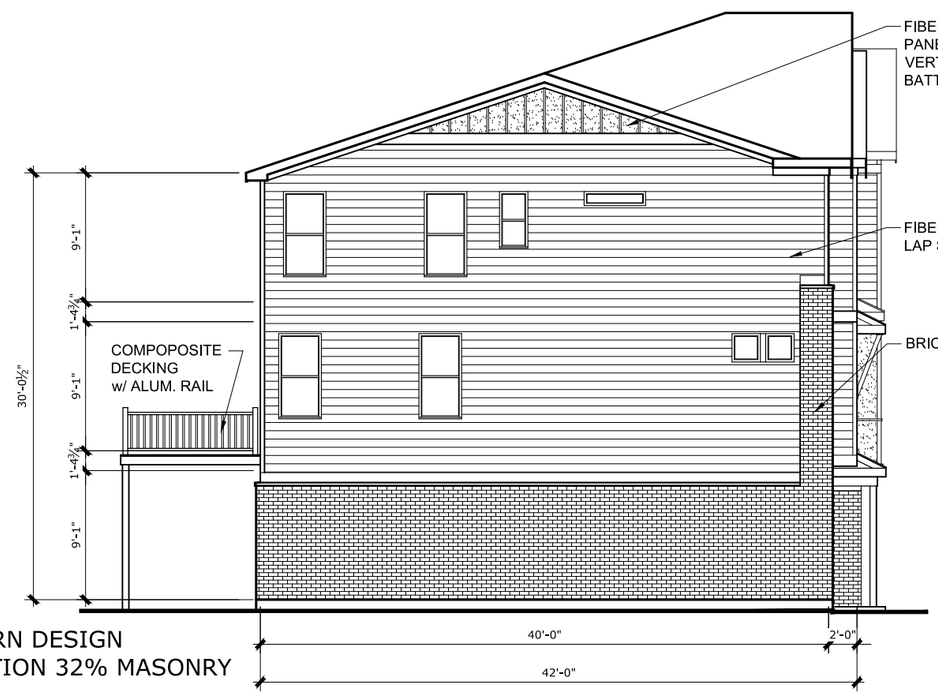
BROOKLINE 4-UNIT - WESTFIELD YARD

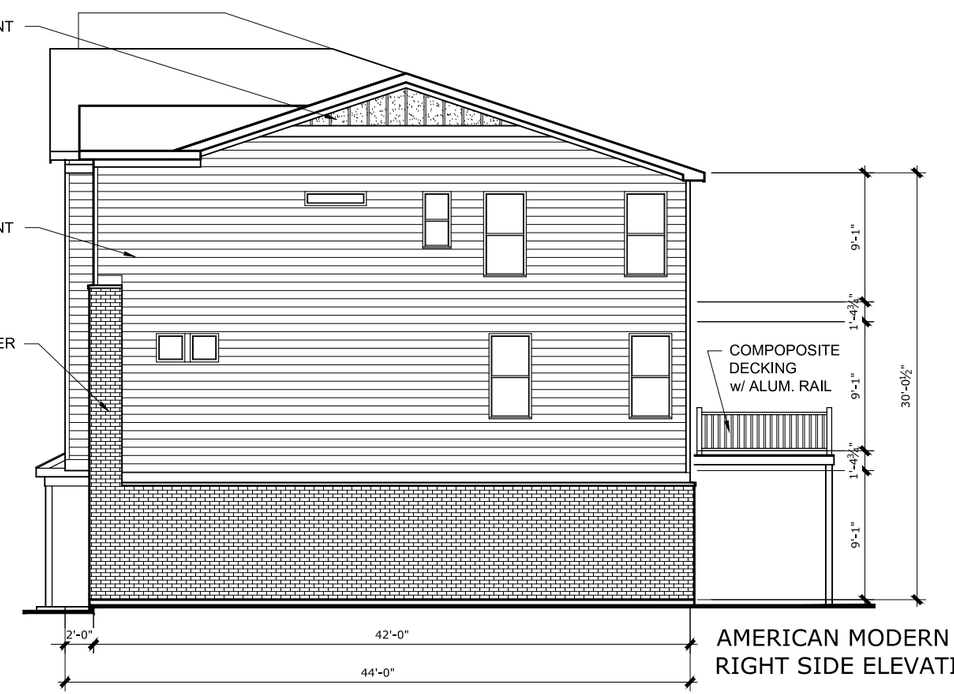
NOT FOR CONSTRUCTION



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



AMERICAN MODERN DESIGN
LEFT SIDE ELEVATION 32% MASONRY



AMERICAN MODERN DESIGN
RIGHT SIDE ELEVATION 32% MASONRY

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BROOKLINE 4-UNIT - WESTFIELD YARD

NOT FOR CONSTRUCTION

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

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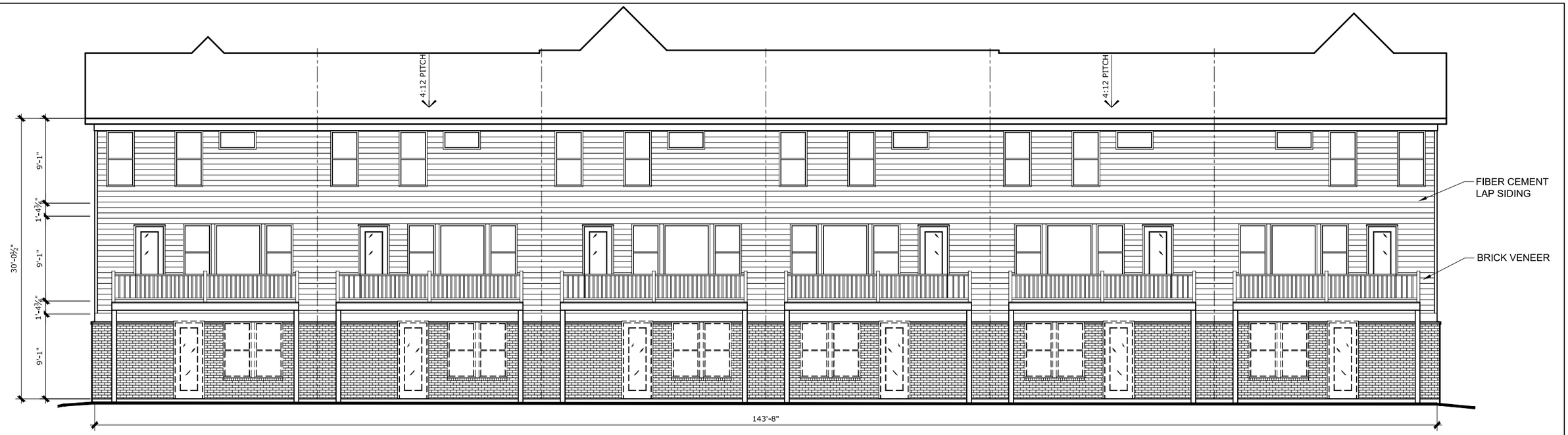
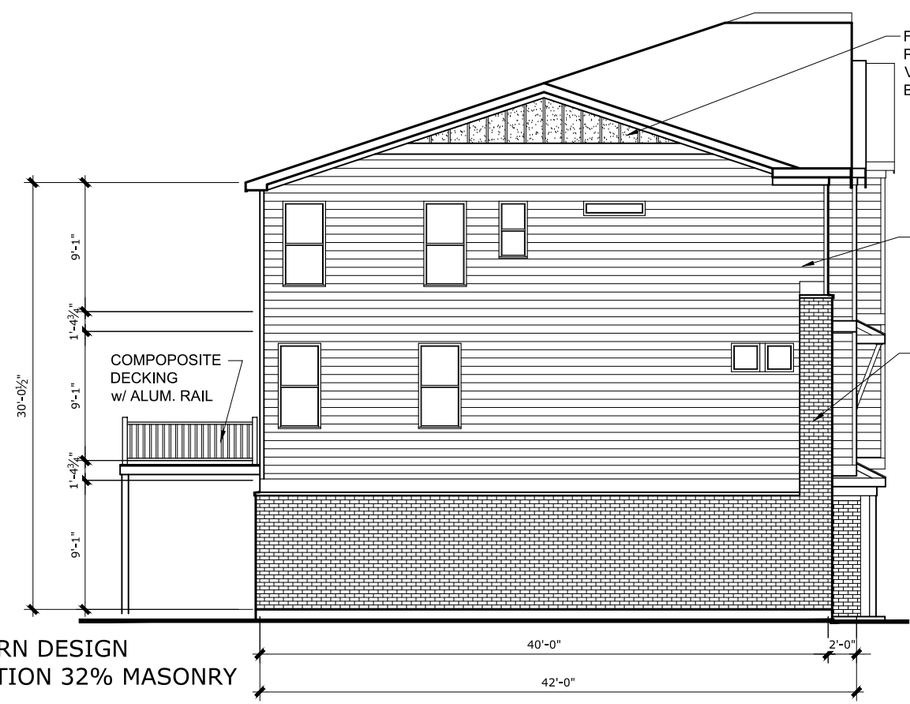
BROOKLINE 6-UNIT - WESTFIELD YARD

NOT FOR CONSTRUCTION



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



AMERICAN MODERN DESIGN
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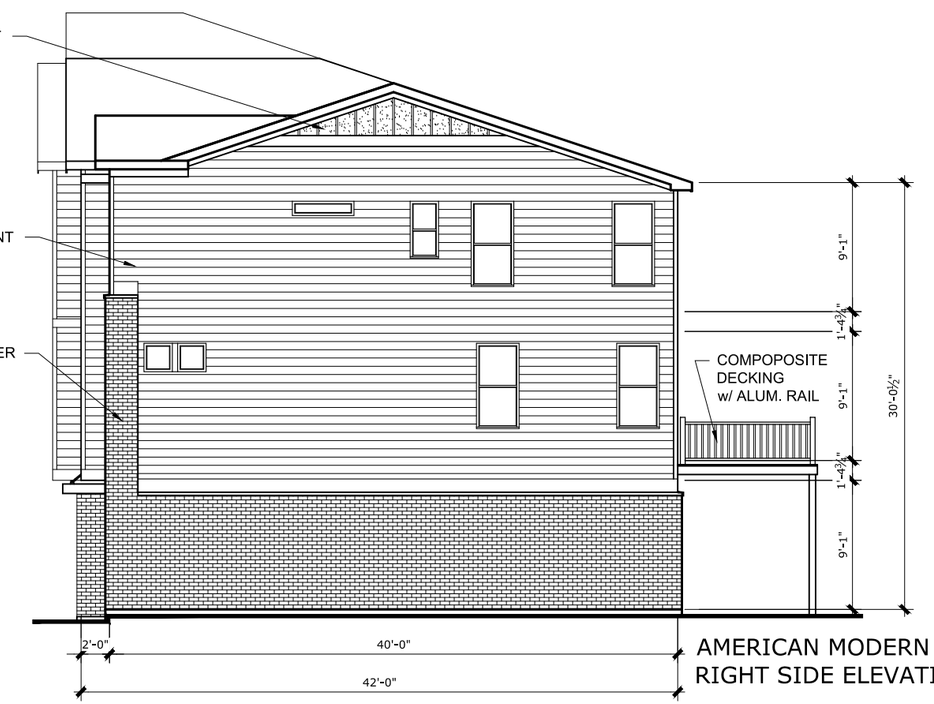

AMERICAN MODERN DESIGN
RIGHT SIDE ELEVATION 32% MASONRY

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BROOKLINE 6-UNIT - WESTFIELD YARD

NOT FOR CONSTRUCTION

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

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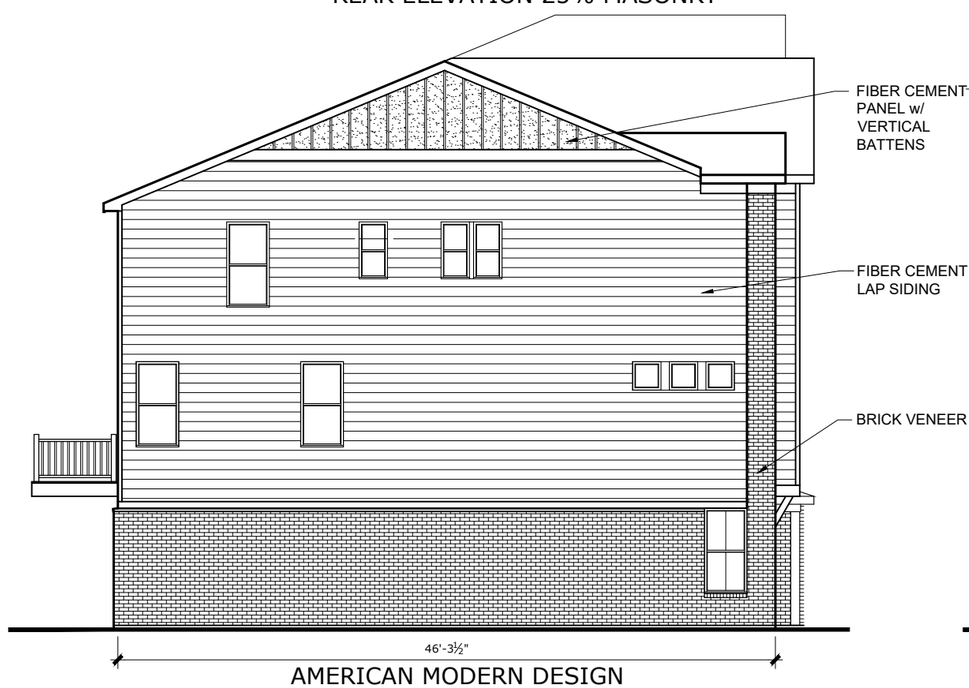
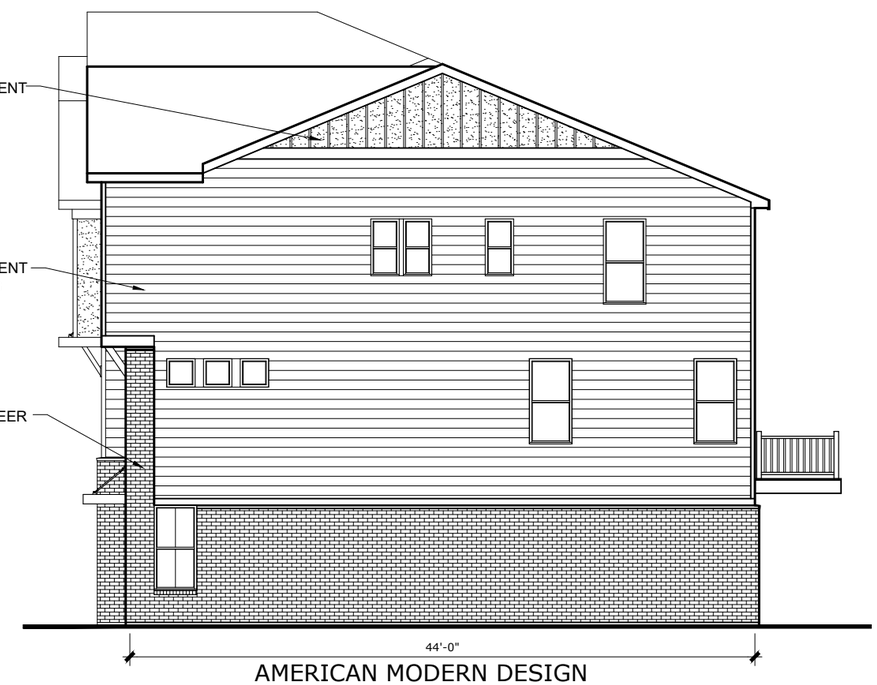
TUSTIN 4-UNIT - WESTFIELD YARD

NOT FOR CONSTRUCTION

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



AMERICAN MODERN DESIGN
LEFT SIDE ELEVATION 28% MASONRY



AMERICAN MODERN DESIGN
RIGHT SIDE ELEVATION 28% MASONRY

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TUSTIN 4-UNIT - WESTFIELD YARD

NOT FOR CONSTRUCTION

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

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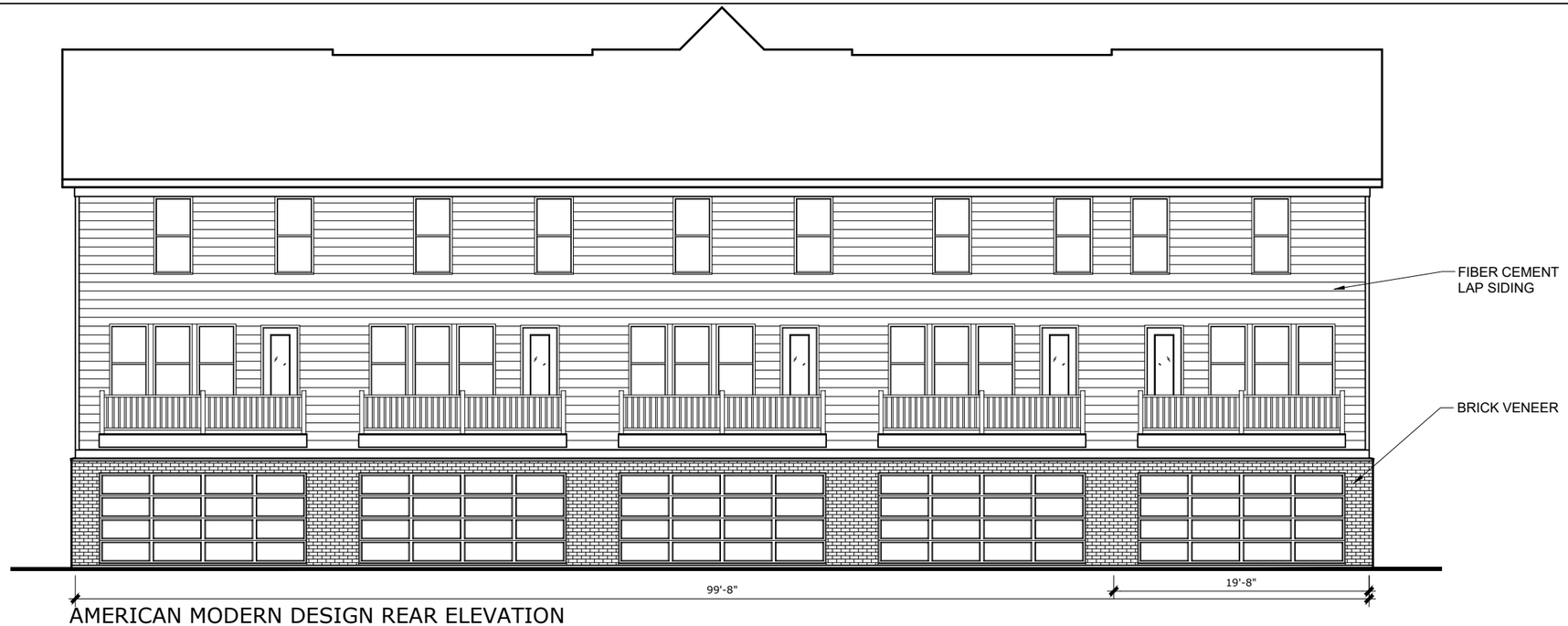
TUSTIN 5-UNIT - WESTFIELD YARD

NOT FOR CONSTRUCTION



AMERICAN MODERN DESIGN REAR ELEVATION
5-HOME BUILDING
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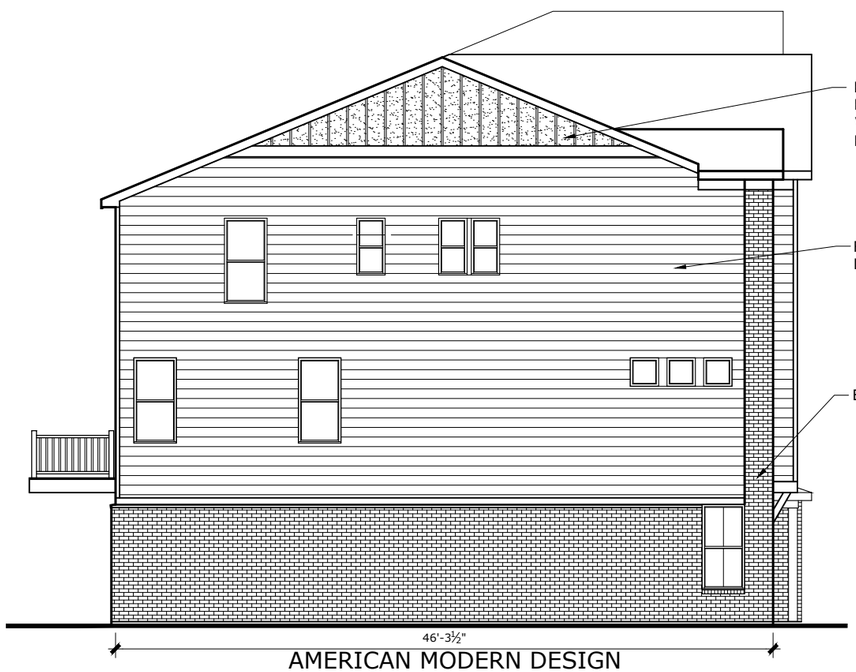
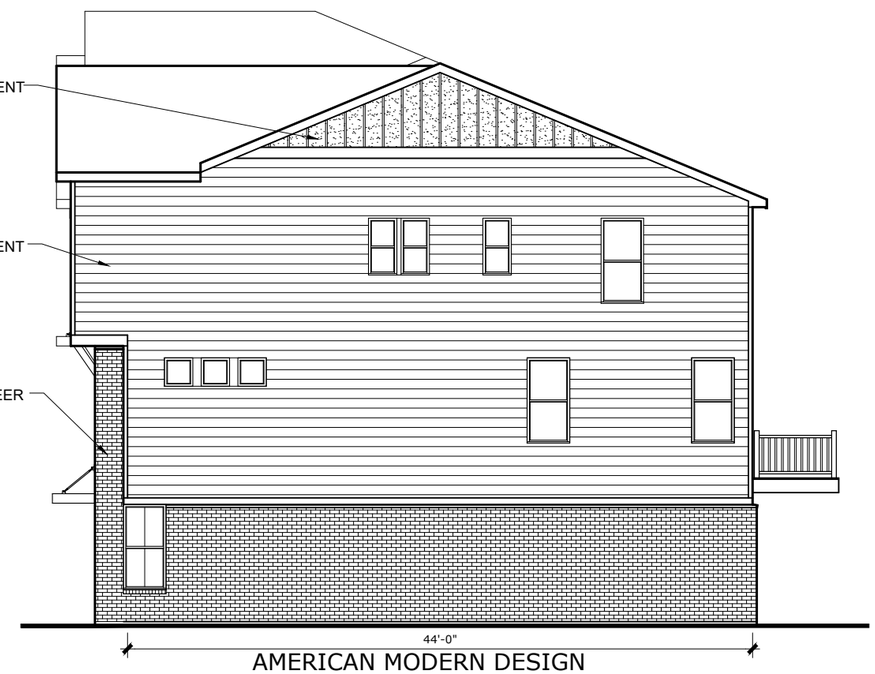


AMERICAN MODERN DESIGN
LEFT SIDE ELEVATION 28% MASONRY



AMERICAN MODERN DESIGN
RIGHT SIDE ELEVATION 28% MASONRY

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TUSTIN 5-UNIT - WESTFIELD YARD

NOT FOR CONSTRUCTION

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

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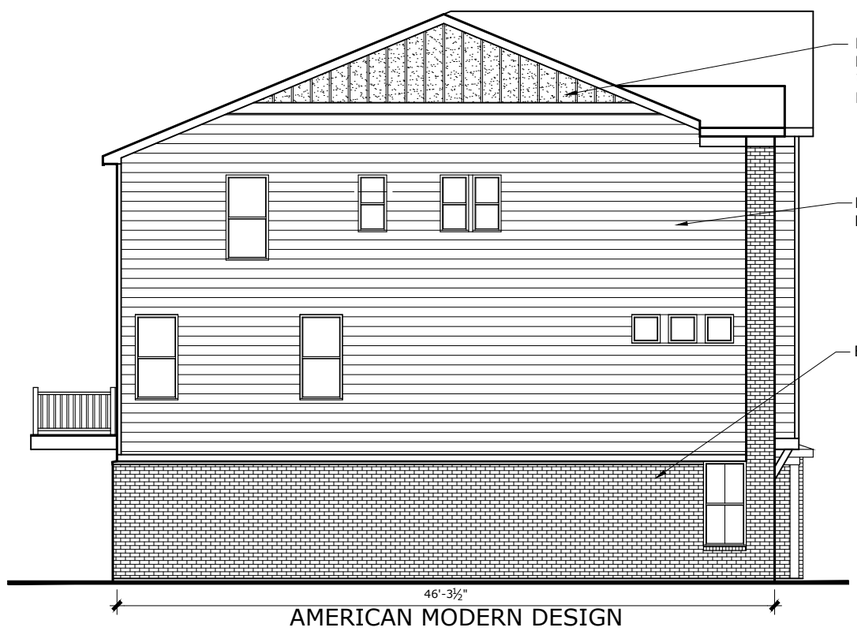
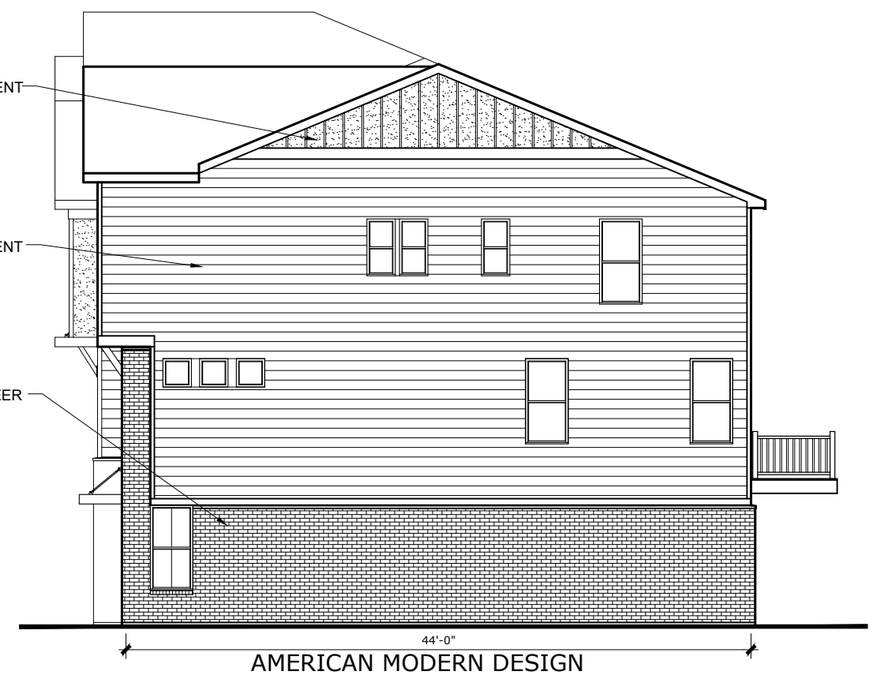
TUSTIN 6-UNIT - WESTFIELD YARD

NOT FOR CONSTRUCTION

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



AMERICAN MODERN DESIGN
LEFT SIDE ELEVATION 28% MASONRY



AMERICAN MODERN DESIGN
RIGHT SIDE ELEVATION 28% MASONRY

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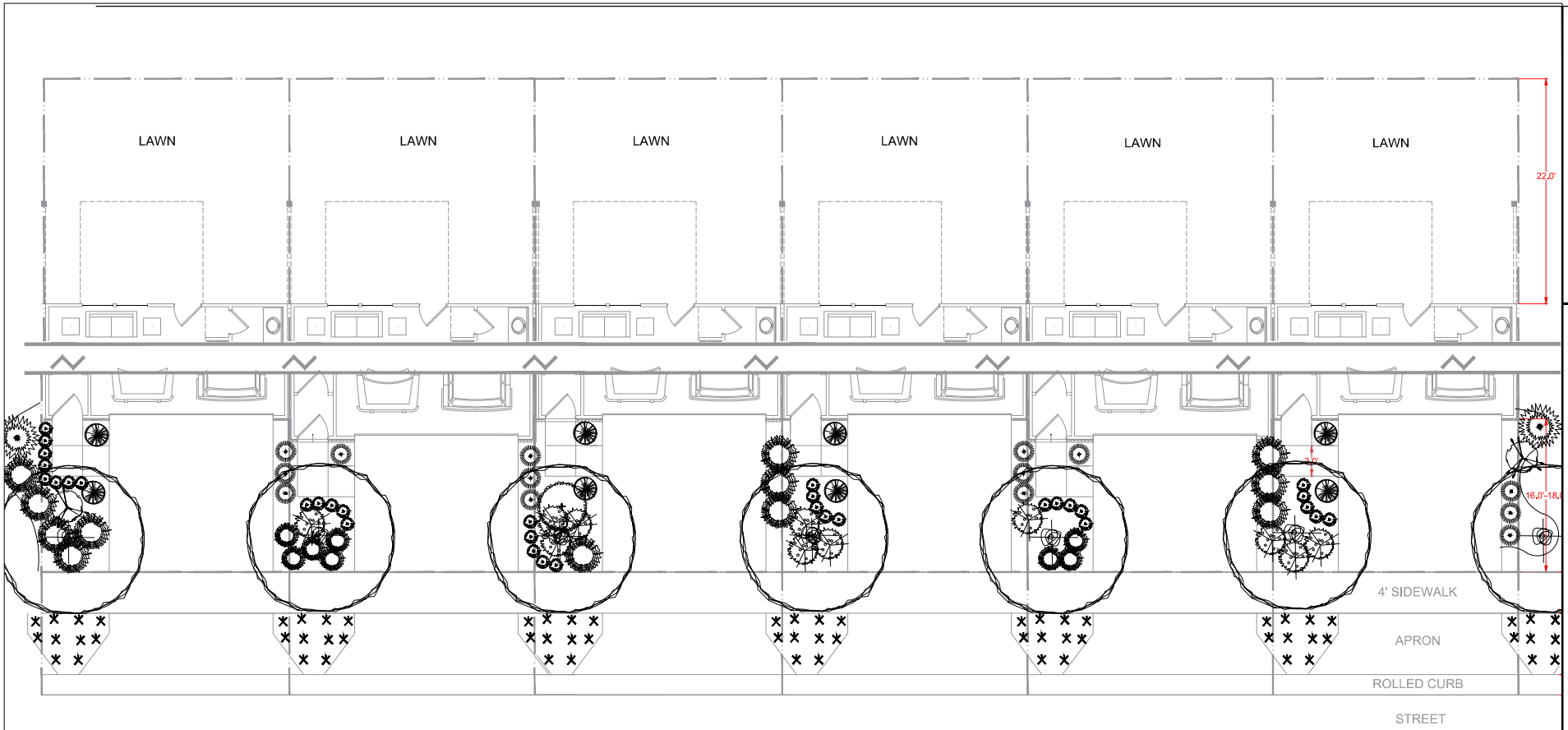
TUSTIN 6-UNIT - WESTFIELD YARD

NOT FOR CONSTRUCTION



DECIDUOUS TREE

ORNAMENTAL TREE

DWARF STANDARD ORNAMENTAL TREE

MEDIUM DECIDUOUS SHRUB

DWARF DECIDUOUS SHRUB

UPRIGHT EVERGREEN

BROADLEAF EVERGREEN

MEDIUM EVERGREEN SHRUB

ORNAMENTAL GRASS

DWARF ORNAMENTAL GRASS

PERENNIAL

BIG BLUE LIRIOPE

Notes:

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

0 5 10 20

DATE: September 17, 2020

REVISED: January 20, 2022

DRAWN BY: GAF

SCALE: 1"=10'

UI_Landscape 6 of 23

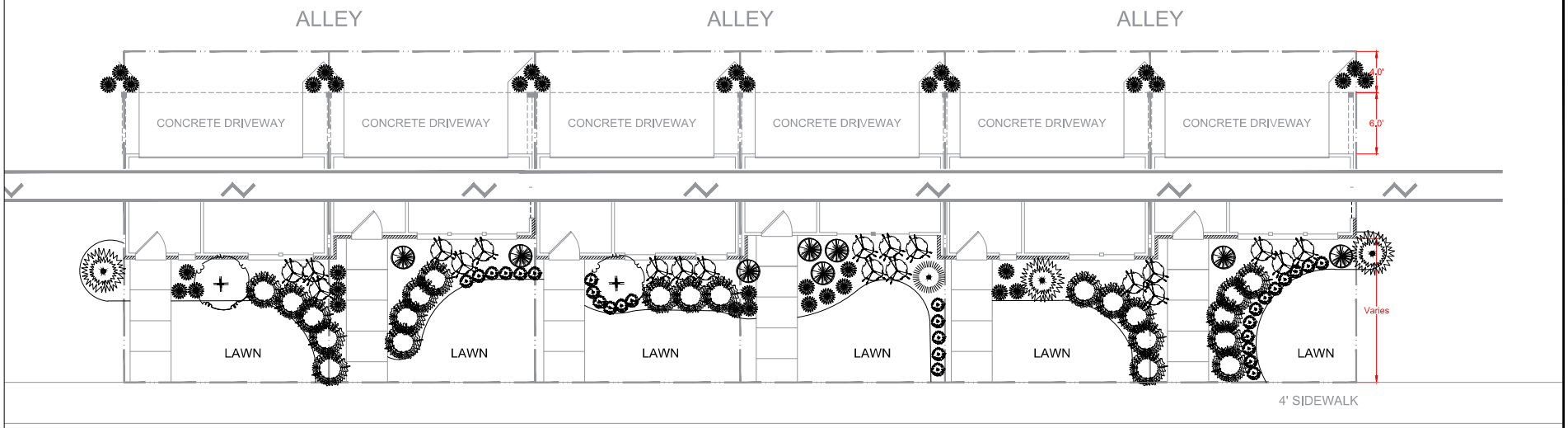
TEM_UI_Front Single Family Attached_Landscape_Typical_6UNIT

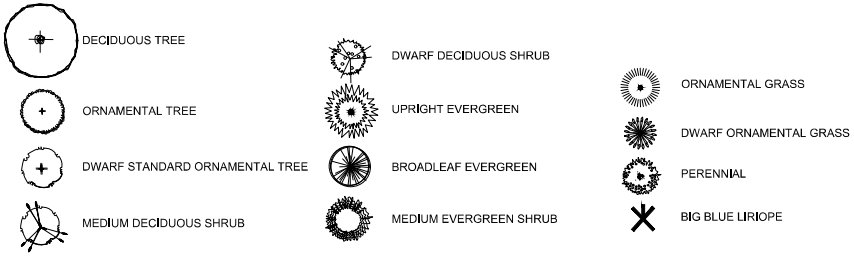
The information is not for public distribution without the written consent of The Fischer Group. All information is deemed reliable at time of print, but is subject to revisions at the discretion of The Fischer Group.

FISCHER HOMES

Notes:

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





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

TEM_UI_Rear Single Family
Attached_Landscape_Typical_6UNIT

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

FISCHER HOMES

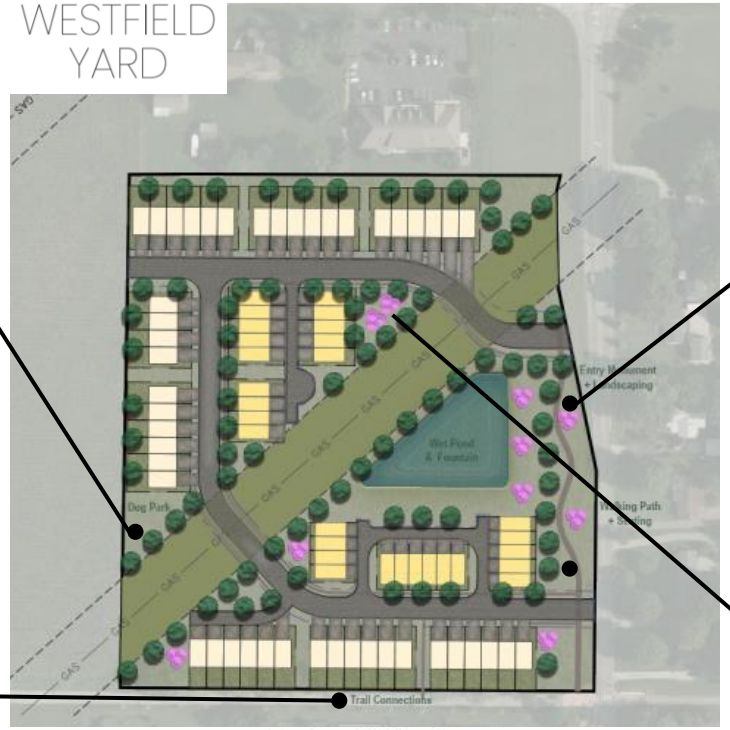
AMENITIES

Designated Dog Area
- 4ft Aluminum Fence
- Seating Area

Midland Trace Trail Connection

WESTFIELD YARD

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



Product Offering

Brookline - Front Entry
46 homesites

Tustin - Rear Entry
29 homesites

- Pathway
- Two landscaped seating areas overlooking pond.

Landscaped open space with bench seating

Petition Number:	2209-DDP-28
Project Name:	Sogility Turf Field & Parking Addition
Subject Site Address:	16500 Southpark Drive
Petitioner:	Roger Ward by Design & Build Corporation
Request:	Petitioner requests **Detailed Development Plan** review for a new 16,900 approx. square foot parking addition and a 19,200 square foot turf field addition on 2.9 acres +/- in the Southoak Planned Unit Development (PUD) District
Current Zoning:	Southoak PUD District
Current Land Use:	Commercial / Vacant
Approximate Acreage:	2.9 acres +/-
Property History:	Southoak PUD (Ord. 03-12)
Staff Reviewer:	Ryan Collingwood, Associate Planner

BACKGROUND

The applicable zoning district is the Southoak Planned Unit Development (PUD) District. The property has an underlying zoning classification of Enclosed Industrial (EI). The project is for a new 16,900 approximate square foot parking addition and a 19,200 square foot turf field addition.

The comments contained herein are in review of the filed detailed development plan scheduled for the August 23, 2022, Technical Advisory Committee meeting.

REVIEW COMMENTS

1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised detailed development plan has been submitted and reviewed.
3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the 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) Please note Article 10.12(F)(8) and Article 7.4(B) require the signature of the Board of Public Works and Safety (BPW) prior to recording for acceptance of public right-of-way. **BPW has delegated this authority to the Director of Public Works.**

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

6) Abbreviations:

   a) WPWD: Westfield Public Works Department

   b) HCSO: Hamilton County Surveyor's Office

DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply.

7) Title, scale, north arrow and date.

8) Proposed name of the development.

9) 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.

10) Address and legal description of the property.

11) Boundary lines of the property including all dimensions.

12) 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.

13) 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.

14) 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.

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

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

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

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

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

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

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

21) 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.

22) Identify buildings proposed for demolition.

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

24) 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 AND DEVELOPMENT STANDARDS

The plans comply with the Southoak PUD District (Ord. 03-12)**.**

Section 5. Modifications To Underlying Zoning.

1. Standards applicable to all areas:

   a) Minimum Lot Area: 1.3 acres

   b) With respect to the Real Estate, Section 16.04.165(D)(4)(f) of the DPR provisions is hereby replaced and superseded by what is attached hereto and incorporated herein by reference as Exhibit 8

   c) Except as set forth in Section S.B.3 & 5.0.3 below, the Real Estate shall be exempt from the application of the U.S. Highway 31 Overlay Zone provisions, now codified under Section 16.04.070 of the Zoning Ordinance (the "Overlay Zone") and, therefore, the Overlay Zone shall be inapplicable to the Real Estate, except as set forth in Section 5.B.3 and 5.D.3 below.

   d) With respect to the Real Estate, outdoor sales and storage are prohibited, and all Monon Uses, Internal Uses and Southern Uses permitted as set forth in Exhibit 3 attached hereto shall be conducted only inside buildings constructed upon the Real Estate.

2. Additional Provisions for Internal Area:

a) The uses permitted in the Internal Area shall include only the Internal Uses.

b) For each lot within the Internal Area upon which a building is constructed, the maximum building height shall be forty (40) feet. The term "Building Height" shall be as described by the Zoning Ordinance.

c) For each lot within the Internal Area, upon which a building is constructed having more than 50% of its gross area lying within the US 31 Overlay Zone (i) a minimum, of three (3) materials shall be used for building exteriors, and will include stone or brick, (ii) buildings shall be designed with a minimum of eight (8) external corners, and (iii) sloped roofs of 100 feet or more will include a gable, dormer or other change in roof plane.

d) Chimneys, cooling 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 a height not to exceed fifteen (15) feet above the highest point of the roof.

<u>Exhibit 3: Enclosed Industrial (EI) Provisions of the Zoning Ordinance:</u>

3. Minimum Lot Frontage: 70 feet
4. Minimum Building Setback Lines:
   a) Front Yard: 40 feet
   b) Side Yard: 20 feet
   c) Rear Yard: 20 feet
5. Maximum Building Height: 40 feet for Internal Area
6. Minimum Ground Floor Square Footage: None
7. Parking:
   a) Parking Space Size. 10 feet by 20 feet
   b) Access Aisle Width (90 degree spaces): 24 feet
8. Surfacing - All open off-street parking areas shall be improved with a compacted gravel or stone base, or equal, not less than four inches thick, and surfaced with all-weather, dustless material in accordance with specifications established by the Town Council.
9. Lighting - A system of floodlights shall be installed to provide an adequate standard of illumination over the, entire parking lot of planned business developments during business hours and minimum security illumination during non-business hours. All flood lights shall be shielded so that minimum glare will extend to the adjacent property and shall meet requirements of the Westfield Utilities Department (now Public Works)
10. Number of Spaces. Determined by director to be compliant

11. Loading and Unloading Berths: 1 required
    - Industrial Manufacturing and Warehousing - One loading berth for each 40,000 Square feet or additional fraction thereof.

Exhibit 4: Development Plan Review

12. Any Industrial District
    a) Site Access and Site Circulation:
        i) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;
        ii) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,
        iii) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision.
    b) Landscaping – See "Exhibit 5, Landscaping Standards" below.
    c) Lighting – See "Exhibit 6, Lighting Standards" below.
    d) Signs
13. Building Orientation
    a) Each building facade visible from a public street or oriented to an adjoining Residential District shall be a finished façade.
    b) No loading spaces or loading docks shall be permitted to face a public street or an adjoining Residential District
    c) No outside storage shall be permitted between an established building line and the right-of-way of a public street or an adjoining Residential District
    d) 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.
14. Building Materials –See Exhibit 8, Building Materials below

Exhibit 5: Landscaping Standards

15. Clearance —Trees shall be planted so that when they reach maturity, there will be a minimum of ten (10) feet of clearance between tree trunks and structurers, building overhangs, walls, fences, and other trees.
16. 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.
17. Heating and Cooling facilities—Ground-mounted heating and cooling units for nonresidential or multi-family structures shall be completely screened.
18. Softening of Walls and Fences—Plant materials other than ground cover shall be placed intermittently (approximately every 40 feet) against long expanses (over 80 feet) of building walls, fences, and other barriers to create a softening effect. However, ground cover plants may supplement the plant materials required by this paragraph.
19. On-site Requirements

Industrial District (2.9 acres)	Required	Provided	Deficient
Shade Trees (5 per acre)	15	18	/
Evergreen/Ornamental Trees (5 per acre)	15	15	/
Shrubs (25 per acre)	73	90	/

Substitutions - If plant substitutions become necessary due to seasonal planting problems or a lack of plant availability, revisions to planting plans shall be permitted based on the substitution list below. For on-site requirements only, substitutions may be made for up to one-half (50%) of required plants. If plant substitutions do not fulfill the following criteria, changes to previously-approved plans shall be resubmitted and reviewed for new approval

a. 1 shade tree = 2 ornamental trees = 2 evergreen trees

20. Road Frontage Standards
21. Buffer Yard Requirements: None, all adjacent properties zoned EI or PUD with EI underlying.
22. Parking Area Landscaping:

a) Interior Parking Lot Landscaping: 1 tree and 4 shrubs per island required

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%

i) Perimeter Parking Lot Landscaping:

1. Application
   a. Perimeter landscaping is required for parking lots with ten (10) or more spaces where:

- the parking lot is located within a required yard: or
- the parking lot is located within twenty (20) feet of a lot line or right-of way line.

b. 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 an aesthetically pleasing manner.

c. 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.

2. Requirements - Perimeter parking lot landscape areas shall include the following landscape improvements:

a. There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.

b. There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.

<u>Exhibit 6: Lighting Standards</u>

23. General Lighting Standards:

a) Light sources shall be located and installed in such a way that minimizes light spilling over onto contiguous properties.

b) On-site lighting of buildings, lawns, and parking areas shall be designed so as not to shine or cause glare in excess of one-half (.5) foot candles adjacent buildings, properties, public streets, or vehicles thereon.

c) Lighting shall be installed so as to reflect away from adjoining properties. Covers shall be installed on lighting fixtures. Lamps shall not extend below the bottom of such covers.

d) Light poles within one hundred (100) feet of residential districts shall not exceed twelve (12) feet in height.

e) Special attention shall be given to the intensity, function, and appearance of lighting to be installed. Lighting installed shall be consistent with other lighting in the surrounding area.

f) Reflected glare on nearby buildings, streets, or pedestrian areas shall be mitigated by utilizing overhangs and awnings; using non-reflective building materials for exterior walls and roof surfaces; controlling angles of reflection; and placing landscaping and screening in appropriate locations.

Exhibit 8: Building Materials

24. In order create variation and interest in the built environment, all new buildings or building additions located within any Industrial District shall use the exterior building materials specified below on the façade of the building closest to a public street or an adjoining Residential District:

a) Brick or other masonry material. Other masonry materials shall include:

(1) Architectural concrete, if the surface of the architectural concrete simulates brick or stone (e.g., limestone, marble, or, granite);

(2) Pre-cast concrete, if the surface of the pre-cast concrete is painted, textured (e.g. rough, striated, imprinted with a pattern or form), or designed to simulate brick or stone (e.g., limestone, marble, or, granite);

(3) External Insulation and Finish System (E.I.F.S.); or,

(4) Stone.

b) If a masonry material other than brick is utilized, it shall be supplemented with the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.) or the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on the façade of the building closest to a public street or an adjoining Residential District.

c) The primary exterior building material shall constitute a minimum of sixty (60) percent of the available wall area (exclusive of window and doors) of the facade of the building closest to a public street or an adjoining Residential District.

DEPARTMENT COMMENTS

1) The plans as presented comply with the applicable zoning ordinances.

2) **Action: Approve Detailed Development Plan 2209-DDP-28 with the following condition:**

- **That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property**.

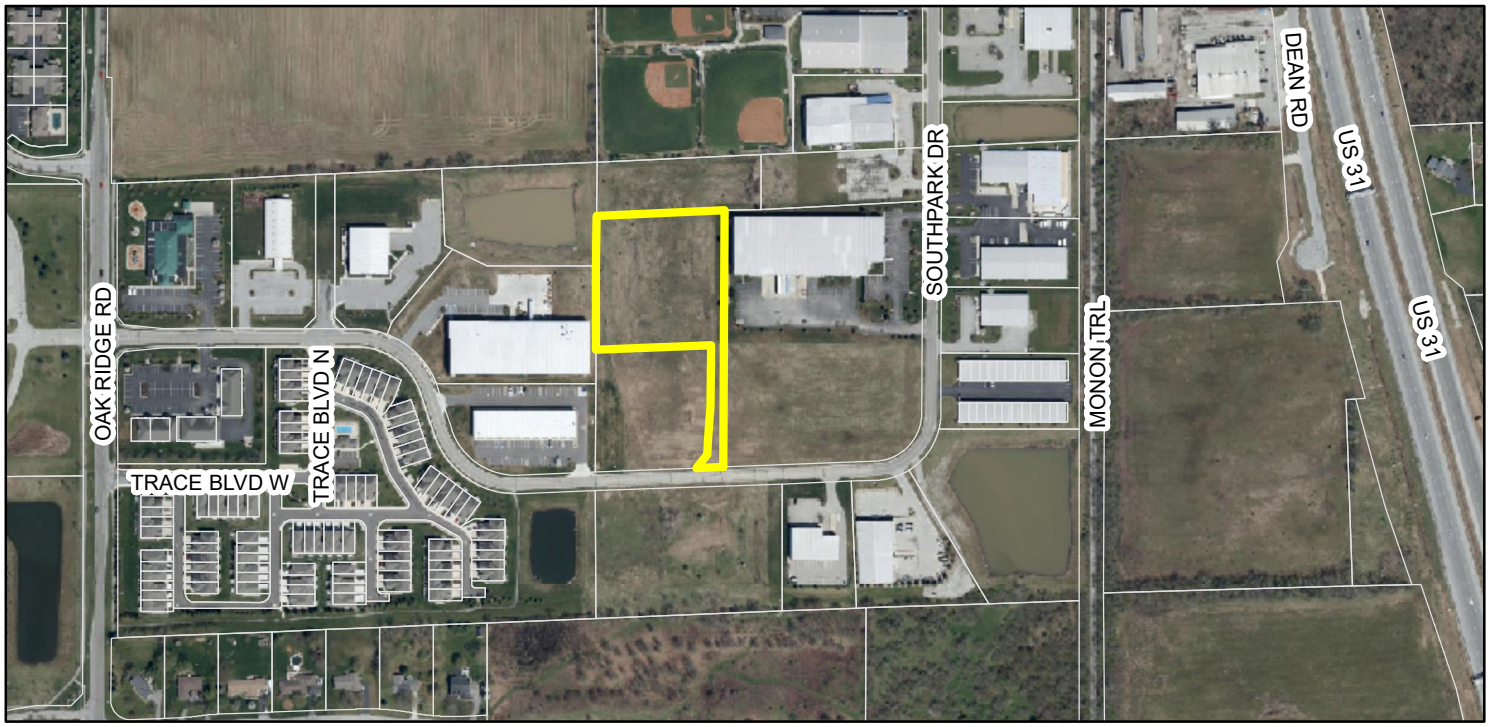
3) If any Plan Commission member has questions prior to the meeting, then please contact Ryan Collingwood at (317) 741-8857 or rcollingwood@westfield.in.gov.

EXHIBIT 2 - Property Location Map
Sogility Turf Field and Parking Addition
2209-DDP-28

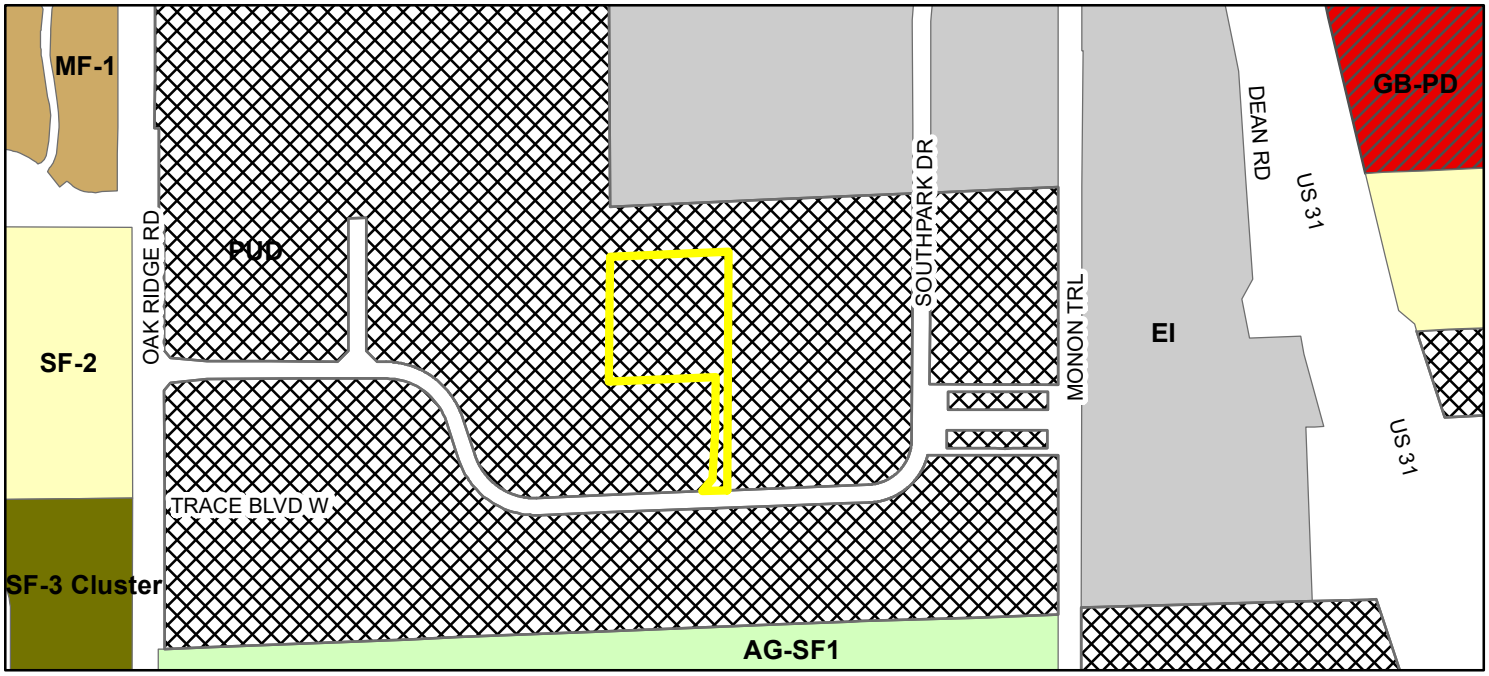
N
W E
S
Not To Scale

Aerial Location Map

Site

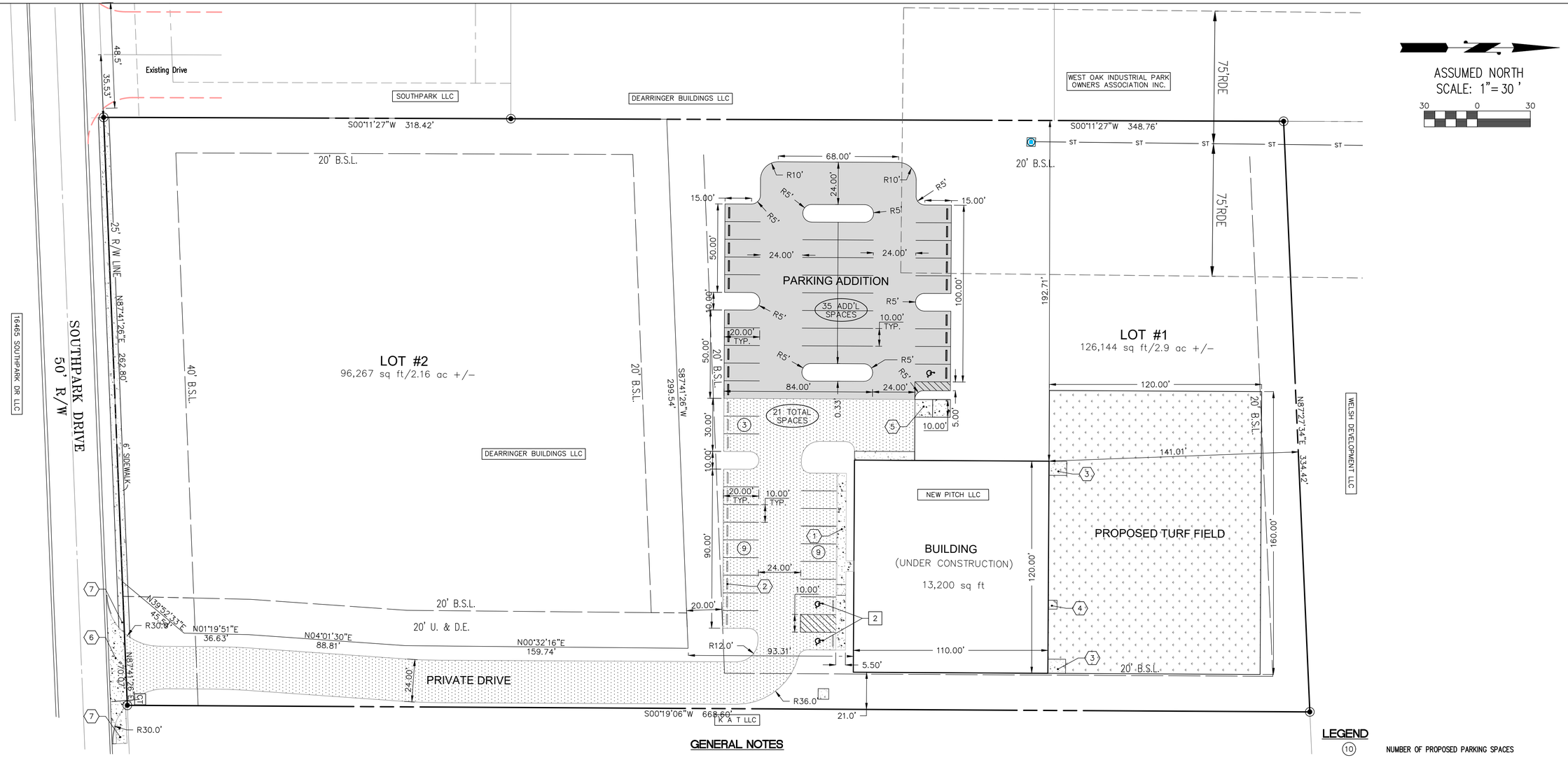


Zoning Map



SITE **Zoning**

- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- GB-PD (General Business - Planned Development)
- MF-1 (Multiple Family - 1)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)
- SF-3 Cluster



LAND DESCRIPTION

BOUNDARY INFORMATION/DESCRIPTION TAKEN FROM SURVEY PREPARED BY OTHERS

PART OF THE NORTHWEST QUARTER OF SECTION 12,TOWNSHIP 18 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 87 DEGREES 27 MINUTES 34 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER A DISTANCE OF 1.293.23 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID QUARTER; THENCE SOUTH 00 DEGREES 11 MINUTES 26 SECONDS WEST ALONG THE WEST LINE OF SAID HALF A DISTANCE OF 139.98 FEET TO THE POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT #2005-32988 IN THE OFFICE OF THE RECORDER IN HAMILTON COUNTY, INDIANA; THENCE NORTH 87 DEGREES 27 MINUTES 34 SECONDS EAST ALONG THE SOUTH LINE OF SAID PARCEL AND PARALLEL WITH THE NORTH LINE OF SAID QUARTER A DISTANCE OF 334.42 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT #2004-46850; THENCE SOUTH 00 DEGREES 19 MINUTES 06 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT A DISTANCE OF 668.60 FEET TO THE NORTH LINE OF SOUTHPARK DRIVE AS DESCRIBED IN INSTRUMENT #2004-22996; THENCE SOUTH 87 DEGREES 41 MINUTES 26 SECONDS WEST ALONG SAID LINE A DISTANCE OF 332.87 FEET TO SAID WEST LINE OF THE EAST HALF; THENCE NORTH 00 DEGREES 11 MINUTES 26 SECONDS EAST ALONG SAID LINE A DISTANCE OF 667.18 FEET TO THE POINT OF BEGINNING, CONTAINING 5.11 ACRES, MORE OR LESS.

DEVELOPMENT SUMMARY

SITE INFORMATION :

TOTAL SITE AREA	= 5.11 AC.+/- /222,411 S.F.
DISTURBED AREA	= 0.90 AC. / 39,200 S.F.
SITE ZONING	= PUD-SOUTHOAK INDUSTRIAL PARK
PROPOSED BUILDING AREA	= 13,200 +/- S.F.

PROPOSED PARKING CALCULATION

PARKING REQUIRED-1 P.S./1000 S.F./13,200	=	13 SPACES
ACCESSIBLE SPACES PROPOSED	=	2 SPACES
CONVENTIONAL SPACES PROPOSED	=	19 SPACES
TOTAL PARKING SPACE PROVIDED	=	21 SPACES

PARKING ADDITION

ADD'L CONVENTIONAL SPACES	=	34 SPACES
ADD'L ACCESSIBLE SPACES	=	1 SPACE
NEW TOTAL PARKING ADDITION	=	56 SPACES

GENERAL NOTES

1. IT SHALL BE THE RESPONSIBILITY OF EACH SUBCONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS PERTAINING TO THEIR PHASE OF WORK. IT SHALL ALSO BE THE SUBCONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNERS OF THE VARIOUS UTILITIES FOR PROPER STAKE LOCATION OF EACH UTILITY BEFORE WORK IS STARTED. THE SUBCONTRACTOR SHALL NOTIFY IN WRITING THE OWNER AND THE ENGINEER OF ANY CHANGES, OMISSIONS, OR ERRORS FOUND ON THESE PLANS OR IN THE FIELD BEFORE WORK IS STARTED OR RESUMED.
2. STANDARD SPECIFICATIONS FOR THE LOCAL GOVERNING AGENCY SHALL APPLY FOR ALL SANITARY SEWERS, STORM SEWERS, AND WATER MAINS.
3. ALL PARKING STRIPES ARE TO BE 4" PAINTED (WHITE), HANDICAPPED ACCESS AISLES SHALL BE 4" PAINTED (BLUE).
4. ALL RADIUS ARE 5' UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB, UNLESS NOTED OTHERWISE.
6. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING ASPHALT.
7. EXPANSION JOINTS ARE TO BE PLACED AT ALL WALK INTERSECTIONS AND BETWEEN WALKS AND PLATFORMS. SIDEWALK SCORES ARE TO BE EQUALLY PLACED BETWEEN EXPANSION JOINTS, CONTRACTION JOINTS, AND PERPENDICULAR SIDEWALKS AT 5' INTERVALS OR LESS WITH A CONTRACTION JOINT EVERY 20' OR LESS.
8. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
9. CONTRACTOR TO REFER TO SITE LIGHTING PLAN FOR LOCATION OF LIGHT POLES.
10. CONTRACTOR TO PROVIDE SUFFICIENT CONDUIT WHERE ELECTRIC LINES CROSS PAVEMENT.

LEGEND

(10)	NUMBER OF PROPOSED PARKING SPACES
[2]	NUMBER OF PROPOSED HANDICAPPED PARKING SPACES
(1)	PROPOSED INTEGRAL CONCRETE CURB AND WALK
(2)	PRECAST PARKING BUMPER
(3)	8'x10' CONCRETE AIR CONDITIONER PAD
(4)	5'X5' CONCRETE STOOP
(5)	TRASH ENCLOSURE
(6)	INDOT CLASS III COMMERCIAL DRIVE SEE SHEET C802 FOR DETAIL
(7)	ADA RAMP SEE SHEET C801 FOR DETAILS
	DENOTES PAVEMENT STRIPPING WITHIN HANDCAPPED LOADING/UNLOADING ZONE/PARKING ISLANDS
	HATCHING DENOTES CONCRETE WALKS AND PAVEMENT
	HATCHING DENOTES ADDITIONAL PAVEMENT
	HATCHING DENOTES NEW ASPHALT PAVEMENT

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

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CIVIL ENGINEERS - LAND PLANNERS - DEVELOPMENT CONSULTANTS
7474 NOEL ROAD
INDIANAPOLIS, INDIANA 46278
(317) 251-1738 (FAX) 251-1923
www.rw-engineering.com

SITE PLAN

REVISIONS:

FILE NAME: DBC/021/DWG/C102
XREF:

REVISIONS:
1.-09/09/22: ADDRESSED TAC COMMENTS.
2.-
3.-
4.-

SOGILITY
TURF FIELD & PARKING ADDITION
16500 SOUTHPARK DRIVE
WESTFIELD, INDIANA

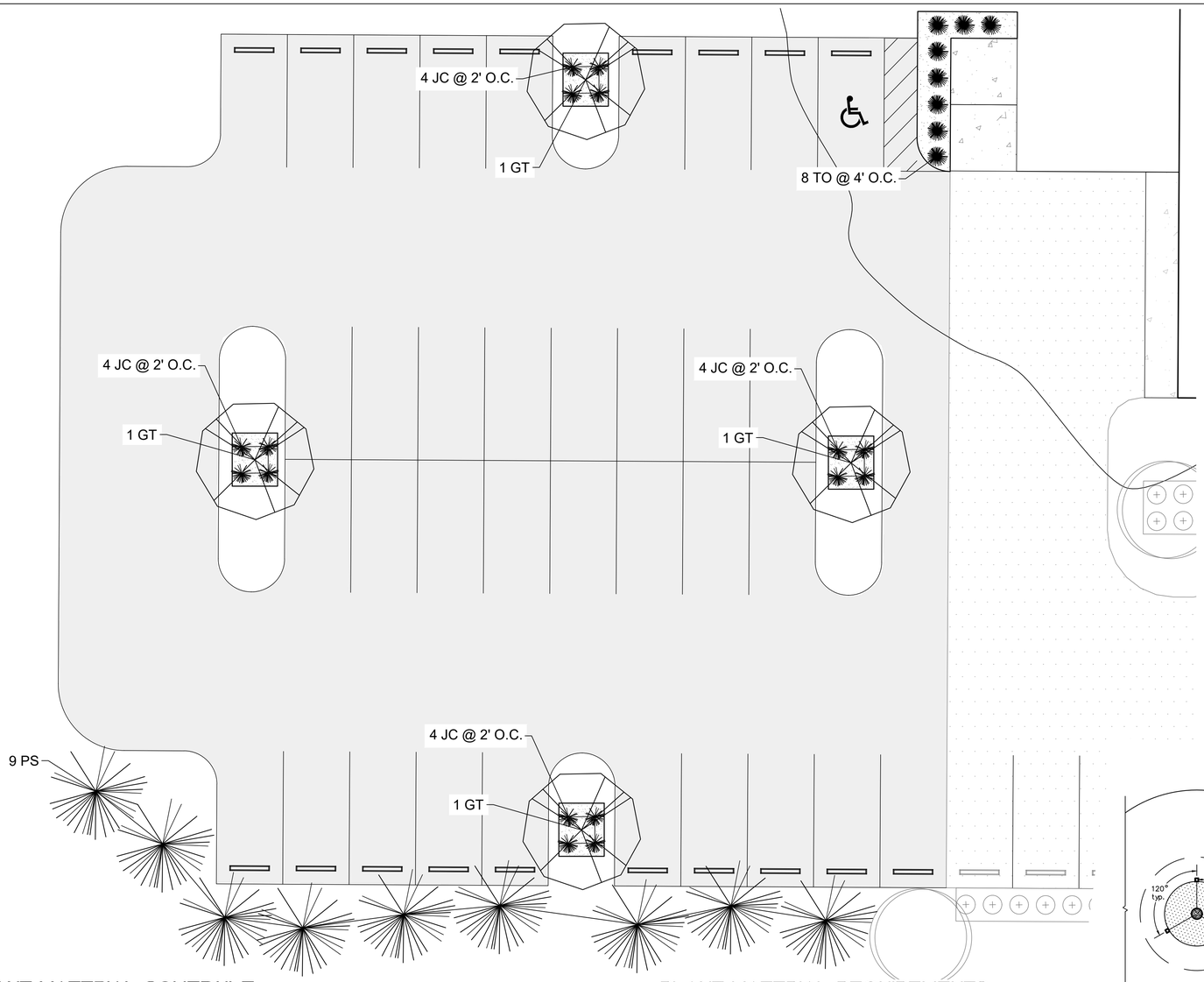
ROGER C. WARD JR. REGISTERED No. PE19800489 STATE OF INDIANA PROFESSIONAL ENGINEER

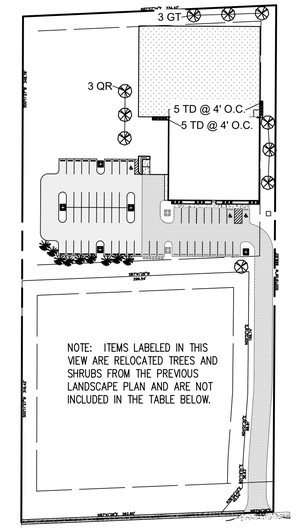
BY:

DATE: 04-02-2021

SHEET C102 OF 14

JOB#: DBC.021





OVERALL PLAN

SCALE 1" = 100'

PLANT MATERIAL LEGEND

- SHADE TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- FLOWERING PERENNIAL
- INDICATES MULCH BED

ASSUMED NORTH
SCALE: 1"=10'

10 0 10

LANDSCAPE NOTES

All species of plant materials and substitutions thereof are subject to acceptance by the City of Westfield Planning Department approval and of the Owner(s) or a representative of the Owner(s). All plant materials are to be warranted for a period of no less than one year from final acceptance by the Owner(s) or a representative of the Owner(s). All plant material is to be planted in a manner that ensures its survival. Any environmental or other type of situation that is noted by the Landscape Contractor that could potentially injure the plant or shorten its longevity is to be made known to the Owner(s) and potential substitutions or corrections to the situation can be made at no expense to the Contractor. All materials failing the one year warranty period are to be replaced at the expense of the Landscape Contractor. Any deviation from responsible landscape practices and the applicable landscape standards of the City of Westfield's will result in the immediate termination of the Landscape Contract and the Contractor will pay all costs associated with the corrections. All plant material is to come from respectable sources within 100 miles of the site on which it is being installed. If no source for a plant species is available within this area, the project Landscape Architect/Engineer is to be notified immediately to make a determination of possible options. All plant material is subject to approval by the project Landscape Architect/Engineer prior to installation and may be rejected for reasons of health, aesthetics, size or other reasonable causes.

The Landscape Contractor is responsible for the timely installation of all material in his contract. Should there be a delay due to weather or other unforeseeable, natural circumstances, the timeline will be adjusted.

LANDSCAPE SPECIFICATIONS

LANDSCAPE SPECIFICATIONS: These specifications cover the furnishing of labor, plants, equipment, and materials to perform landscape operations in connection with this construction project at the locations shown on the landscape drawing.

LANDSCAPE MATERIALS:

FERTILIZER: Granular non-burning product composed of not less than 50% organic slow acting, guaranteed analysis professional fertilizer, 20% nitrogen, 10% phosphoric acid, and 5% potash by weight or similarly approved composition.

PLANTING BACKFILL SOIL: Backfill plant pits with the following topsoil mixture: 1 part topsoil, 1 part soil amendment and 1 part soil from excavation. Topsoil: ASTM D5268, PH Range of 5.5 to 7, MIN. 4 percent organic material, free of stones 1 inch and larger. Soil Amendment: Sphagnum peat moss or EPA rated class IV compost. Prepare planting backfill soil on site. Notify landscape architect one week prior to commencing planting to arrange site inspection to conform sufficient quantities of imported topsoil, compost and fertilizer are on site for planting operations.

PLANT MATERIALS: Provide trees and shrubs as indicated. Comply with sizing and grading standards of "American Standard for Nursery Stock". Provide only sound, healthy vigorous plants free from defects, disfiguring knots, sun scold injuries, frost cracks, plant diseases, inspects or any other form of disease or infestation. All plants shall have fully developed form without voids or open spaces.

PLANTING BED MULCH: 3 inches of Premium grade shredded hardwood mulch (Dark Tan in color) over pre-emergent weed control granules.

PROJECT EXECUTION:

SUBSURFACE UTILITIES: Contractor shall determine utility line locations prior to commencing work. Any conflicts between utility locations, excavation and/or landscape operations shall be brought to Owner's attention prior to commencing excavation and/or grading work. Contractor assumes responsibility for any utility damage resulting from landscape operations. CONTRACTOR SHALL NOTIFY UTILITY LOCATE SERVICE (1-800-382-5544) A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION.

PLANTING EXCAVATION: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage or obstructions, notify owner before planting. See planting details for planting, pruning and staking requirements. All plant beds including tree rings found in lawn areas shall have a 4" spade edge, NO EDGING.

SODDED LAWN: Complete all other landscape plantings, mulching and staking prior to placing sodded lawn areas. Apply fertilizer at a rate equal to 4 pounds of actual nitrogen per 1,000 square feet. Spread topsoil over lawn areas to a depth of two inches prior to seed bed preparation. Cultivate soil to a depth of three inches prior to sodding. Soil bed shall be in a firm but uncompacted condition with a relatively fine texture at time of sod placement. All sod shall be laid within 48-hours of cutting. In no case shall sod be laid on frozen ground. Apply The Cisco Companies' EXECU-TURF TUFF TURF BLEND, or equivalent, clay backed sod with no gaps between joints. All pavement edges shall be trimmed to compensate for the thickness of the soil of the sod. The Contractor shall maintain sodded lawn for a period of 60 days beyond final acceptance by mowing and watering as required to maintain vigorous growth during establishment period.

SEEDED LAWN: Complete all other landscape plantings, mulching and staking prior to seeding lawn areas. Apply fertilizer at a rate equal to 4 pounds of actual nitrogen per 1,000 square feet. Spread topsoil over lawn areas to a depth of two inches prior to seed bed preparation. Cultivate soil to a depth of three inches prior to seeding. Seed bed shall be in a firm but uncompacted condition with a relatively fine texture at time of seeding. Apply The Cisco Companies' EXECU-TURF TUFF TURF BLEND, or equivalent, at the minimum rate of 8 pounds per 1,000 square feet. Spread weed and seed free straw uniformly over seeded areas and secure to place with emulsified tackifier. Contractor shall maintain seeded lawn for a period of 60 days beyond final acceptance by mowing and watering as required to maintain vigorous growth during establishment period.

PROJECT WARRANTY: Contractor shall warrant trees, shrubs, and plants for a period of one year after date of substantial completion against defects including death and unsatisfactory growth, except for defects resulting from neglect by the Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond installer's control. Remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition during warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period.

PLANT MATERIAL SCHEDULE

Key	Botanical Name	Size	Qty.	Common Name	Cond.
GT	GLEDITSIA TRICANTHOS 'INERMIS'	2" cal.	4	THORNLESS HONEYLOUST	B & B
PS	PINUS STROBUS	6-7'	9	WHITE PINE	B & B
TO	THUJA OCCIDENTALIS 'TECHNY'	5-6'	8	MISSION ARBORVITAE	B & B
JC	JUNIPERUS CHINENSIS 'KALLAY'	18-24"	16	KALLAY JUNIPER	CONT.

CONTRACTOR SHALL VERIFY ALL UTILITIES ON SITE/CIVIL PLANS AND IN THE FIELD PRIOR TO COMMENCING PLANTING OPERATIONS AND ADJUST PLANT LOCATIONS, IF NECESSARY, TO AVOID CONFLICTS.

REFER TO THE EROSION CONTROL PLAN FOR ALL LAWN AREA TREATMENTS.

PLANT MATERIAL REQUIREMENTS

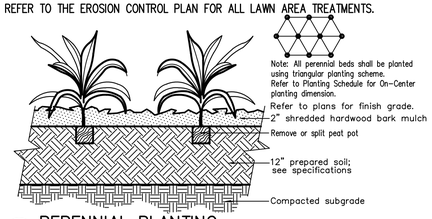
PARKING LOT FRONTAGE

PARKING AREA FRONTAGE = 128.5' L.F. @ 1 TREE/30 L.F. AND 1 SHRUB/3 L.F.

TREES REQUIRED = 128.5/30 = 4.28
TREES PROVIDED = N/A – Parking Area is Over 20'-Feet From Lot Line
SHRUBS REQUIRED = 128.5/3 = 42.83
SHRUBS PROVIDED = N/A – Parking Area is Over 20'-Feet From Lot Line

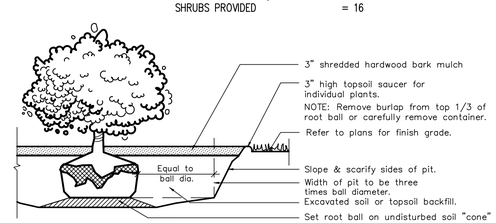
PARKING LOT INTERIOR

PARKING PAVEMENT AREA = 15,698 S.F.
INTERIOR AREA REQUIRED = 15,698 x 7.5% (0.075) = 1,177 S.F.
INTERIOR AREA PROVIDED = 1,229 S.F. / 15,698 =7.83% (0.0783)
TREES REQUIRED 1/Island = 4
TREES PROVIDED = 4
SHRUBS REQUIRED 4/Island = 16
SHRUBS PROVIDED = 16



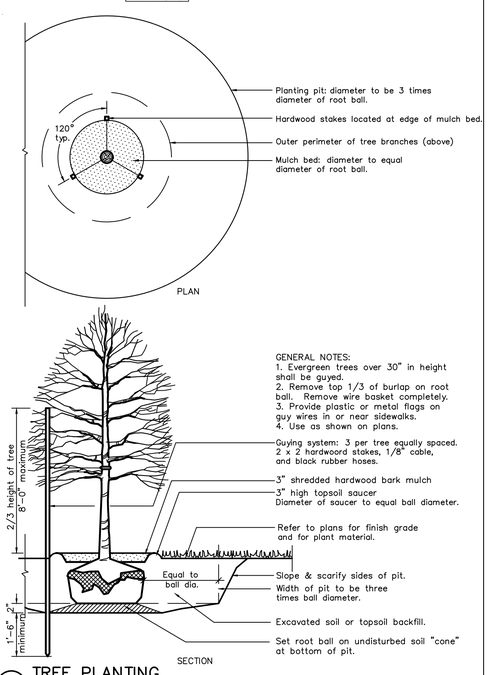
PERENNIAL PLANTING

NO SCALE



SHRUB PLANTING

NO SCALE



TREE PLANTING

NO SCALE

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6555 CARROLLTON AVE.
INDIANAPOLIS, INDIANA 46220
(317) 251-1738 (FAX) 251-1923
www.rw-engineering.com

SITE LANDSCAPE PLAN

REVISIONS:
1. 7-27-22 - Revised per TAC Comment Letter Dated 23 Jun 22.
2. 22 SEP 22 - Relocated Evergreen Trees Along South Parking Lot.
3.
4.

FILE NAME: DBC/021/DWG/L101
XREF:

SOGILITY
TURF FIELD & PARKING ADDITION
16500 SOUTHPARK DRIVE
WESTFIELD, INDIANA

ROGER C. WARD JR. REGISTERED No. PE19800489 STATE OF INDIANA PROFESSIONAL ENGINEER

BY: Roger C Ward Jr

DATE: 07-29-2022

SHEET L1 OF 14

JOB#: DBC.021

Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the September 19, 2022 APC Meeting

Presented for approval: October 3, 2022

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Monday, September 19, 2022 at Westfield City Services Center.

Active links for this meeting:

September 19, 2022 APC Agenda & Exhibits ***September 19, 2022 YouTube Video***

OPENING OF MEETING

YouTube Time: 0:10

Roll Call

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

Commissioners Present Virtually: None.

Commissioners Absent: Matt Deck and Mike Johns.

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

City Staff Present Virtually: None.

Legal Counsel Present Virtually: Ashley Ulbricht with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

Maue motioned to approve the September 6, 2022 Minutes.
Burkman seconded. Motion passed. Vote 7-0.

REVIEW RULES AND PROCEDURES

Howard reviewed APC Workshop rules and procedures.

CONSENT AGENDA ITEMS

No Consent Agenda Items.

WORKSHOP ITEMS

2205-PUD-09 [WORKSHOP] *YouTube Time: 2:57*
iBeach31 at Grand Park PUD
724 East 181st Street

iBeach31, LLC by Church Church Hittle + Antrim request a change in zoning for 3 acres +/- from OI-PD: Open Industrial / Planned Development District to the iBeach 31 at Grand Park Planned Unit Development (PUD) District.
(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

Staff presentation / Petitioner presentation / APC comments

McCarty motioned to suspend the rules of Article IV, Section 1.5.b for 2205-PUD-09.
Schmitz seconded. Motion passed. Vote 7-0.

McCarty motioned to forward 2205-PUD-09 the City Council with a favorable recommendation.
Maue seconded. Motion passed. Vote 7-0.

2208-PUD-16 [WORKSHOP] *YouTube Time: 12:33*
Westfield Yard PUD
West Side of Gray Road, 200 feet south of State Road 32

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

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov) (Presented by Kevin Todd – ktod@westfield.in.gov)

Staff presentation / Petitioner presentation / APC comments

Workshop discussion only.

ITEMS CONTINUED TO A FUTURE MEETING

2108-PUD-21 [CONTINUED]
Grand Millennium Center PUD Amendment I
North of David Brown Drive, East and West of Westfield Blvd

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

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

2111-PUD-27
TowneRun PUD [CONTINUED]
Northwest corner of Towne Road and West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun PUD District.

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

2206-PUD-11 [CONTINUED]
Towne Road Crossing PUD Amendment I
South of SR 32, west of Little Eagle Creek Avenue

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

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

2207-PUD-13 [CONTINUED]
Woods Robinson Briggs PUD Amendment II
Generally at 904 East 191st Street

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

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

2209-ZOA-03 [CONTINUED]
Unified Development Ordinance Amendment (Floodplain)

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

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

REPORTS/COMMENTS: *YouTube Time: 1:16:46*

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

ADJOURNMENT

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

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Signature Page for APC Minutes for September 19, 2022

_____
Robert Horkay, President

_____
Ginny Kelleher, Vice President

_____
Kevin M. Todd, Secretary

Order Number: 22-01

Request: The Westfield Redevelopment Commission is seeking an order from the Westfield-Washington Township Advisory Plan Commission (the "Plan Commission") determining that the Amended Declaratory Resolution for the Osborne Trails Economic Development Area approved and adopted by the Westfield Redevelopment Commission conforms to the Comprehensive Plan for the City of Westfield.

Exhibits:
Exhibit 1: Staff Report
Exhibit 2: Order 22-02
Exhibit 3: Declaratory Resolution
Exhibit 4: Osborne Trails EDA Map
Exhibit 5: Comprehensive Plan Map

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY

The associated Declaratory Resolution (see **Exhibit 3**) to designate the Osborne Trails Economic Development Area (the "Osborne Trails EDA", see **Exhibit 4**) was adopted at the September 19, 2022, meeting of the Westfield Redevelopment Commission.

PROCEDURAL

The Plan Commission's function for this item is to determine that the Declaratory Resolution conforms to the Westfield-Washington Township Comprehensive Plan, in accordance with IC § 36-7-14-15.8 (a). The Plan Commission shall issue its written order approving or denying the Declaratory Resolution, in accordance with IC § 36-7-14-15.8 (a). Plan Commission orders are not public hearing items.

PROJECT OVERVIEW

Project Description

The Declaratory Resolution proposes to create a new Economic Development Area, called the Osborne Trails EDA (see **Exhibit 4**).

Comprehensive Plan Analysis

As discussed under the PROCEDURAL section of this report, the function of the Plan Commission is to determine that the Declaratory Resolution conforms to the Comprehensive Plan. As shown in **Exhibit 5**, the Osborne Trails EDA is located within the "New Suburban" land use classification. The New Suburban section of the Comprehensive Plan lists detached dwellings, attached dwellings, institutional uses, recreational uses, artisan farms, and equestrian uses as appropriate land uses for the area. Development Policies for the New Suburban land use classification begin on Page 41 of the Comprehensive Plan. The Osborne Trails EDA also falls partially within the geographic area identified within the Family Sports Capital Addendum II of the Comprehensive Plan for a sports campus and its supporting uses. While listing goals and visions for a sports campus, the addendum also lists anticipated land uses that would locate in or near the area, including: higher density residential uses and other supporting commercial uses.

The site includes portions of the Osborne Trails PUD (originally approved in 2016, and amended as recently as 2022), as well as the Osborne Trails Phase II PUD (approved in 2021). Permitted uses included age-restricted residential uses as well as commercial uses in the southeastern area of the development.

DEPARTMENT COMMENTS

1) **Recommendation:** The Department recommends **approving Order 22-02 as presented.**

2) If any Plan Commission member has questions prior to the meeting, then please contact Kevin Todd at 317-379-6467 or ktodd@westfield.in.gov.

RESOLUTION NO: 22-02

ORDER OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION DETERMINING THAT THE AMENDED DECLARATORY RESOLUTION FOR THE OSBORNE TRAILS ECONOMIC DEVELOPMENT AREA APPROVED AND ADOPTED BY THE WESTFIELD REDEVELOPMENT COMMISSION CONFORMS TO THE COMPREHENSIVE PLAN FOR THE CITY OF WESTFIELD

WHEREAS, the Westfield Redevelopment Commission (the "Redevelopment Commission") on September 19, 2022, approved and adopted a resolution (the "Resolution") designating the Osborne Trails Economic Development Area and approving a plan therefor; and

WHEREAS, Section 16(a) of the Act provides that following adoption of a resolution by the Commission that designates an economic development area, the Commission shall submit the resolution and supporting data to the Plan Commission and the Plan Commission may determine whether the Declaratory Resolution and the Plan conform to the plan of development for the unit and approve or disapprove the Declaratory Resolution and the Plan;

WHEREAS, the determination of the Plan Commission pursuant to Section 16(a) of the Act does not and shall not constitute a change in the current zoning or a variance thereof or the approval of any future use of the site of the Project and, any rezoning, variance or other use of the site of the Project is subject to all applicable laws and ordinances regarding zoning, variance and land use;

WHEREAS, the Redevelopment Commission has submitted the Resolution and supporting data to this Plan Commission.

WHEREAS, after being fully advised in the matter,

NOW, THEREFORE, BE IT ORDERED BY THE PLAN COMMISSION, AS FOLLOWS:

1. The Resolution conforms to the plan of development for the City of Westfield, Indiana.

2. This Plan Commission hereby approves the Resolution. This resolution hereby constitutes the written order of the Plan Commission approving the Resolution pursuant to Ind. Code 36-7-14-16.

3. The Secretary of the Plan Commission is hereby directed to file a copy of the Resolution with the minutes of this meeting.

[The remainder of this page is intentionally blank.]

SO RESOLVED BY THE WESTFIELD PLAN COMMISSION this 3rd day of October, 2022

WESTFIELD ADVISORY PLAN COMMISSION

Voting For	**Voting Against**	**Abstain**
Robert Horkay	Robert Horkay	Robert Horkay
Ginny Kelleher	Ginny Kelleher	Ginny Kelleher
Andre Maue	Andre Maue	Andre Maue
Victor McCarty	Victor McCarty	Victor McCarty
David Schmitz	David Schmitz	David Schmitz
Cindy Spoljaric	Cindy Spoljaric	Cindy Spoljaric
Kristen Burkman	Kristen Burkman	Kristen Burkman
Mike Johns	Mike Johns	Mike Johns
Matt Deck	Matt Deck	Matt Deck

ATTEST:

Kevin Todd, Director of Community Development

WESTFIELD REDEVELOPMENT COMMISSION

RESOLUTION NO. 11 -2022

DECLARATORY RESOLUTION OF THE
WESTFIELD REDEVELOPMENT COMMISSION

WHEREAS, the Westfield Redevelopment Commission ("Commission") has investigated, studied and surveyed certain areas within the corporate boundaries of the City of Westfield, Indiana ("City");

WHEREAS, the Commission has selected an area to be developed as an economic development area under IC 36-7-14 and IC 36-7-25 (collectively, "Act") to be known as the Osborne Trails Economic Development Area (the "Area"), containing the Osborne Trails Allocation Area (the "Osborne Trails Allocation Area") and the Osborne Trails South Allocation Area (the "Osborne Trails South Allocation Area");

WHEREAS, the Commission has prepared an economic development plan for the Osborne Trails South Allocation Area ("Plan") and an age-restricted housing program for the Osborne Trails Allocation Area pursuant to Sections 49 — 52 of the Act ("Program"), which Plan and Program are attached to and incorporated by reference in this resolution;

WHEREAS, the Plan promotes significant opportunities for the gainful employment of its citizens and the Plan, cannot be achieved by regulatory process or the operation of private enterprise due to the lack of public improvements and other factors;

WHEREAS, the Commission has published notice of this meeting in the *Hamilton County Recorder* regarding consideration of this resolution and the establishment of the Program, and also posted notice of this meeting in the City for purposes of notifying interested and affected persons and permitting such persons to consult with the Commission prior to adopting this Resolution, all pursuant to Section 49(c)(1) of the Act;

WHEREAS, the Commission has held public meetings in the City for those parties expected to be affected by the proposed Program, in order to obtain the views of such affected persons pursuant to Section 49(c)(2) of the Act;

WHEREAS, the Commission has caused to be prepared:

(1) A map and plat showing:

(A) the boundaries of the Area and both allocation areas; the location of various parcels of property, streets, roads, alleys, and other features that may affect the clearance, replotting, replanning, rezoning or development of the Area; and

(B) the parts of the Area that are planned to be devoted to public ways, levees, sewerage, parks and other public purposes under the Plan;

(2) A list of the owners of the various parcels of property proposed to be acquired for, or otherwise affected by, the establishment of the Area; and

(3) An estimate of the costs, if any, to be incurred for the development of property in the Area; and

WHEREAS, the Commission has caused to be prepared factual reports ("Reports") in support of the findings contained in this resolution, which Reports are attached to and incorporated by reference in this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE WESTFIELD REDEVELOPMENT COMMISSION THAT:

Section 1. The Commission has selected as an area within the City an as area needing economic development, which area the Commission is hereby designating as the Osborne Trails Economic Development Area ("Area"), and which Area is set forth on the map attached as Exhibit A, which Area shall have two separate Allocation Areas, as described therein.

Section 2. The Commission has developed the Plan and finds that the Plan for the Osborne Trails South Allocation Area:

(a) Promotes significant opportunities for the gainful employment of citizens of the City;

(b) Benefits the public health, safety, morals and welfare of the citizens of the City;

(c) Increases the economic well-being of the City and the State of Indiana; and

(d) Serves to protect and increase property values in the City and the State of Indiana.

Section 3. The Commission finds that the Plan cannot be accomplished by regulatory processes or by the ordinary operation of private enterprise because of the lack of public improvements in the Area.

Section 4. The Commission finds that the public utility and benefit will be accomplished by the purposes of the Plan, specifically by improving the diversity of the economic base of the City, attracting permanent jobs and increasing the property tax base.

Section 5. The Commission finds that the Plan conforms to other development and redevelopment plans for the City.

Section 6. The Commission finds that the Program cannot be accomplished by regulatory processes or by the ordinary operation of private enterprise because of the lack of public improvements in the Area.

Section 7. The Commission finds that the public health and welfare will be benefitted by accomplishment of the purposes of the Program, specifically by allowing for the construction and development of a new age-restricted, senior housing project that does not currently exist in the greater Westfield Area, which will allow the City to retain its aging population and attract new citizens that will support local business.

Section 8. The. Commission finds that the accomplishment of the purposes of the Program will be of public utility and benefit as measured by:

(a) an increase in the property tax base; and

(b) encouraging an age-diverse population in the City.

Section 9. The Commission finds that the Program will enable the City to encourage older residents to locate or relocate to the City.

Section 10. The Commission finds that the Program will not increase the school-age population.

Section 11. The Commission finds that Lennar Homes, as the developer of the age restricted housing in the Osborne Trails Allocation Area (the "Developer"), has represented that the Program satisfies the requirements of 42 U.S.C. 3607 (the federal Housing for Older Persons Act).

Section 12. (a) The Commission does not now propose to acquire interests in real property within the boundaries of the Area. If the Commission determines that it is necessary to acquire real property in the Area, it will amend the Plan or the Program, as applicable, and this resolution prior to any such acquisition.

(b) The Commission hereby finds that all of the property in the Area is the property to be affected in a beneficial manner by the establishment of the Area because new infrastructure and development will occur on this property that increases tax base and property values.

Section 13. The Commission does not anticipate incurring costs for the acquisition and development of property pursuant to the Plan or the Program.

Section 14. The Commission finds that no residents of the Area will be displaced by any project resulting from the Plan; and, therefore, the Commission finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

Section 15. This paragraph shall be considered the allocation provision for the Osborne Trails South Allocation Area for purposes of IC 36-7-14-39. The portion of the Area set forth on the map and parcel list attached hereto as Exhibit B shall constitute an allocation area as defined in IC 36-7-14-39 ("Osborne Trails South Allocation Area"). Any property taxes levied on or after the effective date of this resolution by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Osborne Trails South Allocation Area shall be allocated and distributed in accordance with IC 36-7-14-39 or any applicable successor provision. This allocation provision shall expire no later than 25 years after the date on which the first obligation was incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues generated in the Osborne Trails South Allocation Area.

Section 16. This paragraph shall be considered the allocation provision for the Osborne Trails Allocation Area for purposes of IC 36-7-14-39, -50 and -52. The portion of the Area set forth on the map and parcel list attached hereto as Exhibit C shall constitute an allocation area as defined in IC 36-7-14-39, -50 and -52 ("Osborne Trails Allocation Area"). Any property taxes levied on or after the effective date of this resolution by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Osborne Trails Allocation Area shall be allocated and distributed in accordance with IC 36-7-14-39, -50 and -52 or any applicable successor provision. This allocation provision shall expire no later than 25 years after the date on which the first obligation was incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues generated in the Osborne Trails Allocation Area.

Section 17. All the rights, powers, privileges, and immunities that may be exercised by the Commission in blighted, deteriorated, or deteriorating areas may be exercised by the Commission in the Area in implementing the Plan and the Program, including the provisions of and subject to the limitations of IC 36-7-14-43 and IC 36-7-14-50, respectively.

Section 18. The President of the Commission is hereby authorized and directed to submit this resolution (and all attachments thereto), the Plan, the Program and the Reports to the Westfield Area Plan Commission ("Plan Commission") for its approval.

Section 19. The Commission also directs the President, after receipt of the written order of approval of the Plan Commission which has been approved by the City Council of the City, to publish notice of the adoption and substance of this resolution in accordance with IC 53-1-4 and to file notice with the Plan Commission, the Board of Zoning Appeals, the Board of Public Works, the Park Board, the building commissioner and any other departments or agencies of the City concerned with unit planning, zoning variances, land use or the issuance of building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of the City's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed project and will determine the public utility and benefit of the proposed project. Copies of the notice must also be filed with the officer authorized to fix budgets, tax rates and tax levies under IC 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the proposed Osborne Trails South Allocation Area or the Osborne Trails Allocation Area (collectively, "Allocation Areas").

Section 20. The Commission also directs the President to prepare or cause to be prepared a statement disclosing the impact of the Allocation Areas, including the following:

(a) The estimated economic benefits and costs to be incurred in the Allocation Areas, as measured by increased employment and anticipated growth of real property assessed values; and

(b) The anticipated impact on tax revenues of each taxing unit that is either wholly or partly located within either of the Allocation Areas.

A copy of this statement (an "Impact Statement") shall be filed with each such taxing unit with a copy of the notice required under Section 17 of the Act at least 10 days before the date of the hearing described in Section 19 of this resolution.

Section 21. The Commission further directs the presiding officer to submit this resolution to the City Council for its approval of the establishment of the Program and the Area.

Section 22. This resolution shall be effective as of its date of adoption.

Adopted _____, 2022

WESTFIELD REDEVELOPMENT COMMISSION

_____
President

_____
Vice President

_____
Secretary

_____
Member

_____
Member

ATTEST:

_____
Secretary

EXHIBIT A

Map of the Osborne Trails Economic Development Area

7/27/2022

Osborne Trails within the City of Westfield

Age Restricted

Parcel Count – 136
Total number of Acres – 228
22p23 GAV - $1,236,200

CML TIF

Parcel Count – 3
Total number of Acres – 36
22p23 GAV - $1,335,800

Excluded Residential

Parcel Count – 184
Total number of Acres – 31
22p23 GAV - $60,733,600

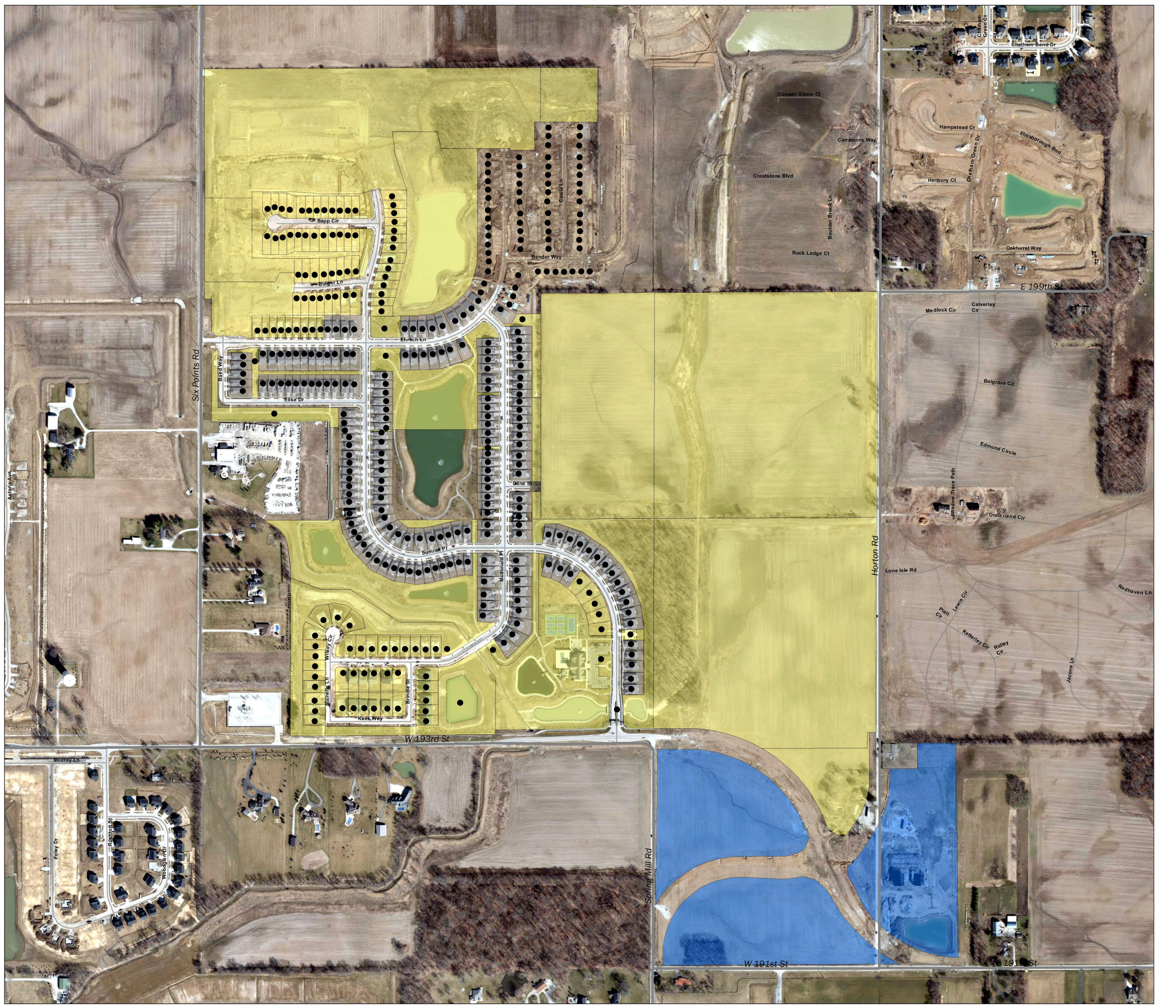

EXHIBIT B

Osborne Trails South Allocation Area Parcel List

FMTPRCLNO	DEEDEDOWNR
08-05-26-00-00-001.003	Indiana Ice Arena III LLC
08-05-26-00-00-001.004	Indiana Ice Arena III LLC
08-05-26-00-00-002.102	West Fork Whiskey Real Estate JV LLC

EXHIBIT C

Osborne Trails Allocation Parcel List

FMTPRCLNO	DEEDEDOWNR
08-05-27-00-01-060.000	CalAtlantic Homes of Indiana Inc
08-05-26-00-00-001.005	Drexler Property LLC
08-05-26-00-00-001.001	Drexler Property LLC
08-05-22-00-00-015.000	Lennar Homes of Indiana Inc
08-05-22-00-00-016.000	Lennar Homes of Indiana Inc
08-05-23-00-00-024.000	Lennar Homes of Indiana Inc
08-05-22-00-00-018.000	Lennar Homes of Indiana Inc
08-05-22-00-00-018.001	Lennar Homes of Indiana Inc
08-05-27-00-01-059.000	CalAtlantic Homes of Indiana Inc
08-05-27-00-01-006.000	CalAtlantic Homes of Indiana Inc
08-05-27-00-01-022.000	CalAtlantic Homes of Indiana Inc
08-05-27-00-01-023.000	CalAtlantic Homes of Indiana Inc
08-05-27-00-01-024.000	CalAtlantic Homes of Indiana Inc
08-05-27-00-01-025.000	CalAtlantic Homes of Indiana Inc
08-05-27-00-01-026.000	CalAtlantic Homes of Indiana Inc
08-05-22-00-01-046.000	CalAtlantic Homes of Indiana Inc
08-05-22-00-01-049.000	CalAtlantic Homes of Indiana Inc
08-05-27-00-01-062.000	CalAtlantic Homes of Indiana Inc
08-05-22-00-01-047.000	CalAtlantic Homes of Indiana Inc
08-05-27-00-01-061.000	CalAtlantic Homes of Indiana Inc
08-05-27-00-00-006.005	CalAtlantic Homes of Indiana Inc
08-05-22-00-02-007.001	CalAtlantic Homes of Indiana Inc
08-05-27-00-01-063.000	CalAtlantic Homes of Indiana Inc
08-05-22-00-02-043.000	Lennar Homes of Indiana Inc
08-05-22-00-02-044.000	Lennar Homes of Indiana Inc
08-05-22-00-02-045.000	Lennar Homes of Indiana Inc
08-05-22-00-02-046.000	Lennar Homes of Indiana Inc
08-05-22-00-03-032.000	Lennar Homes of Indiana Inc
08-05-22-00-03-033.000	Lennar Homes of Indiana Inc
08-05-22-00-00-017.000	Lennar Homes of Indiana Inc
08-05-27-00-08-038.000	Lennar Homes of Indiana Inc
08-05-27-00-08-005.000	Lennar Homes of Indiana Inc
08-05-27-00-08-012.000	Lennar Homes of Indiana Inc
08-05-27-00-08-004.000	Lennar Homes of Indiana Inc
08-05-27-00-08-013.000	Lennar Homes of Indiana Inc
08-05-27-00-08-003.000	Lennar Homes of Indiana Inc
08-05-27-00-08-014.000	Lennar Homes of Indiana Inc
08-05-27-00-08-006.000	Lennar Homes of Indiana Inc
08-05-27-00-08-007.000	Lennar Homes of Indiana Inc
08-05-27-00-08-008.000	Lennar Homes of Indiana Inc
08-05-27-00-08-009.000	Lennar Homes of Indiana Inc
08-05-27-00-08-010.000	Lennar Homes of Indiana Inc
08-05-27-00-08-011.000	Lennar Homes of Indiana Inc
08-05-27-00-08-002.000	Lennar Homes of Indiana Inc
08-05-27-00-08-015.000	Lennar Homes of Indiana Inc
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08-05-27-00-08-034.000	Lennar Homes of Indiana Inc
08-05-27-00-08-035.000	Lennar Homes of Indiana Inc
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08-05-27-00-08-021.000	Lennar Homes of Indiana Inc
08-05-27-00-08-022.000	Lennar Homes of Indiana Inc
08-05-27-00-00-006.000	Lennar Homes of Indiana Inc
08-05-27-00-00-006.002	Lennar Homes of Indiana Inc
08-05-22-00-05-001.000	Lennar Homes of Indiana Inc
08-05-22-00-05-002.000	Lennar Homes of Indiana Inc
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08-05-22-00-05-064.000	Lennar Homes of Indiana Inc
08-05-22-00-05-050.000	Lennar Homes of Indiana Inc
08-05-22-00-05-065.000	Lennar Homes of Indiana Inc

FACTUAL REPORT IN SUPPORT OF FINDINGS FOR THE
Osborne Trails South ALLOCATION AREA
CONTAINED IN RESOLUTION NO. 2022-11 OF THE
WESTFIELD REDEVELOPMENT COMMISSION

Section 1. The Plan for the Osborne Trails Allocation Area ("Osborne Trails South Area") will promote significant opportunities for the gainful employment of citizens of the City of Westfield, Indiana ("City") as follows: The Plan includes the construction of infrastructure and commercial development, which requires a significant amount of labor and material.

Section 2. The planning, replanning, development, and redevelopment of the Allocation Area will benefit the public health, safety, morals and welfare of the citizens of the City; increase the economic well-being of the City and the State of Indiana; and serve to protect and increase property values in the City and the State of Indiana as follows: The development of an age restricted housing development will provide needed senior housing that the City currently lacks. This will retain and attract seniors to the area, which will attract additional business and investment. The hundreds of new homes will create construction jobs and increase the tax base for the City.

Section 3. The Plan for the Allocation Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to IC 36-7-14 (the redevelopment statute) because of: the lack of local public improvements, as adequate roads, sewer and water do not currently exist to allow the proposed development of the described senior housing units. A new roundabout is necessary and significant sewer improvements are required that are cost prohibitive without the Plan and creation of the Allocation Area.

Section 4. The accomplishment of the Plan for the Allocation Area will be of public utility and benefit as measured by:

(a) An estimated increase in the property tax base of $5,600,000.00 of assessed valuation; and

(b) Improved diversity of the economic base as follows: The development of 600 new homes for seniors along with the anticipated commercial development that will benefit from the infrastructure will also drive the demand for additional commercial services for residents. This increase in demand will encourage additional commercial development, especially along 191st Street on the north side of the City. In addition, since 600 homes will be age restricted, the homes will allow the retention and attraction of seniors to the area, which will diversify the population and the residential housing market in the City.

Section 5. The Commission estimates that it will need to issue bonds or enter into a lease financing in order to finance infrastructure improvements in furtherance of the Plan for the Allocation Area in an estimated amount of $20-25 million.

ECONOMIC DEVELOPMENT PLAN
FOR THE **Osborne Trails South ALLOCATION AREA**
WESTFIELD REDEVELOPMENT COMMISSION

Purpose and Introduction.

This document is the Economic Development Plan ("Plan") for the Osborne Trails South Allocation Area ("Osborne Trails South Area") within the Osborne Trails Economic Development Area (the "Area") in the City of Westfield, Indiana ("City"). It is intended for approval by the City Council, the Plan Commission and the Redevelopment Commission ("Commission") in conformance with IC 367-14.

Project Objectives.

The purposes of the Plan are to benefit the public health, safety, morals, and welfare of the citizens of the City; increase the economic well-being of the City and the State of Indiana; and serve to protect and increase property values in the City and the State of Indiana. The Plan is designed to: (i) promote significant opportunities for the gainful employment of citizens of the City, (ii) provide for local public improvements in the Osborne Trails South Area, (iii) remove improvements or conditions that lower the value of the land in the Allocation Area below that of nearby land, (iv) increase the property tax base, and (ix) improve the diversity of the economic base of the City.

The factual report attached to this Plan contains the supporting data for the above declared purposes of the Plan.

Description of Osborne Trails South Allocation Area.

The Osborne Trails South Area is located in the City and is described as that area contained in the map and parcel list attached as Exhibit C to the Declaratory Resolution.

Project Description.

The economic development of the Osborne Trails South Area may proceed in phases and may include the following projects ("Projects"):

1. Construct, reconstruct or relocate and extend sewer lines.
2. Construct, reconstruct or relocate and extend water lines.
3. Construct or reconstruct road improvements, including 191st Street.
4. Construct or reconstruct sidewalks.
5. Construct or reconstruct curbs.
6. Construct or reconstruct storm water drainage systems.
7. Construct or reconstruct buffer zones/mounding.
8. Construct or reconstruct beneficial environmental projects.
9. Site preparation, excavation and drainage.
10. Construct or reconstruct parks and other recreational facilities.
11. Construct, reconstruct or relocate electrical and gas infrastructure.

All Projects are in, physically connected to, serving or benefiting the Area.

Acquisition of Property.

The Commission has no present plans to acquire any interests in real property apart from incidental right-of-way necessary for implementation of infrastructure improvements.

The Commission may not exercise the power of eminent domain in the Osborne Trails South Area.

Procedures with respect to the Projects.

In accomplishing the Projects, the Commission may proceed with the Projects before the acquisition of any interests in land in the Osborne Trails South Area.

All contracts for material or labor in the accomplishment of the Projects shall, to the extent required by law, be let under IC 36-1.

In the planning and rezoning of real property acquired or to be used in the accomplishment of the Plan; the opening, closing, relocation and improvement of public ways; and the construction, relocation, and improvement of sewers and utility services; the Commission shall proceed in the same manner as private owners of the property. The Commission may negotiate with the proper officers and agencies of the City to secure the proper orders, approvals, and consents.

Any construction work required in connection with the Projects may be carried out by the appropriate municipal or county department or agency. The Commission may carry out the construction work if all plans, specifications, and drawings are approved by the appropriate department or agency and the statutory procedures for the letting of the contracts by the appropriate department or agency are followed by the Commission.

The Commission may pay any charges or assessments made on account of orders, approval, consents, and construction work with respect to the Projects or may agree to pay these assessments in installments as provided by statute in the case of private owners.

None of the real property acquired for the Projects may be set aside and dedicated for public ways, parking facilities, sewers, levees, parks, or other public purposes until the Commission has obtained the consents and approval of the department or agency under whose jurisdiction the property will be placed.

Disposal of Property.

The Commission may dispose of real property acquired, if any, by sale or lease to the public after causing to be prepared two (2) separate appraisals of the sale value or rental value to be made by independent appraisers. However, if the real property is less than five (5) acres in size and the fair market value of the real property or interest has been appraised by one (1) independent appraiser at less than Ten Thousand Dollars ($10,000), the second appraisal may be made by a qualified employee of the Department of Redevelopment. The Commission will prepare an offering sheet and will maintain maps and plats showing the size and location of all parcels to be offered. Notice will be published of any offering in accordance with IC 5-3-1. The Commission will follow the procedures of IC 36-7-14-22 in making a sale or lease of real property acquired.

Financing of the Projects.

The Commission may issue bonds payable from incremental ad valorem property taxes allocated under IC 36-7-14-39 in order to raise money for property acquisition and completion of the Projects in the Osborne Trails South Area. The amount of these bonds may not exceed the total, as estimated by the Commission of all expenses reasonably incurred in connection with the Projects, including:

The total cost of all land, rights-of-way, and other property to be acquired and developed;

All reasonable and necessary architectural, engineering, construction, equipment, legal, financing, accounting, advertising, bond discount and supervisory expenses related to the acquisition and development of the Projects or the issuance of bonds;

Interest on the bonds (not to exceed 5 years from the date of issuance) and a debt service reserve for the bonds to the extent the Commission determines that a reserve is reasonably required; and

Expenses that the Commission is required or permitted to pay under IC 8-23-17. In the issuance of bonds the Commission will comply with IC 36-7-14-25.1.

As an alternative to the issuance of bonds or in conjunction with it, the Commission may enter into a lease of any property that could be financed with the proceeds of bonds under IC 367-14. The lease is subject to the provisions of IC 36-7-14-25.2 and IC 36-7-14-25.3.

As a further alternative, the Commission may pledge tax increment pursuant to IC 36-7-14-39(b)(2)(D) to any bonds issued by the City.

Amendment of the Plan.

By following the procedures specified in IC 36-7-14-17.5, the Commission may amend the Plan for the Osborne Trails South Area. However, any enlargement of the boundaries of the Osborne Trails South Area must be approved by the City Council.

FACTUAL REPORT IN SUPPORT OF FINDINGS FOR THE
OSBORNE TRAILS ALLOCATION AREA
CONTAINED IN RESOLUTION NO. 2022-11 OF THE
WESTFIELD REDEVELOPMENT COMMISSION

1. The Program for the Osborne Trails Economic Development Area (the "Area") cannot be accomplished by regulatory processes or by the ordinary operation of private enterprise because of: the lack of local public improvement, and the fact that adequate sanitary sewers, water mains and streets do not exist to properly serve the Program for the Area. New streets and the extension of sewer mains and water mains are necessary to allow the Program to proceed.

The public health and welfare will be benefited by accomplishment of the purposes of the Program as it will: allow the City of Westfield ("City") to attract and retain aging population by offering a new senior living product that does not currently exist within the City.

The accomplishment of the purposes of the Program will be of public utility and benefit as measured by: increasing the tax base and encouraging an age-diverse population in the City, or other similar public benefits due to the construction of 600 single family homes that include restrictive covenants in each home's chain of title that require at least one person age 55 or older to reside in the home and prohibit any person under the age of 19 to live in a home more than three months out of any year. When complete, the planned 600 new homes is expected to increase the tax base of the City by over $180,000,000.00.

2. The Program will enable the City to encourage older residents to locate or relocate to the City by offering a new low maintenance senior housing product not currently available in the City. 600 single family homes are planned to be built that include restrictive covenants in each home's chain of title as described above and which will greatly encourage and attract senior residents.

3. The Program will not increase the' school-age population because the aforementioned restrictive covenants prohibit any person under the age of 19 to live in a home more than three months out of any year. This restriction will be enforceable for the homeowner's association as well as the City.

4. Lennar, as developer of the age restricted housing, indicates that the Program satisfies the requirements of 42 U.S.C. 3607 (the federal Housing for Older Persons Act) because the restrictive covenants discussed above meet the regulations promulgated by the United States Department of Housing and Urban Development under 42 U.S.C. 3607.

5. The Commission estimates that it will need to issue bonds or enter into a lease financing of approximately $20-25 million to implement the Program.

ECONOMIC DEVELOPMENT PLAN
FOR THE **OSBORNE TRAILS ALLOCATION AREA**
WESTFIELD REDEVELOPMENT COMMISSION

Purpose and Introduction.

This document is the Economic Development Plan ("Plan") for the Osborne Trails Allocation Area ("Osborne Trails Area") within the Osborne Trails Economic Development Area (the "Area") in the City of Westfield, Indiana ("City"). It is intended for approval by the City Council, the Plan Commission and the Redevelopment Commission ("Commission") in conformance with IC 36-7-14.

Project Objectives.

The purposes of the Plan are to benefit the public health, safety, morals, and welfare of the citizens of the City; increase the economic well-being of the City and the State of Indiana; and serve to protect and increase property values in the City and the State of Indiana. The Plan is designed to: (i) promote significant opportunities for the gainful employment of citizens of the City, (ii) provide for local public improvements in the Osborne Trails Area, (iii) remove improvements or conditions that lower the value of the land in the Allocation Area below that of nearby land, (iv) increase the property tax base, and (ix) improve the diversity of the economic base of the City.

The factual report attached to this Plan contains the supporting data for the above declared purposes of the Plan.

Description of Osborne Trails Allocation Area.

The Osborne Trails Area is located in the City and is described as that area contained in the map and parcel list attached as Exhibit C to the Declaratory Resolution.

Project Description.

The economic development of the Osborne Trails Area may proceed in phases and may include the following projects ("Projects"):

1. Construct, reconstruct or relocate and extend sewer lines.
2. Construct, reconstruct or relocate and extend water lines.
3. Construct or reconstruct road improvements, including 191st Street.
4. Construct or reconstruct sidewalks.
5. Construct or reconstruct curbs.
6. Construct or reconstruct storm water drainage systems.
7. Construct or reconstruct buffer zones/mounding.
8. Construct or reconstruct beneficial environmental projects.
9. Site preparation, excavation and drainage.
10. Construct or reconstruct parks and other recreational facilities.
11. Construct, reconstruct or relocate electrical and gas infrastructure.

All Projects are in, physically connected to, serving or benefiting the Area.

Acquisition of Property.

The Commission has no present plans to acquire any interests in real property apart from incidental right-of-way necessary for implementation of infrastructure improvements.

The Commission may not exercise the power of eminent domain in the Osborne Trails Area.

Procedures with respect to the Projects.

In accomplishing the Projects, the Commission may proceed with the Projects before the acquisition of any interests in land in the Osborne Trails Area.

All contracts for material or labor in the accomplishment of the Projects shall, to the extent required by law, be let under IC 36-1.

In the planning and rezoning of real property acquired or to be used in the accomplishment of the Plan; the opening, closing, relocation and improvement of public ways; and the construction, relocation, and improvement of sewers and utility services; the Commission shall proceed in the same manner as private owners of the property. The Commission may negotiate with the proper officers and agencies of the City to secure the proper orders, approvals, and consents.

Any construction work required in connection with the Projects may be carried out by the appropriate municipal or county department or agency. The Commission may carry out the construction work if all plans, specifications, and drawings are approved by the appropriate department or agency and the statutory procedures for the letting of the contracts by the appropriate department or agency are followed by the Commission.

The Commission may pay any charges or assessments made on account of orders, approval, consents, and construction work with respect to the Projects or may agree to pay these assessments in installments as provided by statute in the case of private owners.

None of the real property acquired for the Projects may be set aside and dedicated for public ways, parking facilities, sewers, levees, parks, or other public purposes until the Commission has obtained the consents and approval of the department or agency under whose jurisdiction the property will be placed.

Disposal of Property.

The Commission may dispose of real property acquired, if any, by sale or lease to the public after causing to be prepared two (2) separate appraisals of the sale value or rental value to be made by independent appraisers. However, if the real property is less than five (5) acres in size and the fair market value of the real property or interest has been appraised by one (1) independent appraiser at less than Ten Thousand Dollars ($10,000), the second appraisal may be made by a qualified employee of the Department of Redevelopment. The Commission will prepare an offering sheet and will maintain maps and plats showing the size and location of all parcels to be offered. Notice will be published of any offering in accordance with IC 5-3-1. The Commission will follow the procedures of IC 36-7-14-22 in making a sale or lease of real property acquired.

Financing of the Projects.

The Commission may issue bonds payable from incremental ad valorem property taxes allocated under IC 36-7-14-39 in order to raise money for property acquisition and completion of the Projects in the Osborne Trails Area. The amount of these bonds may not exceed the total, as estimated by the Commission of all expenses reasonably incurred in connection with the Projects, including:

The total cost of all land, rights-of-way, and other property to be acquired and developed;

All reasonable and necessary architectural, engineering, construction, equipment, legal, financing, accounting, advertising, bond discount and supervisory expenses related to the acquisition and development of the Projects or the issuance of bonds;

Interest on the bonds (not to exceed 5 years from the date of issuance) and a debt service reserve for the bonds to the extent the Commission determines that a reserve is reasonably required; and

Expenses that the Commission is required or permitted to pay under IC 8-23-17. In the issuance of bonds the Commission will comply with IC 36-7-14-25.1.

As an alternative to the issuance of bonds or in conjunction with it, the Commission may enter into a lease of any property that could be financed with the proceeds of bonds under IC 367-14. The lease is subject to the provisions of IC 36-7-14-25.2 and IC 36-7-14-25.3.

As a further alternative, the Commission may pledge tax increment pursuant to IC 36-7-14-39(b)(2)(D) to any bonds issued by the City.

Amendment of the Program.

By following the procedures specified in IC 36-7-14-17.5, the Commission may amend the Program for the Osborne Trails Area. However, any enlargement of the boundaries of the Osborne Trails Area must be approved by the City Council.

EXHIBIT A

Map of the Osborne Trails Economic Development Area

7/27/2022

Osborne Trails within the City of Westfield

Age Restricted

Parcel Count – 136
Total number of Acres – 228
22p23 GAV - $1,236,200

CML TIF

Parcel Count – 3
Total number of Acres – 36
22p23 GAV - $1,335,800

Excluded Residential

Parcel Count – 184
Total number of Acres – 31
22p23 GAV - $60,733,600

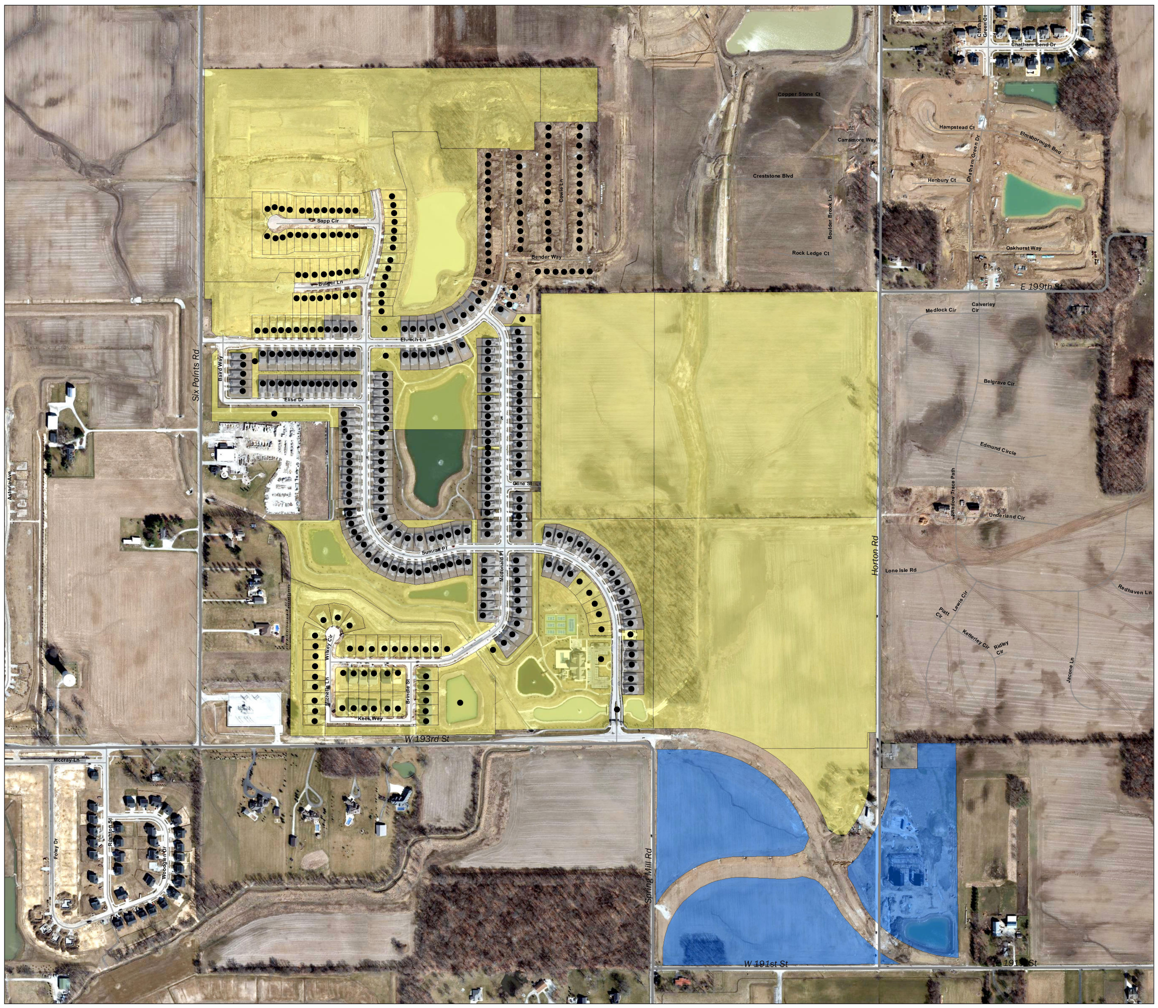
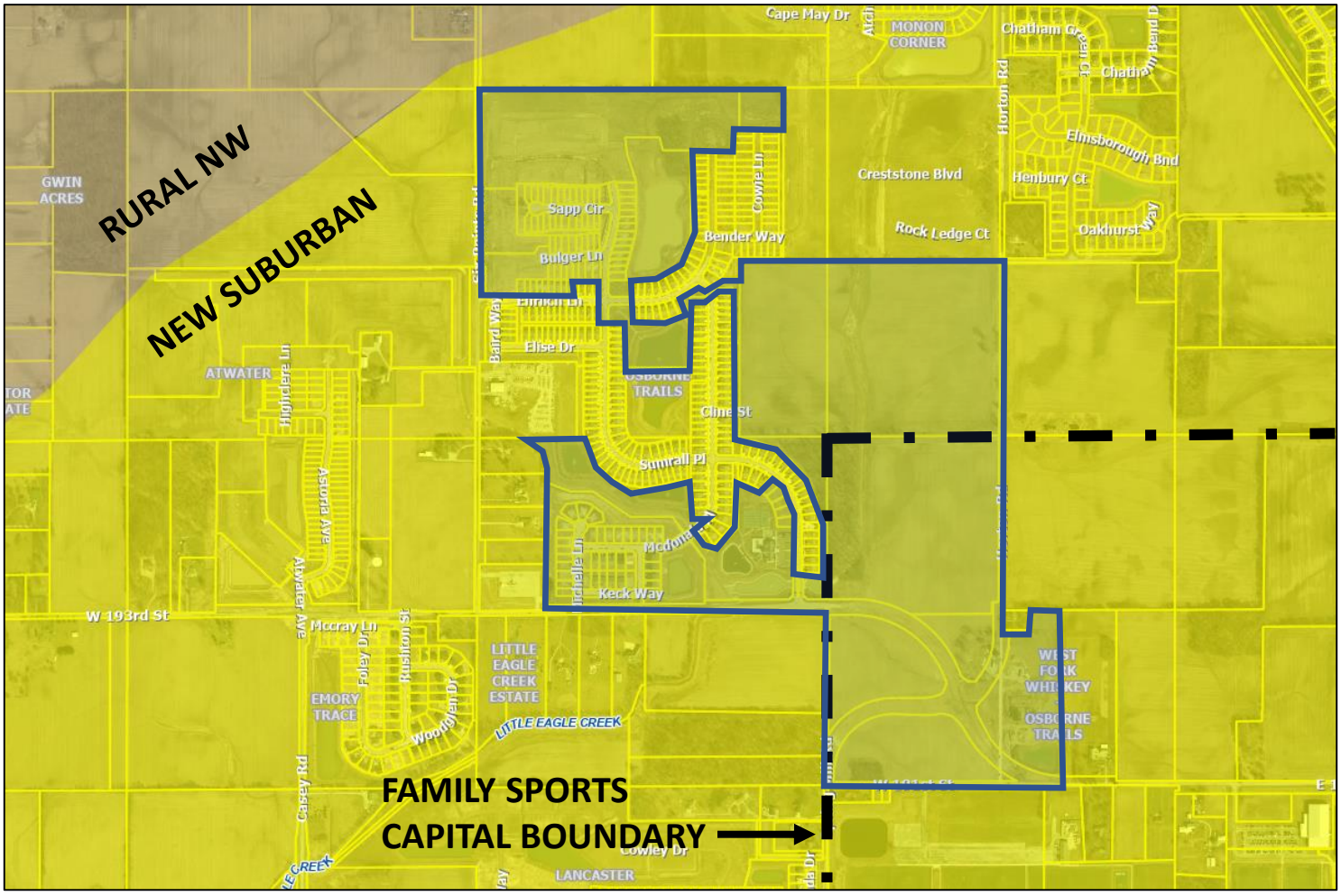


Exhibit 5

Comprehensive Plan Map

Osborne Trails EDA



NOTE – the shape of the Osborne Trails EDA on this map is for general location purposes only. It is not an exact parcel map of the EDA and is not intended to serve as one.

WESTFIELD-WASHINGTON TOWNSHIP

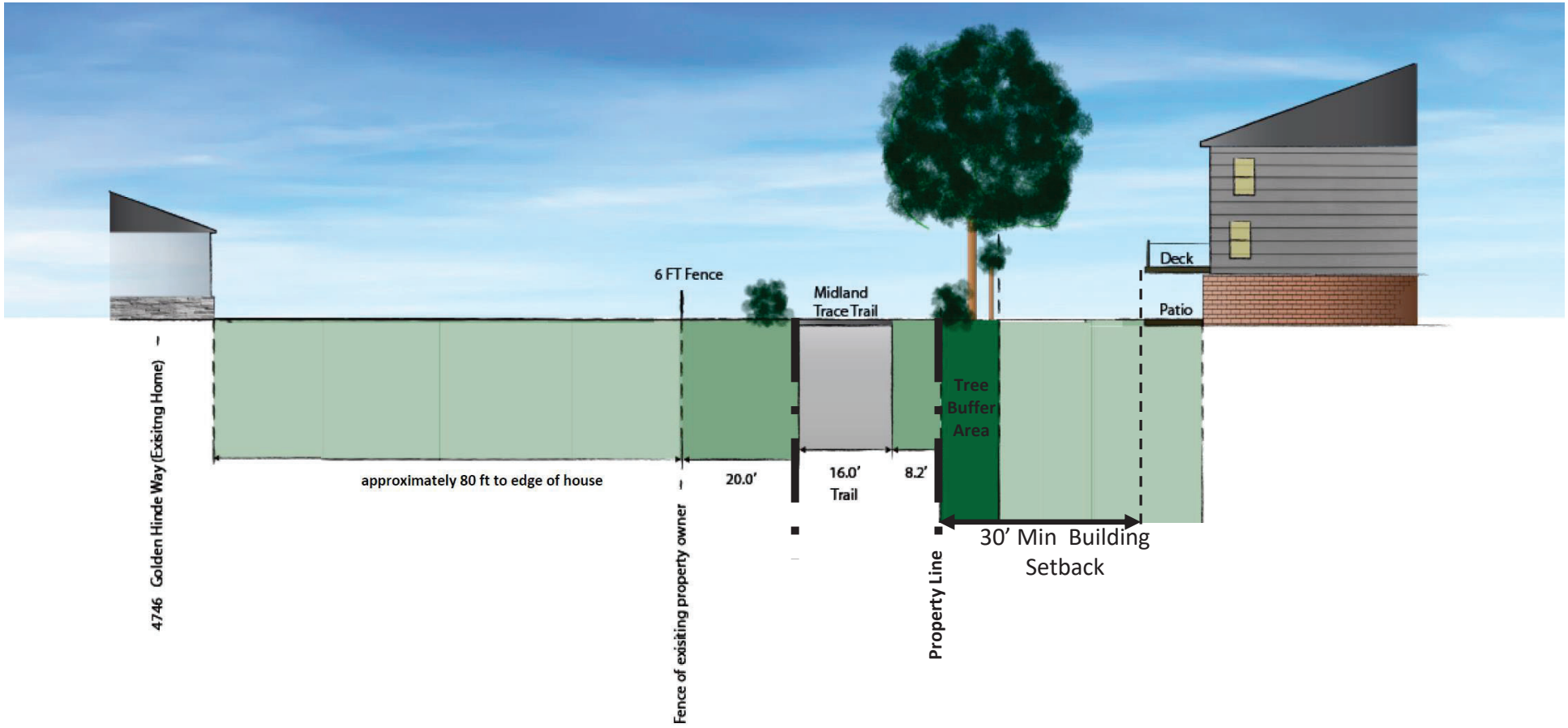
APC SCHEDULE OF MEETINGS

2023 SCHEDULE OF MEETINGS AND FILING DATES

MEETING MONTH	FILING DEADLINE	FIRST APC MEETING	SECOND APC MEETING
	Friday Noon	Monday 7:00 PM	Monday 7:00 PM
JANUARY	12/02/22	01/17/23	01/24/23
FEBRUARY	12/29/22	02/06/23	02/21/23
MARCH	02/03/23	03/06/23	03/20/23
APRIL	03/03/23	04/03/23	04/17/23
MAY	04/02/23	05/01/23	05/15/23
JUNE	04/28/23	06/05/23	06/19/23
JULY	06/02/23	07/05/23	07/17/23
AUGUST	06/30/23	08/07/23	08/21/23
SEPTEMBER	08/04/23	09/05/23	09/18/23
OCTOBER	09/01/23	10/02/23	10/16/23
NOVEMBER	09/29/23	11/08/23	11/20/23
DECEMBER	11/03/23	12/04/23	12/18/23
JANUARY	12/01/23	01/16/24	01/23/24

** Dates in red are scheduled for a different day due to a conflict.*

Trail Cross Section



Docket Number: 2208-PUD-16 (Ordinance No. 22-32)

Petitioner: Grand Communities, LLC by Nelson & Frankenberger, LLC

Request: A change of zoning for 10.8 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Westfield Yard Planned Unit Development (PUD) District.

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

Current Land Use: Agriculture

Acreage: 10.8 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ord. 22-32
4. Ord. 22-32 Redline Version
5. Concept Plan
6. Front Load Townhome Exhibits
7. Alley Load Townhome Exhibits
8. Foundation Planting Exhibit
9. Amenity Exhibits
10. Trail Cross-Section

Staff Reviewer: Daine Crabtree, Senior Planner

PETITION HISTORY

This petition was introduced at the July 11, 2022, City Council meeting. The petition received a public hearing at the August 1, 2022, Advisory Plan Commission (the "Plan Commission") meeting and a workshop at the September 9, 2022, Plan Commission meeting.

PROJECT OVERVIEW

Location: This subject real estate is approximately 10.8 acres in size and is located on the west side of Gray Road, 200 feet south of State Road 32 (see **Exhibit 2**). The Property is currently zoned AG-SF1: Agriculture/Single-Family rural. Adjacent zoning districts include AG-SF1 and GO: General Office to the North, GO to the west, and SF3: Single-Family Medium Density to the south.

Project Description: The petitioner is requesting a change in zoning from the AG-SF1 District to the Westfield Yard PUD District to accommodate a Townhouse Dwelling development.

ORDINANCE DETAILS

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 5**) for which substantial compliance must be achieved; buildings may be repositioned after final engineering, however the street network and general design of the townhome community must be substantially compliant.

Underlying Zoning: As proposed, the PUD Ordinance assigns SFA: Single-Family Attached as the underlying zoning district.

Permitted Uses: The proposed ordinance defaults to the underlying zoning district of SFA and adds the use of Townhouse Dwellings. Per the UDO, Townhouse dwellings are only permitted in MF1: Multi-Family Low Density districts.

General Regulations: The PUD proposes the following standards, compared to the UDO's SFA standards:

Standard	The Yard PUD	SFA (UDO)
Minimum Lot Area	No Minimum	No Minimum
Minimum Lot Frontage	No Minimum	No Minimum
Maximum Density	75 units max (6.94 DU/acre)	4 DU/acre
Maximum Dwelling Units Per Building	6	4
Maximum Project Size	10.8 acres (the Property)	Thirty (30) acres
Setback from Gray Road	30 feet	25 feet
Setback from south perimeter of Real Estate	30 feet	N/A
Setback from north, west & south perimeters	20 feet	N/A
Minimum Driveway Length	20 feet	N/A
Minimum Distance Between Structures	20 feet	25 feet
Maximum Lot Coverage	N/A	N/A
Minimum Lot Width	No Minimum	N/A
Maximum Building Height	3 Stories	35 feet

Minimum Living Area (Total) Per Dwelling Unit (Front Load)	2,000 SF	1,300 to 1,800 SF depending on number of stories
Minimum Living Area (Total) Per Dwelling Unit (Alley Load)	2,300 SF	1,300 to 1,800 SF depending on number of stories

Overlay Districts: The PUD proposes that the State Highway 32 Overlay District be inapplicable to the Property.

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
  - Elevations for Front Load and Rear Load Townhomes are included in the PUD (see **Exhibits 6 and 7)** for which substantial compliance is required.
  - Vinyl is prohibited
  - All dwellings shall have a minimum two (2) car attached garage
  - A minimum of four (4) windows shall be provided on all elevations
  - A townhome unit immediately adjacent to (in the same building) and immediately across the street from the subject townhome unit shall be a different façade than the subject townhome unit
- Landscaping
  - A minimum of one (1) shade tree and four (4) shrubs shall be required per Townhouse Dwelling. End dwelling units shall require one (1) additional shade Tree and four (4) additional shrubs at the side of the dwelling.
  - A Foundation Plantings exhibit is included (see **Exhibit 8**) for which compliance must be achieved. Alternative locations for said landscaping may be approved by the Director if necessary.
  - Buffer Yard and External Street Frontage landscaping shall be provided as generally depicted in **Exhibit 5**. Buffer Yard A shall be provided along the north and south perimeter of the Real Estate.
  - Trees within ten (10) feet of the Midland Trace Trail (that are in good health and not otherwise required to be removed) shall be preserved. Existing trees shall not be disturbed unless required by the City or for drainage/utility installation

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

Design Standards:

- Minimum Open Space is proposed to be 25 percent. This is less than the UDO's requirement for SFA districts (35 percent), but more than the UDO's requirement for MF1 districts (20%), which is the only district in which Townhouse Dwellings are permitted by-right.

- An amenity exhibit (see **Exhibit 9**) is provided as part of the PUD Ordinance.
    - The proposed dog area shall be a minimum of 1,000 square feet
    - A minimum of four (4) seating areas shall be included
- Access points shall be provided to permit pedestrian access to the Midland Trace Trail from the Property

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REVISIONS MADE SINCE PUBLIC HEARING & WORKSHOP MEETING

- Maximum number of dwelling units per building has been modified from 8 units to 6 units;
- Setback from the south perimeter of the Real Estate has increased from 20 feet to 30 feet;
- Setback from Gray Road has increased from 20 feet to 30 feet;
- Minimum Living Area requirements have been increased to 2,000 SF and 2,300 SF for alley load and front load dwelling units respectively;
- Façade variation language has been modified/added;
- Masonry is required on all building elevations/new elevations have been added;
- Specific landscaping requirements per townhouse dwelling have been added;
- Buffer Yard language has been clarified;
- Minimum Open Space language has been revised so that ponds are not included in the Open Space calculation; and
- Amenity requirements have been revised so that seating areas are required and the dog area is, at minimum, 1,000 SF in size

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COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies this Property within the "Local Commercial" land use classification. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering 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.

Development Policies for "Local Commercial" include: (i) locate local commercial development only in planned centers and only on streets classified as arterials or on frontage roads as depicted on the Land Use Concept Map; (ii) require the size, materials, color, and design of buildings to be unique to Westfield; (iii) Parking areas should be broken up by landscaping or by being located on more than one side of the buildings; (iv) encourage signs that are easy to locate and read, sized and designed in relation to the buildings and the traffic conditions in which they are viewed;

and (v) encourage pedestrian connections between local commercial areas and adjacent residential areas.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 1: SR 32, (ii) Secondary Arterial: Gray Road, (iii) Proposed Local: other proposed streets internal to the development, and (iv) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition occurred at the August 1, 2022, 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 11, 2022, 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 Daine Crabtree at (317) 416-2586 or dcrabtree@westfield.in.gov

WESTFIELD YARD

Westfield, Indiana

Plan Commission

10.03.2022

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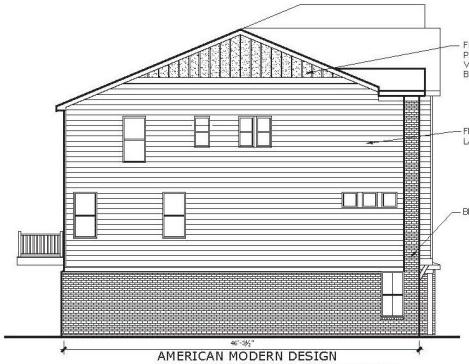
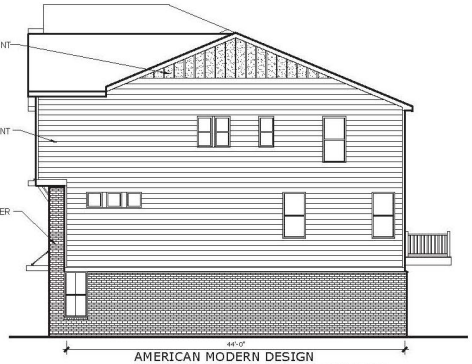
CONCEPT PLAN

Tustin Elevations

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



AMERICAN MODERN DESIGN
LEFT SIDE ELEVATION 28% MASONRY

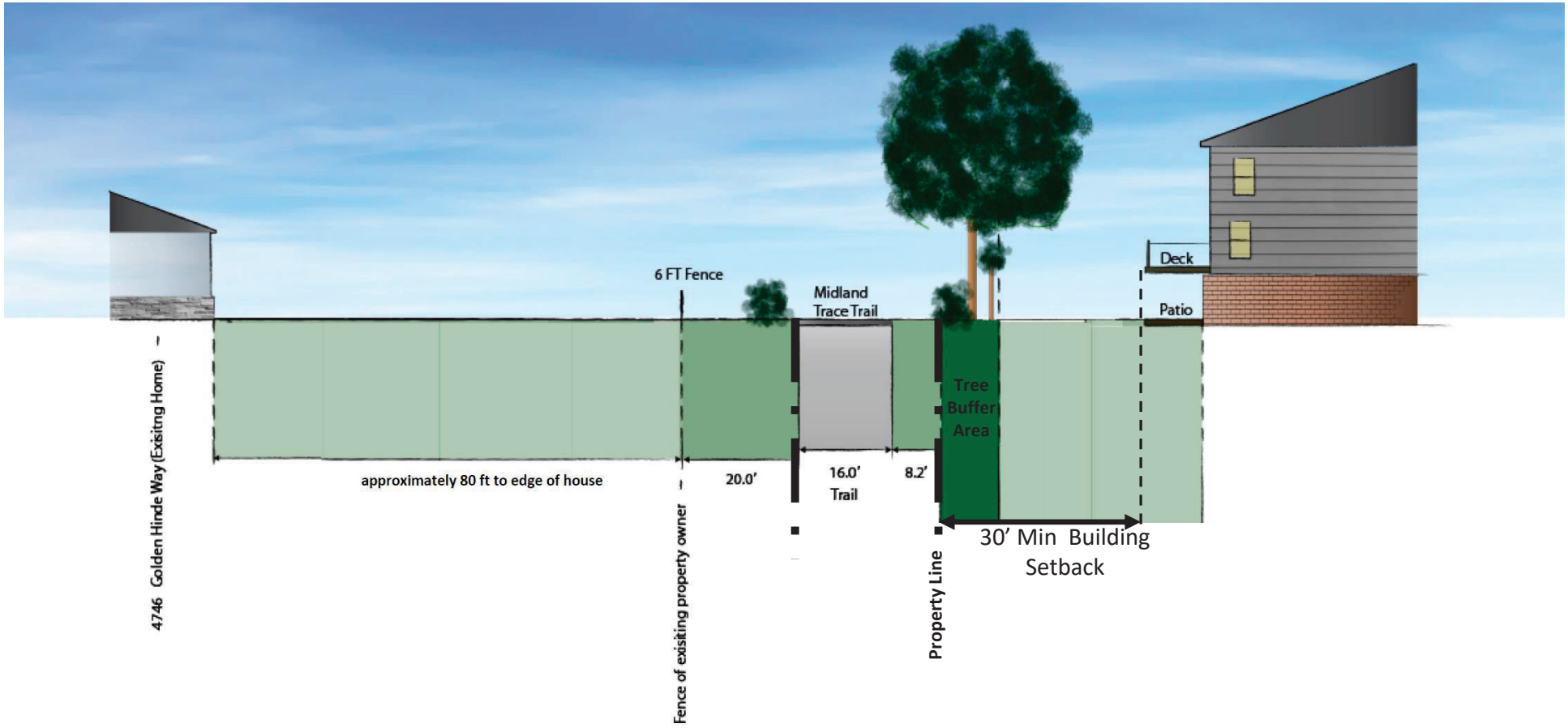


AMERICAN MODERN DESIGN
RIGHT SIDE ELEVATION 28% MASONRY

Brookline Elevations

10/3/2022

Trail Cross Section



AMENITIES

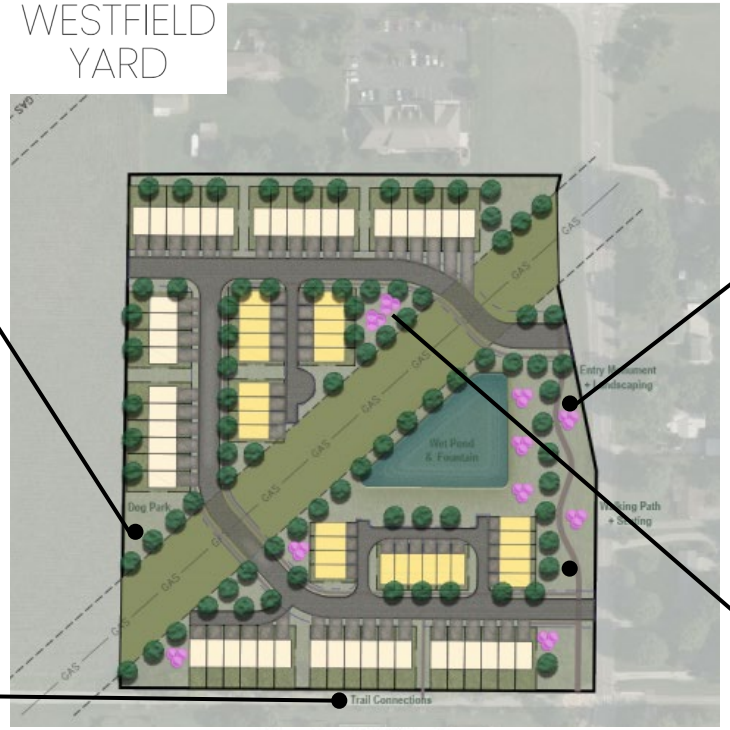
FISCHER HOMES

Designated Dog Area
- 4ft Aluminum Fence
- Seating Area

Midland Trace Trail Connection

WESTFIELD YARD

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



Product Offering

Brookline - Front Entry
46 homesites

Tustin - Rear Entry
29 homesites

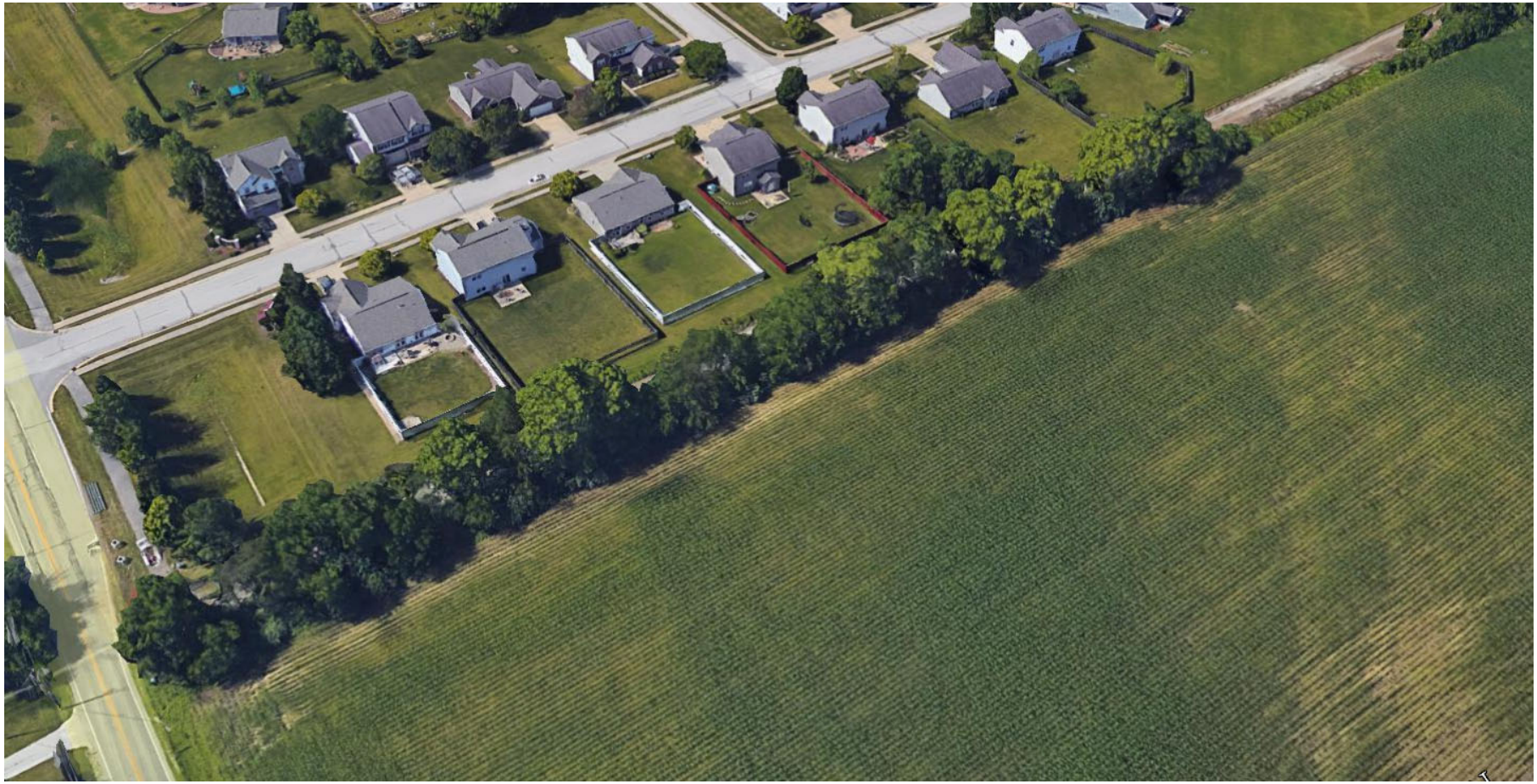
- Pathway
- Two landscaped seating areas overlooking pond.

Landscaped open space with bench seating

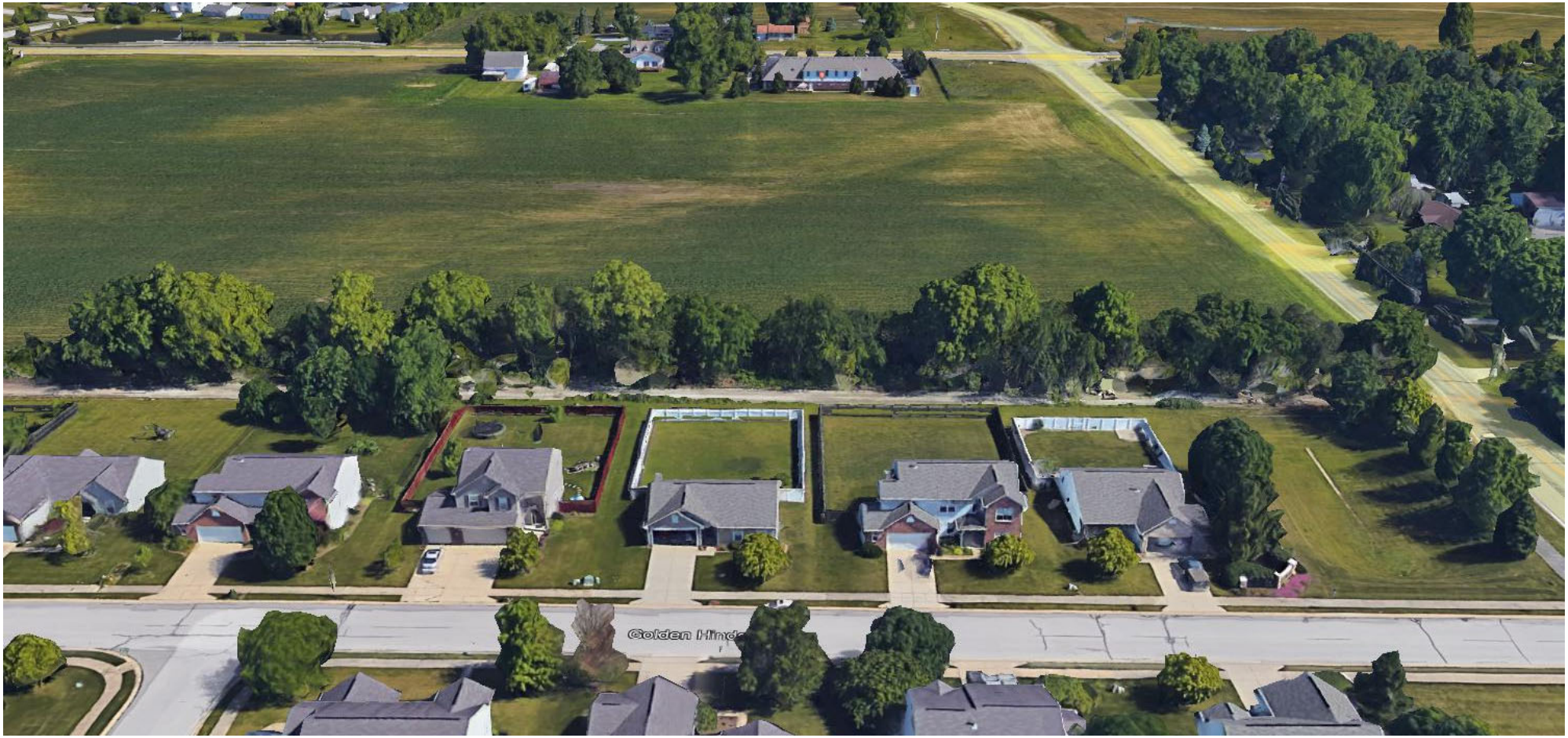
CONCEPT PLAN

Midland Tree Line

Midland Tree Line



Midland Tree Line



ORDINANCE NUMBER 22-40

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

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

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

WHEREAS, the Common Council enacted Ordinance No. 18-04, the Wheeler Landing Planned Unit Development District (the "Wheeler Landing PUD Ordinance") on September 24, 2018;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered Petition No. 2210-PUD-19 (the "Petition"), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in Exhibit A, attached hereto (the "Real Estate"); and

WHEREAS, the Commission forwarded the Petition No. 2210-PUD-19 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____recommendation (xx-xx) in accordance with Indiana Code§ 36-7-4-608, as required by Indiana Code§ 36-7-4-1505; and

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2022; and

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

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

Section 1. Applicability of Ordinance.

1.1 This Ordinance shall amend the Wheeler Landing PUD Ordinance, as applicable to the Real Estate.

1.2 All other provisions of the Wheeler Landing PUD Ordinance shall remain in effect with the adoption of this Ordinance.

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

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

Section 3. **Outdoor Merchandising**.

3.1 The standards of Article 6.12(C)(2) shall be modified to allow Outdoor Sales Displays generally in the areas indicated on Exhibit B. The fixtures and displays shown in Exhibit B are conceptual and may be adjusted.

3.2 Outdoor Sales Displays may include the following: fresh produce and floral items, that will be rotated seasonally, including hanging floral baskets, flowers and plants in the warmer months of spring and summer, corn stalks, pumpkins and gourds in fall, cold tolerant plants, holiday favorites in winter such as wreaths, pinecones, Christmas trees and firewood, and other secondary merchandise. Outdoor Sales Displays may include propane tanks, provided the tanks are stored in a screened enclosure with a cage door comparable to the example provided in Exhibit C.

3.3 The Outdoor Sales Displays may utilize refurbished antique pick-up trucks, tractors, and other such appropriate merchandising props as conceptually depicted in Exhibit C. In addition, weather permitting, outdoor prepared food sales, such as grilled meats and side dishes, specialty events such as live hatch chili pepper roasting and occasional produce vendor sales may take place.

3.4 Prohibited Outdoor Sales Displays include:

A. Mulch, salt, windshield washer fluid and other similar bulk merchandise,

B. Patio furniture, gas grills and other similar merchandise, and

C. Storage of shipping boxes (including cardboard boxes) with product inventory outside of merchandisers. The sale and merchandising of these products would take place inside the building. The prohibition of palletized merchandise does

not preclude the use of portable merchandiser stands designed to hold and display the allowed outdoor sales products noted above in Article 3.2.

Section 4. **Development Standards**.

4.1 The following modifications to the requirements of Chapter 6 Development Standards shall apply to the development of the Real Estate:

A. Foundation Plantings (Article 6.8(L)(4); shall apply; however, the foundation plantings of the Building Façades may be located in excess of fifteen (15) feet from the Building Façade, patio fence or other barrier.
B. Foundation Plantings (Article 6.8(L)(3); Planters shall be a permitted landscaping material meeting the requirements of Article 6.8(L).
C. Placement, Minimum Distance from Sidewalk and Curb (Article 6.8(G)(4)(d): shall not apply to the shade trees planted along the eastern private drive connecting the Real Estate to Tournament Trail in order to permit street trees in the tree lawn between the sidewalk and the perimeter private drive.

(SIGNATURE PAGE IMMEDIATELY FOLLOWS)

ALL OF WHICH IS ORDAINED/RESOLVED THIS _____ DAY OF _____, 2022.

WESTFIELD CITY COUNCIL

Voting For	Voting Against	Abstain
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Scott Frei	Scott Frei	Scott Frei
_____	_____	_____
Jake Gilbert	Jake Gilbert	Jake Gilbert
_____	_____	_____
Mike Johns	Mike Johns	Mike Johns
_____	_____	_____
Troy Patton	Troy Patton	Troy Patton
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
_____	_____	_____
Scott Willis	Scott Willis	Scott Willis

ATTEST:

_____

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 22-40** was delivered to the Mayor of Westfield on the _____day of _____, 2022, at _____ ___m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 22-40**

this _____day of _____, 2022.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 22-40**

this _____day of _____, 2022.

_____
J. Andrew Cook, Mayor

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

_____
Printed Name of Declarant

Prepared by: _____

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Outdoor Sales and Display Area
Exhibit C	Outdoor Sales and Display Conceptual Character Imagery

EXHIBIT A

REAL ESTATE

Wheeler Landing Section Two, Block B, Lot 2 (6.22 Acres)

EXHIBIT B

OUTDOOR SALES AND DISPLAY AREA

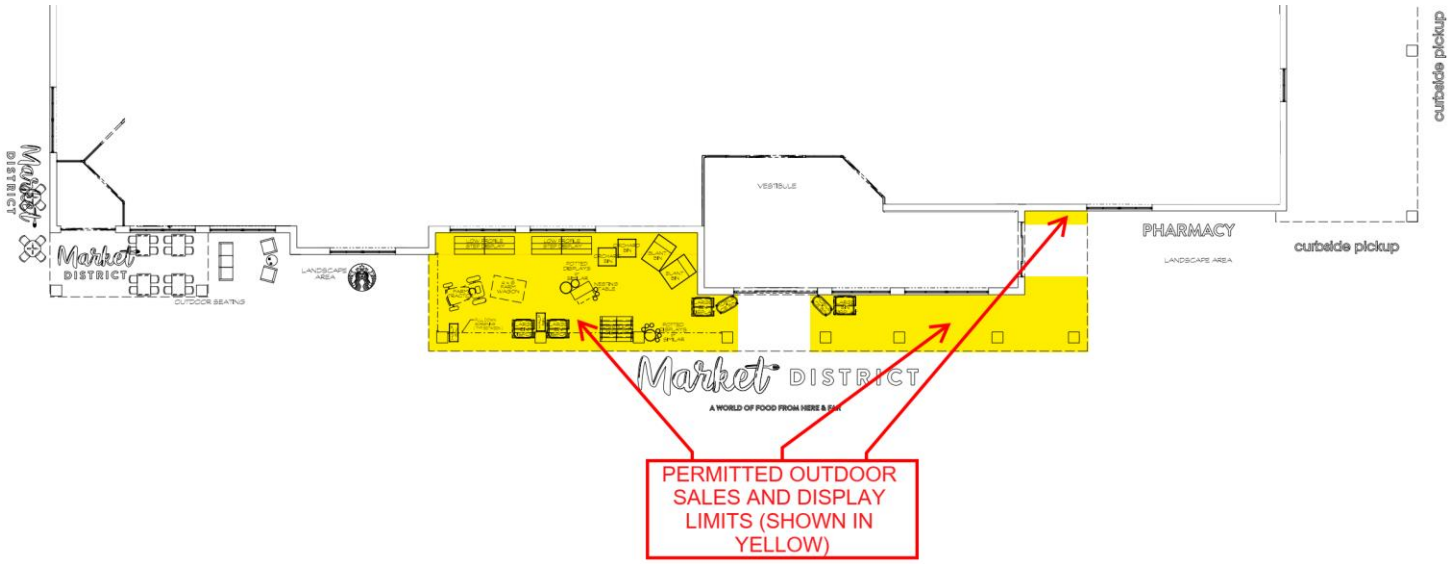


EXHIBIT C

OUTDOOR SALES AND DISPLAY CONCEPTUAL CHARACTER IMAGERY

Example Photos

Welcome
MARKET DISTRICT
FALL
FOOD
STOP

EXHIBIT C (continued)

Example Elevations