



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_09_18_2023

Monday, September 18, 2023 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, September 18, 2023 at 07:00 PM

MEETING PLACE: Westfield City Services Center- Main Level Confere

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

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

OPENING OF MEETING

Documents: [Online viewable @ https://www.youtube.com/user/CityofWestfieldIN](https://www.youtube.com/user/CityofWestfieldIN)

Note the Presence of a Quorum

Announce Any Changes to the Agenda

Approval of Minutes - APC Minutes - September 5, 2023

Documents: [APC Minutes - September 5, 2023](#)

Review APC Rules & Procedures

CONSENT AGENDA

2305-DDP-10

Wawa - Spring Mill Centre

327 West State Road 32

Capital Growth Buchalter, Inc. request a Detailed Development Plan approval for a 5,915 square foot convenience store and gas station located on 2.22 acres +/- in the Spring Mill Centre PUD zoning district.

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

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

2308-DDP-20

Bank of America

14933 Thatcher Lane

CBRE Group on behalf of NELCO Architecture, Inc. requests Detailed Development Plan approval for a 4,300 +/- square foot bank and related site improvements located on 0.95 acres +/- in the SB-PD: Special Business / Planned Development District.

(Planner: Lauren Gillingham - lgillingham@westfield.in.gov)

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

WORKSHOP ITEMS

2310-PUD-11

TowneRun PUD

Northwest corner of Towne Rd & West 146th Street

LOR Corporation represented by Church Church Hittle + Antrim requests to rezone 34.62 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.

(Planner: Lauren Gillingham - lgillingham@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Narrative Statement](#) | [Exhibit 4: Concept Plan](#) | [Exhibit 5: TowneRun PUD Ordinance](#)

ITEMS CONTINUED TO A FUTURE MEETING

2306-PUD-07

Claiborne Farms (Kimblewick) - Phase II PUD

Southwest of the intersection at Towne Road & west 156th Street

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

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT



Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the September 5, 2023, APC Meeting

Presented for approval: September 18, 2023

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Tuesday, September 5, 2023, at Westfield City Hall.

Active links for this meeting:

[September 5, 2023 APC Agenda & Exhibits](#)

[September 5, 2023 YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:04](#)

Roll Call

Commissioners Members Present In-Person: Matt Deck, Robert Horkay, Mike Johns, Ginny Kelleher, Andre Maue, and Victor McCarty.

Commissioners Present Virtually: Dave Schmitz.

Commissioners Absent: Kristen Burkman and Cindy Spoljaric.

City Staff Present In-Person: Ryan Collingwood, Associate Planner.

City Staff Present Virtually: None.

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

ANNOUNCE ANY CHANGES TO AGENDA

No Changes

APPROVAL OF MINUTES

Kelleher motioned to approve the August 7, 2023 APC Minutes as written.

Maue seconded. Motion passed. Vote 7-0.

REVIEW RULES AND PROCEDURES

Collingwood reviewed APC rules and procedures.

CONSENT AGENDA ITEMS

2308-DDP-21

[YouTube Time: 2:16](#)

Community Health - Westfield

Community Health Network, Inc. requests Detailed Development Plan approval for the renovation of two (2) existing two-story office buildings and associated site improvements on 54.91 acres +/- in the GB: General Business District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

McCarty motioned to approve the Consent Agenda as presented.

Deck seconded. Motion passed. Vote 7-0.

ITEMS OF BUSINESS

No Items of Business

PUBLIC HEARING ITEMS

No Public Hearing Items

Agendas and minutes for all City meetings are updated and available at the City's website.

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

APC Minutes for September 5, 2023 Page 1 of 3

ITEMS CONTINUED TO A FUTURE MEETING

2306-PUD-07 [CONTINUED]

Claiborne Farms (Kimblewick) - Phase II PUD

Southwest of the intersection at Towne Rd. & W 156th St.

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

(Planner: Ryan Collingwood - rcollingwood@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)

REPORTS/COMMENTS:

[*YouTube Time: 3:03*](#)

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

ADJOURNMENT

McCarty motioned to adjourn the meeting. Kelleher seconded. Motion passed. Vote 7-0.
The meeting adjourned at 7:06 p.m.

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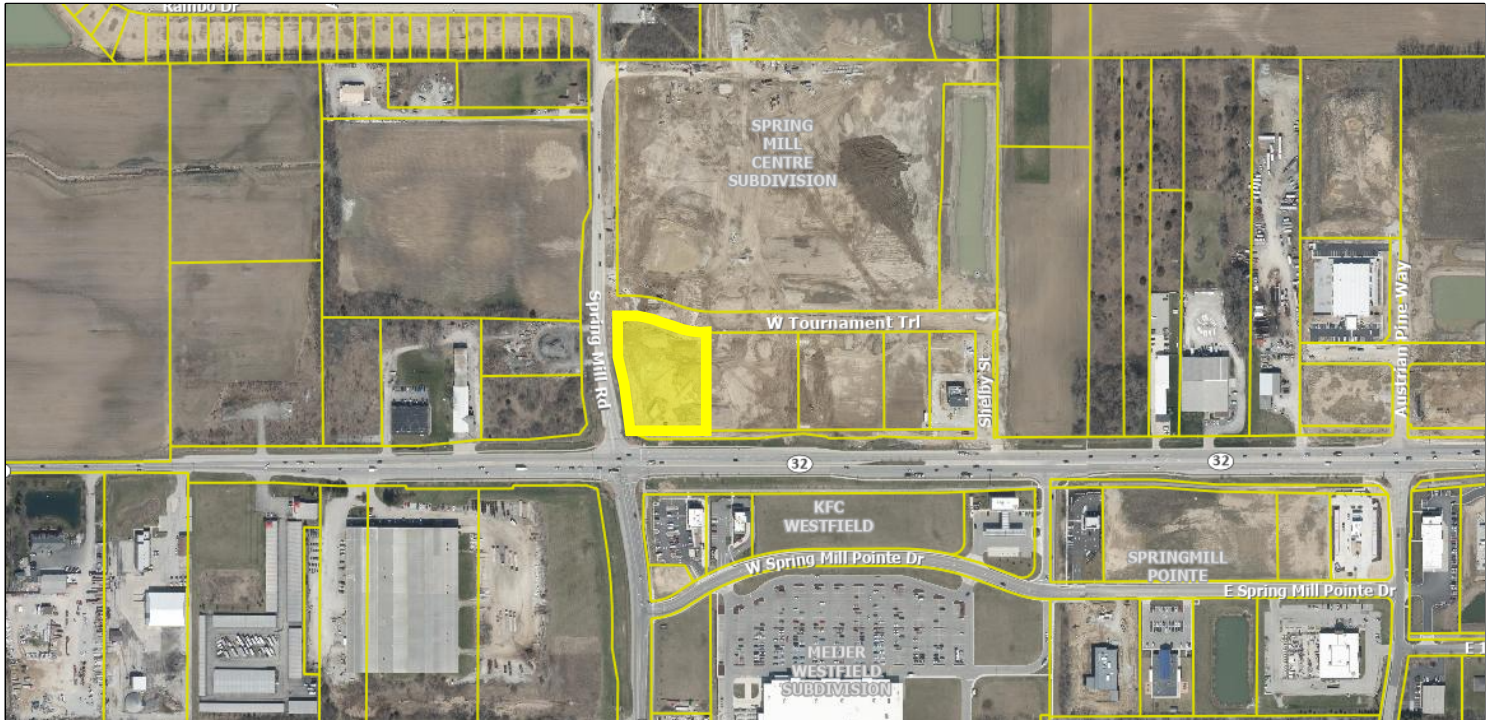
Signature Page for APC Minutes for September 5, 2023

Robert Horkay, President

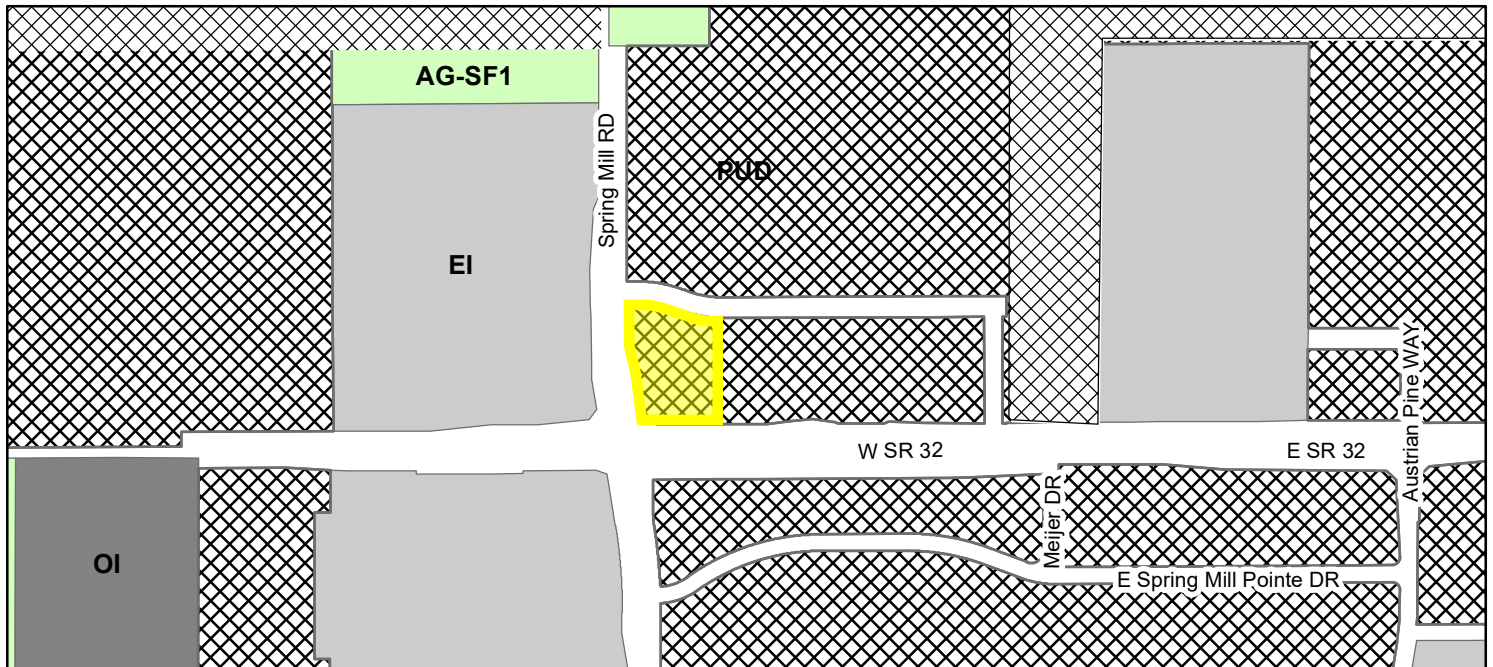
Ginny Kelleher, Vice President

Kevin M. Todd, Secretary

Aerial Location Map

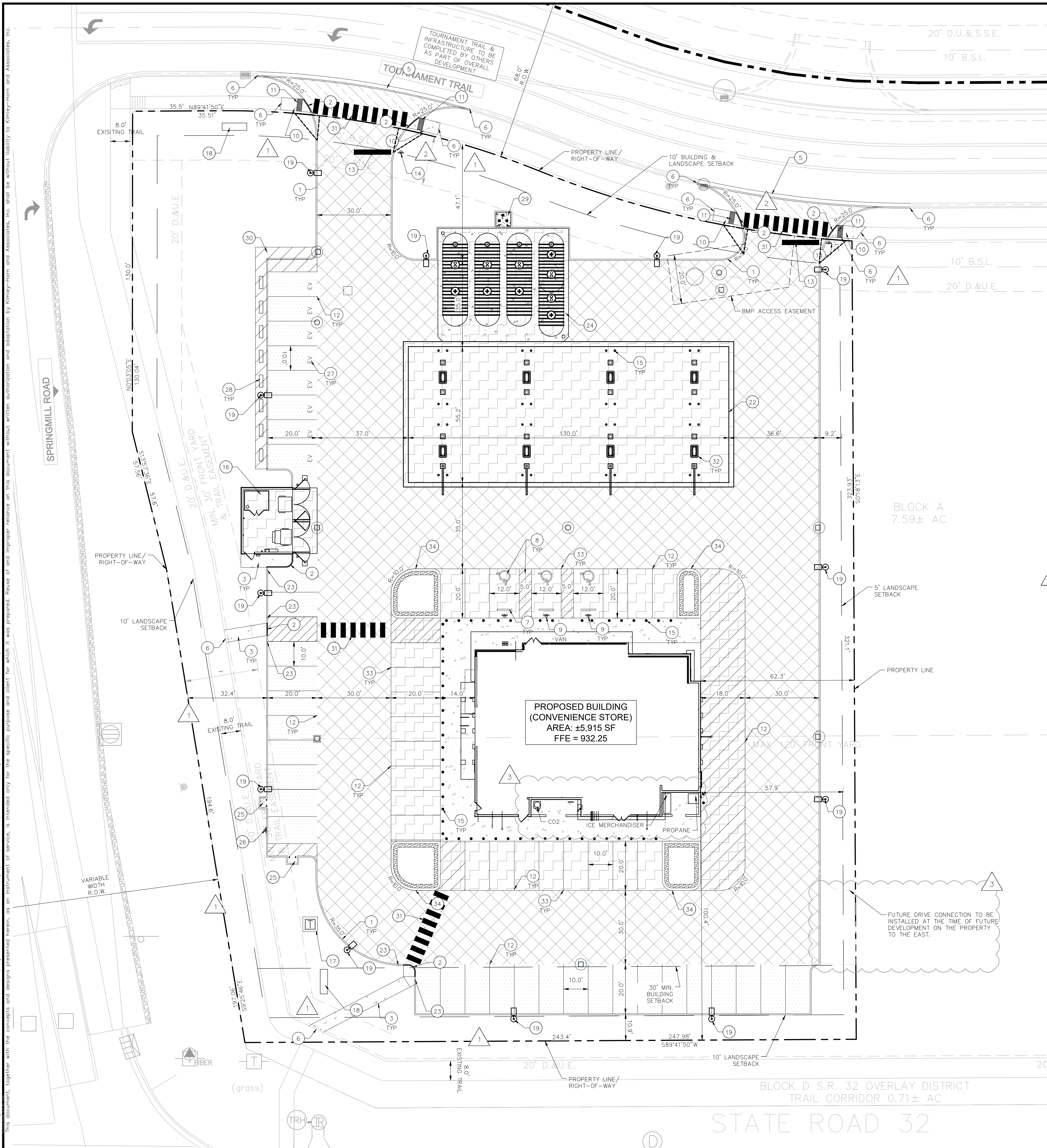


Zoning Map



Zoning

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



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

(DATUM: NAVD 88)

WEIHE BM
R/W MONUMENT WITH CUT BOX AT NORTHWEST CORNER LOCATED ±150'
NORTH OF CL SR 32 AND ±60' EAST OF CL OF DITCH IN MIDDLE OF
SHELBY PROPERTY.
ELEV: 926.67

TBM #20 MAG SPIKE IN SOUTH SIDE OF UTILITY POLE #189 118 LOCATED
±125' NORTH OF CL STATE ROAD 32 AND ±75' EAST OF CL DRIVE TO SITE
ELEVATION=922.125'

TBM #21 MAG SPIKE IN WSW SIDE LIGHT POLE LOCATED ±300' NORTH
OF BUILDING FACE AND ±2' SOUTH OF A CONCRETE PAD.
ELEVATION=922.896'

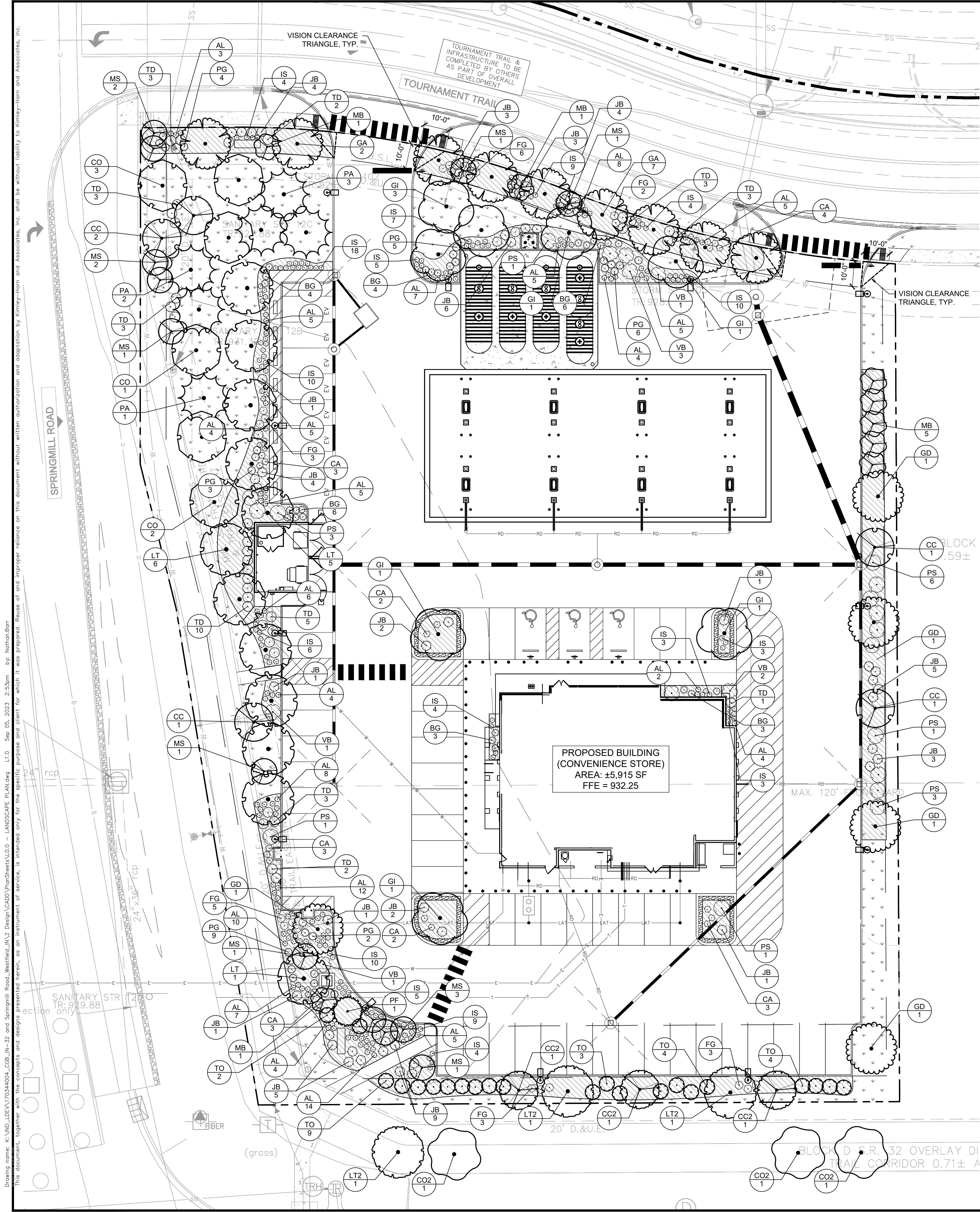
FIRE DEPARTMENT NOTE

1. 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.

	<u>STANDARD DUTY ASPHALT PAVEMENT</u> SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	<u>HEAVY DUTY ASPHALT PAVEMENT</u> SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	<u>RIGHT OF WAY PAVEMENT</u> INDOT CLASS III PAVEMENT. SEE DETAILS FOR PAVEMENT SECTION
	<u>CONCRETE SIDEWALK</u> SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	<u>HEAVY DUTY CONCRETE PAVEMENT</u> SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

SITE ZONING	=	PUD/CB	
SITE ACREAGE	=	2.25	AC.±
BUILDING AREA	=	5,915	SF
BUILDING HEIGHT	=	18	FT
PROPOSED USE:	GASOLINE SERVICE STATION		
PARKING SPACES (STANDARD) REQUIRED*	=	25	SPACES
PARKING SPACES (ACCESSIBLE) REQUIRED	=	1	SPACES
PARKING SPACES (STANDARD) PROVIDED	=	56	SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	=	3	SPACES
TOTAL PARKING SPACES PROVIDED	=	59	SPACES
BICYCLE PARKING SPACES PROVIDED	=	2	SPACES
*ONE (1) SPACE REQUIRED FOR EACH EMPLOYEE, PLUS (2) FOR EACH SERVICE STALL.			

1. CONCRETE CURB, TYP. (SEE DETAILS)
2. DEPRESSED CONCRETE CURB (SEE DETAILS)
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. COMBINED CURB AND WALK (SEE DETAIL)
5. CONCRETE LIP CURB AND GUTTER (SEE DETAILS)
6. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
7. CONCRETE PARKING BUMPER TYP. (SEE DETAILS)
8. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
9. ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION)
(MUTCD R7-8, SEE DETAILS)
10. ADA RAMP (SEE DETAILS)
11. 2' WIDE TACTILE WARNING STRIP
12. 4" WIDE PAVEMENT MARKING, WHITE SOLID LINE, TYP.
13. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
14. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
15. CONCRETE BOLLARD, TYP. (SEE DETAILS)
16. TRASH ENCLOSURE
(SEE ARCHITECTURAL PLANS FOR DETAILS)
17. TRANSFORMER PAD (REFER TO UTILITY PROVIDER)
18. MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
19. LIGHT POLES SHOWN FOR COORDINATION ONLY
(SEE SITE LIGHTING PLAN)
20. BIKE RACK (SEE DETAILS)
21. RETAINING WALL (SEE ARCHITECTURAL PLANS FOR DETAILS)
22. CANOPY (SEE ARCHITECTURAL PLANS FOR DETAILS)
23. 3'-FT TRANSITION CURB (SEE DETAILS)
24. (3) 20K GALLON & (1) 22K GALLON UNDERGROUND STORAGE TANK
25. AIR STATION ON 4'X3' CONCRETE PAD W/ BOLLARDS
26. AIR PUMP PARKING SIGN (SEE DETAILS)
27. ELECTRIC VEHICLE PARKING MARKING, TYP.
28. ELECTRIC VEHICLE CHARGING EQUIPMENT, TYP.
29. VENT STACK WITH REMOTE E-STOP ON 8'X6' CONCRETE PAD W/
BOLLARDS (SEE DETAILS)
30. LIMITED BUILD AREA
31. CROSSWALK STRIPING, 2' WIDE, 4' O.C.
32. MPD
33. CONCRETE TO ASPHALT TRANSITION, TYP. (SEE DETAILS)
34. MOUNTABLE CURB ISLAND AND STAMPED CONCRETE (SEE DETAILS)



Indiana Utilities Protection Service

Call 811

before you dig

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

PLANT SCHEDULE

EVERGREEN TREES		BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
PA	6	PICEA ABIES	NORWAY SPRUCE	B & B	--	6' HT MIN
PF	1	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LIMBER PINE	B & B	--	6' HT MIN
TO	22	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD GREEN ARBORVITAE	B & B	--	6' HT MIN
ORNAMENTAL TREES		BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
CC	5	CERCIS CANADENSIS	EASTERN REDBUD	B & B	2" CAL MIN	8' HT MIN
MB	8	MALUS X 'JFS KW214MX'	IVORY SPEAR® CRABAPPLE	B & B	2" CAL MIN	8' HT MIN
MS	13	MALUS X 'JFS KW213MX'	RASPBERRY SPEAR® CRABAPPLE	B & B	2" CAL MIN	8' HT MIN
OVERSTORY TREES		BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
CO	6	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2" CAL MIN	8' HT MIN
GA	9	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	B & B	2" CAL MIN	8' HT MIN
GD	5	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	B & B	2" CAL MIN	8' HT MIN
GI	8	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE® HONEY LOCUST	B & B	2" CAL MIN	8' HT MIN
LT	12	LIRIODENDRON TULIPIFERA	TULIP POPLAR	B & B	2" CAL MIN	8' HT MIN
STATE HIGHWAY 32 TRAIL CORRIDOR		BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
CC2	3	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	B & B	2.5" CAL MIN	8' HT MIN
CO2	3	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL MIN	8' HT MIN
LT2	3	LIRIODENDRON TULIPIFERA	TULIP POPLAR	B & B	2.5" CAL MIN	8' HT MIN
DECIDUOUS SHRUBS		BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
AL	132	ARONIA MELANOCARPA 'UCONNAM165'	LOW SCAPE MOUND® BLACK CHOKEBERRY	--	SEE PLAN	18" HT MIN
CA	20	CLETHRA ALNIFOLIA 'CRYSTALINA'	SUGARTINA® SUMMERSWEET	--	SEE PLAN	18" HT MIN
FG	22	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	--	SEE PLAN	18" HT MIN
IS	114	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY® SWEETSPIRE	--	SEE PLAN	18" HT MIN
PG	29	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER BUSH CINQUEFOIL	--	SEE PLAN	18" HT MIN
PS	16	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	SUMMER WINE® NINEBARK	--	SEE PLAN	18" HT MIN
VB	8	VIBURNUM X BURKWOODII	BURKWOOD VIBURNUM	--	SEE PLAN	18" HT MIN
EVERGREEN SHRUBS		BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
BG	26	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	--	SEE PLAN	18" HT MIN
JB	56	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP CREEPING JUNIPER	--	SEE PLAN	18" HT MIN
TD	38	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	--	SEE PLAN	18" HT MIN
GROUND COVERS		BOTANICAL NAME	COMMON NAME	CONT		
X3		HARDWOOD MULCH	MULCH	-		

TAC COMMENTS

06/02/23

NJB

TAC COMMENTS

08/18/23

NJB

TAC COMMENTS

09/05/23

NJB

REVISIONS

DATE

BY

AS NOTED

DESIGNED BY: BJK

DRAWN BY: BJK

CHECKED BY: MJT

SCALE:

NOT APPROVED FOR CONSTRUCTION

Matthew Lee

CAPITAL GROWTH

BUCHALTER

SPRING MILL

CENTRE BLOCK A

393 W TOURNAMENT TRAIL,

WESTFIELD, IN 46074

ORIGINAL ISSUE:

03/31/2023

KHA PROJECT NO.

170344004

SHEET NUMBER

L1.0

Drawing name: K:\IND_LEV\170344004_C08_IN-32 and Springmill Road_Westfield_IN\2 Design\CADD\PlanSheets\L1.1 - LANDSCAPE DETAILS.dwg L1.1 Sep 05, 2023 2:54pm By: Nathan Barr
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND PLANTING.

2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.

4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.

5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.

6. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO A 6" DEPTH BELOW FINISHED GRADE IN TURF AREAS AND A 12" DEPTH IN PLANTING AREAS.

7. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL FOR ALL SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL.
8. SEED LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED MIXES.

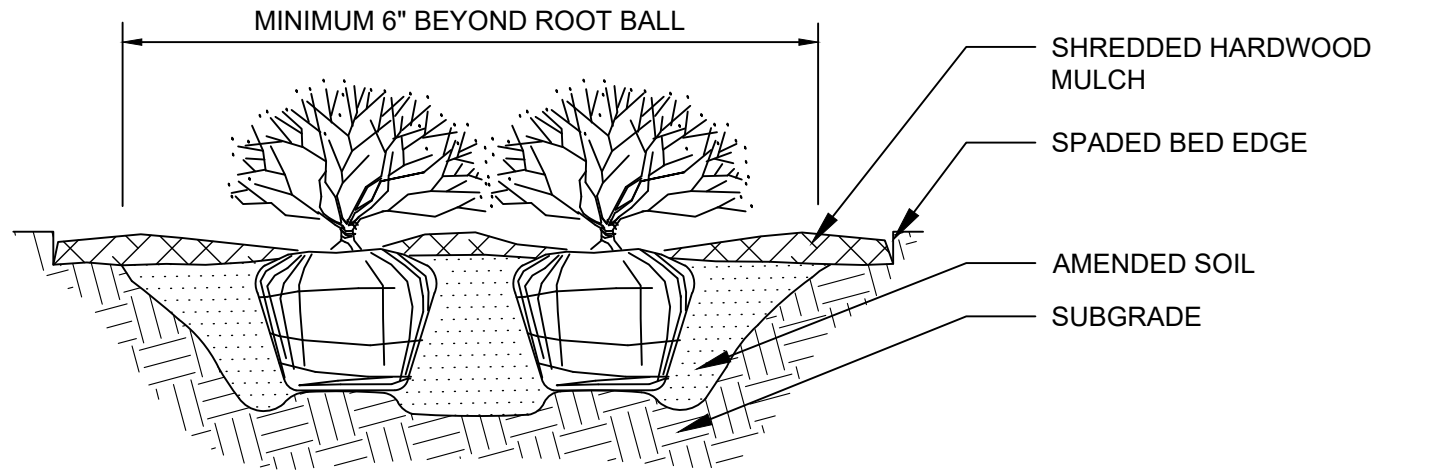
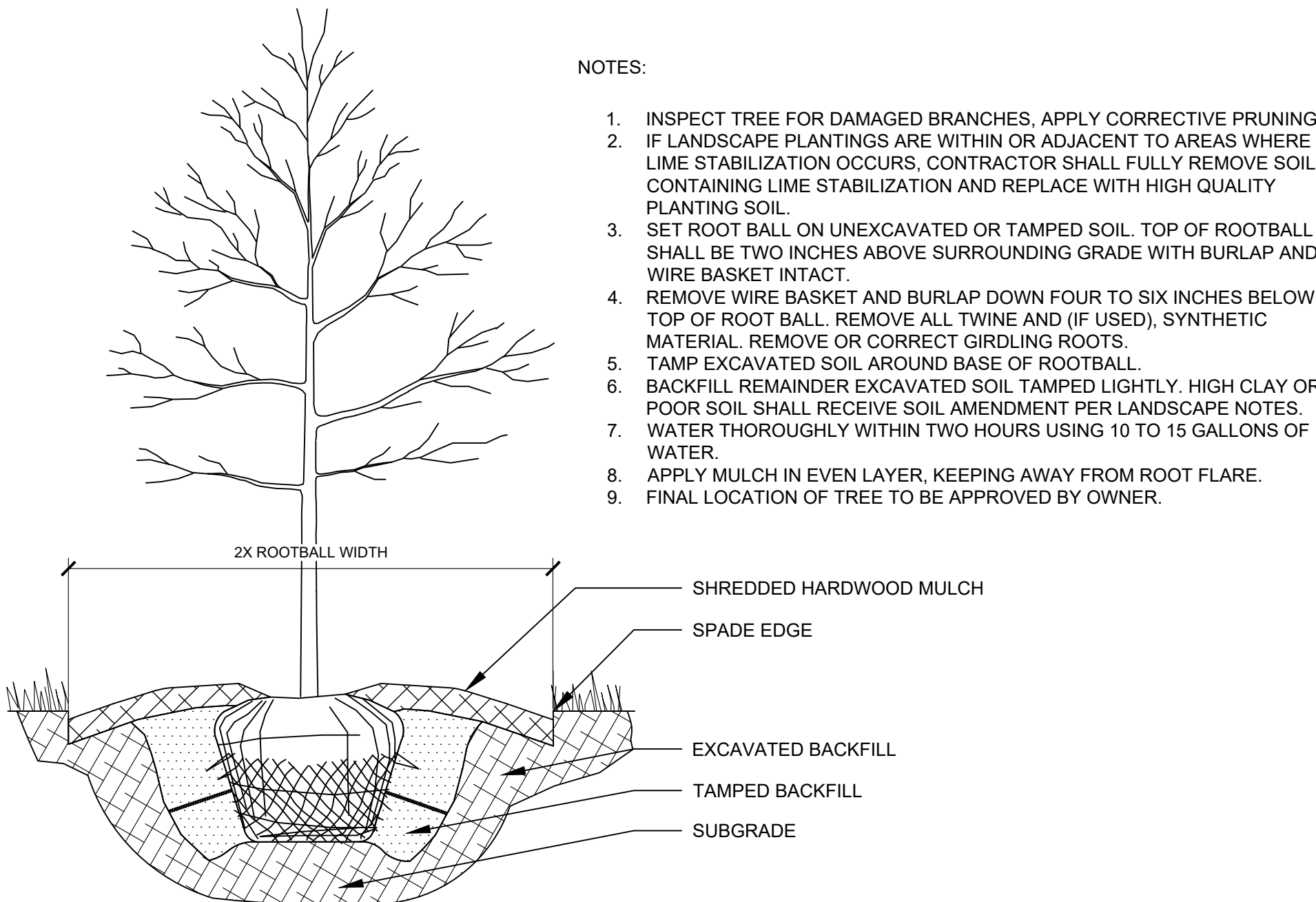
9. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.

10. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.

11. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.

12. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.

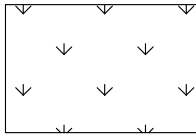
13. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED BY LANDSCAPE CONTRACTOR DURING WARRANTY PERIOD IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.



1 TREE PLANTING NTS

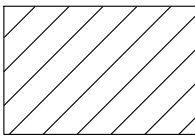
2 SHRUB PLANTING NTS

SEEDING LEGEND



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

MULCHING LEGEND



MULCH
HARDWOOD SHREDDED MULCH,
NATURAL BROWN COLOR

ORDINANCE CHART		
ZONING: I1 - LIGHT INDUSTRY		
REQUIREMENT	REQUIRED	PROVIDED
MINIMUM LOT LANDSCAPING		
• 10 shade trees / acre • 10 evergreen or ornamental trees / acre • 25 shrubs / acre	Total acreage: 2.22 acres • 10 x 2.22 = 23 shade trees • 10 x 2.22 = 23 evergreen or ornamental trees • 25 x 2.22 = 56 shrubs	Total acreage: 2.22 acres • 46 shade trees • 56 evergreen or ornamental trees • 451 shrubs
EXTERNAL STREET FRONTAGE		
• 3 shade or evergreen trees / 100 LF • 2 ornamental trees / 100 LF • 25 shrubs / 100 LF	Spring Mill Road: 381 LF • (381/100) x 3 = 12 shade or evergreen trees • (381/100) x 2 = 8 ornamental trees • (381/100) x 25 = 96 shrubs State Road 32W: 244 LF • (244/100) x 3 = 8 shade or evergreen trees • (244/100) x 2 = 5 ornamental trees • (244/100) x 25 = 61 shrubs W Tournament Trail: 296 LF • (296/100) x 3 = 9 shade or evergreen trees • (296/100) x 2 = 6 ornamental trees • (296/100) x 25 = 74 shrubs	Spring Mill Road: 381 LF • 12 shade or evergreen trees • 8 ornamental trees • 96 shrubs State Road 32W: 244 LF • 8 shade or evergreen trees • 5 ornamental trees • 61 shrubs W Tournament Trail: 296 LF • 9 shade or evergreen trees • 6 ornamental trees • 74 shrubs
INTERIOR PARKING ISLANDS		
• 1 shade tree / island • 4 shrubs / island LF • 7 ft min distance • 10% of interior parking must be landscape area	• 4 islands • 4 x 1 = 4 trees • 4 x 4 = 16 shrubs • 32,827 SF parking area • 3,283 SF Landscape area required	• 4 islands • 3 trees** • 16 shrubs • 3,357 SF landscape area = 10.2%
PERIMETER PARKING AREA		
• 1 tree / 30 LF • 1 shrub / 3 LF	• South: 210 LF = 7 trees, 70 shrubs* • North: 224' = 8 trees, 75 shrubs • East: 315 LF = 6 trees, 23 Shrubs • West: 289' = 10 trees, 97 shrubs	• South: 210 LF = 7 trees, 70 shrubs* • North: 224' = 8 trees, 75 shrubs • East: 315 LF = 6 trees, 23 Shrubs • West: 289' = 10 trees, 97 shrubs
FOUNDATION PLANTINGS		
• 1 shrub or ornamental tree / 12 LF	North front building façade: 92 LF • 92 LF/ 12 = 8 shrubs or ornamental trees West front building façade: 68 LF • 68 LF/ 12 = 7 shrubs or ornamental trees East front building façade: 68 LF • 68 LF/ 40 = 2 shrubs or ornamental trees South front building façade: 92 LF • 92 LF/ 12 = 8 shrubs or ornamental trees	North front building façade: 92 LF • 8 shrubs or ornamental trees West front building façade: 68 LF • 7 shrubs or ornamental trees East front building façade: 68 LF • 2 shrubs or ornamental trees South front building façade: 92 LF • 8 shrubs or ornamental trees
SR 32 TRAIL CORRIDOR		
• 3 shade trees / 100 LF • 1 ornamental trees / 100 LF	Corridor length: 220 LF • (220/100) x 3 = 7 shade trees • (220/100) x 1 = 3 ornamental trees	Corridor length: 220 LF • 7 shade trees • 3 ornamental trees
* 13 trees and 61 shrubs from the external street frontage requirements were counted per Article 6.8 M		
** Utility conflict in 1 island prevents a tree placement		

INDIANA UTILITIES PROTECTION SERVICE

Call 811

before you dig

TAC COMMENTS

06/02/23

NJB

TAC COMMENTS

08/18/23

NJB

TAC COMMENTS

09/05/23

NJB

REVISIONS

No.

DATE

BY

SCALE:

AS NOTED

DESIGNED BY: BJK

DRAWN BY: BJK

CHECKED BY: MJT

NOT APPROVED FOR CONSTRUCTION

Matthew Lee

CAPITAL GROWTH

BUCHALTER

LANDSCAPE DETAILS

SPRING MILL

CENTRE BLOCK A

393 W TOURNAMENT TRAIL,

WESTFIELD, IN 46074

ORIGINAL ISSUE:

03/31/2023

KHA PROJECT NO.

170344004

SHEET NUMBER

L1.1



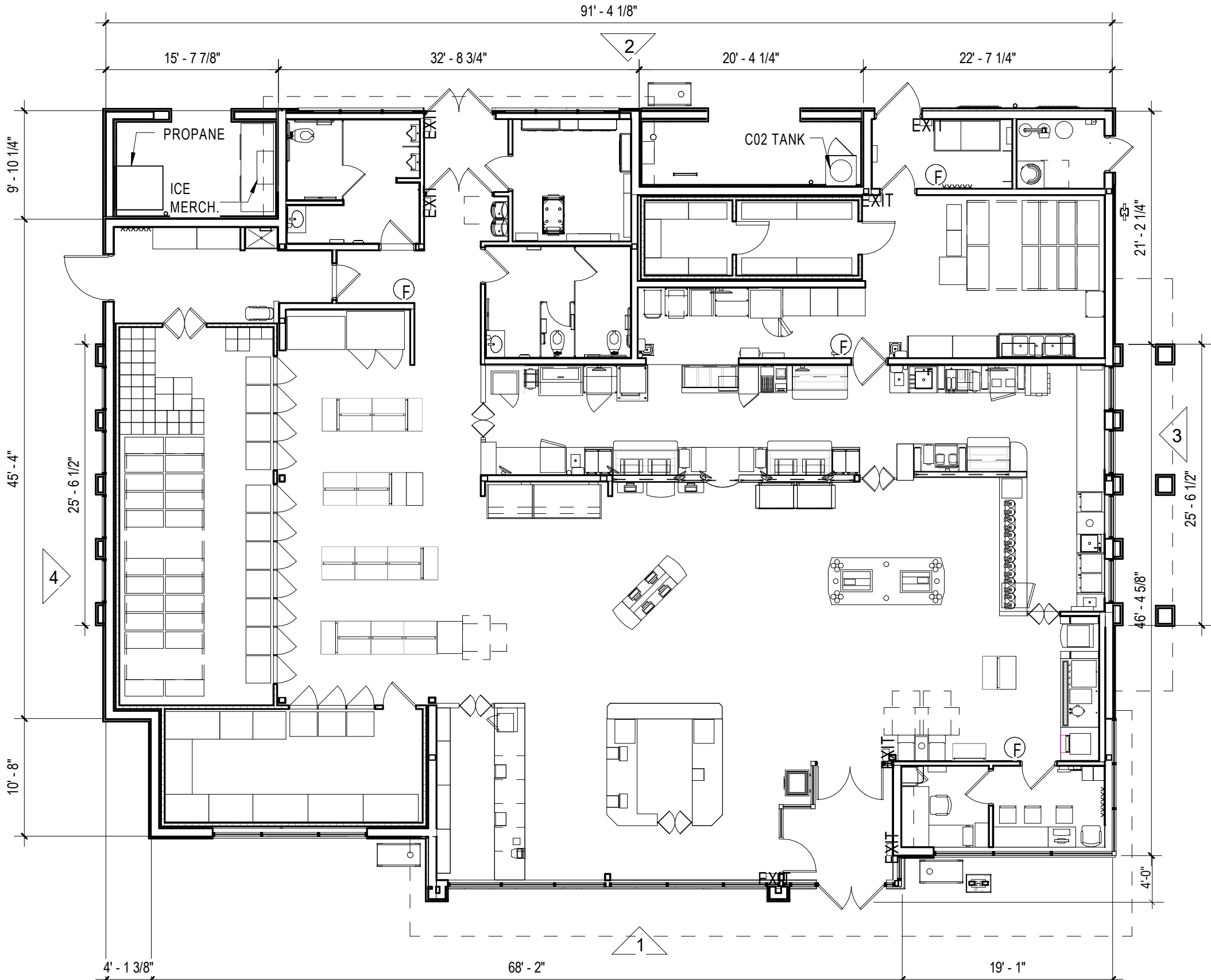
1 FRONT - NORTH ELEVATION
3/16" = 1'-0"

GLAZING & DOOR CALCS - SIDE ELEVATION: CLEAR GLAZING - 364 SQFT SPANDREL GLASS - 214 SQFT GLASS DOOR - 42 SQFT TOTAL - 620 SQFT - 33%	MATERIAL CALCS - SIDE ELEVATION: BRICK - 1,122 SQFT - 90% STUCCO/EIFS - 20 SQFT - 1% TILE - 107 SQFT - 9%
TOTAL NORTH FRONT ELEVATION - 1,869 SQFT	TOTAL NORTH FRONT ELEVATION - 1,249 SQFT (W/OUT GLAZING & DOOR)



2 SOUTH - REAR ELEVATION
3/16" = 1'-0"

GLAZING & DOORS CALCS - SIDE ELEVATION: CLEAR GLAZING - 24 SQFT SPANDREL GLASS - 199 SQFT GLASS DOOR - 42 SQFT DOOR - 32 SQFT TOTAL - 297 SQFT - 17%	MATERIAL CALCS - SIDE ELEVATION: BRICK - 1,441 SQFT - 90.5% STUCCO/EIFS - 23 SQFT - 1.5% TILE - 119 SQFT - 8%
TOTAL SOUTH REAR ELEVATION - 1,889 SQFT	TOTAL SOUTH REAR ELEVATION - 1,592 SQFT (W/OUT GLAZING & DOORS)



5 FLOOR PLAN
1" = 10'-0"

MATERIALS:



EXTERIOR FINISH PACKAGE: BRICK
ALL SIGNAGE UNDER SEPERATE PERMIT



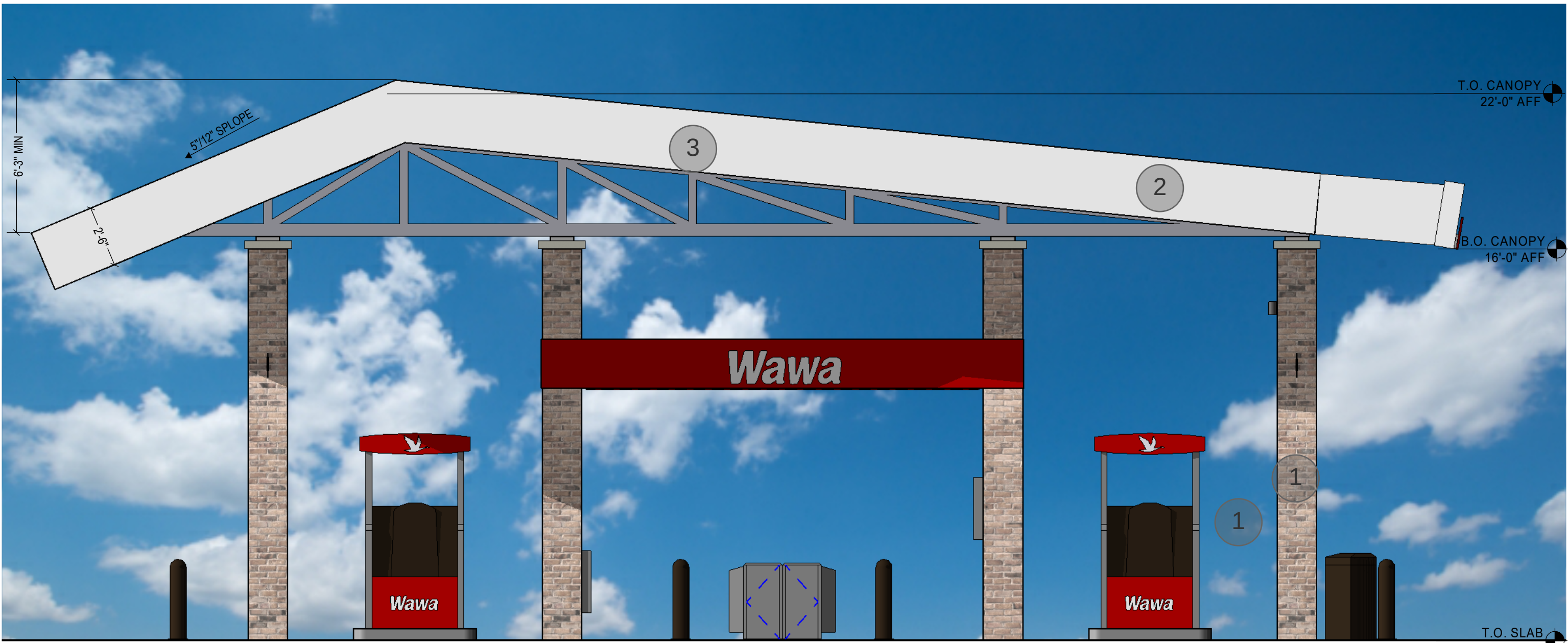
3 WEST - SIDE ELEVATION
3/16" = 1'-0"

GLAZING & DOOR CALCS - SIDE ELEVATION: CLEAR GLAZING - 126 SQFT SPANDREL GLASS - 142 SQFT DOOR - 24 SQFT TOTAL - 292 SQFT - 20%	MATERIAL CALCS - SIDE ELEVATION: BRICK - 1,033 SQFT - 88% TILE - 139 SQFT - 12%
TOTAL WEST SIDE ELEVATION - 1,464 SQFT	TOTAL WEST SIDE ELEVATION - 1,172 SQFT (W/OUT GLAZING & DOOR)

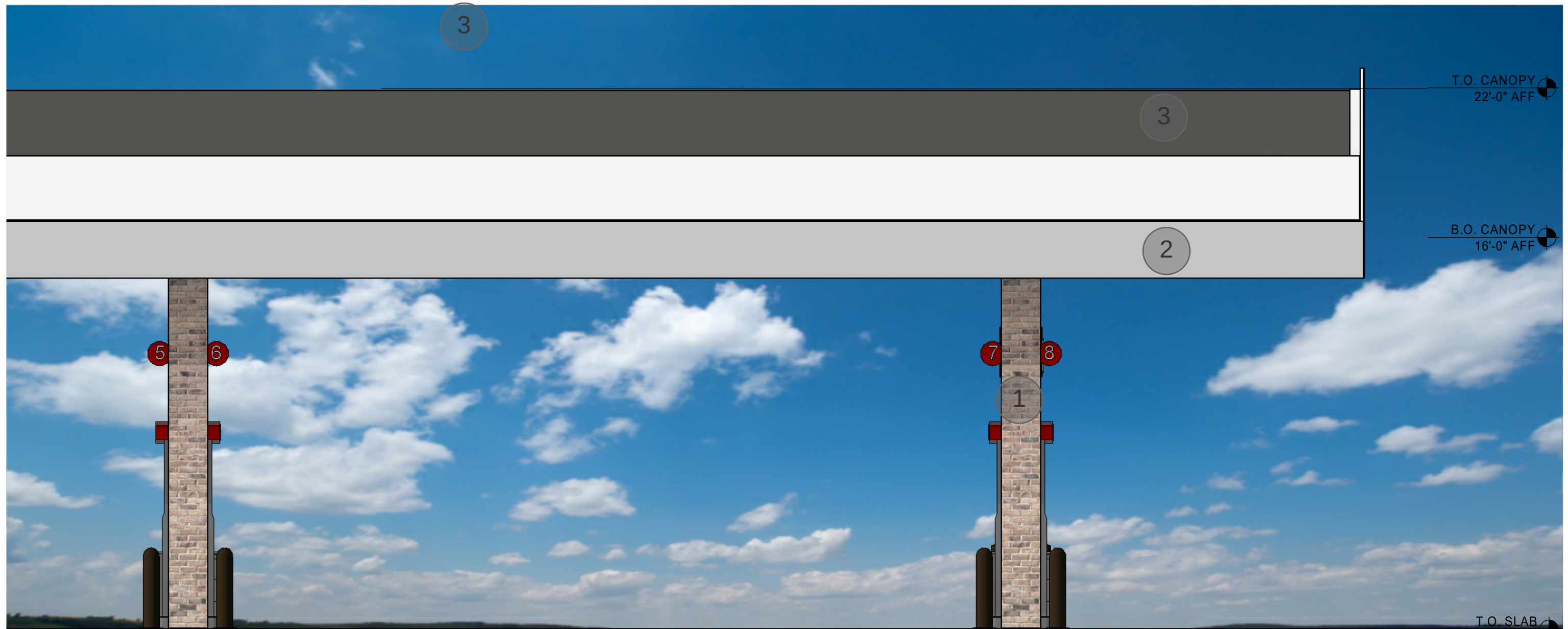


4 EAST - SIDE ELEVATION
3/16" = 1'-0"

GLAZING & DOOR CALCS - SIDE ELEVATION: CLEAR GLAZING - 0 SQFT SPANDREL GLASS - 145 SQFT DOOR - 31 SQFT TOTAL - 176 SQFT - 12%	MATERIAL CALCS - SIDE ELEVATION: BRICK - 1,176 SQFT - 91% TILE - 123 SQFT - 9%
TOTAL WEST SIDE ELEVATION - 1,475 SQFT	TOTAL EAST SIDE ELEVATION - 1,299 SQFT (W/OUT GLAZING & DOORS)



③ FUEL CANOPY ELEVATION
1/4" = 1'-0"



② FUEL CANOPY ELEVATION - LONG
1/4" = 1'-0"



① FUEL CANOPY PERSPECTIVE

MATERIALS:

① BRICK

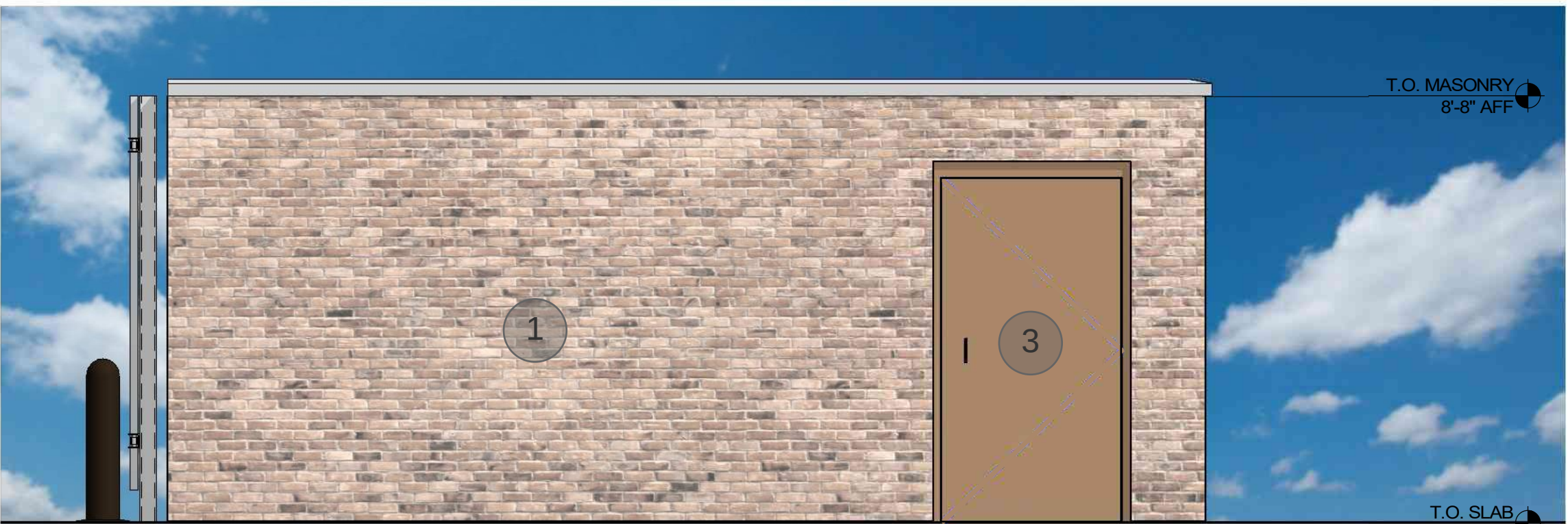
② METAL: WHITE

③ ROOF: TITANIUM

① BRICK

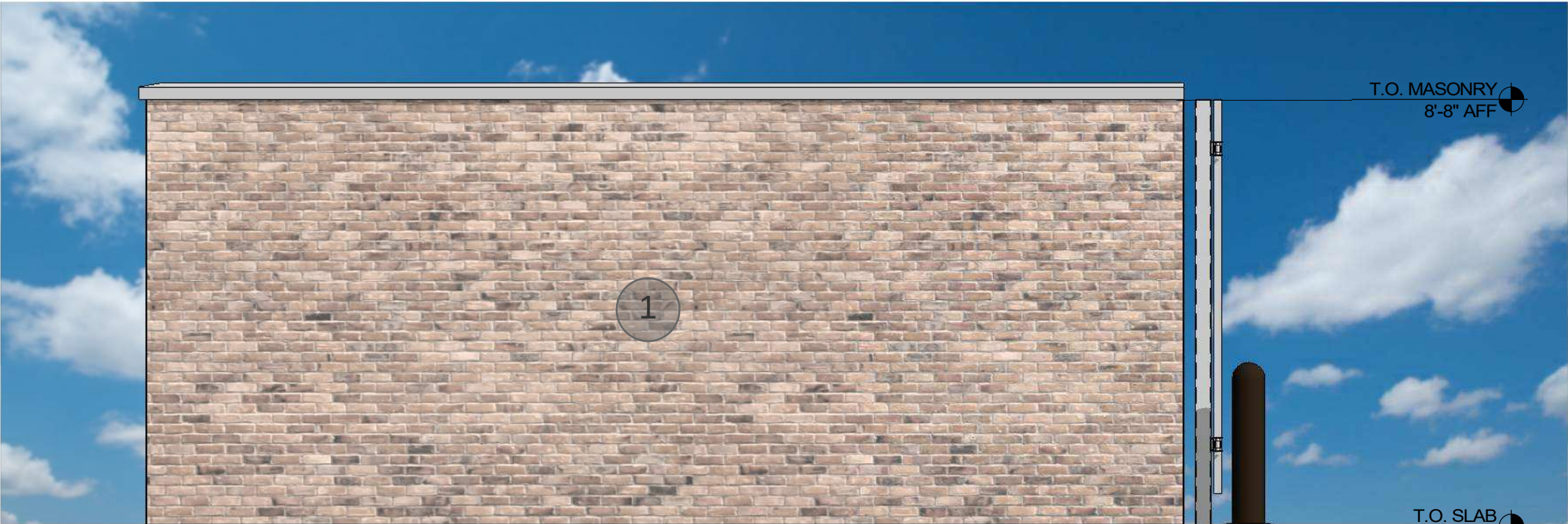
② METAL: WHITE

③ DOOR TO MATCH BUILDING



⑦ TRASH COMPOUND NORTH - SIDE ELEVATION
3/8" = 1'-0"

MATERIAL CALCS - NORTH - SIDE ELEVATION:
BRICK - 156 SQFT - 100%
TOTAL NORTH SIDE ELEVATION - 156 SQFT



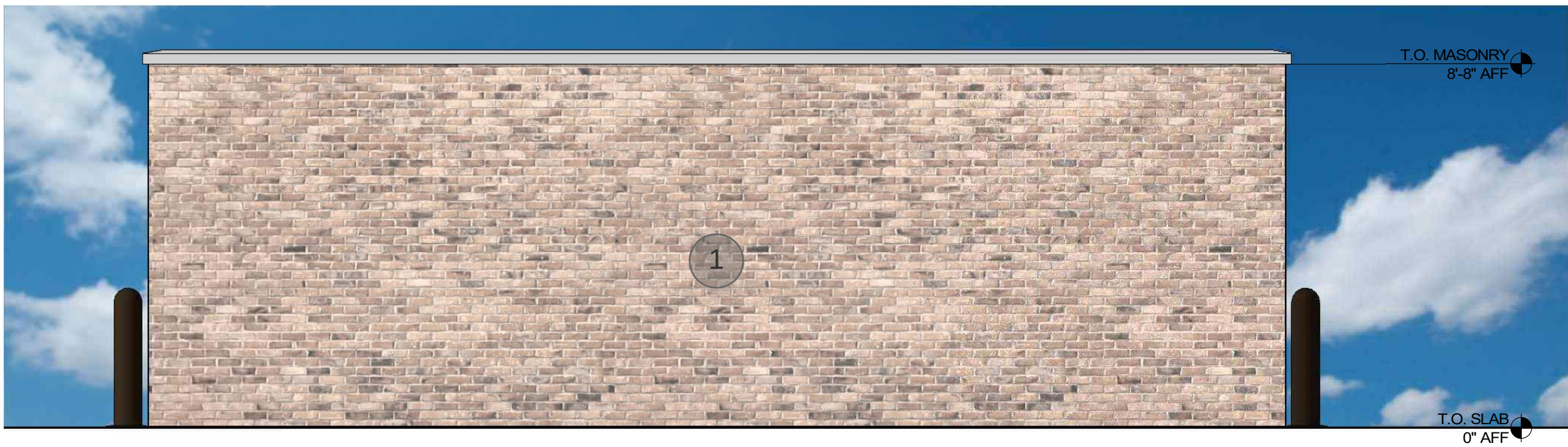
⑥ TRASH COMPOUND SOUTH - SIDE ELEVATION
3/8" = 1'-0"

MATERIAL CALCS - SOUTH SIDE ELEVATION:
BRICK - 156 SQFT - 100%
TOTAL SOUTH SIDE ELEVATION - 156 SQFT



⑤ TRASH COMPOUND EAST - FRONT ELEVATION
3/8" = 1'-0"

MATERIAL CALCS - EAST - FRONT ELEVATION:
BRICK - 15 SQFT - 100%
TOTAL EAST SIDE ELEVATION - 15 SQFT



④ TRASH COMPOUND WEST - REAR ELEVATION
3/8" = 1'-0"

MATERIAL CALCS - WEST - REAR ELEVATION:
BRICK - 232 SQFT - 100%
TOTAL WEST SIDE ELEVATION - 232 SQFT



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 18, 2023
2310-PUD-11
Exhibit 1

Petition Number: 2310-PUD-11

Project Name: TowneRun PUD

Subject Site Address: Northwest corner of West 146th Street and Towne Road (the "Property")

Petitioner: LOR Corporation

Representative: Church Church Hittle + Antrim

Request: A change in zoning for 34.62 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.

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

Current Land Use: Agriculture

Approximate Acreage: 34.62 +/-

Exhibits:

1. Staff Report
2. Location Map
3. Narrative Statement
4. Concept Plan
5. Proposed Ordinance

Staff Reviewer: Lauren Gillingham, AICP - Senior Planner

PETITION HISTORY

This item was previously before the Plan Commission as docket no. 2111-PUD-27, with the last discussion being at the [June 21st, 2022 APC meeting](#). The exhibits may be found [here](#).

This PUD is substantially different from the previous iterations in a variety of ways. The most obvious change is to the size – this request incorporates the Laufter property, which previously bordered the site to the west, adding an additional 7.68 acres to the PUD. The residential developer is now Epcon instead of M/I Homes, allowing a seamless transition from Epcon's Courtyards of Westfield development, currently under construction to the north of the site. Also, the previous version did not include a Life Time health club or Health Hub area. The only aspects that remain relatively unchanged is the general size and location of the townhomes area, and the character exhibits for the Village Hub area (formerly called the Mixed Use Hub).

The petition was introduced at the September 11, 2023 City Council meeting and will receive public hearing at the October 2nd APC meeting. A neighborhood meeting scheduled for September 20th; a summary of the meeting will be provided prior to the public hearing.

PROJECT OVERVIEW

Location: The Property is located generally at the Northwest corner of West 146th Street and Towne Road (see **Exhibit 2**).

Underlying Zoning District: The proposed PUD Ordinance contains four districts, for which the underlying zonings are:

District	Underlying Zoning
Village Hub	LB: Local and Neighborhood Business District
Health Hub	LB: Local and Neighborhood Business District
Courtyard Homes	SF4: Single-family High-Density District
Townhomes	SFA: Single-family Attached District

Permitted Uses: The proposed ordinance permits only the following uses:

Village Hub:

- A. Bed and Breakfast (B&B) *
- B. Childcare / daycare centers
- C. Health, fitness and exercise center
- D. Office, General Services
- E. Office, Medical
- F. Office, Professional
- G. Restaurant, Sit Down
- H. Restaurant, Specialty
- I. Restaurant, Takeout and Deli-style
- J. Retail, Low Intensity
- K. Retail, Medium Intensity
- L. Development Amenities

* Not a permitted use in Local Business zoning district per the UDO (13.2)

Townhome: The Townhome district allows only the “Townhouse Dwelling” use, a permitted use by-right in the SFA zone. A maximum of 40 dwelling units are permitted.

Courtyard Homes: This district permits only courtyard homes, which fall under the “single-family dwelling” use. A maximum of 35 dwelling units are permitted.

Health Hub: The only use permitted is “Health and Fitness Club”, which the PUD defines as:

a facility that provides physical fitness, sports and recreational classes, programs and activities (e.g. the use of weight-lifting equipment, running and aerobic exercise equipment, indoor and outdoor swimming pools, game courts); health related services (e.g. chiropractic services, physical therapy, medical services, massage services, blood draws, physical therapy, wellness and metabolic assessments); and other ancillary and supporting uses (e.g. child-care and activity services, day spas, professional offices, wellness center services, indoor and outdoor sale of food and beverages, retail sales of health and fitness related items, salons, nutritional centers and membership sales offices).

General Regulations – Village Hub & Health Hub: The table below outlines the proposed lot standards as compared to the UDO requirements for Local Business district lots (the proposed underlying zoning). Underlying zoning standards shall apply except for those modified by the PUD.

	Village Hub	Health Hub	UDO (LB)	
Minimum Building Setback [Art. 4.14(E)]	0'	0'	Front:	60'
			Side:	15'
			Adjacent to Residential	60'
			Rear	20'
Maximum Building Height [Art. 4.14(F)]	2 stories	50'	45 ft	
Proj. Perimeter Setback [Art. 4.14(G)]	0'	0'	Shall meet or exceed 1:3 Proximity Slope	
Building Size [4.14(H)]	Not modified – will meet UDO standard	65,000 sf maximum	Minimum:	800 sf
			Maximum:	30,000 sf
			Max. Aggregate:	90,000 sf

General Regulations – Townhomes Area: The table below outlines the proposed lot standards as compared to the UDO's requirements for Single-family Attached district lots (the proposed underlying zoning). Underlying zoning standards shall apply except for those modified by the PUD.

	Townhomes Area		UDO (SFA)	
Minimum Lot Area	No minimum		No minimum	
Minimum Lot Frontage	No minimum		No minimum	
Minimum Building Setback	Front Yard*	0'	Front Yard (Collectors, Local and Private streets)	20'
	Side Yard	0'	Side Yard	N/A
	Rear Yard	0'	Rear Yard	N/A
	Shall Not Apply		Buildings with more than one adjacent unit shall stagger the Front Building Setback Line for each unit by at least four (4) feet.	

Minimum Distance Between Structures (without vinyl siding)	15'	25'
Project Perimeter Setback	Buildings shall be setback 30' from Towne Rd	Shall meet or exceed 1:2 Proximity Slope.
Maximum Lot Coverage	No maximum	N/A
Minimum Lot Width	No minimum	N/A
Maximum Dwellings	Four (4) per building	Four (4) per building
Maximum Building Height	2 stories	35'
Minimum Living Area	1,700 sf per dwelling unit	A minimum of seventy-five percent (75%) of the Dwelling Units within a project shall be 1,500 square feet or greater.
		Single-story 1,300 sf
		Story and one-half 1,600 sf
		Two-story 1,800 sf

*Functional front setback is 20' due to required minimum driveway length (all buildings are front-loaded)

General Regulations – Courtyard Homes Area: The table below outlines the proposed lot standards as compared to the UDO's requirements for Single-family High-Density District lots (the proposed underlying zoning). Underlying zoning standards shall apply except for those modified by the PUD.

	Courtyard Homes Area		UDO (SF4)	
Minimum Lot Area	6,000 sf		9,000 sf	
Minimum Lot Frontage	35'		40'	
Minimum Building Setback Lines	Front Yard	20'	Front Yard	25'
	Side Yard	5'	Side Yard	8'
	Rear Yard	20'	Rear Yard	25'
Minimum Building Separation	10'		N/A	
Minimum Lot Width	52'		50'	
Maximum Building Height	1 ½ stories		25'	

Minimum Living Area	1,700 sf per dwelling unit (total)	Single-story (ground floor)	1,000 sf
		1 ½ stories and greater (ground floor)	750 sf

Overlay Districts: The Architectural Design Requirements of the State Highway 32 Overlay Zone (Art. 5.3(K)) shall apply to the Village Hub and Health Hub areas. References to SR 32 shall apply to both the 146th St and Towne Rd right-of-way lines.

Development Standards: The ordinance proposes the following modifications to Development Standards:

Accessory Buildings (UDO Art. 6.1): Shall apply, however trash enclosures shall be permitted in Established Front Yards, except along 146th Street and Towne Road.

Architectural Standards (UDO Art. 6.3):

- Character exhibits are provided for all four districts.
- **Village Hub & Health Hub:** As mentioned above, the architectural standards of the State Highway 32 Overlay District (UDO 5.3(K)) will apply to the Village Hub and Health Hub areas, replacing Art. 6.3(F).
- **Courtyard Homes & Townhomes**
 - o Art. 6.3 shall not apply. Instead, the PUD provides standards for building materials, exterior trim, roof and overhangs, garages, and driveways – all identical to the architectural standards found in the Courtyards of Westfield PUD ([Ord. 20-39](#)).

Landscape Standards:

- Parking Area Landscaping (Art. 6.8(O)), Foundation Plantings (Art. 6.8(L)), and General Screening Standards (Art. 6.8(H)) shall apply to the Village Hub & Health Hub areas. Retention and Detention Area (Art. 6.8(I)) requirements shall apply to the retention pond.
- The following table summarizes the requested modifications for the remaining landscaping standards, as compared to those of the Courtyards of Westfield PUD and the UDO.

	PUD	Courtyards of Westfield	UDO
Street Trees [Art. 6.8(J)]	Shall not apply. <u>Courtyard Homes Area:</u> - Adjacent to homes, trees shall be provided at a rate of 1 tree per dwelling unit, per frontage - Adjacent to common areas, trees provided at a rate of one tree per 50'	- Adjacent to homes, trees shall be provided at a rate of 1 tree per dwelling unit, per frontage - Adjacent to common +areas, trees provided at a rate of 1 tree per 50'	Required in all residential Major Subdivisions - trees shall be provided at an average rate of 1 tree per 50', with a minimum spacing of 25' and maximum spacing of 60'
Tree Preservation [Art. 6.8(E)]	Healthy trees within 10' of the western boundary shall be preserved in accordance with Art. 6.8(E)	- Not modified by PUD - UDO standards apply	N/A – UDO incentivizes preservation, but it is not a requirement

External Street Frontage [Art. 6.8(M)]	Shall not apply. <u>Townhomes Area (along Towne Rd):</u> - 30' width - 1 shade or orn. tree per 30' - 10 shrubs and/or orn. grasses per 100' of frontage* - black, four-rail horse fence along ROW *front elevations face ext. street	<u>Along Towne Rd & W 151st St:</u> - 30' width - 3 shade, 3 orn., and 4 evergreen trees per 100' of frontage* - black, four-rail horse fence along ROW *rear elevations face ext. streets	<u>Residential:</u> - 30' width - 4 evergreen, 3 shade trees, 3 orn. trees, and 25 shrubs per 100' - Min. 3' undulating mound <u>Nonresidential:</u> - 10' width - 3 shade or evergreen trees, 2 orn. trees, and 25 shrubs per 100'
Buffer Yards [Art. 6.8(N)]	Shall not apply. <u>Western property line:</u> - 60' buffer - 4 shade, 4 evergreen, and 10 shrubs per 100' - 8' tall fence against Courtyard Homes Area	<u>Western property line (against Miller property):</u> - 60' width - 4 shade, 4 evergreen, 10 shrubs per 100'	<u>Western property line (SF4 against AG-SF1):</u> - Buffer B type buffer - 40' width - 4 shade, 4 evergreen, 10 shrubs per 100' - 4' undulating mound along 60% of shared lot line
Lot Landscaping [Art. 6.8(K)]	Shall not apply. <u>Townhome Buildings:</u> - 4 shrubs and 1 shade, evergreen, or orn. tree per dwelling unit, located in front yard - Corner buildings shall have 1 additional shade tree adj. to side elevation <u>Courtyard Homes Area:</u> - 10 shrubs and 1 orn. tree per lot, located in the front yard - Corner lots shall have 1 additional shade tree adj. to side elevation - Lots abutting pond area shall have 2 additional shade, evergreen, or orn. trees located between the dwelling and the pond - Fenced courtyards shall be landscaped and surfaced	<u>Courtyard Homes (all lots):</u> - 10 shrubs and 1 orn. tree per lot, located in the front yard - Fenced courtyards shall be landscaped and surfaced	<u>SF lots under 8,000 sq ft:</u> - 2 shade trees, 1 evergreen or orn. tree, and 4 shrubs

Sign Standards:

- Nonresidential Center Signs:
 - o Two Nonresidential Center (monument) signs will be permitted – one within the Health Hub area and the other within the Village Hub area. The monument sign in the Health Hub area shall be located at least 100' away from the Townhomes area.

- All monument signs will be in accordance with the monument sign standards in Art. 6.17. Per the UDO, Nonresidential Center signs may be internally illuminated or lit by a ground-mounted fixture.
- **Residential Signs:**
 - One Residential Monument sign shall be permitted at the entrance of the Townhomes Area along Towne Rd.
 - In the Townhomes and Courtyard Homes Areas, one residential sign shall be permitted where the local road intersects with the Boulevard Street. The sign shall be a double hanging post sign with a masonry base.
- **Wall Signs:** Wall signs for commercial buildings will follow the Center In-Line Tenant sign standards of the UDO (6.17(J)(5)). Wall signs may only be illuminated using reverse channel letters or gooseneck down lighting.

Parking and Loading Standards: 20% of parking spaces may be reduced in width, 8 feet by 18 feet instead of 9 feet by 18 feet. The number of spaces will be determined by the Director based on data from the applicant, which is in accordance with the UDO Parking Space requirements for “other uses” (6.14(G)(11)(n)).

Within the Townhomes area, a minimum of one visitor space shall be provided for each 4-unit townhome building in addition to the two off-street parking spaces provided in each driveway.

Design Standards: The ordinance proposed the following modifications to Design Standards:

Open Space and Amenity Standards: Art. 8.6 shall not apply.

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

COMPREHENSIVE PLAN

The [Westfield-Washington Township Comprehensive Plan](#) (the “Comprehensive Plan”) identifies this Property within the “Local Commercial” land use classification. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zoning map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

The land uses contemplated for “Local Commercial” are: Community and local retail, Office, Services, Institutional uses, and Attached residential dwellings.

Development Policies for “Local Commercial” include:

- (i) locate local commercial development only in planned centers and only on streets classified as arterials or on frontage roads as depicted on the Land Use Concept Map;
- (ii) require the size, materials, color, and design of buildings to be unique to Westfield;
- (iii) break up parking areas with landscaping or buildings;
- (iv) encourage signs that (a) are easy to locate and read and (b) are sized and designed in relation to the buildings and the traffic conditions in which they are viewed;
- (v) encourage pedestrian connections between local commercial areas and adjacent residential areas;

- (vi) use attached residential, offices, and similar uses as transitions between more intensive and less intensive uses;
 - (vii) require buffering between commercial and residential uses; and
 - (viii) utilize frontage roads to minimize traffic conflicts.
-

PROCEDURAL

Council Introduction: The petition was introduced at the September 11th, 2023 City Council meeting.

Workshop Meetings: The petition will be heard at two workshop meetings. The first workshop meeting will be held on September 18th, 2023, prior to the public hearing and will be used to reintroduce the project and receive preliminary comments. The second workshop meeting will be held on October 16th, 2023 to discuss modifications made based on information gathered at the public hearing.

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the October 2nd, 2023 Plan Commission meeting. Notice of the public hearing will be provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

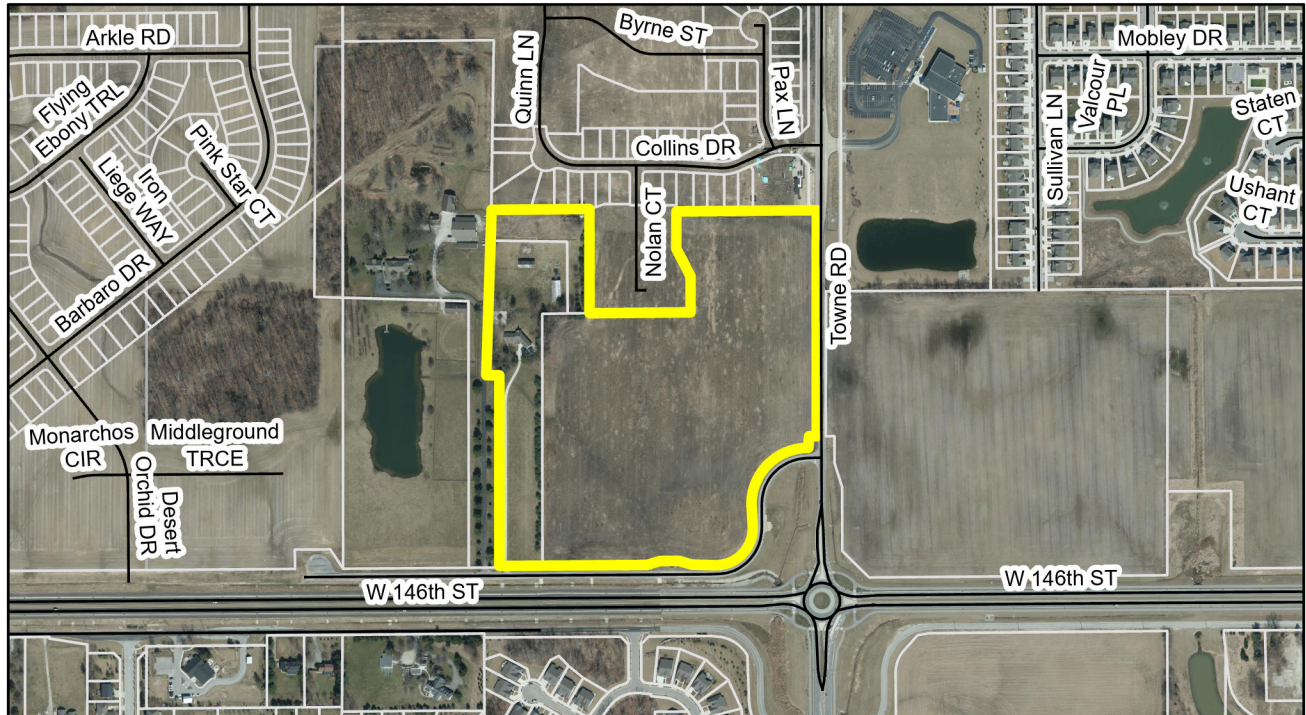
1. The Comprehensive Plan.
 2. Current conditions and the character of current structures and uses.
 3. The most desirable use for which the land is adapted.
 4. The conservation of property values throughout the jurisdiction.
 5. Responsible growth and development.
-

DEPARTMENT COMMENTS

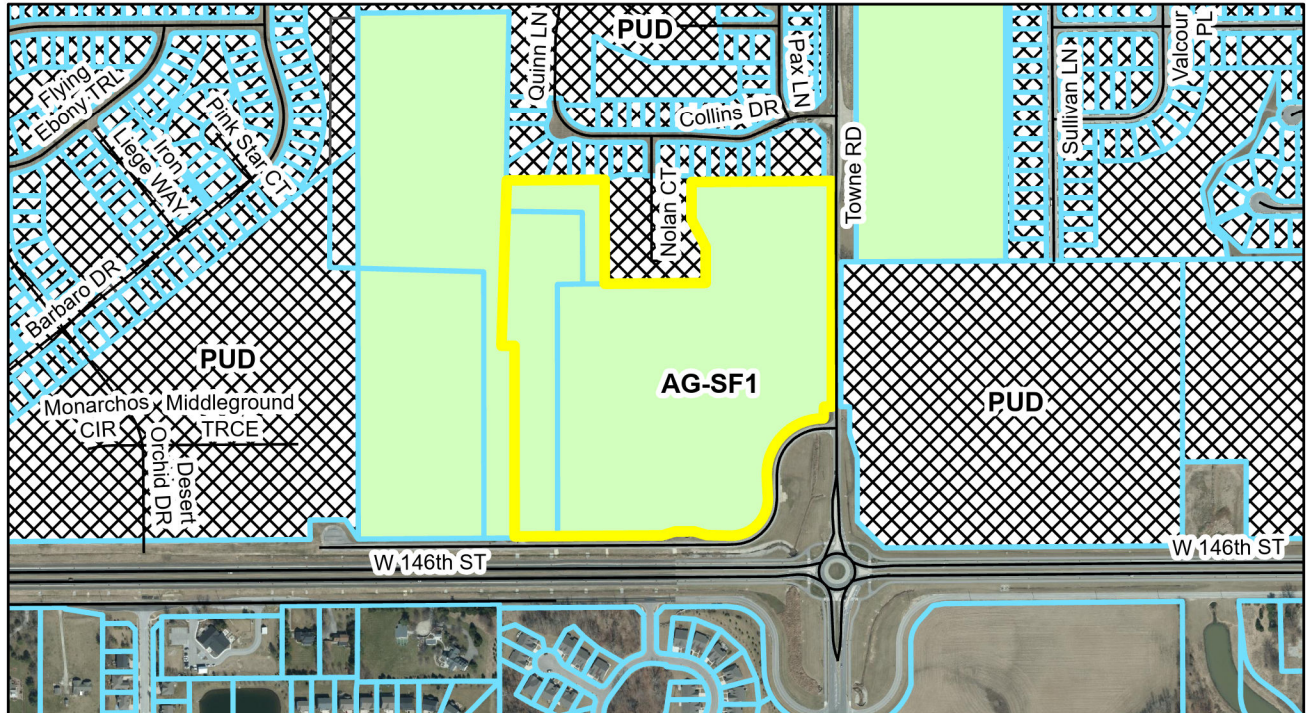
1. **Action:** Discuss the item at the September 18th, 2023 workshop meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Rachel Riemenschneider at (317) 804-3175 or Lgillingham@westfield.in.gov.



Aerial Location Map



Zoning Map



Legend

 Subject Parcel

0 0.05 0.1 0.2 Miles




Narrative Statement

TowneRun PUD

Northwest corner 146th Street and Towne Road

LOR Commercial Development is proud to introduce TowneRun, a proposed Planned Unit Development on approximately 34.62 acres at the northwest corner of Towne Road and West 146th Street. TowneRun will feature a diverse mix of local/neighborhood commercial uses, townhomes and single-family residential uses.

TowneRun will offer local/neighborhood commercial uses and restaurants with outdoor dining and also a health and wellness club. The residential components of TowneRun will feature owner-occupied townhomes and courtyard homes, serving as an extension of the Courtyards of Westfield neighborhood existing immediately north of TowneRun.

TowneRun will be an important part of Westfield's southwestern Towne Road gateway. It is designed to complement surrounding uses and offer synergy, vibrancy, and opportunities for social interaction.



- 1 - Health Hub
- 2 - Courtyard Homes
- 3 - Townhomes
- 4 - Village Hub

ORDINANCE NUMBER XX-XX

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

“Townerun PUD”

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

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

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

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

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on XXXX X, 202X;

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

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

Section 1. Applicability of Ordinance.

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

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

- 2.1 “**Health and Fitness Club**” shall mean a facility that provides physical fitness, sports and recreational classes, programs and activities (e.g. the use of weight-lifting equipment, running and aerobic exercise equipment, indoor and outdoor swimming pools, game courts); health related services (e.g. chiropractic services, physical therapy, medical services, massage services, blood draws, physical therapy, wellness and metabolic assessments); and other ancillary and supporting uses (e.g. child-care and activity services, day spas, professional offices, wellness center services, indoor and outdoor sale of food and beverages, retail sales of health and fitness related items, salons, nutritional centers and membership sales offices).

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

- 3.1 The District is hereby divided into four (4) areas, as depicted on the Concept Plan and labeled as the “**Health Hub**”, “**Courtyard Homes**”, “**Townhomes**” and “**Village Hub**” (individually or collectively, the “**Area**” or “**Areas**”).
- 3.2 Development of each Area shall be regulated as set forth in this Ordinance.
- 3.3 The boundaries of the Areas shall be developed in substantial compliance with the Concept Plan. The final layouts and site plans within the Areas shall be subject to the terms of this Ordinance and may vary from the depictions shown in the Concept Plan.

Section 4. Underlying Zoning Districts. The Underlying Zoning District of the Courtyard Homes Area shall be the SF-4: Single-Family High-Density District. The Underlying Zoning District of the Townhomes Area shall be the SFA: Single-family Attached District. The Underlying Zoning District of Health Hub and Village Hub Areas shall be the LB: Local and Neighborhood Business District (collectively, the “**Underlying Zoning Districts**”).

Section 5. Permitted Uses. The uses identified in this Section (the “**Permitted Uses**”), shall be the only uses permitted in the Areas.

5.1 The following use shall be permitted in the Health Hub Area: Health and Fitness Club.

5.2 The following uses shall be permitted in the Village Hub Area:

- A. Bed and Breakfast (B&B)
- B. Childcare / daycare centers
- C. Health, fitness and exercise center
- D. Office, General Services
- E. Office, Medical
- F. Office, Professional
- G. Restaurant, Sit Down
- H. Restaurant, Specialty
- I. Restaurant, Takeout and Deli-style
- J. Retail, Low Intensity
- K. Retail, Medium Intensity
- L. Development Amenities

5.3 Courtyard Homes Area: A maximum number of 35 Courtyard Homes shall be permitted. A sales trailer, model homes and recreational amenities shall also be permitted.

5.4 Townhomes Area: A maximum of 40 Townhome Dwellings shall be permitted. A sales trailer, model homes and recreational amenities shall also be permitted.

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

6.1 Health Hub Development Standards: The following development standards shall be applicable to any Building within the Health Hub Area:

- A. Article 4.14(E) shall not apply. There shall be no zoning setback requirements within the Health Hub Area.

- B. Article 4.14(F) shall not apply. Instead the following Maximum Building Height standards shall apply: Fifty (50) feet.
- C. Article 4.14(G) shall not apply within the District.
- D. Article 4.14(H) shall not apply. Instead, the maximum ground level square footage of a Building within the Health Hub Area shall be 65,000 SF.

6.2 Village Hub Development Standards: The following development standards shall be applicable to any Building within the Village Hub Area:

- A. Article 4.14(E) shall not apply. There shall be no zoning setback requirements within the Village Hub Area.
- B. Article 4.14(F) shall not apply. Instead the following Maximum Building Height standards shall apply: Two (2) Stories.
- C. Article 4.14(G) shall not apply within the District.

6.3 Courtyard Homes Development Standards: The following development standards shall be applicable to the homes in the Courtyard Homes Area:

Minimum Lot Area	6,000 SF
Minimum Lot Frontage	35'
Minimum Building Setback Lines	
Front Yard*	20'
Side Yard	5'
Rear Yard	20'
Minimum Building Separation	10'
Minimum Lot Width	52'
Maximum Building Height	1 ½ Stories
Minimum Living Area (Total)	1,400 SF

* Each Courtyard Home shall provide a driveway with a minimum length of twenty (20) feet as measured between the garage door and the Street right-of-way line. The distance between the front porch, front door or courtyard fence and the Street right-of-way line shall be a minimum of ten (10) feet.

6.4 Townhomes Development Standards: The following development standards shall be applicable to Buildings in the Townhomes Area:

Minimum Lot Area	No Minimum
Minimum Lot Frontage	No Minimum
Minimum Building Setback*	
Front Yard	0'
Side Yard	0'
Rear Yard	0'

Minimum Distance Between Buildings	15'
Maximum Lot Coverage	No Maximum
Minimum Lot Width	No Minimum
Maximum Dwelling Units Per Building	4
Maximum Building Height	2 Stories
Minimum Living Area (Total) Per Dwelling Unit	1,700 SF

*Each Townhome Dwelling shall provide a driveway with a minimum length of twenty (20) feet as measured between the garage door and the edge of pavement. A minimum of one (1) additional visitor parking space per each four (4) Townhomes shall be provided in addition to the two (2) off-street spaces being provided in each driveway. Article 4.9(H)(2) Building Staggering Requirement shall not apply. Article 4.9(J) Project Perimeter Setback shall not apply. Buildings in the Townhomes Area shall be setback at least thirty (30') from the Towne Road right-of-way line.

Section 7. Overlay District. The Architectural Design Requirements of the State Highway 32 Overlay Zone, Article 5.3(K) of the UDO (the “**Overlay Architectural Standards**”), shall apply to the Village Hub Area and Health Hub Area. References of the Overlay Architectural Standards to the State Highway 32 Right-of-way line shall apply to the 146th Street and Towne Road rights-of-way lines.

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

8.1 Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall be modified to permit enclosures to be located within an Established Front Yard along a Street other than 146th Street and Towne Road.

8.2 Article 6.3 Architectural Standards:

A. Health Hub. . Article 6.3 Architectural Standards shall not apply to the Health Hub. Instead, the Overlay Architectural Standards (incorporated in Section 7 of this Ordinance) shall be supplemented by the images attached hereto as Exhibit C (“**Health Hub Character**”), which are intended to conceptually illustrate the anticipated character and quality of the Building to be constructed within the Health Hub Area. References of the Overlay Architectural Standards to the State Highway 32 right-of-way line shall apply to the 146th Street and Towne Road right-of-way lines.

B. Village Hub. Article 6.3 Architectural Standards shall not apply to the Village Hub. Instead, the Overlay Architectural Standards (incorporated in Section 7 of this Ordinance) shall be supplemented by the images attached hereto as Exhibit D (“**Village Hub Character**”), which are intended to conceptually illustrate the anticipated character and quality of the Buildings to be

constructed within the Village Hub Area. References of the Overlay Architectural Standards to the State Highway 32 right-of-way line shall apply to the 146th Street and Towne Road right-of-way lines.

- C. Courtyard Homes. Article 6.3 Architectural Standards shall not apply to the Courtyard Homes Area. Instead, the following standards shall apply.
1. Building Elevations: Attached hereto and incorporated herein by reference as Exhibit E (“**Courtyard Homes Character**”) are typical building elevations, depicting the character of the homes to be constructed upon the Real Estate. The Developer proposes six (6) different floorplans with 24 elevations to be built in this community.
 2. Building Materials: The homes shall be comprised of any mix and combination of the following materials: brick, cast stone, stone, cultured stone, cement fiberboard, engineered wood siding (e.g., LP SmartSide), siding, glass, wood or vinyl soffits, and vinyl windows and/or equivalent or superior quality thereof for all the foregoing, except that vinyl and aluminum siding shall not be permitted.
 3. Exterior Trim: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Unless otherwise provided herein, windows shall have exterior trim on all four sides of each window. The minimum width of window trim boards shall be three and one-half (3½) inches wide.
 4. Minimum Overhangs: All homes shall have a minimum of twelve (12) inch framed (measured from the frame prior to the installation of exterior siding materials) roof overhangs. Lesser overhangs shall be permitted for secondary roof areas such as, but not limited to, porches and bay windows.
 5. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 8/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.
 6. Shingles. All homes shall have dimensional or architectural grade shingles.
 7. Garages and Driveways. All homes shall have at least a 2-car attached garage and meet the following requirements:

- i. All garage doors shall have decorative designs and options for window panels. Garage doors shall be of a color and style that is consistent with the architecture of the home. The exterior color palates for each home shall be selected and designed in a manner which de-emphasizes the location and placement of the garage door.
 - ii. Each garage shall include at least two (2) coach lights.
 - iii. Driveways shall be a minimum of sixteen (16) feet in width and shall be constructed of concrete, asphalt or pavers.
- D. Townhomes. Article 6.3 Architectural Standards shall not apply. Instead, the following architectural standards shall apply to the Townhomes Area:
 - 1. Building Elevations: Attached hereto and incorporated herein by reference as Exhibit F (“**Townhomes Character**”) are typical building elevations, depicting the character of the homes to be constructed upon the Real Estate. The Developer proposes ten (10) Buildings, each containing four (4) Dwellings. The floorplans are not repeated within a Townhome Building, resulting in a building elevation that enhances the overall architectural character of the larger Townhome Building.
 - 2. Building Materials: The Townhomes shall be comprised of any mix and combination of the following materials: brick, cast stone, stone, cultured stone, cement fiberboard, engineered wood siding (e.g., LP SmartSide), siding, glass, wood or vinyl soffits, and vinyl windows and/or equivalent or superior quality thereof for all the foregoing, except that vinyl and aluminum siding shall not be permitted.
 - 3. Exterior Trim: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Unless otherwise provided herein, windows shall have exterior trim on all four sides of each window. The minimum width of window trim boards shall be three and one-half (3½) inches wide.
 - 4. Building Height: All homes in the Townhomes Area shall be regulated under the provisions of the UDO as a single story Dwelling Unit.
 - 5. Minimum Overhangs: All Buildings shall have a minimum of twelve (12) inch framed (measured from the frame prior to the installation of exterior siding materials) roof overhangs. Lesser overhangs shall be permitted for secondary roof areas such as, but not limited to, porches and bay windows.

6. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 8/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.
7. Shingles. All Buildings shall have dimensional or architectural grade shingles.
8. Garages and Driveways. All homes shall have at least a 2-car attached garage and meet the following requirements:
 - i. All garage doors shall have decorative designs and options for window panels. Garage doors shall be of a color and style that is consistent with the architecture of the home. The exterior color palates for each home shall be selected and designed in a manner which de-emphasizes the location and placement of the garage door.
 - ii. Each garage shall include at least two (2) coach lights.
 - iii. Driveways shall be a minimum of sixteen (16) feet in width and shall be constructed of concrete, asphalt or pavers.

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

- A. Street Trees: Article 6.8(J) Street Trees shall only apply within the Courtyard Homes Area, as modified below:
 1. One (1) street tree shall be required per Dwelling Unit lot, per frontage. Street trees shall be permitted to be located outside the public right-of-way within ten (10) feet of the right-of-way.
 2. Along public rights of way adjacent to Common Areas, a minimum of one (1) street tree shall be provided per fifty (50) feet.
- B. External Street Frontage: Article 6.8(M) External Street Frontage Landscaping Requirements shall not apply.
 1. Townhomes Area. Within the area between the Townhome Buildings and the Towne Road right-of-way there shall be a thirty (30) foot buffer yard containing a minimum of one (1) shade or ornamental tree per thirty (30) feet and ten (10) shrubs and/or ornamental grasses per one hundred (100) feet of Towne Road right of way frontage. In addition to the buffer yard landscaping, a black four rail horse fence shall extend along the right of way.

- C. Buffer Yard Landscaping. Article 6.8(N) Buffer Yard Requirements shall not apply. Instead, Buffer Yard landscaping shall be provided within a sixty (60) feet setback along the west property line. The buffer yard landscaping shall include a minimum of four (4) shade trees, four (4) evergreen trees and ten (10) shrubs per one hundred (100) lineal feet. In addition to the buffer yard landscaping, an eight (8) feet tall fence shall be installed from the existing fence on the west property line of the District, extending the length of the Courtyard Homes Area abutting the west property line of the District. Said fencing shall not be required along the portion of the west property line adjacent to a storm water detention pond.
- D. Tree Preservation. Any trees within ten (10) feet of the west boundary of the District that are in good health and not otherwise required to be removed for environmental reasons, shall be preserved in accordance with Article 6.8, Landscaping Standards of the UDO. Existing trees in these areas shall not be disturbed by the Developer unless required by the City, or for drainage/utility installation.
- E. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall not apply. Instead the following standards shall apply:
1. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.
 2. Townhome Buildings shall be landscaped with foundation landscaping to include at least four (4) shrubs and one (1) 1 shade, evergreen or ornamental tree per Dwelling Unit. Each Townhome Building located on a corner shall have one (1) additional shade tree in the yard adjacent to the side elevation of the Building.
 3. Buildings in the Courtyard Homes Area shall be landscaped with at least ten (10) shrubs and one (1) ornamental tree per Dwelling Unit in each Front Yard. Each Building on a Corner Lot shall have one (1) additional Shade Tree in the Front Yard adjacent to the side elevation of the Building. Buildings abutting the pond area shall have an additional two (2) shade, evergreen or ornamental trees planted between the Building and the pond. Fenced courtyards shall be landscaped and may include artificial turf, decorative gravel and/or pavers as ground covering inside courtyard areas in lieu of lawn areas.

8.4 Sign Standards.

- A. One (1) Nonresidential Center Monument Sign, in compliance with the standards set for in Article 6.17(J)(2)(a)(ii), shall be permitted within the Health Hub Area. Such sign shall be located at least one hundred (100) feet away from the Townhomes Area.

- B. One (1) Nonresidential Center Monument Sign, in compliance with the standards set for in Article 6.17(J)(2)(a)(ii), shall be permitted within the Village Hub Area.
- C. One (1) Residential Monument Sign, in compliance with Article 6.17(G)(1), shall be permitted at the entrance of the Townhomes Area along Towne Road.
- D. A maximum of one (1) Residential Sign, shall be permitted at each intersection in the Townhomes and Courtyard Homes Areas with the Boulevard Street. Signs shall be a double-sided hanging post sign with a masonry base. The height of each sign shall not exceed eight (8) feet (not including post) and shall not exceed twenty (20) square feet of area per sign face.
- E. Wall Signs shall be permitted in accordance with Article 6.17(J)(5) of the UDO for Buildings in the Village Hub and Health Hub. For purposes of this Section, a Front Façade may be either a Building Façade possessing the primary entrance of a Building or a Building Façade facing an External Street (or frontage road thereto). Wall Signs shall not be internally illuminated. Any Wall Sign illumination shall consist of gooseneck down lighting or reverse channel letters (also known as halo-lit channel letters) with illumination behind their shape.

8.5 Parking and Loading Standards.

- A. Article 6.14(G)(5) is hereby modified to permit up to 20% of all parking spaces required in the District to be a minimum of 8' wide and 18' deep to accommodate compact cars.
- B. Parking Space requirements shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for a Detailed Development Plan.

Section 9. Open Space and Amenity Standards. Article 8.6 shall not apply.

Section 10. Infrastructure Standards. The District's infrastructure shall comply with the UDO and the City's Construction Standards (see Chapter 7 Subdivision Regulations) unless otherwise approved by the Department of Public Works.

Section 11. Severability. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James Edwards

James Edwards

James Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE XX-XX** was delivered to the Mayor of Westfield on the XX day of XXXX, 2023, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE XX-XX**

this _____ day of XXXX, 2023.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE XX-XX**

this _____ day of XXXX, 2023.

J. Andrew Cook, Mayor

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

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

EXHIBIT A

“Real Estate”

A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 03 EAST, OF THE SECOND PRINCIPAL MERIDIAN, IN HAMILTON COUNTY, INDIANA, BEING THAT TRACT OF LAND SHOWN ON THE PLAT OF SURVEY CERTIFIED BY TERRY D. WRIGHT, INDIANA REGISTERED PROFESSIONAL LAND SURVEYOR LS#9700013 ON APRIL 23, 2021 BY HAMILTON DESIGNS, LLC PROJECT NUMBER 2021-0106 (ALL REFERENCES TO MONUMENTS AND COURSES HEREIN AS SHOWN ON SAID PLAT OF SURVEY) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 00 DEGREES 00 MINUTES 33 SECONDS WEST 750.00 FEET ON AND ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THE FOLLOWING 11 CALLS FOLLOW THE NORTH LINE OF THE RIGHT OF WAY GRANT DESCRIBED IN INSTRUMENT # 2016013973 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY;

- 1) THENCE SOUTH 89 DEGREES 56 MINUTES 47 SECONDS WEST 50.58 FEET;
- 2) THENCE SOUTH 00 DEGREES 03 MINUTES 13 SECONDS EAST 45.85 FEET;
- 3) THENCE SOUTH 89 DEGREES 48 MINUTES 55 SECONDS WEST 5.39 FEET;
- 4) THENCE IN A SOUTHWESTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 219.87 FEET, HAVING A CHORD BEARING OF SOUTH 44 DEGREES 56 MINUTES 18 SECONDS WEST AND A CHORD DISTANCE OF 311.07, HAVING A CENTRAL ANGLE OF 90 DEGREES 02 MINUTES 38 SECONDS AND AN ARC LENGTH OF 345.55;
- 5) THENCE SOUTH 03 DEGREES 06 MINUTES 12 SECONDS EAST 93.98 FEET;
- 6) THENCE IN A SOUTHWESTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 145.10 FEET, HAVING A CHORD BEARING OF SOUTH 44 DEGREES 46 MINUTES 18 SECONDS WEST AND A CHORD DISTANCE OF 204.44, HAVING A CENTRAL ANGLE OF 89 DEGREES 34 MINUTES 20 SECONDS AND AN ARC LENGTH OF 226.84;
- 7) THENCE NORTH 88 DEGREES 35 MINUTES 56 SECONDS WEST 95.30 FEET;
- 8) THENCE NORTH 73 DEGREES 42 MINUTES 13 SECONDS WEST 52.20 FEET;
- 9) THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS WEST 75.00 FEET;

10) THENCE SOUTH 72 DEGREES 53 MINUTES 53 SECONDS WEST 52.20 FEET;

THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS WEST 409.99 FEET TO THE EAST LINE OF INSTRUMENT #200100027371 IN SAID RECORDERS OFFICE; THENCE NORTH 00 DEGREES 03 MINUTES 20 SECONDS WEST 985.64 FEET ALONG SAID EAST LINE; THENCE NORTH 89 DEGREES 30 MINUTES 46 SECONDS EAST 183.94 FEET TO THE SOUTHEAST CORNER OF INSTRUMENT #200200010702; THENCE NORTH 89 DEGREES 30 MINUTES 14 SECONDS EAST 396.72 FEET TO A SOUTHEASTERN CORNER OF INSTRUMENT #2021015916; THE FOLLOWING 4 CALLS FOLLOW AN EASTERN AND SOUTHERN LINE OF SAID INSTRUMENT;

11) THENCE NORTH 00 DEGREES 00 MINUTES 33 SECONDS WEST 141.35 FEET;

12) THENCE NORTH 27 DEGREES 18 MINUTES 29 SECONDS WEST 121.54 FEET;

13) THENCE NORTH 00 DEGREES 00 MINUTES 46 SECONDS WEST 146.55 FEET;

THENCE NORTH 89 DEGREES 33. MINUTES 30 SECONDS EAST 570.80 FEET TO THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 00 MINUTES 33 SECONDS EAST 884.07 FEET ON AND ALONG SAID SECTION LINE TO THE POINT OF BEGINNING; CONTAINING 26.94 ACRES MORE OR LESS.

ALSO:

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION BEING SOUTH 89 DEGREES 34 MINUTES 02 SECONDS WEST, (ASSUMED BEARING) 1094.71 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION, 1238.09 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 02 SECONDS EAST, PARALLEL WITH SAID SOUTH LINE 97.90 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, PARALLEL WITH SAID EAST LINE, 281.29 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 36 SECONDS WEST, 299.12; *THENCE* NORTH 00 DEGREES 48 MINUTES 59 SECONDS EAST, 120.50 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 02 SECONDS EAST, PARALLEL WITH SAID SOUTH LINE, 383.41 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, PARALLEL WITH SAID EAST LINE, 406.32 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 02 SECONDS WEST, PARALLEL WITH SAID SOUTH LINE, 86.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.643 ACRES, MORE OR LESS.

ALSO:

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 3 EAST, 1094.7 FEET SOUTH 89 DEGREES 34 MINUTES 02 SECONDS WEST (ASSUMED BEARING) FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 34 MINUTES 02 SECONDS WEST ON SAID SOUTH LINE 250.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER 1328.80 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 02 SECONDS EAST PARALLEL WITH SAID SOUTH LINE 43.70 FEET TO A FENCE LINE; THENCE NORTH 01 DEGREES 29 MINUTES 33 SECONDS EAST ALONG SAID FENCE LINE 195.23 FEET TO A FENCE CORNER; THENCE SOUTH 89 DEGREES 33 MINUTES 36 SECONDS EAST ALONG AN EXISTING FENCE LINE AND PROLONGATION THEREOF 299.12 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS PARALLEL WITH SAID EAST LINE 281.29 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 02 SECONDS WEST PARALLEL WITH SAID SOUTH LINE 97.90 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS PARALLEL WITH SAID EAST LINE 1238.09 FEET TO THE PLACE OF BEGINNING, CONTAINING 9.166 ACRES, MORE OR LESS.

EXCEPT:

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION BEING SOUTH 89 DEGREES 34 MINUTES 02 SECONDS WEST, (ASSUMED BEARING) 1263.46 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 34 MINUTES 02 SECONDS WEST, ALONG SAID SOUTH LINE 81.25 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION, 1328.80 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 02 SECONDS EAST, PARALLEL WITH SAID SOUTH LINE, 43.70 FEET; THENCE SOUTH 02 DEGREES 18 MINUTES 02 SECONDS WEST, 329.55 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 40 SECONDS EAST, 51.42 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 13 SECONDS WEST, 999.01 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.152 ACRES, MORE OR LESS.

EXHIBIT B
“Concept Plan”



- 1 - Health Hub
- 2 - Courtyard Homes
- 3 - Townhomes
- 4 - Village Hub

EXHIBIT C

“Health Hub Character”

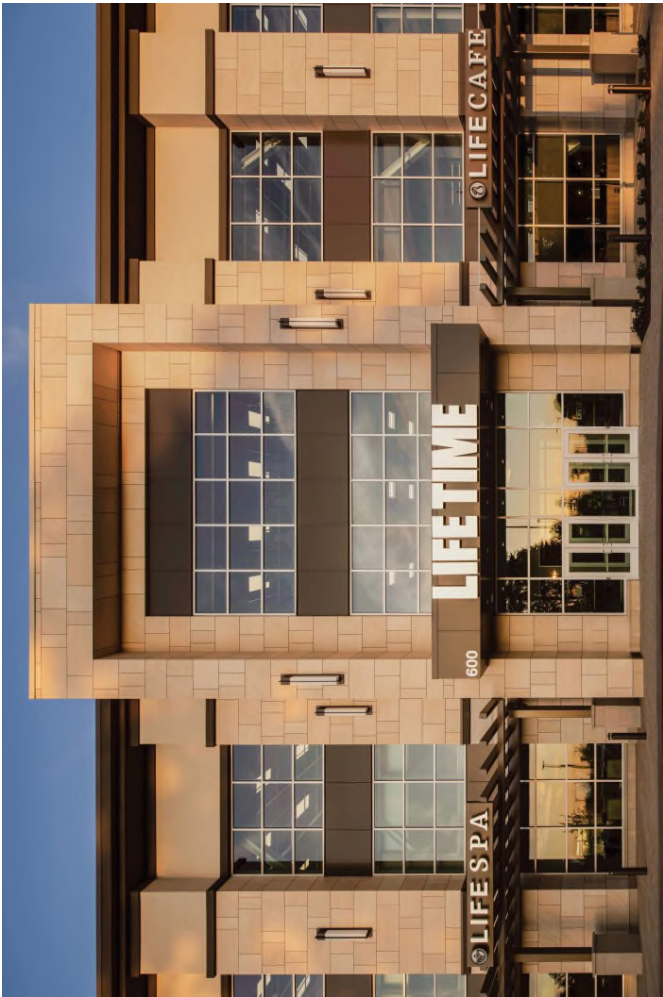


EXHIBIT D
“Village Hub Character”



EXHIBIT E

“Courtyard Homes Character”

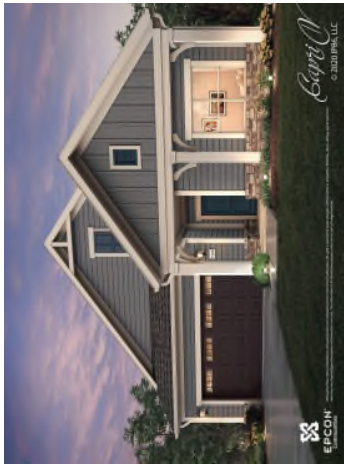
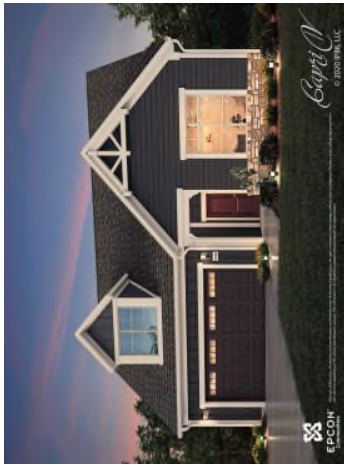
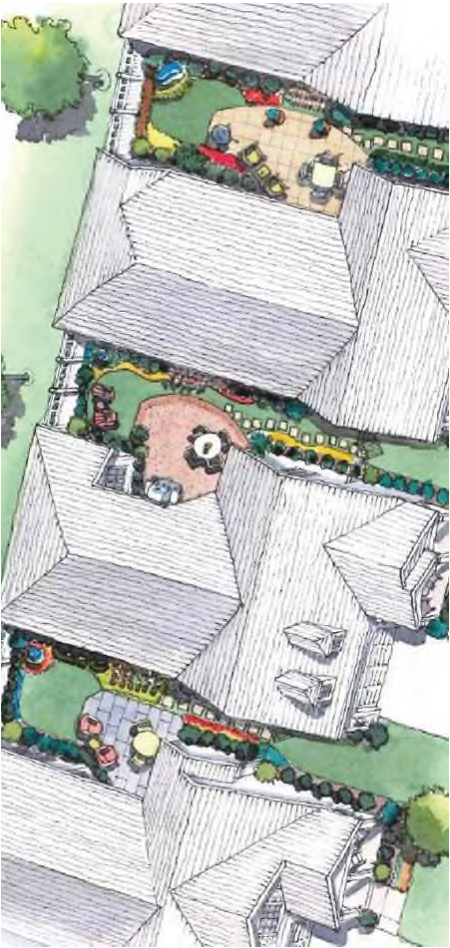


EXHIBIT F
“Townhomes Character”



TOWNHOME - FULL BUILDING

EXHIBIT G-1.1



TOWNHOME - END UNIT



TOWNHOME - MIDDLE UNIT



TOWNHOME - MIDDLE UNIT



TOWNHOME - END UNIT



Petition Number: 2308-DDP-20

Subject Site Address: 14933 Thatcher Ln (the "Property")

Petitioner: CBRE Group on behalf of NELCO Architecture, Inc

Request: Detailed Development Plan review of a 4,300 +/- square foot bank and related site improvements located on 0.95 acres +/- in the SB-PD: Special Business / Planned Development District.

Current Zoning: SB-PD: Special Business/Planned Development District; US Highway 31 Overlay District

Current Land Use: Fast Food Restaurant (Burger King)

Approximate Acreage: 0.95 acres

Exhibits:

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

Zoning History:

88-V-9	Outlot Signage (for all of Village Park Plaza)
92-AP-40	Site Plan Approval (Burger King)
1304-VS-03	Increase in Signage Allotment (Burger King)
2306-VS-14	Encroachment into Side Setback (Bank of America)
2309-VS-22	Max. Site Lighting Standards (Bank of America)

Staff Reviewer: Lauren Gillingham, AICP, Senior Planner

PROCEDURAL

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

PROJECT DESCRIPTION

The project is for the construction of a 4,300 square-foot Bank of America building and related site improvements. The Property is located within the US Highway 31 Overlay District, which

includes increased development and architectural standards. The Village Park Plaza development predates the US 31 Overlay District and is considered legal nonconforming to lot and development standards, per the Nonconforming Regulations section of the UDO (Ch. 9). The proposed site is exempt from minimum lot area, minimum lot width, maximum lot coverage, and some perimeter parking requirements, but must meet all applicable standards related to setbacks (2306-VS-14), architectural design, parking, and lighting (2309-VS-22), as well the remaining landscape standards.

ZONING DISTRICT STANDARDS (ARTICLE 4.22 – SB-PD: SPECIAL BUSINESS/PLANNED DEVELOPMENT DISTRICT)

Developments in this district is subject to the requirements and standards of the LB-PD and GB-PD Business / Planned Development (Art. 4.23).

The plans comply to all applicable GB-PD District standards unless otherwise noted below

- | | |
|-------------------------------------|------------------|
| 1) Minimum Tract Requirement: | 10 acres* |
| 2) Minimum Lot Frontage: | 660 feet |
| 3) Minimum Building Setback Lines: | |
| a. Front (parcel is a through lot): | 60 feet* |
| b. Side: | 15 feet* |
| 4) Minimum Lot Width: | No Minimum* |
| 5) Minimum Number of Structures: | No Minimum |
| 6) Minimum Building Size: | No Minimum |
| 7) Development Plan Review: | Development Plan |

*Superseded by US 31 Overlay Standards

OVERLAY STANDARDS (ARTICLE 5.2 – US HIGHWAY 31 OVERLAY DISTRICT)

Plans comply with all applicable standards of Art. 5.2 US Highway Overlay District

*(*Denotes legally nonconforming standards)*

- 1) Minimum Lot Size: Except as otherwise provided, 217,800 square feet*.
- 2) Height and Area Requirements:
 - a) Maximum Building Height:

- i. Not to exceed 50% of the depth of the Front Yard and Frontage Road
 - b) Minimum Building Height: 12 feet to lowest eaves
 - c) Minimum Front Yard:
 - i. 90 feet along US 31
 - ii. 60 feet along all other Streets
 - iii. Determination of Front Yard: For purposes of applying the requirements of this Article, the front yard of each Lot in the US31 Overlay, including any Corner Lot, shall be deemed to be any Lot Line of the Lot which abuts the Right-of-way of US Highway 31 or any other Street or highway. Private Parking Areas may be located in the Front Yard [setback] so long as the nearest curb of any such Parking Area is not less than twenty (25) feet distant from the Principal Building(s)
 - d) Minimum Side Yard: 45 feet
 - i. *Building may encroach up to 15' into both side setbacks (2306-VS-14)*
 - e) Minimum Rear Yard: 45 feet
 - f) Minimum Aggregate of Side Yard: 90 feet
 - g) Minimum Lot Width:
 - i. Equal to or more than half the depth of the lot*.
 - h) Maximum Lot Coverage: 35%*
- 3) Landscaping:
- a) A Greenbelt area between within the Front Yard shall be provided. Parking shall not be permitted in this area
 - b) A minimum of 20% of the lot surface area shall be landscaped*
- 4) Outside Storage of Refuse:
- a) No outside, unenclosed storage of refuse shall be permitted
- 5) Utility Screening:
- a) All heating, ventilating, communication and like equipment for any facility shall be completely screened from view.
- 6) Architecture:
- a) Must include three materials one of which is stone or brick and buildings shall be designed with eight corners.

DEVELOPMENT PLAN REVIEW (ARTICLE 10.7(E)):

The plans meet all Findings of Fact

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

- 1) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 2) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 3) 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.
- 4) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DEVELOPMENT STANDARDS (Chapter 6):

The plans comply with all applicable development standards

- 1) Architectural Standards (Article 6.2)
 - a) Elevations are in compliance with all applicable architectural standards

2) Landscaping Standards (Article 6.8)

a) External Street Frontage/31 Greenbelt Buffer Yard

West (135')	Required	Provided	Difference
Shade/Evergreen Trees (3 per 100')	4	6	+2
Orn. Trees (2 per 100')	3	6	+3
Shrubs (25 per 100')	34	36	+2

b) Minimum Lot Landscaping

Biz. Use (.95 acres)	Required	Provided	Difference
Shade Trees (10/acre)	10	10	+0
Orn. or Evergreen Trees (10/acre)	10	10	+0
Shrubs (25/acre)	23	47	+24

c) Foundation Plantings

i) Required on west façade only

West Façade (front, 57')	Required	Provided	Difference
Shrub/Orn. Tree (1 per 12')	5	5+	satisfied

d) Interior Parking Area Landscaping

i) Satisfied. More than 7.5% of the parking lot is planted.

e) Perimeter Parking Area Landscaping

i) Not required for east parking area because it has fewer than 10 spaces

West (109')	Required	Provided	Difference
Shade Trees (1 per 30')	3	6*	+3
Shrubs (1 per 3')	36	36	+0



*satisfied by Ext. Street Frontage plantings

- 3) Lighting Standards (Article 6.9)
 - a) In compliance per 2309-VS-22.
- 4) Parking and Loading Standards (Article 6.14)
 - a) Exceeds stacking requirement for ATMs.

DESIGN STANDARDS (Chapter 8 of UDO):

The plans comply with all applicable standards

DEPARTMENT COMMENTS

The plans as presented comply with the applicable zoning ordinances unless otherwise stated above.

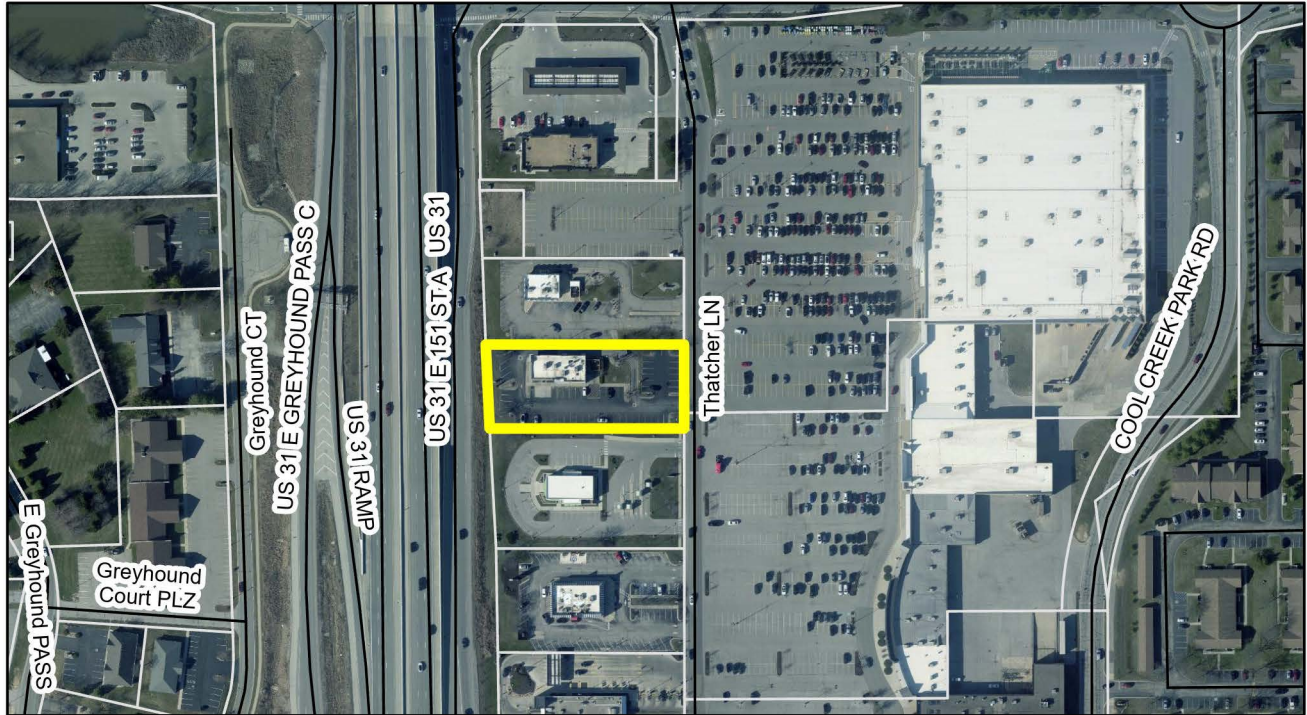
Requested Action: approve Detailed Development Plan 2308-DDP-20 with the following conditions:

1. 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

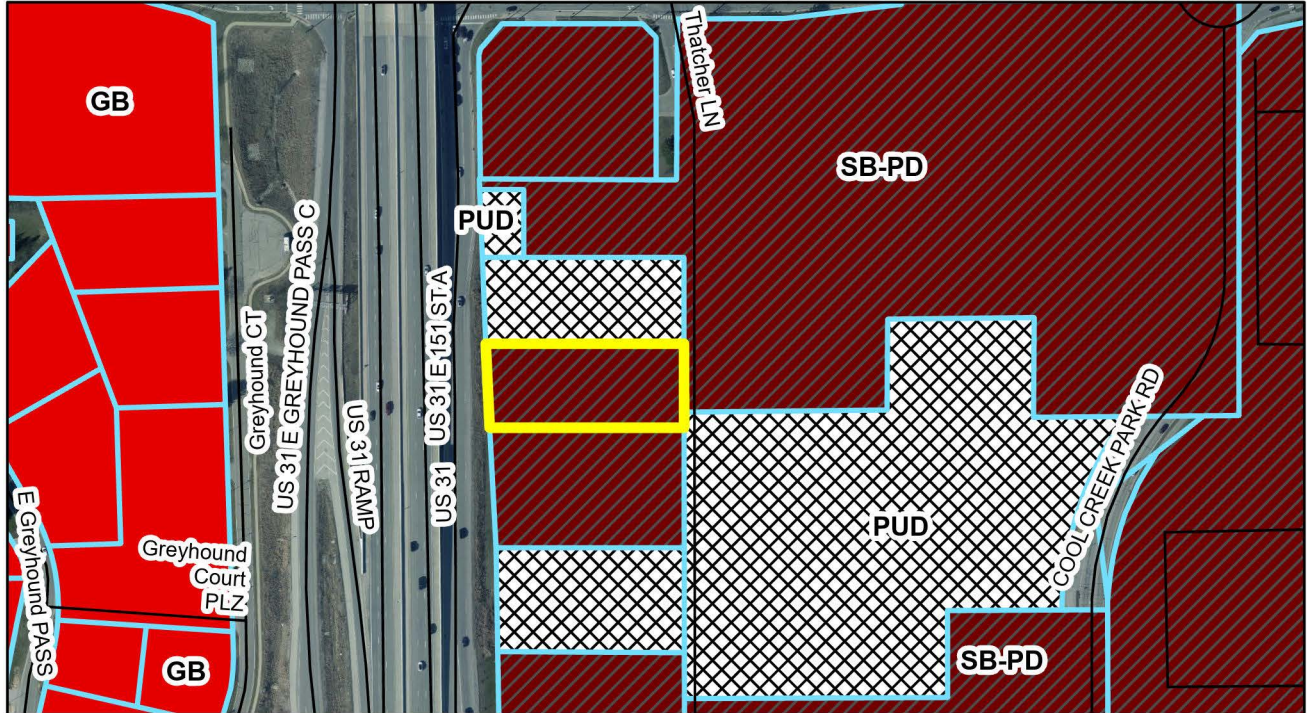
Please contact Lauren Gillingham at Lgillingham@westfield.in.gov or (317) 804-3175 with any questions prior to the meeting.



Aerial Location Map



Zoning Map



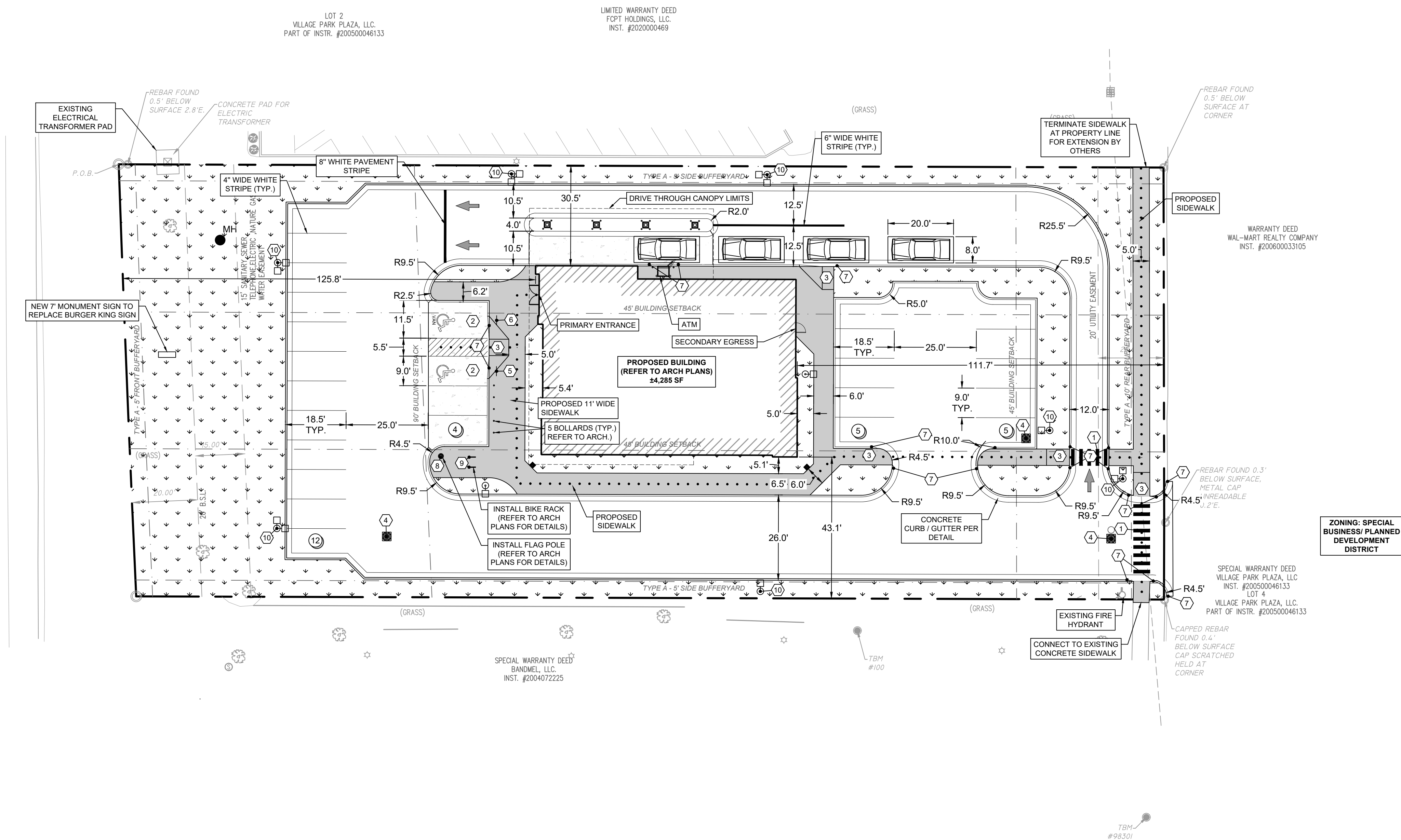
Legend

 Subject Parcel

0 0.03 0.05 0.1 Miles



US 31



SYMBOL KEY	
①	CROSSWALK / PED. CROSSING TYPICAL SEE PAVING DETAILS
②	TYPICAL ACCESSIBLE PARKING SPACES SEE PAVING DETAILS (TYP)
③	INSTALL BARRIER FREE ADA RAMP REFER TO PAVING DETAILS (TYP)
④	PROPOSED DRAINAGE STRUCTURE WITH MR. MANHOLE CONCRETE COLLAR. REFER TO DRAINAGE PLAN (TYP)
⑤	ACCESSIBLE PARKING SIGNAGE IN BOLLARD PER DETAIL
⑥	VAN ACCESSIBLE PARKING SIGNAGE IN BOLLARD PER DETAIL
⑦	TRANSITION CURB
⑧	FLAGPOLE PER BANK STANDARD
⑨	BIKE RACK PER BANK STANDARD
⑩	SITE LIGHTING (REF ARCH)

LEGEND	
PROPOSED FACE AND BACK OF CURB WITH GUTTER	
PROPOSED MEDIUM DUTY ASPHALT PAVEMENT (OPTION: LIGHT DUTY CONC.)	
PROPOSED 5" LIGHT DUTY REINFORCED CONCRETE PAVEMENT	
PROPOSED REINFORCED CONCRETE SIDEWALK	
PROPOSED LANDSCAPE AREA (REFER TO LANDSCAPE PLAN)	
PROPOSED SIGN	
PARKING COUNT	⑤
PAINTED TRAFFIC ARROW	➔
PROPOSED GRATE INLET	■
ACCESSIBLE ROUTE	

NOT FOR CONSTRUCTION

08/28/23	IF CITY RESPONSE	1
Date	Description	No.

Revisions

08/28/23



LANGAN

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T: 615.621.6300 www.langan.com

BANK OF AMERICA

CITY OF WESTFIELD

HAMILTON COUNTY INDIANA

Drawing Title

SITE PLAN

Project No. Drawing No.

532033801

Date

AUGUST 2023

Drawn By

ELP

Checked By

MSH

C4.0

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****NOTICE TO CONTRACTORS - UTILITIES****

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF ANY EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, THE GOVERNING MUNICIPALITY, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION PROVIDED IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

**** NOTICE TO CONTRACTORS - TOPOGRAPHIC SURVEY ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY SCHNEIDER GEOMATICS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. THE ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

STANDARD ACCESSIBILITY REQUIREMENTS

- PARKING:**
- (A) ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A MIN. 96" WIDE OR A MIN. 132" WIDE FOR VAN DESIGNATED SPACES WITH A MAXIMUM SLOPE OF 2% (IN ALL DIRECTIONS). ALL BUILDINGS SHALL CONTAIN AT LEAST ONE VAN ACCESSIBLE SPACE FOR NO LESS THAN ONE VAN SPACE FOR EVERY 6 ACCESSIBLE SPACES.
 - (B) EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED (OR SUSPENDED) SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. APPROPRIATE VAN ACCESSIBLE SPACES MUST INCORPORATE "VAN ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY. SIGNS SHALL BE LOCATED AS NOTED TO 80" (MIN.) ABOVE THE ADJACENT PAVED SURFACE TO BOTTOM OF SIGN.
 - (C) ALL ACCESS AISLES SERVING ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A 60" WIDE MINIMUM.
 - RAMPS:**
 - (D) RAMPS EXCEEDING 6" IN RISE (EXCLUDING CURB RAMPS) SHALL HAVE APPROPRIATE EDGE PROTECTION WITH HANDRAILS ON EACH SIDE AT BETWEEN 34" AND 38", AND EXTEND 12" BEYOND THE TOP AND BOTTOM OF RAMP. HANDRAIL SHALL NOT DIMINISH THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANDINGS SERVING THE RAMPS.
 - (E) RAMPS SHALL HAVE A SURFACE ARRANGED SO THAT WATER WILL NOT ACCUMULATE. COLOR OF RAMP FINISH MATERIAL (INCLUDING CONCRETE) SHALL HAVE A LIGHT AND REFLECTIVE VALUE TO SIGNIFICANTLY CONTRAST FROM ADJACENT SURFACES OR COLORS ONLY IF REQUIRED BY LOCAL OR STATE JURISDICTION.
 - (F) LANDINGS FOR RAMPS SHALL BE AS WIDE AS THE RAMP AND 60" LONG MINIMUM (36" MINIMUM FOR CURB RAMPS).
 - (G) RAMPS SHALL NOT EXCEED A 1:12 RUNNING SLOPE OR 30" RISE.
 - (H) RAMPS AND LANDINGS SHALL NOT EXCEED 1:48 (2% CROSS SLOPE).
 - SIDEWALKS AND ACCESSIBLE ROUTES:**
 - (I) SIDEWALKS MUST BE AT LEAST 36" WIDE WITH 5'X5' CLEAR PASSING OPPORTUNITIES IN INCREMENTS LESS THAN 150 LF.
 - (J) SIDEWALK CROSS SLOPE SHALL NOT EXCEED 1:48 (2%).
 - (K) LONGITUDINAL SLOPE OF ANY SIDEWALK (ACCESSIBLE ROUTE) SHALL NOT EXCEED 1:20 (5%).

!!!CAUTION!!!

EXISTING OVERHEAD & UNDERGROUND UTILITIES IN THE VICINITY, VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES BY VACUUM EXCAVATION OR OTHER POTHOLING TECHNIQUES.

BENCHMARKS

ORIGINATING BENCHMARK:

THE HORIZONTAL AND VERTICAL LOCATION DATA SHOWN ON THIS SURVEY ARE BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS. THE COORDINATE VALUES SHOWN ARE IN THE INDIANA STATE PLANE COORDINATE SYSTEM (EAST ZONE) REFERENCE TO THE 1983 NORTH AMERICAN DATUM UTILIZING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) ADJUSTMENT AS DETERMINED BY NGS (NAD 82 (CORS 96)(EPOCH 2002.0000) AND REPORTED ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88). THIS ORTHOMETRIC ELEVATION WAS COMPUTED USING GEOID18.

TEMPORARY SITE BENCHMARKS:

(LOCATIONS SHOWN ON SURVEY)

TBM #100 REBAR WITH CAP SET

N.1733033, E.199391, ELEVATION=847.83

TBM #98301 MAG NAIL W/WASHER SET

N.1732976, E.199476, ELEVATION=844.94

TOTAL PARKING SUMMARY

PARKING REQUIRED	
MINIMUM:	1 SPACE PER 300 SF GFA ±4285/300 = 14 SPACES
MAXIMUM:	N/A
PARKING PROVIDED: 26 SPACES	
ADA PARKING STALLS REQUIRED: 2 ADA PARKING STALLS PROVIDED: 2 (1 VAN ACCESSIBLE)	



Know what's below.
Call before you dig.

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

LANDSCAPE PROJECT NOTES

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (tiled) to a depth of nine inches (9"). If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approval by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All landscaped areas will be irrigated with an underground automatic system.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

Trees shall be planted at least five feet (5') from any utility line or sidewalk, to the outside of utility easements with a clear ten feet (10') around fire hydrants and twenty feet (20') min. from all irrigation control zone meter boxes, etc. Furthermore, planting within areas of turf shall give priority of location to irrigation. Trees, shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeters.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

All planting beds as designated shall be bordered by Owner approved four inch (4") black steel edging w/ 3/8" min. thickness unless bed is bordered by concrete. Steel edging adjacent to decomposed granite beds shall have a 1/2" min. thickness. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4") dressing of Shredded hardwood mulch over a 4.1 oz. woven polypropylene, needle-punched fabric or equal weight barrier shall be used in all plant beds and around all trees and within all beds with plants spaced 18" o.c. or greater. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

SOD PROJECT NOTES

EROSION CONTROL

Throughout the project and the maintenance period for turfgrasses, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. **Topsoil and turfgrass losses due to erosion or any disturbance from construction activity will be replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is achieved.**

SOIL PREPARATION

All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of five (5") inches. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After tillage and cleaning, all areas to receive turf shall be leveled, fine graded, and drag with a weighted spike harrow or float drag.

GRASS SOD

Turfgrass sod shall be 100% "Kentucky Bluegrass". Sod shall consist of leaf blades, and rhizomes with a healthy, viable system of dense, thickly matted roots throughout the soil of the sod for a thickness not less than three-quarters (3/4") inch. Sod shall be alive, healthy, vigorous, free of insects, disease, stones, and undesirable foreign materials and grasses. The grass shall have been mowed prior to sod cutting so that the height of grass shall not exceed two (2") inches. Sod shall have been produced on growing beds of clay-loam topsoil. Sod shall not be harvested or planted when its moisture condition is so excessively wet or dry that its survival will be affected. All sod is to be harvested, delivered, and planted within a thirty-six (36) hour period of time. Sod shall be protected from exposure to wind, sun, and freezing.

IRRIGATION

In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until firmly established.

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

MAINTENANCE REQUIREMENTS

Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.

ESTABLISHMENT AND ACCEPTANCE

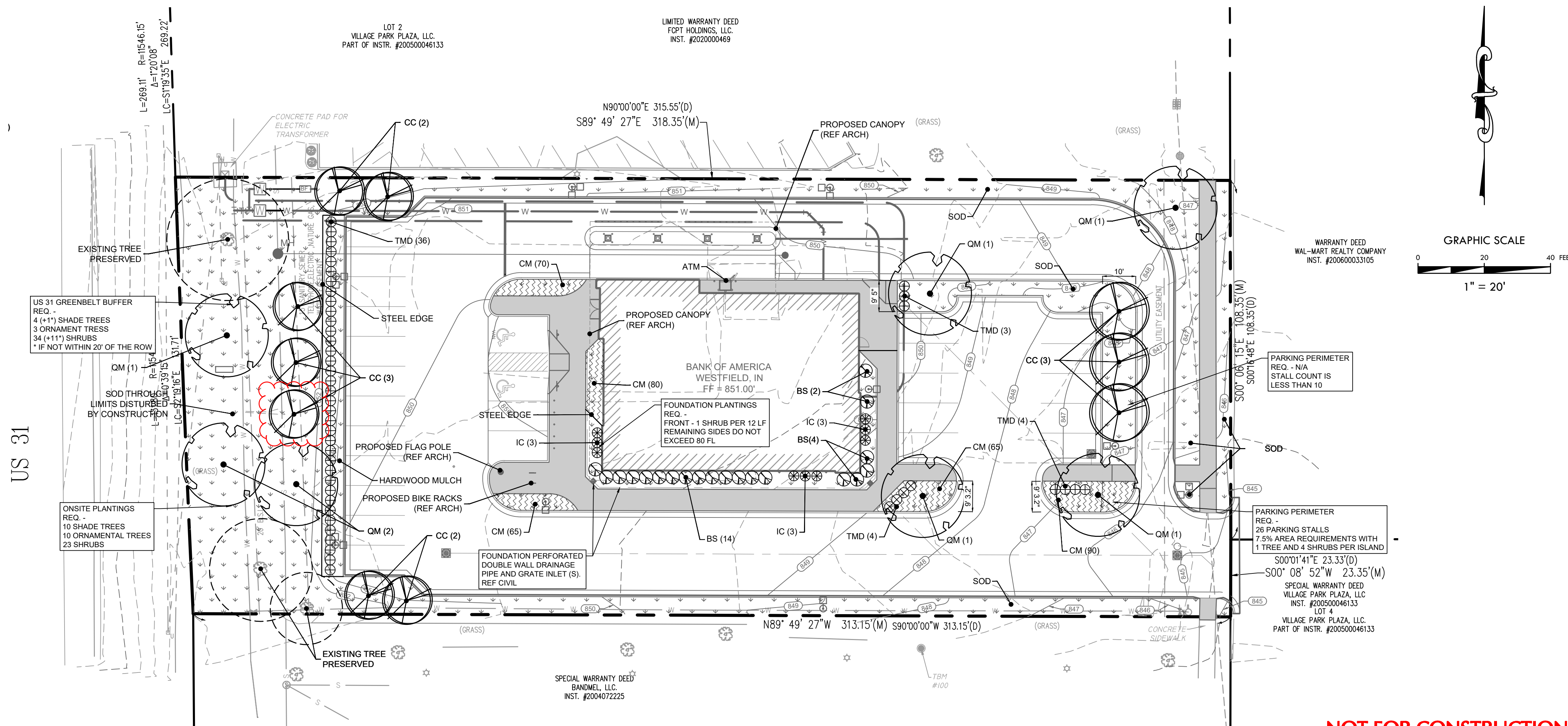
All disturbed areas receiving sod shall receive topsoil as specified and be adequately established with turf such that any absence of water will not kill the turf, but promote a state of turf dormancy, until the next rainfall event.

Contractor to make a written request for inspection to Owner or Owner's representative a minimum of 5 days prior to the anticipated inspection date.

CITY OF WESTFIELD LANDSCAPE ORDINANCE CHAPTER 6

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

- Selection:** The minimum sizes set forth below shall apply to required plantings at installation, unless otherwise specified herein.
 - Shade Trees:** A minimum of eight (8) feet in height and two (2) inches in Caliper. Shall be of a variety that will attain an average mature spread greater than twenty (20) feet.
 - Evergreen Trees:** A minimum of six (6) feet in height.
 - Ornamental Trees:** A minimum of two (2) inches in Caliper.
 - Shrubs:** A minimum of eighteen (18) inches in height.
 - Credit for Larger Trees:** A proportional decrease in the required number of trees is allowed if larger Caliper trees than required herein are planted (e.g., trees with Caliper measures of four (4) inches may replace two (2) required two (2) inch Caliper trees).
- Installation:** Landscaping materials should be installed in accordance with planting procedures established by the [American Association of Nurserymen](#).
 - Timing and Permits:**
 - No Certificate of Occupancy or Certificate of Compliance shall be granted until required landscaping is installed. The installation of required landscaping may be delayed, at the Director's determination, for up to one hundred and twenty (120) days due to periods of adverse weather, availability of plant material, or conflicts between construction scheduling and proper planting conditions.
 - Landscaping located within all Common Areas (e.g., Buffer Yards, External Street Frontage Landscaping, Parking Area Landscaping, Detention and Retention Areas) shall require a performance bond, filed and approved with the Department, prior to the release of each section of a Secondary Plat in which the landscaping is located, unless as otherwise waived by the Director and in accordance with [Article 10.9 Landscaping Bonds](#).
- Maintenance:** All newly planted vegetative material shall meet minimum [American Nursery Stock Standards](#). Landscaping shall be maintained in healthy growing condition. This includes:
 - Regular irrigation, weeding, fertilizing, pruning, mowing, and other maintenance of outside plant materials on the property.
 - Mature trees shall not be topped. They shall be pruned according to procedures established in the National Arborist Association Standards, published by the National Arborist Association.
 - Treating plant materials that exhibit evidence of insect pest or disease damage.
 - Replacement of dead or dying plant materials with specimens in good, healthy, growing condition. Replacement shall be completed using the same plant materials approved on Landscape Plans.
 - Replenishing natural landscape materials such as rock, stone, bark chips and shavings that no longer cover the area in which they were originally deposited.
 - Repairing, replacing, or maintaining structural landscaping features including, but not limited to fountains, reflecting pools, outdoor art work, screening walls, retaining walls, fences, benches or other street furniture elements, as necessary to maintain these items in good condition.
 - Any other action necessary to maintain landscaping installed in accordance with an approved Landscape Plan and that promotes the life, growth, health and beauty of Landscaping.



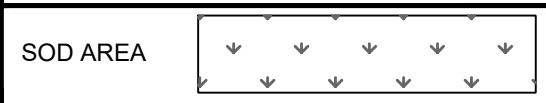
- ADDED ONE ORNAMENTAL TREE WEST OF BUILDING
- REVISED LOCATION OF ORNAMENTAL AND SHADED TREES WEST OF BUILDING

LANDSCAPE MATERIALS LIST

SYM.	KEY	QTY.	COMMON NAME SCIENTIFIC NAME	O.C.	ROOT	SIZE	HEIGHT	SPREAD	COMMENT
QM	7		Oak, Chinkapin Quercus muehlenbergii	N/A	Cont.	3" cal (2" min)	12'	6'	Strong central leader
CC	10		Redbud Cercis canadensis	N/A	Cont.	30 gal (2" min)	8' min.	6'	Full canopy
TMD	47		Yew Taxus x media 'Densiformis'	36"	Cont.	5 gal	18" min.	18" min.	Dense on all sides
IC	9		Holly, Sky Pencil Ilex crenata 'Sky Pencil'	N/A	Cont.	15 gal	60" min.	18"	Consistently dense from top to bottom
BS	20		Boxwood, Wintergreen Buxus sinica var. insularis 'Wintergreen'	36"	Cont.	5 gal	18" min.	18" min.	Dense on all sides
CM	370		Palm Sedge Carex muskingumensis	15"	Cont.	1 gal	9" min.	12"	Full, Healthy

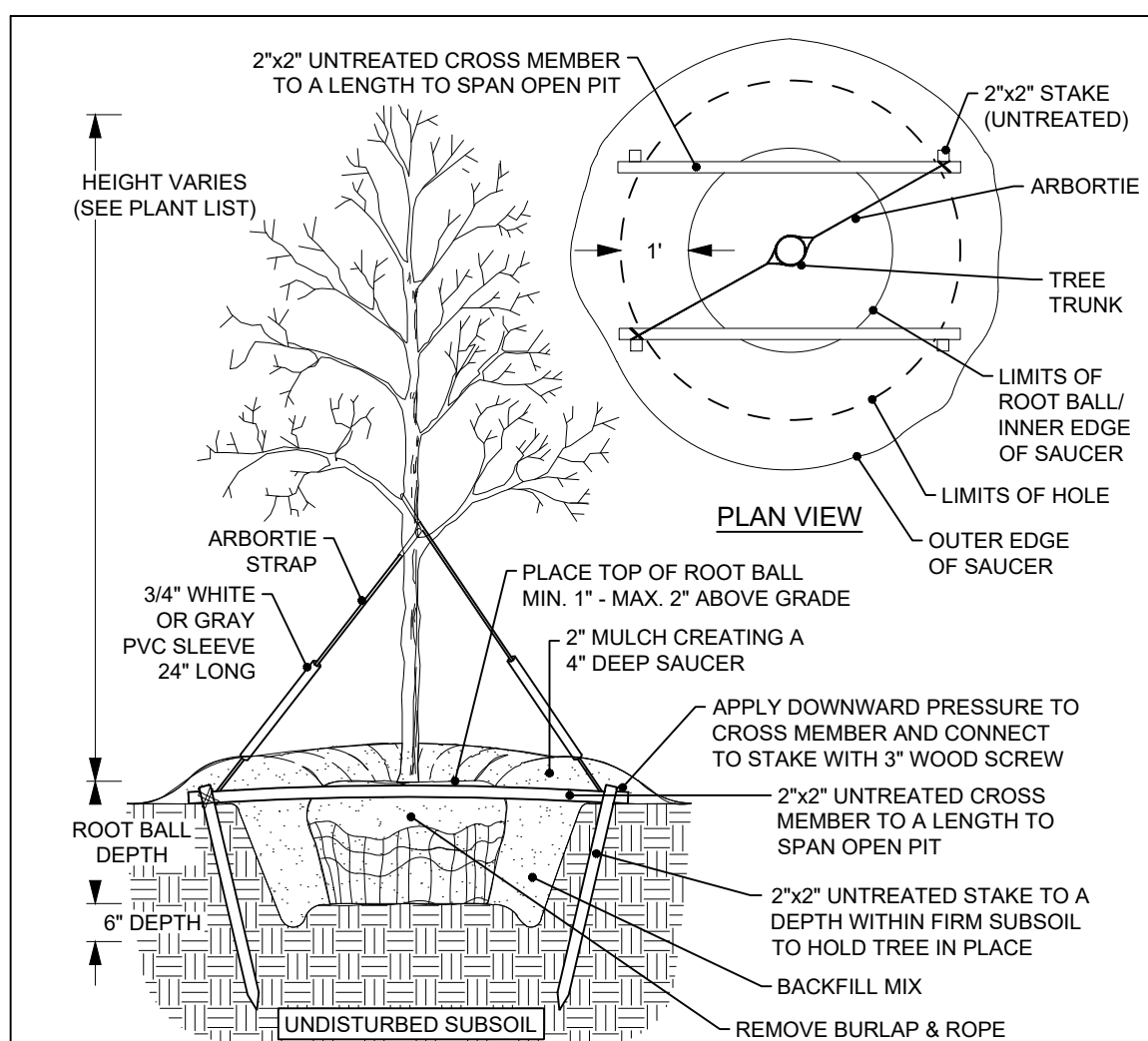
In Accordance to the Current Edition of The American Standard for Nursery Stock

HATCH LEGEND



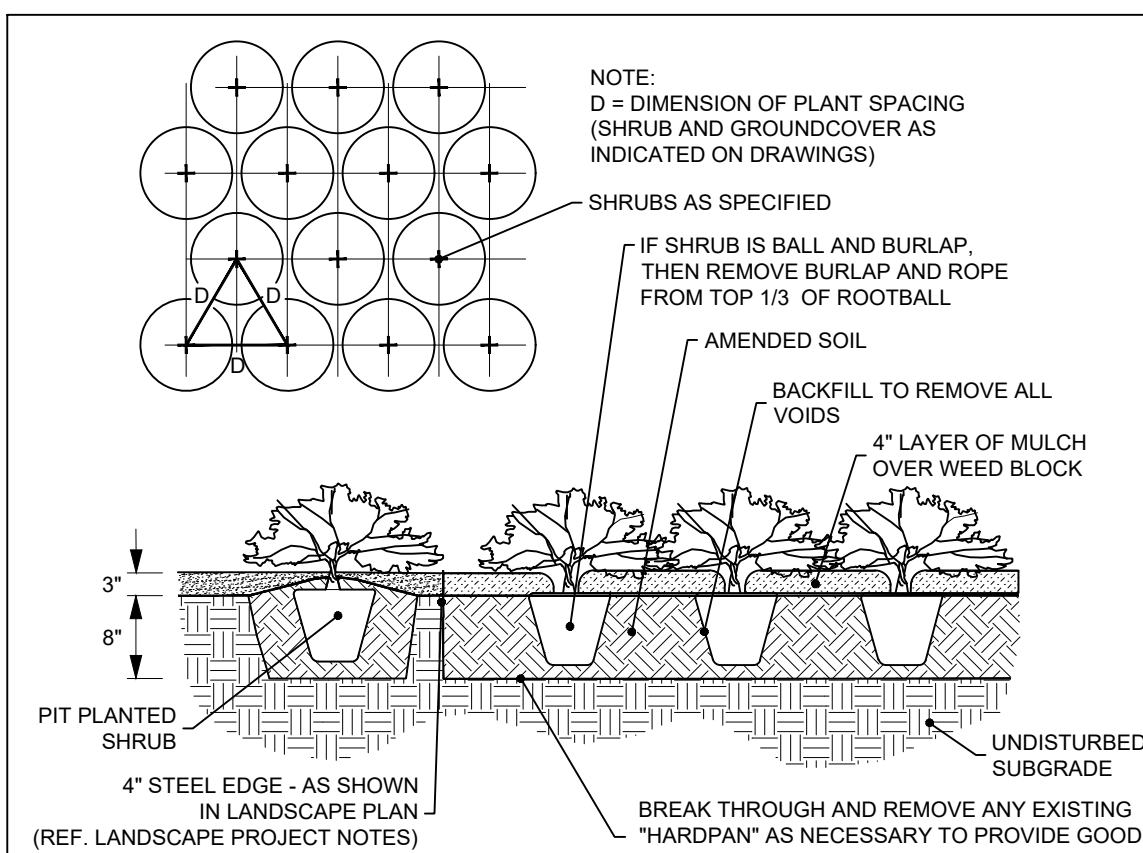
CITY OF WESTFIELD LANDSCAPE ORDINANCE

https://www.westfield.in.gov/egov/documents/1670436283_75545.pdf



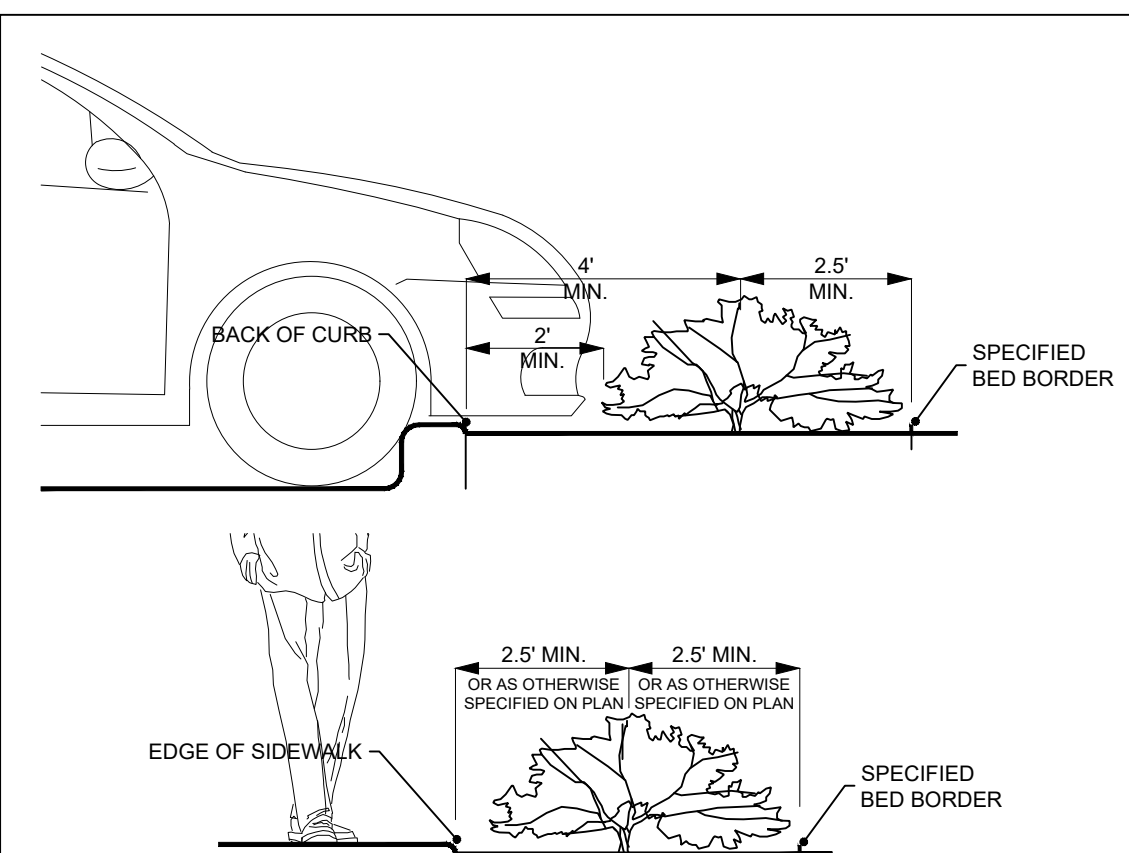
- NOTE:
- ARBUTIE SHOULD ONLY BE USED AS A REMEDIAL MEANS TO PLUMB A TREE WHEN THE PRIMARY BELOW GRADE STAKING CAN NO LONGER BE ADJUSTED EFFECTIVELY AND CONDITIONS ARE WARRANTED BY THE LANDSCAPE ARCHITECT.
 - SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.

TREE PLANTING



- NOTE:
- SEE LANDSCAPE NOTES FOR THE TYPE OF WEED BLOCK AND MULCH MATERIAL TO USE.
 - OMIT WEED BLOCK WHEN PLANT SPACING IS 18" O.C. OR LESS

SHRUB PLANTING AND SPACING



NOTE: SEE LANDSCAPE NOTES AND SHRUB PLANTING AND SPACING DETAIL FOR INSTALLATION.

SHRUB DISTANCE FROM EDGE OF BED

NOT FOR CONSTRUCTION

08/28/23	IF CITY RESPONSE	1
Date	Description	No.

Revisions

08/28/23



LANGAN

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www.langan.com

BANK OF AMERICA

CITY OF WESTFIELD

HAMILTON COUNTY

INDIANA

Drawing Title

LANDSCAPE PLAN

Project No.	Drawing No.
532033801	
Date	
AUGUST 2023	
Drawn By	
ELP	
Checked By	
MSH	

L1.0



Know what's below.
Call before you dig.

EXTERIOR FINISH SCHEDULE:

STUCCO/PLASTER (UNDERSIDE OF CANOPY)

PT-4 5/8" PAREX ARMOURWALL 300 STUCCO ASSEMBLY; COLOR BM2112-60 CEMENT GRAY

STUCCO ACCESSORIES

SA-4 SOFFIT VENT CHANNEL SCREED AS SPECIFIED; COLOR TO MATCH STUCCO FINISH
CJ CONTROL JOINT; PAINT TO MATCH STUCCO FINISH COLOR

ALUMINUM COMPOSITE METAL PANEL (B.O.D. - CITADEL)

EPS-1 CITADEL ENVELOPE 2000 RAINSCREEN (RS); CLEAR ANODIZED SATIN
APPROVED ACM ALTERNATE:
EPS-1A ARCONIC, REYNOBOND EC-200 DRY JOINT SYSTEM; CLEAR ANODIZED SATIN

EXTERIOR WALL TILE (B.O.D. - CROSSVILLE, INC.)

TL-1 PORCELAIN STONE TILE, SPEAKEASY - 6"x36"; BANK ROLL
GROUT TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL COLOR LINE

MANUFACTURED STONE VENEER (B.O.D - CORODANO STONE)

ST-1 CORONADO ARTISAN LEDGE STONE; COLOR - SMOKE
ST-2 CORONADO CLASSIC SERIES SMOOTH LIMESTONE; COLOR - WHITE SANDS

THIN BRICK VENEER (B.O.D - GLEN-GERY)

BR-1 9/16" MODULAR THIN BRICK VENEER; COLOR 511 ONYX SMOOTH

EXTERIOR GLAZING

GL-2 1" TEMPERED INSULATED GLAZING AS SPECIFIED

ALUMINUM GLAZING FRAME

AF-2 ALUMINUM STOREFRONT SYSTEM; CLEAR ANODIZED ALUMINUM FINISH

EXTERIOR PAINT

EXPT-1 EXTERIOR PAINT; BENJAMIN MOORE: COLOR TO MATCH BR-1

EXTERIOR SEALANT COLOR

GLAZING AT EXTERIOR STOREFRONT	BLACK
WINDOW FRAME TO TILE	MATCH FRAME
WINDOW FRAME TO LIMESTONE	MATCH FRAME
BRICK TO TILE	MATCH BRICK
BRICK TO LIMESTONE	MATCH BRICK

FLASHING BASE

SS-1 BRAKE METAL BASE AT ST-1 - COLOR TO MATCH ST-1
SS-2 BRAKE METAL BASE AT ST-2 - COLOR TO MATCH ST-2

EXTERIOR GENERAL NOTES:

- A. CONTRACTOR TO COORDINATE ELECTRICAL SERVICE FOR WALL MOUNTED SIGNS WITH OWNER. SIGN VENDOR TO DETERMINE EXACT MOUNTING LOCATION(S).
B. SIGNAGE SHOWN FOR REFERENCE ONLY - TO BE COVERED UNDER SEPARATE DESIGN AND PERMIT BY OWNER VENDOR.
C. REFER TO A12.11 FOR ENTRANCE DOOR HARDWARE WIRING DIAGRAM.
D. REFER TO DETAIL SHEETS FOR TYPICAL WINDOW FLASHING DETAILS.

EXTERIOR KEY NOTES:

1. BANK OF AMERICA SIGN BY OWNER. COORDINATE SIGNAGE LOCATIONS AND POWER REQUIREMENTS WITH VENDOR.
2. PROVIDE END FLASHING AND SEALANT AT PARAPET FACE AND ADJACENT CAP.
3. 30' GROUND MOUNTED FLAG POLE - PROVIDED BY CONTRACTOR. FLAG IS FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR.
4. LIGHT FIXTURE MOUNTED ON TOP OF FLAG POLE. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
5. EXTERIOR SECURITY CAMERA. COORDINATE LOCATIONS AND TYPE WITH SECURITY VENDOR.
6. GC TO COORDINATE WITH LOCAL FIRE AUTHORITY FOR MOUNTING HEIGHT AND LOCATION OF THE KNOX BOX.
7. PROPOSED BUILDING INTEGRATED MECHANICAL ROOF SCREEN - METAL LOUVERED PANELS COLORED TO MATCH BUILDING MATERIAL. FINAL HEIGHT TO BE COORDINATED WITH RTU LAYOUT.

Client Representative:

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Tel: 937.424.7042
Email: sam.klooster@cbre.com

Architect:

Nelco Architecture, Inc.
Attn: Rob Sullivan
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AOR Contact: TBD
Tel: TBD
Email: TBD

Civil:

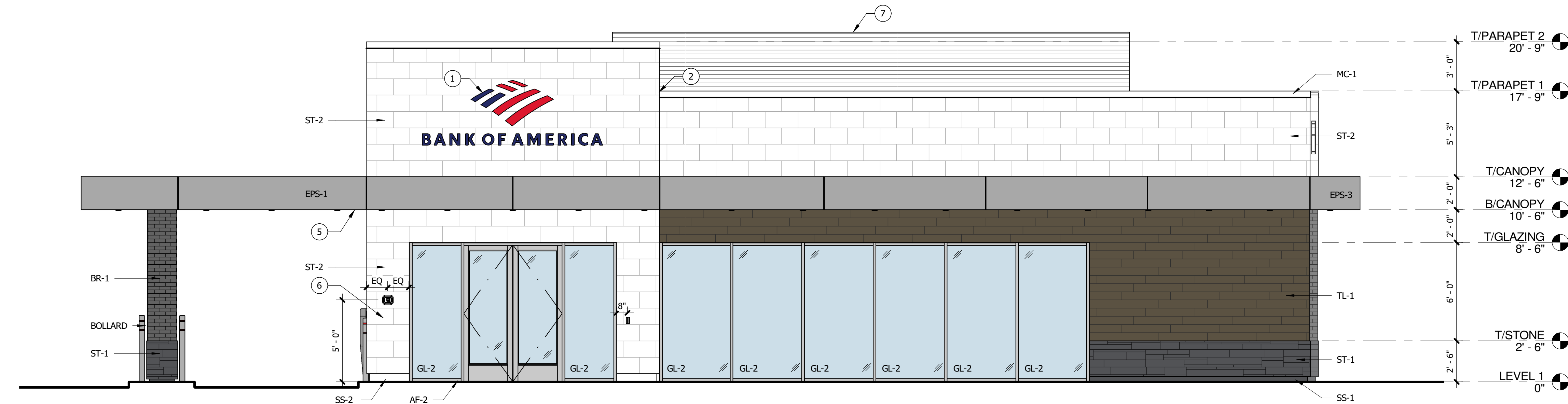
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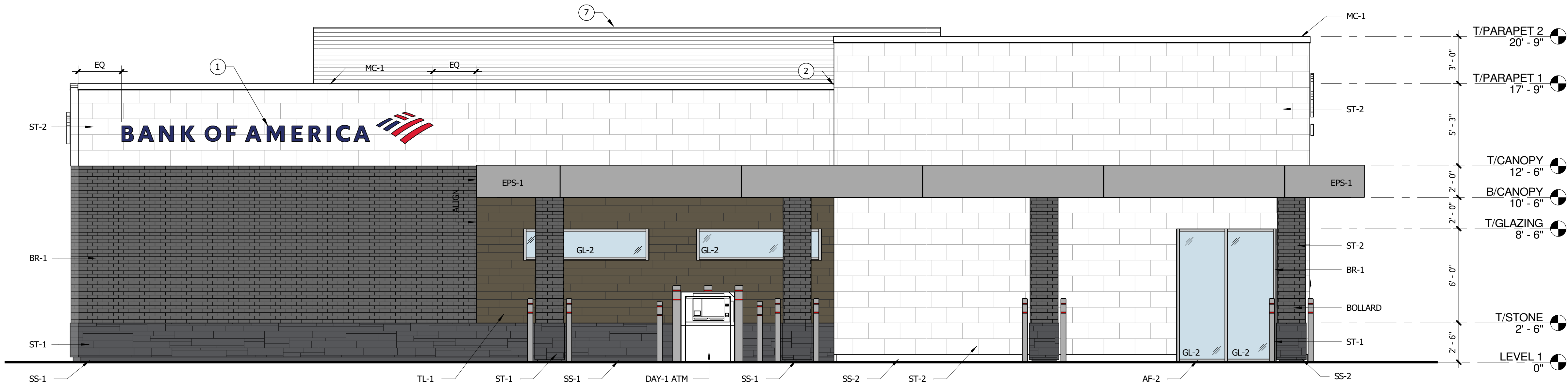
Description: No: Date:
IF Schematic Design Review 04/17/2023
IF Schematic Design Final 05/05/2023
IF DD 60 COE 05/25/2023
IF Development Plan 06/30/2023

WEST ELEVATION:
MASONRY MATERIAL: 473 SF (60%) [60% MIN. REQUIRED]
NON-MASONRY MATERIAL: 315 SF (40%) [40% MAX. REQUIRED]
TOTAL AREA: 788 SF (100%)



WEST ELEVATION
1/4" = 1'-0"

NORTH ELEVATION:
MASONRY MATERIAL: 1135 SF (81%) [60% MIN. REQUIRED]
NON-MASONRY MATERIAL: 268 SF (19%) [40% MAX. REQUIRED]
TOTAL AREA: 1403 SF (100%)



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

0 2' 4' 8'

BANK OF AMERICA
Carmel Plaza

IN4-190
14933 Thatcher Ln.
Carmel, IN 46032
PROPERTY ID: IN4-190
NSRP VERSION: 2.0
BULLETIN: 1-2023

EXTERIOR ELEVATIONS

EXTERIOR FINISH SCHEDULE:

STUCCO/PLASTER (UNDERSIDE OF CANOPY)

PT-4 5/8" PAREX ARMOURWALL 300 STUCCO ASSEMBLY; COLOR BM2112-60 CEMENT GRAY

STUCCO ACCESSORIES

SA-4 SOFFIT VENT CHANNEL SCREED AS SPECIFIED; COLOR TO MATCH STUCCO FINISH
CJ CONTROL JOINT; PAINT TO MATCH STUCCO FINISH COLOR

ALUMINUM COMPOSITE METAL PANEL (B.O.D. - CITADEL)

EPS-1 CITADEL ENVELOPE 2000 RAINSCREEN (RS); CLEAR ANODIZED SATIN
APPROVED ACM ALTERNATE:
EPS-1A ARCONIC, REYNOBOND EC-200 DRY JOINT SYSTEM; CLEAR ANODIZED SATIN

EXTERIOR WALL TILE (B.O.D. - CROSSVILLE, INC.)

TL-1 PORCELAIN STONE TILE, SPEAKEASY - 6"X36"; BANK ROLL
GROUT TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL COLOR LINE

MANUFACTURED STONE VENEER (B.O.D - CORODANO STONE)

ST-1 CORONADO ARTISAN LEDGE STONE; COLOR - SMOKE
ST-2 CORONADO CLASSIC SERIES SMOOTH LIMESTONE; COLOR - WHITE SANDS

THIN BRICK VENEER (B.O.D - GLEN-GERY)

BR-1 9/16" MODULAR THIN BRICK VENEER; COLOR 511 ONYX SMOOTH

EXTERIOR GLAZING

GL-2 1" TEMPERED INSULATED GLAZING AS SPECIFIED

ALUMINUM GLAZING FRAME

AF-2 ALUMINUM STOREFRONT SYSTEM; CLEAR ANODIZED ALUMINUM FINISH

EXTERIOR PAINT

EXPT-1 EXTERIOR PAINT; BENJAMIN MOORE: COLOR TO MATCH BR-1

EXTERIOR SEALANT COLOR

GLAZING AT EXTERIOR STOREFRONT	BLACK
WINDOW FRAME TO TILE	MATCH FRAME
WINDOW FRAME TO LIMESTONE	MATCH FRAME
BRICK TO TILE	MATCH BRICK
BRICK TO LIMESTONE	MATCH BRICK

FLASHING BASE

SS-1 BRAKE METAL BASE AT ST-1 - COLOR TO MATCH ST-1
SS-2 BRAKE METAL BASE AT ST-2 - COLOR TO MATCH ST-2

EXTERIOR GENERAL NOTES:

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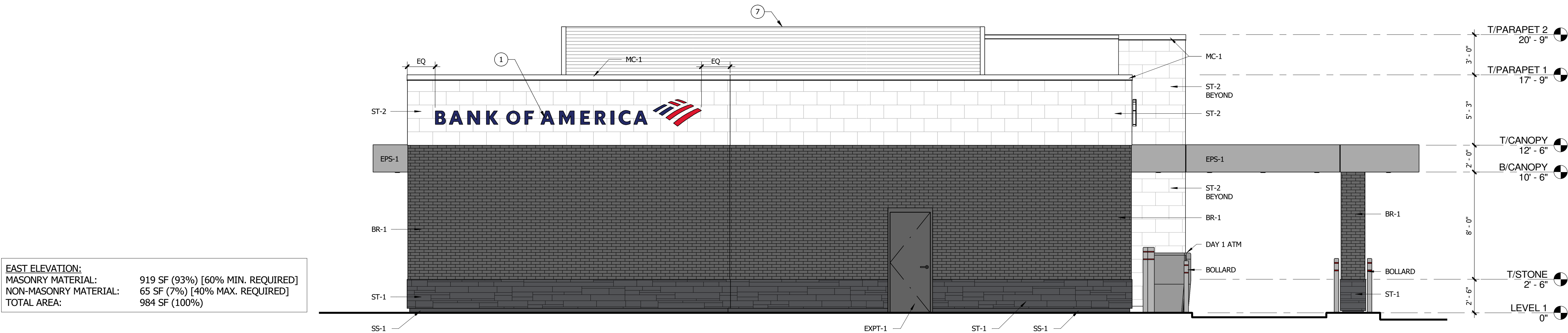
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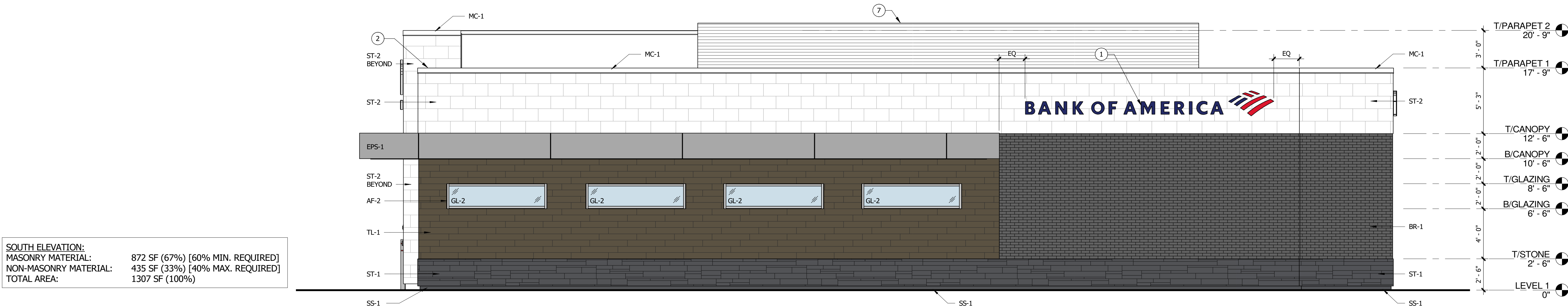
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Description: No: Date:
IF Schematic Design Review 04/17/2023
IF Schematic Design Final 05/05/2023
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EAST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

BANK OF AMERICA
Carmel Plaza

IN4-190
14933 Thatcher Ln.
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PROPERTY ID: IN4-190
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BULLETIN: 1-2023

EXTERIOR ELEVATIONS



Petition Number: 2305-DDP-10

Project Name: Spring Mill Centre Block A

Subject Site Address: 327 W State Road 32 (the "Property")

Petitioner: Capital Growth Buchalter, Inc.

Request: Detailed Development Plan approval of a 5,915 square foot gas station located on 2.22 acres +/- in the Spring Mill Centre PUD zoning district.

Current Zoning: Spring Mill Centre PUD

Current Land Use: Vacant

Approximate Acreage: 2.22 acres +/-

Property History: Spring Mill Centre PUD (Ord. 19-28, 09/23/2019)
2012-ODP-18 & 2012-SPP-18 (02/01/2020)
2308-SFP-29 (06/2023)

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

Staff Reviewer: Weston Rogers, Associate Planner

BACKGROUND

The Property is currently zoned the Spring Mill Centre PUD District. Ordinance 19-28, Spring Mill Centre PUD (1908-PUD-22), was approved at the September 23, 2019 City Council meeting.

The Overall Development Plan (2012-ODP-18) and Primary Plat (2012-SPP-18) was approved on February 1, 2020. The Secondary Plat (re-plat) associated with the creation of this development lot was submitted in June of 2023 and approved in July of 2023.

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

DEVELOPMENT STANDARDS

Associated articles within Chapter 6 of the Westfield UDO and the Spring Mill Centre PUD, Ord. 19-28

The plans comply.

Accessory Use and Building Standards (Article 6.1)

- a) Shall apply; however, Article 6.1(H)(2) shall be modified to permit enclosures within Area 1 to be located within the Established Front Yard along Tournament Trail or any parcel in any Area with three (3) or more Front Yards. (Section 8.1, Ord. 19-28)
- b) 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.
- c) 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.

- d) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.
- e) 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.
- f) 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.
- g) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
- h) Landscaping shall be provided around enclosures in accordance with Article 6.8 Landscaping Standards.

21) Architectural Standards (Article 6.3)

- a) Shall apply. In addition, the following shall also apply: (Section 8.2, Ord. 19-28)
 - i) Character Exhibit. The Character Exhibit, attached hereto as Exhibit C, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.
 - b) Mechanical / Utility Meter Screening: The mechanical screening requirements of the UDO (Article 6.3(F)(1) and 6.3(G)(1)) Architectural Standards; Mechanical Screening and Article 6.8(H) Landscaping Standards; General Screening Standards) shall apply to all Subdistricts in a manner that prevents reasonable visibility. In addition, wall-mounted utility meters shall also be screened from view from Primary Streets and are encouraged to be clustered. Screening materials shall be architecturally compatible with the Principal Building(s) and may be achieved by using landscape plantings, opaque wood, Masonry Materials, or a combination of the aforementioned. (Section 8.2, Ord. 19-28)
 - c) Gasoline Service Station Canopies: This section shall apply to canopies for all Gasoline Service Stations:
 - i) Materials: The support structures for canopies shall be wrapped in Masonry Materials to complement the Principal Building. Canopy fascia and canopy roof materials shall match the color and texture of the Principal Building.
 - ii) Height: In order to reduce the visual impact of the canopy structure and corresponding lighting, the maximum height of the canopy clearance shall be sixteen (16) feet and the maximum top of the canopy shall be twenty-two (22) feet. The maximum width of the canopy fascia shall be thirty (30) inches.
 - iii) Roof Design: A canopy shall include a pitched or sloped roof between 5:12 and 10:12, and with a minimum roof height above the canopy fascia of two and one-half (2.5) times the width of the canopy fascia.

22) Building Standards (Article 6.4)

23) Fence Standards (Article 6.5)

24) Height Standards (Article 6.6)

25) Landscaping Standards (Article 6.8)

- a) Shall apply, except as modified below: (Section 8.3, Ord. 19-28)
- b) External Street Frontage Landscaping Requirements (Article 6.8(M)): shall not apply to the portion of the District abutting State Road 32 and/or Tournament Trail. Hardscapes, tree wells, and pedestrian furniture shall be utilized to integrate the development with State Road 32 and/or Tournament Trail. If a Building Setback fifty (50) feet or less from the State Road 32 and/or Tournament Trail Right-of-way, then this Section (Section 8.3 A) applies. If a Building is Setback greater than fifty (50) feet from the State Road 32 and/or Tournament Trail Right-of-way, then Article 6.8(M) External Street Frontage Landscaping Requirement shall apply.
- c) UDO Article 6.8(M) External Street Frontage Landscaping:
 - i) Nonresidential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any nonresidential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way.

External Street Frontage - Tournament Trail (Est. 296')			
Per 100 lineal feet	Required	Provided	Deficient
3 Shade or Evergreen Trees	9	9	0
2 Ornamental Trees	6	6	0
25 Shrubs	74	74	0

External Street Frontage – Spring Mill Road (Est. 381')			
Per 100 lineal feet	Required	Provided	Deficient
3 Shade or Evergreen Trees	12	12	0
2 Ornamental Trees	8	8	0
25 Shrubs	96	96	0

External Street Frontage – State Road 32 (Est. 244')			
Per 100 lineal feet	Required	Provided	Deficient
3 Shade or Evergreen Trees	8	8	0
2 Ornamental Trees	5	5	0
25 Shrubs	61	61	0

- d) UDO Article 6.8(N) Buffer Yards:
- e) Parking Area Landscaping (Article 6.8(O)): shall apply, except as otherwise modified below:
 - i) Parking Area Design. If adjacent Lots have vehicular cross access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)); rather, the combined Parking Area shall be designed as a single Parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements.

ii) Interior Parking Area Landscaping:

1. 50+ spaces proposed equals 10% of parking area to be landscape area.

(a) 3,283SF required – 3,357 SF provided

iii) Interior Parking Area Islands:

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

iv) Perimeter Parking Area Landscaping:

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

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

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

Tournament Trail (Est. 224')			
	Required	Provided	Deficient
1 tree per 30 LF	8	8	0
1 shrub per 3 LF	75	75	0

Spring Mill Road (Est. 289')			
	Required	Provided	Deficient
1 tree per 30 LF	10	10	0
1 shrub per 3 LF	97	97	0

State Road 32 (Est. 210')			
	Required	Provided	Deficient
1 tree per 30 LF	7	7	0
1 shrub per 3 LF	70	70	0

East Perimeter (Est. 315')			
	Required	Provided	Deficient
1 tree per 30 LF	6	6	0
1 shrub per 3 LF	23	23	0

- f) Perimeter Drainage and Utility Easements. Landscaping within drainage and utility easements required the City's Department of Public Works around the perimeter of Lots (the "Restrictive Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Restrictive Easements, then the required plantings shall be relocated and installed elsewhere on the subject Lot.

- g) Street Trees

h) Minimum Lot Landscaping Requirements:

Lot Landscaping (2.22 acres)			
Business Use (per acre)	Required	Provided	Deficient
10 Shade Trees	23	>23	0
10 Ornamental or Evergreen Trees	23	>23	0
25 Shrubs	56	>56	0

i) Foundation Plantings:

North Building Façade (est. 92 LF)			
	Required	Provided	Deficient
1 shrub or ornamental tree per 12 LF	8	8	0

South Building Façade (est. 92 LF)			
	Required	Provided	Deficient
1 shrub or ornamental tree per 12 LF	8	8	0

East Building Façade (est. 68 LF)			
	Required	Provided	Deficient
1 shrub or ornamental tree per 40 LF	2	2	0

West Building Façade (est. 68 LF)			
	Required	Provided	Deficient
1 shrub or ornamental tree per 12 LF	7	7	0

j) General Screening Standards

Mechanical Screening: Wall and ground-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to the equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either:

- a wall or fence constructed of Masonry Material, wood, fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment;
- a solid evergreen screen with a combination of trees and shrubs;
- a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof-mounted equipment.)

k) Misc.

26) Lighting Standards (Article 6.9)

- a) Shall apply. In addition, the following shall apply:
 - i) Decorative Fixtures: Light fixtures shall be decorative throughout the District. All decorative light poles and fixtures shall be architecturally integrated with the Building style, material, and color, and shall be of a design and quality compatible with an established development theme throughout the District.
- b) General Lighting Standards: The following standards shall apply:
 - i) All Light Fixtures, with the exception of internally-illuminated Signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the earth's surface.
 - ii) All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
 - iii) All lighting sources, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner as to direct light away from adjacent Lots and Rights-of-way.
 - iv) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
- c) Multi-family Residential, Business and Industrial Standards: The following shall apply to all Multi-family, Business, and Industrial Uses:
 - i) All Light Fixtures, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner so that no light-emitting surface is visible from a residential Lot Right-of-way when viewed at ground level.
 - ii) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]
 - iii) All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser.
 - iv) All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface.
 - v) Lighting under awnings and canopies shall only illuminate a Front Building Façade, a Sign under an awning or canopy as measured on a plane parallel to the earth's surface.
 - vi) All Parking Area lighting for nonresidential Uses shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.
- d) Lighting Plans: The Applicant for any permit required by this Ordinance that proposes outdoor lighting shall submit a Lighting Plan which includes:
 - i) A site plan indicating the location of all lighting structures, supports and Light Fixtures, including those Light Fixtures which presently exist on site and those which are proposed for the site.
 - ii) A graphic and/or textual description of all lighting fixtures, both proposed and existing on-site. The description may include, but is not limited to cut sheets and illustrations by the manufacture, lamp types, wattages, and lumen outputs.
 - iii) A site plan with illuminance levels superimposed on the site plan in the form of an iso foot-candle diagram or point-by-point grid diagram.
 - iv) All plot lighting levels shall be depicted at ten-foot (10') intervals or less.

- v) The iso foot-candle diagram shall plot foot-candle increments of one-half (0.5) foot-candle or less.
- vi) Photometric data depicting the angle of cut off of light emissions.
- vii) Any other information that the Director determines necessary to ensure compliance with the provisions of this Article.

27) Lot Standards (Article 6.10)

28) Outside Storage and Display (Article 6.12 & Ord. 19-28)

- a) Shall apply, except as otherwise modified below:
- b) Area I Subdistrict: Outdoor storage is prohibited.

Outside Sales Display:

- c) Permitted Use: Outside Sales Displays, including vending machines, kiosks, and outdoor point of sale items (e.g., flowers, propane, salt, firewood), shall be prohibited, except for the following:
 - i) Automobile dealerships, and other similar Uses as determined by the Director or Plan Commission.
 - ii) Outside Sales Displays that otherwise comply with the Outside Storage standards set forth in this Article.
 - 1. Outside Storage: Outside Storage shall only be permitted if delineated on an approved Development Plan and in accordance with the following:
 - (a) Size: A Lot's Outside Storage area shall not exceed fifty percent (50%) of the Lot's Principal Buildings' gross floor area.
 - (b) Location: Outside Storage areas:
 - (i) Shall be located immediately adjacent to the Principal Building.
 - (ii) Shall not encroach into any required Rear or Side Yard.
 - (iii) Shall be prohibited in an Established Front Yard.
 - (iv) Shall be delineated on an approved Development Plan.
 - (c) Screening: Outside Storage areas shall be incorporated into the building's design as part of the Principal Building as follows:
 - (i) Outside Storage areas shall be completely screened from view from any adjacent property or Right-of-way.
 - (ii) Outside Storage areas shall be screened on all sides with a solid wall, not less than seven (7) feet in height, consisting of Masonry Materials that complement the Principal Building.
 - (iii) Perimeter access into Outside Storage areas shall not be oriented toward a Front Yard. Gates shall be required for such access and shall be opaque and architecturally compatible with the materials used on the Principal Building. A chain link fence or a variation of a chain link fence combination shall not constitute an acceptable gate material.
 - iii) Merchandise associated with a temporary Use or event conducted pursuant to Article 6.18 Temporary Uses and Events.
 - d) Approval: Any proposed Outside Sales Display shall be delineated on an approved Development Plan and subject to approval by the Plan Commission, except as otherwise permitted by Article 6.18 Temporary Uses and Events, and subject to the following:
 - i) The Development Plan shall include the types of merchandise and/or finished products, location, landscaping and other improvement of the Outside Sales Display area.

- ii) Pedestrian circulation areas shall not be obstructed and enhancements may be required by the Director or Plan Commission to ensure safe pedestrian movements.
 - iii) The Director or Plan Commission may require enhanced site design features to ensure that Outside Sales Display areas are delineated and that such areas are compatible with the design of the building and site context.
 - iv) In addition to the standards of the Zoning District, the Plan Commission or Director may require enhanced screening or landscaping to ensure the compatibility of the proposed Use with adjoining areas.
 - v) Once approved, the Outside Sales Display area shall not be materially or substantially changed or altered without the approval of an amendment to a Development Plan.
- 29) Outdoor Café and Eating Areas (Article 6.13)
- 30) Parking and Loading Standards (Article 6.14)
- Required Vehicular Parking*
- a) One (1) space for each employee, plus two (2) for each service stall.
- Required Bicycle Parking*
- b) 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.
- 31) Setback Standards (Article 6.16)
- 32) Sign Standards (Article 6.17)
- 33) Vision clearance standards (article 6.19)
- a) Forty (40) feet from intersections of collectors or local streets.
 - b) Ten (10) feet from intersections of driveways or alleys.
 - c) Twenty-five (25) feet from intersections of private streets.
- 34) Yard standards (article 6.21)

DISTRICT STANDARDS

Article 4.16 (GB District) of the Westfield UDO and the Spring Mill Centre PUD District (Ord. 19-28)

The plans comply.

- | | |
|-------------------------------|---|
| 35) Area I Subdistrict: | GB: General Business District |
| 36) GB District: | |
| a) Minimum Lot Area: | No minimum |
| b) Minimum Tract Requirement: | No minimum |
| c) Minimum Lot Frontage: | No minimum; |
| | However, all Lots shall have vehicular access to a Street (e.g., via a shared ingress/egress easement) (Ord. 19-28) |
| d) Minimum Lot Width: | No minimum |
| e) Maximum Lot Coverage: | No maximum (Ord. 19-28) |

- f) Minimum Building Setback Lines: (Ord. 19-28)
 - i) State Road 32: No minimum
 - ii) Tournament Trail: 10'
 - iii) Spring Mill Road:
 - 1. Area III: 20 feet
 - 2. All Other Subdistricts: No minimum
 - iv) All other streets (e.g. internal to District): 15 feet
 - v) District Perimeter Not Abutting Street: 20 feet
 - vi) All Other Setback Lines: No minimum

DEVELOPMENT PLAN REVIEW

Article 10.7(E) of the Westfield UDO

The plans comply.

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

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

- a) State Highway 32 Overlay District:
 - i) Standards of Article 5.3 of the UDO shall only apply to Area I, with the following exceptions: (Section 7.1, Ord. 19-28)
 - 1. Article 5.3(F)(7) shall not apply. (Ord. 19-28)
 - 2. Building Size Requirements: (Ord. 19-28)
 - (a) Minimum Gross Floor Area shall be four thousand (4,000) square feet. Provided however, that freestanding bank uses shall have no minimum Gross Floor Area requirement. There shall be no more than one (1) freestanding bank within Area 1.
 - (b) The Minimum Gross Floor Area shall also include the square footage of all pergolas, hardscaped outdoor seating and amenities up to one thousand (1,000) square feet.
 - ii) Setback Requirements:
 - 1. Maximum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trial Corridor, as defined herein, shall be a maximum of one hundred and twenty (120) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.
 - 2. Minimum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trail Corridor, as defined herein, shall be a minimum of thirty (30) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline. Signs shall be located a minimum of thirty (30) feet from the State Highway 32 right-of-way line.
 - iii) Building Height Requirements:
 - 1. Maximum Building Height: No maximum
 - 2. Minimum Building Height: Eighteen (18) feet
 - 3. Multiple Stories: Multiple stories are encouraged, but not required.

iv) Architectural Design Requirements:

1. General Design Theme Standards: Architectural variation is encouraged. These architectural requirements are intended to provide consistent architectural quality among buildings and other improvements within the corridor. All structures shall be thoughtfully designed in a manner that visually and functionally complements the existing topography.
2. Building Elevation:
 - (a) All Building Façades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice as illustrated in FIGURE 5.3(3): BUILDING MODULATION.
 - (b) Building Façades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e., arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.
 - (c) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Façades (e.g., 360-degree architecture).
 - (d) Openings:
 - (i) Design elements of the Building Façade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings, as illustrated in FIGURE 5.3(5): DESIGN BALANCE.
 - (ii) Openings in a Building Façade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS).
 - (iii) Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.
 - (e) Gutters and Downspouts: Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.
 - (f) Roof:
 - (i) Pitched Roofs:
 1. Pitched roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips, with pitches ranging from 4:12 to 14:12 (see FIGURE 5.3(7): ROOF PITCHES).
 2. If standing seam panels are used then they shall be: (1) gray, black, dark blue, dark green, barn red or dark brown; and (2) made of a nonreflective material.

3. Modulation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings, as illustrated in FIGURE 5.3(8): PITCHED ROOF - ROOF LINE MODULATION.
- (ii) Flat Roofs:
1. Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice as illustrated in FIGURE 5.3(9): ARTICULATED CORNICE.
 2. Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).
 3. Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one of the following:
 - a. A building with a flat roof shall have varying roof height sections, as illustrated in FIGURE 5.3(10): FLAT ROOF VARIATION. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Façade's roof line.
 - b. A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Façade, as illustrated in FIGURE 5.3(11): FLAT ROOF - ROOF LINE MODULATION. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a Gross Floor Area less than ten thousand (10,000) square feet
- (iii) Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs (see FIGURE 5.3(12): DORMERS AND CUPOLAS).
- (iv) All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (a) painted to match the color of the roof or flat black; and (b) oriented to minimize their visibility from adjacent Lots and Streets.
- (g) Main Entrances:
- (i) All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.
 - (ii) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole.
 - (iii) The location, orientation, proportion and style of doors shall complement the style of the building.
- (h) Windows:
- (i) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the

windows shall be consistent with and complementary to the architectural style of the building (see FIGURE 5.3(14): WINDOW DESIGNS).

- (ii) Window trim and other architecture design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, as illustrated in FIGURE 5.3(15): WINDOW ACCENTS, or other such trim or design elements as approved by the Plan Commission or Director (see FIGURE 5.3(15): WINDOW ACCENTS).
- (i) Awnings:
 - (i) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details, as illustrated in FIGURE 5.3(16): AWNINGS.
 - (ii) Awnings shall be made of a nonreflective material.
 - (iii) All awnings shall be kept in good repair.
 - (iv) Awnings used to comply with the architectural design requirements of this Article shall not be removed unless the Building Façade would otherwise comply with such architectural design requirements without such awnings.
- (j) Drive-thrus and Fueling Stations: This section shall apply to: (i) Lots adjacent to the State Highway 32 Right-of-way line or the Trail Corridor, as defined herein; and (ii) Lots where the Lot Line may not abut the State Highway 32 Right-of-way line or Trail Corridor, but where the Lot is located in a manner that no significant structures can reasonably be constructed between the Lot and the State Highway 32 Right-of-way line or Trail Corridor.
 - (i) Drive-thru windows and lanes shall not be permitted in between the State Highway 32 Right-of-way line or the Trail Corridor and the Building Façade nearest to said Right-of-way line (e.g., Established Front Yard) or Trail Corridor
 - (ii) Vehicular fuel pumps and canopies shall be setback a minimum of thirty (30) feet farther from the State Highway 32 Right-of-way line than the Established Front Yard of the Principal Building to which fuel pumps or canopies are appurtenant or associated as illustrated in FIGURE 5.3(17): FUEL PUMP/CANOPY LOCATION.
- (k) Building Materials:
 - (i) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.
 - (ii) Masonry Materials shall be used to create a wainscot or brick-wrap effect around buildings.
 - (iii) A minimum of sixty percent (60%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
 - (iv) No more than twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.
 - (v) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry

Material and other architectural ornamentation shall be required around building entrances and on Building Façades visible from State Highway 32.

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

v) Trail Corridor Requirement:

1. Trail Corridor Design Standards:

- (a) The Trail Corridor shall be a minimum width of thirty (30) feet parallel and immediately abutting the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.
- (b) Alternative Transportation Trail Design: The trail improvements shall be installed in substantial compliance with FIGURE 5.3(18): TRAIL CORRIDOR DESIGN and shall be a minimum of eight (8) feet in width and constructed of asphalt material in compliance with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design). Construction of the trail with a meandering design is encouraged.
- (c) Inter-connectivity: All developments along State Highway 32 shall provide for alternative transportation inter-connectivity between neighboring uses, developments and the Trail Corridor in order to encourage and facilitate alternative transportation movements without directly accessing State Highway 32. Cross access easements and connections to the alternative transportation trail referenced above shall be appropriately provided to ensure continued alternative transportation access and connectivity between and through uses along the Trail Corridor (see also Article 8.3 Easement Standards).

2. Trail Corridor Plantings: The primary landscaping materials used within the Trail Corridor shall be shade trees, ornamental trees, shrubs, Groundcover and grass.

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

Trail Corridor Plantings - State Road 32 (Est. 220 LF)			
Per 100 lineal feet	Required	Provided	Remaining
3 Shade	7	7	0
1 Ornamental Tree	3	3	0

3. Trail Corridor Mounds/Berms: The construction of intermittent, undulating mounds or berms within the Trail Corridor is encouraged, but not required. If mounds or berms are installed, then they should be designed in a manner that complements other improvements in the vicinity and in no event shall such mounds or berms be installed in a manner that unsafely inhibits vehicular line of sight (see also Article 6.19 Vision Clearance Standards) or use of the alternative transportation trail.

- 39) 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.
- 40) 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.
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DESIGN STANDARDS

Chapter 8 of Westfield UDO

The plans comply.

- 41) Block Standards (Article 8.1)
- 42) Easement Standards (Article 8.3)
- 43) Monument and Marker Standards (Article 8.5)
- 44) Open Space and Amenity Standards (Article 8.6)
- 45) Pedestrian Network Standards (Article 8.7)
 - a) Internal Pedestrian Network Standards:
 - i) The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
 - ii) Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.
 - iii) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
 - iv) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.
 - b) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:
 - i) Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as

- set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.
- ii) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
 - iii) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).
- 46) Storm Water Standards (Article 8.8)
 - 47) Street and Right-of-Way Standards (Article 8.9)
 - 48) Street Light Standards (Article 8.10)
 - 49) Street Sign Standards (Article 8.11)
 - 50) Surety Standards (Article 8.12)
 - 51) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

- 1) **The plans as presented comply with the applicable zoning ordinances.**
- 2) **Action: Approve Detailed Development Plan 2305-DDP-10 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